MARINA ORIKUM



Orikum, Vlorë-Albania

ALBANIA'S NEW MEDITERRANEAN LANDMARK

Luxury Residences • World-Class Marina • Five-Star Hospitality



A New Milestone by Concord Group

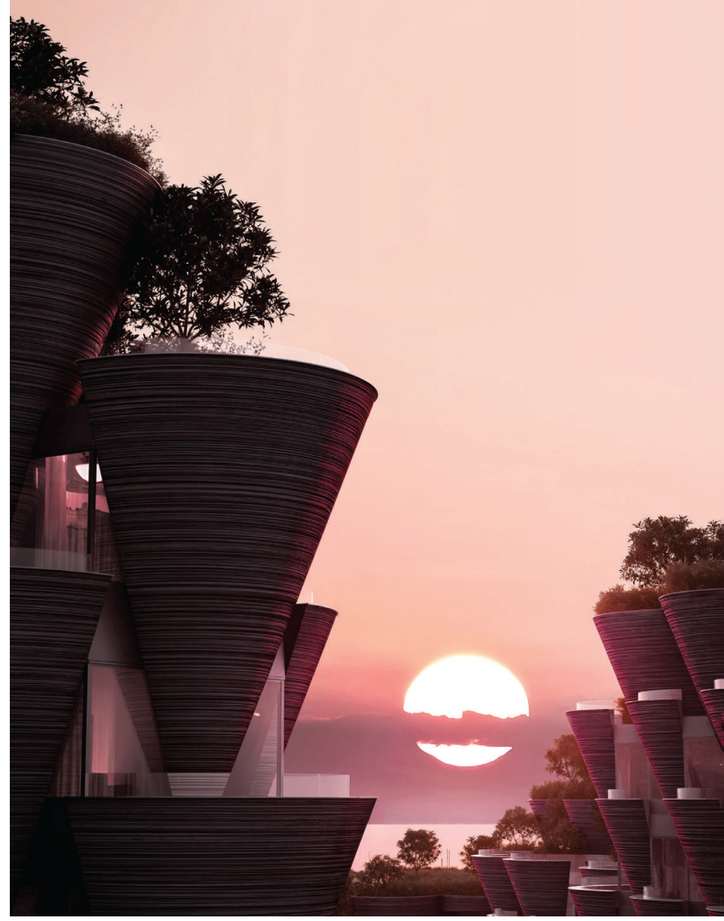
For over 35 years, Concord Group has been shaping Albania's urban and coastal landscape through landmark developments that reflect vision, integrity, and enduring quality. As one of the country's largest investment groups, its legacy spans some of Albania's most significant projects, setting benchmarks in design, construction, and long-term value.

Built on lasting client relationships and an unwavering commitment to excellence, Concord Group has earned a reputation for reliability, transparency, and professional execution. Every development is guided by the same philosophy: creating exceptional places that stand the test of time while delivering confidence and lasting value to those who invest in them.



Anchored in Excellence

Albania’s largest marina destination combining luxury residences, world-class yachting, five-star hospitality and premium coastal living in the heart of the Albanian Riviera, creating an elite hub for international business, luxury tourism, investment opportunities, and exclusive lifestyle experiences.





Key Facts

- 800+ Yacht Berths
- 1,000+ Residences
- 5-Star Hotel
- Private Beaches
- Yacht Club
- Retail & Premium Services
- Designed by Chris Precht
- Orikum, Vlorë

PROJECT OVERVIEW





A New Destination for Living, Tourism and Investment

Marina Orikum is a transformative waterfront development designed to establish a new benchmark for coastal living in Albania and the wider Mediterranean region. Located in the protected waters of Dukati Bay, the project combines one of the Adriatic's largest yacht marinas with luxury residences, five-star hospitality, curated lifestyle experiences and premium leisure facilities. Conceived as an integrated destination rather than a standalone marina, Marina Orikum brings together tourism, residential living and long-term investment opportunities within a single masterplan.

Key Highlights

- Integrated marina destination
- Largest marina ecosystem in Albania
- Luxury residences and villas
- International five-star hospitality
- Yacht Club & Marina Plaza
- Retail, wellness and leisure amenities



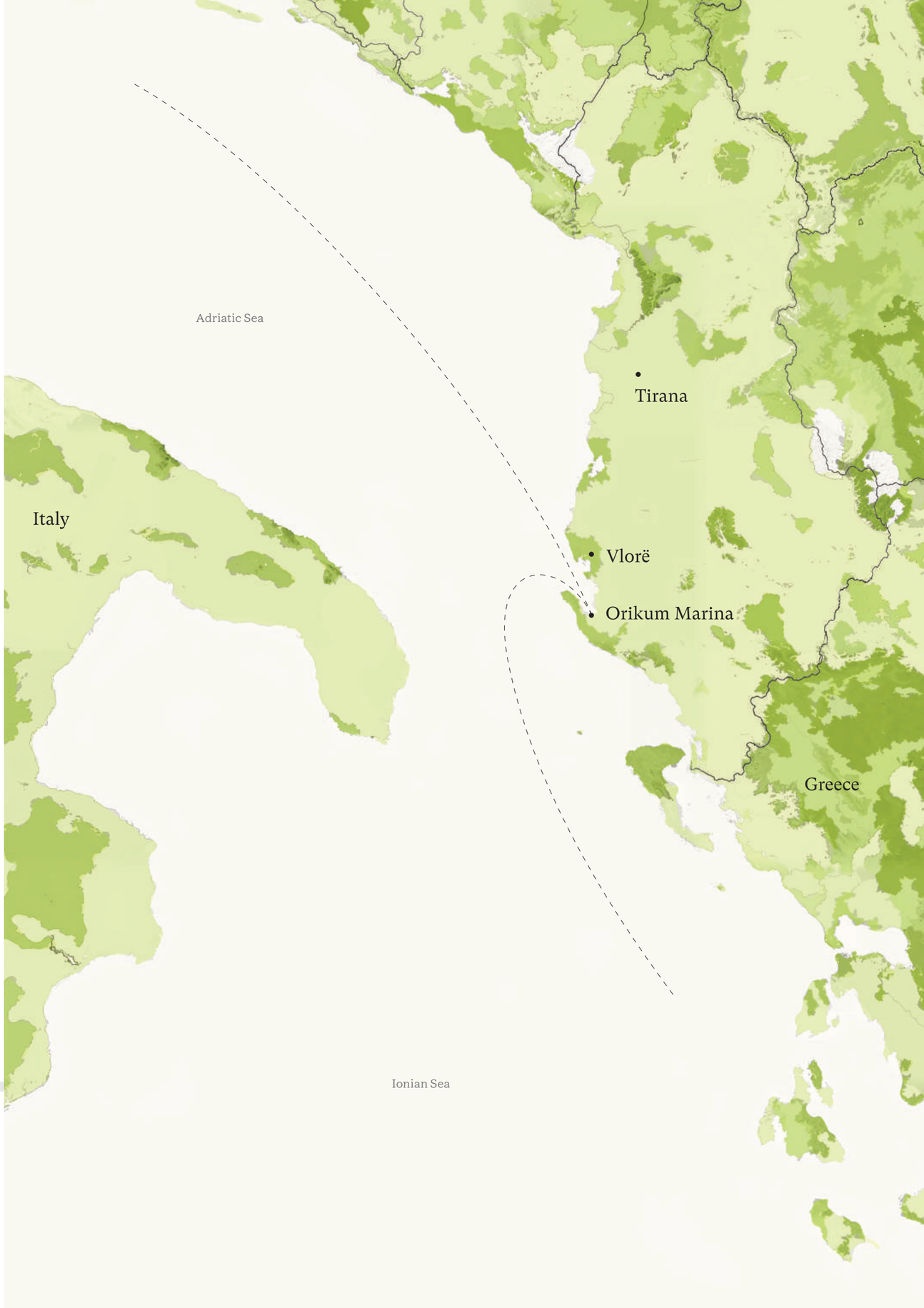
WHY MARINA ORIKUM

- Long-term investment value
- International tourism potential
- Strategic Adriatic-Ionian sailing gateway
- Sheltered natural bay with year-round marina conditions
- Direct access to key Mediterranean cruising routes (Italy & Greece)
- A fully integrated destination combining living, hospitality and yachting



PRIME STRATEGIC LOCATION

Positioned within Albania’s fastest-growing coastal tourism corridor and at one of the most strategic maritime locations in the Mediterranean, Marina Orikum serves as a natural gateway between Albania, Italy and Greece. Located within the sheltered waters of Dukati Bay and protected by the Karaburun Peninsula, the marina offers ideal conditions for year-round navigation and coastal cruising. Its proximity to Vlora, the Albanian Riviera and major international airports places the destination within easy reach of both yacht owners and international visitors.





Sailing Connections

- Karaburun - 5 NM
- Sazan Island - 9 NM
- Vlorë - 10 NM
- Grama Bay - 12 NM
- Sarandë - 45 NM
- Corfu - 48 NM
- Brindisi - 75 NM

At the Crossroads of the Adriatic and Ionian Seas

Key Distances

Orikum, Vlorë, Albania

40.3406° N | 19.4725° E

- 20 min to Vlora Downtown
- 35 min to Vlora International Airport
- 2 hrs to Tirana International Airport
- 15 min to Dhërmi & Palasë



THE MARINA



Albania’s Future Yachting Capital

At the heart of the development lies a state-of-the-art marina designed to become one of the largest and most important yachting destinations in the Adriatic. Offering over 800 berths and direct access to some of the Mediterranean’s most sought-after cruising routes, Marina Orikum is envisioned as a year-round maritime hub for yacht owners, charter operators and sailing enthusiasts. The marina is designed to support both leisure and professional marine activities while creating an active waterfront environment that extends beyond boating into hospitality, entertainment and lifestyle.





Key Features

- 800+ yacht berths
- Protected natural harbor
- Direct Adriatic & Ionian access
- Marine services and support facilities
- Charter and sailing opportunities
- International marina destination
- Waterfront promenade
- Year-round operation



YACHT CLUB & MARINA PLAZA





Key Features

- Signature Yacht Club
- Waterfront restaurants and bars
- Event and social spaces
- Exclusive member facilities
- Marina Plaza retail district
- Café terraces
- Gym & wellness facilities
- Community gathering spaces

The Social Heart of Marina Orikum

The Yacht Club and Marina Plaza form the social and entertainment centerpiece of the development. Positioned at the heart of the marina, these spaces bring together dining, leisure, wellness and social experiences in a vibrant waterfront setting. Designed as a destination for both residents and visitors, the Yacht Club creates a unique meeting point where the maritime lifestyle extends beyond the sea and into everyday life, enriched by the “Garden on the Water” concept that introduces layered green terraces and landscaped leisure spaces directly over the marina.



ARCHITECTURE & DESIGN



Architecture Inspired by Wind, Water and Motion

Designed by internationally acclaimed architect Chris Precht, Marina Orikum introduces a distinctive architectural language inspired by sailing vessels, coastal landscapes and organic marine formations, with a design identity shaped by the movement of wind, water and sailing. The composition of the buildings creates a dynamic silhouette that appears to move with changing perspectives, much like a fleet of yachts under sail. Layered terraces, sculptural forms and lush balconies blur the boundaries between architecture and nature while maximizing views, daylight and outdoor living.





The design is based on a strict modular grid system (3.9 / 7.8 m and 5.5 m spacing), combining efficient structural logic with flexible spatial compositions inspired by chess-like rules, coral reef diversity, and the shifting volumes of sailing yachts, resulting in dynamic perspectives and prefabricated, construction-efficient building systems.

Key Design Principles

- Iconic waterfront architecture
- Sculptural, nature-inspired forms
- Sailing-influenced design language
- Seamless integration with landscape
- Panoramic sea views
- Expansive outdoor living spaces
- Sustainable contemporary approach





LIFESTYLE DESTINATION



A New Standard of Coastal Living

Marina Orikum has been conceived as a complete lifestyle ecosystem where every aspect of daily life is connected to the sea. Residents and guests enjoy access to private beaches, wellness facilities, premium dining, retail experiences and recreational spaces, all within walking distance. The development creates an environment where leisure, hospitality and residential living coexist seamlessly, delivering a Mediterranean lifestyle designed for every season.







Key Experiences

- Beachfront living
- Private pools
- Wellness & fitness
- Premium dining
- Retail promenade
- Family experiences
- Recreational spaces
- Sunset waterfront lifestyle

FIVE-STAR HOSPITALITY



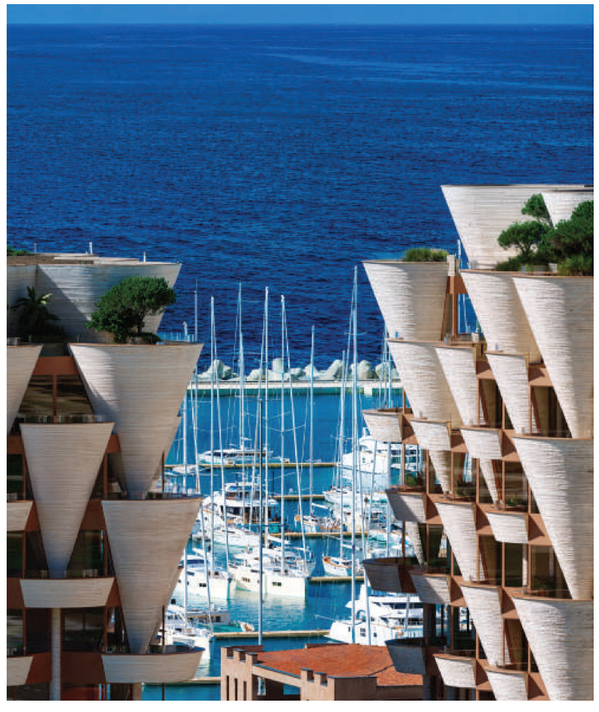


Key Features

- International hotel operator potential
- Luxury accommodation
- Resort amenities
- Spa & wellness
- Fine dining
- Concierge services
- Event facilities
- Integrated resident privileges

Resort Living Every Day

The five-star hotel serves as a cornerstone of Marina Orikum's hospitality offering. Designed to operate alongside the residential components, the hotel elevates the destination with luxury accommodation, premium services and world-class amenities. Residents benefit from direct access to hospitality services typically associated with international resort destinations, creating an elevated living experience throughout the year.





INVESTMENT OPPORTUNITY





A Rare Opportunity in Mediterranean Waterfront Living

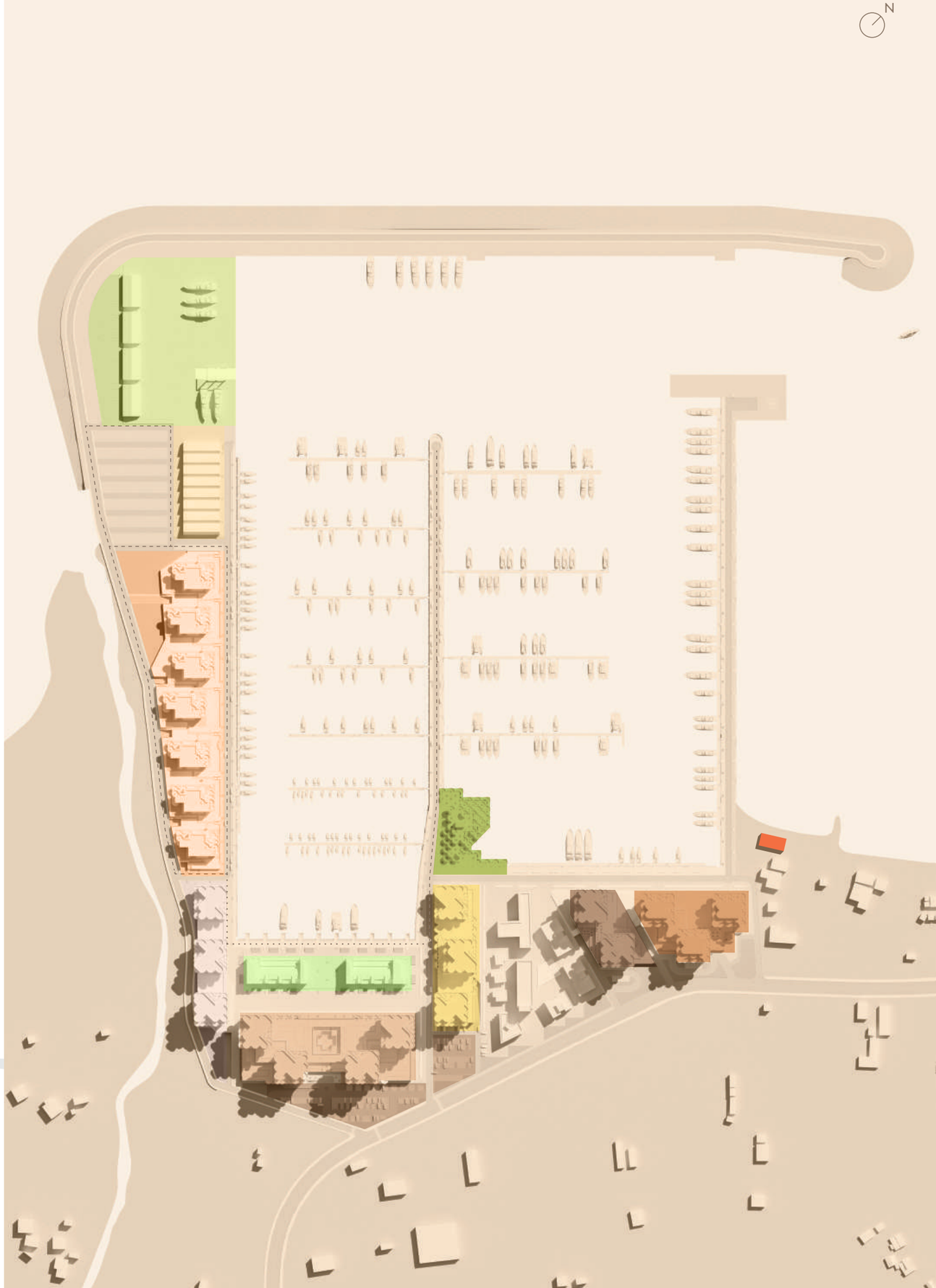
As Albania continues its transformation into a premium Mediterranean tourism market, Marina Orikum represents one of the country's most significant waterfront investment opportunities. Combining strategic location, large-scale infrastructure, international tourism demand and limited comparable marina developments, the project is positioned to generate long-term value through both capital appreciation and growing tourism activity. Its integrated masterplan provides a diversified ecosystem capable of supporting sustainable growth for decades to come.

Investment Drivers

- Strategic Adriatic location
- Growing tourism market
- Limited marina supply
- Large-scale destination development
- International visitor demand
- Premium waterfront positioning
- Long-term capital appreciation
- Upcoming regional landmark



MASTERPLAN



An Integrated Coastal Ecosystem

The Marina Orikum masterplan has been carefully designed to create a balanced relationship between residential living, hospitality, yachting and public amenities. Every component contributes to a walkable waterfront destination where residents, visitors and boat owners experience seamless connectivity between land and sea.





Masterplan Components

- Marina
- Yacht Club
- Marina Plaza
- 5-Star Hotel
- Luxury Residences
- Twin Towers
- Villas
- Boutique Hotel
- Sport Center
- Retail District
- Wellness Facilities
- Beach Areas

CONSTRUCTION TIMELINE



Phase 1

Marina Infrastructure & Waterfront

Phase 2

Marina Plaza & Yacht Club





Phase 3

Residential Buildings

Phase 4

5-Star Hotel & Lifestyle Facilities





Phase 5

Final Delivery & Full Destination Activation

THE RESIDENTIAL COLLECTION

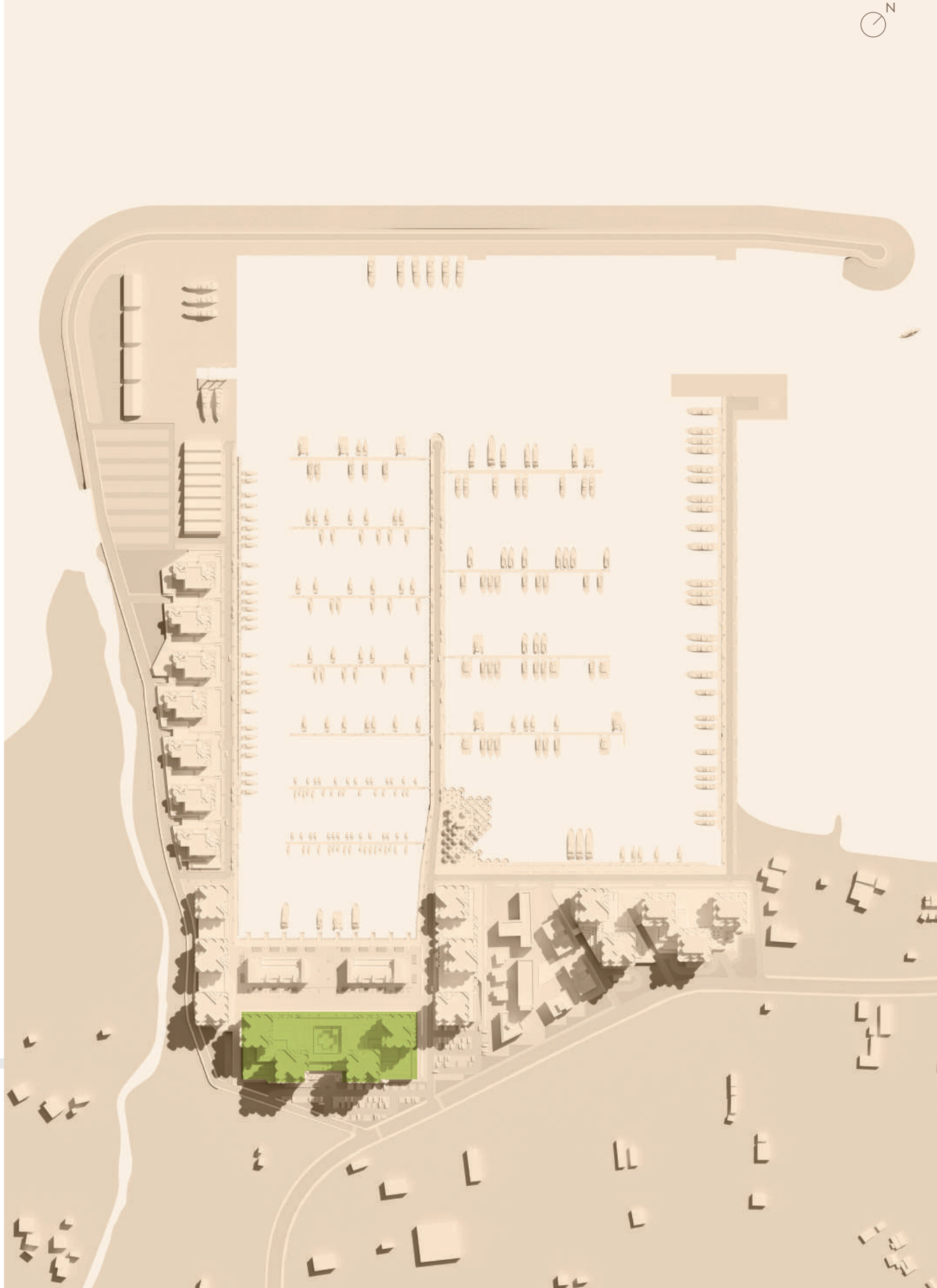


The Most Exclusive Address on the Coast

Marina Orikum offers a collection of over 1,000 residences, ranging from luxury apartments across different areas of the masterplan to exclusive private waterfront villas. The residential portfolio includes a variety of unit types, layouts and locations, providing a diverse selection of living and investment opportunities within the destination. Residents are provided with dedicated yacht berthing opportunities within the marina, creating a seamless connection between home ownership and life at sea.

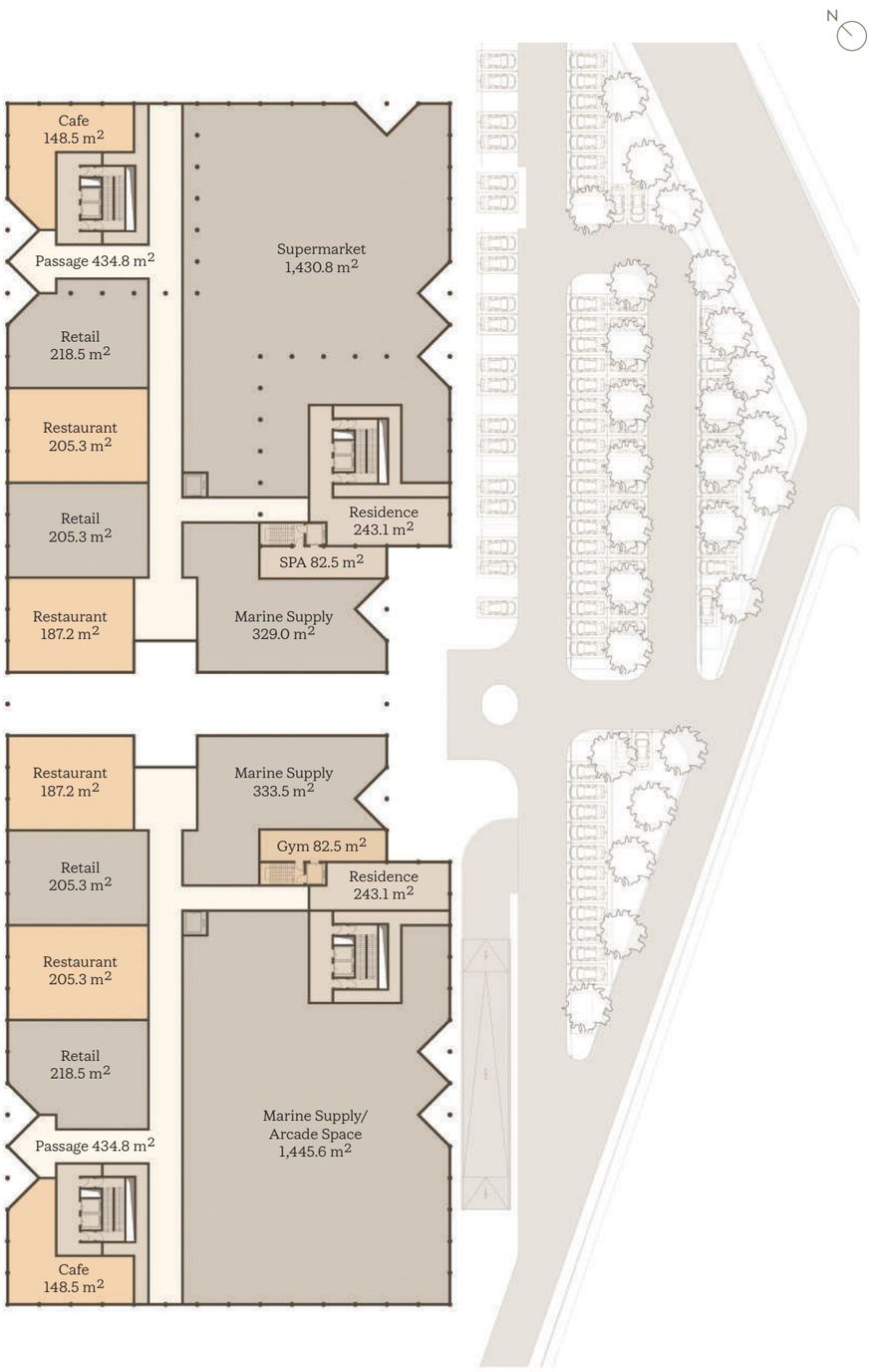


CENTRAL BUILDING



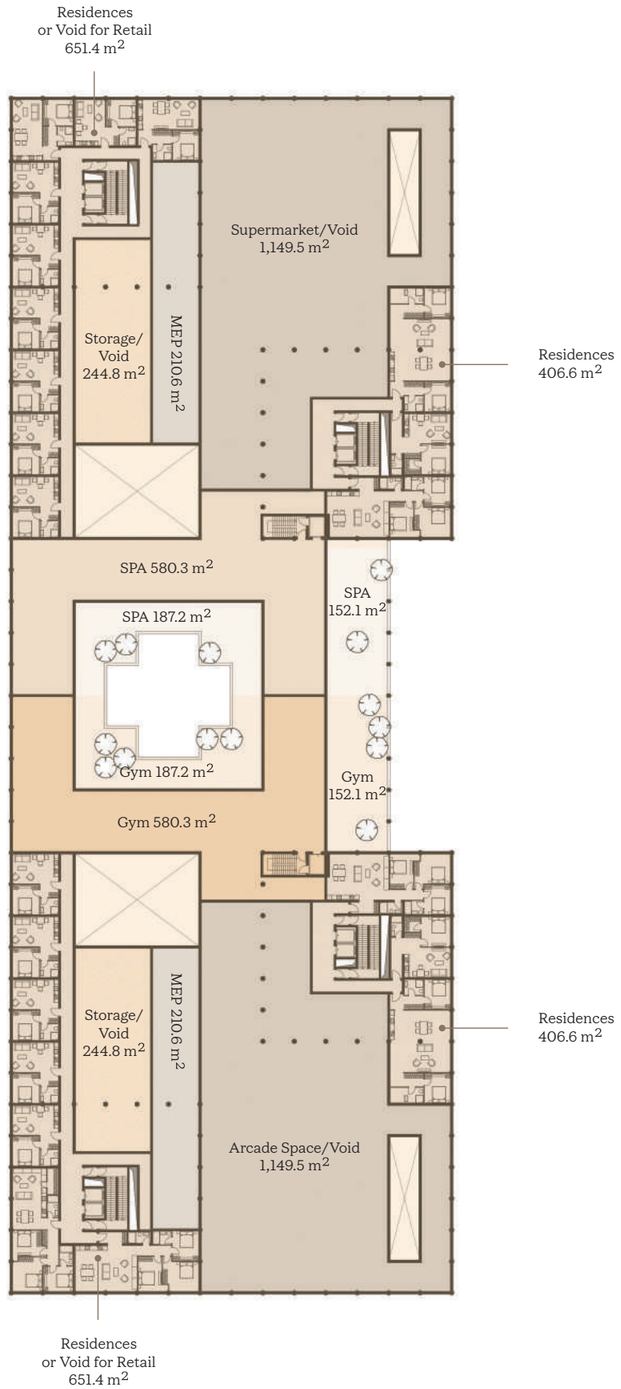
Level 1

The ground floor will provide a supermarket and marine supply stores to the south and F&B and retail outlets to the Marina Plaza in the north.



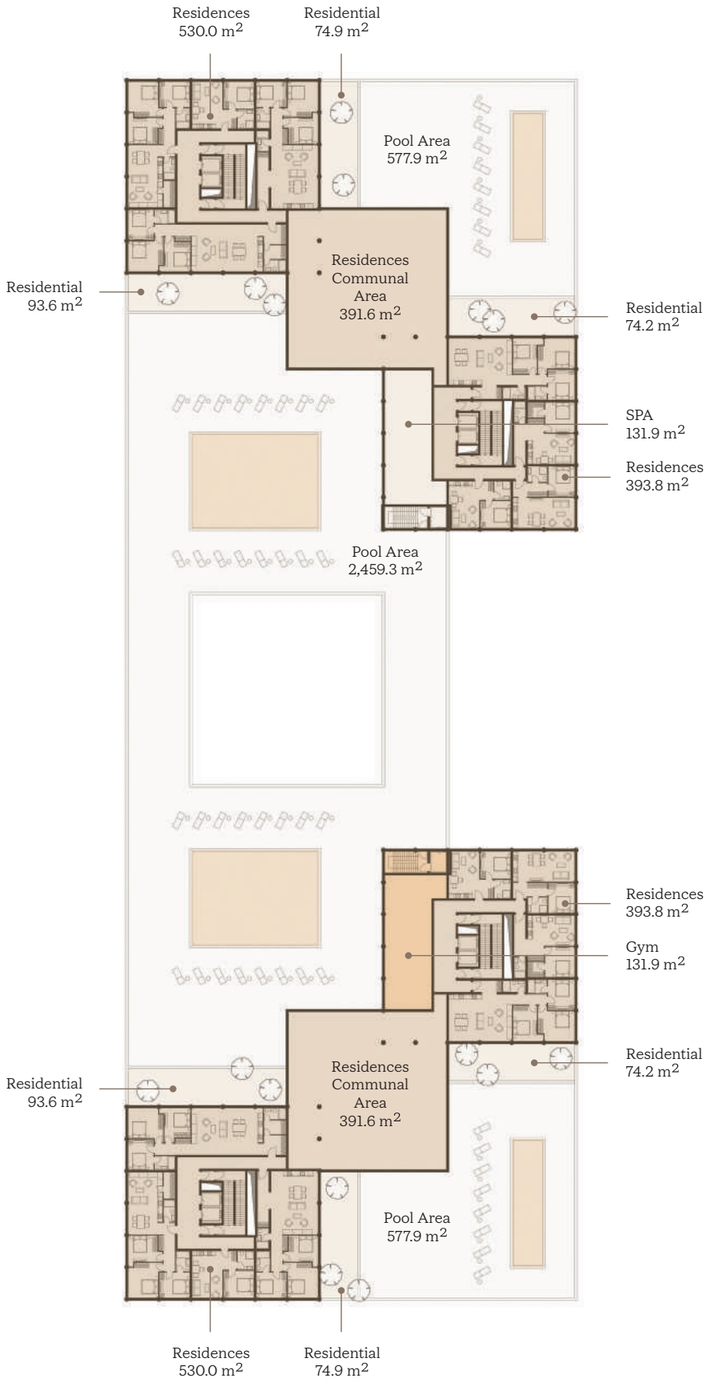
Level 2

Level two can offer either apartments along the plaza front or double story retail and F&B. On the south side the supermarket and the large marine supply store could have double storey heights. Around the central yard a Spa and Gym can be placed.



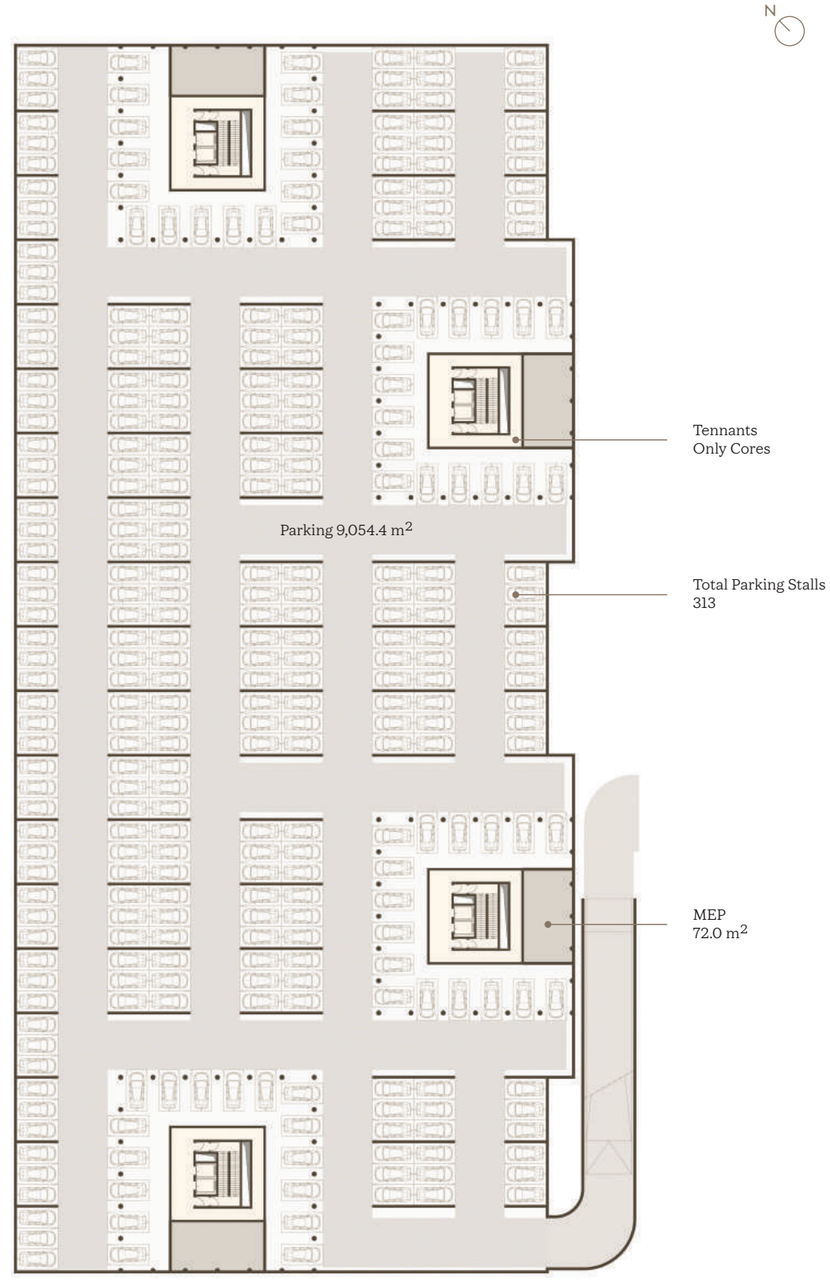
Level 3

Level 3 is considered as tennant only pool deck. Small gardens create privacy between the apartments and the pool area.



Level -1

Tennant only parking. On Level -1 we provide 313 stalls for an estimated 230 apartments.



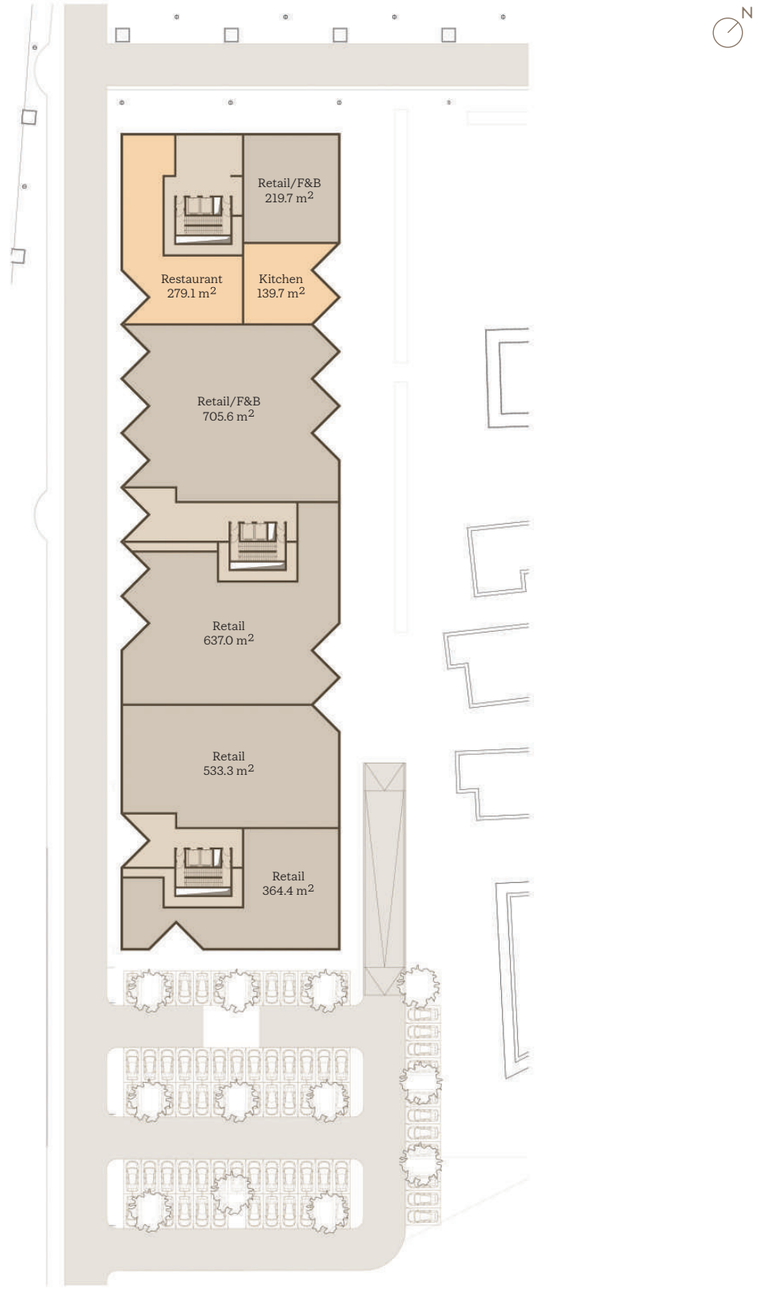


EAST APARTMENTS



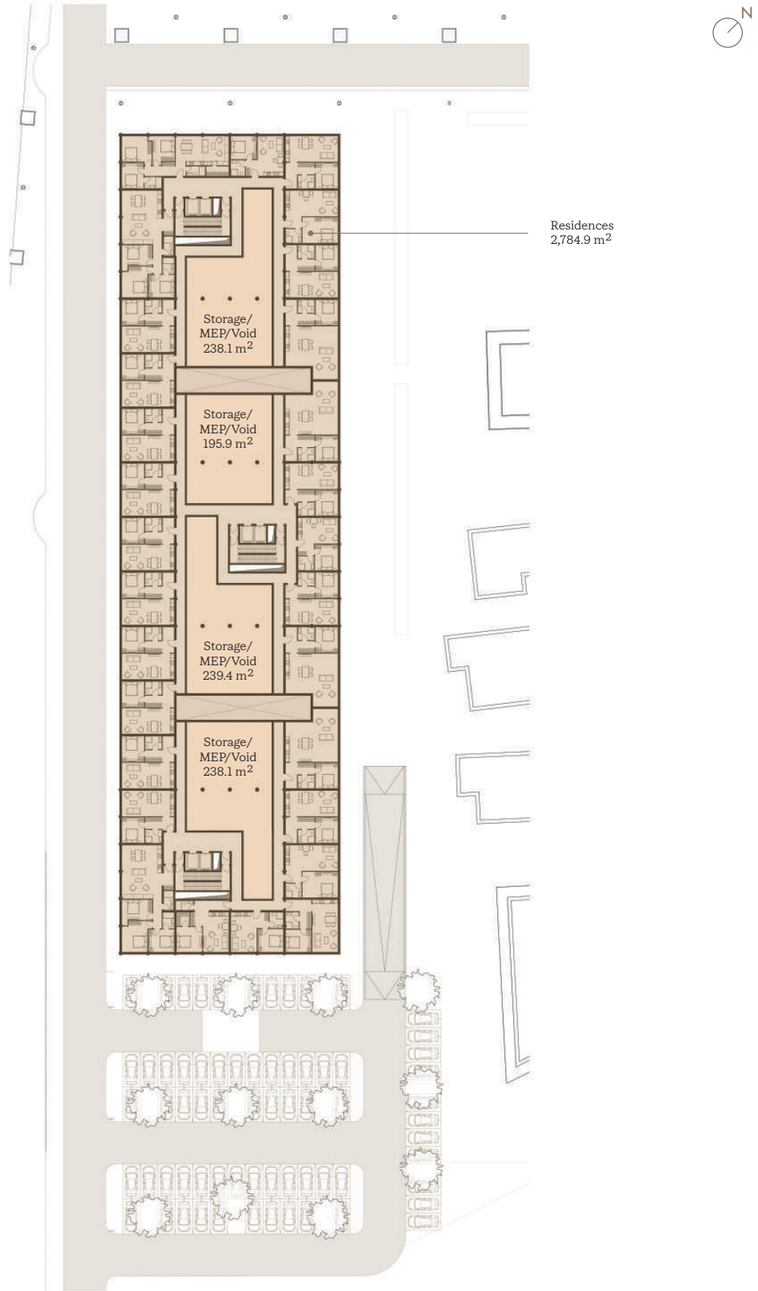
Level 1

The East Apartments are currently outside of the property boundary, but in the final development stage of the Marina the land and apartments shall be added to complete the ensemble. The ground floor of the eastern apartments will see most foot traffic from people accessing the central pier of the Marina. We therefore placed prodominantly retail spaces on the ground floor. Alternatvely some Marine Exhibition spaces could be considered.



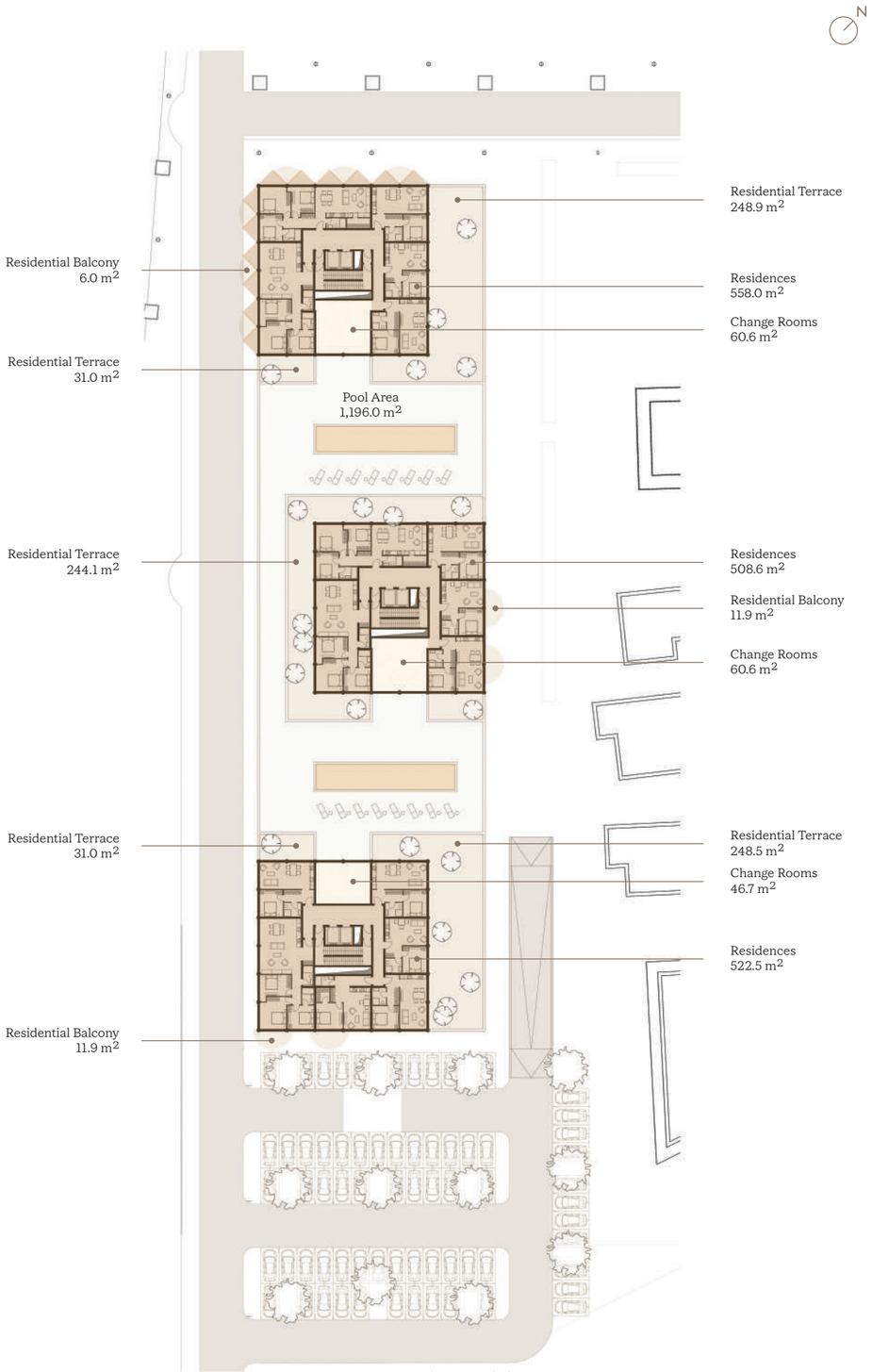
Level 2

The podium level 2 provides apartment spaces, The centre of the podium would be too deep to receive daylight, but could offer either storage facilities or Double height spaces for the ground floor retail.



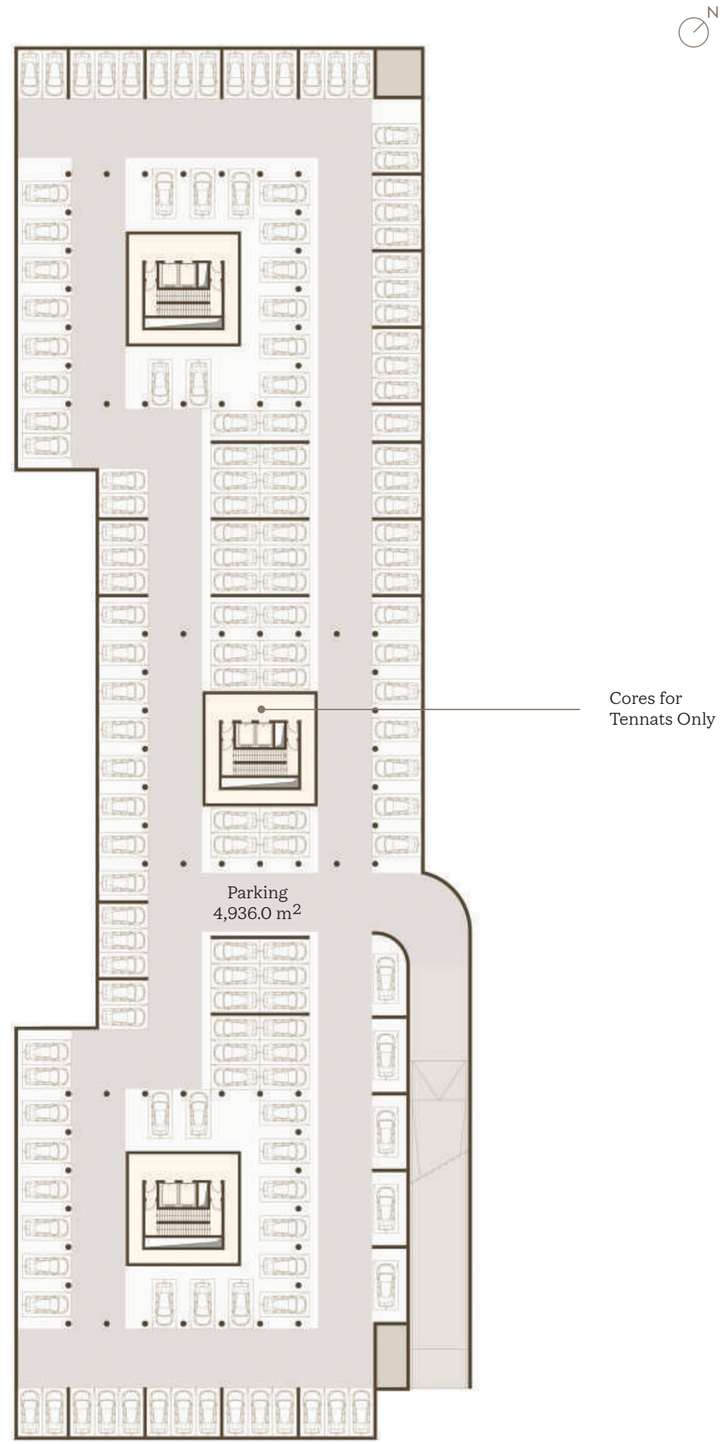
Level 3

Like for the central building, the level 3 is reserved for tennants only pool decks.



Level -1

The basement offers 150 tennants only parking stalls for 117 apartments.

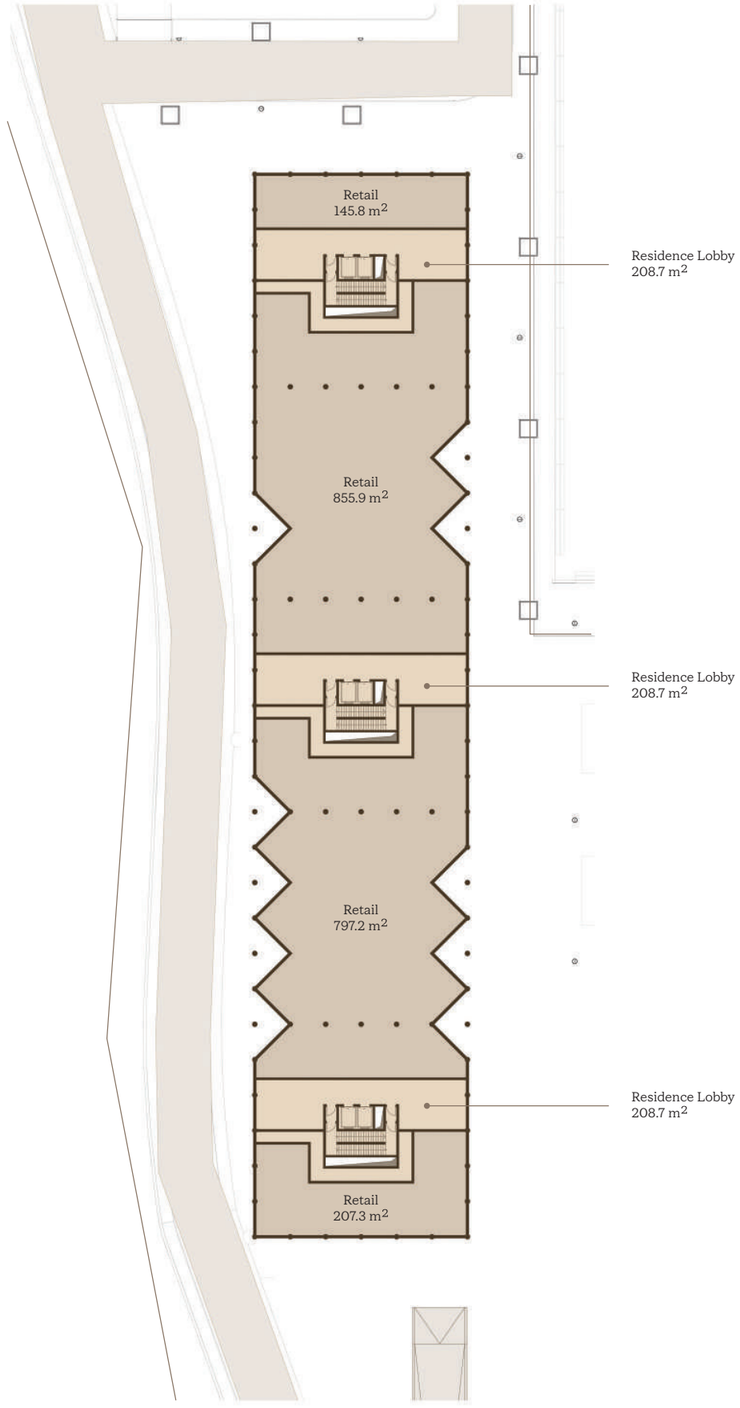


WEST APARTMENTS



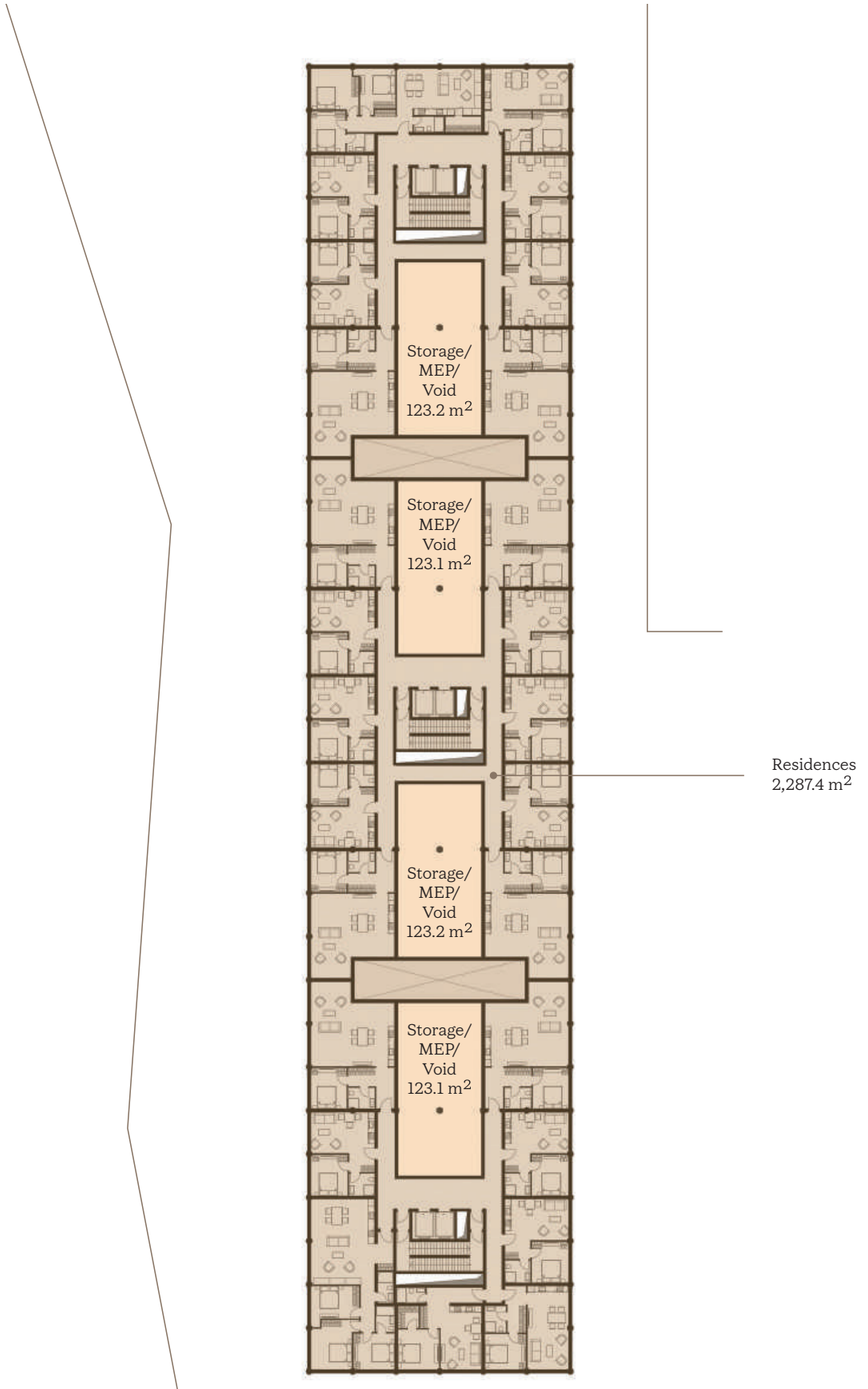
Level 1

The Podium of the Western Apartments shall be utilized for Marina management and other marine facilities like sailing schools and charter companies.



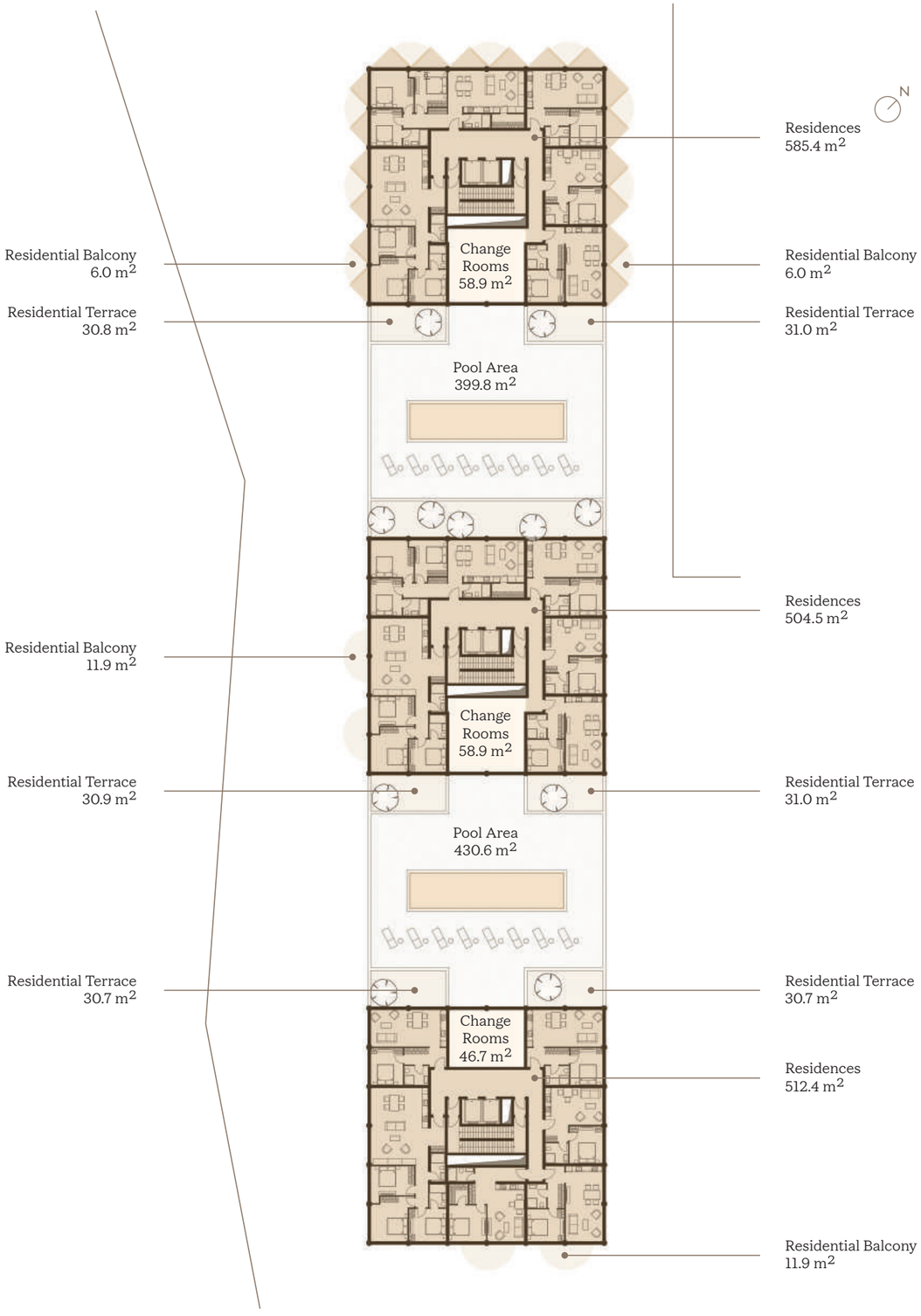
Level 2

Like on the Eastern Apartments level 2 can be apartments with a core of storage facilities. MEP rooms, or double storey spaces for the retail below.



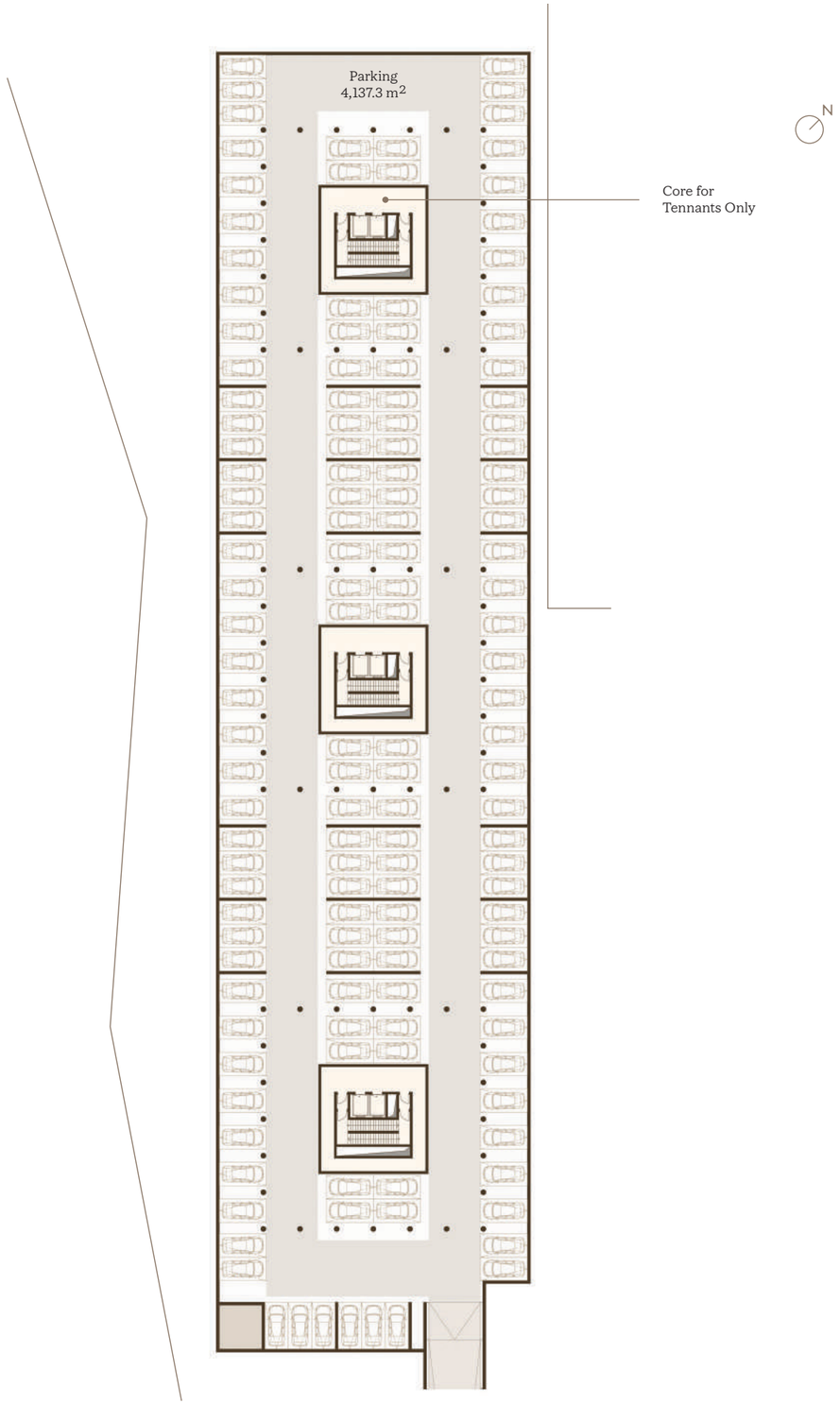
Level 3

The level 3 is for Apartments and tennants only pools.



Level -1

The basement offers 140 Tennants only Parking stalls for 114 apartments.



LUXURY RESIDENCES

From the southern drop off, a central lobby connects to the Marina promenade. Luxury retail or beauty salons and a large garden cafe offer convenient services.



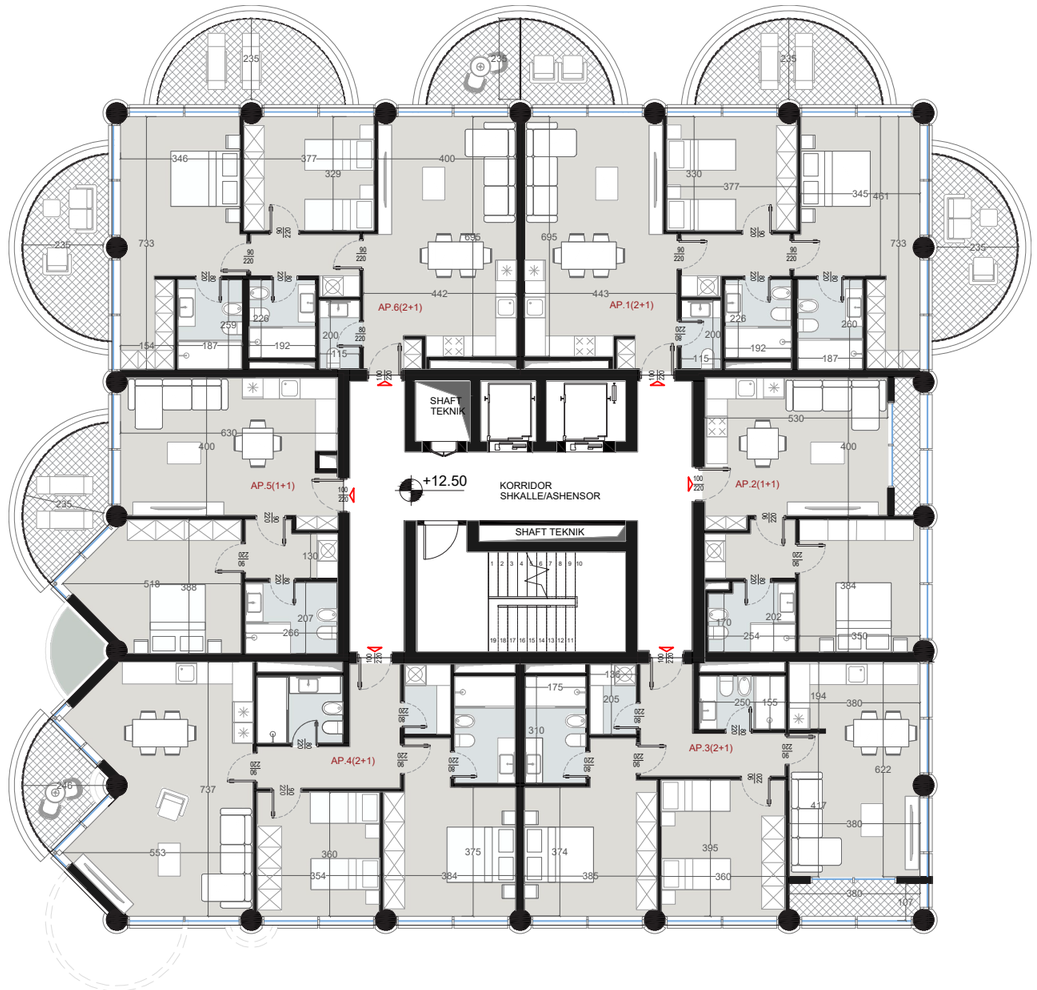
Level 1



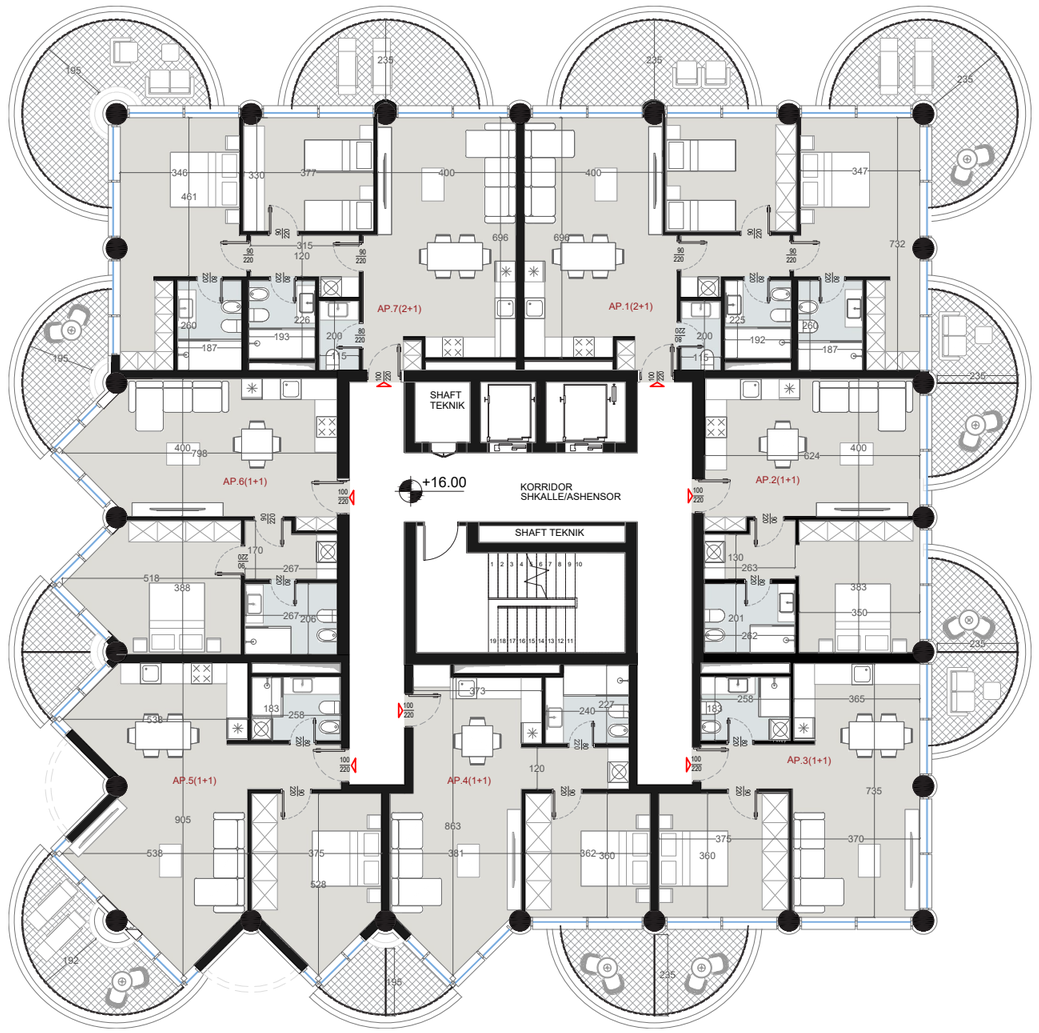
Level 2



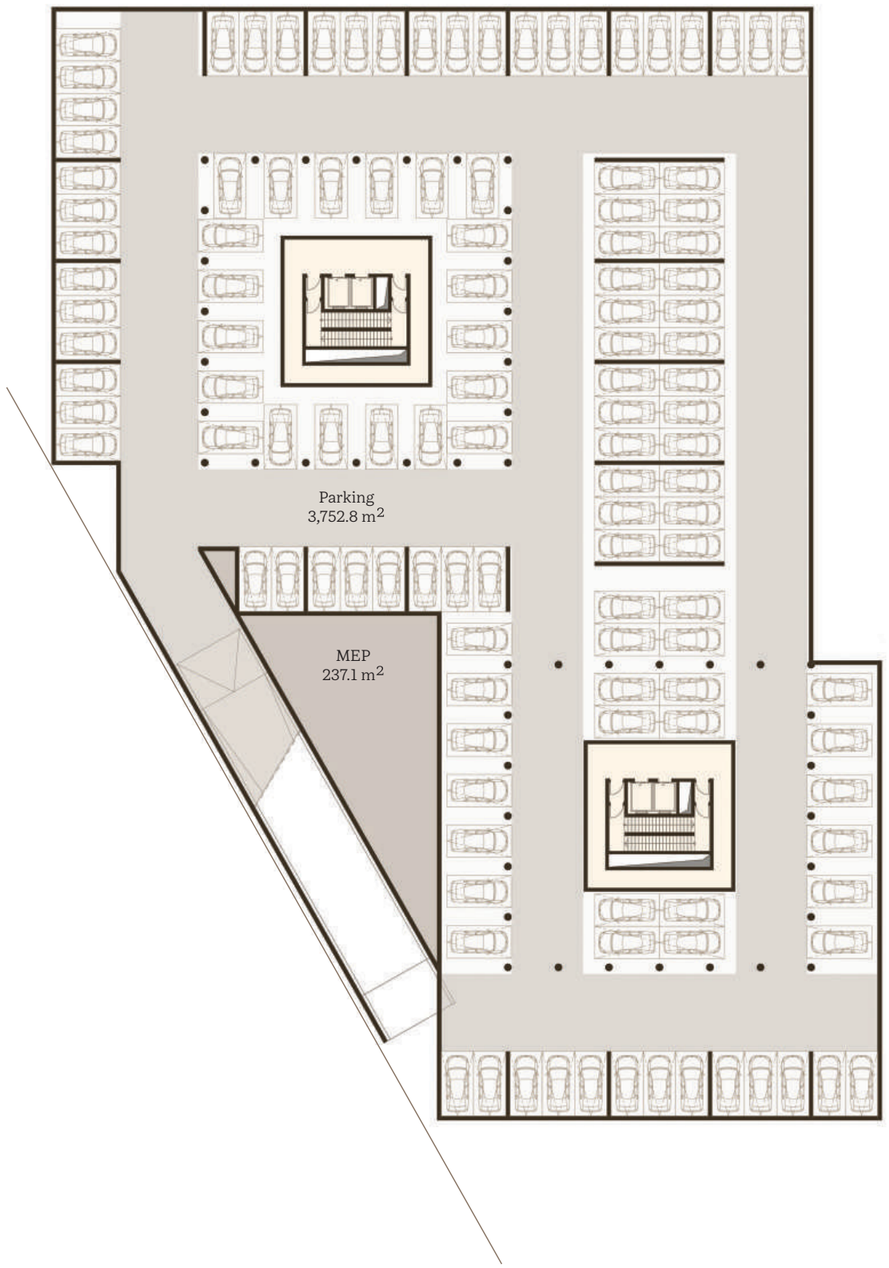
Level 3



Level 4

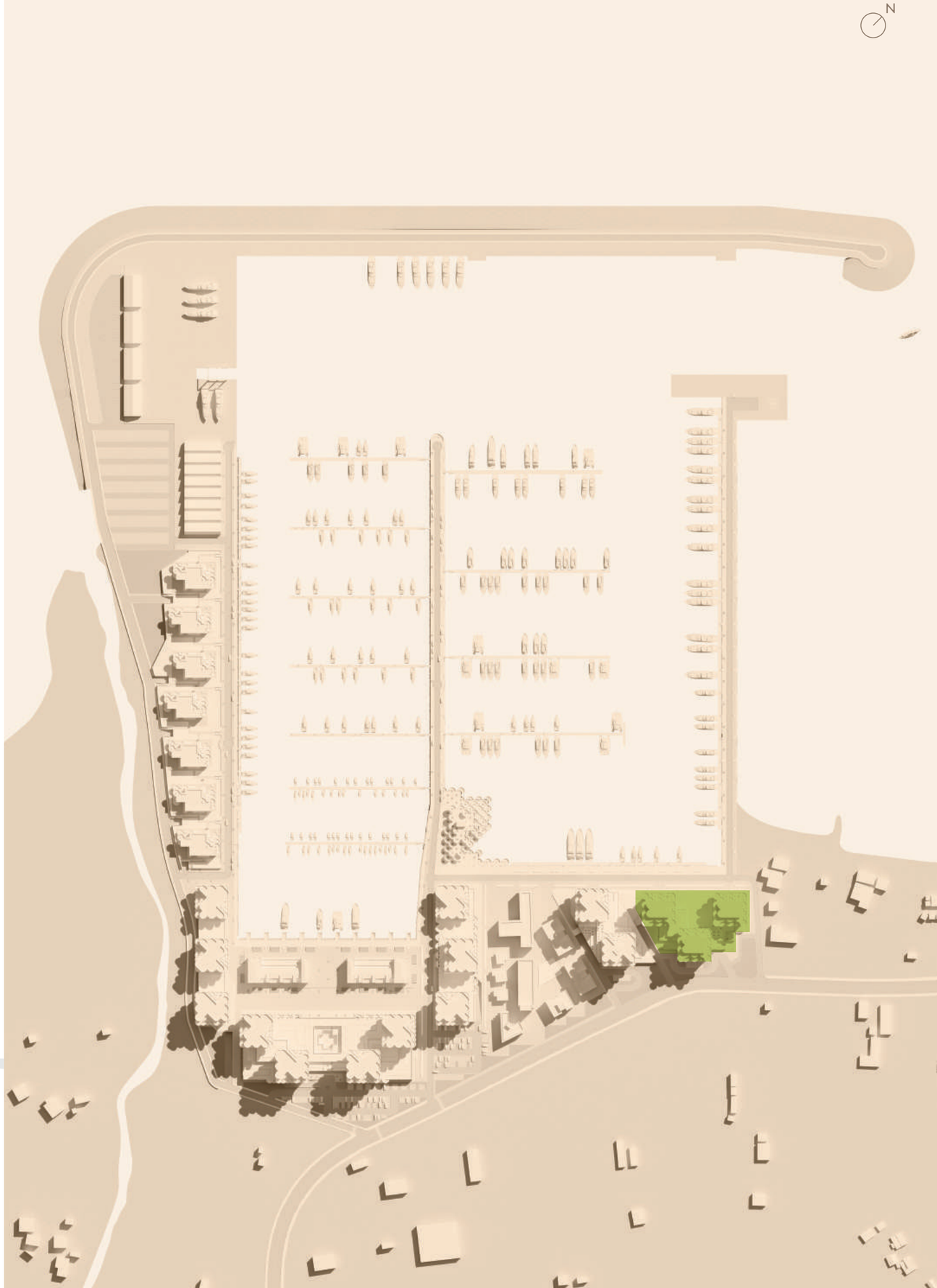


Level -1



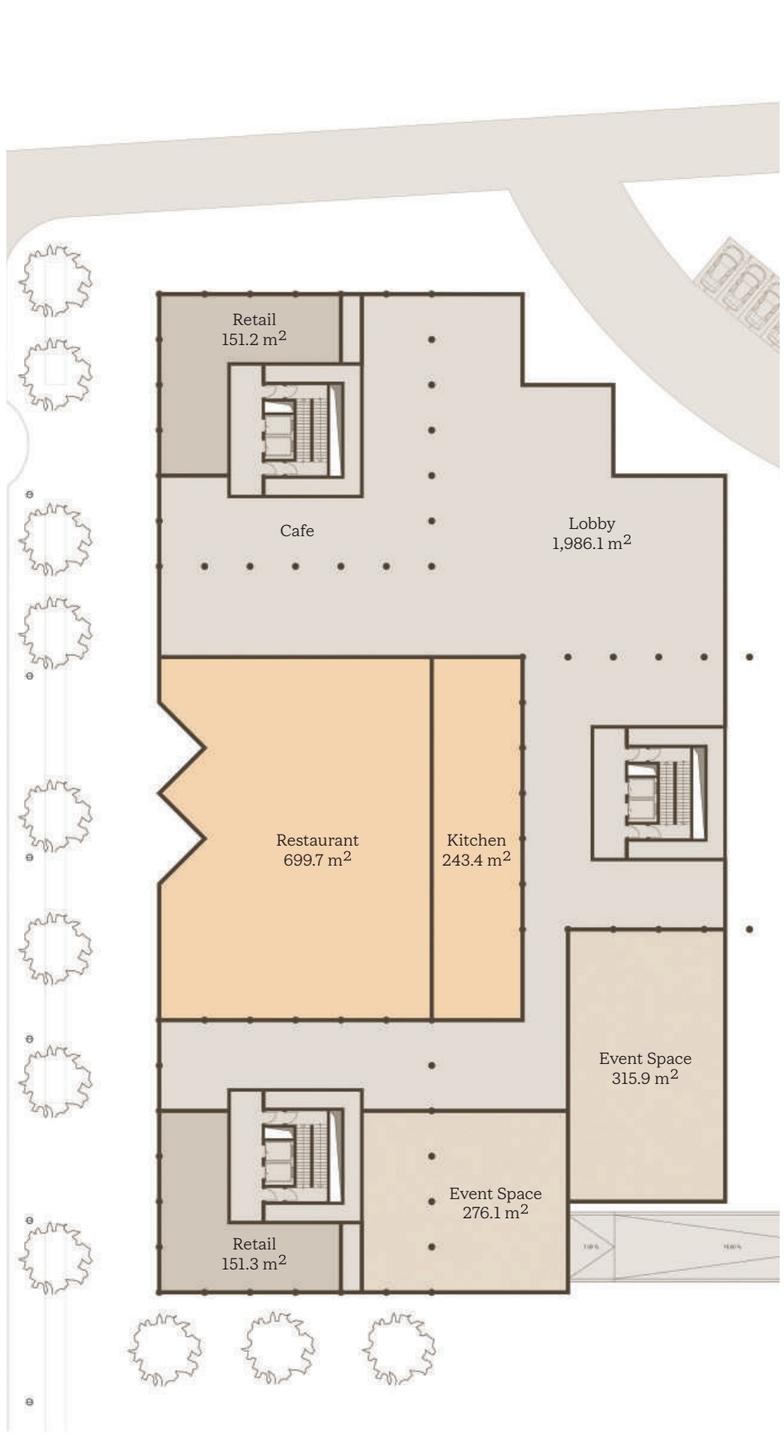


HOTEL



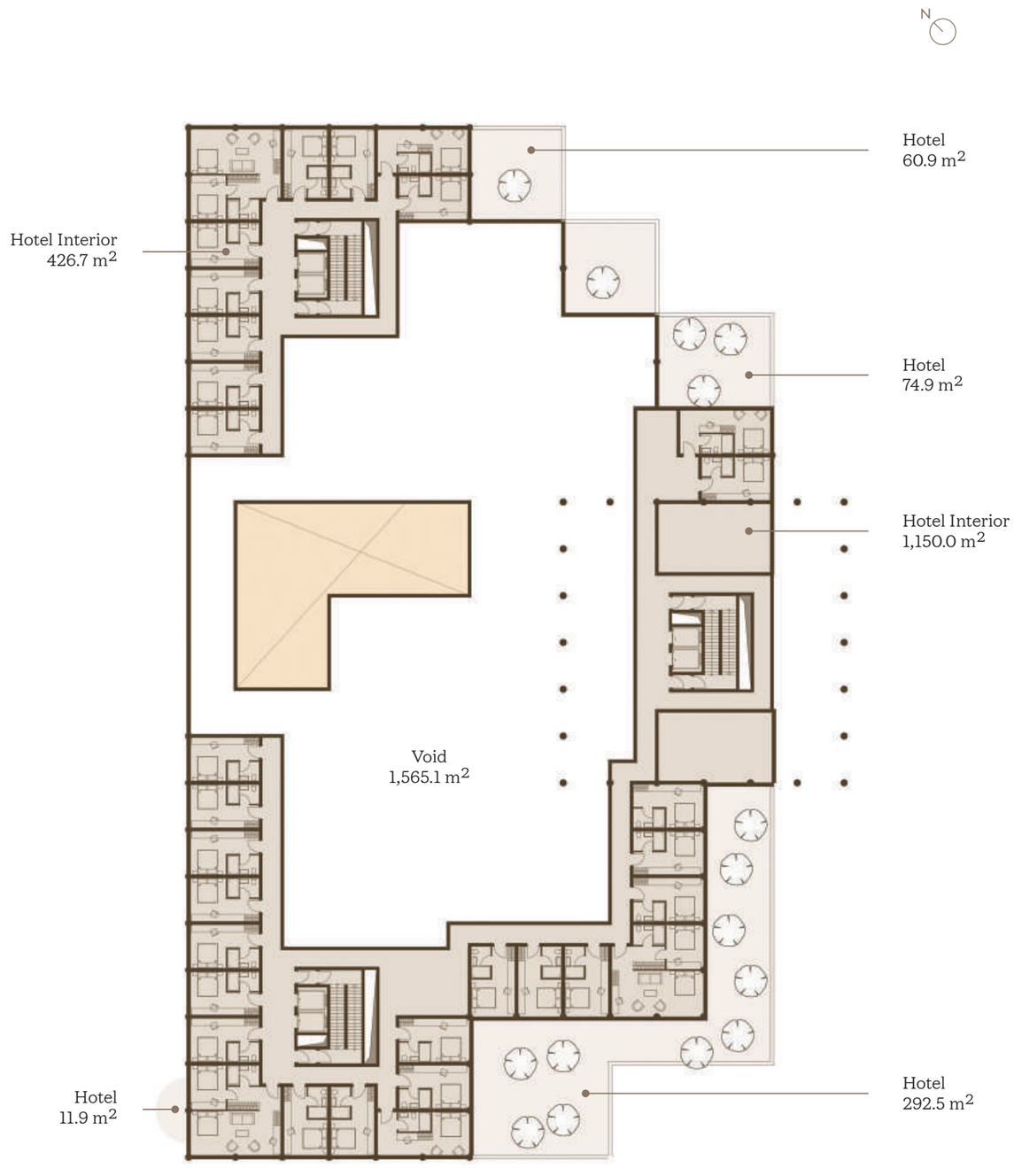
Level 1

The ground floor level offers a generous entrance lobby and passage from the road to the Marina, as well as F+B and retail spaces. The cafe is considered as exclusive tennants club, with private garden.



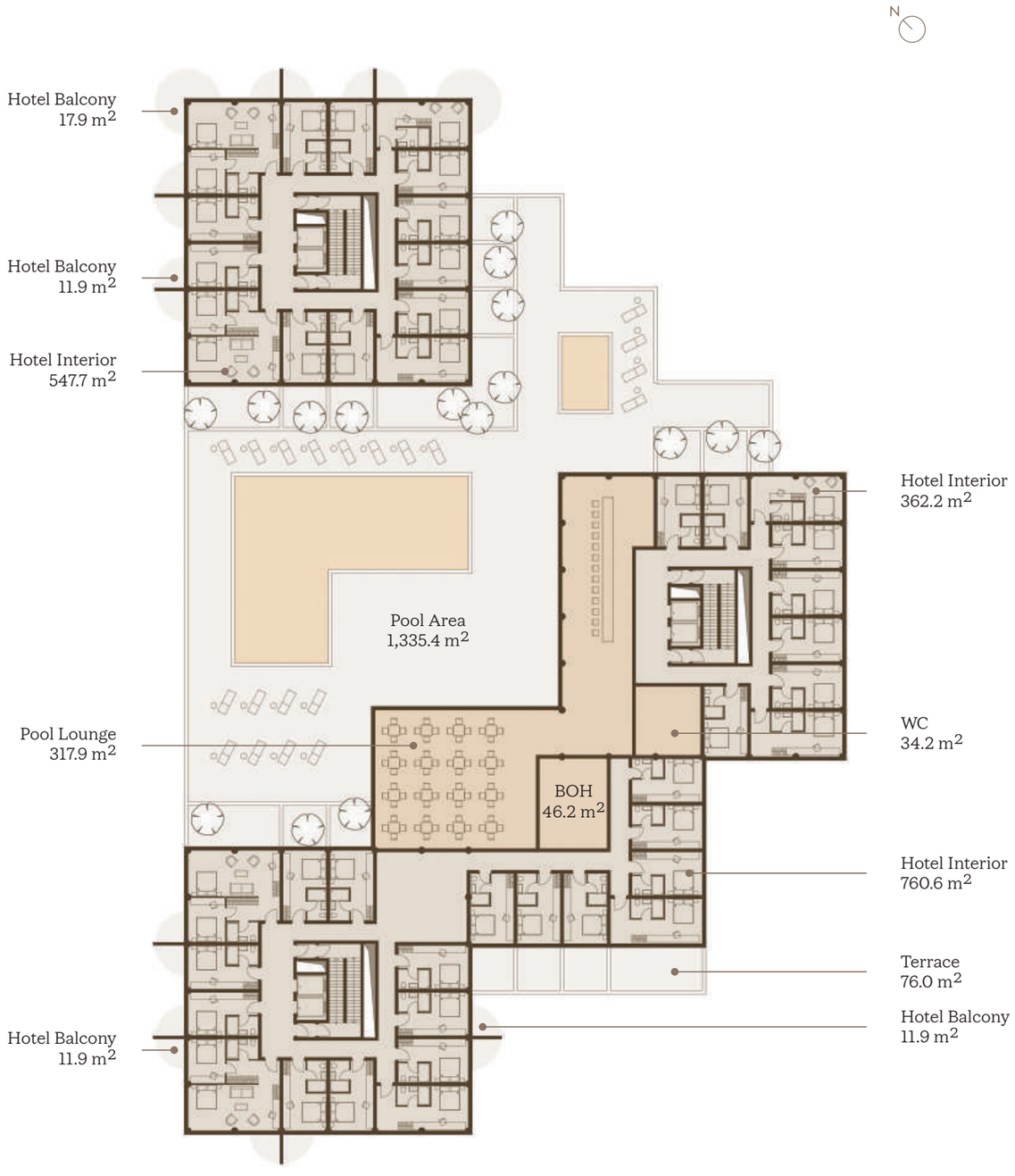
Level 2

Podium level 2 provides apartments, gardens and MEP spaces.



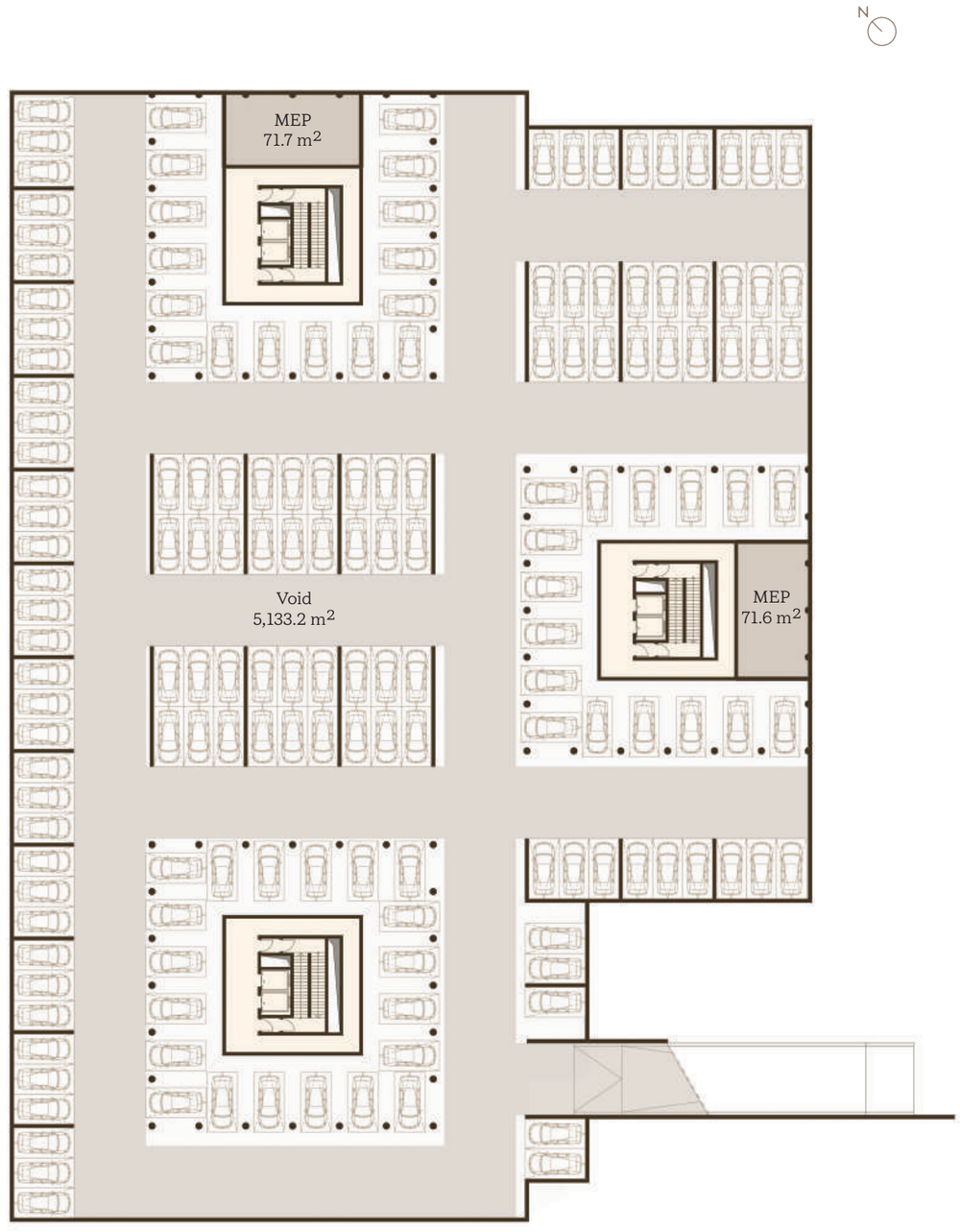
Level 3

Podium level 3 offers apartments a pool deck and Gym facilities, a Kids club can be considered.



Level -1

The basement offers 121 Tennants only Parking stalls for 103 apartments.



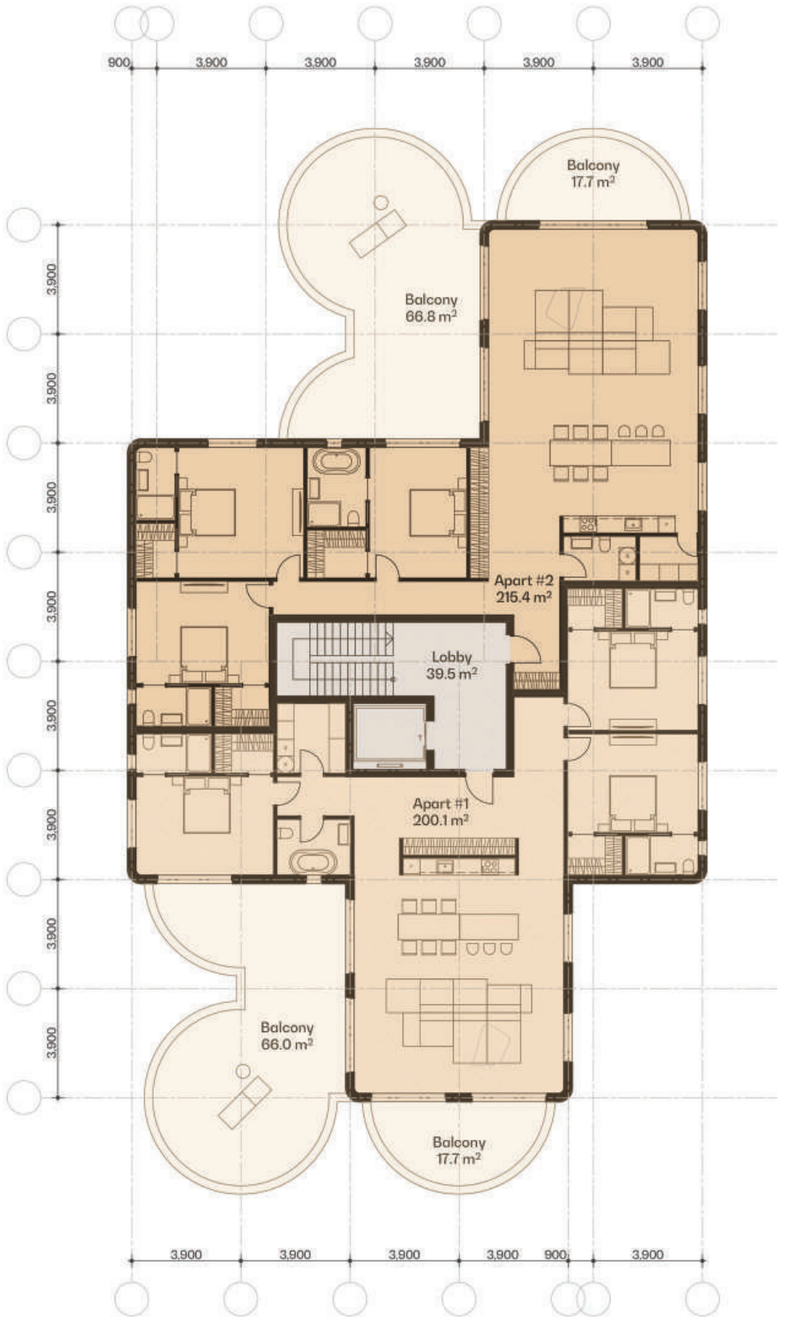
VILLAS



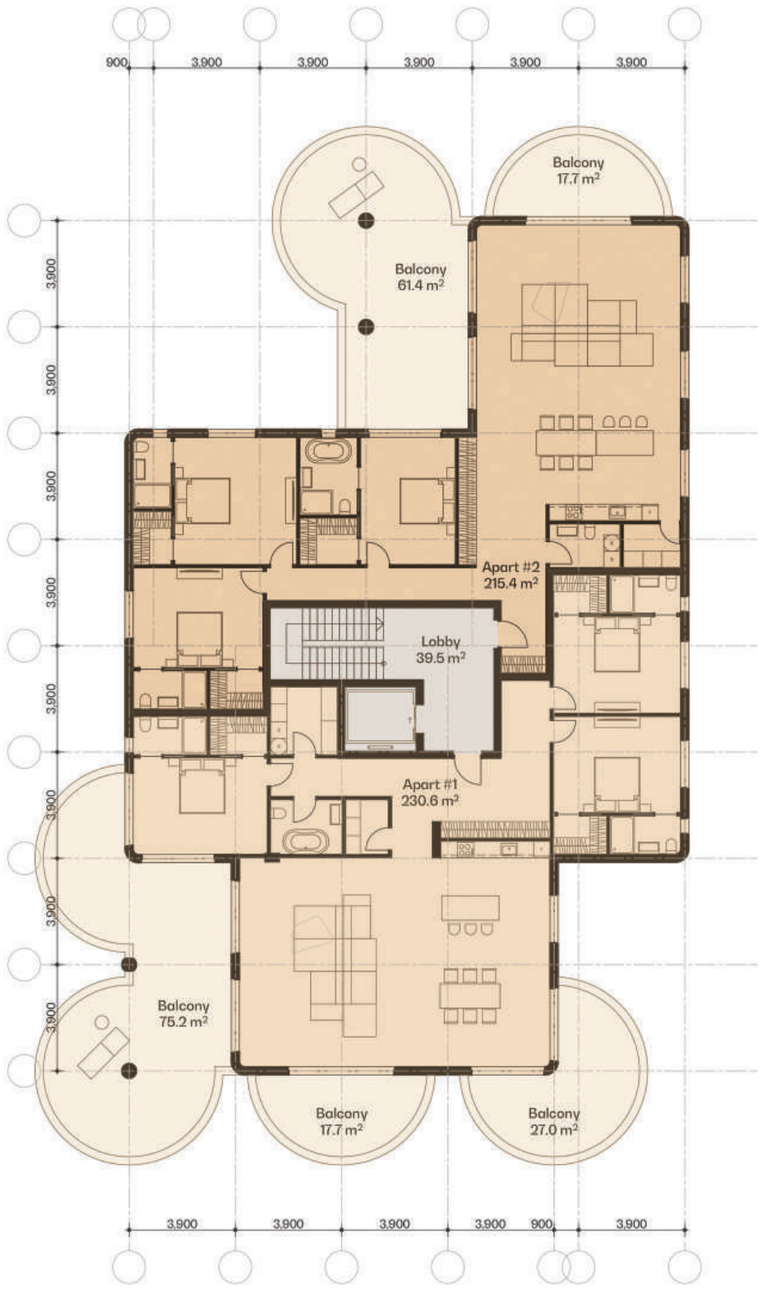
Villa Typical Floorplan, Ground Floor



Villa Typical Floorplan, 2nd Floor



Villa Typical Floorplan, 1st Floor



Villa Typical Floorplan, Basement

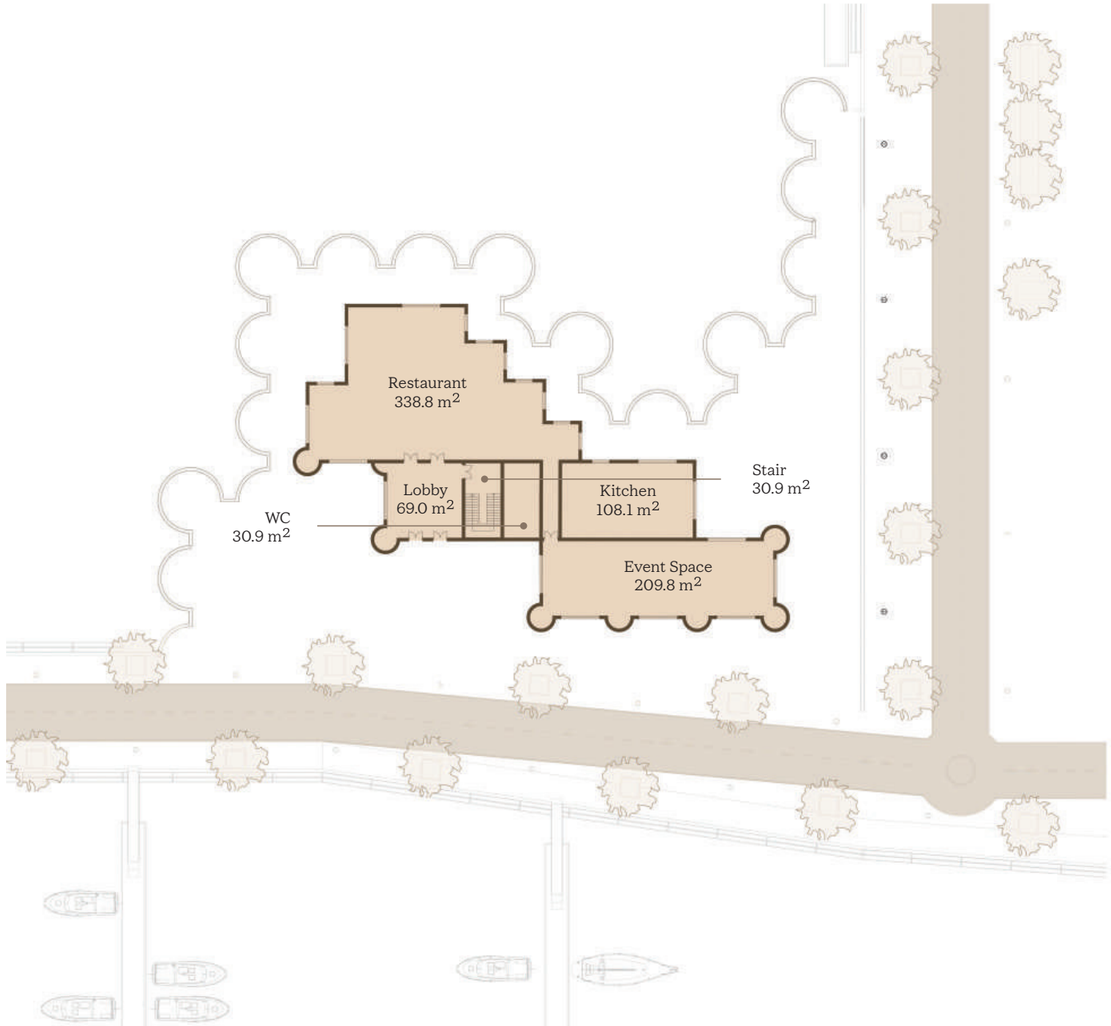




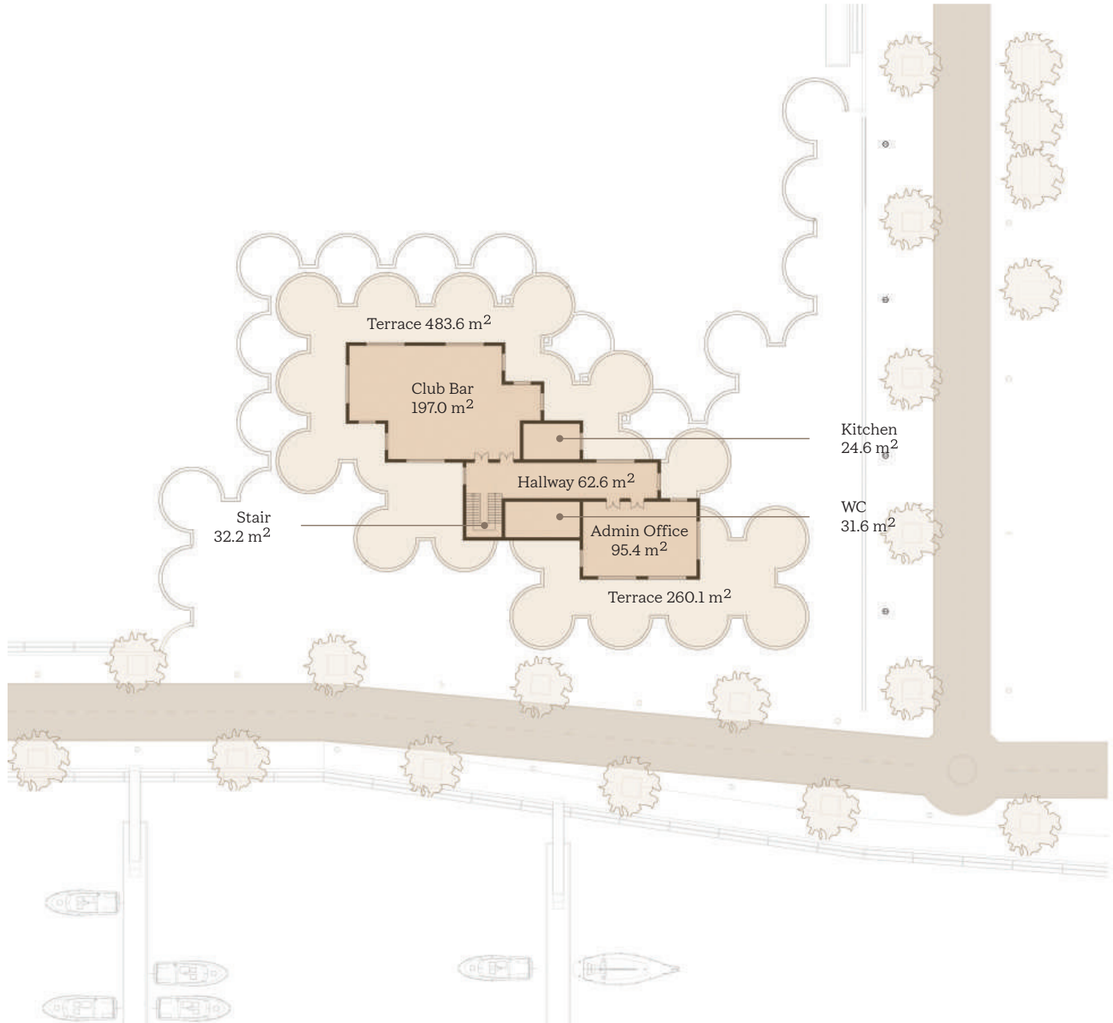
YACHT CLUB



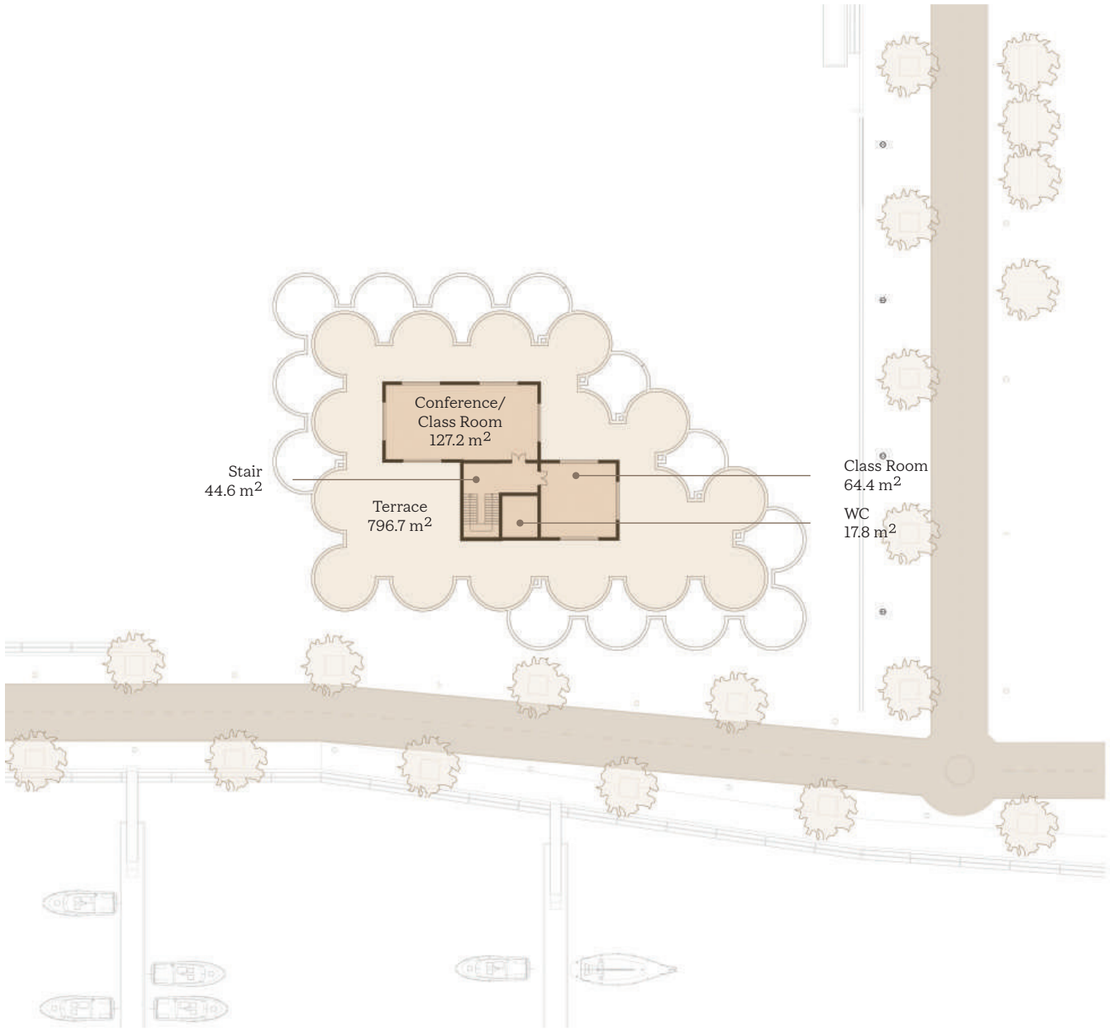
Level 1



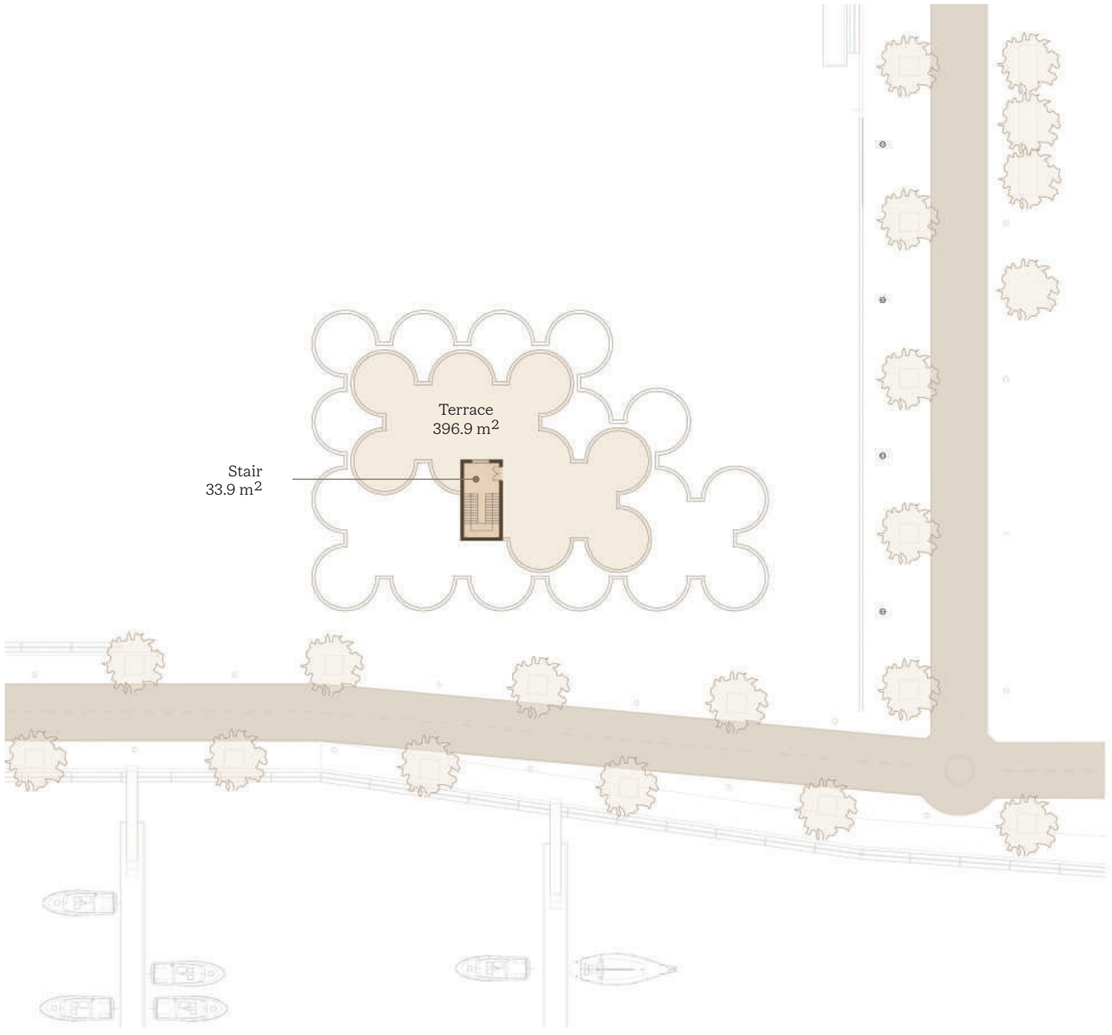
Level 2



Level 3



Level 4



MARINA ORIKUM AWAITS. BEGIN YOUR JOURNEY HERE.

Discover a New Way of Coastal Living.

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