

Parkland

Where nature speaks!



CUSTOMER FACT SHEET

DURRËS YACHTS & MARINA // PARKLAND RESIDENCE FACTSHEET

KEY FEATURES

Nestled along the scenic boulevard of Durrës Yachts & Marina, Parkland residence presents an extraordinary haven for those in pursuit of refined coastal living. Embracing a prime position mere steps from the marina, park, and bustling promenade, this exceptional residence offers an unmatched blend of serenity and convenience.

Crafted as a distinguished mid-rise complex, Parkland seamlessly integrates upscale residences with retail and dining options. Comprising a ground floor and nine additional levels, the development features 181 meticulously designed apartments spanning one to three bedrooms.

Parkland distinguishes itself with its thoughtfully planned layout, featuring retail and dining establishments on the ground floor overlooking the park enhancing the ambiance for residents and visitors alike, while residential units occupy the upper levels, complemented by one level of underground parking.

Each apartment unit, depending on its orientation, offers captivating views of the boulevard, park, inner courtyard garden with a swimming pool, or for select units, the panoramic vistas of Durrës city. Residents enjoy direct access to the luxurious interior courtyard garden, state-of-the-art gym, and inviting swimming pool.

Parkland residence epitomizes coastal luxury, providing a sanctuary where tranquility meets contemporary living amidst the vibrant ambiance of Durrës.

PERFECTLY CONNECTED

1.5km

Durrës
Amphitheater

2km

Durrës
Archeological

1.5km

Museum

38km

Center
of Tirana



BUILDING DESIGN

FACADE:

- The ground floor features Natural stone, Etics facade with decorative brick and other elements on other floors.
- The aluminum windows are designed to slide open, providing functionality and ease of use for residents.
- The balconies are adorned with sleek metallic balustrades, adding a touch of contemporary elegance while ensuring safety and durability.
- The outdoor AC multi-split units are discreetly concealed, providing efficient climate control for residents.

OTHER:

- Residents enjoy direct access to the beach and promenade.
- 58 m distance between the building wings.
- Each core of the residence boasts a hotel-like lobby experience.



BUILDING AMENITIES

PARKING:

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

GROUND FLOOR:

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

1ST FLOOR:

- Landscaped outdoor courtyard 1,870 sqm (incl. pool).
- Swimming pool for residents 200 sqm (20m x 10 m).
- Gym net area – 100 sqm.
- Apartments with private terraces.

UPPER FLOORS:

- Residential units.



EFFICIENT APARTMENT DESIGN

- 3 bedrooms apartments have bathroom vanities, toilets, shower and bathtub in the main bathroom.
- Apartment clear height 2.8 m, bathroom height 2.65 m.
- Each apartment has a balcony with access from the living room.
- Each apartment has a laundry room.
- Maximized premium views.
- Floor-to-ceiling window openings.
- Garbage chutes on every floor.
- 5 elevators, 2 for each core and 1 for the lower part of the building.
- Multi-split AC system.





FLOORPLANS

Parkland

1 BEDROOM UNIT 1B TYPE 1

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

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.

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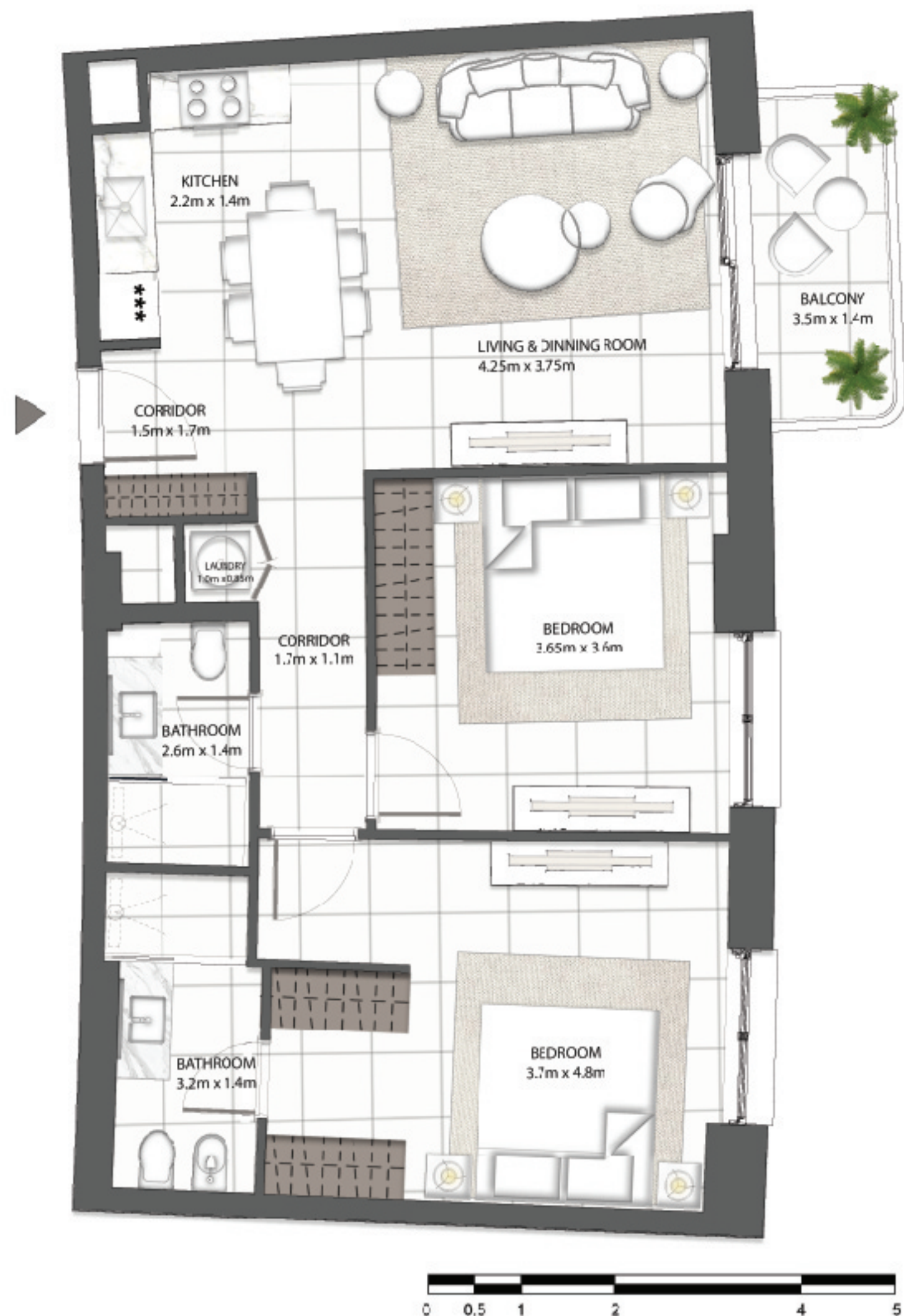
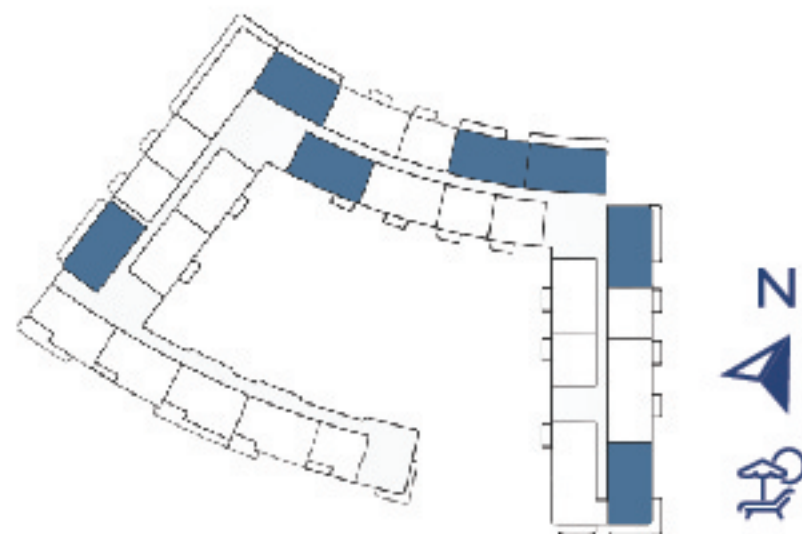
2 BEDROOM UNIT 2B TYPE 1

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

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2 BEDROOM UNIT 2B TYPE 2

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

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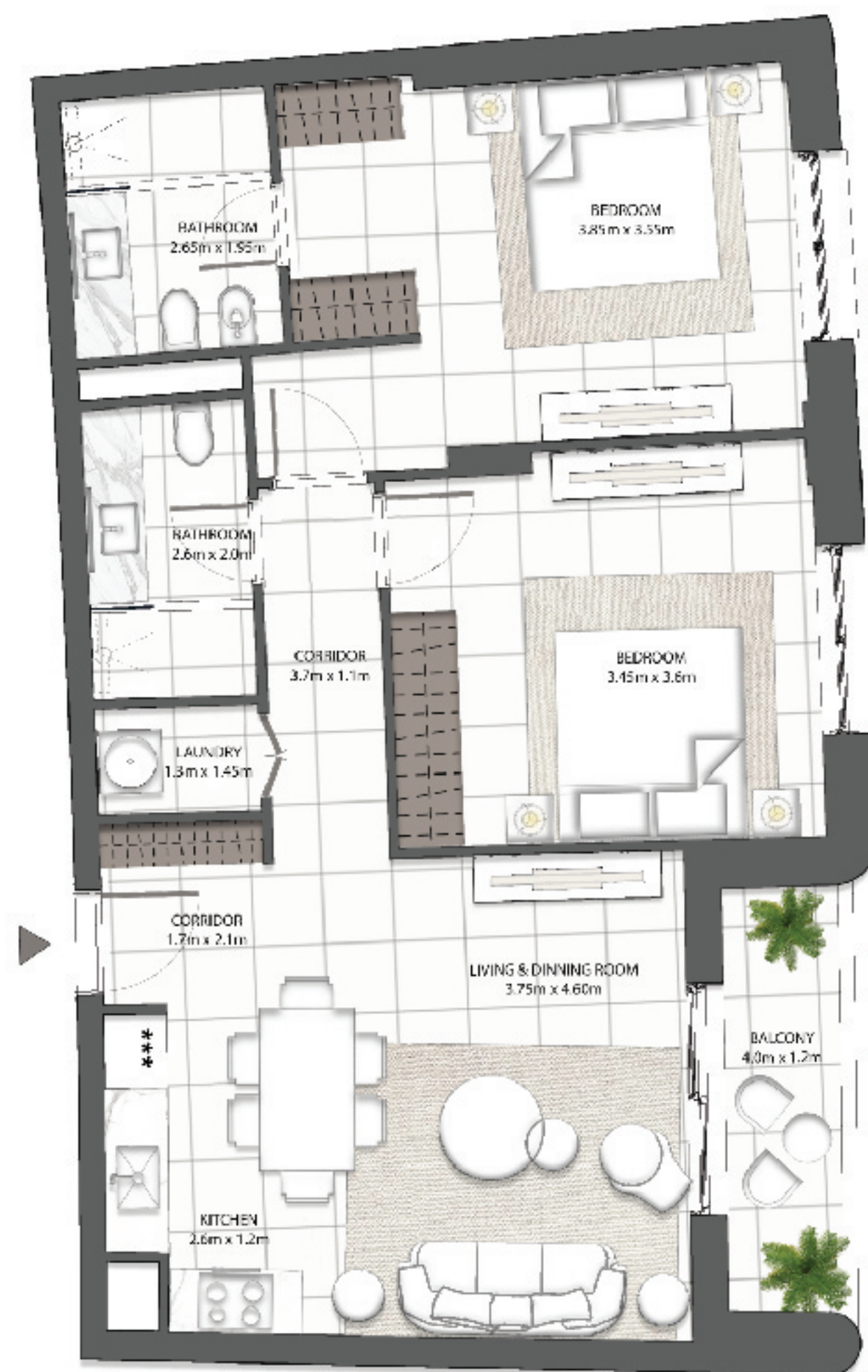
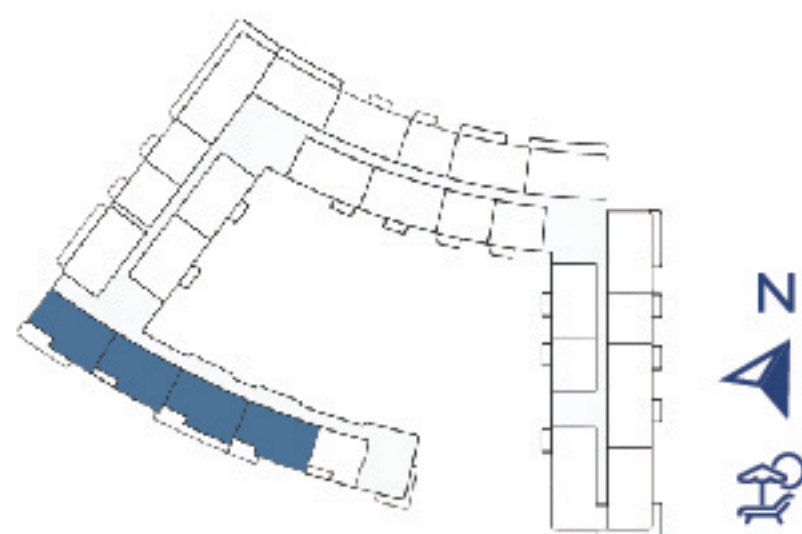
2 BEDROOM UNIT 2B TYPE 3

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

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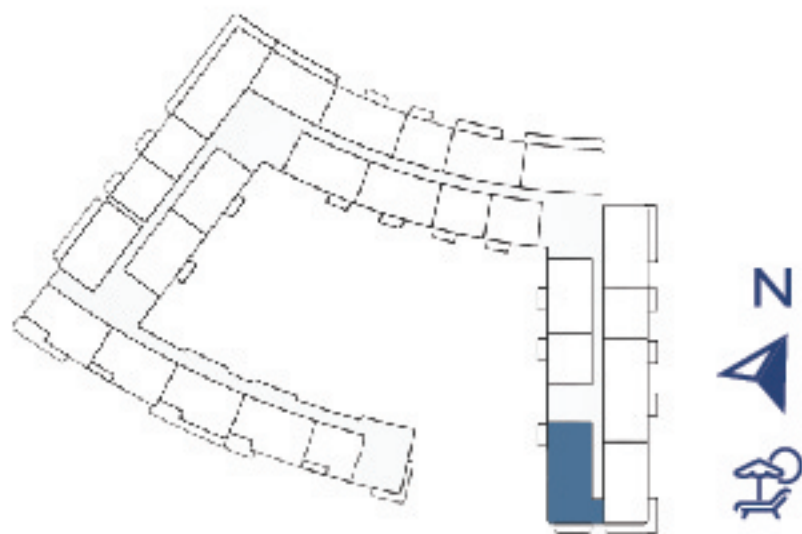
3 BEDROOM UNIT 3B TYPE 1

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

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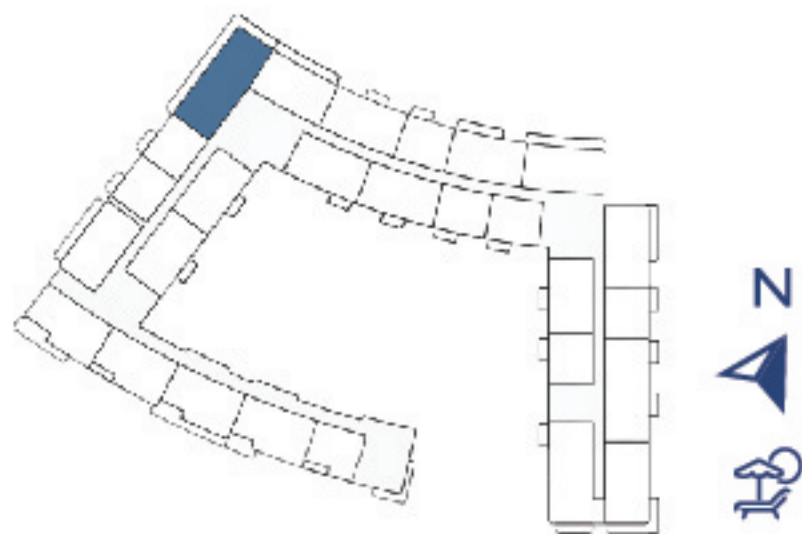
3 BEDROOM UNIT 3B TYPE 2

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

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