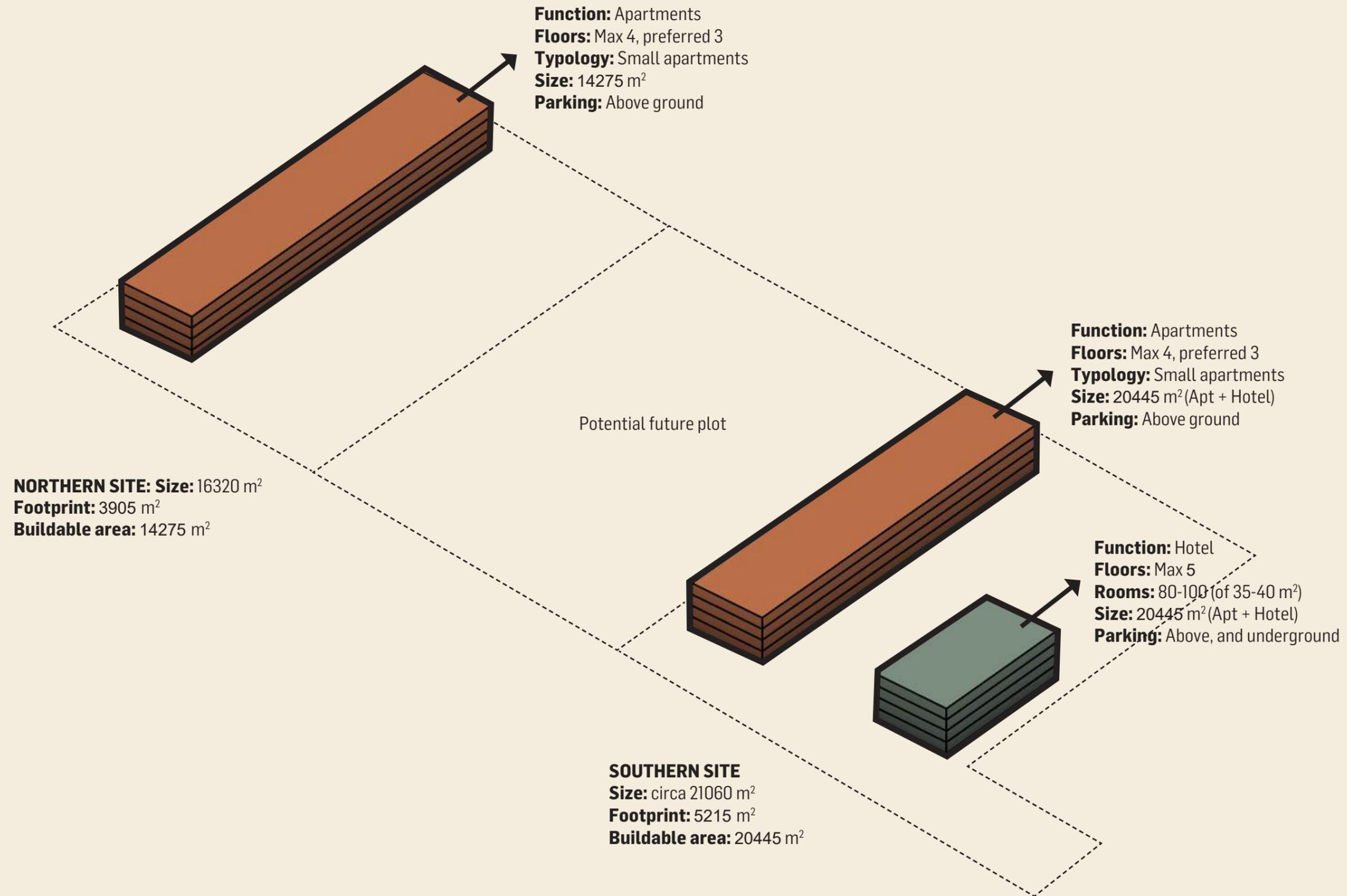


GJERDANËT

CONCEPT DESIGN



PROJECT 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

500 m



NORTH SITE



SOUTH SITE



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.

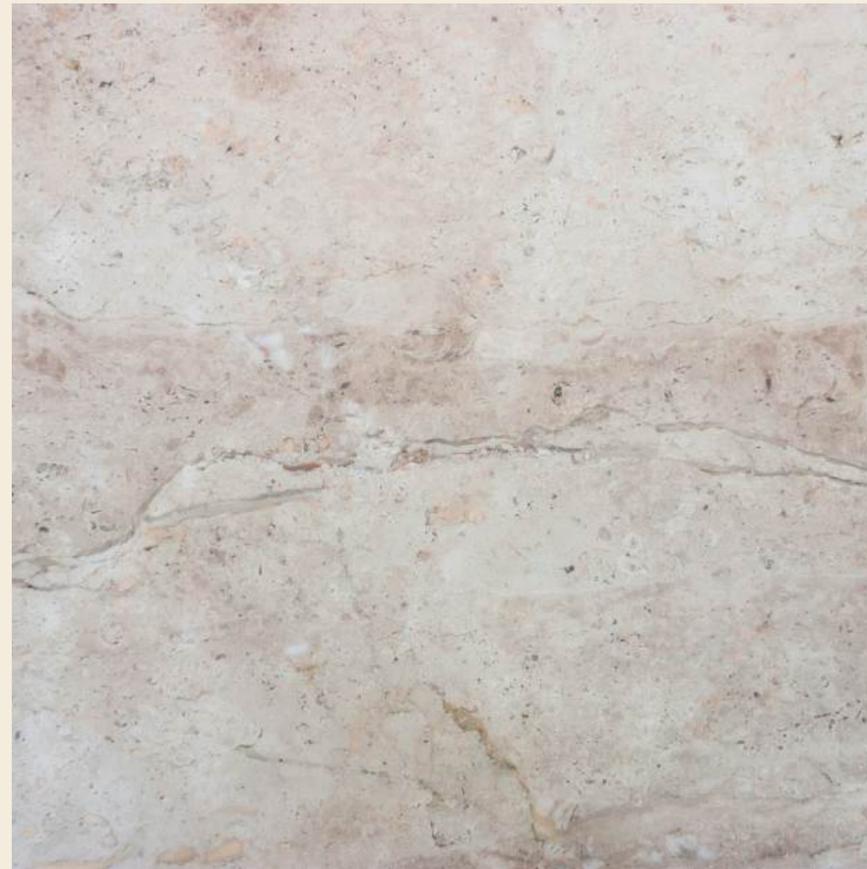


KEY DESIGN ASPIRATIONS



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

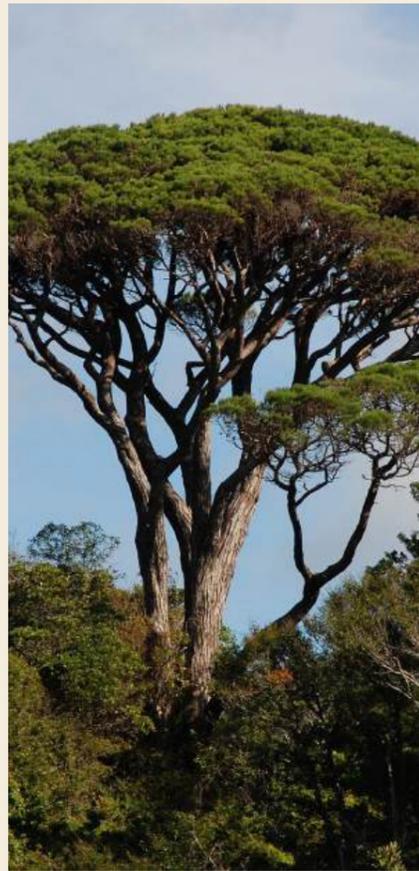
The project should use **long-lasting**, low-maintenance materials suited for coastal conditions, emphasizing **Mediterranean** influences, while implementing strategies to protect against environmental factors like salt, humidity, and wind.



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 stial qualities.



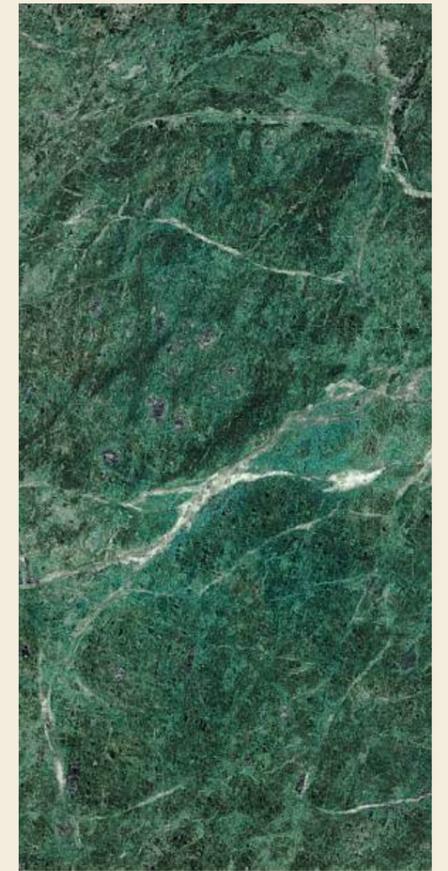
DESIGN EXCELLENCE

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



SIMPLICITY

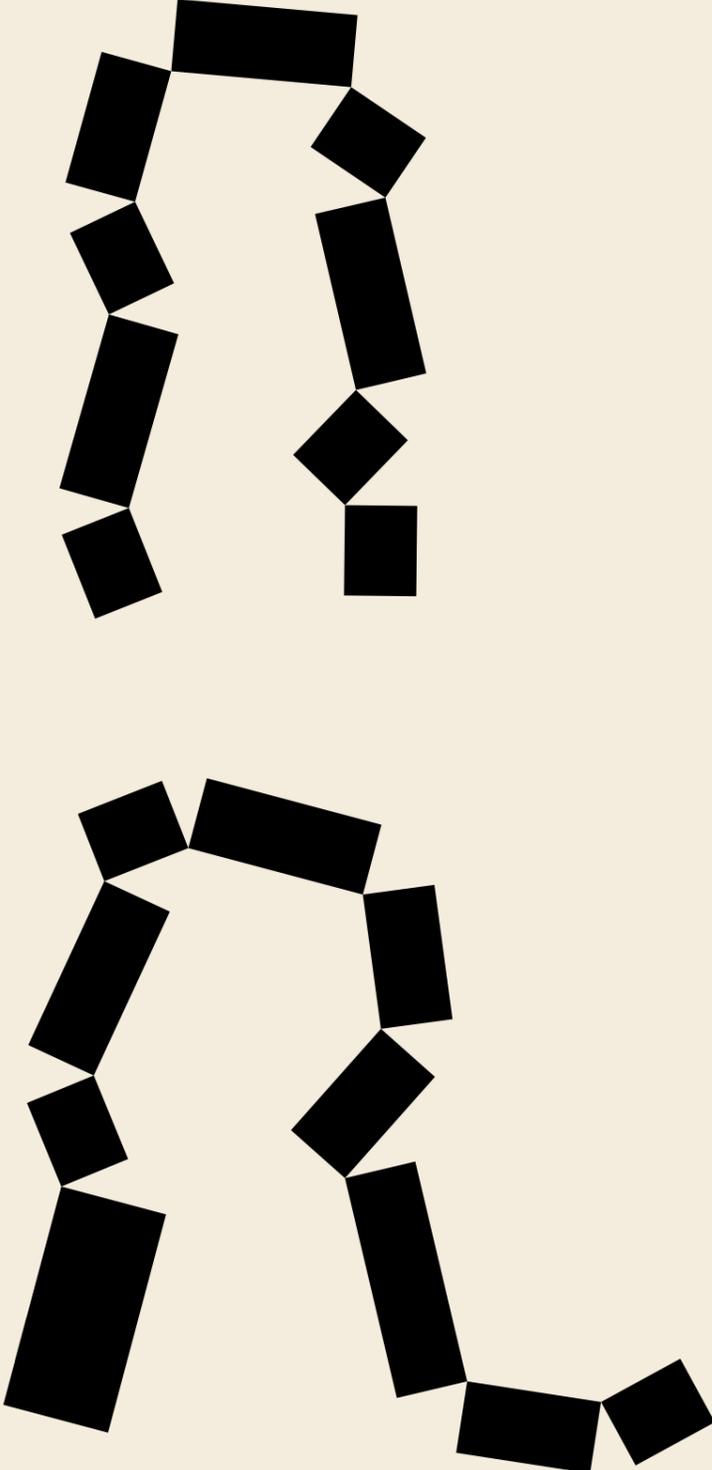
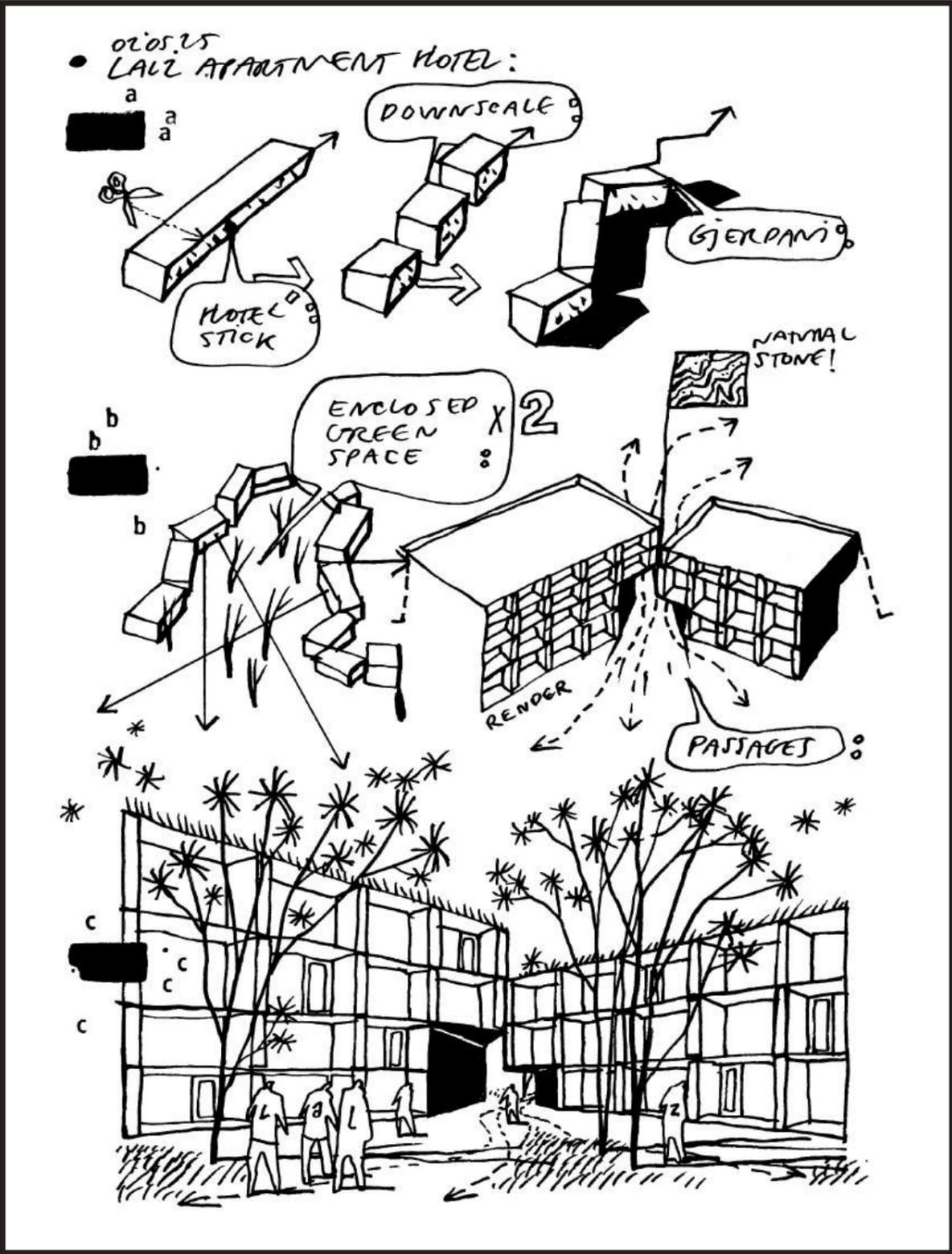
Simplicity radiates luxury and encourages appreciation of materials and details.



MATERIALS

Exclusive and luxurious materials.

MAIN IDEA | THE CHAINS



THE CHAINS | GJERDANËT

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



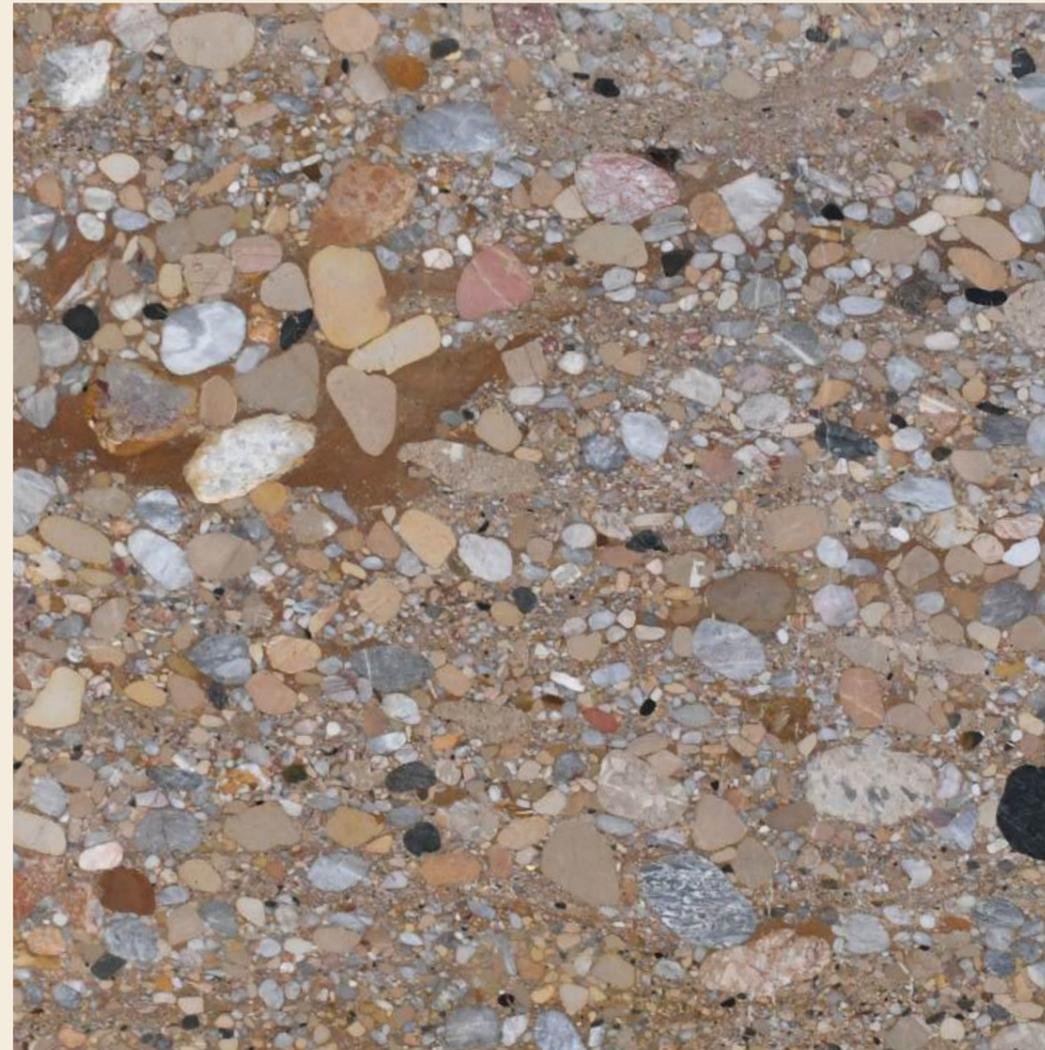
GJERDANËT | MATERIALS MOODBOARD

The project employs a carefully curated palette of three primary materials. **Natural stone** is used to define the columns and transitional passages. **Render** provides a smooth, clean surface that contrasts elegantly with the stone. **Colored concrete** introduces a vibrant, contemporary touch to the remaining architectural elements.

RENDER



NATURAL LOCAL STONE (E.G. CEPPO)



NATURAL LOCAL STONE (E.G. CEPPO)



RENDER



NATURAL LOCAL STONE (E.G. CEPPO)



COLORED CONCRETE



COLORED CONCRETE



GJERDANËT | MASTERPLAN



GJERDANËT | ONE BEDROOM APARTMENTS



GJERDANËT | ONE BEDROOM APARTMENTS



GJERDANËT | PASSAGES



GJERDANËT | TWO BEDROOM APARTMENTS



GJERDANËT | HOTEL AND POOL AREA



GJERDANËT | HOTEL ROOFTOP



GJERDANËT | PASSAGES AND WAYFINDING

The various passages across the masterplan will be clad in **natural stone**, with each one featuring a **distinct color**.

This subtle variation not only gives each passage a **unique character**, but also acts as an intuitive **wayfinding element**, helping users navigate the building through material cues.



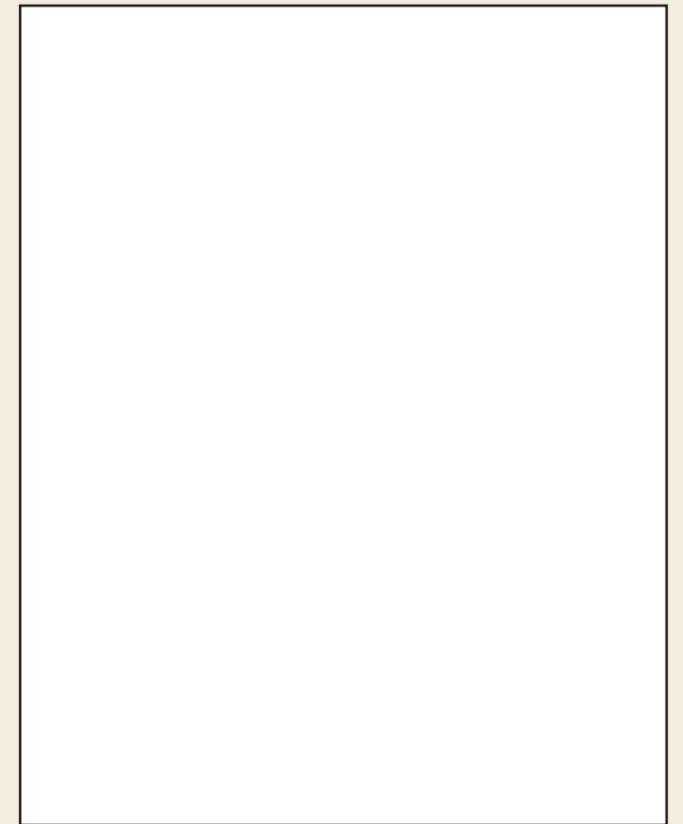
NATURAL LOCAL STONE - TYPE 1



NATURAL LOCAL STONE - TYPE 2



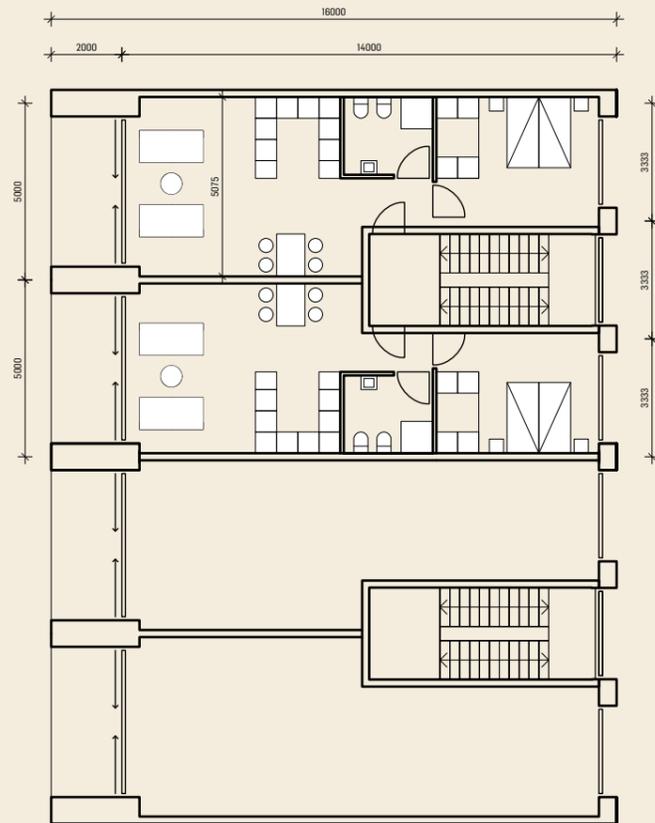
NATURAL LOCAL STONE - TYPE 3



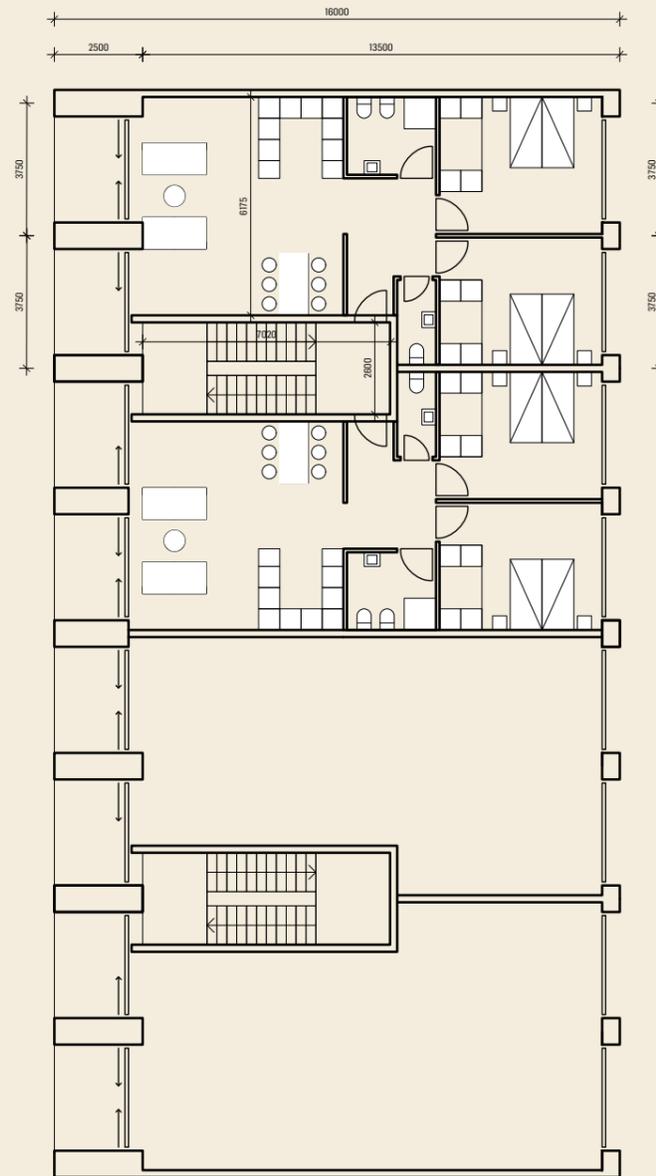
ETC.

GJERDANËT | APARTMENT/ROOM TYPOLOGIES

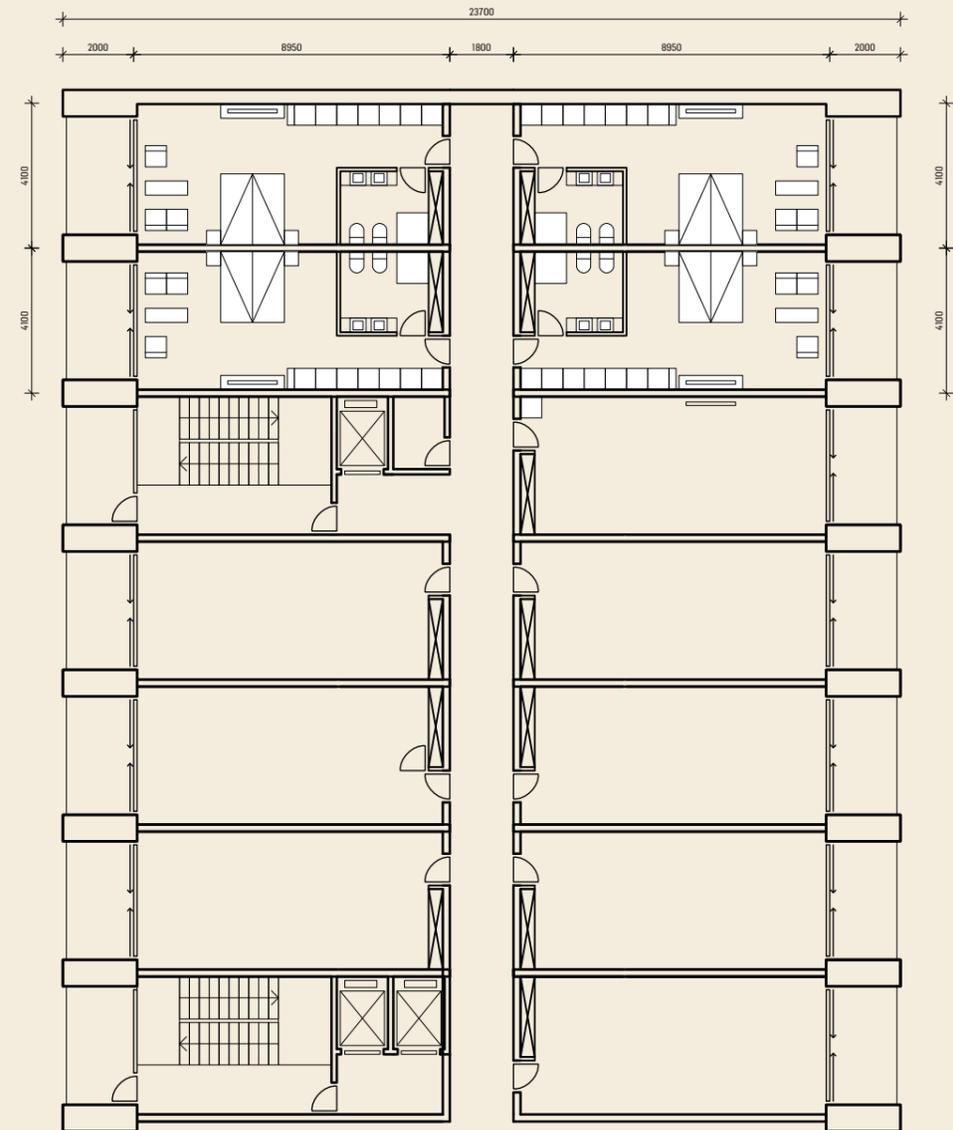
One bedroom apartments



Two bedroom apartments



Hotel rooms



GJERDANËT | PARKING & FLOW

Northern site | Parking spots = 150

Southern site | Parking spots = 150 (+ underground)



GJERDANËT | PROJECT STATISTICS

NORTHERN SITE (APARTMENTS)

Plot area = 16320 m²

Total above-ground built area = 14275 m²

F.A.R = 0.87

Max building height = 14 m

Number of floors above ground = 3-4

Number of floors under ground = 0

SOUTHERN SITE (APARTMENTS + HOTEL)

Plot area = 21060 m²

Total above-ground built area = 20445 m²

F.A.R = 0.97

Max building height = 18 m

Number of floors above ground = 3-5

Number of floors under ground = 1 (underground parking and spa for the hotel)

TOTAL (NORTHERN + SOUTHERN SITE)

Plot area = 37380 m²

Total above-ground built area = 34720 m²

F.A.R = 0.92

