

# Parkland



# 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 mjeshtrë 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)



“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**

# 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.

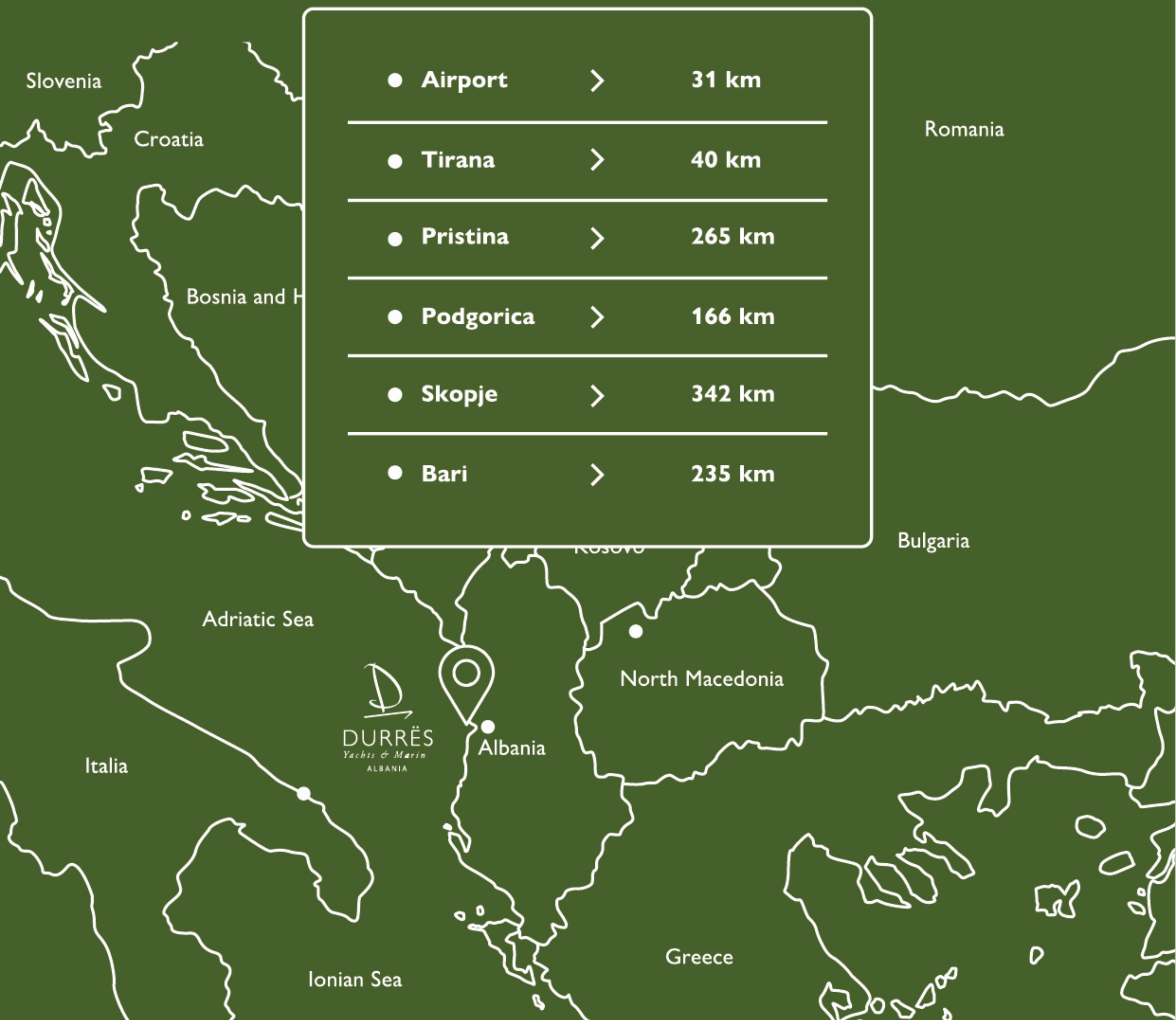


# Central Destination

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.





## 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



# 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.







*Main course*

HAND TOSSED SALAD  
with tomatoes, dried tomatoes, onions, pineapples... \$5

CAESAR SALAD  
parmesan cheese, lemon juice... \$5

ROAST BEEF WITH MUSHROOM SAUCE  
with herb marinade... \$7

LOAD UP BARE POTATO  
with herb marinade... \$7

ROASTED VEGETABLES  
with herb marinade... \$6

HAND TOSSED SALAD  
with tomatoes, dried tomatoes, onions, pineapples... \$5

CAESAR SALAD  
parmesan cheese, lemon juice... \$5

ROAST BEEF WITH MUSHROOM SAUCE  
with herb marinade... \$7



# 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.



Parkland

WHERE NATURE SPEAKS!





## A unique blend of sophistication and everyday comfort.

Parkland Residence offers the best of both worlds: parkside living and urban connectivity. Residents can enjoy the soothing sights and sounds of nature, a luxurious escape from the hustle and bustle of city life.

## Një kombinim unik i sofistikimit dhe komoditetit të përditshëm.

Parkland Residence ofron më të mirën e të dy botëve: jetesën pranë parkut dhe lidhjen urbane. Banorët mund të shijojnë pamjet dhe tingujt qetësues të natyrës, arratisjen luksoze nga ngutja dhe nxitimi frenetik i qytetit.



Inspired by both classic  
and modern architectural styles.



DURRËS YACHTS & MARINA // PARKLAND

# Embrace the costal light and sounds.

This thoughtful architectural approach ensures that every corner of your living space is bathed in luminosity throughout the day, creating a warm and inviting ambience.



## Përqafo dritën dhe tingujt bregdetarë.

Kjo qasje e mirëmenduar arkitekturore siguron që çdo cep i hapësirës suaj të preket nga rrezet, duke e kthyer kështu në një ambient të ngrohtë dhe ftues.





Where luxury meets timeless elegance.



DURRÈS YACHTS & MARINA // PARKLAND



Dive into a realm of luxury where every detail is crafted to perfection. Indulge in exquisite F&B experiences while basking in the serene ambiance of our lavish poolside retreat.



Zhytuni në botën luksoze ku çdo detaj është punuar në perfeksion. Lejojini vetes të provoni eksperiencën të shijshme dhe unike të ushqimit dhe pijeve, ndërkohë që pushoni në ambientin paqësor të pishinës.



## Experience parkside dining.



Ju ftojmë të bëheni pjesë e një ambienti të sofistikuar,  
nga prekjet e interierit elegant në eksperiencën  
e një holli që të tërheq vëmëndjen.

# Exquisite amenities Shërbime prestigjioze



**Park View**  
Pamje nga parkut



**Boulevard View**  
Pamje nga bulevardi



**Seaview**  
Pamje nga deti



**Sandy Beaches**  
Plazhe ranore



**Beach Club**  
Klub për plazh



**Gym**  
Palestër



**Entertainment Hub**  
Hapësirë për arte dhe dëfrim



**Pool**  
Pishinë



**Bike Parking**  
Parkim biçikletash



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



**Proximity to Main streets**  
Afërsi me rrugët kryesore



ADDRESS BEACH RESORT

**DURRËS**

**THE BRISTOL**

LUXURY HOTELS & RESORTS  
DURRËS



# FLOORPLANS

# Parkland

## 1 BEDROOM UNIT 1B TYPE 1

APARTMENT AREA	SIPËRFAQE APARTAMENTI	56.00 SQ.M m <sup>2</sup>
BALCONY AREA	SIPËRFAQE BALLKONI	5.20 SQ.M m <sup>2</sup>
NET AREA	SIPËRFAQE NETO	61.20 SQ.M m <sup>2</sup>

### MASTERPLAN



### 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. Drawings not to scale. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.

# Parkland

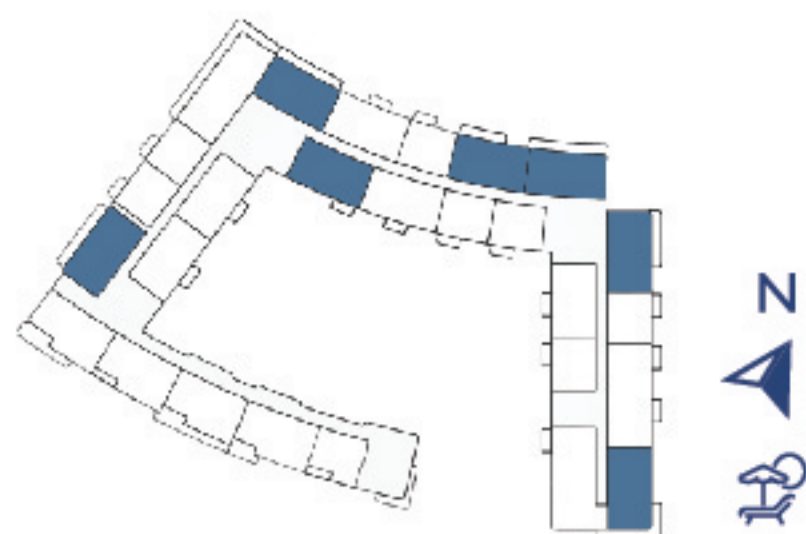
## 2 BEDROOM UNIT 2B TYPE 1

APARTMENT AREA	SIPËRFAQE APARTAMENTI	83.90 SQ.M m <sup>2</sup>
BALCONY AREA	SIPËRFAQE BALLKONI	5.20 SQ.M m <sup>2</sup>
NET AREA	SIPËRFAQE NETO	89.10 SQ.M m <sup>2</sup>

### MASTERPLAN



### 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. Drawings not to scale. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.

# Parkland

## 2 BEDROOM UNIT 2B TYPE 2

APARTMENT AREA	SIPËRFAQE APARTAMENTI	80.30 SQ.M m <sup>2</sup>
BALCONY AREA	SIPËRFAQE BALLKONI	5.20 SQ.M m <sup>2</sup>
NET AREA	SIPËRFAQE NETO	85.50 SQ.M m <sup>2</sup>

### MASTERPLAN



### 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. Drawings not to scale. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.



# Parkland

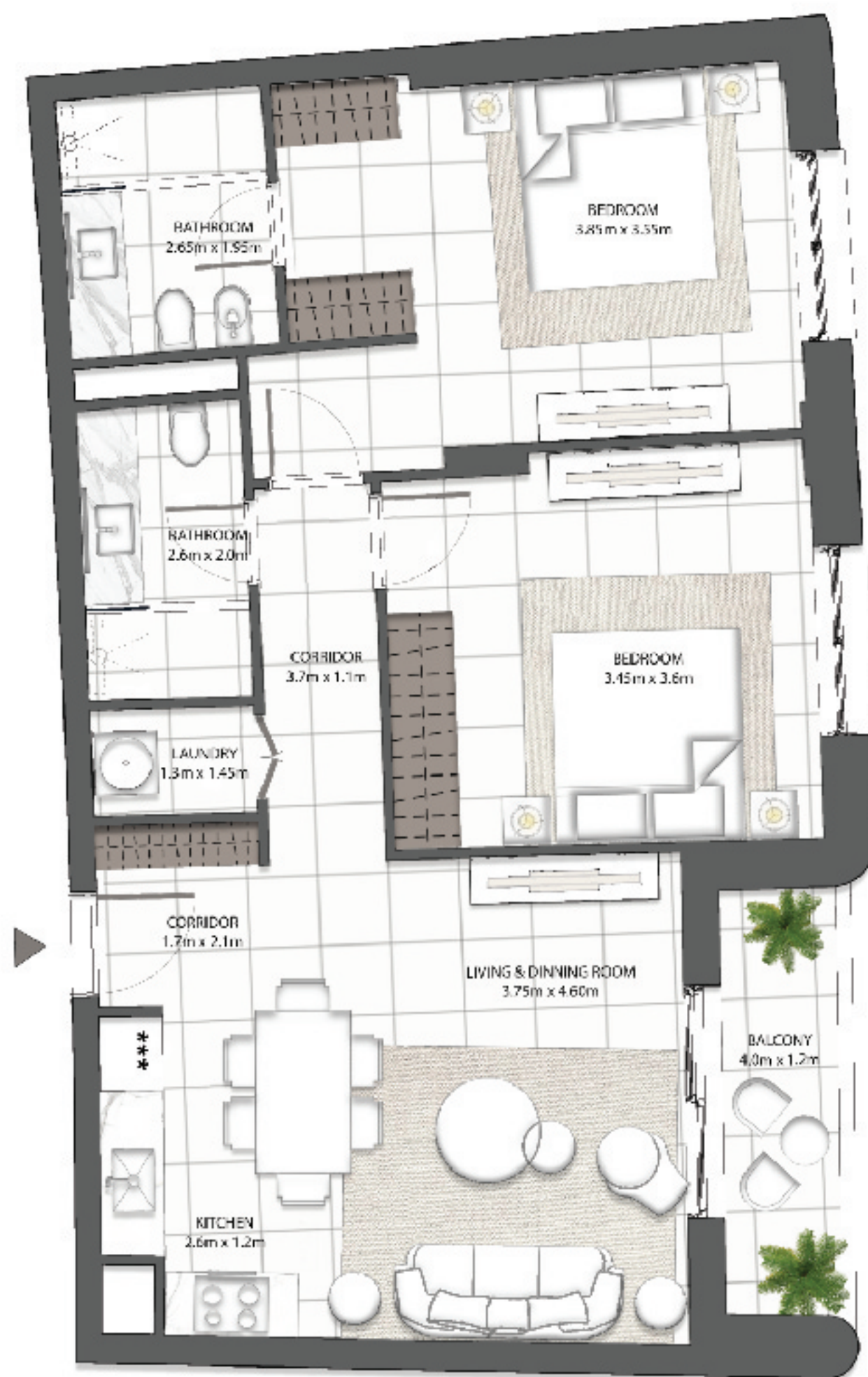
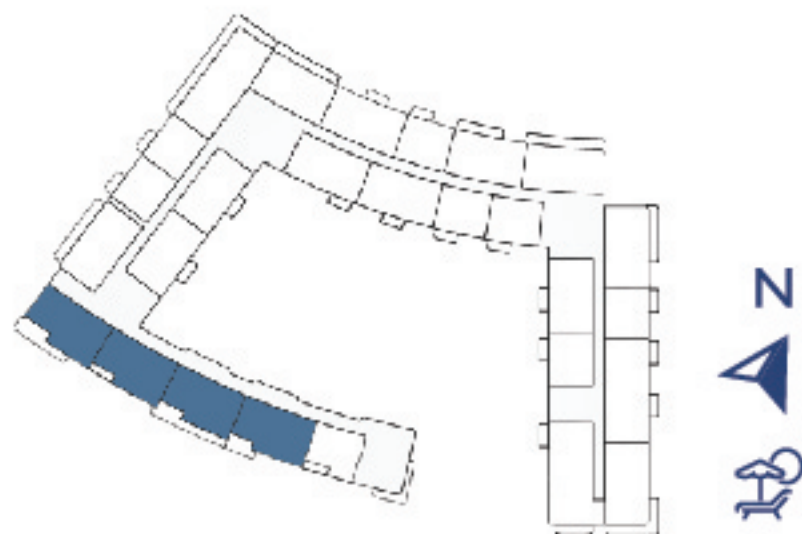
## 2 BEDROOM UNIT 2B TYPE 3

APARTMENT AREA	SIPËRFAQE APARTAMENTI	84.40 SQ.M m <sup>2</sup>
BALCONY AREA	SIPËRFAQE BALLKONI	5.00 SQ.M m <sup>2</sup>
NET AREA	SIPËRFAQE NETO	89.40 SQ.M m <sup>2</sup>

### MASTERPLAN



### 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. Drawings not to scale. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.

# Parkland

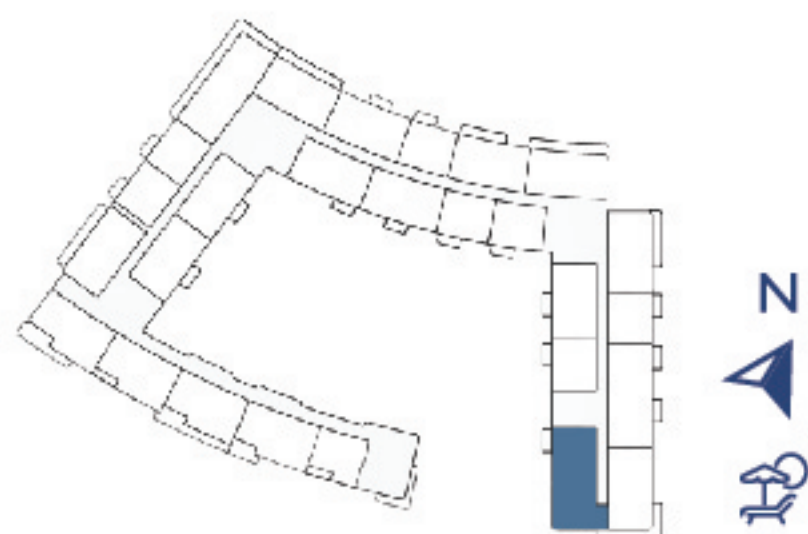
## 3 BEDROOM UNIT 3B TYPE 1

APARTMENT AREA	SIPËRFAQE APARTAMENTI	116.60 SQ.M m <sup>2</sup>
BALCONY AREA	SIPËRFAQE BALLKONI	24.40 SQ.M m <sup>2</sup>
NET AREA	SIPËRFAQE NETO	141.00 SQ.M m <sup>2</sup>

### MASTERPLAN



### 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. Drawings not to scale. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.

# Parkland

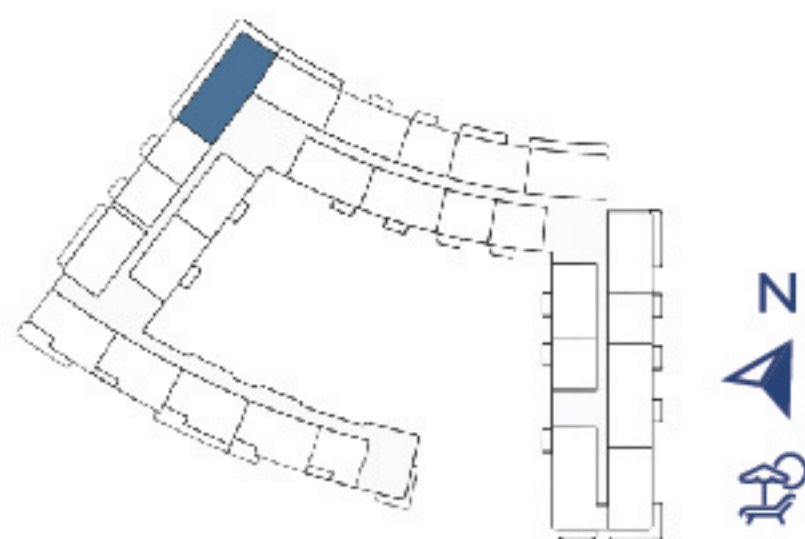
## 3 BEDROOM UNIT 3B TYPE 2

APARTMENT AREA	SIPËRFAQE APARTAMENTI	116.50 SQ.M m <sup>2</sup>
BALCONY AREA	SIPËRFAQE BALLKONI	17.80 SQ.M m <sup>2</sup>
NET AREA	SIPËRFAQE NETO	134.30 SQ.M m <sup>2</sup>

### MASTERPLAN



### 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. Drawings not to scale. The developer reserves the right to make revisions to the floor plans and any features, materials, dimensions, drawings and amenities mentioned in this brochure without notice.



DURRËS

*Yachts & Marina*

ALBANIA



durresyachtsmarina

For more information, contact us at:

0800 88 08 | +355 52 28 88 88

[info@durresyachtsmarina.com](mailto:info@durresyachtsmarina.com) | [www.durresyachtsmarina.com](http://www.durresyachtsmarina.com)