

GREEN VISTAS

REDEFINING URBAN LIVING

CUSTOMER FACT SHEET



Key Features

Durrës Yachts & Marina has introduced an exquisite new living space called Green Vistas. It's located very close to the sea, next to the central park and lively promenade. This place offers an exceptional way of life.

Green Vistas is inspired by the neoclassical architecture with the usage of brick and architectural elements brought into the modern times. It consists of a ground +12 level structure, with 152 apartments ranging from one to three bedrooms.

Developed with retail and F&B, located on the ground floor facing the central park and boulevard, and residential units on the upper floors, with 1 level of underground parking.

Green Vistas boasts a total of 12 floors, + ground floor including the basement, offering residents a range of options with its 3, 6, and 12-floor configurations.

The apartment units offer captivating vistas, ranging from views of the boulevard and glimpses of the sea to panoramas of the central park, the serene inner courtyard garden, and a refreshing swimming pool. Seamlessly linking the building to an enchanting interior courtyard garden, a fitness center, and a swimming pool, residents are invited to bask in unparalleled leisure.

CLOSE TO EVERYTHING

1.5 

Durrës
Amphitheater

2 

Durrës
Archeological
Museum

1.5 

Durrës
Venetian
Tower

30 

Center
of Tirana



Building design

FACADE:

- Ventilated travertine stone in ground floor, Etics facade combined with warm-toned brickwork with decorative elements throughout the building
- Aluminum sliding glass doors to the balcony, and hinged windows to the bedrooms
- Metal balustrades on balconies
- Concealed outdoor AC multi-split units

OTHER:

- Direct access to main park and boulevard
- Hotel like lobby experience in each core from main street and park side



Building Amenities

PARKING:

- On basement and ground floor, including bicycle racks and storages; access for retail

1ST FLOOR:

- Landscaped outdoor courtyard 971 sqm (incl. pool).
- Pool for residents 135 sqm (15m x 9m).
- Gym net area – 140 sqm.
- Apartments with private terraces.
- Relaxation area.

GROUND FLOOR:

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

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 2.7 m.
- 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 chutes on every floor.
- 4 elevators, 2 for each core.
- Multi-split AC system and complete FLS system.



GREEN VISTAS

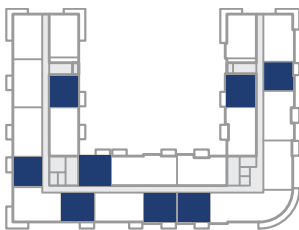
1 BEDROOM UNIT TYPE A

APARTAMENT AREA	SIPËRFAQE APARTAMENTI	58.56 SQ.M M ²
BALCONY AREA	SIPËRFAQE BALLKONI	4.93 SQ.M M ²
NET AREA	SIPËRFAQE NETO	63.49 SQ.M M ²

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.

GREEN VISTAS

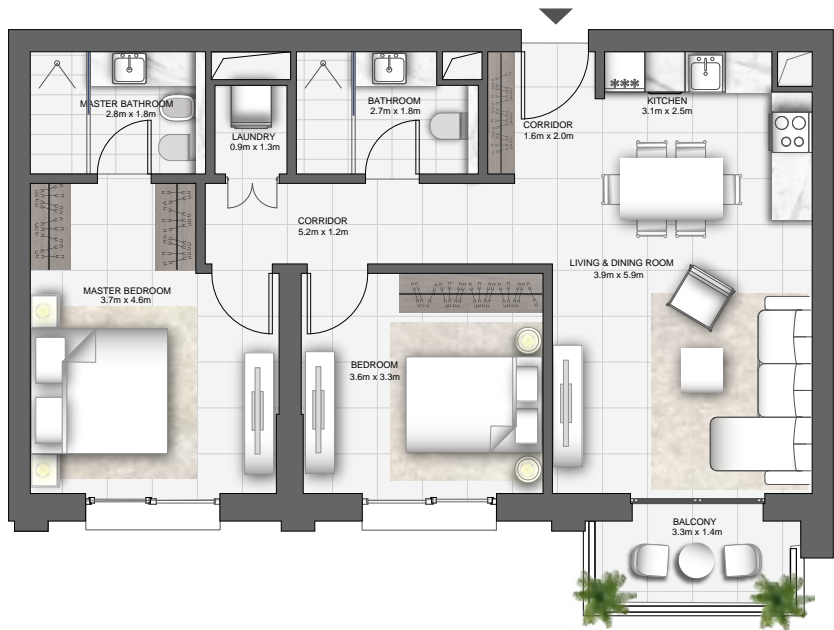
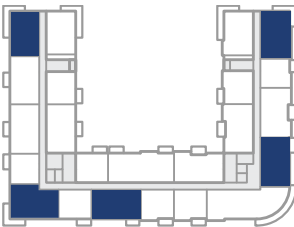
2 BEDROOM UNIT TYPE A

APARTAMENT AREA	SIPËRFAQE APARTAMENTI	88.06 SQ.M M ²
BALCONY AREA	SIPËRFAQE BALLKONI	4.51 SQ.M M ²
NET AREA	SIPËRFAQE NETO	92.57 SQ.M M ²

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.

GREEN VISTAS

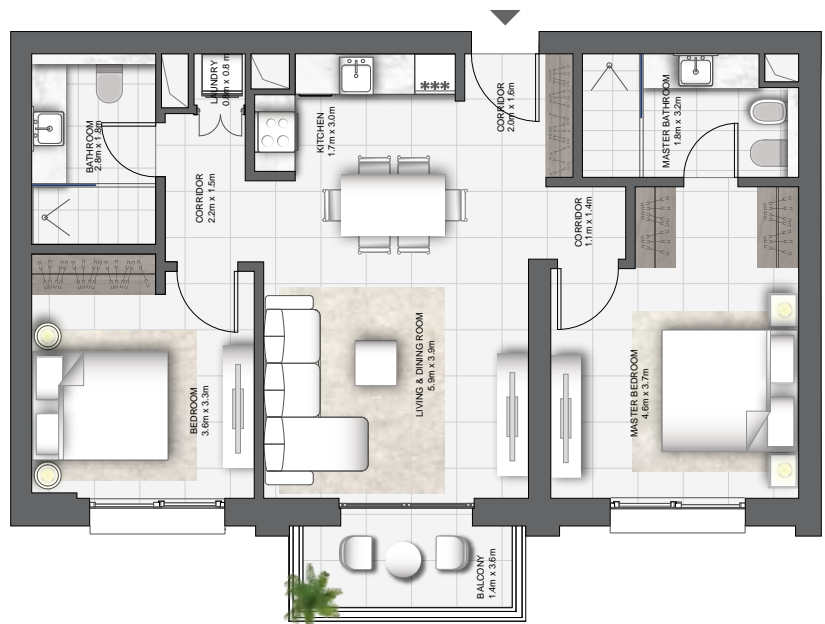
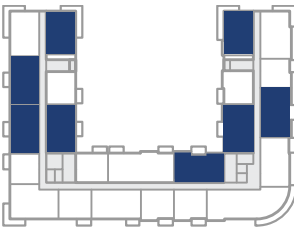
2 BEDROOM UNIT TYPE B

APARTAMENT AREA	SIPËRFAQE APARTAMENTI	85.54 SQ.M M ²
BALCONY AREA	SIPËRFAQE BALLKONI	4.93 SQ.M M ²
NET AREA	SIPËRFAQE NETO	90.47 SQ.M M ²

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.

GREEN VISTAS

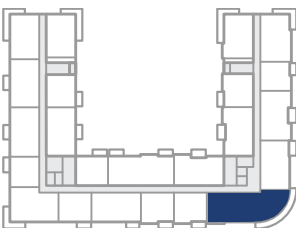
3 BEDROOM UNIT TYPE A

APARTAMENT AREA	SIPËRFAQE APARTAMENTI	141.16 SQ.M M ²
BALCONY AREA	SIPËRFAQE BALLKONI	20.81 SQ.M M ²
NET AREA	SIPËRFAQE NETO	161.97 SQ.M M ²

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.

GREEN VISTAS

3 BEDROOM UNIT TYPE B

APARTAMENT AREA SIPËRFAQE APARTAMENTI 119.71 SQ.M M²

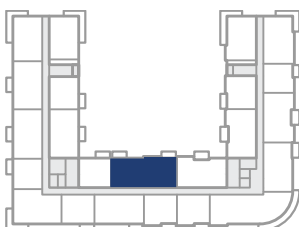
BALCONY AREA SIPËRFAQE BALLKONI 9.82 SQ.M M²

NET AREA SIPËRFAQE NETO 129.53 SQ.M M²

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.