

BEACH VISTAS

RESIDENCE

‘ENDLESS BEAUTY’

CUSTOMER FACT SHEET



Key Features

Beach Vistas is the newest building launched in Durrës. Situated on a pristine stretch of Adriatic coastline, with its facade oriented towards the sea offering an unparalleled view for its residents.

Nestled serenely by the Marina and neighboring the prestigious Beach Views Residence, this Residential Building is surrounded by lush greenery and vibrant squares, forging an enchanting bond with the breathtaking landscape that will captivate your senses.

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

Beach Vistas is a ground +7 floor building offering 151 apartments, ranging from one-bedroom to three-bedroom units.

Depending on the orientation, the apartment units have direct sea view, the inner courtyard garden and swimming pool, or the panorama of the city of Durrës for a small number of apartments. The building has a direct connection to the interior courtyard garden, luxury gym and the swimming pool for residents.

PERFECTLY CONNECTED

1.5 Km

Durrës
Amphitheater

2 Km

Durrës
Archeological
Museum

1.5 Km

Durrës
Venetian
Tower

38 Km

Center
of Tirana



Building design

FACADE:

- Ventilated travertine stone on ground floor, Etics facade and fiber cement ventilated facade on top floor
- Aluminum windows are sliding and openable
- Glass balustrades on balconies
- Concealed outdoor AC multi-split units

OTHER

- Direct access to beach and promenade
- 32 m 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 1,060 sqm (incl. pool)
- Infinity pool for residents 240 sqm (12m x 20 m)
- Gym net area – 110 sqm
- Apartments with private terraces
- Relaxation area

GROUND FLOOR:

- Lobbies with reception areas, security 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



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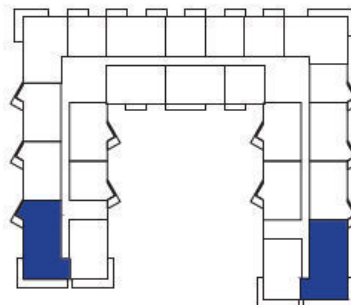
3 BEDROOM TYPE 1

APARTMENT AREA	SIPËRFAQE APARTAMENTI	133 SQ.M m ²
BALCONY AREA	SIPËRFAQE BALLKONI	25 SQ.M m ²
NET AREA	SIPËRFAQE NETO	158 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.

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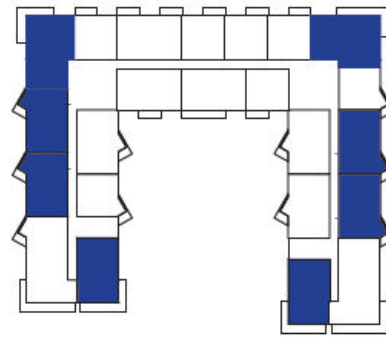
2 BEDROOM TYPE 1

APARTMENT AREA	SIPËRFAQE APARTAMENTI	98.77 SQ.M m ²
BALCONY AREA	SIPËRFAQE BALLKONI	10.51 SQ.M m ²
NET AREA	SIPËRFAQE NETO	109.28 SQ.M m ²

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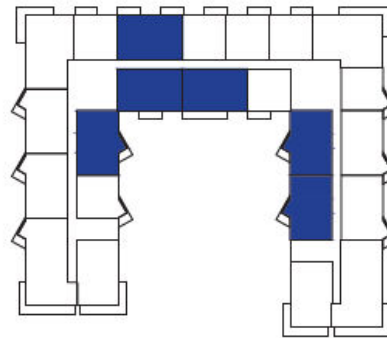
2 BEDROOM TYPE 2

APARTMENT AREA	SIPËRFAQE APARTAMENTI	98.77 SQ.M m ²
BALCONY AREA	SIPËRFAQE BALLKONI	10.51 SQ.M m ²
NET AREA	SIPËRFAQE NETO	109.28 SQ.M m ²

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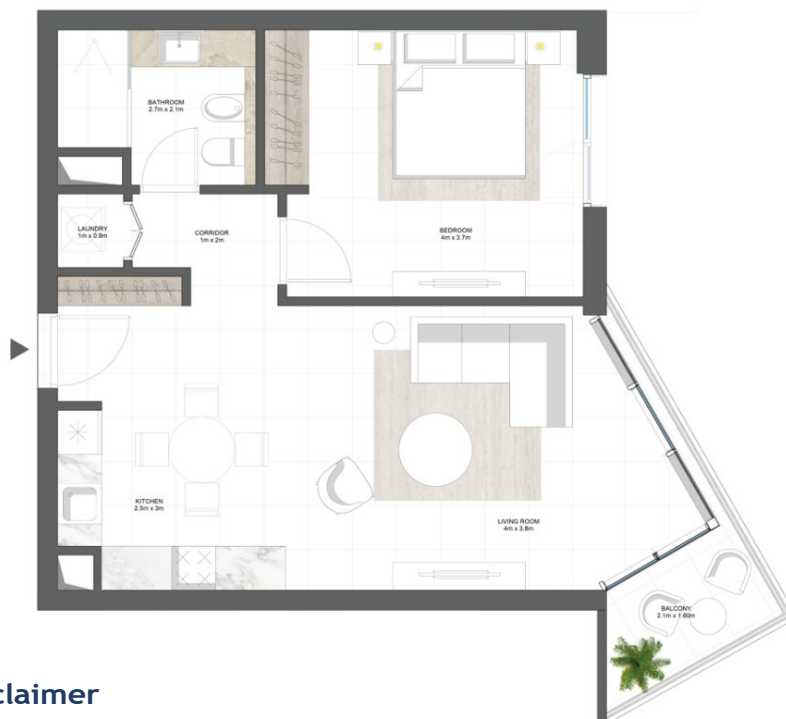
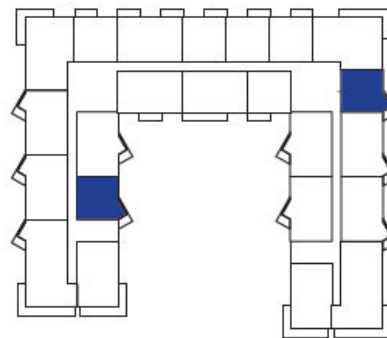
1 BEDROOM TYPE 1

APARTMENT AREA	SIPËRFAQE APARTAMENTI	65.3 SQ.M m ²
BALCONY AREA	SIPËRFAQE BALLKONI	6.51 SQ.M m ²
NET AREA	SIPËRFAQE NETO	71.81 SQ.M m ²

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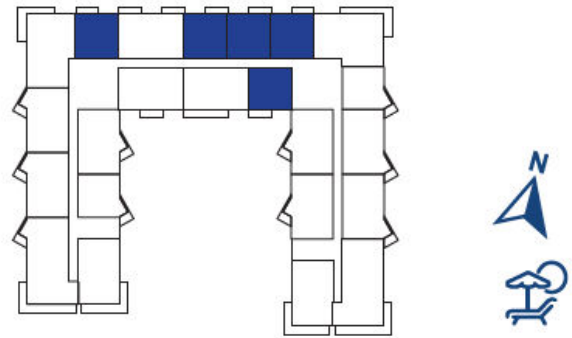
1 BEDROOM TYPE 2

APARTMENT AREA	SIPËRFAQE APARTAMENTI	65.3 SQ.M m ²
BALCONY AREA	SIPËRFAQE BALLKONI	6.51 SQ.M m ²
NETAREA	SIPËRFAQE NETO	71.81 SQ.M m ²

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