



MARINA WATERS RESIDENCE

LIVELY MARINA LIVING CUSTOMER FACT SHEET



Key Features

Marina Waters is a uniquely designed tower that offers picturesque views of the marina and the beach, and where you will also enjoy a lively lifestyle of yachting, high-end dining and shopping along the Town Center and the Marina promenade.

Marina Waters is designed as a high-quality mid-rise residential complex with retail, duplex apartments, and F&B. It consists of a ground +6 level structure, a +17 floor landmark tower, and Town House duplexes, with 152 apartments ranging from one to three bedrooms and 8 duplex apartments.

The apartments feature direct views of the sea, Marina, the inner courtyard garden, the swimming pool, or panoramic views of Durrës Yachts and Marina depending on their location.

Luxurious residential lobbies, 24x7 security, a fully equipped gym, a pool, and lounge areas are among the amenities offered.

CLOSE TO EVERYTHING

1.5 km

Durrës
Amphitheater

2 km

Durrës
Archeological
Museum

1.5 km

Durrës
Venetian
Tower

30 km

Center
of Tirana



Building design

FACADE:

The facade design considers a more human-centric ground level with stone cladding. The Ground level offers a variety of retail stores and F&B which adds to the dynamic nature of the lively marina living experience. Equipped with concealed outdoor AC multi-split units The apartment levels have been thoughtfully designed to provide a breathtaking view of the marina, while ensuring the privacy for the residents. The balconies and full-height windows have been strategically placed to allow for an unobstructed view of the picturesque scenery while also creating an airy and open atmosphere within the units by letting in ample natural light.



Building Amenities

PARKING:

- Located on the basement and ground floor levels with dedicated bicycle rooms and storage areas.

1ST FLOOR:

- Landscaped outdoor courtyard
- Swimming Pool
- Fully equipped gym
- Apartments and duplex apartments with private terraces
- Outdoor lounge areas

GROUND FLOOR:

- Lobbies featuring reception spaces, security, and separate mailbox space.
- Retail and F&B outlets.

UPPER FLOORS:

- Residential units



Efficient Apartment Designs

- High ceiling with full height windows and sliding doors
- Every unit is equipped with a balcony that can be accessed from the living room.
- Maximized premium views
- Each apartment has a utility room
- Elevators from three lobbies, as well as a service elevator
- Multi-split HVAC system and complete FLS system
- The bathrooms are completely equipped with a vanity, toilets, and a shower. Bathtubs are only available in three-bedroom houses and duplex apartments.
- Garbage chutes on every floor

Contact

For more information,
please contact us at:

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MARINA WATERS RESIDENCE

3 BEDROOM TYPE

APARTAMENT AREA	125	SQ.M	M ²
BALCONY AREA	11.5	SQ.M	M ²
NET AREA	136.5	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.



MARINA WATERS RESIDENCE

2 BEDROOM TYPE - A

APARTAMENT AREA	94	SQ.M	M ²
BALCONY AREA	9.42	SQ.M	M ²
NET AREA	103.42	SQ.M	M ²

MASTER PLAN



KEY PLAN



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MARINA WATERS RESIDENCE

2 BEDROOM TYPE - B

APARTAMENT AREA

94 SQ.M M²

BALCONY AREA

9.42 SQ.M M²

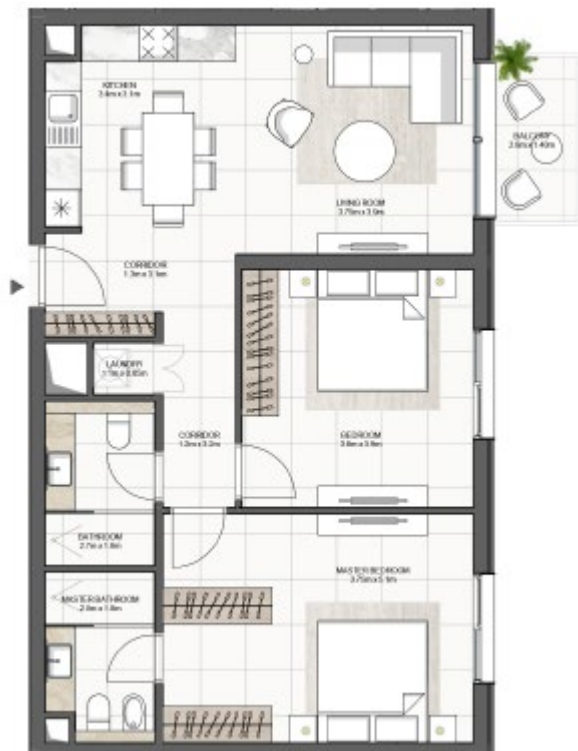
NET AREA

103.42 SQ.M M²

MASTER PLAN



KEY PLAN



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MARINA WATERS RESIDENCE

1 BEDROOM TYPE

APARTAMENT AREA 61 SQ.M M²

BALCONY AREA 5.8 SQ.M M²

NET AREA 66.8 SQ.M M²

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MARINA WATERS RESIDENCE

DUPLEX TYPE A

APARTAMENT AREA

141.75 SQ.M M²

BALCONY AREA

9.8 SQ.M M²

NET AREA

153.51 SQ.M M²

MASTER PLAN



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MARINA WATERS

RESIDENCE

DUPLEX TYPE B

APARTAMENT AREA 141.75 SQ.M M²

BALCONY AREA 9.8 SQ.M M²

NET AREA 151.55 SQ.M M²

MASTER PLAN



KEY PLAN



LEVEL 1



LEVEL 2



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