

Bayside

R E S I D E N C E

ELEVATE YOUR COASTAL LIFESTYLE

CUSTOMER FACT SHEET



Key Features

Nestled along the picturesque boulevard of Durrës Yachts & Marina, a remarkable new residence awaits those seeking the epitome of sophisticated coastal living. With its prime location just steps away from the marina, park and the vibrant promenade, Bayside Residence offers an unparalleled lifestyle where tranquility meets convenience.

Bayside Residence is designed as a high-quality mid-rise residential complex with retail, Town Houses, and F&B. It consists of a ground +9 level structure, with 183 apartments ranging from one to three bedrooms and 5 Town Houses.

It is developed as a quality mid-rise residential complex with retail and F&B, located on the ground floor facing the boulevard, and residential units on the upper floors, with 1 level of underground parking and 1 level on ground floor.

Bayside Residence boasts a total of ten floors, including the basement, offering residents a range of options with its 2, 6, 7, and 9 floor configurations.

Depending on the orientation, the apartment units have boulevard view, the inner courtyard garden and swimming pool. The building has a direct connection to the interior courtyard garden, luxury gym and the swimming pool for residents. It is also located next to an intimate smaller piazza with cafes and restaurants, outdoor seating and beautifully lit walkways.

PERFECTLY CONNECTED

1.5 Km

Durrës
Amphitheater

2 Km

Durrës
Archeological
Museum

1.5 Km

Venecian
Tour of
Durrës

38 Km

Centre of
Tirana



Building Design

FACADE:

- Ventilated travertine stone in ground floor, Etics facade with decorative elements and fiber cement facade on top floor
- Aluminum windows are slidable and openable
- Metallic balustrades on balconies
- Concealed outdoor AC multi-split units

OTHER

- Access to beach and promenade
- 33m distance between the building wings
- Hotel like lobby experience in each core



Building Amenities

PARKING

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

1ST FLOOR:

- Landscaped outdoor courtyard 1,050 sqm (incl. pool).
- Swimming pool for residents 165 sqm (16.5m x 10m).
- Gym net area – 110 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.
- 5 elevators, 2 for each core and 1 for Town Houses.
- Multi-split AC system and complete FLS system.

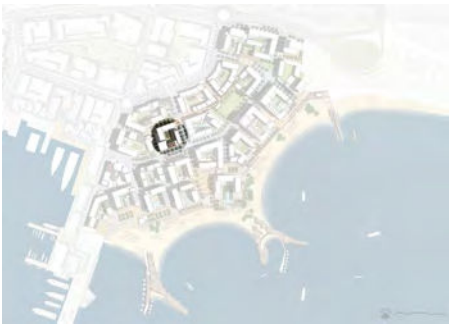



DURRËS
Yachts & Marina
 ALBANIA
Bayside
 RESIDENCE

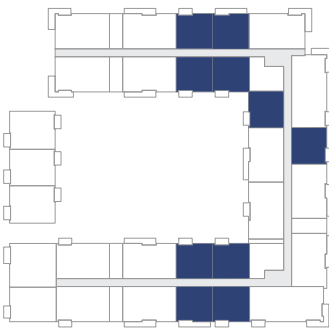
1 BEDROOM UNIT TYPE 1

APARTMENT AREA	SIPËRFAQE APARTAMENTI	60.66 SQ.M m ²
BALCONY AREA	SIPËRFAQE BALLKONI	5.3 SQ.M m ²
NET AREA	SIPËRFAQE NETO	65.96 SQ.M m ²

MASTERPLAN



KEY PLAN



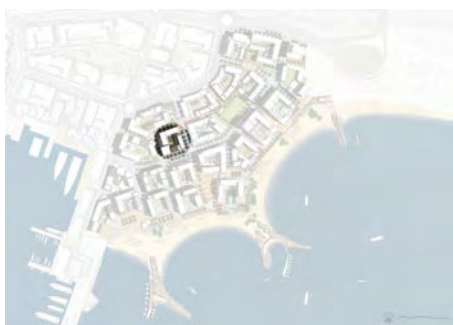
Disclaimer

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, dimension, drawings and amenities mentioned in this brochure without notice.

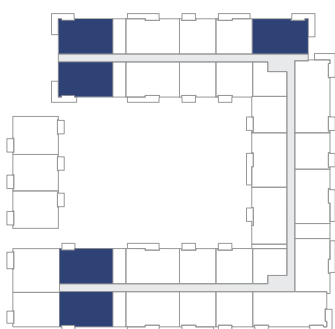
2 BEDROOM UNIT TYPE 1

APARTMENT AREA	SIPËRFAQE APARTAMENTI	90.81 SQ.M m ²
BALCONY AREA	SIPËRFAQE BALLKONI	10.35 SQ.M m ²
NET AREA	SIPËRFAQE NETO	101.16 SQ.M m ²

MASTERPLAN



KEY PLAN



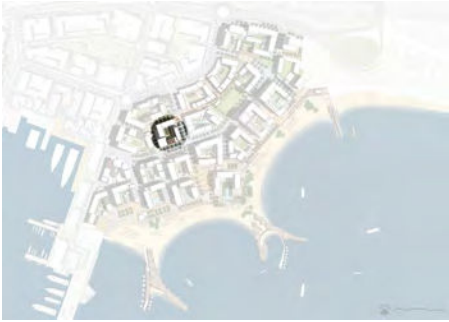
Disclaimer

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, dimension, drawings and amenities mentioned in this brochure without notice.

2 BEDROOM UNIT TYPE 2

APARTMENT AREA	SIPËRFAQE APARTAMENTI	90.81 SQ.M m ²
BALCONY AREA	SIPËRFAQE BALLKONI	8.32 SQ.M m ²
NET AREA	SIPËRFAQE NETO	99.13 SQ.M m ²

MASTERPLAN



KEY PLAN



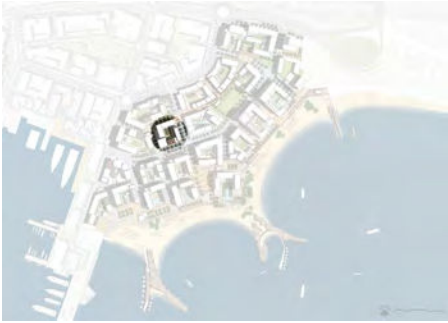
Disclaimer

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, dimension, drawings and amenities mentioned in this brochure without notice.

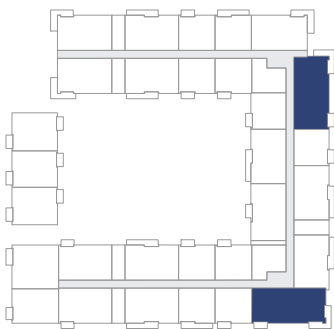
3 BEDROOM UNIT TYPE 1

APARTMENT AREA	SIPËRFAQE APARTAMENTI	121.14 SQ.M m ²
BALCONY AREA	SIPËRFAQE BALLKONI	15.16 SQ.M m ²
NET AREA	SIPËRFAQE NETO	145.2SQ.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, dimension, drawings and amenities mentioned in this brochure without notice.

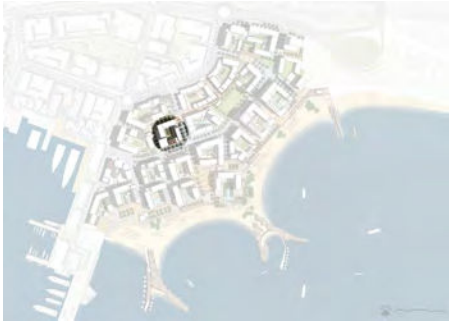
Bayside

R E S I D E N C E

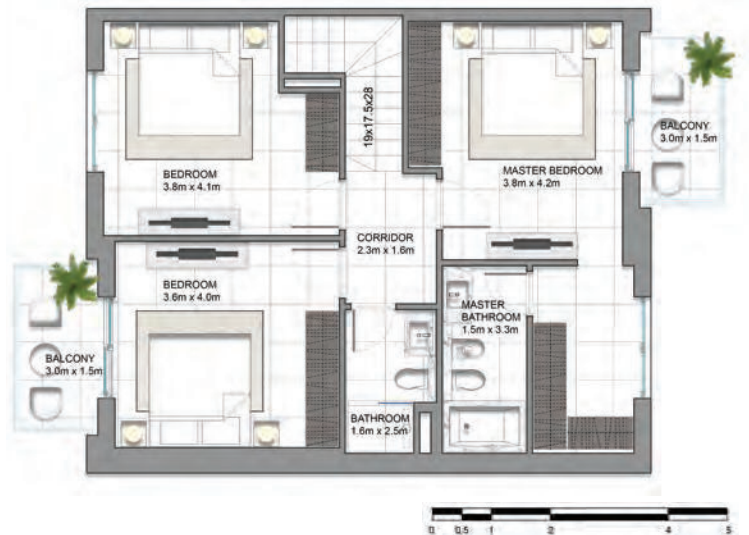
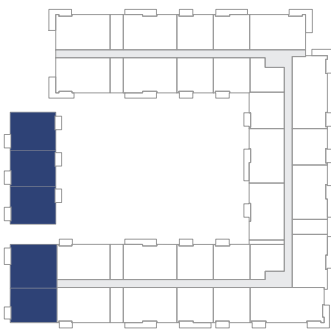
TOWN HOUSE TYPE 1

APARTMENT AREA	SIPËRFAQE APARTAMENTI	150.1 SQ.M m ²
BALCONY AREA	SIPËRFAQE BALLKONI	12.6 SQ.M m ²
NET AREA	SIPËRFAQE NETO	162.7 SQ.M m ²
VERANDA AREA	SIPËRFAQE VERANDE	15.6 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, dimension, drawings and amenities mentioned in this brochure without notice.