

BEACH VIEWS

RESIDENCE

ENTER THE FUTURE OF LIFESTYLE

CUSTOMER FACT SHEET



Key Features

Beach Views is the first residential building introduced to the public. It is located in the old port of Durrës facing the Adriatic & offering the best view of the sea.

This Residential Building is located next to the 5-star Address Luxury Beach Resort and surrounded by squares and greenery, thus offering an ideal environment for family living.

It is developed as a quality mid-rise residential complex with retail and F&B, located on the ground floor facing the sea, and residential units on the upper floors, with 1 level of underground parking.

Beach Views is a ground +9 floor building offering 165 apartments, ranging from one-bedroom to three-bedroom units.

Depending on the orientation, the apartment units have direct sea view, the inner courtyard garden and swimming pool, or the panorama of the city of Durrës for a small number of apartments. The building has a direct connection to the interior courtyard garden, luxury gym and the swimming pool for residents.

PERFECTLY CONNECTED

1.5 Km

Durrës
Amphitheater

2 Km

Durrës
Archeological
Museum

1.5 Km

Durrës
Venetian
Tower

38 Km

Center
of Tirana



Building design

FACADE:

- Ventilated travertine stone, aluminum, cladding, and fiber cement ventilated facade
- Aluminum windows are sliding and openable
- Glass balustrades on balconies
- Concealed outdoor AC multi-split units

OTHER

- Direct access to beach and promenade
- 31m distance between the building wings
- Hotel like lobby experience in each core



Building Amenities

PARKING

- On basement and ground floor, including bicycle rooms and storages

GROUND FLOOR:

- Lobbies with reception areas, security and separate space for mailboxes. Retail and food & beverage units

1ST FLOOR:

- Landscaped outdoor courtyard 1,050 sqm (incl. pool)
- Infinity pool for residents 185 sqm (10m x 18.5m)
- Gym net area – 107 sqm
- Apartments with private verandas
- Relaxation area

UPPER FLOORS

- Residential units



Efficient Apartment Designs

- Apartments have bathroom vanities, toilets, shower and bathtub only in 3 bedrooms in the main bathroom
- Apartment clear height 2.87m, bathroom height 2.7m
- Each apartment has a balcony with access from the living room
- Each apartment has a utility room
- Maximized premium views
- Floor-to-ceiling window openings
- Garbage shoots on every floor
- 4 elevators, 2 for each core
- Multi-split AC system and complete FLS system

BEACH VIEWS

RESIDENCE

CONTACT

For more information
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1 BEDROOM

APARTMENT AREA SIPËRFAQE APARTAMENTI 56.00-77.7 SQ.M m²

BALCONY AREA SIPËRFAQE BALLKONI 5.15-26.7 SQ.M m²

NET AREA SIPËRFAQE NETO 63.5-86.15 SQ.M m²



2 BEDROOM

| | | |
|----------------|-----------------------|---------------------------------|
| APARTMENT AREA | SIPËRFAQE APARTAMENTI | 88.2-112.42 SQ.M m ² |
| BALCONY AREA | SIPËRFAQE BALLKONI | 6.2-34.9 SQ.M m ² |
| NET AREA | SIPËRFAQE NETO | 94.4-141.5 SQ.M m ² |



2 BEDROOM

APARTMENT AREA SIPËRFAQE APARTAMENTI 88.2-112.42 SQ.M m²

BALCONY AREA SIPËRFAQE BALLKONI 6.2-34.9 SQ.M m²

NET AREA SIPËRFAQE NETO 94.4-141.5 SQ.M m²



3 BEDROOM

APARTMENT AREA SIPËRFAQE APARTAMENTI 120.8-152.65 SQ.M m²

BALCONY AREA SIPËRFAQE BALLKONI 11.3-52.2 SQ.M m²

NET AREA SIPËRFAQE NETO 132.1-196.76 SQ.M m²

