

»

Long Lasting  
Architecture



»

Conception to  
Completion



»

Company  
Profile



»

Human Centred  
Design Worldwide



**B. BAVARIA**

»

Building for  
the future



»

Social Responsible  
Design Innovation



»

We live with  
Masterpieces



**The history of Bavaria dates back to 1994, in Germany, when the two best friends were living, working and taking the best out of Western Europe culture of building.**

Over a decade in Germany, Azem and Blerim contributed to the German construction market. They designed and built numerous projects, and were key pillars in the implementation processes. The experience they had gained over the years, they decided to offer in a market which, at that time, had a strong need for serious entrepreneurs.

History takes a turn, in 2005, when the company officially starts its activity in Kosovo. Azem and Blerim decided to get back in Kosovo and invest their expertise. A next level standard of working was already taking place in our market. A new lifestyle was about to begin. People were about to start and meet their unknown desires of architecture and building.





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**A next level standard of working was already  
taking place in our market.**

*A new lifestyle was about to begin.*

*People were about to start and meet their unknown desires of architecture and building. Bavaria, over the years, has included within itself the best profiles of architects, designers, builders and planners. Thus we have managed to realize the largest projects in the country and beyond.*



## Living as an extraordinary experience.

Over the years, with the proven work and professionalism, with the good-will and the trust gained, we have managed to also get the right officially represent the most well-known brands of construction materials.

Oriented in creating human-centered projects, Bavaria aims to preserve human values and through its projects to convey emotion and create a connection between humans, nature and lifestyle.

Bavaria, today, has more than 270 active workers, 12 different representative brands, hundreds of completed projects and a single mission: To make living an extraordinary experience.



**FOUNDERS**

[www.bbavaria.com](http://www.bbavaria.com)



**Blerim Hyseni**

Chairman  
Chairman of the Board  
CEO

The beginnings of BAVARIA have been challenging, with unstoppable work towards a big dream.

We still experience the same feeling. We are looking for something new that meets market demands and precedes events. We exist to fulfill the unspoken desires of our clients. On an emotional level and special connection between space and object, Bavaria creates masterpieces. We live with masterpieces. We create such.



**Azem Shahini**

Co-Owner  
Board Member  
CEO

## Bavaria is a private project that has already created a large family.

Bavaria is a private project that has already created a large family. With all the collaborations and partnerships, Bavaria has become a giant in the market. It has sufficient and well-prepared capacities to set trends in the market. In every project, we not only give the answers to the clients' questions, we give our point of view and realize completed projects that the future sees as trends.



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OUR SERVICES



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the future



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Masterpieces



## Now, we rely on our name **The Brave! The Beloved! The Builder! BAVARIA.**

*It all started with two hardworking best friends, and now it's a fortress with professionals. An academy itself.*

- ① **Best known for its distinctive style,** human architecture that connects space and humans, and for projects realized beyond expectations, Bavaria possesses the trust of the largest local and foreign clients.
- ① **Our services have met the requirements** of clients in different fields, such as retail, gastronomy, real estate, construction, schools, beauty and atelier, gas station, shopping centers, TV shows, hospitals, public and private institutions and so on and on.





## **There`s always an imaginary place we dream of!**

*We are here to make it reality, providing our services and expertise.  
Bovaria has full competence and trained staff in providing internal and external services  
in the creation and construction of residential, commercial, public and private objects,  
homes and facilities.*



## CONSTRUCTION

This service is offered in cooperation with our partners. These partnerships have enabled us to build safe and sustainable business and residential facilities.

[View our services](#) | [View our management](#)



### RESIDENTIAL

This service is offered in cooperation with our partners. These partnerships have enabled us to build safe and sustainable business and residential facilities.

### COMMERCIAL

This service is offered in cooperation with our partners. These partnerships have enabled us to build safe and sustainable business and residential facilities.

### EDUCATIONAL

This service is offered in cooperation with our partners. These partnerships have enabled us to build safe and sustainable business and residential facilities.

### INSTITUTIONAL

This service is offered in cooperation with our partners. These partnerships have enabled us to build safe and sustainable business and residential facilities.



## EXTERIOR

Exterior wall insulation with pressed styrofoam and stone wool of different dimensions, with high quality adhesives as well as mineral and acrylic facades.

[Exterior wall insulation](#) | [Exterior wall insulation](#)



### RESIDENTIAL

Exterior wall insulation with pressed styrofoam and stone wool of different dimensions, with high quality adhesives as well as mineral and acrylic facades.

### COMMERCIAL

Exterior wall insulation with pressed styrofoam and stone wool of different dimensions, with high quality adhesives as well as mineral and acrylic facades.

### EDUCATIONAL

Exterior wall insulation with pressed styrofoam and stone wool of different dimensions, with high quality adhesives as well as mineral and acrylic facades.

### INSTITUTIONAL

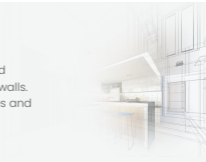
Exterior wall insulation with pressed styrofoam and stone wool of different dimensions, with high quality adhesives as well as mineral and acrylic facades.



## INTERIOR

Execution of the interior environment with complete structural facades and application of leveling measures for walls. This service is offered for new facilities and those that will be renovated.

— [interior environment](#) — | — [interior environment](#) —



### RESIDENTIAL

Execution of the interior environment with complete structural facades and application of leveling measures for walls. This service is offered for new facilities and those that will be renovated.

### COMMERCIAL

Execution of the interior environment with complete structural facades and application of leveling measures for walls. This service is offered for new facilities and those that will be renovated.

### EDUCATIONAL

Execution of the interior environment with complete structural facades and application of leveling measures for walls. This service is offered for new facilities and those that will be renovated.

### INSTITUTIONAL

Execution of the interior environment with complete structural facades and application of leveling measures for walls. This service is offered for new facilities and those that will be renovated.



## ACOUSTIC DRY CONSTRUCTION

Creation of functional spaces through acoustic - dry constructions, with gypsum tiles, decorative spaces and interior ceilings.



### RESIDENTIAL

Creation of functional spaces through acoustic - dry constructions, with gypsum tiles, decorative spaces and interior ceilings.

### COMMERCIAL

Creation of functional spaces through acoustic - dry constructions, with gypsum tiles, decorative spaces and interior ceilings.

### EDUCATIONAL

Creation of functional spaces through acoustic - dry constructions, with gypsum tiles, decorative spaces and interior ceilings.

### INSTITUTIONAL

Creation of functional spaces through acoustic - dry constructions, with gypsum tiles, decorative spaces and interior ceilings.



## PLASTERING

Plastering exterior and interior walls with quality materials (cement - based mortar) and MP (gypsum - based mortar)

[View our plastering services](#) | [View our plastering services](#)



### RESIDENTIAL

Plastering exterior and interior walls with quality materials (cement - based mortar) and MP (gypsum - based mortar)

### COMMERCIAL

Plastering exterior and interior walls with quality materials (cement - based mortar) and MP (gypsum - based mortar)

### EDUCATIONAL

Plastering exterior and interior walls with quality materials (cement - based mortar) and MP (gypsum - based mortar)

### INSTITUTIONAL

Plastering exterior and interior walls with quality materials (cement - based mortar) and MP (gypsum - based mortar)



## COLORING

Professional coloring, in outdoor and indoor environments with super quality material and preliminary evaluation of the space.

www.colormark.com.br | (11) 3030-4000



### RESIDENTIAL

Professional coloring in outdoor and indoor environments with super quality material and preliminary evaluation of the space.

### COMMERCIAL

Professional coloring in outdoor and indoor environments with super quality material and preliminary evaluation of the space.

### EDUCATIONAL

Professional coloring in outdoor and indoor environments with super quality material and preliminary evaluation of the space.

### INSTITUTIONAL

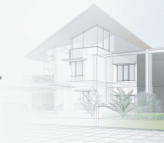
Professional coloring in outdoor and indoor environments with super quality material and preliminary evaluation of the space.



## STUCCO

Coverage and perfection of interior and exterior walls, in a professional way and with stable materials. Suitable for business, residential, private or public buildings.

STUCCO SERVICES • STUCCO APPLICATIONS



### RESIDENTIAL

Coverage and perfection of interior and exterior walls, in a professional way and with stable materials. Suitable for business, residential, private or public buildings.

### COMMERCIAL

Coverage and perfection of interior and exterior walls, in a professional way and with stable materials. Suitable for business, residential, private or public buildings.

### EDUCATIONAL

Coverage and perfection of interior and exterior walls, in a professional way and with stable materials. Suitable for business, residential, private or public buildings.

### INSTITUTIONAL

Coverage and perfection of interior and exterior walls, in a professional way and with stable materials. Suitable for business, residential, private or public buildings.





## MINERAL ACOUSTIC CEILING TILES

Mineral acoustic ceilings tiles, hung below the structural ceiling both to treat room acoustics and to look appealing. Suitable for business, residential, private or public buildings.

acoustic ceiling tiles • mineral acoustic tiles



### RESIDENTIAL

Mineral acoustic ceilings tiles, hung below the structural ceiling both to treat room acoustics and to look appealing. Suitable for business, residential, private or public buildings.

### COMMERCIAL

Mineral acoustic ceilings tiles, hung below the structural ceiling both to treat room acoustics and to look appealing. Suitable for business, residential, private or public buildings.

### EDUCATIONAL

Mineral acoustic ceilings tiles, hung below the structural ceiling both to treat room acoustics and to look appealing. Suitable for business, residential, private or public buildings.

### INSTITUTIONAL

Mineral acoustic ceilings tiles, hung below the structural ceiling both to treat room acoustics and to look appealing. Suitable for business, residential, private or public buildings.



## METAL ACOUSTIC CEILING TILES

Creating attractive and comfortable spaces with metal acoustic ceiling tiles made with metal panels, planks, canopies, acoustical & custom solutions.

acoustical solutions | custom solutions



### RESIDENTIAL

Creating attractive and comfortable spaces with metal acoustic ceiling tiles made with metal panels, planks, canopies, acoustical & custom solutions.

### COMMERCIAL

Creating attractive and comfortable spaces with metal acoustic ceiling tiles made with metal panels, planks, canopies, acoustical & custom solutions.

### EDUCATIONAL

Creating attractive and comfortable spaces with metal acoustic ceiling tiles made with metal panels, planks, canopies, acoustical & custom solutions.

### INSTITUTIONAL

Creating attractive and comfortable spaces with metal acoustic ceiling tiles made with metal panels, planks, canopies, acoustical & custom solutions.



## WALL COVERINGS

We create the perfect environment with special wallpapers, personalized according to taste and space, with the latest trends and stable materials.

Residential Services | Commercial Services

### RESIDENTIAL

We create the perfect environment with special wallpapers, personalized according to taste and space, with the latest trends and stable materials.

### COMMERCIAL

We create the perfect environment with special wallpapers, personalized according to taste and space, with the latest trends and stable materials.

### EDUCATIONAL

We create the perfect environment with special wallpapers, personalized according to taste and space, with the latest trends and stable materials.

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TIMELINE

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Masterpieces

YEAR		YEAR		YEAR		YEAR	
<b>2003</b> <b>03</b>	› <u>Ben, M</u>	<b>2004</b>	› <u>Gama Electronic</u> <u>Bojaka Petrol</u>	<b>2005</b>	› <u>Kompleksi "NBC"</u>	<b>2006</b> <b>06</b>	› <u>Vilva Fresh Store</u> <u>H&amp;M Petrol</u> <u>Emerald Hotel</u>
<b>2008</b>	› <u>Super Viva</u> › <u>Silcapar</u> › <u>Petrol Company</u> › <u>"SDA" Heart Hospital</u>	<b>2011</b>	› <u>Amazona Hotel</u> › <u>Sheik Zayed Hospital</u> › <u>Kosovo Telecom</u>	<b>2012</b>	› <u>Grand Stone</u> › <u>Agricoop</u> › <u>Presidency of Kosovo</u>	<b>2013</b>	› <u>El Ab</u> › <u>Devollj ddc</u> › <u>Hit Shoes</u> › <u>Radoni</u> › <u>International Village</u> › <u>Ministry of Defense</u>

YEAR

**2013** | Pandora

**2017** | US Polo  
| Cacharel Kosovo  
| Pierre Cardin  
| Binnl  
| Victoria Palace  
| Radio "Metropol show"  
| Scandian  
| Royal Medical  
| Netherland Embassy

YEAR

**2014** | Klan Kosovo TV  
| Isotech  
| Deloitte  
| World Bank

**2018** | American Clinic  
| Besa Security  
| RTV 21  
| Ujevara Resort  
| B&A Palace  
| Vall Ranch  
| USA Petrol  
| F&D Store  
| Interex  
| OGI

YEAR

**2015** | Jelenimi Sh.P.K.  
| ART - Kocani  
| Marigona Residence  
| Sirona Hospital  
| Sucoj  
| Pediatric Clinic  
| British Embassy

**2019** | Raiffeisen Bank  
| Spar Market  
| Scholer  
| Geris  
| Burger King  
| T7 Television  
| Gjirafa Studio  
| Villa Mavrove  
| Japan Embassy  
| OGI/ Emergency

YEAR

**2016** | Al Petrol  
| Rio De Janeiro  
| Evropa 93  
| "Besa ne Mud" TV Show  
| "O sa Mine" TV Show  
| RTK - Prishtine

**2020** | IPKO  
| KTV  
| FROH Palace  
| Euro Mill  
| Vencom  
| Pro-Credit Bank  
| EuroLab

YEAR

2021

- › United Hospital
- › Emery Hotel
- › Falki Palace 1 & 2
- › Etta Rest
- › Hilt Shoes
- › Emerald Hotel
- › Maja Coffee
- › Hilt Petrol
- › InterEX
- › S-2H Residence
- › F-B Residence
- › B-B Residence
- › M-B Residence

YEAR

2022

- › Prishtina Mall
- › AMM
- › Ordinanca Agoni
- › Agroceop
- › Prishtina Mall
- › MAXX Multibrands
- › Mbi Mall
- › Auto Alberti
- › Binn
- › Big Brother VIP
- › BP Home
- › Burger King
- › Capran
- › Dent Ra
- › DHL Prishtina
- › Hotel Belushi
- › Hilt Petrol Skopje
- › SHORA 4
- › Bonaver
- › SPICE
- › Spitali Amerikan 2
- › Sunny Hill Festival
- › Skamëria
- › T7 Television
- › Valdirin Sahlit
- › Teleperformance

YEAR

2023

- › InterEX Center Park
- › Land Rover LTG
- › Lindoni Construction
- › LSH
- › Mabetes
- › Medi Tech
- › Possable
- › Star
- › G-Star
- › Karl Lagerfeld
- › Intersport
- › Loccitane an Province
- › Scotch & Soda
- › Season
- › Senry
- › SuperDry
- › Taft
- › Next
- › Zepter
- › Fiel Gold
- › Restaurant Pula
- › VSK
- › Xhamia Dumnice

YEAR

2024

- › Install
- › Hilt Petrol
- › Hotel Hilton
- › Tech Gate
- › Lindoni Construction
- › BLA Palace
- › Medical Park
- › Oda Ekonomike
- › InterEX
- › Elsha Protestantë
- › SPDC
- › Amazona Hotel
- › Venom
- › SHR3
- › Hilt Shkup
- › VSK
- › Tech Gate 2
- › Auto Alberti
- › Studio B. Mithari
- › NOVA
- › T.J. Residence
- › Auto Trim
- › Ambasada e Zvicërës
- › Emos
- › Selma & Kaci

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OUR PROJECTS

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Our Projects



Private Projects





YEAR  
**2007/24**

**Project:** Emerald Hotel

**Location:** Prishtina

**Company:** Bavaria

**Total SM:** 38.400m<sup>2</sup>

The Emerald Hotel is unique as an accommodation, meeting and dining destination, with three different restaurants, two lounges and more of the art SM with the Sports Center.

As the first Resort and Conference hotel in Kosovo, Emerald Hotel combines elegance with luxurious amenities and services.





Private

YEAR  
**2007/24**

**Project:** Emerald Hotel

**Location:** Prishtina

**Company:** Bovato

**Total Sft:** 26.400m<sup>2</sup>

The Emerald Hotel is unique as an accommodation, meeting and dining destination, with three restaurants, two lounges and state of the art SPA with the Sports Center.

As the first Swiss and Conference Hotel in Kosovo, Emerald Hotel combines elegance with luxurious amenities and services.

[www.emeraldhotel.com](http://www.emeraldhotel.com)



YEAR  
**2007/24**

**Project:** Emerald Hotel

**Location:** Prishtina

**Company:** Bavaria

**Total SM:** 35.400m<sup>2</sup>

The Emerald Hotel is unique as an accommodation, meeting and dining destination, with Pava, Barbecue restaurant, terraces and pools of the 5th with the Sports Center.

As the first Resort and Conference Hotel in Kosovo, Emerald Hotel combines elegance with beautiful amenities and services.

[www.emeraldhotel.com](http://www.emeraldhotel.com)



Our Projects



Private Projects



**PRISHTINA  
MALL**



YEAR  
2021

Project: Prishtina MALL

Location: Prishtina

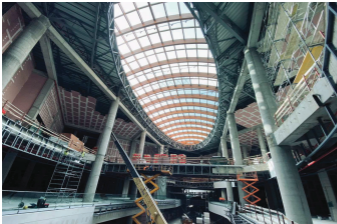
Company: Bavaria

Total SM: 142.640m<sup>2</sup>

Prishtina Mall is the biggest shopping and entertainment mall in South East Europe with more than 200 premium local and international brands as the main destination of the region, offering a wide range of products and services to cater to the needs and tastes of every shopper.

[www.bavaria.com](http://www.bavaria.com)





Private  
1

YEAR  
2021

**Project:** Prishtina Mall

**Location:** Prishtina

**Company:** Bovaria

**Total SM:** 142.640m<sup>2</sup>

Prishtina Mall is the biggest shopping and entertainment mall in South East Europe with more than 300 premium level retail international brands. It is the most modern of this region, offering a diverse range of products and services to cater to the needs and desires of every shopper.

[www.bovaria.com](http://www.bovaria.com)



YEAR  
**2021**

**Project:** Prishtina MALL

**Location:** Prishtina

**Company:** Bavaria

**Total SM:** 72.000m<sup>2</sup>

Prishtina Mall is the biggest shopping and entertainment mall in South East Europe with more than 200 premium local and international brands as the main destination of the region, offering a wide range of products and services to cater to the needs and tastes of every shopper.

[www.bavaria.com](http://www.bavaria.com)





Our Projects



Private Projects





YEAR  
**2022/23**

Project: United Hospital

Location: Prishtina

Company: Slavonia

Total SM: 8510m<sup>2</sup>

United Hospital - the largest private general hospital in Kosovo - already had major clinics. We have completed a program of work from renovation to finishing and finishing touches.





> Private

YEAR  
**2022/23**

**Project:** United Hospital

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**Location:** Prishtina

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**Company:** Rivaia

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**Total SM:** 8500m<sup>2</sup>

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United Hospital - the largest private general hospital in Kosovo - offers 24/7 healthcare. We have completed all phases of work from creation to final building and finishing works.

\_\_\_\_\_ | \_\_\_\_\_

[www.rivaia.com](http://www.rivaia.com)

Our Projects



Private Projects



**HIB PETROL**



YEAR  
2006

Project: HBI Petrol, Ferizaj 1, 2, 3

Location: Ferizaj

Company: Bavaria

Total SM: 12.000m<sup>2</sup>

HBI Ferizaj is a company that deals with the foreign markets of petroleum products throughout the territory of the Republic of Kosovo. The beginning of the company dates back to 1992 and since then in HBI Petrol you can find services as:

- services
- repairs
- maintenance
- car wash & cleaning
- car accessories
- car services

[www.hbi.com.kos](http://www.hbi.com.kos)





YEAR  
2015/24

Project: HBI Petrol, Pízen 1, 2

Location: Pízen

Company: Bavaria

Total SM: 9.640m<sup>2</sup>

HBI Petrol is a company that deals with the foreign markets of petroleum products throughout the territory of the Republic of Slovenia. The beginnings of the company date back to 1992 and since then in HBI Petrol you can find services as:

Storage  
Station  
Maintenance  
Car Wash & Cleaning  
Garage services  
Service offices

[www.hbi.si/eng/](http://www.hbi.si/eng/)





YEAR  
2017/24

Project: HBI Petrol

Location: Adnanpaşa, Çoğluoğlu

Company: Bavaria

Total SM: 10.150m<sup>2</sup>

HBI Petrol is a company that deals with the foreign interests of petroleum products throughout the territory of the Republic of Turkey. The beginning of the company dates back to 1952 and since then in HBI Petrol you can find services as:

Storage  
Refining  
Marketing  
Car Wash & Cleaning  
Retail services  
Service offices

[www.hbi.com.tr](http://www.hbi.com.tr)





YEAR  
2019/24

Project: HBI Petrol

Location: Perlezaj, Komoran

Company: Bavaria

Total SM: 9.840m<sup>2</sup>

HBI Petrol is a company that deals with the foreign markets of petroleum products throughout the territory of the Republic of Slovenia. The beginnings of the company date back to 1992 and since then in HBI Petrol you can find services as:

- Storage
- Station
- Refineries
- Car Wash & Cleaning
- Garage services
- Service offices

[www.hbi.com/slovenia](http://www.hbi.com/slovenia)





Our Projects



Private Projects



NOYA



YEAR  
**2023**

Project: NOVA Prishtina

Location: Prishtina

Company: Bavaria

Total Slt: 488 m<sup>2</sup>

Embark on a captivating journey of the senses as they  
is a masterpiece of culinary and design fusion that  
we proudly brought to life on the 2nd floor  
of the NOVA Prishtina. Inspired by nature, surrounded with  
the beauty of natural elements and ultra-contemporary  
design, we've transformed it into a dining space  
that transcends the ordinary.

[www.bavaria.com](#)





Private

YEAR  
**2023**

**Project:** NOVA Prishtina

**Location:** Prishtina

**Company:** Bavaria

**Total SM:** 488 m<sup>2</sup>

Entered an exceptional category of the award ceremony in recognition of culinary and design talent that we proudly brought to life on the SM floor. With a focus on authentic elegance and dining atmosphere, served as a testament to our dedication to crafting spaces that transcend the ordinary.

[www.bavaria.com](http://www.bavaria.com)



YEAR  
**2023**

**Project:** NINA Prishtina

**Location:** Prishtina

**Company:** Bavaria

**Total SA:** 400 m<sup>2</sup>

Break on a replicating pathway of the space as there is a mix of modern and design furniture as well as the use of the white color in the walls of the room, large windows, and the use of natural elements and plants, which is a testament to our dedication to creating spaces that transcend the ordinary.





Private

YEAR  
**2023**

**Project:** NOVA Prishtina

**Location:** Prishtina

**Company:** Bavaria

**Total S&M:** 400 m<sup>2</sup>

Commercial building, integrated with a  
public facility, dedicated for commercial  
use. Member industry with construction history  
within its function status since 2015.

www.novaprishina.com

www.bavaria.com

Our Projects  Private Projects

**MADO**  
K O S O V A



YEAR  
2024

Project: MADO Kosova

Location: Prishtina M&L

Company: Bavaria

Total Slt: 521 m<sup>2</sup>

We are thrilled to announce that Bavaria has completed all works from setting-up the tables to plastering, painting and wall finishing, ensuring a perfect ambience for our customers to enjoy their Bavaria table's true essence.





Private

YEAR  
**2024**

Project: MADO Kosovo

Location: Prishtina MALL

Company: Bavaria

Total Sft: 520 m<sup>2</sup>

We are thrilled to announce that Bavaria has completed all works from setting up the store to providing training and staff finishing, ensuring a perfect atmosphere for our customers to enjoy their Bavaria products and services.

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—————





YEAR  
2024

Project: MADO Kosova

Location: Prishtina M&L

Company: Bavaria

Total Slt: 521 m<sup>2</sup>

We are thrilled to announce that Bavaria has completed all works from setting-up the tables to plastering, painting and wall finishing, ensuring a perfect ambience for our customers to enjoy their Bavaria table's true essence.



Our Projects



Private Projects

# Deloitte.



2014

Project: Deloitte

Location: Prishtina

Company: Bovaris

Total Stk: 1000m<sup>2</sup>

Deloitte is the brand under which tens of thousands of national professionals in independent firms throughout the world combine to provide audit & assurance, consulting, financial advisory, risk advisory, tax and related services to client clients.

www.bovaris.com

www.bovaris.com



Our Projects



Private Projects





2007/2024

Project: Amazona Hotel

Location: Kosovo

Company: Bavaria

Total Stk: 3480m<sup>2</sup>

Amazona Hotel is one of our special projects, which we contributed to the success of the interior design. Recently, we completed a 3700m<sup>2</sup> security and training with a modern design, making the environment more attractive and functional.



Our Projects



Private Projects



**Raiffeisen**  
**BANK**



YEAR  
**2019**

**Project:** Raiffeisen Bank

**Location:** Prishtina

**Company:** Bavaria

**Total SM:** 18.800m<sup>2</sup>

Raiffeisen Bank Kosovo is a subsidiary of Raiffeisen Bank International AG (RBI) in Vienna to restructure the end of 2019 by purchasing most of the shares of the Austrian Bank of Kosovo to complete the purchase and rename the bank in June 2020.

© 2019 Raiffeisen Bank International AG

www.raiffeisenbank.com





> Private

YEAR  
**2019**

**Project:** Raiffeisen Bank

**Location:** Prishtina

**Company:** Bavaria

**Total Sft:** 16.000m<sup>2</sup>

Raiffeisen Bank Kosovo is a subsidiary of Raiffeisen Bank International AG (RBI). RBI came to Kosovo by the end of 2008 by purchasing most of the shares of the domestic Bank of Kosovo to complete the purchase and service the bank in June 2009.

[www.raiffeisen.com](http://www.raiffeisen.com)





YEAR  
**2019**

**Project:** E.ON Energy Bank

**Location:** Prishtina

**Company:** Bavaria

**Total S.M:** 18.800m<sup>2</sup>

E.ON Energy Bank Kosovo is a subsidiary of E.ON Energy Bank International AG (E.ON). It was established by the end of 2007 by purchasing most of the shares of the American Bank of Kosovo to complete the purchase and receive the bank in June 2008.



Our Projects



Private Projects





YEAR  
2006

Project: Viva Fresh Store

Location: Kosovo

Company: Bavaria

Total Stk: 133.000m<sup>2</sup>

Viva Fresh operates as a retail chain and offers more than 3000 products from different categories such as food and beverages, home and electronic goods and washing tools, furniture, cosmetics and hygiene, etc.

www.bavaria.com

www.bavaria.com





Private

YEAR

2006

Project: Viva Fresh Store

Location: Kosovo

Company: Bavaria

Total Sft: 132.000m<sup>2</sup>

Viva Fresh operates a national chain and offers more than 80.000 products from different categories such as food and beverages, home and decoration, garden and working tools, babies, cosmetics and hygiene etc.

[www.bavaria.com](http://www.bavaria.com)



2006

**Project:** Viva Fresh Store

**Location:** Kosovo

**Company:** Bavaria

**Total SM:** 133.000m<sup>2</sup>

Viva Fresh operates as a retail chain and offers more than 3000 products from different categories such as food and beverages, home and decoration, garden and leisure tools, leisure, electronics and hygiene, etc.





Private

YEAR

2006

Project: Viva Fresh Store

---

Location: Casvi

---

Company: Giovia

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Total Sft: 132.000m<sup>2</sup>

---

Viva Fresh operates as a retail chain and offers more than 8000 products from different categories such as food and beverage, home and decoration, garden and working tools, fashion, cosmetics and hygiene, etc.

[www.bimbalab.com](http://www.bimbalab.com)

Our Projects



Private Projects

**NEPTUN**



YEAR  
**2023**

Project: NEPTUN

Location: Poja

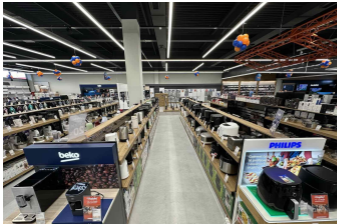
Company: Bavaria

Total Size: 5.200m<sup>2</sup>

The Neptun project in the city of Poja was coordinated by our company as the general contractor in this project, we took responsibility for all the work from design to finish, ensuring high-quality results at every stage of the process.







Polzella

YEAR

2023

Project: NEPTUN

Location: Peji

Company: Bavaria

Total SM: 5.200m<sup>2</sup>

The Neptun project in the city of Polzella started out by our company's top-level collaboration in the project as our responsibility for all the work from start to finish, ensuring high-quality results at every stage of the process.

[www.bavaria.com](http://www.bavaria.com)



YEAR  
**2023**

Project: NEPTUN

Location: Pajala

Company: Bavaria

Total Stk: 5.000m<sup>2</sup>

The Neptun project in the city of Pajala was carried out by our company as the general contractor in this project, we took responsibility for all the work from start to finish, ensuring high-quality results at every stage of the process.





YEAR  
**2023**

Project: NEPTUN

Location: Peja

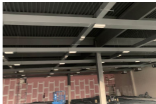
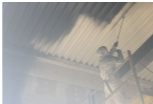
Company: Bavaria

Total SM: 5.200m<sup>2</sup>

The Neptun project in the city of Peja was entrusted by our company as the general contractor of the project, we took responsibility for all the work from start to finish, ensuring high-quality results at every stage of the process.

www.bavariabau.com

www.bavariabau.com



Our Projects



Private Projects



**Teleperformance**  
each interaction matters



2024

Project: Teleperformance

Location: Prishtina

Company: Bavaria

Total Stk: 1610m<sup>2</sup>

Teleperformance is a project where we created a functional and subtle environment for the operation of a Call Center, ensuring optimal conditions for high efficiency and productivity.

www.bavaria.com

www.bavaria.com



Our Projects  Private Projects





# 2024

**Project:** Emory Hotel

**Location:** Prishtina

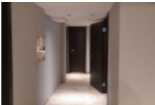
**Company:** Bavaria

**Total Stâ:** 3870m<sup>2</sup>

Emory Hotel, located in the heart of Prishtina at 2200 Pjeterë Square, is a project where we combined a technical and commercial vision with the hotel's experience in highly frequented areas. This project is one of our masterpieces.

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www.bavaria.com



Our Projects



Private Projects

SPEEEX





YEAR  
**2023**

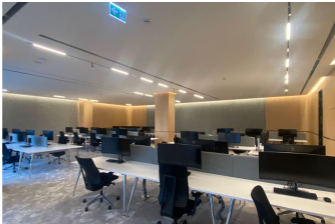
**Project:** SP666X

**Location:** Prishtina

**Company:** Bavaria

**Total Stk:** 15.700m<sup>2</sup>

The SP666 project, completed by our company over an area of 15m<sup>2</sup> represents one of our major and pioneering projects. We have created a perfect working environment with ultra-modern conditions, delivering a functional and innovative space for our clients.





Polivista

YEAR  
**2023**

**Project:** SPDEEK

**Location:** Prishtina

**Company:** Bavaria

**Total SM:** 15.780m<sup>2</sup>

The SPDEEK project, completed by our company and our reliable client, represents a successful design and building project. We have created a perfect working environment with all modern facilities, delivering a functional and comfortable space for our clients.

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[www.bavaria.com](http://www.bavaria.com)



2023

Project: SPEEDX

Location: Prishtina

Company: Bavaria

Total Stk: 15.700m<sup>2</sup>

The SPEEDX project, completed by our company, was an installation of floor systems for a retail and leisure shopping project. We have created a perfect working environment with clear modern conditions, reducing a functional and innovative response for our clients.

www.bavariabosnia.com

www.bavariabosnia.com



Our Projects



Private Projects





YEAR  
2012

Project: Grand Store

Location: Prishtina

Company: Bavaria

Total Stk: 11.401m<sup>2</sup>

Grand Store is the first shopping center in Kosovo with a construction area of 6000 m<sup>2</sup>. The Grand Store located far from the center of Prishtina and surrounded by the area with the nearest neighborhoods of Prishtina, offers the customer the pleasure of shopping and entertainment.

www.bavaria.com

www.bavaria.com





Private

YEAR  
**2012**

**Project:** Grand Stone

**Location:** Prishtina

**Company:** Bavaria

**Total SM:** 11,420m<sup>2</sup>

Grand Stone is the first shopping center in Kosovo, with a construction area of 2000 m<sup>2</sup>. The Grand Stone located 5km from the center of Prishtina and surrounded by the street with the richest neighborhoods of Prishtina, offers the customer the pleasure of shopping and entertainment.

[www.bosch.com](http://www.bosch.com)



YEAR  
**2012**

**Project:** Grand Store

**Location:** Prishtina

**Company:** Bavaria

**Total Stk:** 11.401m<sup>2</sup>

Grand Store is the first shopping center in Kosovo with a construction area of 10000 m<sup>2</sup>. The Grand Store located far from the center of Prishtina and surrounded by the most affluent residential neighborhoods of Prishtina, offers the customer the pleasure of shopping and entertainment.

www.bavaria.com

www.bavaria.com



Our Projects



Private Projects

# PRIVATE RESIDENCE





YEAR  
**2022**

Project: Private Residence

Location: Prishtina

Company: Bavaria

Total SM: 4.450m<sup>2</sup>

Private residences, elegant decoration  
to housing in the modernness of the  
capital city.



[www.bavaria.com](http://www.bavaria.com)





Private

YEAR  
**2022**

**Project:** Private Residence

**Location:** Prishtina

**Company:** Bavaria

**Total SM:** 4.450m<sup>2</sup>

Private investment object dedicated  
to housing, with the main focus of the  
capital city.

www.bavaria.com

www.bavaria.com

Our Projects



Private Projects

# PRIVATE RESIDENCE



YEAR  
**2024**

Project: Private Residence

Location: Gijón

Company: Bavaria

Total SM: 5.250m<sup>2</sup>

Private residences, elegant and modern  
to housing in the nobleness of the  
capital city.

www.bavariainc.com

www.bavariainc.com





» Private

YEAR  
**2024**

**Project:** Private Residence

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**Location:** Gjirok

---

**Company:** Bavaria

---

**Total SM:** 5.250m<sup>2</sup>

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*Private investment object dedicated  
to housing in the main areas of the  
capital city.*

www.bavaria.com

www.bavaria.com

Our Projects



Private Projects

# PRIVATE RESIDENCE



YEAR  
**2009**

Project: Private Residence

Location: Prishtina

Company: Bavaria

Total SM: 6.500m<sup>2</sup>

Private investment, subject determined  
to housing in the interests of the  
popularity.

————— | —————

[www.bavaria.com](http://www.bavaria.com)





> Private

YEAR

2009

**Project:** Private Residence

---

**Location:** Prishtina

---

**Company:** Bavaria

---

**Total SM:** 6.500m<sup>2</sup>

---

Private investment object dedicated to housing in the main areas of the capital city.

www.bavaria.com

www.bavaria.com





YEAR

2009

**Project:** Private Residence

**Location:** Prishtina

**Company:** Bosvita

**Total S&B:** 6.500m<sup>2</sup>

Private investment object dedicated  
to housing in the main area of the  
capital city.

[www.bosvita.com](http://www.bosvita.com)



# PRIVATE RESIDENCE



2020

**Project:** Private Residence

**Location:** Prishtina

**Company:** Bovatta

**Total SM:** 500m<sup>2</sup>

Private investment, design dedicated  
to housing in the main area of the  
capital city.

[www.bovatta.com](http://www.bovatta.com)





» Private

YEAR  
**2006**

**Project:** Private Residence

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**Location:** Prishtina

---

**Company:** Slavica

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**Total SM:** 500m<sup>2</sup>

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Photo: [Massimo Sestini](#) / [Architectural](#)  
Photography in the main area of the  
capital city.

[Home](#) » [Private](#)

[www.slavica.com](#)



YEAR  
**2006**

**Project:** Private Residence

**Location:** Pristina

**Company:** Bavaria

**Total SM:** 500m<sup>2</sup>

Private investment object destined  
to housing in the main area of the  
capital city.



[www.bavaria.com](http://www.bavaria.com)



Our Projects



Private Projects

# PRIVATE RESIDENCE



VELDEN SAHITI

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[www.bibavaris.com](http://www.bibavaris.com)



2023

**Project:** Private Residence

**Location:** Prishtina

**Company:** Bovatica

**Total SM:** 626m<sup>2</sup>

Private investment object dedicated  
to housing in the main area of the  
capital city.

[www.bovatica.com](http://www.bovatica.com)





» Private

YEAR

2023

Project: Private Residence

---

Location: Prishtina

---

Company: Slavaria

---

Total SM: 628m<sup>2</sup>

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Photo: Instagram, object dedicated  
to housing in the main areas of the  
capital city.

Instagram | Facebook

[www.slavaria.com](http://www.slavaria.com)





YEAR  
**2023**

**Project:** Private Residence

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**Location:** Prishtina

---

**Company:** Bavaria

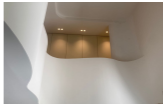
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**Total SM:** 620m<sup>2</sup>

---

Private investment object designed  
for housing in the main area of the  
capital city.

[www.bavaria.com](http://www.bavaria.com)



**Alpina**



**Alpina Farben** is the leading brand for wall paints, varnishes and glazes.

[www.alpina-farben.de](http://www.alpina-farben.de)



ARDEX GmbH is a manufacturer of special materials for the building trade with its global headquarters based in Witten.

[www.ardelex.com](http://www.ardelex.com)



**OWA**



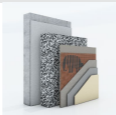
**OWA stands for  
customised ceiling  
systems, ceiling tiles  
and substructures.**

[www.owa.de](http://www.owa.de)



In Germany  
**Caparol** is the  
leader in the  
field of building  
paints.

[www.caparol.de](http://www.caparol.de)



**Capatect** is the most traditional Austrian plaster manufacturer and specialist in full thermal insulation and the plastered facade. Since 1924.

[www.capatect.at](http://www.capatect.at)



**Italian excellence for  
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Metalscreen is an Italian company specializing in metal grilles and systems for ventilation and sun protection, improving building efficiency and design.

[www.metalscreen.it](http://www.metalscreen.it)



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Anilo Stone Carpet  
pamper you with a  
special feeling!  
Inside Outside!  
Private customers,  
hotels, business &  
trade industry.

[www.anilo.nl](http://www.anilo.nl)



The logo for Janser, featuring the word "janser" in a blue, lowercase, sans-serif font. A small green square is positioned above the letter 'j'.

Janser is our reliable partner, offering top-tier equipment and tools for flooring installation and maintenance, ensuring high-quality solutions for our customers.

[www.janser.com](http://www.janser.com)

**BAUWERK**  
*Parkett*



**Bauwerk Parkett**  
AG is a Swiss  
manufacturer of  
parquet floors with  
headquarters in  
St. Margrethen.

[www.bauwerk-parkett.com](http://www.bauwerk-parkett.com)



Founded on August 21, 1957, Disbon is your partner for floor coating and concrete repair.

[www.disbon.de](http://www.disbon.de)



**Graco** was founded by the Gray brothers in 1926 to present day. Graco provides solutions for industrial, manufacturing & processing.

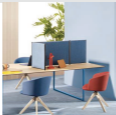
[www.graco.com](http://www.graco.com)



With turnover of just under 200 million €, the Storch-Ciret Group is among the global players in the high-quality painting tool sector.

[www.storch-ciret.com](http://www.storch-ciret.com)

**PEDRALI**



Established in 1963  
in Palazzolo sull'Oglio,  
**Pedrali** is an Italian  
company that  
produces contem-  
porary design  
furniture

[www.pedrali.it](http://www.pedrali.it)



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Tondach

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GEBERIT

BRÜDER

Vaillant

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BITEX

DAST

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RENOVA

SOPREMA

SHARCEM

YTONG



ABB

:hager

Schneider Electric

TEM



## In Cooperation With Our Partners

*Bavaria has created another level of cooperation.*

*With the proven professionalism, high leveled completed projects  
and the trust gained, we proudly represent the most famous brands  
in the field which we serve.*





**DB.A** is a Prishtina-based architectural atelier whose practice spans the fields of urban design, architecture and interior design.

[www.db.a.ci](http://www.db.a.ci)



## Prishtina City Center

City Center is the tallest and most luxurious building in Kosovo. The City Center's elegance combines with an understated simplicity. Starting above, the architectural complexity of every detail is revealed. As a result, the sophisticated form of the building blends in with the excellent location and ideal concept. City Center provides a wide range of amenities, which impress and welcome everyone with a sense of belonging and deep satisfaction. The aim to create a lasting contribution to the economic, social, and environmental prosperity of the urban community is the foundation of our work.

**Location** Prishtina, Kosovo

**Area** 280,000 m<sup>2</sup>

**Client** Prishtina City Center S.R.L.

**Year** 2017

**Status** In progress



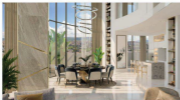
## Container Vila

Research, Residential



## Ankara Vila Complex

Residential



## 911 Penthouse

Residential



## SPAR Headquarters

Office & Headquarters



**EMINI**  
BAUSTÄHLVERLEGUNG

The company EMINI Baustahlverlege GmbH is a reliable partner for all work in the field of structural steel reinforcement.

[www.emini-baustahlverlegung.de](http://www.emini-baustahlverlegung.de)



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# EMINI

BAUSTAHLVERLEGUNG

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# **EMINI**

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The company EMINI Baustahlverlege GmbH is a reliable partner for all work in the field of structural steel reinforcement.

[www.emini-baustahlverlegung.de](http://www.emini-baustahlverlegung.de)



Bauwerk/Objekt	Bauherr	Auftraggeber	Volumen in €	Jahr
Windkraftanlagen, Deutschland / Europa	div. Bauherren	Max Bittl Wind AG, Neumarkt	84.000	2019-20 19
Windkraftanlagen, Deutschland / Europa	div. Bauherren	Max Bittl Wind AG, Neumarkt	18.000	2020-2021
Vielstufen-Werkstatte AG	Bund/Länder	AMEC Hechtel/Winter-Papenburg	11.700	2017-2020
Polizeiinspektion BOSCH, Gießen	BOSCH-GmbH, Stuttgart	Juchaczhausen, Wünnen	7.800	2018
Wohn- u. Geschäft-Haus, Halle (an Saale) Leipzig	IM Management Invest. AG, Essen	Max Bittl GmbH & Co. KG, Leipzig	6.700	2015-20 12
Vacuo-Papiermaschine	Progress AG	Glass GmbH, Mühlheim	6.000	2016-20 20
Wohn- / Parkhaus (Wohnpark)	Stahl-Breitel	JV Bittl/Winter/Urban	6.000	2016-20 15
REI-Gering-Neubau (Leipzig, Hermann)	Reinhold Grundbesitzungen, mbH	Max Bittl GmbH & Co. KG, Neumarkt	4.725	2012
Team-Case Data Center, Gera	St. Zülke, AG, Gießen	St. Zülke, AG, Gießen	3.600	2012-20 12
Technisches Rathaus Chemnitz	Grundbesitzungen: Claus Kolbinger, Chemnitz	St. Zülke, AG, Gießen	2.700	2016-20 17
Deutscher-BAG-Kanalbau-Gesellschaft	Stahl-Gesellschaften	Max Bittl Projektbetriebe GmbH & Co. KG	2.670	2017-20 18
Citypark, Dresden	Global Foundries, Dresden	Ajyon Bau G. KG, Hamburg & St. Zülke AG	2.600	2016-20 15
Neubau-Güteramt, Dresden	RE Bau u. Infrastruktur, Ges. mbH & Co. KG, Erlangen	AMEC-Neubau Güteramt Dresden (Bittl, Gießen)	2.400	2017-20 18
Windkraftanlagen, Holland	div. Bauherren	SKA Construction	2.000	2020

Bauwerk/Objekt	Bauherr	Auftraggeber	Volumen in €	Jahr
Amazon Fulfillment Center	Amazon Deutschland	max bittl gmbh, Neumarkt	1.800	2020
Fertigfabrik Bergedorf	div. Bauherren	Max Bittl Projektbetriebe GmbH & Co. KG	1.818	2018-2021
AFO Tallinn-Deutsche School	Bund	Glass Invest/Leutele GmbH	1.600	2012-2013
Kathedralen, Hamburg	HFA-Hamburg Port Authority, Hamburg	Max Bittl Stiftung & Co. KG, Neumarkt	1.432	2017-2018
Siemens Ultrastar (A12)	Siemens Gas & Power GmbH & Co. KG	Max Bittl Stiftung, Neumarkt	1.180	2020-2021
Talavera-Kingensberg	Land Sachsen	St. Zülke, AG, Gießen	1.100	2012
Deutsche-Weltung, Wanzling	DEW Oberwerke u. Schwaben GmbH, Wilmshaus	Max Bittl Stiftung, Neumarkt	1.050	2018
Umbau Dresden-Park, Chemnitz	Stahl Chemnitz	Stalung AG, Gera	980	2012-2012
Produktionshalle MALUX, Gera	MALUX Dienst. GmbH & Co. KG, Gera	Max Bittl Stiftung, Neumarkt	800	2018
Produktionsgebäude Pharma	Stahl-Industrie Betriebs AG, Gießen	St. Zülke, AG, Gießen	700	2011
Flughafen Leipzig	Militärisches Flughafen AG	Max Bittl Stiftung, Neumarkt	620	2020
Hochregallager, Meiningen	B. Braun Meiningen AG	Max Bittl Stiftung, Neumarkt	600	2019
Wohn- u. Geschäftshaus	u. Hotel-Unternehmung Gera			



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Construction  
Company

[www.eskavatori.com](http://www.eskavatori.com)



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CONSULTING

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maintains the highest  
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construction industry.

[www.hbconsulting-llc.com](http://www.hbconsulting-llc.com)



## A Group of People! Curators of a Better Living!

Bavaria is a private project that has already created a large family. With all the collaborations and partnerships, Bavaria has become a giant in the market. It has sufficient and well-prepared capacities to set trends in the market. In every project, we not only give the answers to the clients' questions, we give our point of view and realize completed projects that the future sees as trends.

*We live with masterpieces*





**Elmir Hyzani**

Owner,  
Chairman of the Board,  
CEO

**Azem Shahini**

Co-Owner,  
Board Member,  
COO

**Mehdi Paloja**

Chief Financial  
Officer

**Dashmir Lika**

Finance and accounting

**Albert Gashi**

Structural Engineer

**Mehmet Bajrami**

Supervisor, Organizer,  
Quality Control

**Faton Sadiku**

Supervisor, Organizer,  
Quality Control

**Xhevdet Avdiu**

Supervisor, Organizer,  
Quality Control

**Artim Ahmeti**

Construction Engineer

**Uran Elshani**

Engineer

**Riad Smajli**

Engineer

**Driton Shahini**

Administrative Manager

**Musa Nuhli**

Sales Manager

**Arsim Fetahu**Colors and Materials  
Specialist**Xhehat Selmani**

Human Resources

**Rilind Shahini**Accounting  
Administration**Tivar Kelmendi**

Chief Technology Officer

**Fotos Arifi**IT & Digital Marketing  
Officer**Boshkim Shahini**

Warehouse Representative

**Jakup Vitija**

Sales Representative



## Donations | Over 24.600m<sup>2</sup>

Bavaria is a private project that has already created a large family. With all the collaborations and partnerships, Bavaria has become a giant in the market. It has sufficient and well-prepared capacities to set trends in the market. In every project, we not only give the answers to the clients' questions, we give our point of view and realize completed projects that the future sees as trends.

*We live with masterpieces*



**Address:** Highway Prishtinë-Ferizaj, Çagllavicë

**Contact:** +383 290 33 00 10, **Showroom:** +383 38 60 60 48, **Mob:** +383 49 945 606

**Email:** [info@bbavaria.com](mailto:info@bbavaria.com), **Web:** [www.bbavaria.com](http://www.bbavaria.com)