



# seaside

RESIDENCE

## VIBRANT COASTAL LIVING

FACT SHEET



# Key Features

An unprecedented experience blesses your Seaside heavenly life, by being a few steps apart from every vibrant place.

Positioned close to Beach Views Residence and the iconic 5-star Address Hotel, Seaside is a private heaven offering a family-friendly setting amidst the bustling waterfront district.

Conceived as a high quality mid-rise residential complex with retail and F&B, Seaside comes as a ground +7 floor building offering 153 apartments, ranging from one-bedroom to three-bedroom units.

Depending on the orientation, the apartments have direct views of the sea, the inner courtyard garden, the plaza, the swimming pool, or panoramic views of Durrës Yachts and Marina.

Amenities include luxuriously designed residential lobbies, 24x7 security, fully equipped gym, outdoor lounge decks, temperature controlled pool, and lounge areas.

## CLOSE TO EVERYTHING

15 min

Durrës  
Amphitheater

2 min

Durrës  
Archeological  
Museum

15 min

Durrës  
Venetian  
Tower

30 min

Center  
of Tirana



# Building design

## **FACADE:**

Facade design takes into consideration a more human centric Ground level with stone cladding. This ground floor will have retail and F&B, and becomes part of the bustling nature of the waterfront district. It comes with concealed outdoor AC multi-split units.

Apartment levels have been designed to maximise views towards the beach front, while maintaining privacy. Balconies and full height windows also add to the openness towards these views, and bring in light into the units.



# 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

## **1<sup>ST</sup> FLOOR:**

- Landscaped outdoor courtyard
- Temperature controlled pool
- Fully equipped gym
- Apartments with private terraces
- Outdoor lounge areas

## **UPPER FLOORS:**

- Residential units



# Efficient Apartment Designs

- Apartments come with fully fitted out bathrooms - vanity, toilets, shower. Bathtubs in 3-bedroom types
- High ceiling with full height windows and sliding doors
- Each apartment has a balcony with access from the living room
- Each apartment has a utility room
- Maximized premium views
- Garbage chutes on every floor
- Elevators from two set of lobbies, also includes Service elevator
- Multi-split HVAC system and complete FLS system

An architectural rendering of a modern residential building. The building is multi-storied with a light-colored facade and numerous balconies with dark railings. In the foreground, a wide, paved walkway with a brick-like pattern runs alongside the building. Lush green trees line the walkway, and several people are depicted walking and standing, suggesting a vibrant community. On the right, a ground-floor area features outdoor seating with tables and chairs, and red awnings. The word "SEASIDE" is visible on the building's facade. The sky is bright blue with light clouds.

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## **CONTACT**

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DURRËS  
*Yachts & Marina*

# seaside

RESIDENCE

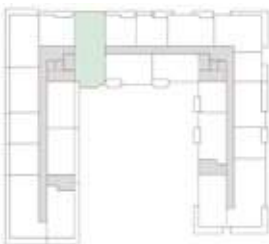
## 3 BEDROOM TYPE

APARTAMENT AREA	SIPËRFAQE APARTAMENTI	145.21 SQ.M M <sup>2</sup>
BALCONY AREA	SIPËRFAQE BALLKONI	27.08 SQ.M M <sup>2</sup>
NET AREA	SIPËRFAQE NETO	171 SQ.M M <sup>2</sup>

### MASTER PLAN



### KEY PLAN



### Disclaimer

1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions, features and amenities are approximate at the time of printing. 4. Actual area may vary from stated area and unit direction may vary from unit to unit. Drawing not to scale. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawing and amenities mentioned in this brochure without notice.



DURRËS  
*Yachts & Marina*

# seaside

RESIDENCE

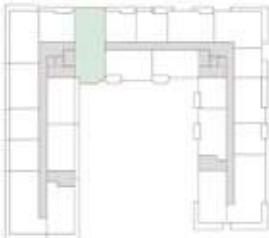
## 2 BEDROOM TYPE - A

APARTAMENT AREA	SIPËRFAQE APARTAMENTI	91.31 SQ.M	M <sup>2</sup>
BALCONY AREA	SIPËRFAQE BALLKONI	6.72 SQ.M	M <sup>2</sup>
NET AREA	SIPËRFAQE NETO	98.03 SQ.M	M <sup>2</sup>

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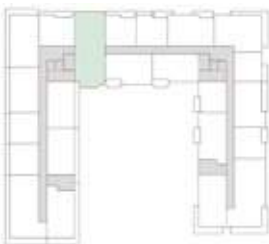
## 2 BEDROOM TYPE - B

APARTAMENT AREA	SIPËRFAQE APARTAMENTI	89.50 SQ.M	M <sup>2</sup>
BALCONY AREA	SIPËRFAQE BALLKONI	6.77 SQ.M	M <sup>2</sup>
NET AREA	SIPËRFAQE NETO	96.27 SQ.M	M <sup>2</sup>

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DURRËS  
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## 1 BEDROOM TYPE

APARTAMENT AREA	SIPËRFAQE APARTAMENTI	64.38 SQ.M	M <sup>2</sup>
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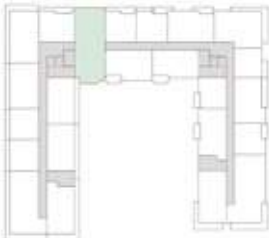
BALCONY AREA	SIPËRFAQE BALLKONI	7.10 SQ.M	M <sup>2</sup>
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NET AREA	SIPËRFAQE NETO	71.48 SQ.M	M <sup>2</sup>
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