

Albania Resort Controversy Stakeholder Map

How forged land documents, a disgraced judge, and a Florida-based alleged crime figure converged to clear the path for a \$1-4 billion Kushner-linked mega-resort on Albania's protected Adriatic coast.

ACTIVE SPAK INVESTIGATION - JUNE 2026

ASSETS FROZEN - JUNE 2, 2026

ZVËRNEC - SAZAN ISLAND - VLORA REGION

KEY FIGURES IN THIS DOSSIER

- Jared Kushner & Ivanka Trump**
Lead Investors - Affinity Partners / Atlantic Incubation Partners LLC
- Artur Shehu**
Original Land Claimant - Miami/Florida - Vlora origin
- Pellumb Petritaj**
Convicted Forger - April 2018 - Legal proxy for Shehu family
- Judge Alaudin Malaj**
Disgraced - 15-year ban from Albanian justice system
- Albania Land Development**
Al-Khayyat (Qatar) - Bank accounts frozen June 2, 2026
- PM Edi Rama**
Albanian Government - Approved and defended the project

OVERVIEW

What this dossier covers

This dossier maps the interconnected network of individuals and entities whose documented actions -- spanning forgery, judicial misconduct, asset transfers, and government approvals -- converge on a proposed \$1-4 billion luxury resort on Albania's protected Adriatic coastline. The project is linked to Jared Kushner and Ivanka Trump, operating through Affinity Partners and Atlantic Incubation Partners LLC.

Albanian anti-corruption prosecutors (SPAK) opened a formal investigation in June 2026, freezing assets of the Qatari-owned land company that purchased the disputed beachfront plots. The land title chain underlying the resort footprint traces directly to a 2018 criminal conviction for document forgery. The appeals-level judge who ruled in favour of the original claimant resigned before completing mandatory anti-corruption vetting and was subsequently barred from Albania's justice system for 15 years.

INVESTMENT VALUE	DISPUTED LAND	PETRITAJ SENTENCE	MALAJ BAN	ASSETS FROZEN
\$1-4.6 Billion Affinity Partners / Al-Khayyat	~500+ hectares Zvërnec, Narta, Karaburun	3 years (2018) Vlora Court, April 3, 2018	15 years Barred from justice system	June 2, 2026 Albania Land Development

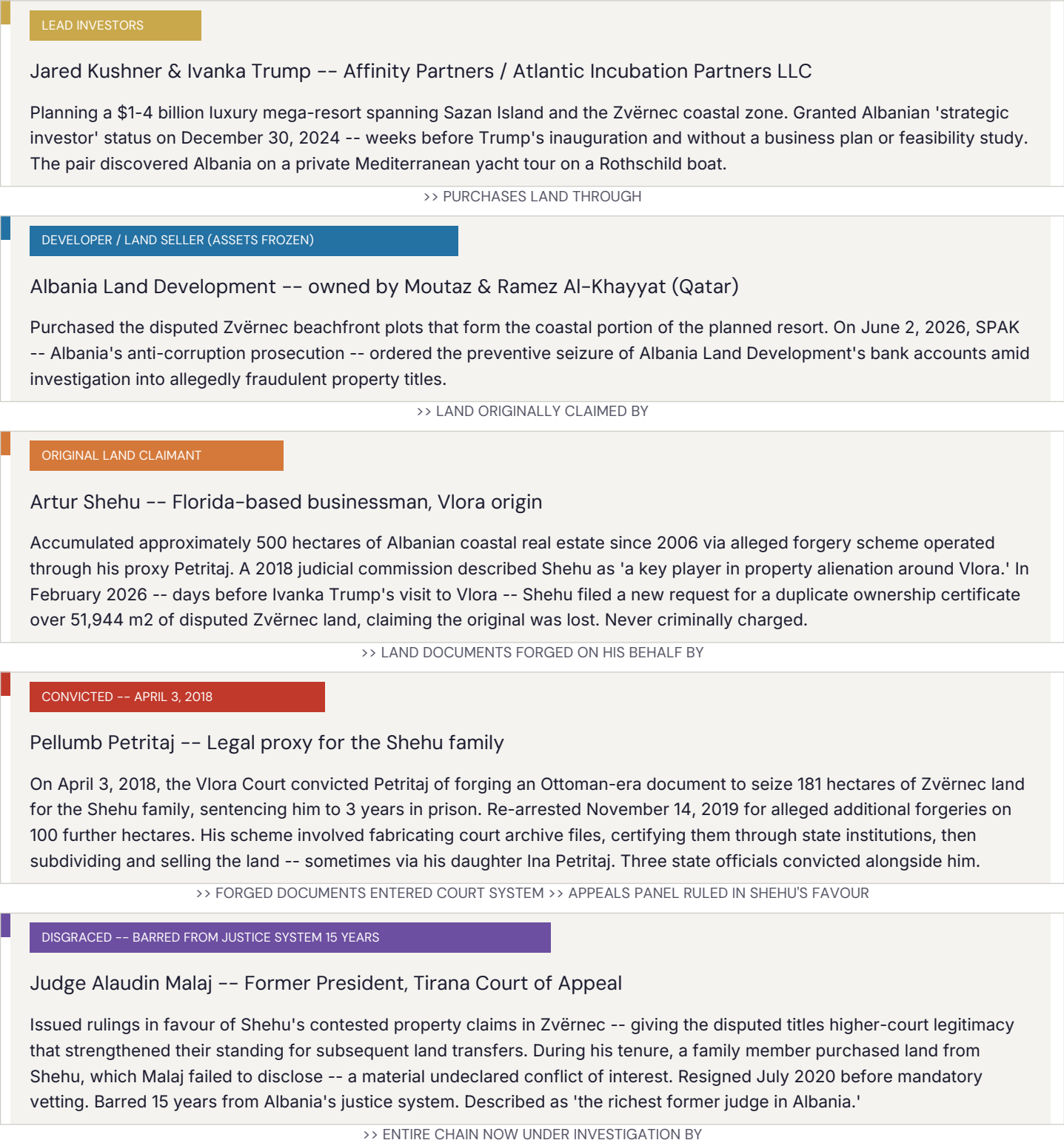
HOW TO READ THIS DOSSIER

Section 1	The Network Flow -- a step-by-step visual showing how each actor connects to the next, with the direction of influence, legal action, or financial benefit shown at each link.
Section 2	Stakeholder Profiles -- a detailed profile of each key figure: their role, documented actions, legal status, and primary sources.
Section 3	Timeline -- chronological record from the first land forgery (2006) to the SPAK investigation and asset freeze (June 2026).
Section 4	Land Title Allegations -- the eight specific allegations about fraudulent documents and unlawful land registration underlying the resort's contested ownership chain.
Section 5	Convergence Table -- how each figure's documented actions connect specifically to the resort project's current legal and political status.

SECTION 01

The Network Flow

Each node represents a key actor. Read top to bottom: arrows show the direction of influence, legal action, or financial benefit. Click any source URL for full documentation.



ACTIVE INVESTIGATION -- JUNE 2026

SPAK -- Special Prosecution Against Corruption and Organised Crime

Investigating: (1) whether the property titles underlying the Zvërnec land sales are fraudulent, rooting back to Petritaj's 2018 conviction; (2) whether the 2024 government reclassification of Vjosa-Narta protected land was an improper act of favouritism; (3) how Kushner-linked entities obtained strategic investor status without standard prerequisites. Action: bank accounts of Albania Land Development frozen June 2, 2026.

ALL THREADS ABOVE CONVERGE ON:

The Zvërnec / Sazan Mega-Resort -- Affinity Partners, Pishë-Poro-Nartë Protected Landscape

Up to 10,000 hotel rooms and villas planned across Sazan Island and the Zvërnec coast -- an area that is a protected Adriatic wetland critical for flamingos, Mediterranean monk seals, and sea turtle nesting. Strategic investor status granted December 30, 2024. Land seller assets frozen June 2026. Thousands protested across Albania under 'Albania Is Not For Sale.' Greece filed a diplomatic complaint after a Greek citizen was injured by private security guards. EU warns on repeated extension of strategic investment law in protected zones.

SECTION 02

Stakeholder Profiles

Detailed profiles of each key figure -- documented actions, legal status, and primary sources.

LEAD INVESTOR

Jared Kushner & Ivanka Trump

Affinity Partners - Atlantic Incubation Partners LLC

Kushner's investment firm Affinity Partners, operating via Atlantic Incubation Partners LLC, is planning one of the largest tourism projects in Albanian history -- combining Sazan Island and the Zvërnec coastal zone into a mega-resort with up to 10,000 hotel rooms and villas valued at \$1-4.6 billion.

Kushner and Ivanka Trump discovered Albania while on a private Mediterranean yacht tour on a Rothschild boat. Strategic investor status was granted on December 30, 2024 -- weeks before Trump's January 2026 inauguration -- without a completed business plan or feasibility study for the uninhabited island.

Critics allege the government reclassified protected land and expedited approvals to curry political favour. PM Rama has denied favouritism but confirmed ongoing talks. Kushner's company has not responded to investigative journalists' questions about the land ownership dispute.

Serbia parallel: In December 2025, Kushner's Trump Tower in Belgrade collapsed after prosecutors found government officials forged documents to remove cultural protections for the site -- a structurally parallel sequence to the Albania case.

Sources: NYT (nytimes.com) · Mother Jones (motherjones.com) · Wanted in Rome (wantedinrome.com)

ORIGINAL LAND CLAIMANT / ALLEGED CRIME FIGURE

Artur Shehu

Vlora-born businessman - Miami/Florida resident since 2005

Fled Albania in 1999 following a deadly gunfight at his Vlora bar. Received US asylum 2001; green card 2019. Has lived in a Miami villa valued at up to \$3 million.

Since 2006, accumulated approximately 500 hectares of Albanian coastal real estate near Vlora using alleged forged documents operated through his proxy Petritaj. Properties span Zvërnec, Uji Ftohtë (Cold Water), Karaburun, and Palas.

Italian mafia link: Italian anti-mafia investigators allege Shehu laundered EUR 1 million for Albino Prudentino, a senior member of the Sacra Corona Unita organised crime group. Italy did not charge him. A 2018 Albanian judicial commission described him as 'a key player in property alienation around Vlora.'

February 2026: Just before Ivanka Trump's visit to Vlora, Shehu filed for a duplicate ownership certificate for 51,944 m2 of disputed Zvërnec forest land within the planned resort footprint -- claiming the original document was lost. Villagers formally petitioned the State Cadastre Agency to reject the request.

Legal status: Never criminally charged in Albania despite being the identified beneficiary across multiple court proceedings. Albanian state prosecution declined to comment on why no action has been taken.

Sources: OCCRP (occrp.org) · Miami Herald · Tirana Times (tiranatimes.com) · BIRN

CONVICTED - APRIL 3, 2018

Pellumb Petritaj

Vlora businessman - Legal proxy for Artur and Ramiz Shehu

The 2018 conviction: On April 3, 2018, the Vlora Court found Petritaj guilty of forging an Ottoman-language historical document to seize 181.12 hectares of Zvërnec land for the Shehu family -- sentencing him to 3 years in prison. He submitted the falsified document in August 2007, claiming a Shehu ancestor had owned 182 ha in Zvërnec in 1944. Three employees of the Vlora Property Restitution and Compensation Agency were convicted alongside him.

November 2019 re-arrest: Vlora police arrested Petritaj again for alleged falsification of documents on a 100-hectare land area in Zvërnec -- charged with forgery and money laundering. First arrested for the same offences in October 2018 but released; Vlora Court then issued a full prison warrant.

Scheme scale: Prosecutors estimated the total scheme covered up to 500 hectares across Zvërnec, Cold Water, Karaburun, and Palas. It involved fabricating court archive files attributed to real judges -- including one killed in a 2011 mafia-style explosion (Skerdilajd Konomi) and one who had left Albania in 1990 (Qatip Bylykbashi) -- and inserting them into the Vlora District Court archive.

Petritaj sold properties via his daughter Ina Petritaj after transferring them through third-party contracts designed to obscure the chain. His 2024 public statement claims a Court of Appeal acquittal on one charge in January 2023.

Sources: BIRN/Boldnews 2018 (boldnews.al) · Gazeta Shqip 2019 · OCCRP (occrp.org)

DISGRACED - 15-YEAR BAR FROM JUSTICE SYSTEM

Judge Alaudin Malaj

Former President, Tirana Court of Appeal

As president of the Tirana Court of Appeal, Malaj issued rulings in favour of Artur Shehu's property claims over contested land in Zvërnec -- giving the disputed titles higher-court legitimacy that made subsequent transfers appear legally grounded.

During his tenure, a family member purchased land from Shehu -- a relationship Malaj failed to disclose, constituting a material undeclared conflict of interest. When a 2018 disciplinary investigation uncovered the link, Malaj acknowledged the family purchase but denied any personal contact with Shehu.

Resignation and ban: Malaj resigned in July 2020 from his position before mandatory anti-corruption vetting could examine his full judicial record. The Independent Qualification Commission banned him from Albania's justice system for 15 years.

Financial profile: Described as 'the richest former judge in Albania.' In 2015, Albania's HIDAA anti-corruption body sued him for concealing assets and money laundering amounting to EUR 1.7 million.

Post-judicial record: December 2020 -- arrested for repeated domestic violence and resisting police. April 2026 -- the Judicial Appointments Council denied Malaj candidacy for the Constitutional Court, reinforcing his 15-year bar.

Sources: BiEPAG 2026 (biepag.eu) · OCCRP 2021 (occrp.org) · VOX News Albania · Albania Daily News

DEVELOPER - BANK ACCOUNTS FROZEN JUNE 2, 2026

Albania Land Development -- Moutaz & Ramez Al-Khayyat (Qatar)

Intermediate land-holding company - Zvërnec beachfront plots

Prominent Qatari entrepreneurs Moutaz and Ramez Al-Khayyat own Albania Land Development, which purchased beachfront plots in Zvërnec constituting the coastal portion of the planned resort. They form the intermediate layer between the disputed Shehu title chain and Kushner's investment vehicle.

On June 2, 2026, Albania's SPAK ordered the preventive seizure of Albania Land Development's bank accounts, amid investigation into whether the underlying property titles are fraudulent -- tracing back to the Petritaj forgery scheme.

PM Rama's response: 'The investors are within their rights. Blocking the transaction is arbitrary and negative' -- while endorsing the investigation into Albanian sellers.

Sources: OCCRP June 2026 (occrp.org/en/news/albania-freezes-assets-in-kushner-resort-probe)

GOVERNMENT ENABLER

Prime Minister Edi Rama

Prime Minister of Albania

In 2024, Rama's government changed the law to allow development of the Vjosa-Narta protected landscape. His government granted strategic investor status to Kushner's LLC on December 30, 2024 -- without a business plan. He confirmed ongoing government talks with Kushner, publicly stating the project would not be stopped.

Denied any government favouritism, saying the area is private property and the government is not party to any agreement. Tourism Minister Gonxhe said his ministry was not involved. Allowed barbed-wire fencing of public beaches in April 2026; state police failed to intervene when security guards assaulted protesters.

Political pressure: EU accession scrutiny intensified. Greece filed diplomatic representations after a Greek citizen was injured at Zvërnec. Mass protests called for Rama's resignation alongside cancellation of the project.

Sources: Fox News/Politico 2026 · Deutsche Welle ([dw.com](https://www.dw.com)) · Mother Jones ([motherjones.com](https://www.motherjones.com))

SECTION 03

Timeline: From Forgery to Frozen Assets

Chronological record linking the original land fraud (2006) to the active SPAK investigation (June 2026). Gold timeline markers indicate key legal milestones.

2006 onward

Shehu land accumulation begins

Artur Shehu begins acquiring approximately 500 hectares of Albanian coastal real estate near Vlora via alleged forged documents, operated through proxy Petritaj. Ottoman-language historical documents are used to assert ancestral claims on behalf of the Shehu clan.

August 2007

Forged Ottoman document submitted to Vlora Property Agency

Petritaj, as Shehu family proxy, submits a falsified Ottoman-era document to the Vlora Regional Property Restitution Agency, claiming a Shehu ancestor seized 182 ha in Zvërnec in 1944. The falsified document undergoes state certification.

July 2008

Court rules in a single session

Vlora District Court recognises property rights over 187 ha in one session. Property registered to Ramiz and Kudri Shehu in 2010, overlapping 24 ha with land already returned to displaced families.

2011–2012

Zvërnec villagers discover competing dual registration

Workers begin filing the returned Shehu land in 2011. By 2012, 34 Zvërnec villagers who received land under Albania's 1991 Law No. 7501 discover the same plots are simultaneously registered to Shehu heirs. A 2012 court confirms the transfer was unlawful. Villagers file suit. The case remains unresolved 14 years later.

April 3, 2018

Petritaj convicted -- 3 years imprisonment

Vlora Court finds Petritaj guilty of forging documents to usurp 181.12 ha in Zvërnec for the Shehu family. Three Vlora Property Agency employees also convicted. Petritaj denies charges and calls the court corrupt.

2018

Judicial commission labels Shehu a key player

A judicial disciplinary commission describes Shehu as 'a key player in property alienation around Vlora.' Judge Alaudin Malaj is found to have failed to disclose a family member's land purchase from Shehu during his tenure at the Tirana Court of Appeal.

November 14, 2019

Petritaj re-arrested -- 100 hectares further alleged forgery

Vlora police re-arrest Petritaj for alleged falsification of documents on 100 ha in Zvërnec. Charged with forgery and money laundering. Vlora Court issues full prison warrant after earlier release.

July 2020

Judge Alaudin Malaj resigns before vetting

Malaj resigns as president of the Tirana Court of Appeal before completing mandatory anti-corruption vetting. Independent Qualification Commission accepts resignation and bans him from the justice system for 15 years.

2024

Albania changes protected-area law / Kushner announces Albania plans

Albanian government reclassifies parts of the Vjosa-Narta protected landscape to allow development. Kushner publicly announces Albania plans. Affinity Partners and Atlantic Incubation Partners LLC enter government discussions.

December 30, 2024

Strategic investor status granted to Kushner LLC

Albanian government grants 'strategic investor' status to Atlantic Incubation Partners LLC -- weeks before Trump's January 2026 inauguration -- without a completed business plan or feasibility study for the uninhabited island.

February 2026

Ivanka Trump visits / Shehu files new ownership certificate request

Days before Ivanka Trump's visit to Vlora, Shehu files for a duplicate ownership certificate for 51,944 m2 of disputed Zvërnec forest land within the planned resort footprint, claiming the original was lost. Villagers petition the State Cadastre Agency to reject it.

April 29, 2026

Barbed-wire fencing erected at Zvërnec beach

Private security company Major Security erects large barbed-wire fences blocking public access to Pishë-Poro beach. State police present but fail to intervene. Protests begin among residents and environmental activists.

May 30, 2026

Security guards assault protesters -- international outcry

Private guards filmed assaulting and dragging a protester. 15 protesters charged. Two security companies lose licences. A Greek citizen is injured; Greece files a formal diplomatic complaint with Albania. Thousands march in Tirana.

June 2, 2026

SPAK freezes Albania Land Development assets

SPAK orders preventive seizure of Albania Land Development (Al-Khayyat) bank accounts. Investigation covers: fraudulent title chains; the 2024 protected-area reclassification; and how Kushner entities obtained development rights. EU issues fresh environmental warnings.

SECTION 04

Land Title Allegations

The eight specific documented allegations about fraudulent documents and unlawful land registration underlying the resort's contested ownership chain.

1. The Forged Ottoman Document

Petritaj, acting as proxy for Ramiz Shehu, fabricated or falsified an Ottoman-era document claiming the Shehu ancestor Seit Shehu owned 182 ha in Zvërnec in 1944. Submitted August 2007 to the Vlora Property Restitution Agency. The Vlora Court confirmed the forgery in its April 2018 conviction. A Supreme Court ruling subsequently confirmed at least one Shehu family document is forged.

Sources: BIRN/Boldnews 2018 - Tirana Times 2026 - OCCRP 2021

2. Single-Session Court Approval (2008)

A single Vlora District Court session on July 30, 2008 recognised property rights over 187 ha -- filed June 30, decided the same month. Three state agency employees were convicted in 2018 for facilitating the fraudulent registration. This procedural anomaly is central to investigators' concerns about judicial complicity.

Sources: Boldnews 2018 - BIRN investigation

3. Judge Malaj's Appeals-Level Rulings

As president of the Tirana Court of Appeal, Alaudin Malaj issued rulings in favour of Shehu's contested property claims in Zvërnec. A family member -- undisclosed by Malaj -- had simultaneously purchased land from Shehu, a material conflict of interest. Malaj resigned before vetting and was barred 15 years from the justice system. His rulings gave the disputed titles higher-court legal standing used in subsequent land transfers.

Sources: BiEPAG 2026 - OCCRP 2021 - VOX News 2026 - Albania Daily News 2020

4. Fabricated Court Archive Files

For multiple land parcels -- 220 ha in Karaburun, 89 ha in Zvërnec, 33 ha in Palas -- fabricated judicial files and fictitious court decisions were inserted into the Vlora District Court archive. These were attributed to real judges: one killed in a 2011 mafia-style explosion (Skerdilajd Konomi) and one who left Albania in 1990 (Qatip Bylykbashi). Properties were then subdivided and sold through multi-million contracts during 2012-2016.

Sources: BIRN / Boldnews investigation 2018

5. Third-Party Transfer Scheme

The scheme involved third parties receiving land, then transferring it to the Shehu family or to entities controlled by Petritaj's daughter Ina Petritaj. This layering was designed to obscure the origin of property claims and insulate Shehu from direct criminal liability. Shehu remains uncharged despite being the identified beneficiary across multiple proceedings.

Sources: OCCRP 2021 - Gazeta Shqip 2019

6. Dual Registration on Villagers' Land

Thirty-four Zvërnec villagers received land under Albania's 1991 Law No. 7501 following the collapse of communism, holding valid land-use certificates. From 2012 they discovered the same plots had been simultaneously registered to Shehu heirs -- a systematic dual registration that a 2012 court confirmed was unlawful. After 14 years of litigation the civil dispute remains unresolved, sent back for retrial multiple times.

Sources: Tirana Times 2026 - OCCRP 2021

7. 2024 Protected Area Reclassification

In 2024 the Albanian government changed legislation to remove parts of the Vjosa-Narta protected landscape -- home to flamingos, Mediterranean monk seals, and sea turtle nesting sites -- from protected status, clearing them for development. SPAK is investigating whether these decisions were made improperly to benefit the Kushner-linked resort. The EU has warned about repeated extensions of the strategic investments law in protected zones.

Sources: Fox News/Político 2026 - OCCRP 2026 - DW 2026

8. 2026 Duplicate Ownership Certificate Request

Just before Ivanka Trump's February 2026 visit to Vlora, Artur Shehu filed a new request to the Vlora cadastral office for a duplicate ownership certificate for 51,944 m2 of disputed Zvërnec forest land -- claiming the original was lost. Residents confirmed this land lies within the resort footprint and is subject to ongoing litigation. Villagers formally petitioned the State Cadastre Agency to reject the request.

Sources: BIRN / Tirana Times February 2026

SECTION 05

Convergence Table

How each figure's documented actions connect specifically to the resort project's current legal and political status.

Figure / Role	Documented Action	Impact on Land Status	Current Status
Jared Kushner & Ivanka Trump (Investors)	Obtained strategic investor status Dec 30, 2024 without a business plan; entered Albanian market via Affinity Partners / Atlantic Incubation Partners LLC	Provides US political cover and capital to legitimise title chains under active court challenge; presidential connection may accelerate administrative approvals	Publicly committed; under scrutiny as SPAK probe expands; company has not responded to journalists' questions on land fraud
Artur Shehu (Land Claimant)	Accumulated contested land via Petritaj forgery scheme 2006 onward; filed duplicate certificate request for disputed Zvërnec parcel, February 2026	His family's forged title is the foundational document in the contested chain that reaches Albania Land Development and the resort footprint	Never charged; continues to assert ownership claims; filed new certificate request on disputed land, February 2026
Pellumb Petritaj (Convicted 2018)	Forged Ottoman-era document establishing false Shehu claim to 181 ha Zvërnec; re-arrested 2019 for additional 100 ha alleged forgery	Created the fraudulent title documents that entered the official registration system, forming the basis for subsequent land sales in the resort chain	Convicted 2018 (3 years); re-arrested 2019; ongoing proceedings; claims Court of Appeal acquittal on one charge, January 2023
Judge Alaudin Malaj (Former Judge)	As Tirana Court of Appeal president, issued rulings in favour of Shehu's Zvërnec claims; failed to disclose family member's purchase of Shehu land	Appeals-level rulings legitimised disputed titles at higher-court level, giving the transfer chain an appearance of legal validity	Resigned July 2020; 15-year bar from justice system; denied Constitutional Court candidacy April 2026
Albania Land Development (Al-Khayyat / Qatar)	Purchased Zvërnec beachfront plots constituting the resort coastal footprint; sold or agreed to sell to Kushner-linked entities	Penultimate link between the Shehu-Petritaj forgery scheme and the Kushner resort investment	Bank accounts frozen June 2, 2026 by SPAK; PM Rama defends investors while endorsing investigation into sellers
PM Edi Rama (Government)	Changed protected-area law 2024; granted strategic investor status Dec 2024; allowed beach fencing April 2026; state police failed to protect protesters	Government reclassification removed legal protection from the resort footprint, making development administratively viable regardless of ongoing civil title disputes	Defending project publicly; SPAK investigation ongoing; EU warnings; Greece diplomatic complaint; mass protests calling for resignation

IMPORTANT CAVEATS

- Shehu has not been criminally charged -- the convictions are of his proxy Petritaj and state officials, not Shehu directly.
- Kushner has not been accused of personal wrongdoing -- SPAK's investigation targets the Albanian land chain and government approvals, not the Kushner entities as buyers.
- SPAK's probe is an investigation, not a finding -- no criminal verdict on the resort project has been returned as of June 2026.
- PM Rama denies favouritism and states the government is not party to any agreement with Kushner.

- Distinguish between documented court findings (Petriraj conviction, Malaj's judicial ban, Supreme Court forgery confirmation) and ongoing allegations (the fraud underlying the Kushner land purchase).

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