



DURRËS  
*Yachts & Marina*  
ALBANIA

*Bayside*

R E S I D E N C E

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# Who we are

Durrës Yachts & Marina project is spearheaded by one of the world's largest developers, Mr. Mohamed Ali Rashed Alabbar. A prominent Emirati businessman and visionary leader renowned for his transformative contributions to business, entrepreneurship, and real estate development. His renowned developments are revered across 16 different countries & are known for being meticulously planned, masterful communities that showcase elegant residential, commercial, retail, and hospitality components. The epitome of luxury is highlighted through state-of-the-art designs and cutting-edge amenities.

## Some of his most notable achievements include:

**Burj Khalifa**, the tallest building in the world with 205 floors.

**Downtown Dubai**, with over 1,800 retail stores, 35,000 homes & a population of 90,000 residents!

**Dubai Mall**, the most visited retail destination in the world with its most high-end luxurious brands internationally, F&B and its entertainment division.

**Over 70 Hotel & Resort chains** in the UAE and internationally (ST Regis, Mandarin Oriental, Fairmont, Address, The Bristol, Bluesun, Palace, Locanda, Armani, W Hotel, VIDA, ROVE & Emaar Leisure Group)

# Kush jemi ne

Projekti Durrës Yachts & Marina drejtohet nga një prej zhvilluesve më të mëdhenj në botë, zoti Mohamed Ali Rashed Alabbar. Një biznesmen i shquar nga Emiratet dhe lider vizionar i njohur për kontributet e tij transformuese në biznes, sipërmarrje dhe zhvillimin e pasurive të patundshme. Sipërmarrjet e tij të njohura nderohen në 16 vende të ndryshme dhe njihen si bashkësi të planifikuara me përpikëri, komunitete mjeshtërore që ekspozojnë komponentë elegantë, komercialitetin, shitjet dhe mikpritjen. Mishërimi i luksit theksohet përmes dezajneve moderne dhe pajisje moderne.

## Disa nga arritjet e tij më të njohura përfshijnë:

**Burj Khalifa**, ndërtesa më e lartë në botë me 205 kate.

**Qendra e Dubait**, me mbi 1,800 dyqane retail, 35,000 shtëpi dhe një popullsi prej 90,000 banorësh!

**Dubai Mall**, destinacioni më i vizituar retail në botë me shumicën e markave luksoze të nivelit të lartë ndërkombëtarisht, F&B dhe zonën e argëtimit.

**Mbi 70 zinxhirë Hotele & Resorte** në Emiratet e Bashkuara Arabe dhe ndërkombëtarisht (ST Regis, Mandarin Oriental, Fairmont, Address, The Bristol, Bluesun, Palace, Locanda, Armani, W Hotel, VIDA, ROVE & Emaar Leisure Group)



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“We are sharpening our strategy to be one of the world’s most valuable, most innovative and most admired companies”

**Mr. Mohamed Ali Rashed Alabbar**

“Ne po perfeksionojmë strategjinë tonë për të qenë një nga kompanitë më të vlefshme, më inovative dhe më të admiruara në botë”

**Z. Mohamed Ali Rashed Alabbar**



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# The new pinnacle of luxury living

Introducing sophisticated contemporary living on the Adriatic Riviera, Durrës Yachts & Marina is among the most vibrant destinations overlooking the beachfront and offering deluxe hospitality, luxury shopping, fine dining, and entertainment experiences.

## Kurora e re e jetës në luks

Prezantojmë jetesën e sofistikuar bashkëkohore në rivierën e Adriatikut, Durrës Yachts & Marina është një nga destinacionet më dinamike të stilit të jetesës në bregdet dhe ofron mikpritje të shkëlqyer, blerje luksoze, kuzhinë të rafinuar dhe përvoja argëtuese.

# Central Destination

The centrality of Durrës Yachts & Marina makes it at heart of all the attractions, creating more chances to discover a new wonder each day with every new sunshine.

# Destinacion Qendror

Pozicioni qendror i Durrës Yachts & Marina e vendos atë në zemrën e të gjitha atraksioneve, duke krijuar më shumë mundësi për të zbuluar mrekulli të reja në agimin e çdo dite të re.

● **Airport** > **31 km**

● **Tirana** > **40 km**

● **Pristina** > **265 km**

● **Podgorica** > **166 km**

● **Skopje** > **342 km**

● **Bari** > **235 km**





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# The finest Marina living

Set against the charming green hills and connected to its historic city center, Durrës Yachts & Marina stands out with its unique destination, where people can enjoy yachting while experiencing a beautiful seafront lifestyle with various retail, fine-dining, and hospitality offerings.

## Jetesë e Përsosur në Marinë

E pozicionuar pranë kodrave me gjelbërim dhe e lidhur me qendrën historike të qytetit, Durrës Yachts & Marina spikat si destinacion unik, ku njerëzit mund të shijojnë lundrimin me jaht teksa përjetojnë një stil të mrekullueshëm jete buzë detit, me larmi dyqanesh, restorantesh të rafinuar dhe shërbimet më të mira.



# World-class Hospitality

The majestic 5 star The Bristol Resort and Address Resort will redefine hospitality in Durrës Yachts & Marina with their spacious rooms and world-class amenities, such as pools, spas, restaurants and beach access.

## Mikpritje e klasit botëror

Hotelet madhështorë me 5 yje, “The Bristol Resort” dhe “Address Resort” do të ripërcaktojnë mikpritjen në Durrës Yachts & Marina me dhomat e tyre të bollshme dhe komoditetet e klasit botëror, si pishina, spa, restorante dhe akses në plazh.



ADDRESS BEACH RESORT

**DURRËS**

THE BRISTOL

LUXURY HOTELS & RESORTS  
DURRËS

DURRËS YACHTS & MARINA // BAYSIDE RESIDENCE



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# Beach Side Living

Enjoy the charming beauty of the beach while wandering over the mesmerizing promenade and gazing unparalleled sea views.

## Të jetuarit pranë plazhit

Shijoni bukurinë joshëse të plazhit ndërsa shëtisni përgjatë shëtitores magjepsëse dhe shikoni pamjet e pakrahasueshme të detit.





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# High-End Shopping and Fine-Dining

Enjoy a lifestyle like no other with a special fine dining and  
luxurious retail experiences.

## Blerje luksi dhe kulinari superiore

Shijo një stil jetese si asgjë tjetër me kulinari të shkëlqyer dhe  
përvoja ekskluzive blerjesh.



RESTAURANT

RESTAURANT

R

R

BOOKBOOV

*BaySide*

R E S I D E N C E



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# Peaceful lifestyle by the sea

Bayside Residence with its urban setting and connectivity from the main boulevard, is 200 meters away from the beach and the promenade. It is also 145 meters away from the park within this district.

# Jetesë paqësore buzë detit

Bayside Residence, me mjedisin e saj urban dhe lidhjen me bulevardin kryesor, është 200 metra larg plazhit dhe shëtitorës. Gjithashtu ndodhet 145 metra larg parkut brenda kësaj zone.





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# Timeless Experiences

The residences also have direct access to an intimate courtyard piazza that has many dining options perfect for all seasons in Durrës.

## Përvojë e pakohë

Rezidencat gjithashtu kanë qasje të drejtpërdrejtë në një oborr intim në shesh, që ofron shumë opsione perfekte ngrënieje përgjatë çdo stine në Durrës.



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# State of art amenities

A few steps away from this special modern architecture merged with decorative elements, you can find yourself surrounded by the most salient utilities for a perfect life.

# Shërbime të nivelit superior

Pak hapa larg kësaj arkitekture të veçantë moderne të bashkuar me elementë dekorativë, ju mund ta gjeni veten të rrethuar nga shërbimet më të spikatura për një jetë të përsosur.



LIBRARIA

LIBRARIA

BAYSIDE RESIDENCE





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# Enjoy warm hospitality

Feel the warm hospitality and the comforting environment  
at our Lobby, where every detail echoes peace.

# Shijo mikpritje të ngrohtë

Ndjeni mikpritjen e ngrohtë dhe mjedisin komfort  
në Lobin tonë, ku çdo detaj i bën jehonë paqes.



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# Comfort and curated interiors

Bayside Residence provides ample space, offering generous apartments that prioritize comfort and convenience. The spacious rooms and common areas provide a comfortable and enjoyable experience detailed with curated interiors.

# Komfort dhe dekore të kuruara

Bayside Residence ofron hapësirë të bollshme, duke ofruar apartamente që i japin përparësi komfortit dhe komoditetit. Dhomat e bollshme dhe zonat e përbashkëta ofrojnë një përvojë komode dhe të këndshme të detajuara me ambiente të brendshme të kuruara.



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## Privacy and family friendly area

Bayside Residence is located in a family-friendly area, making it suitable for a secure and private home. The building is positioned at walking distance from the promenade, the beach and the marina.

## Privatësi dhe ambient familjar

Bayside Residence është i vendosur në një zonë miqësore për familjen, duke e bërë atë të përshtatshme për banorët. Lokacioni i ndërtesës është pak hapa larg bulevardit, plazhit dhe marinës.



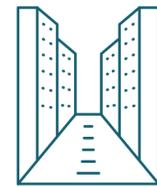




# Exquisite Amenities | Shërbime Prestigjioze



**Town Houses**  
Vila në qytet



**Boulevard View**  
Pamje nga bulevardi



**Sandy Beaches**  
Plazhe ranore



**Beach Club**  
Klub për plazh



**Gym**  
Palestër



**Pool**  
Pishinë



**Shopping, Restaurants, and Cafe**  
Dyqane, kafene dhe restorante



**Parks**  
Pranë parkut



**Entertainment Hub**  
Hapësirë për arte dhe dëfrim



**Bike Parking**  
Parkim biçikletash



ADDRESS BEACH RESORT  
**DURRËS**

**THE BRISTOL**

LUXURY HOTELS & RESORTS  
DURRËS

  
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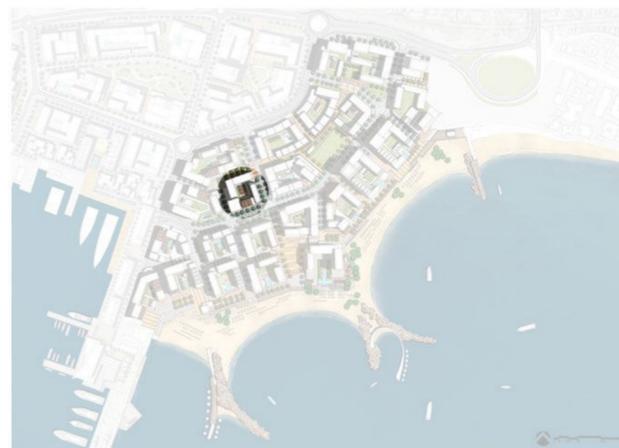
**1 BEDROOM    TYPE - 1**

APARTAMENT AREA    SIPËRFAQE APARTAMENTI    **60.66 SQ.M M<sup>2</sup>**

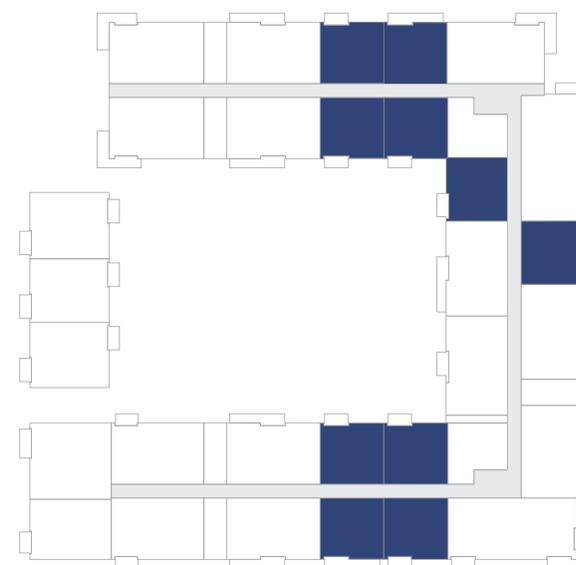
BALCONY AREA    SIPËRFAQE BALLKONI    **5.3 SQ.M M<sup>2</sup>**

NET AREA    SIPËRFAQE NETO    **65.96 SQ.M M<sup>2</sup>**

**MASTER PLAN**



**KEY PLAN**



**Disclaimer**

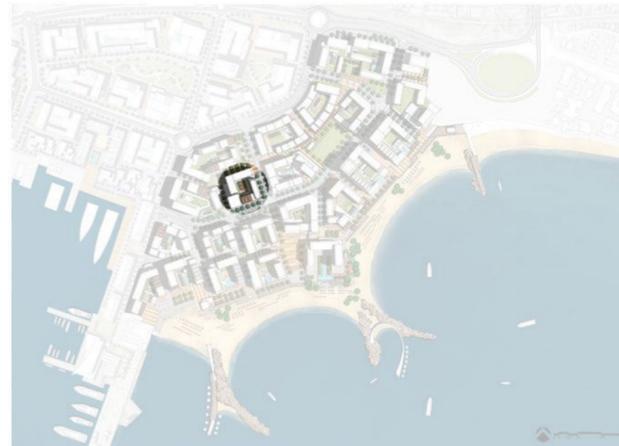
1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions, features and amenities are approximate at the time of printing.
4. Actual area 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.

  
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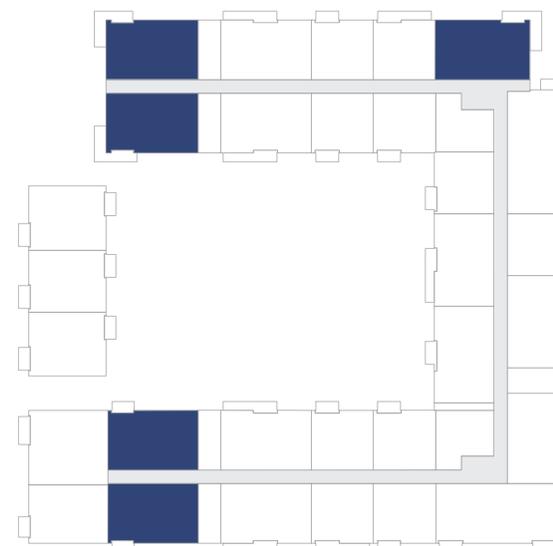
**2 BEDROOM    TYPE - 1**

APARTAMENT AREA	SIPËRFAQE APARTAMENTI	90.81 SQ.M M <sup>2</sup>
BALCONY AREA	SIPËRFAQE BALLKONI	10.35 SQ.M M <sup>2</sup>
NET AREA	SIPËRFAQE NETO	101.16 SQ.M M <sup>2</sup>

**MASTER PLAN**



**KEY PLAN**



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# Bayside

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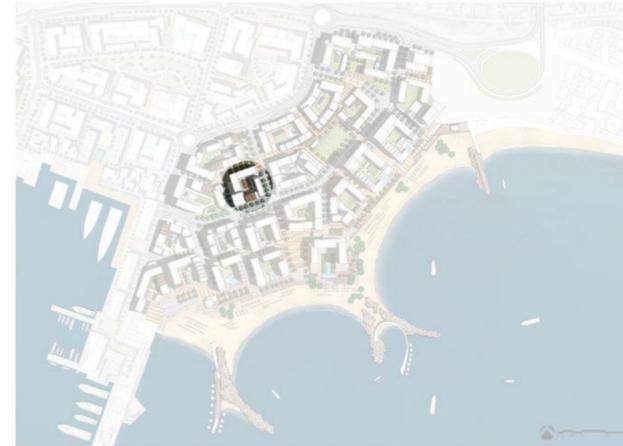
2 BEDROOM TYPE - 2

APARTAMENT AREA SIPËRFAQE APARTAMENTI 90.81 SQ.M M<sup>2</sup>

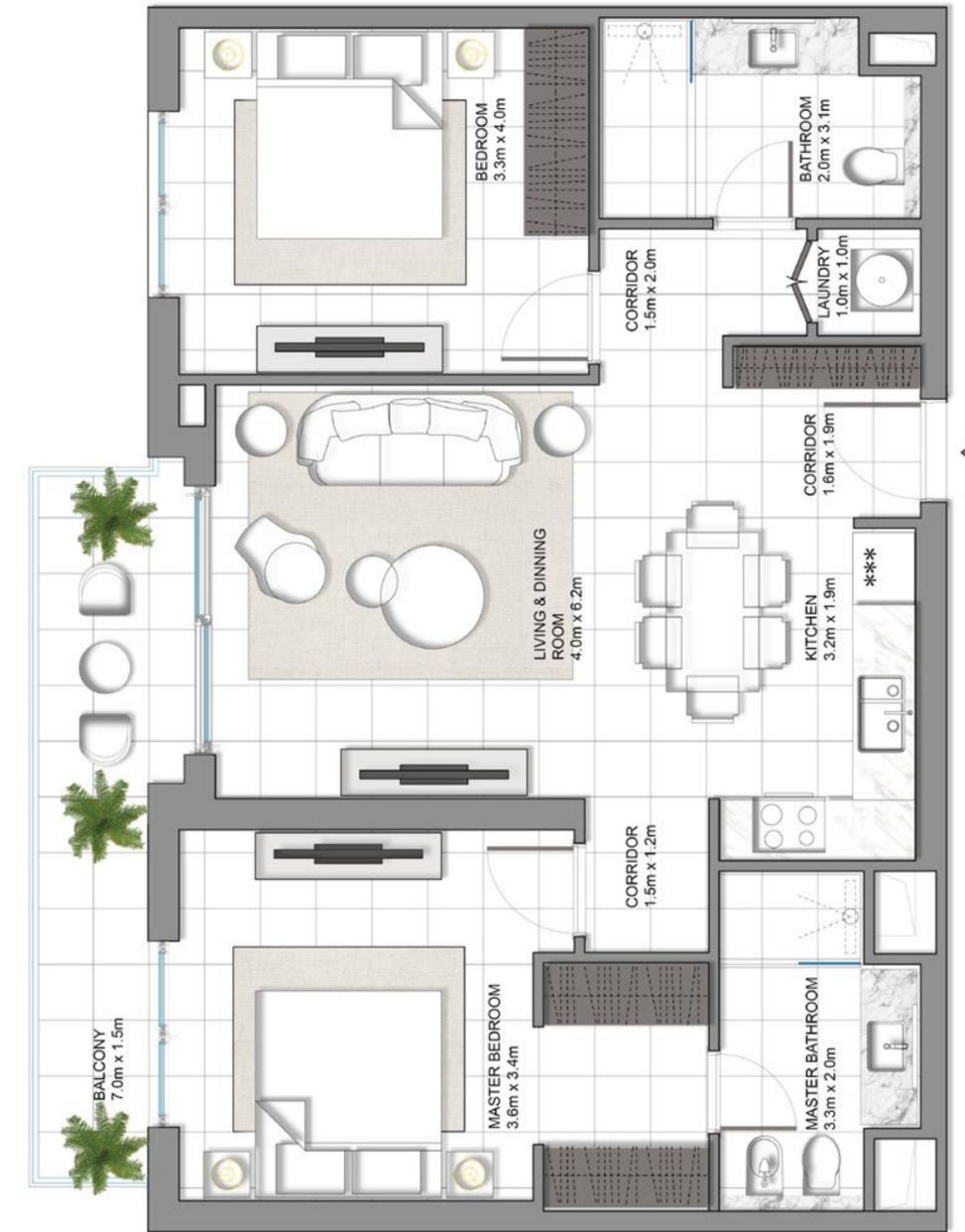
BALCONY AREA SIPËRFAQE BALLKONI 8.32 SQ.M M<sup>2</sup>

NET AREA SIPËRFAQE NETO 99.13 SQ.M M<sup>2</sup>

MASTER PLAN



KEY PLAN



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*Yachts & Marina*  
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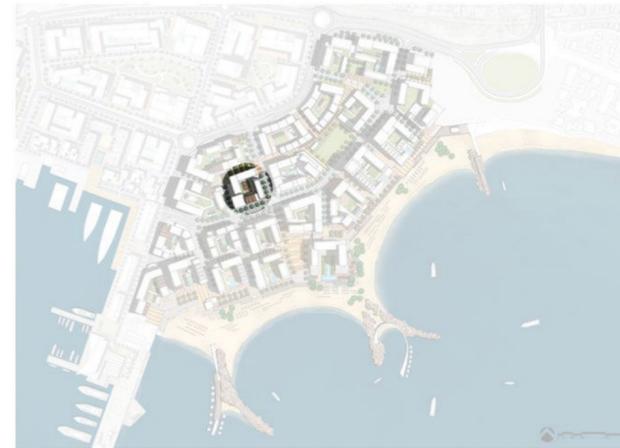
**3 BEDROOM TYPE - 1**

APARTAMENT AREA    SIPËRFAQE APARTAMENTI    121.14 SQ.M M<sup>2</sup>

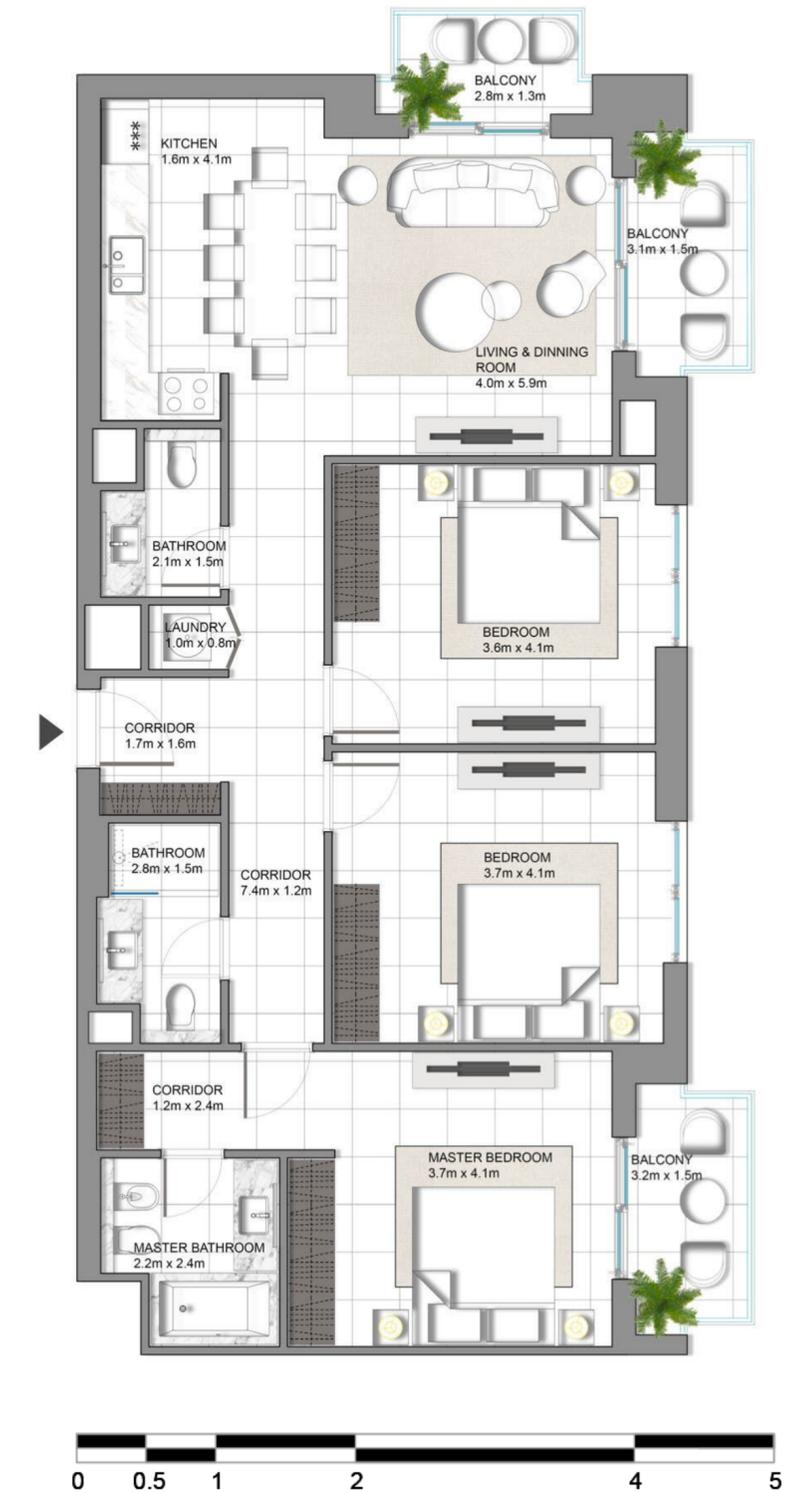
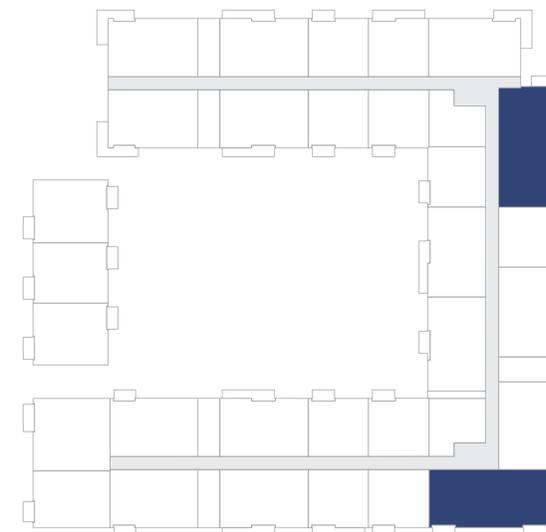
BALCONY AREA    SIPËRFAQE BALLKONI    15.16 SQ.M M<sup>2</sup>

NET AREA    SIPËRFAQE NETO    145.2 SQ.M M<sup>2</sup>

### MASTER PLAN

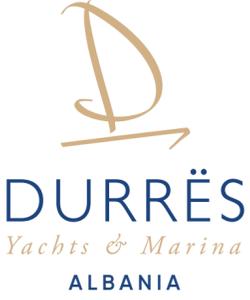


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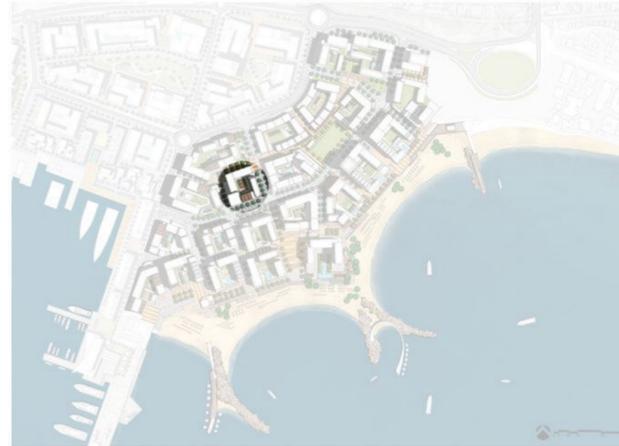
# BaySide

R E S I D E N C E

## TOWN HOUSE TYPE - 1

APARTAMENT AREA	SIPËRFAQE APARTAMENTI	150.1 SQ.M M <sup>2</sup>
BALCONY AREA	SIPËRFAQE BALLKONI	12.6 SQ.M M <sup>2</sup>
NET AREA	SIPËRFAQE NETO	162.7 SQ.M M <sup>2</sup>
VERANDA AREA	SIPËRFAQE VERANDE	15.6 SQ.M M <sup>2</sup>

### MASTER PLAN

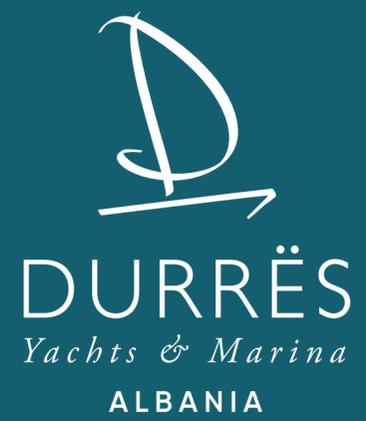


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