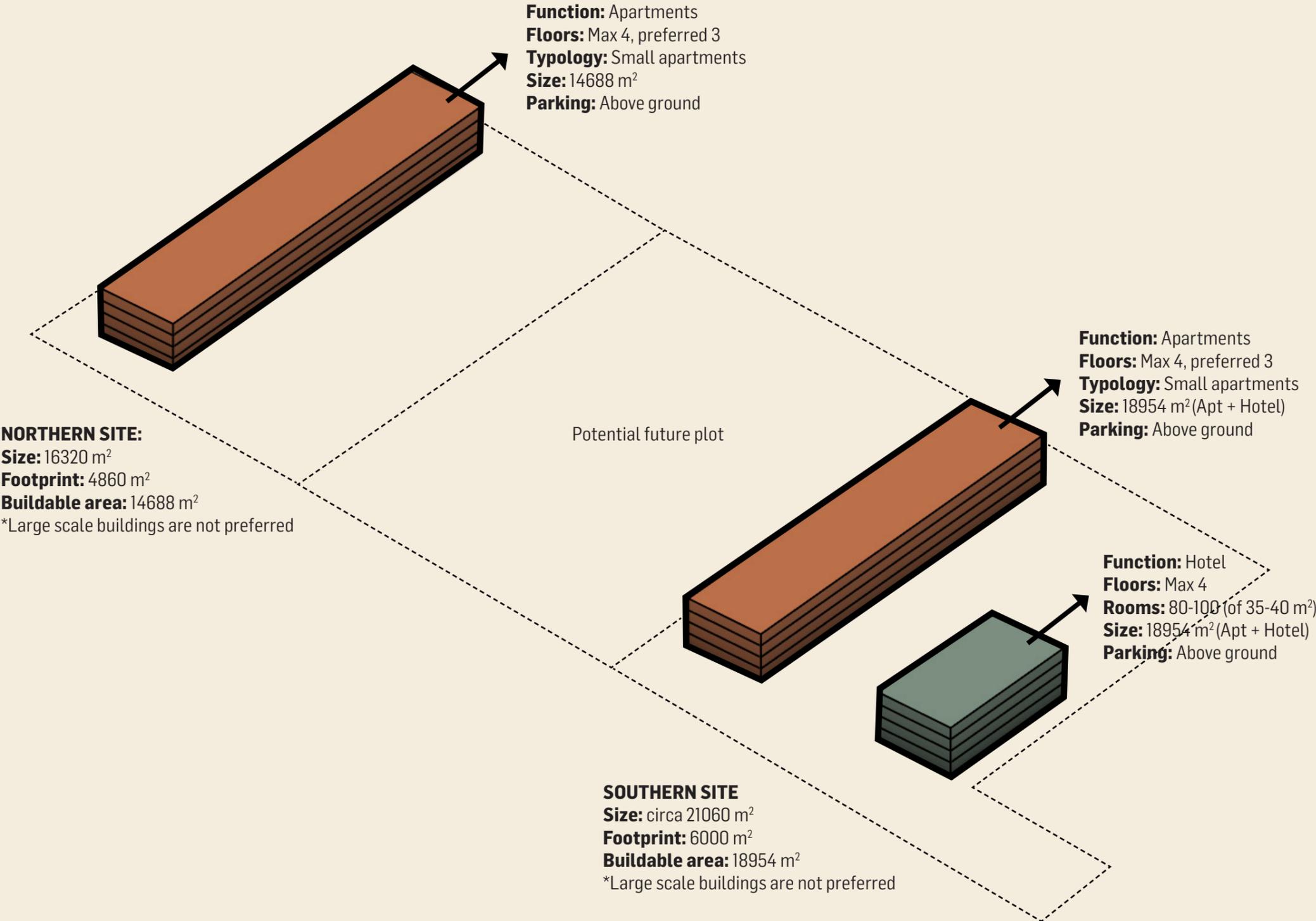


LALZ APARTMENT HOTEL

PRE-CONCEPT

LALZ APARTMENT HOTEL | BRIEF



“ How to create a sustainable luxury apartment-hotel in Lalzi Bay? ”



PROJECT AREA

The project is located in Durrës, Albania, on a flat site 500m from the coastline in a vibrant area with a strong tourism orientation.

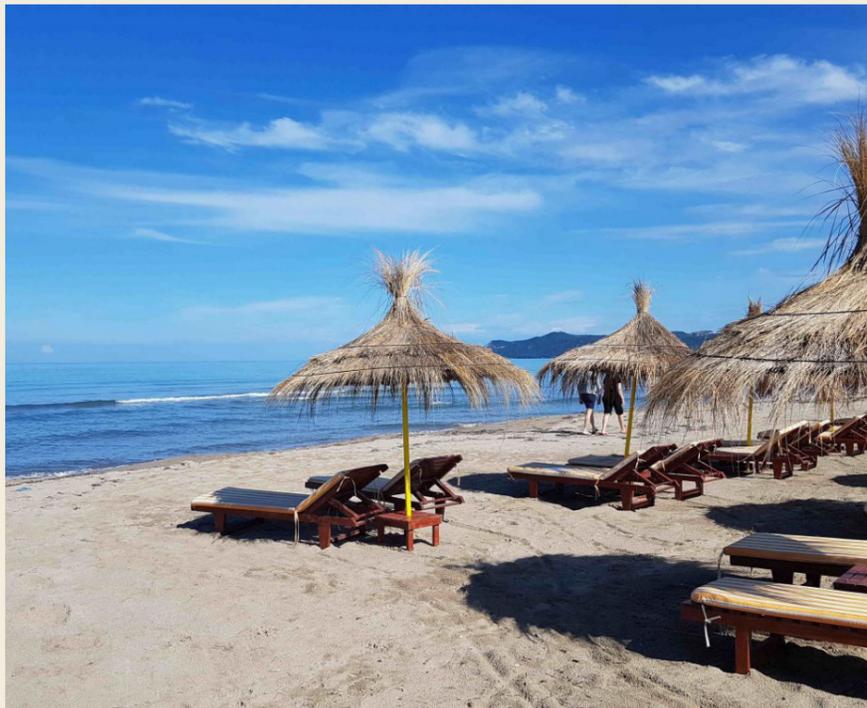
The site enjoys excellent connectivity via major and secondary roads and is surrounded by 5-star hotels, villas, residences, and other hospitality services.



PROJECT SITE



LALZ | SITE AND SURROUNDINGS CHARACTER



IMAGES FROM SITE

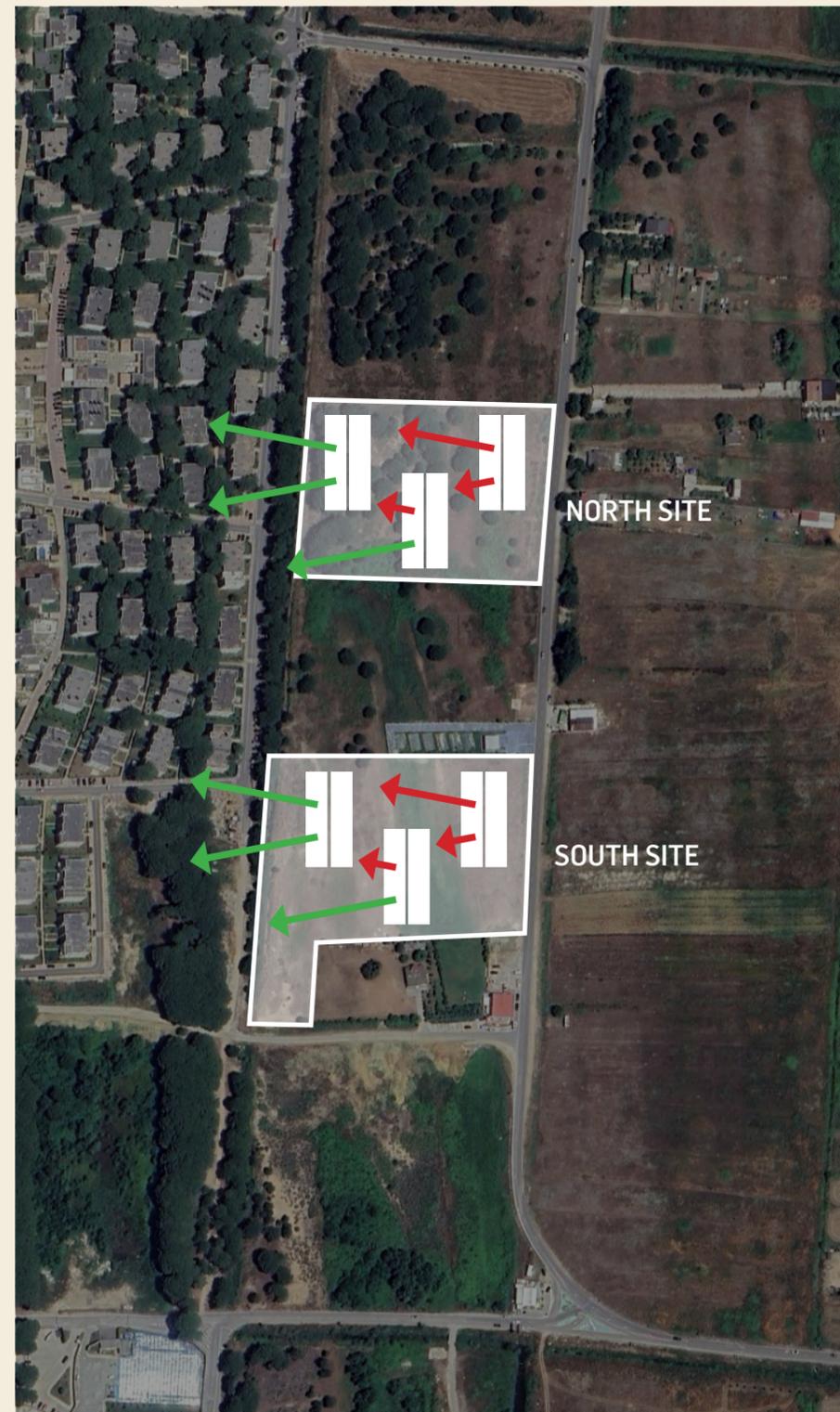
KEY CONSIDERATIONS | ACCESS



KEY CONSIDERATIONS | VIEWS AND ROOMS

The project features apartments and rooms on either sides of a central corridor offering equally stunning views towards the sea.

This design enables the buildings to reach three storeys while maintaining a broken-down scale, aligning with the client's preferences.



KEY DESIGN ASPIRATIONS



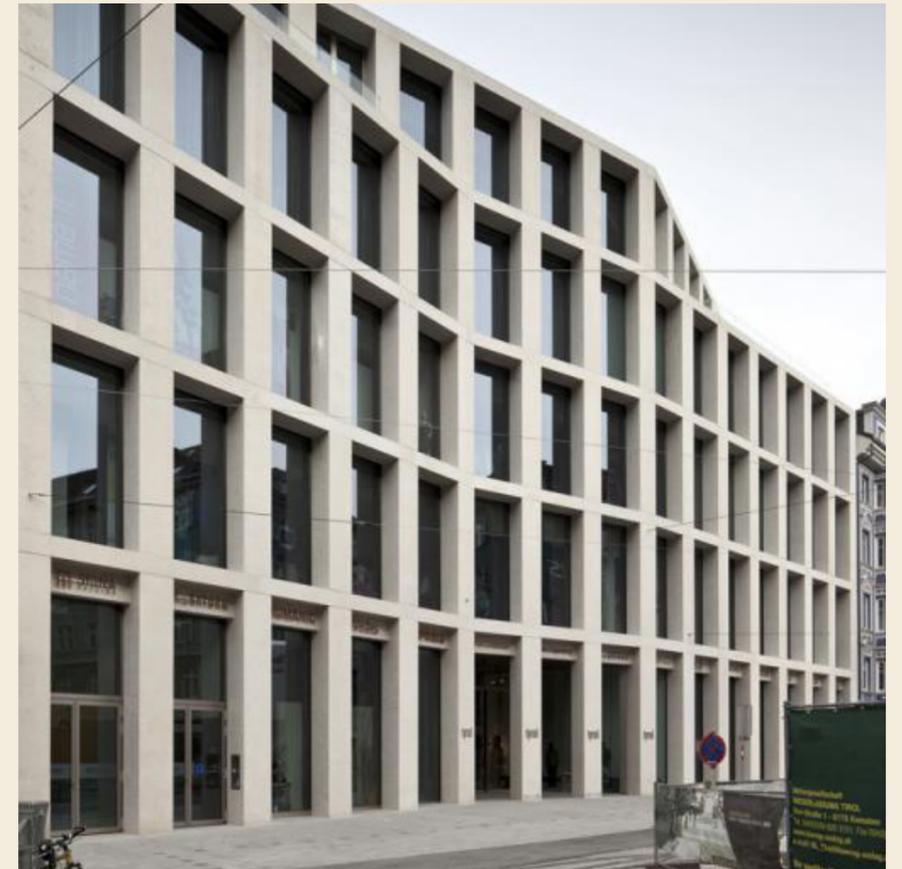
HARMONIOUS LUXURY

The design should create a **timeless**, distinctive landmark that **integrates harmoniously** with its surroundings and adjacent 5-star properties while delivering a **world-class luxury experience** with innovative and aesthetically pleasing elements for both hospitality and residential spaces.



LOCAL LONG-LASTING MATERIALS

The project should use **long-lasting**, low-maintenance materials suited for coastal conditions, emphasizing **Mediterranean** influences, while implementing strategies to protect against environmental factors like salt, humidity, and wind.



CONSTRUCTION EFFICIENCY

The design should ensure **efficient**, high-quality construction that **meets budget and timeline** constraints, optimizing functionality to enhance the guest experience while maintaining **ease of construction**.

DEFINING LUXURY



LOCATION

Prime location 500m from the beach.



AMENITIES/CONVENIENCE

Exclusive amenities and services associated with luxury residences.



SPACIOUSNESS

Spacious apartments with impressive spatial qualities.



DESIGN EXCELLENCE

Fully integrated and thought-through design; even signage should be coordinated with the architecture.



SIMPLICITY

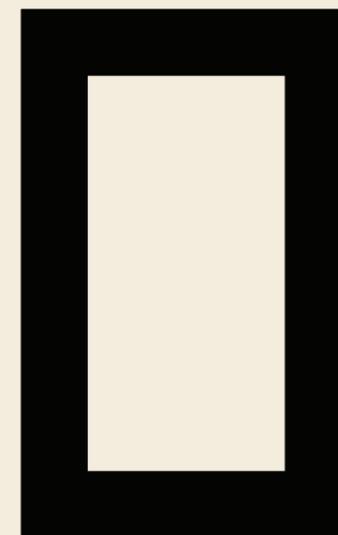
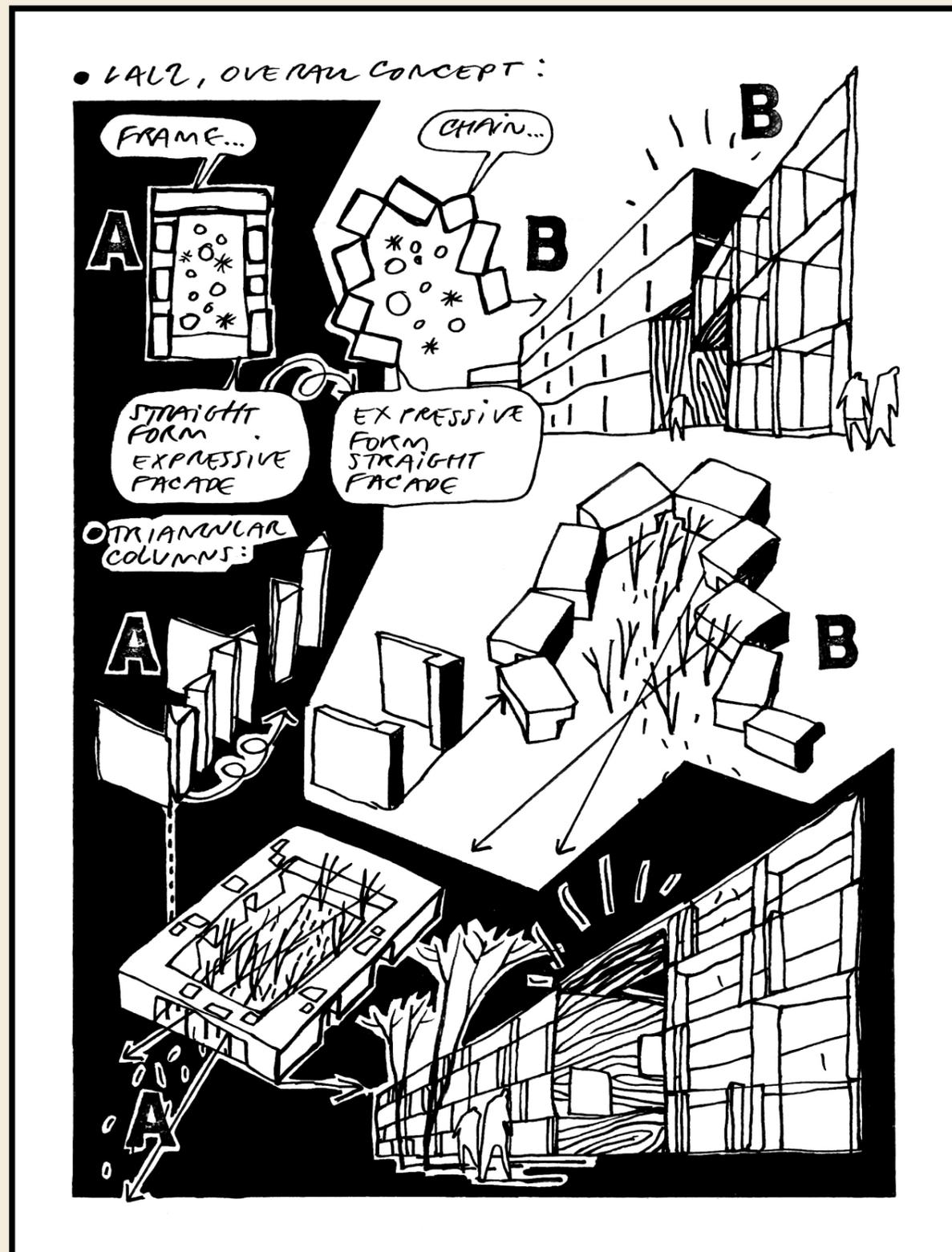
Simplicity radiates luxury and encourages appreciation of materials and details.



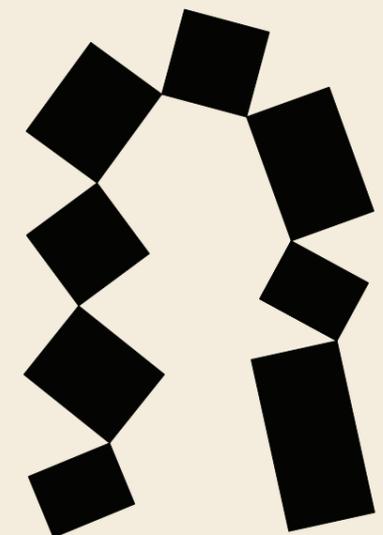
MATERIALS

Exclusive and luxurious materials.

MAIN IDEA | THE FRAME & THE CHAIN

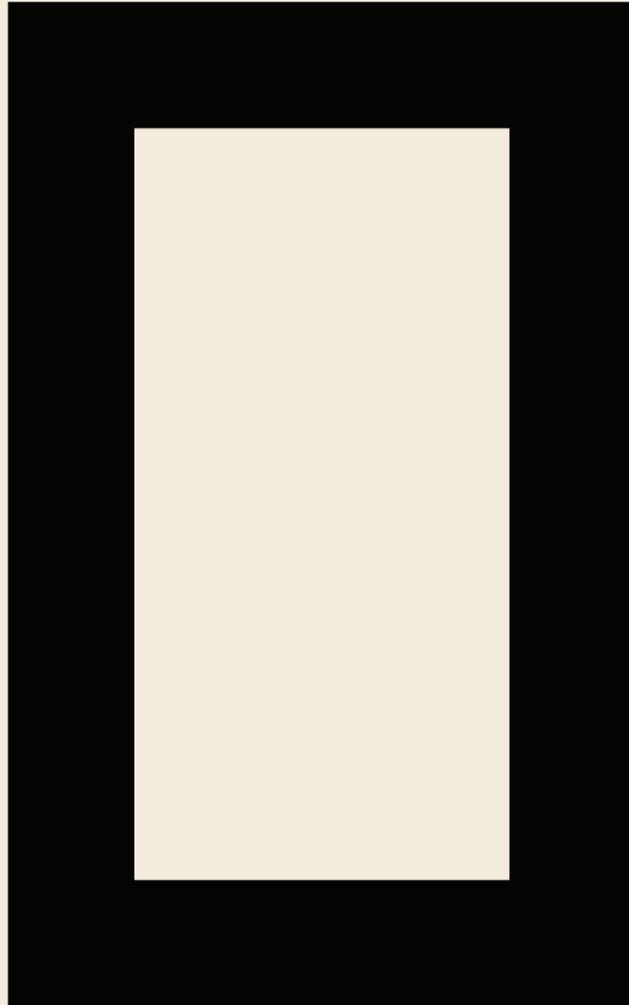


The Frame
Korniza



The Chain
Gjerdani

THE FRAME | KORNIZA



THE FRAME | KORNIZA

The concept employs a **sophisticated** frame layout, **elegantly** preserving the central grove of stone pine trees.

Buildings surround this lush core, using **exquisite** materials—marble, wood, and natural stone—to create an impeccable, **timeless** atmosphere of refined **luxury**.

KOSTANDIN SHPATARAKU



DOMINIQUE PERRAULT | NATIONAL LIBRARY OF FRANCE



PRESERVING TREES



THE FRAME | INSPIRATION



CENTRAL PARK, NEW YORK



GREEK TEMPLE



MEDITERRANEAN COURTYARD



THE FRAME | KORNIZA



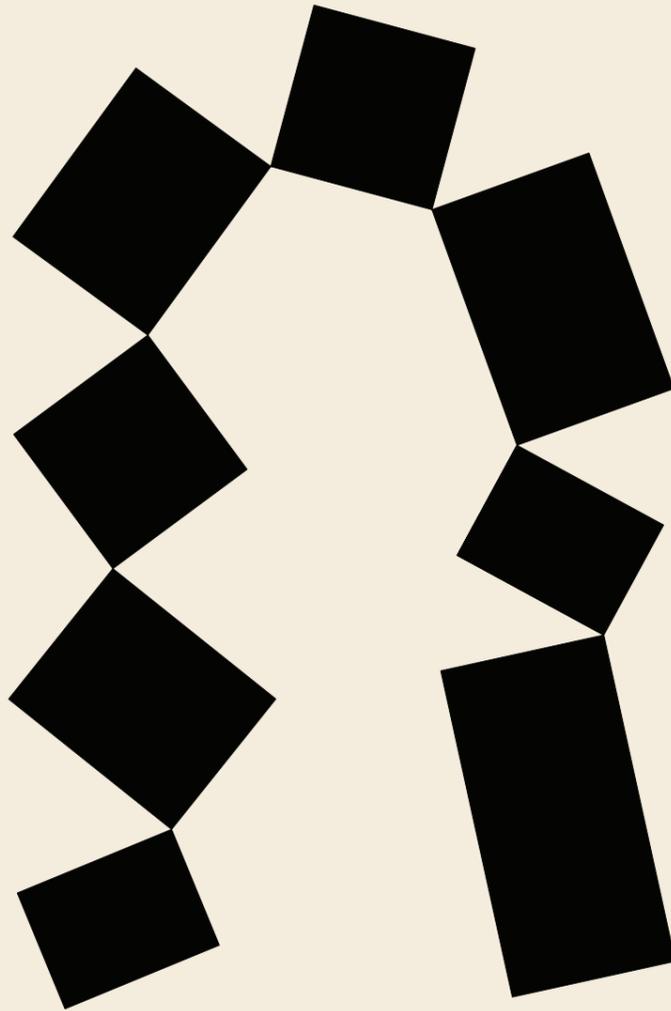
THE FRAME | FACADE EXPRESSION



THE FRAME | FACADE EXPRESSION



THE CHAIN | GJERDANI



THE CHAIN | GJERDANI

The concept evokes an **exquisite necklace**, with buildings gently touching at their edges and subtly rotated to create an **elegant, dynamic composition**.

Carved ground-floor openings encourage seamless pedestrian movement, while **opulent, timeless materials** enhance the refined aesthetic experience.

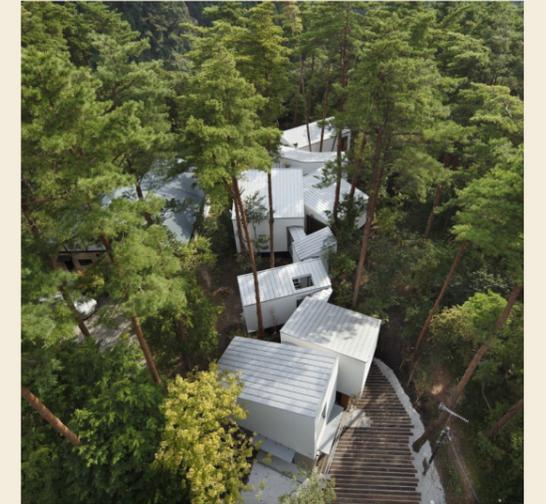
THE CHAIN | INSPIRATION



JØRN UTZON | FREDENSBORGHUSENE



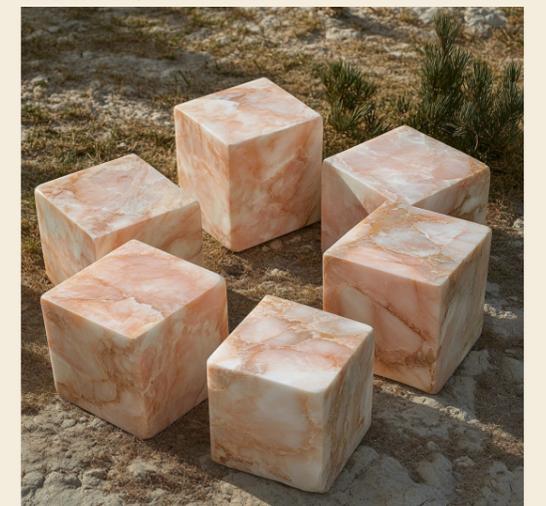
THE CHAIN | INSPIRATION



ABDURRAHIM BUZA | ALBANIAN DANCERS



THE CHAIN | INSPIRATION



THE CHAIN | INSPIRATION



MICHAELANGELO | THE CREATION OF ADAM



THE CHAIN | GJERDANI



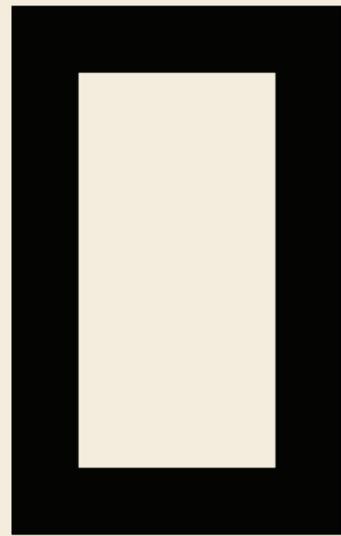
THE CHAIN | FACADE EXPRESSION



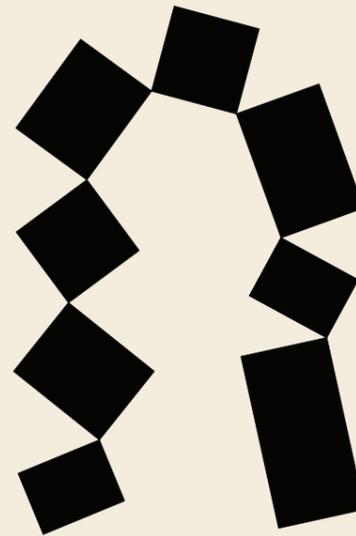
THE CHAIN | FACADE EXPRESSION



ADDITIONAL CONSIDERATIONS



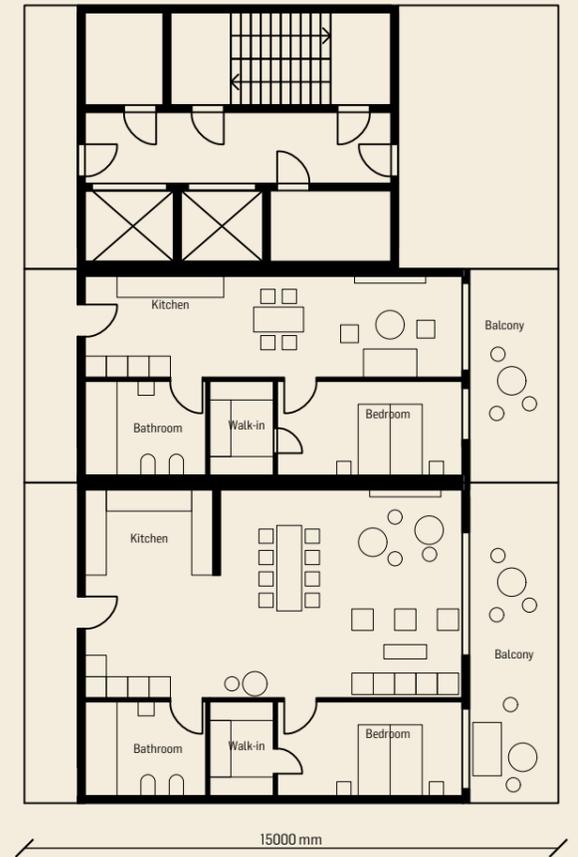
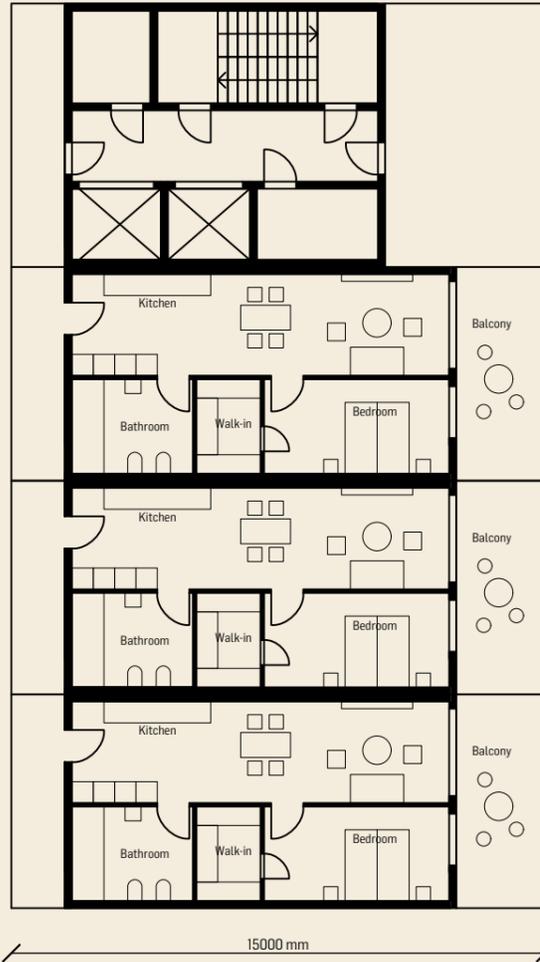
The Frame
Korniza



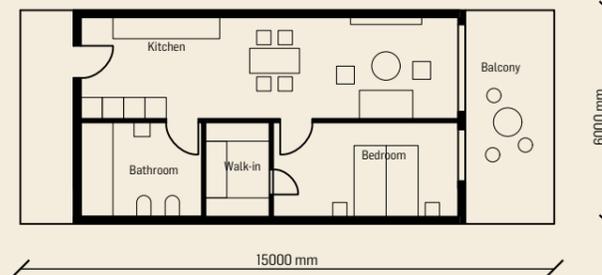
The Chain
Gjerdani

THE FRAME | OPT 1

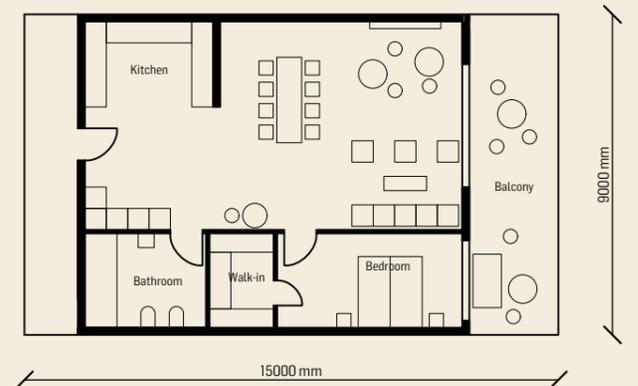
Storeys = 4
Width = 15 m
Rooms on one side of the hallway



65 - 80 m2
Apartment

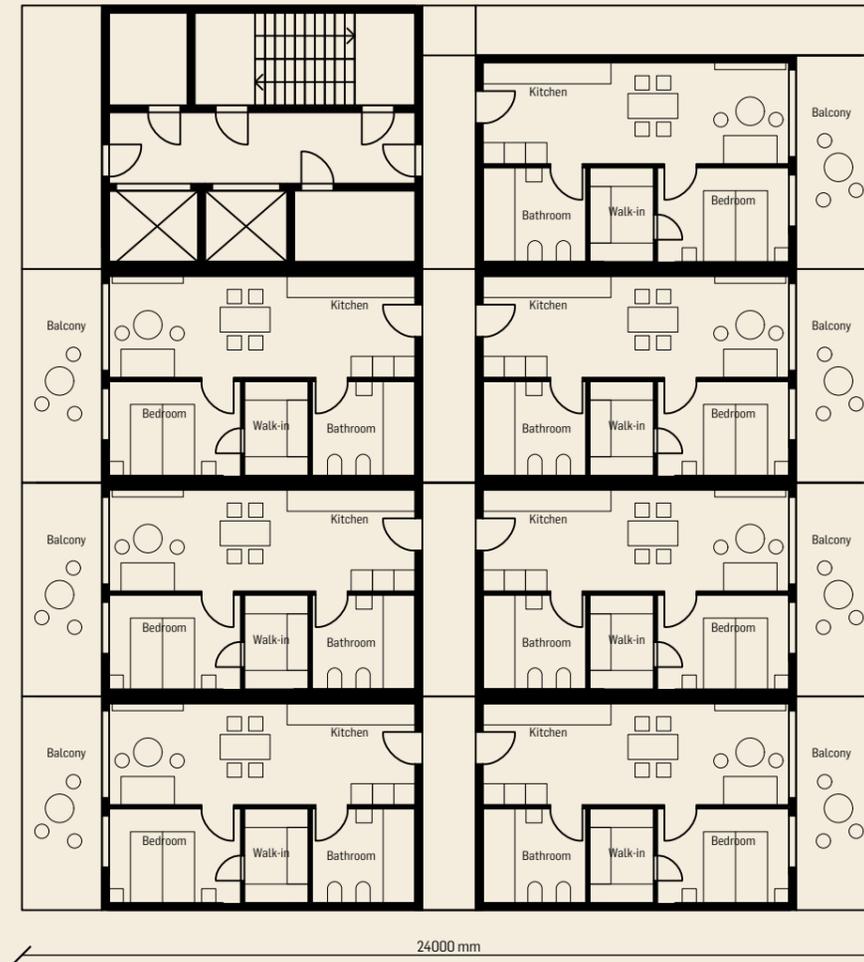


120 - 120 m2
Apartment

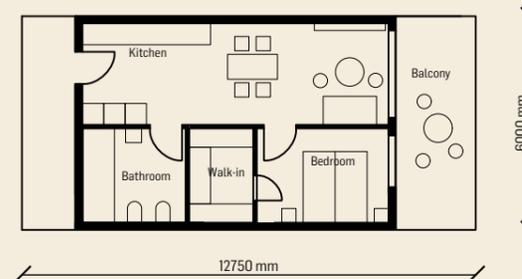


THE FRAME | OPT 2

Storyes = 3
Width = 24 m
Rooms on both sides of the hallway



55 - 65 m2
Apartment



PARKING & FLOW

The Frame | Parking spots = 180

The Chain | Parking spots = 300



