

# Parkpoint



# 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, Z. 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 elegante, komercialitetin, shitjet dhe mikpritjen. Mishërimi i luksit theksohet përmes dizajneve dhe pajisjeve 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 ndërkombëtar, 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



DURRËS YACHTS & MARINA // PARKPOINT RESIDENCE

# 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 shëtitorës magjepsëse dhe shikoni pamjet e pakrahasueshme të detit.





*Main course*

- HAND TOSSED SALAD  
with tomatoes, dried tomatoes, ricotta, parmesan... 15
- CAESAR SALAD  
parmesan cheese, lemon juice... 15
- ROAST BEEF WITH MUSHROOM SAUCE  
add extra mushrooms... 17
- LEG OF BAKED POTATO  
add extra mushrooms... 20
- ROASTED VEGETABLES  
add extra mushrooms... 14
- HAND TOSSED SALAD  
with tomatoes, dried tomatoes, ricotta, parmesan... 15
- CAESAR SALAD  
parmesan cheese, lemon juice... 15
- ROAST BEEF WITH MUSHROOM SAUCE  
add extra mushrooms... 17



## 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.



DURRËS YACHTS & MARINA // PARKPOINT RESIDENCE

Parkpoint

WHERE URBAN LIVING  
MEETS NATURE'S EMBRACE!





## Parkpoint Residence

For an urban lifestyle within an oasis of tranquility, where the noise and bustle of the city come at a slower pace and everything that accompanies daily life unfolds in the heart of luxury. For a green escape, to feel more alive, more energetic, and more optimistic...

## Rezidenca Parkpoint

Për një jetesë urbane brenda një oazi qetësie, ku zhurma dhe nxitimi i qytetit vjen në ritëm të ngadaltë dhe gjithçka që shoqëron përditshmërinë, zhvillohet në zemër të luksit. Për një arratisje të gjelbër, për t'u ndierë më të gjallë, më energjikë dhe më optimistë...



Discover serenity in nature's heartbeat



DURRËS YACHTS & MARINA // PARKPOINT RESIDENCE

# Optimum spaces

Parkpoint Residence offers optimal living spaces, comprising a total of 185 apartments. With a versatile mix of 1-bedroom, 2-bedroom, and 3-bedroom units, residents can choose the perfect layout to suit their lifestyle needs and desire for spectacular views of the park.

**185**  
apartments

**1-2-3**  
Mix of bedroom units

**3-5-6-7-9**  
Ground +



# Hapësira optimale

Rezidenca Parkpoint ofron hapësira optimale për të jetuar, me 185 apartamente në total. Me një përzierje të njësive të banimit me 1, 2 dhe 3 dhoma gjumi, banorët mund të zgjedhin planimetrinë ideale, atë që i përshtatet nevojave të stilit të tyre të jetesës, por edhe dëshirës për pamje spektakolare nga parku.

**185**  
apartamente

**1-2-3**  
dhoma gjumi

Kati Përdhe +  
**3-5-6-7-9** kate



## Redefining luxury

Parkpoint Residence sets a new standard in luxury living, boasting top-notch facilities tailored to enhance residents' lifestyles. With retail and dining options just steps away, convenience seamlessly intertwines with luxury, ensuring easy access to shops and culinary delights located on the ground floor.

## Ripërkufizojmë luksin

Rezidenca Parkpoint vendos një standard të ri për jetesën luksoze, ndërsa identifikohet nga facilitete të krijuara enkas për të përmirësuar stilin e jetesës. Me hapësirat fizike të shitjes me pakicë dhe opsionet që garantojnë kënaqësi kulinare, komoditeti ndërthuret lehtë me luksin; dyqanet dhe bar-restorantet aksesohen lehtësisht në katin përdhe.



Your own private oasis



DURRËS YACHTS & MARINA // PARKPOINT RESIDENCE

# An eco-friendly way of living

At Parkpoint Residence, residents can enjoy a comfortable and sustainable living experience while minimizing their environmental footprint.



## Një mënyrë eko-miqësore jetese

Në Rezidencën Parkpoint, banorët mund të gëzojnë një përvojë jetese të rehatshme dhe njëherazi të qëndrueshme, ndërsa minimizojnë ndikimin e tyre në mjedis.

# Exquisite amenities

## Shërbime prestigjioze



**Park View**  
Pamje nga parku



**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

# Parkpoint

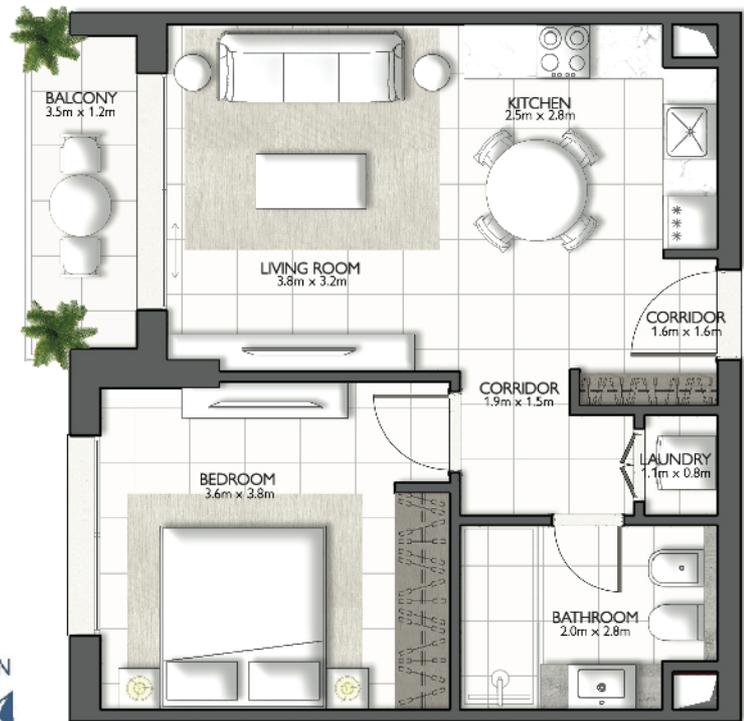
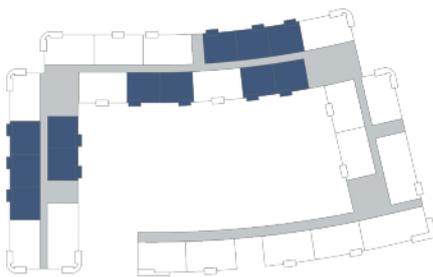
## 1 BEDROOM UNIT TYPE 1

APARTMENT AREA	SIPËRFAQE APARTAMENTI	55.3 SQ.M m <sup>2</sup>
BALCONY AREA	SIPËRFAQE BALLKONI	4.3 SQ.M m <sup>2</sup>
NET AREA	SIPËRFAQE NETO	59.6 SQ.M m <sup>2</sup>

### MASTERPLAN



### KEY PLAN



### Disclaimer

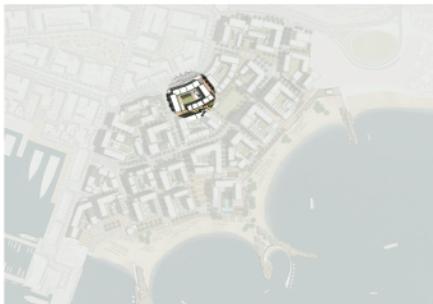
1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions, features and amenities are approximate at the time of printing.
4. Actual area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

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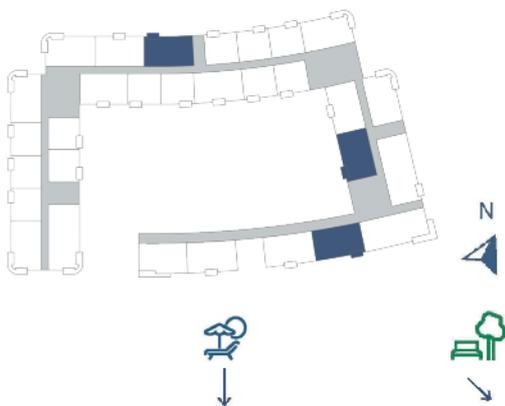
## 2 BEDROOM UNIT TYPE 1

APARTMENT AREA	SIPËRFAQE APARTAMENTI	82.8	SQ.M m <sup>2</sup>
BALCONY AREA	SIPËRFAQE BALLKONI	4.6	SQ.M m <sup>2</sup>
NET AREA	SIPËRFAQE NETO	87.4	SQ.M m <sup>2</sup>

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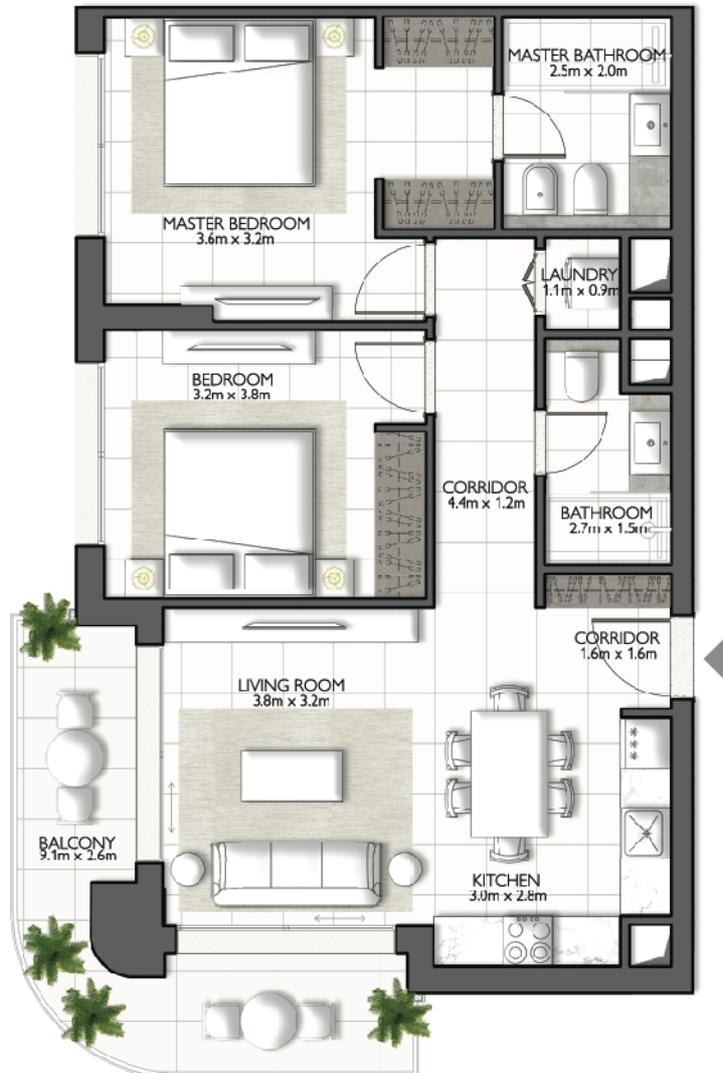
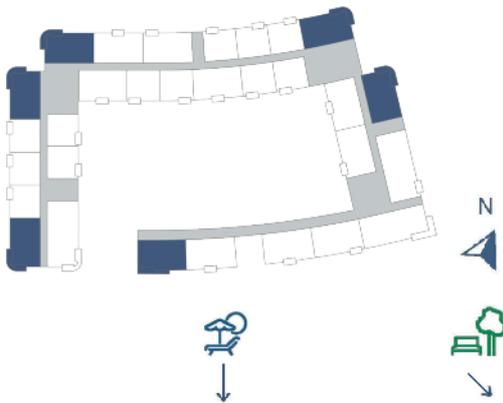
## 2 BEDROOM UNIT TYPE 2

APARTMENT AREA	SIPËRFAQE APARTAMENTI	80.8 SQ.M m <sup>2</sup>
BALCONY AREA	SIPËRFAQE BALLKONI	11.9 SQ.M m <sup>2</sup>
NET AREA	SIPËRFAQE NETO	92.7 SQ.M m <sup>2</sup>

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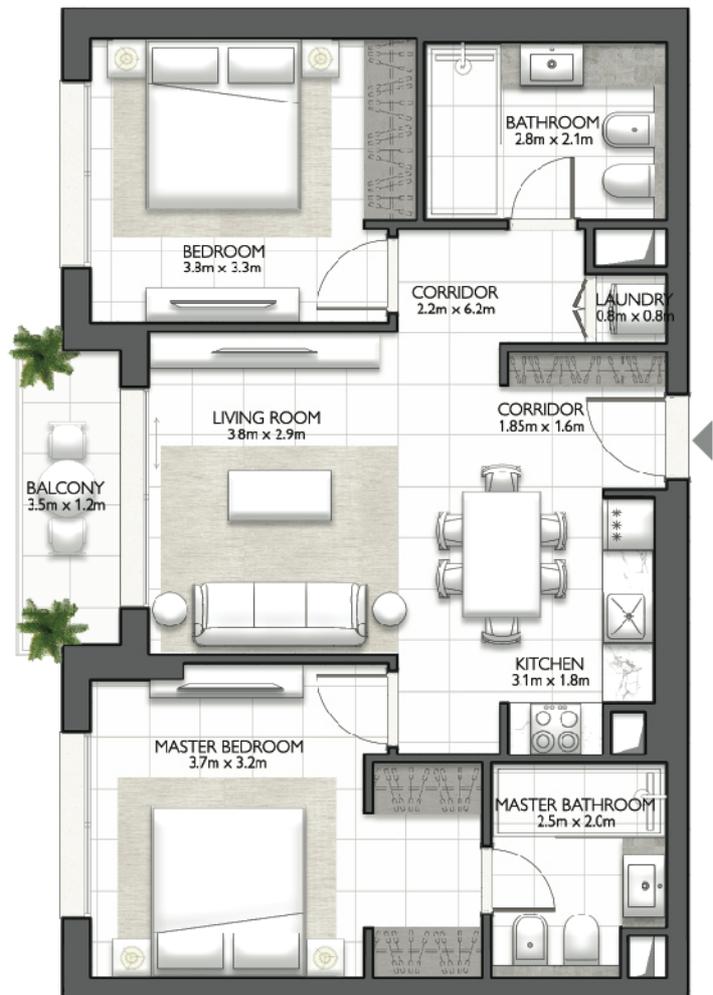
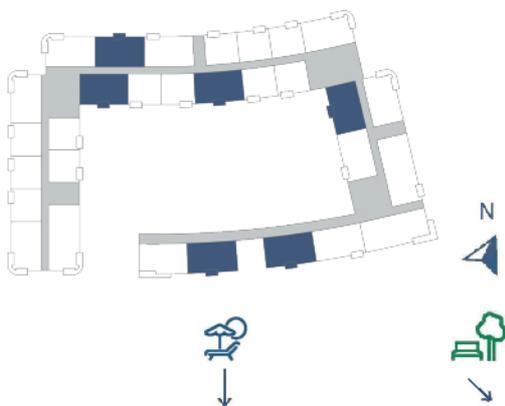
## 2 BEDROOM UNIT TYPE 3

APARTMENT AREA	SIPËRFAQE APARTAMENTI	83.0 SQ.M <sup>m<sup>2</sup></sup>
BALCONY AREA	SIPËRFAQE BALLKONI	4.4 SQ.M <sup>m<sup>2</sup></sup>
NET AREA	SIPËRFAQE NETO	87.4 SQ.M <sup>m<sup>2</sup></sup>

### MASTERPLAN



### KEY PLAN



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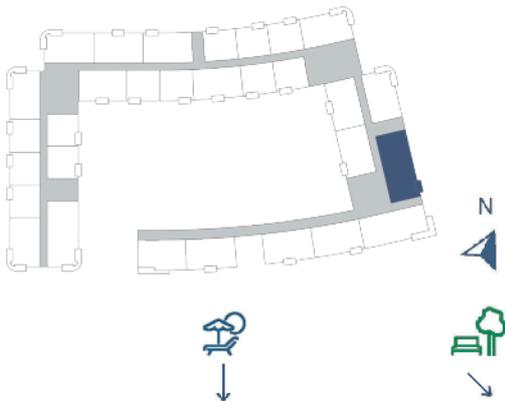
## 3 BEDROOM UNIT TYPE 1

APARTMENT AREA	SIPËRFAQE APARTAMENTI	120.0 SQ.M <sup>2</sup>
BALCONY AREA	SIPËRFAQE BALLKONI	4.3 SQ.M <sup>2</sup>
NET AREA	SIPËRFAQE NETO	124.3 SQ.M <sup>2</sup>

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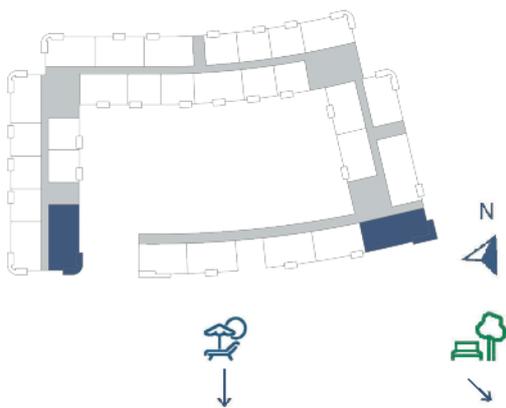
## 3 BEDROOM UNIT TYPE 2

APARTMENT AREA	SIPËRFAQE APARTAMENTI	112.7 SQ.M m <sup>2</sup>
BALCONY AREA	SIPËRFAQE BALLKONI	12.5 SQ.M m <sup>2</sup>
NET AREA	SIPËRFAQE NETO	125.2 SQ.M m <sup>2</sup>

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