

Parkpoint

Where urban living meets nature's embrace!



CUSTOMER FACT SHEET

DURRËS YACHTS & MARINA // PARKPOINT RESIDENCE FACT SHEET

KEY FEATURES

Set amidst the scenic boulevard and the verdant park of Durrës Yachts & Marina, an extraordinary new residential gem awaits discerning individuals in pursuit of refined coastal living.

Positioned just moments from the azure sea, adjacent to the green park and bustling promenade, of Durrës Yachts & Marina Parkpoint Residence offers a harmonious blend of tranquillity and accessibility, inviting residents to embrace a symphony of park and seaside serenity.

Parkpoint Residence is designed as a high-quality mid-rise residential complex, offering both residential and commercial units, including a variety of bars and restaurants.

Parkpoint Residence consists of a basement level designated for parking, a ground floor with mixed-use commercial units, bars, restaurants, and parking, as well as 9 additional floors for residential purposes. These residential floors comprise 185 meticulously designed apartments, ranging from 1, 2, and 3 bedrooms.

Depending on their orientation, each residential unit offers views of the boulevard, the park, the residence's internal garden, and the pool. Residents have direct access to the garden, gym, and pool.

PERFECTLY CONNECTED

1.5km

Durrës
Amphitheatre

1km

National
Archaeological
Museum

1.5km

Durrës
Museum

38km

Centre
of Tirana



BUILDING DESIGN

FACADE:

- The ground floor features travertine stone, ETICS facade combined with brickwork, and decorative elements on other floors.
- The aluminum windows have thermal protection and are designed with a low parapet, fixed bottom part, and openable upper part (full opening or partial one for ventilation), 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 main park and boulevard.
- Each core of the residence boasts a hotel-like lobby experience.



BUILDING AMENITIES

PARKING:

- On the basement and ground floor, including bicycle rooms and storage.

GROUND FLOOR:

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

1ST FLOOR:

- Landscaped outdoor courtyard 1830 sqm (including pool).
- Pool for residents 200 sqm (20 m x 10 m).
- Gym net area – 113 sqm.
- Apartments with private terraces.
- Relaxation area and open air children's playground.

UPPER FLOORS:

- Residential units.



EFFICIENT APARTMENT DESIGN

- 3-bedroom apartments have bathroom vanities, toilets, showers, and bathtubs 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 laundry room.
- Maximized premium views.
- Floor-to-ceiling window openings.
- Garbage chutes on every floor.
- 5 elevators, 3 for the main core and 2 for other apartments.
- Multi-split AC system.





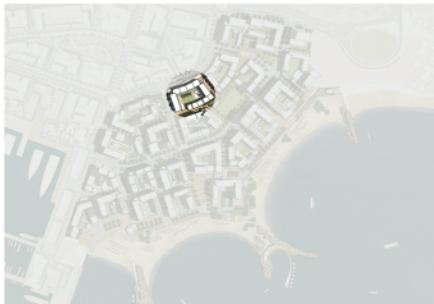
FLOORPLANS

Parkpoint

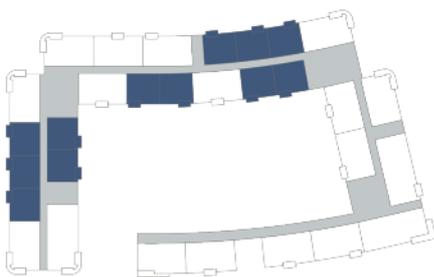
1 BEDROOM UNIT TYPE 1

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

MASTERPLAN



KEY PLAN



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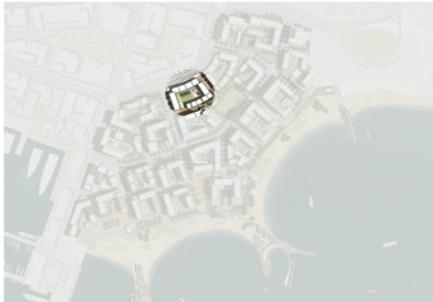
1. All room dimensions are in metric and measured to structural elements and exclude wall finishes and construction tolerances.
2. All dimensions have been provided by our consultant architects.
3. All materials, dimensions, features and amenities are approximate at the time of printing.
4. Actual area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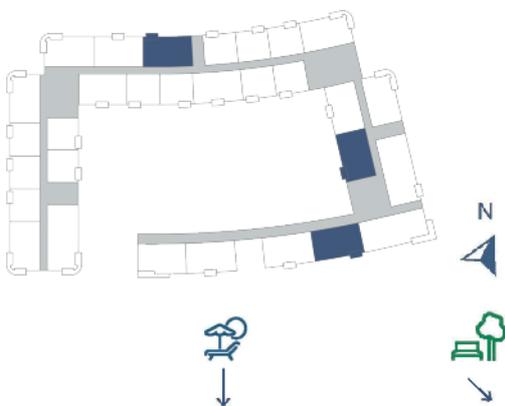
2 BEDROOM UNIT TYPE 1

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

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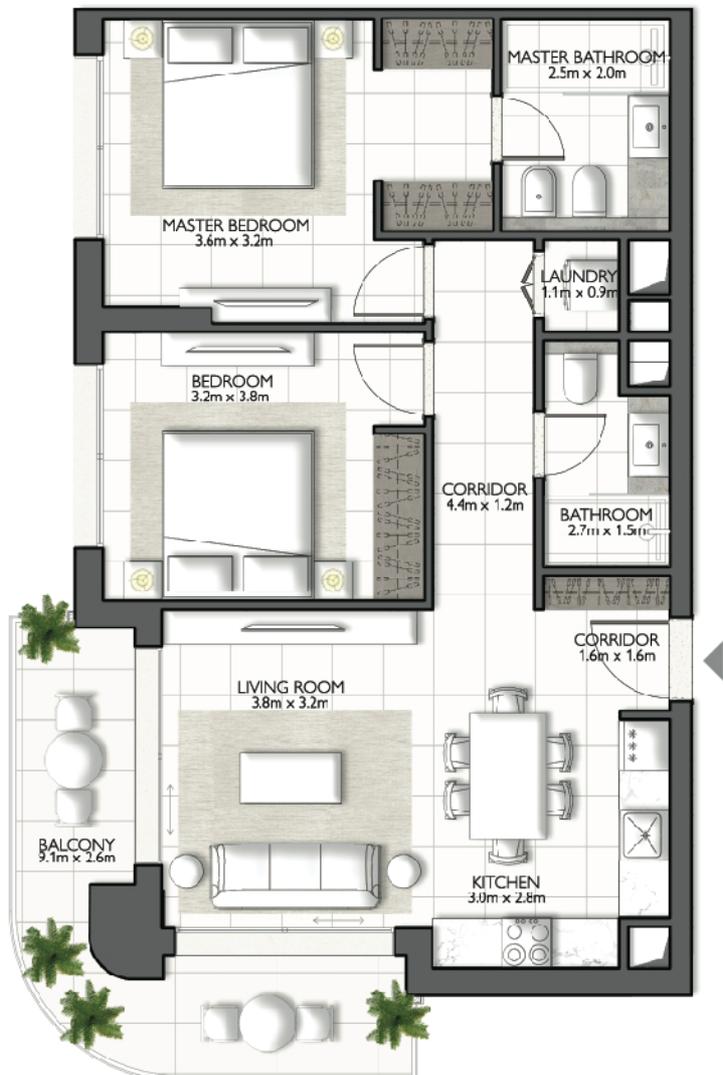
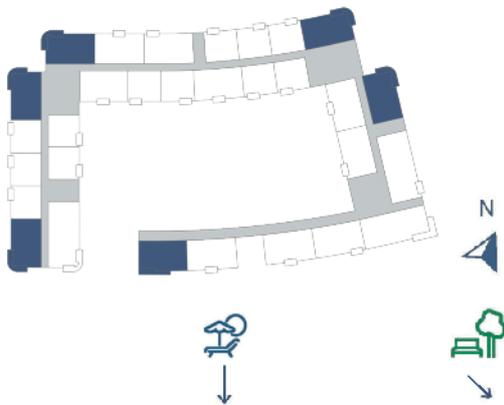
2 BEDROOM UNIT TYPE 2

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

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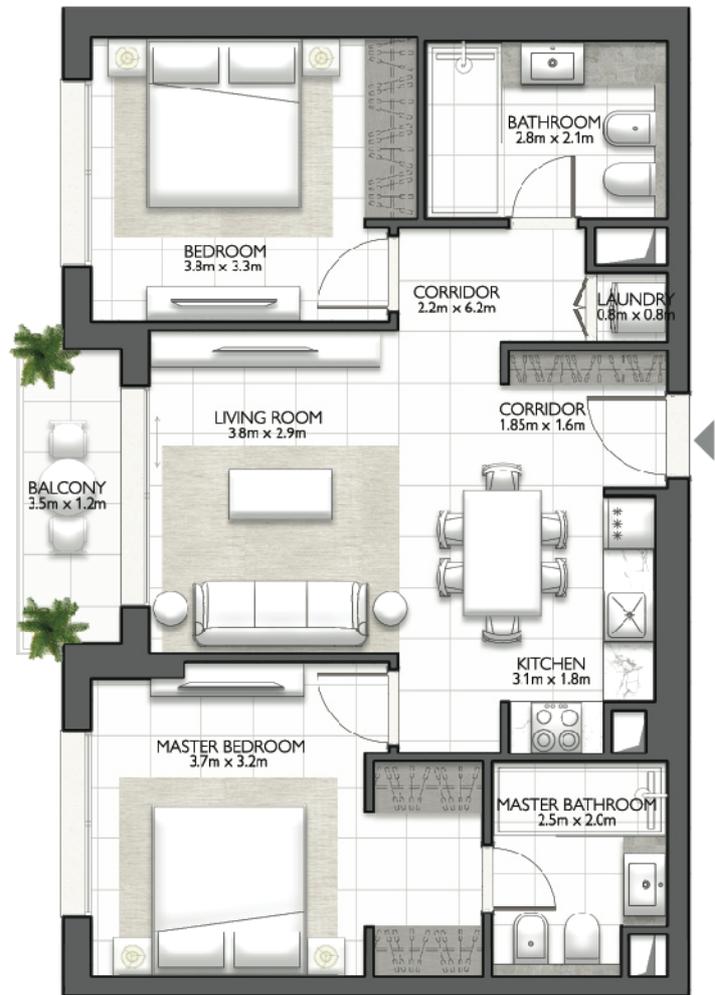
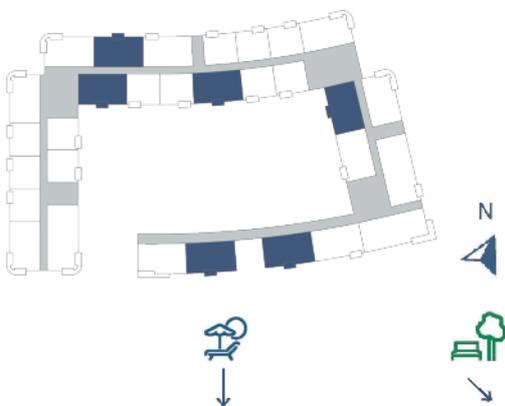
2 BEDROOM UNIT TYPE 3

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

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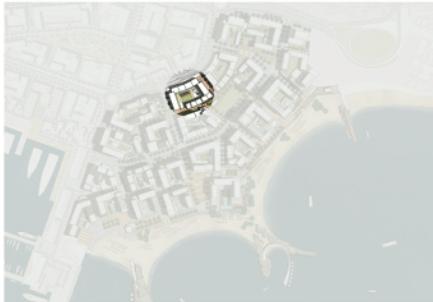
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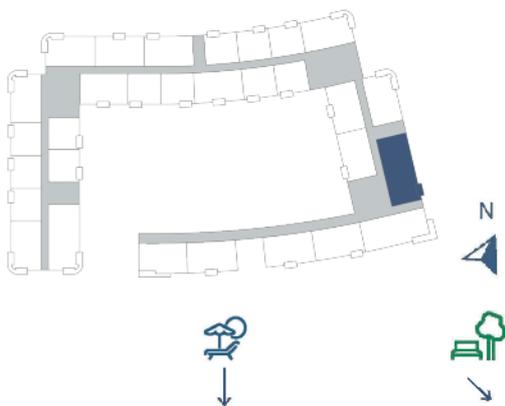
3 BEDROOM UNIT TYPE 1

APARTMENT AREA	SIPËRFAQE APARTAMENTI	120.0 SQ.M ²
BALCONY AREA	SIPËRFAQE BALLKONI	4.3 SQ.M ²
NET AREA	SIPËRFAQE NETO	124.3 SQ.M ²

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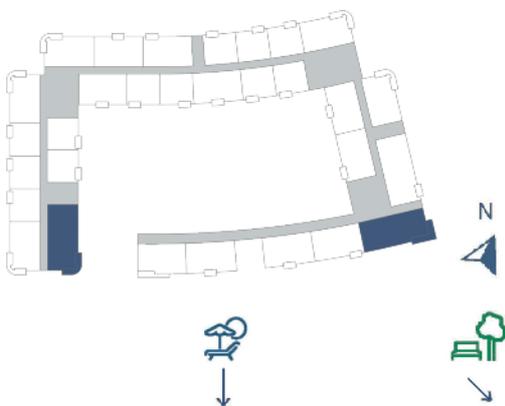
3 BEDROOM UNIT TYPE 2

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

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