

ORIKUM MARINA



ORIKUM, VLORE – ALBANIA



Project name
Orikum Marina, Marina Complex

Client
Marina Orikum, Albania

Location
Orikum, Vlorë, Albania

Design
Precht GmbH info@precht.at
W10 Ltd. admin@w10.co.nz

ORIKUM MARINA

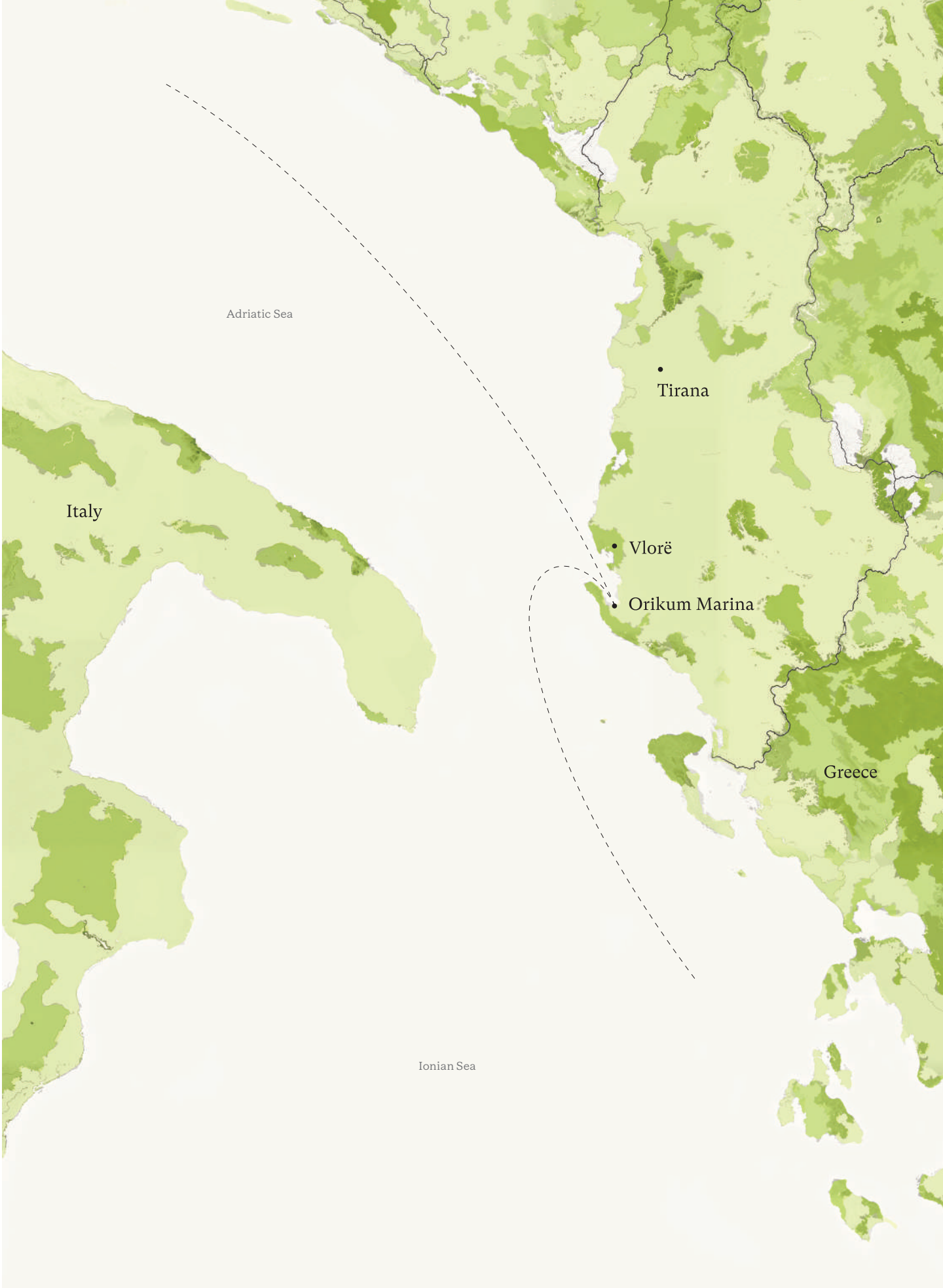
An architectural rendering of a modern, multi-story building with a unique, organic design. The building features numerous curved, cantilevered balconies and terraces, each furnished with outdoor seating and umbrellas. The structure is surrounded by lush greenery, including tall trees and manicured lawns. In the foreground, there is a paved plaza with more seating and a small pool area. The overall aesthetic is clean, modern, and integrated with nature.





Site Location

The Orikum Marina will become part of a pearl string of marinas along the Albanian coast that will put Albania onto the mediterranean cruising map. With just about 50 nautical miles to the large Marina of Porto Graudio in Italy, and 70 nautical miles to the Marina of Ormos Gouvi on Corfu, the Marina of Orikum will be in reach of a single day of sailing. The Orikum Marina is well protected in the Dukatit Bay and sheltered from most wind directions by the Karaburun peninsula.



Site Context

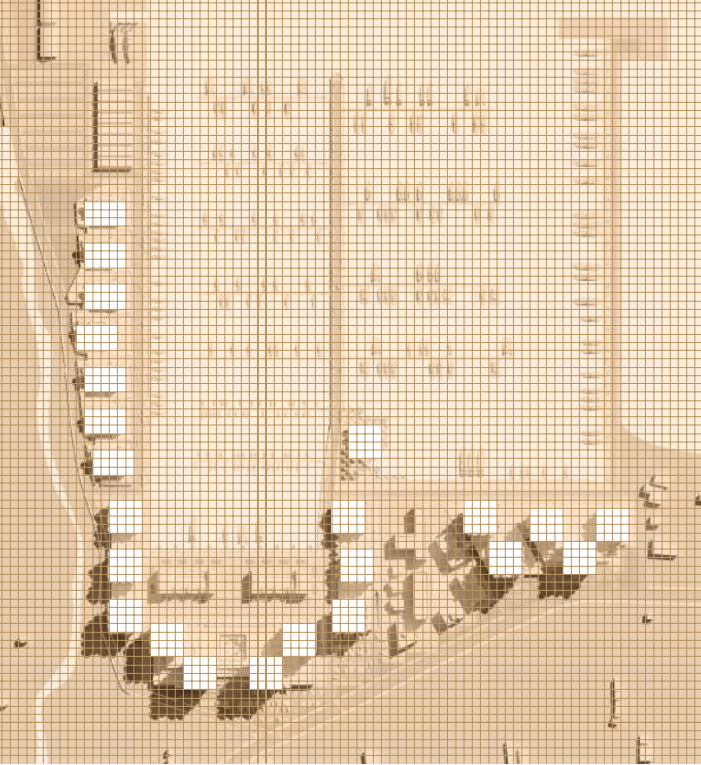
The Orikum Marina is just a 10-minute drive away from the small town of Orikum and just 30 minutes from the City of Vlorë. Vlorë's new International Airport is scheduled to open in 2025 and will offer convenient access to the Orikum Marina for all international visitors, tourists, guests and boat owners.



Harbour as a Destination

The Orikum Marina is located deep in the Dukati Bay. It is sheltered by dramatic mountain ranges on three sides. The composition of the new Marina's buildings attempts to find the balance between integrating into the flowing lines of the mountain ridges, and creating the landmark destination that sailors seek on the horizon after a day at sea.





Variation on a Grid

Our design, while dynamic in perspective view, is developed on a strict grid of 3.9 / 7.8 m. All building components follow the rules of this underlying grid, like chess figures. And like in chess, the resulting variations of space and elevations are near limitless.



In a chess like array, the new marina buildings will guard the ‘Italians’. The two existing buildings at the waterfront.





An Energetic Marine Hub

The zone between land and sea, where the elements meet, is a vibrant place that lures people. Our design proposal tries to embed this energy into a design that bubbles of energy, that attracts people all year round, to become a place to meet and mingle.



Coral Line a Living Marine Structure

Coral reefs, with their complex 3-dimensional terrain offer a habitat for an abundance of sea life. Even though we did not design the project with the intention to mimic a coral reef, the final result offers a similarity in the variation of spaces, and abundance of micro habitats for future inhabitants.



Volumes in Shifting Array

When a fleet of racing yachts approaches, the volumes of the sails shift in ever new compositions. An endless spectacle of geometric shape, that display force and movement.



Unlike yachts our buildings are static, but as soon as the beholders moves through the project or approaches it by car from afar, the volumes of the facades will be set in motion, shifting behind each other, racing to the front, blocking the ones behind in a constant play of shifting perspectives.

Venturing into the Adriatic Sea

The Marina Apartments will offer the perfect hub for yacht owners. Be it for sheltered day cruising in the Dukatit Bay or longer trips to Corfu or Italy. With the new international Airport of Vlorë about to open, the Orikum Marina has all potential to rival the Croatian charter market.







Sunset magic

As the sun dips below the horizon, the sky transforms into a breathtaking canvas of vibrant oranges, pinks, and purples, reflecting off the tranquil waters of the Adriatic Sea.







Lush Balconies

Each morning offers a unique spectacle, inviting residents to unwind in a serene atmosphere while enjoying panoramic views of the stunning landscape.

The facade design will
create an iconic silhouette
from the sea



The varying building heights create a gesture that blends
in with the surrounding hills and leads towards the sea.



Floors: 09

Floors: 11

Floors: 13

Floors: 15

Floors: 13

Hotel

Luxury Residences

Floors: 10

Floors: 08

Floors: 06

Floors: 04

Yacht Club

Floors: 11

Floors: 13

Residential Buildings

Floors: 13

Italian Buildings, Boutique Hotel

Floors: 11

Floors: 10

Floors: 08

Floors: 06

Floors: 03

Villas

Sport Center

Marine Service Facilities

Design & Planning

Masterplan

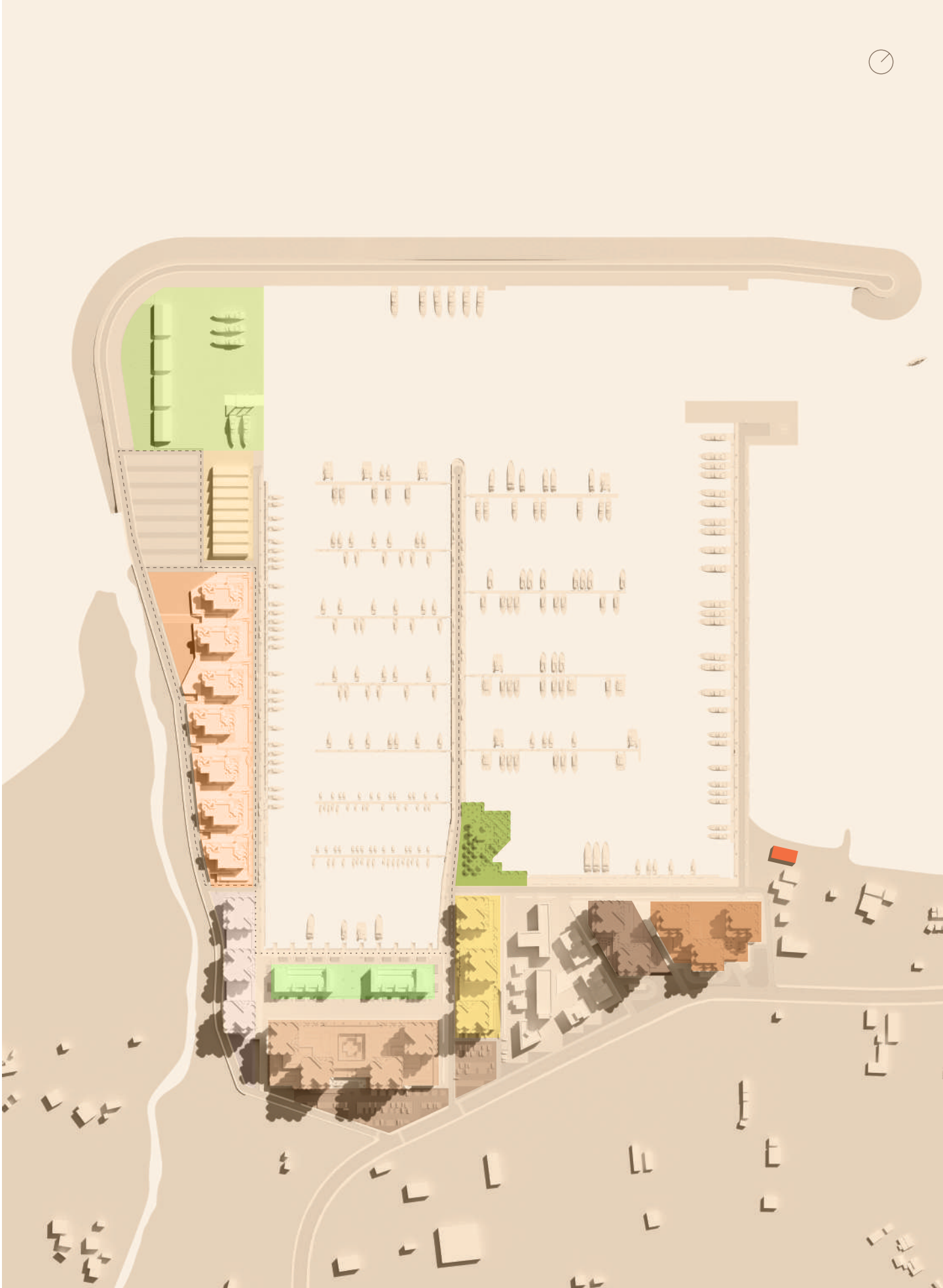




Master plan

Functional Distribution

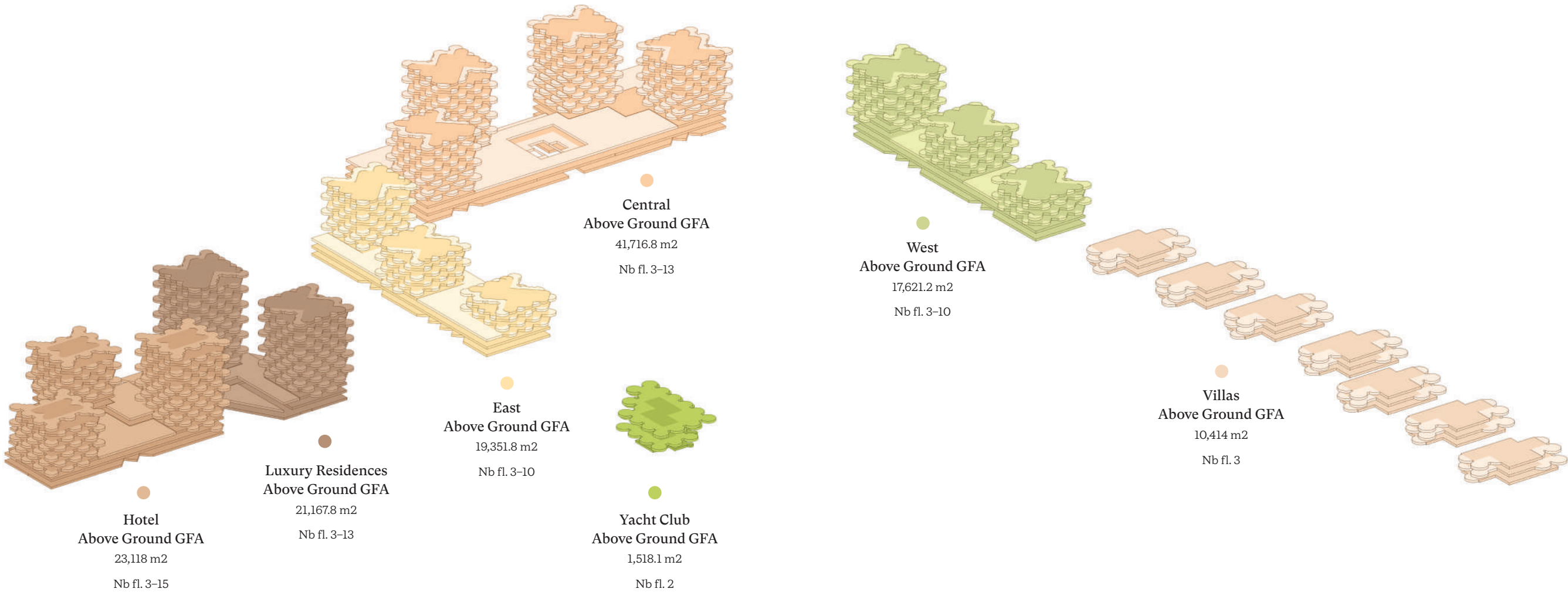
- Marina Services
- Sport Club
- Villas
- Chandlery
- Boutique Hotel
- Retail, F&B
- Public on Ground Parking
- Yacht Club
- Luxury Residences
- Hotel
- Beach Bar
- Ground floor location for marine supplies, boating schools, or marine museum
- Delivery and boat access only
- Carparks servicing the whole pier via these access roads



Overall GFA

Total GFA Calculations

Site Area: 92,460.30 m2
GFA : 134,907.7 m2
FAR: 1.25



GFA Above Ground

Typology	Before	After	%
Hotel & Luxury Residences	28,884 m2	44,285.8 m2	53.1%
East	9,594 m2	19,351.8 m2	101.7%
Center	20,893 m2	41,716.8 m2	99.7%
West	11,815 m2	17,621.2 m2	49.1%
Villas	9,961 m2	10,414 m2	4.5%
Yacht Club	1,396 m2	1,518.1 m2	8.7%
Totals	82,543 m2	134,907.6 m2	63.4%

Overall Totals

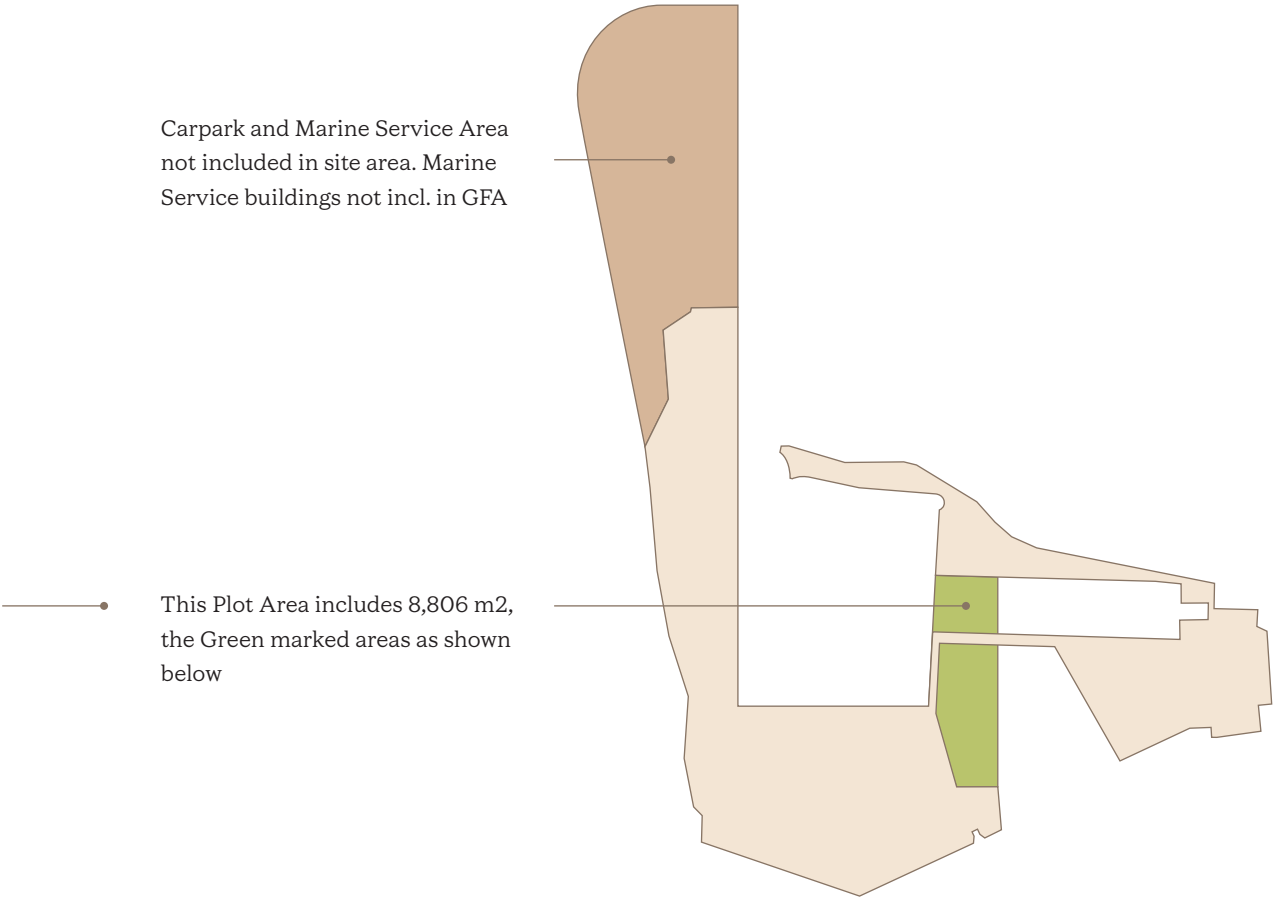
Category	Before	After	%
Plot Area	—	92,460.0 m2	—
Total GFA Above Ground	83,926 m2	134,907.6 m2	63.4%
Total GFA Underground	29,371 m2	34,557.6 m2	15.8%
Total GFA	113,297 m2	169,465.2 m2	49.1%
FAR	0.9	1.46	60.7%

Number of Apartments

Typology	Before	After	%
Luxury Residences	—	103	—
Apartments	—	461	—
Hotel	—	368	—
Villas Apartments	—	42	—
Totals	—	974	—

GFA Above Ground

Typology	Before	After	%
Hotel & Luxury Residences	286	286	0%
East	108	150	38.9%
Center	300	313	4.3%
West	134	140	4.5%
Villas	—	70	—
Totals	828	959	15.8%

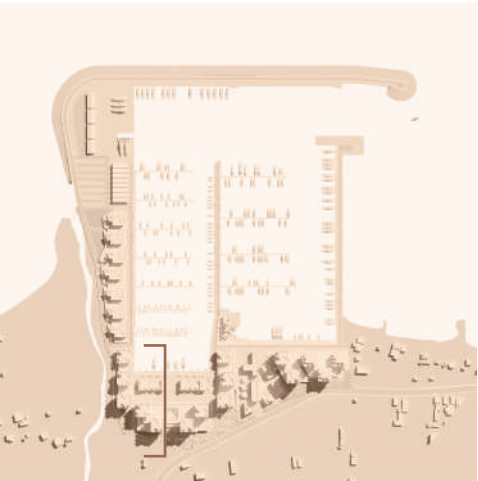


Building Indexes

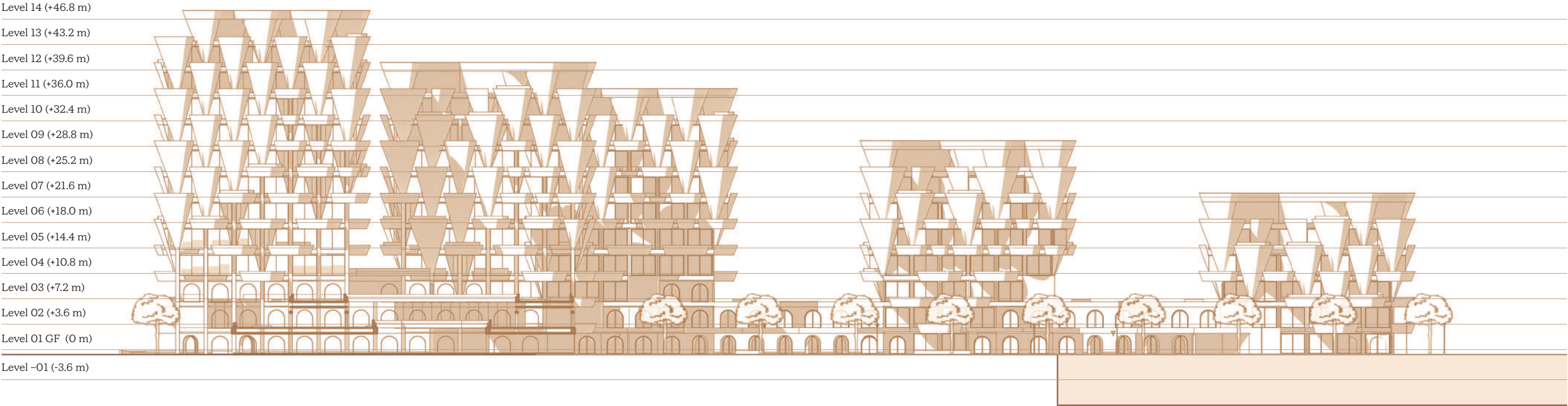
Building	Indicator	Number	Units
Total	Site area	92,460.30	m2
Hotel Building	Building footprint	3,844.60	m2
Luxury Apartments	Building footprint	2,697.80	m2
East Apartments	Building footprint	3,474.30	m2
Central Apartments	Building footprint	7,271.30	m2
West Apartments	Building footprint	2,632.30	m2
Villas	Building footprint	4,073.30	m2
Yacht Club	Building footprint	760.60	m2
Total	Building footprint	24,754.20	m2
Hotel Building	Total GFA above ground, indoor	20,428.90	m2
	Total GFA above ground, outdoor covered	2,689.10	m2
	Total GFA above ground, outdoor uncovered	3,506.20	m2
	Total GFA underground	5,666.50	m2
Luxury Apartments	Total GFA above ground, indoor	18,456.30	m2
	Total GFA above ground, outdoor covered	2,711.50	m2
	Total GFA above ground, outdoor uncovered	1,995.00	m2
	Total GFA underground	4,249.90	m2
East Apartments	Total GFA above ground, indoor	18,456.30	m2
	Total GFA above ground, outdoor covered	2,711.50	m2
	Total GFA above ground, outdoor uncovered	1,995.00	m2
	Total GFA underground	4,249.90	m2
Central Apartments	Total GFA above ground, indoor	37,803.20	m2
	Total GFA above ground, outdoor covered	3,913.60	m2
	Total GFA above ground, outdoor uncovered	5,760.60	m2
	Total GFA underground	9,861.40	m2
West Apartments	Total GFA above ground, indoor	16,337.70	m2
	Total GFA above ground, outdoor covered	1,283.50	m2
	Total GFA above ground, outdoor uncovered	1,745.40	m2
	Total GFA underground	4,554.60	m2
Villas	Total GFA above ground, indoor	10,413.90	m2
	Total GFA above ground, outdoor covered	0.00	m2
	Total GFA above ground, outdoor uncovered	2,814.00	m2
	Total GFA underground	4,848.90	m2
Yacht Club	Total GFA above ground, indoor	1,518.10	m2
	Total GFA above ground, outdoor covered	0.00	m2
	Total GFA above ground, outdoor uncovered	1,976.90	m2
	Total GFA underground	0.00	m2
Total	Total GFA above ground, indoor	123,044.40	m2
	Total GFA above ground, outdoor covered	11,863.20	m2
	Total GFA above ground, outdoor uncovered	20,465.80	m2
	Total GFA underground	34,557.60	m2

Building	Indicator	Number	Units
Total	Site coverage	26.8%	%
	Building intencity (FAR)	1.46	
	Maximum height above ground	54.00	m2
	Number of floors above ground	2, 3, 6, 8, 9, 10, 11, 13, 15	floors
	Number of underground floors	1	floors
Total	Total GFA above ground, indoor	104,958.10	m2
	Total GFA above ground, outdoor covered	10,597.70	m2
	Total GFA above ground, outdoor uncovered	17,798.10	m2
	Total GFA underground	29,181.30	m2
Total	Site coverage	23.0%	%
	Building intencity (FAR)	1.25	
	Maximum height above ground	54.00	m2
	Number of floors above ground	2, 3, 6, 8, 9, 10, 11, 13, 15	floors
Hotel Building	Car Parking Stalls	165	cars
	Luxury Apartments	121	cars
	East Apartments	150	cars
	Central Apartments	313	cars
West Apartments	Car Parking Stalls	140	cars
	Villas	84	cars
Total	Car Parking Stalls	973	cars
Hotel Building	Number of Rooms	368	
	Luxury Apartments	103	
	East	117	
	Central	230	
	West	114	
Villas	Number of Apartments	42	
Total	Number of Apartments	974	
	Distances from roads		
	North	–	m
	South	–	m
	East	20–45	m
	West	–	m
	Distances from objects and buildings		
	North	18–20	m
	South	70	m
	East	19–50	m
	West	–	m

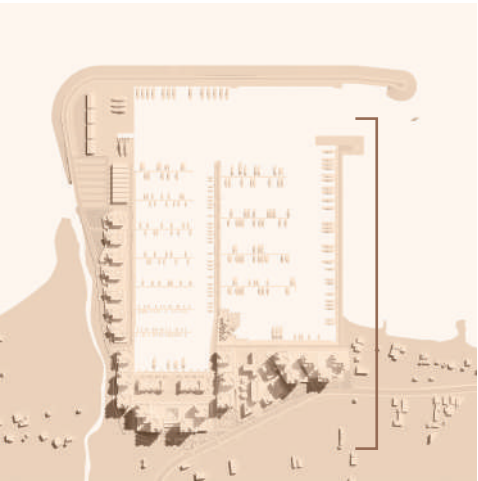
North-East Sectional Elevation



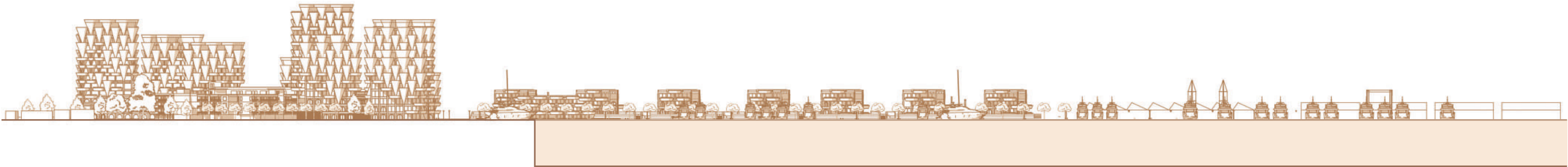
Section view point



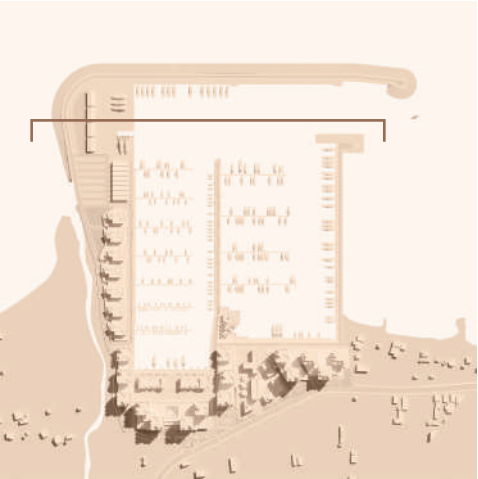
North Elevation



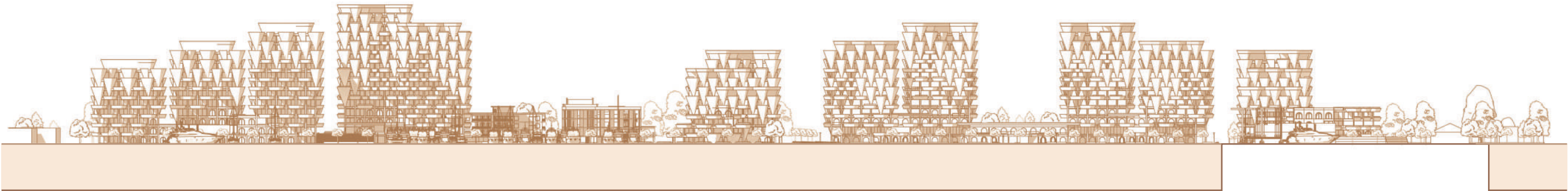
Section view point



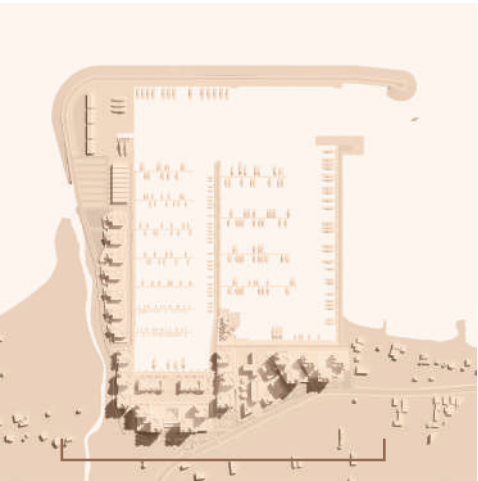
West Elevation



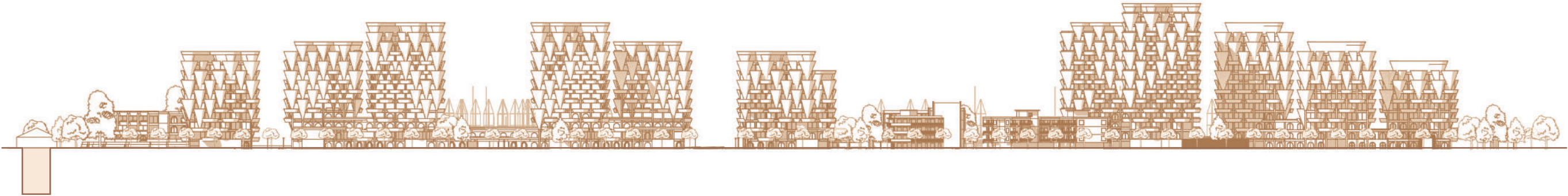
Section view point



East Elevation

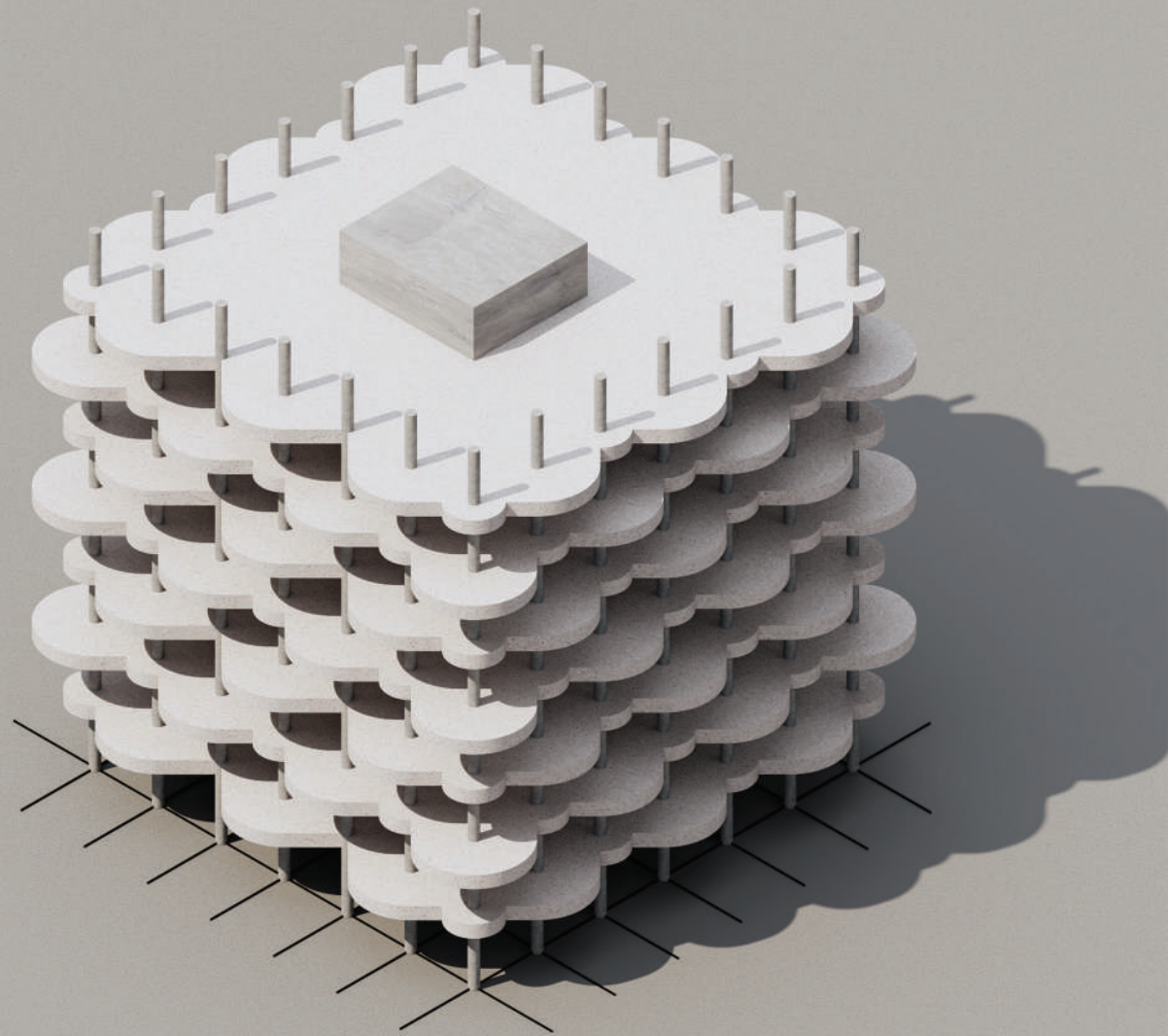


Section view point



Typical Building





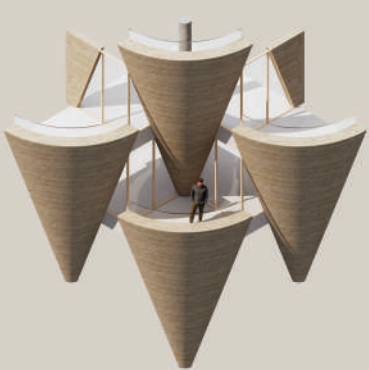
Basic Structure

The base structure of the buildings are concrete columns on a 5.5 m grid with a 7.8 m diagonal spacing, as such efficient for parking. The ceilings and partition walls can be lightweight and cost efficient concrete beam and brick composite.

Prefabricated Elements

We suggest prefabricated facade elements made from aerated concrete for its light weight and high insulation properties.

Prefabricated elements can be efficiently transported



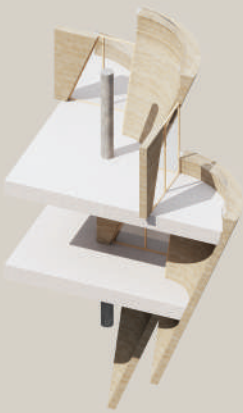
Brick cladded concrete vault over concrete beams



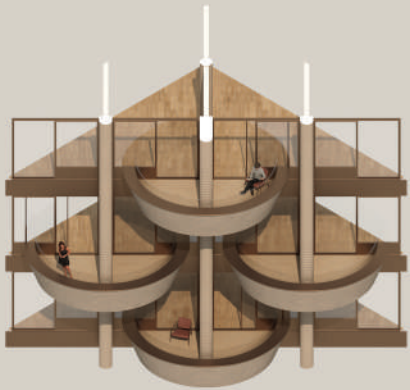
The prefabricated shells can be rapidly lifted upon a concrete framework.



Typical Facade Module



Typical Facade Module



Hotel Facade Module with Divisions



Hotel Facade Module with Divisions



Facade Material

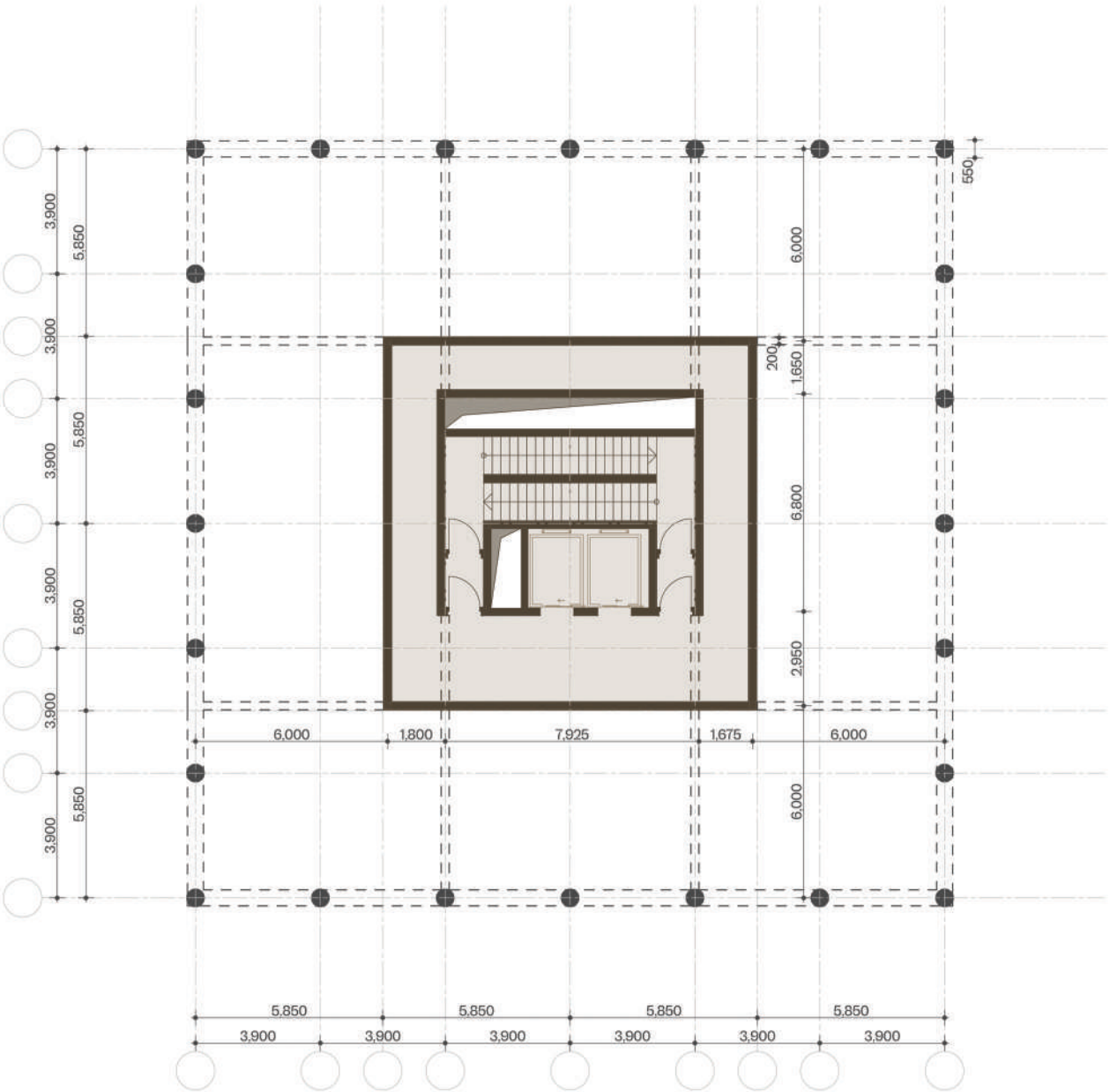
Horizontally textured plaster in earth tones can be used to cost effectively smooth over rough textured walls such as blockwork and stock brick or to create cool, calm, open atmospheres, while providing a neutral backdrop to man-made and natural materials, colours and textures.

Reference project: Stone Garden apartment block in Beirut, by Lina Ghotmeh
Photography: Takuji Shimmura



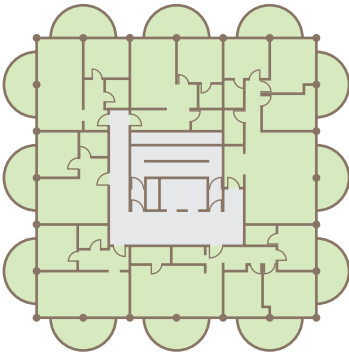
Building Structure

The columns in the facade are placed on a 3.9 m grid.
The maximum beam spans can be limited to 6.0 m.

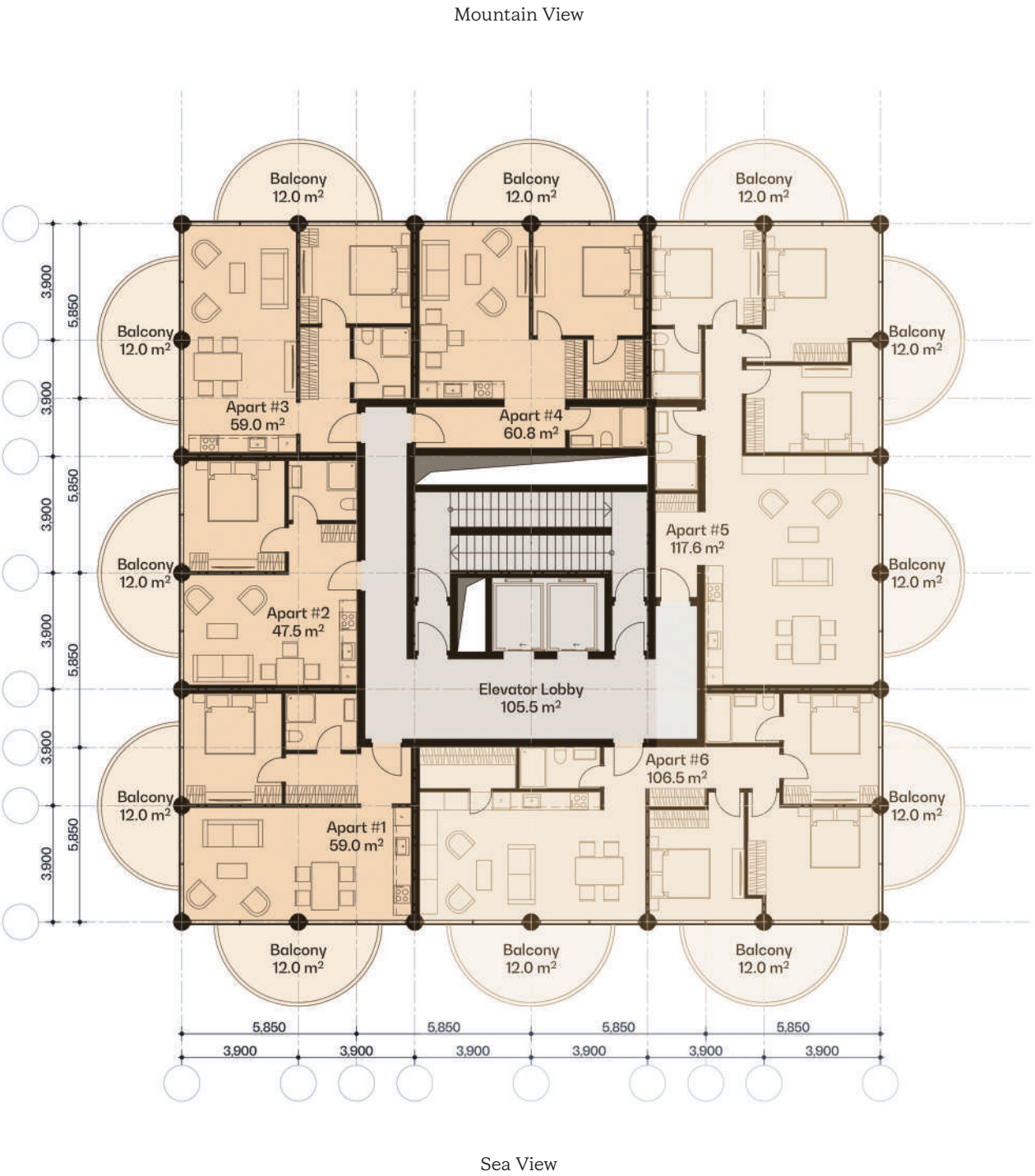


Apartment Typical Floorplan, Type 1

Unit Type Name	GFA, sq. m	Qty	Color
One Bedroom Apartment	298.3	4	
Three Bedroom Apartment	296.1	2	

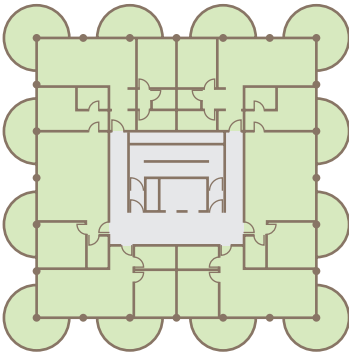


GFA Category	Indoor, sq. m	Total, sq. m	Color
Common Spaces	105.5	105.5	
Residential Spaces	450.4	594.4	
Total	555.9	699.9	

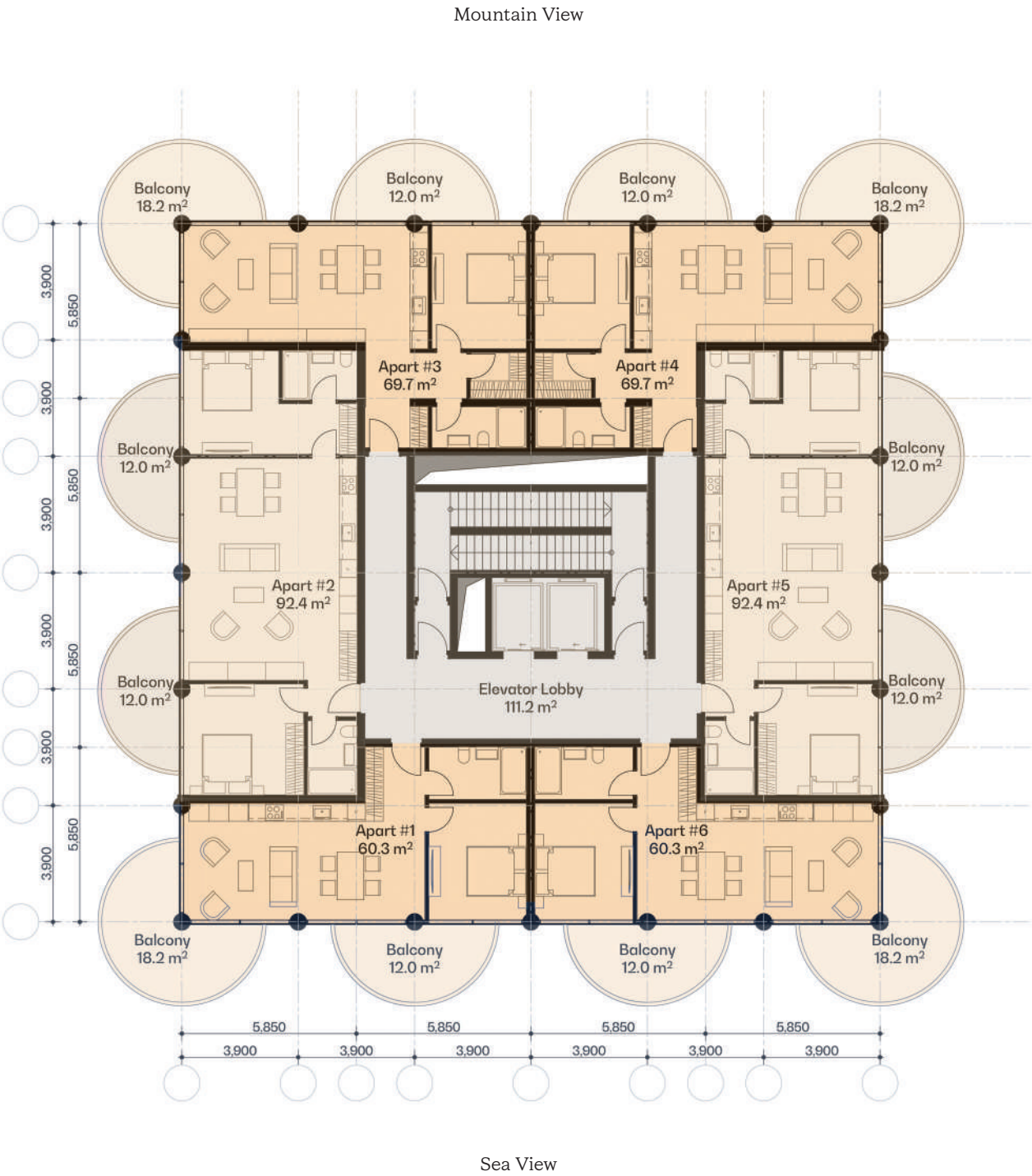


Apartment Typical Floorplan, Type 2

Unit Type Name	GFA, sq. m	Qty	Color
One Bedroom Apartment	308.8	4	
Two Bedroom Apartment	232.8	2	

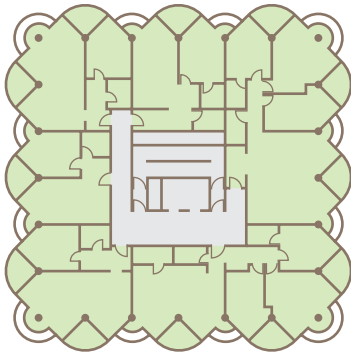


GFA Category	Indoor, sq. m	Total, sq. m	Color
Common Spaces	111.2	111.2	
Residential Spaces	444.8	613.6	
Total	556.0	724.8	

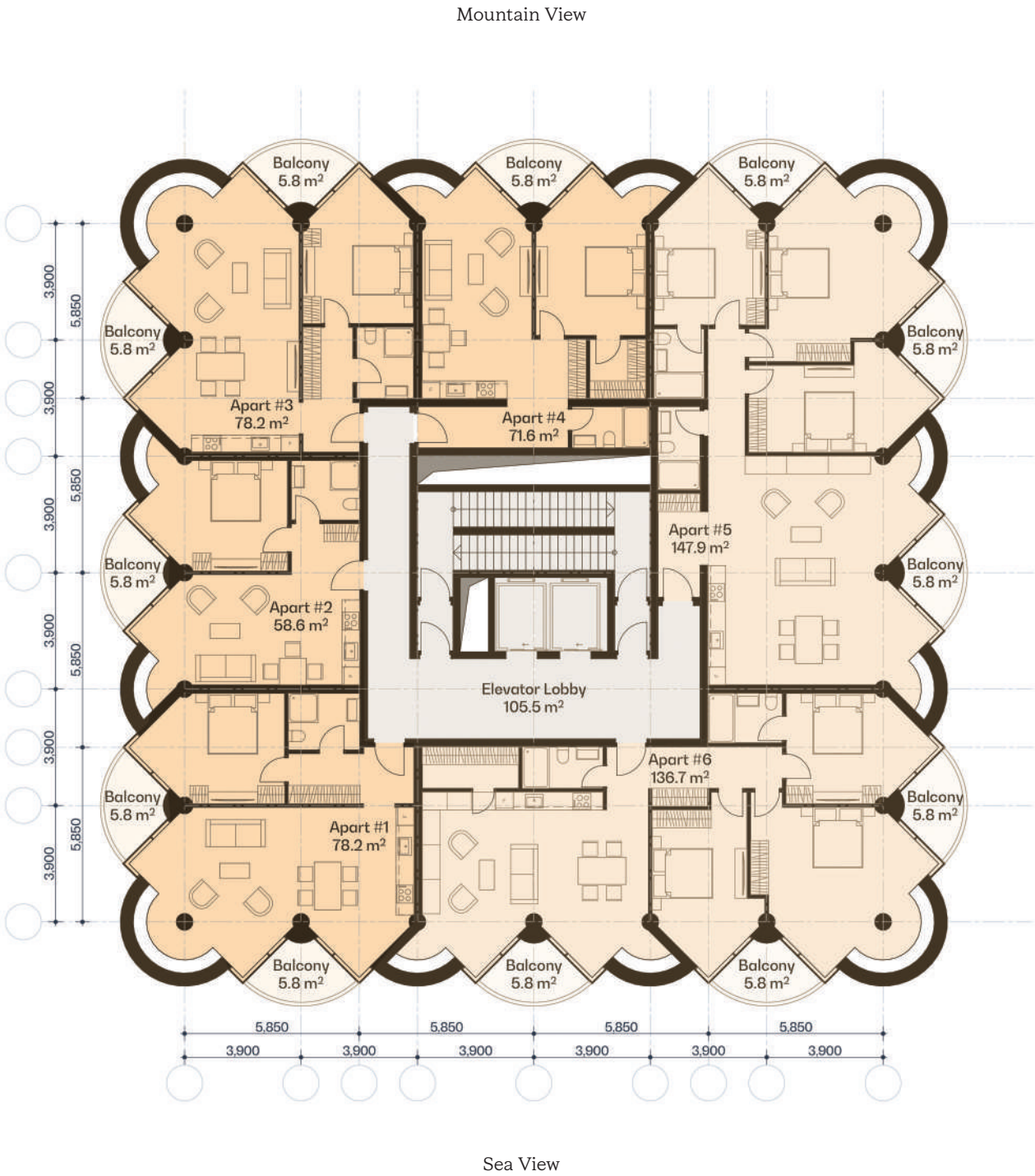


Apartment Typical Floorplan, Type 3

Unit Type Name	GFA, sq. m	Qty	Color
One Bedroom Apartment	321.4	4	
Three Bedroom Apartment	319.4	2	

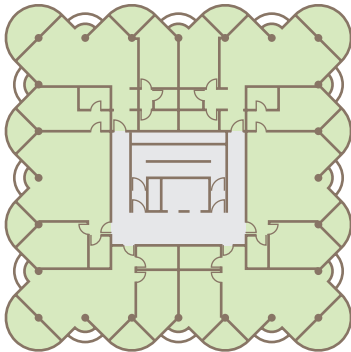


GFA Category	Indoor, sq. m	Total, sq. m	Color
Common Spaces	105.5	105.5	
Residential Spaces	571.2	640.8	
Total	676.7	746.3	

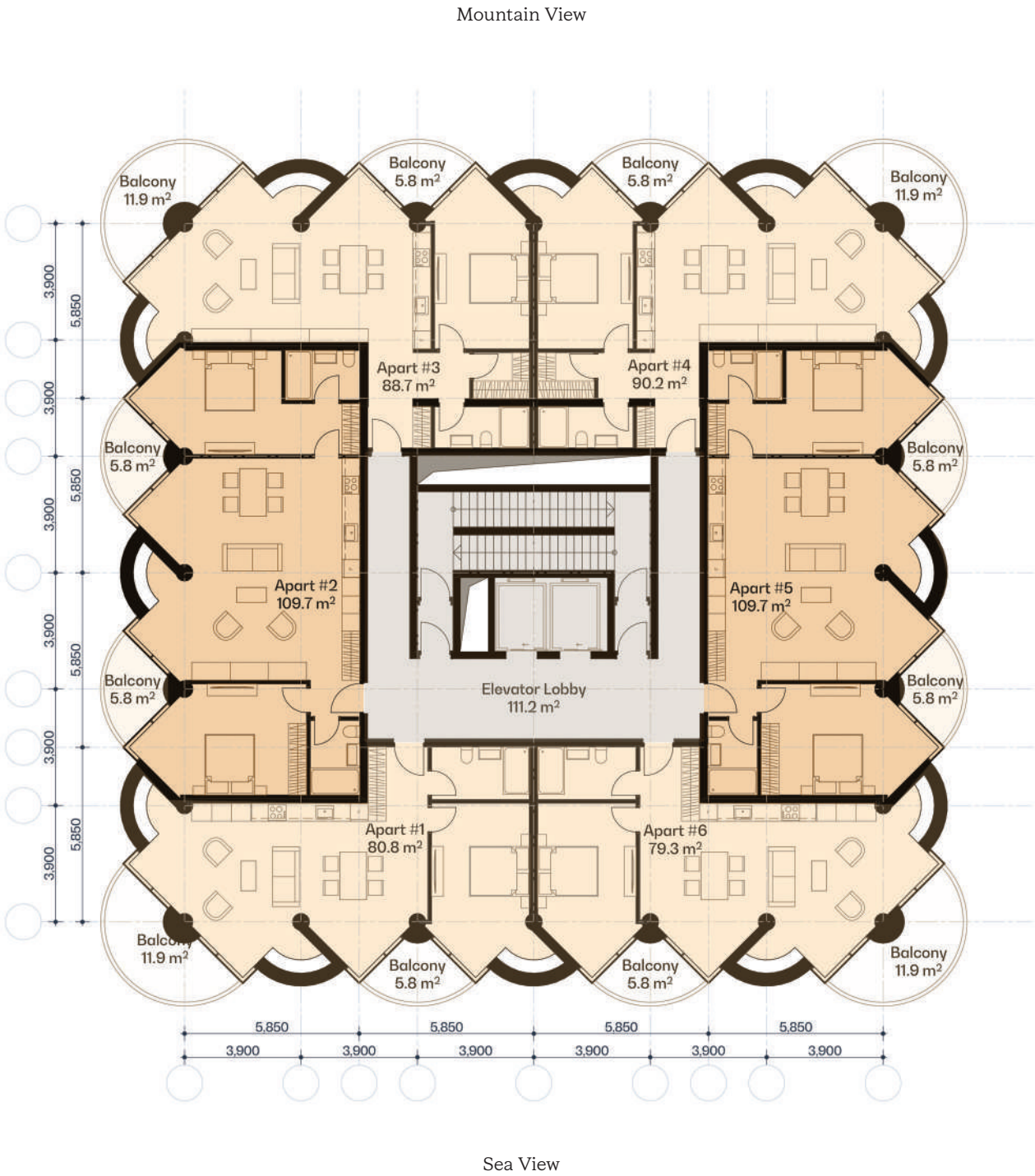


Apartment Typical Floorplan, Type 4

Unit Type Name	GFA, sq. m	Qty	Color
One Bedroom Apartment	409.8	4	
Two Bedroom Apartment	242.6	2	



GFA Category	Indoor, sq. m	Total, sq. m	Color
Common Spaces	111.2	111.2	
Residential Spaces	558.4	652.4	
Total	669.6	763.6	



Central Building

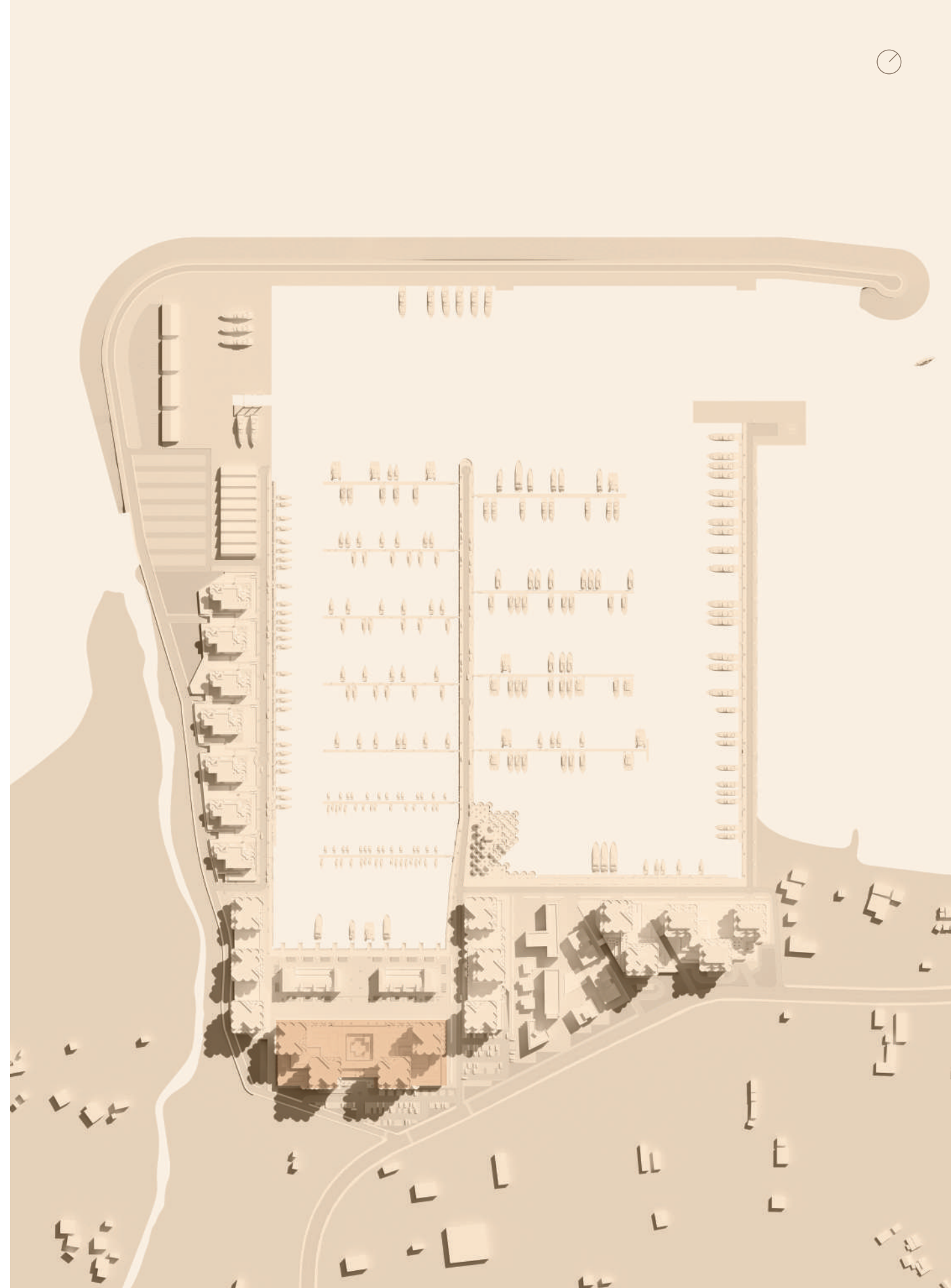






Center of attraction

Central Plaza is a central point of Orikum Marina. The multilevel building with ground floor includes food and beverage locations and tenants pool decks above.



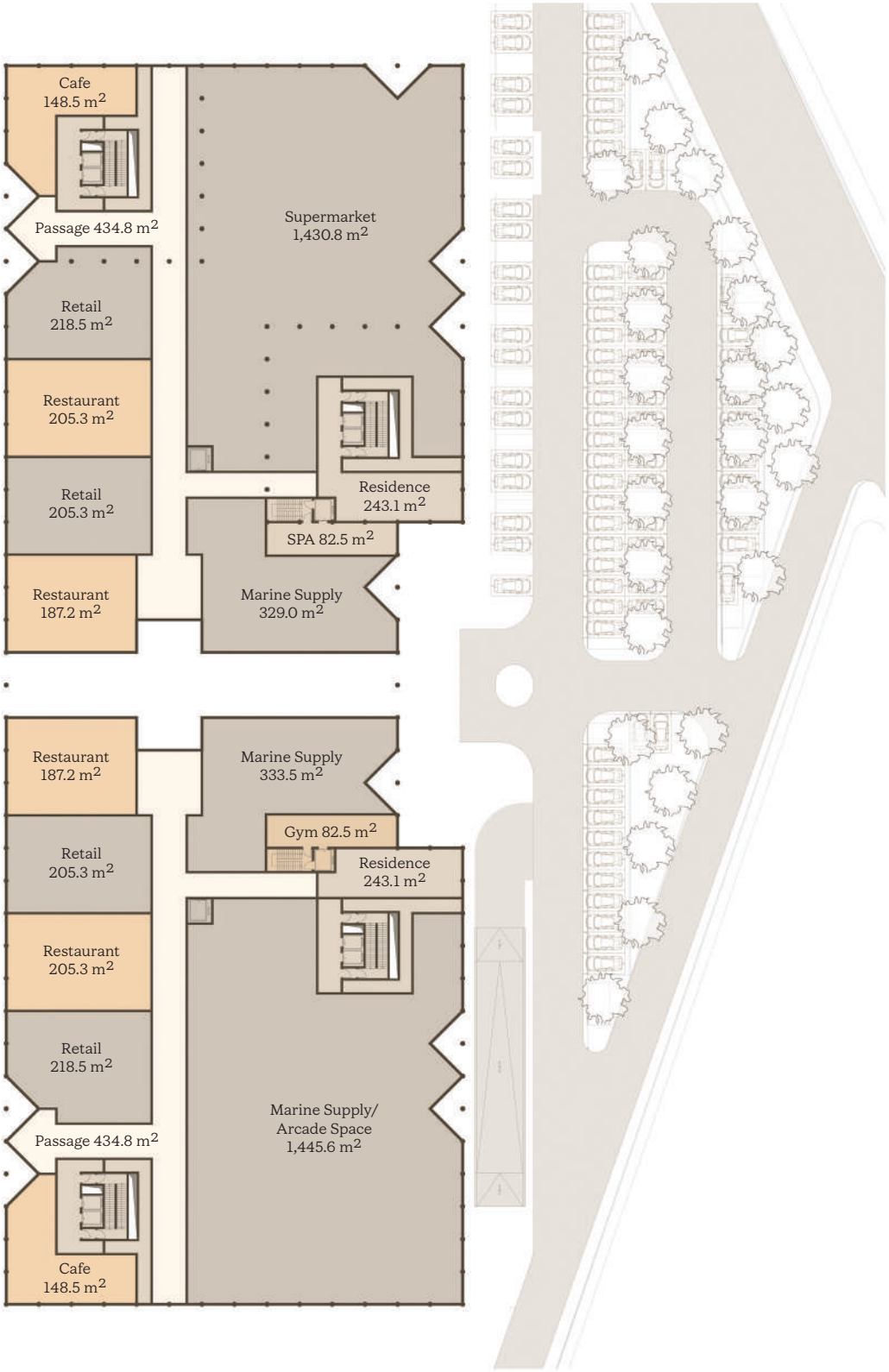


The central yard offers an ideal location for a Gym and Spa. They can either be tenants only or be accessed from the ground floor for the general public.



Central Building, Level 1

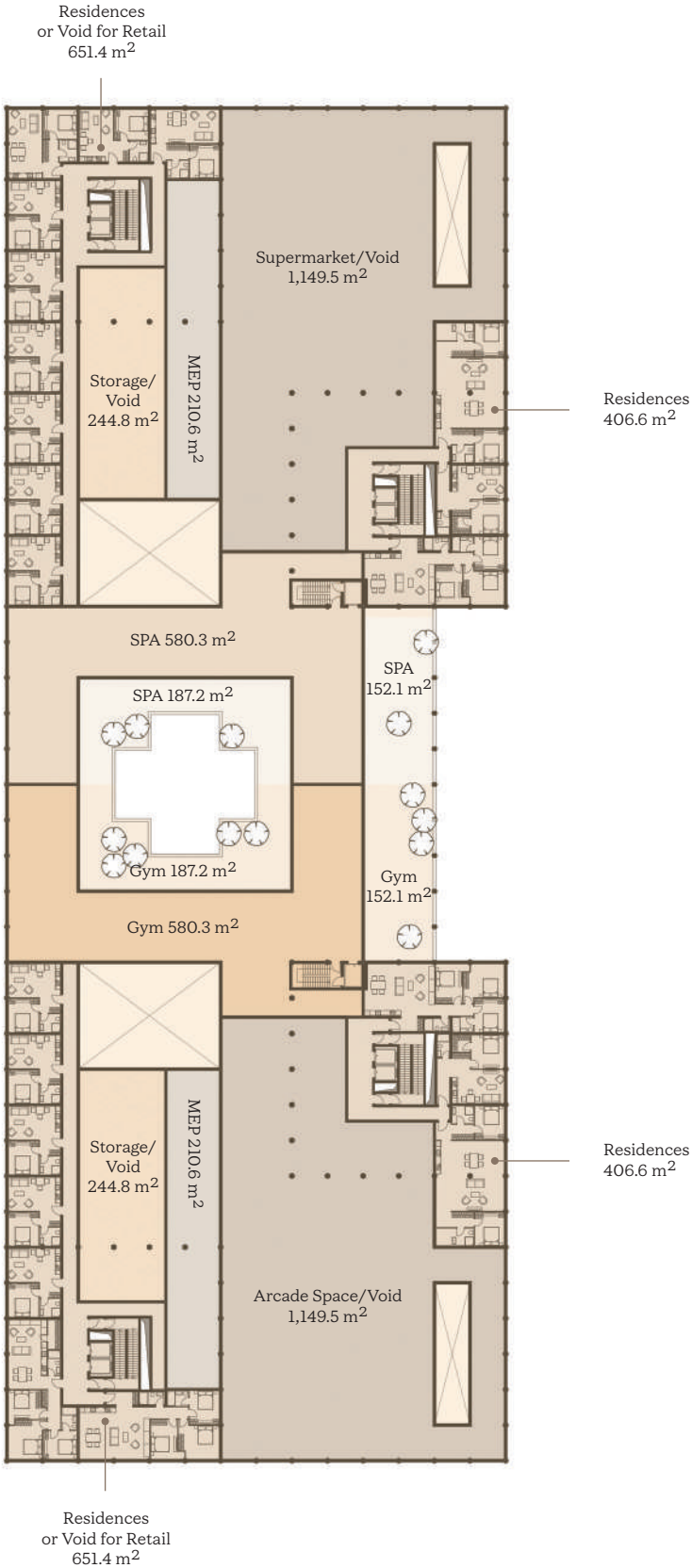
The ground floor will provide a supermarket and marine supply stores to the south and F&B and retail outlets to the Marina Plaza in the north.





Central Building, Level 2

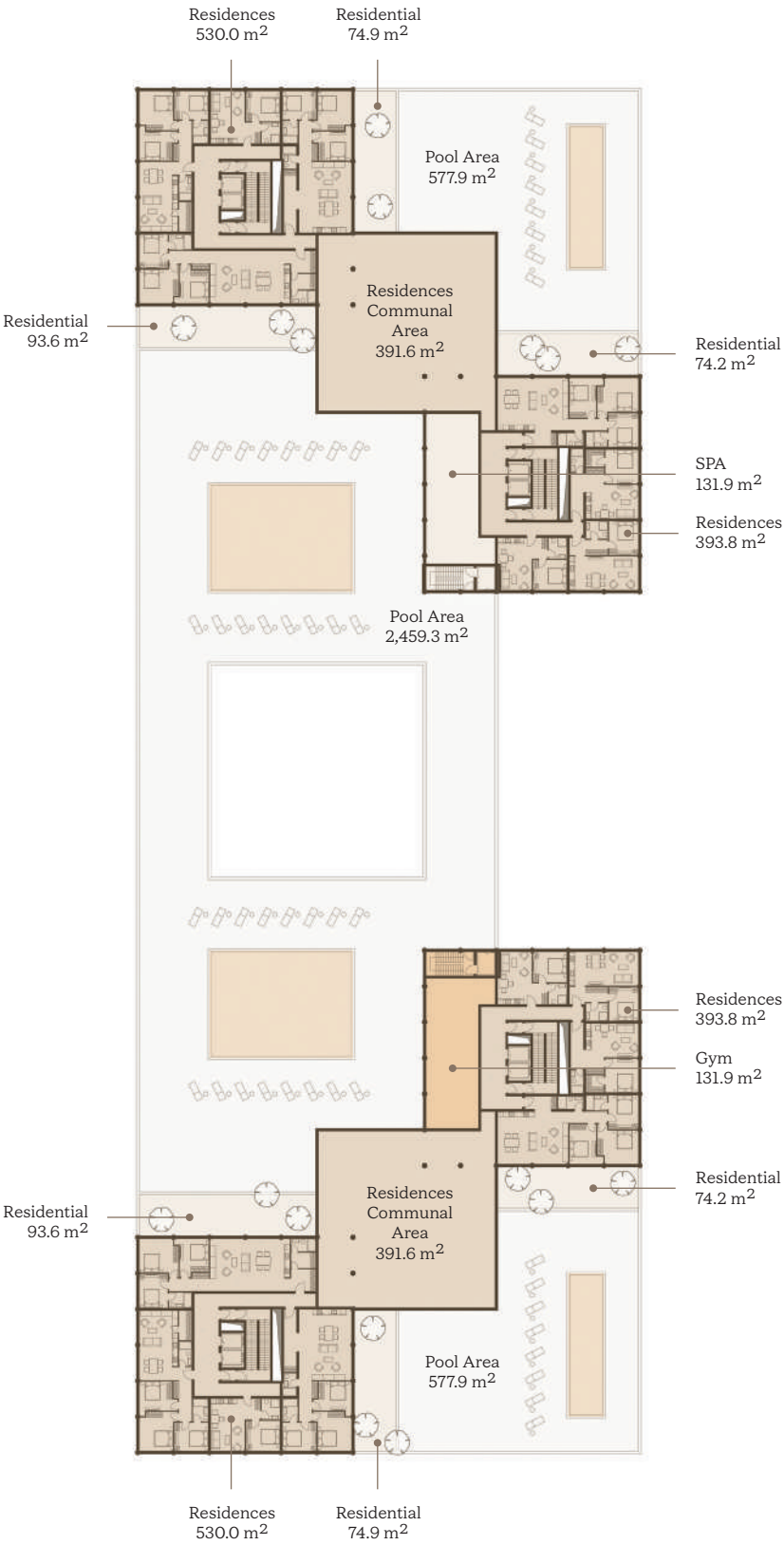
Level two can offer either apartments along the plaza front or double story retail and F&B. On the south side the supermarket and the large marine supply store could have double storey heights. Around the central yard a Spa and Gym can be placed.





Central Building, Level 3

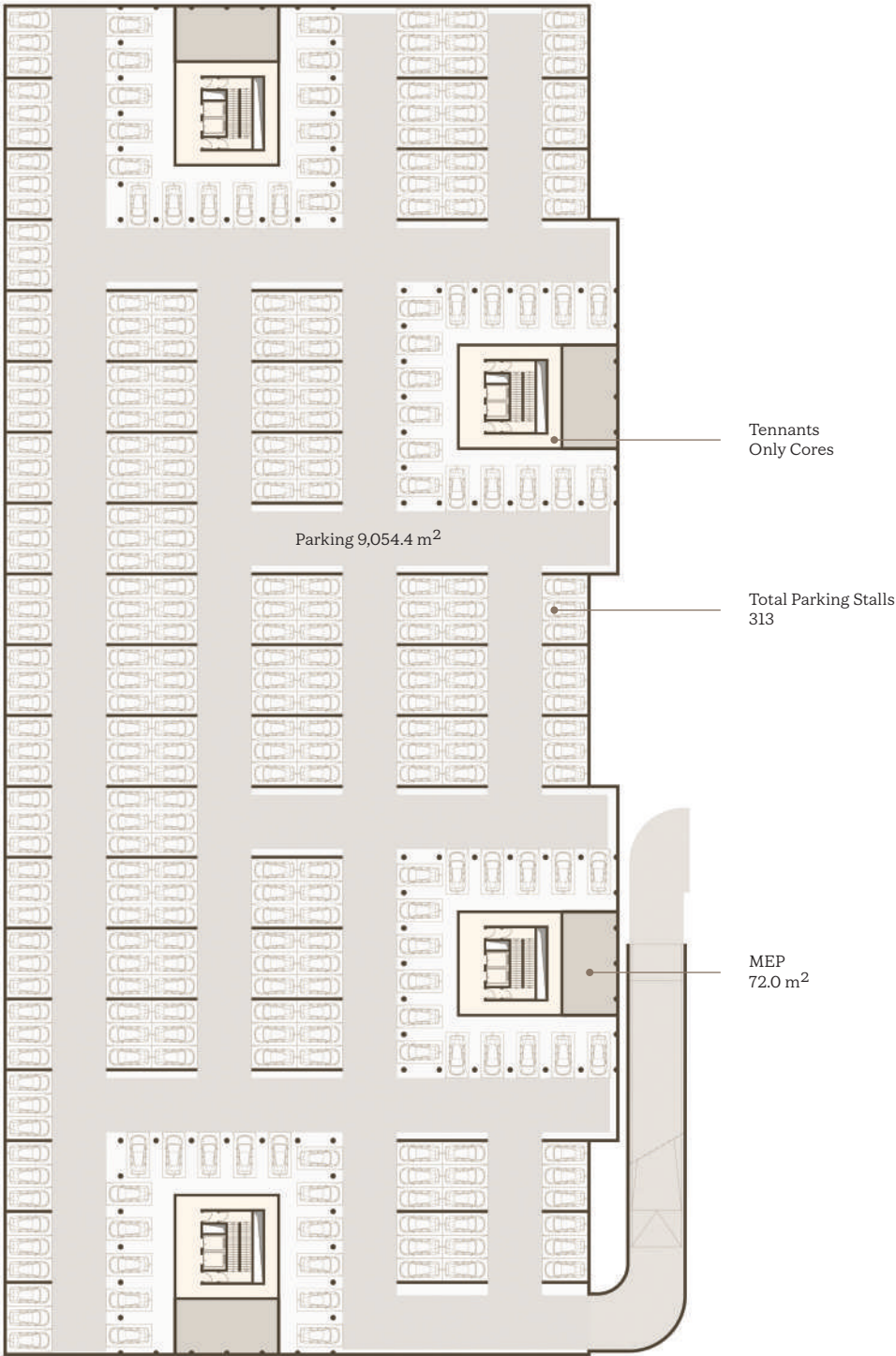
Level 3 is considered as tennant only pool deck. Small gardens create privacy between the apartments and the pool area.





Central Building, Level -1

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



East Apartments

Next to the Italian Buildings







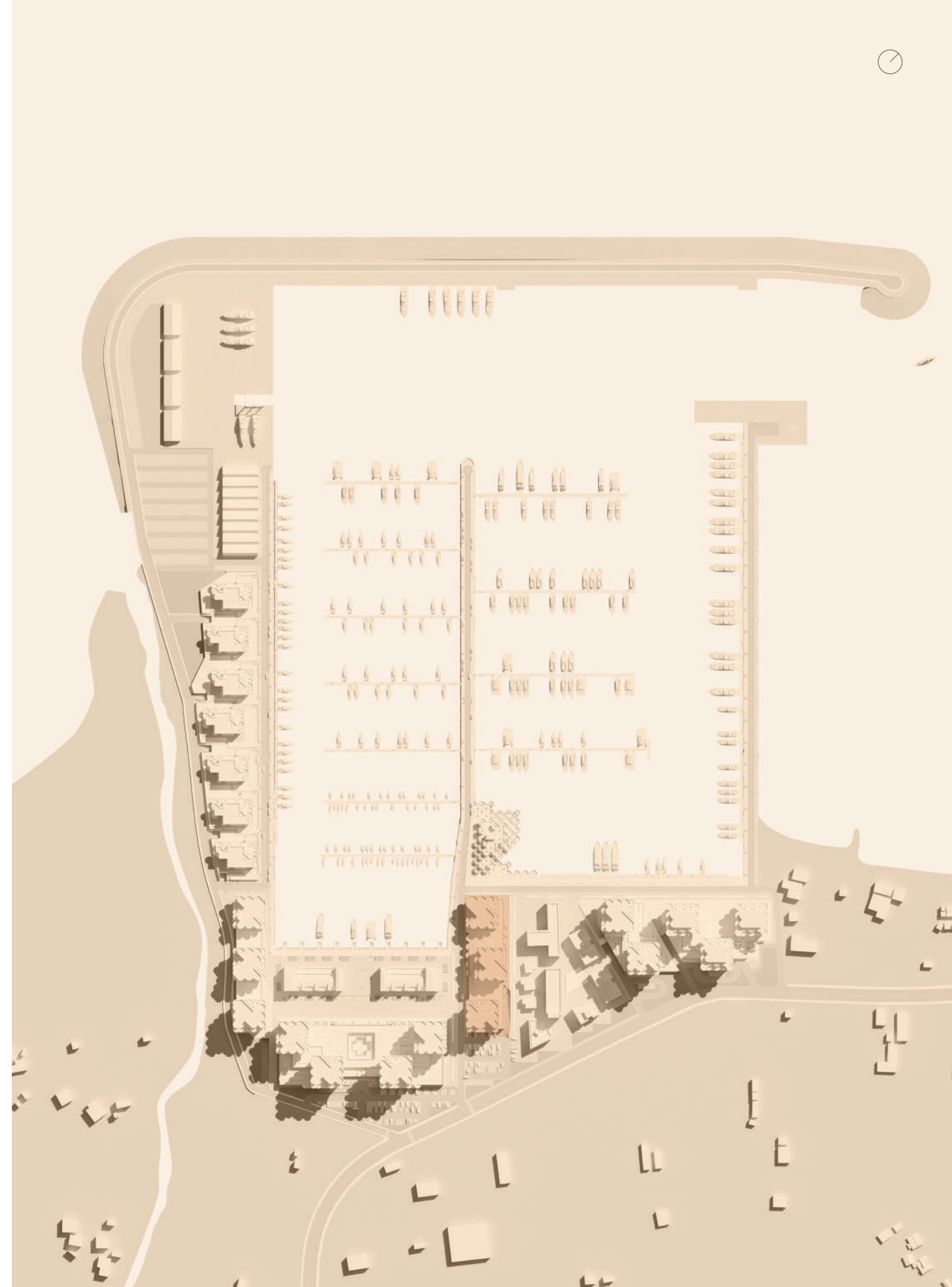
Natural Lighting

Designed to extend the living space outdoors, generous balconies create a seamless transition between indoor comfort and the beauty of nature.



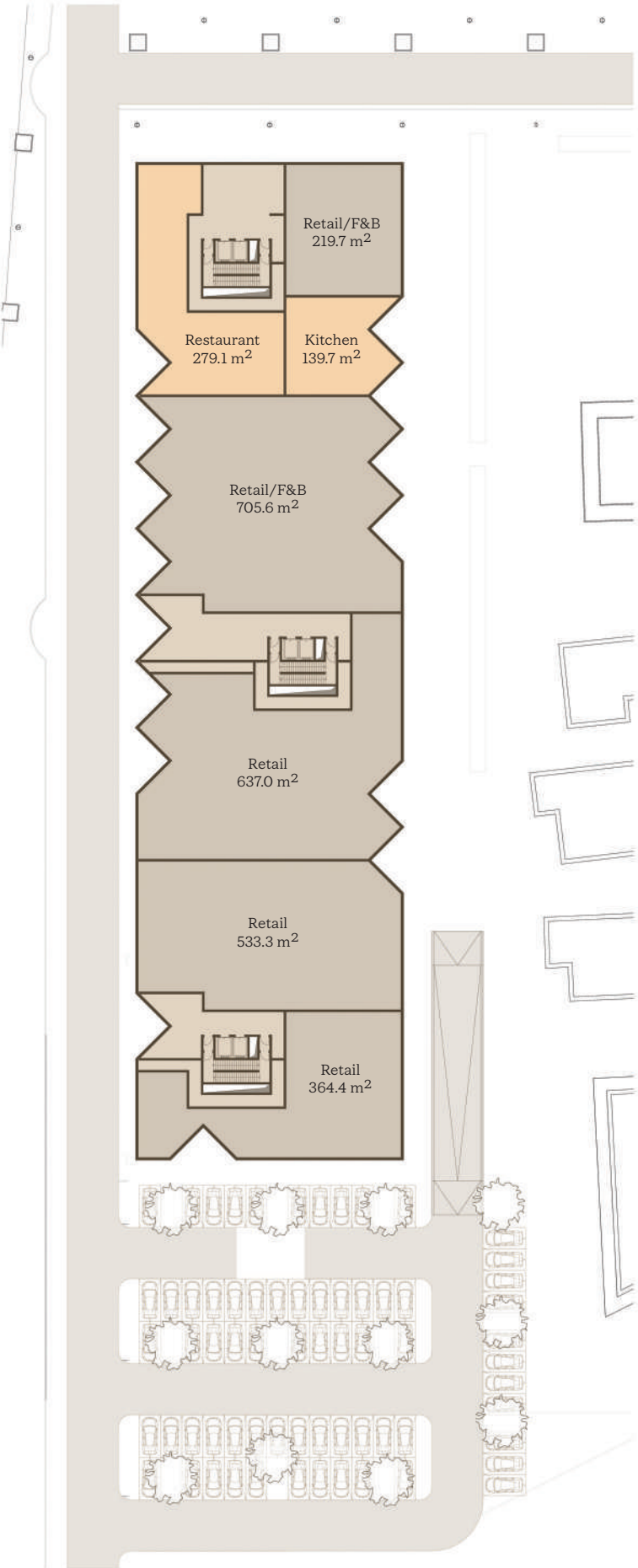
In the Heart of Marine

The East Apartments are placed in the center of Orikum Marina, providing incredible panoramic views within walking distance to all surrounding amenities.



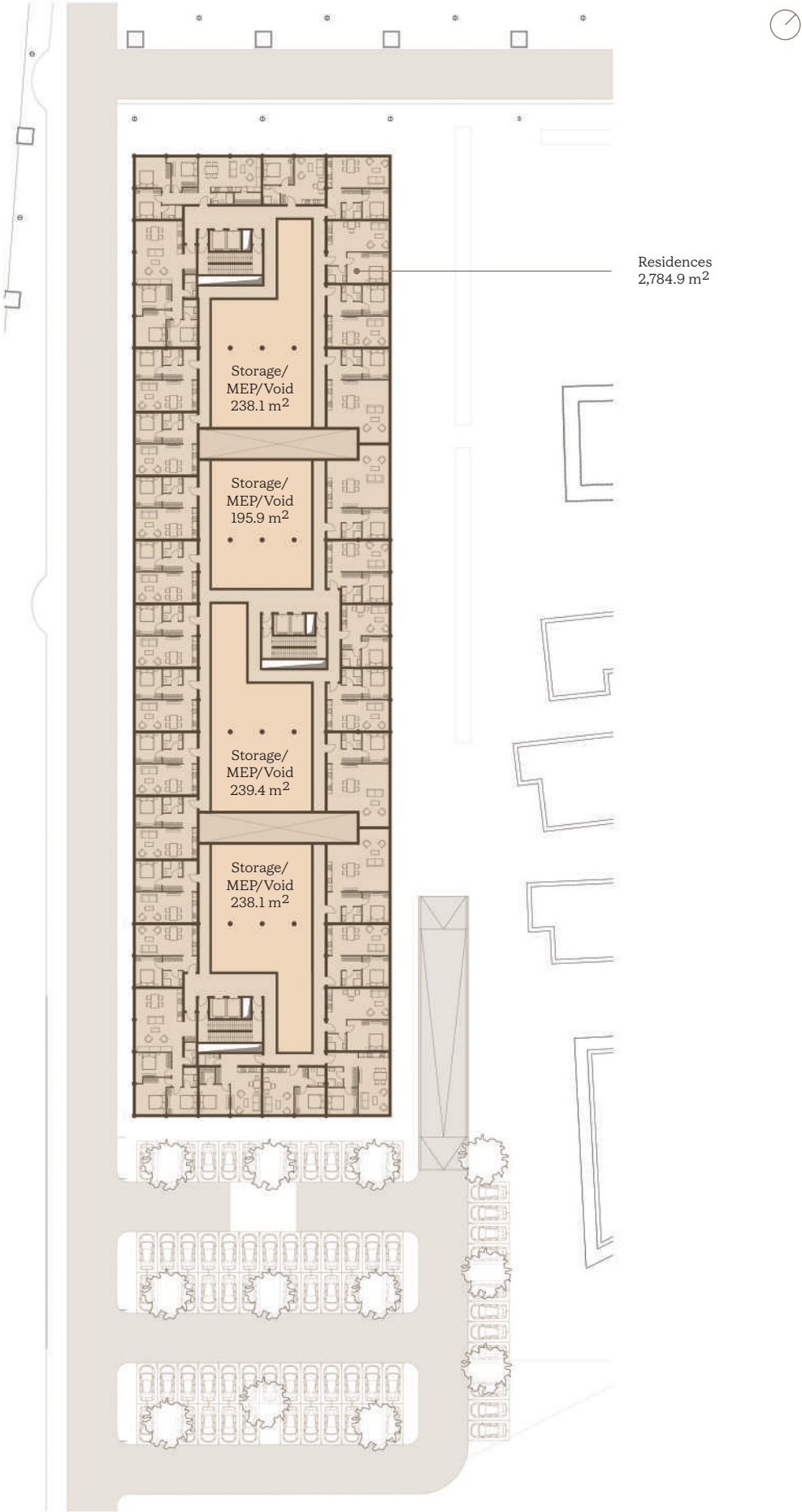
East Apartment, Level 1

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.



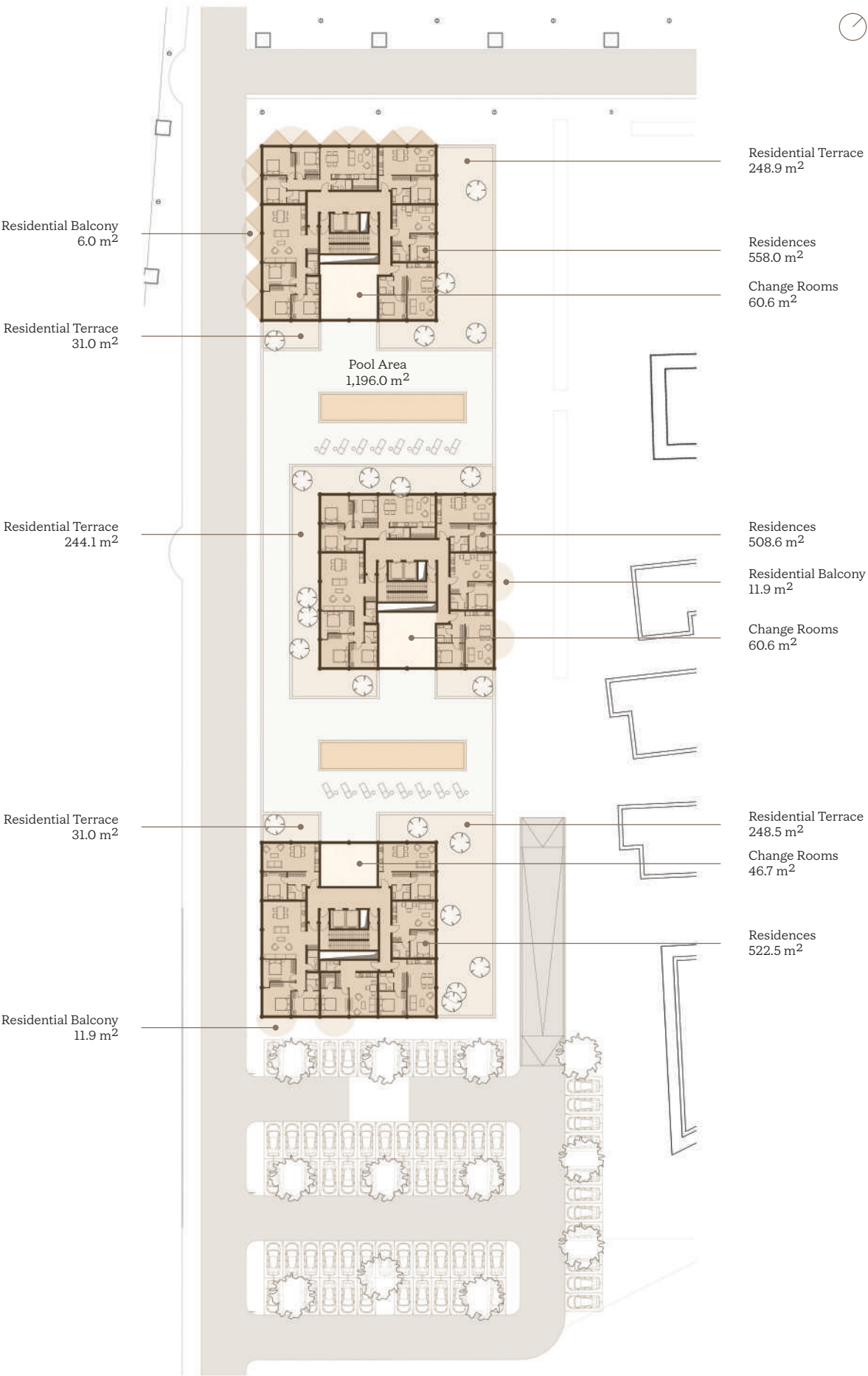
East Apartment, Level 2

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.



East Apartment, Level 3

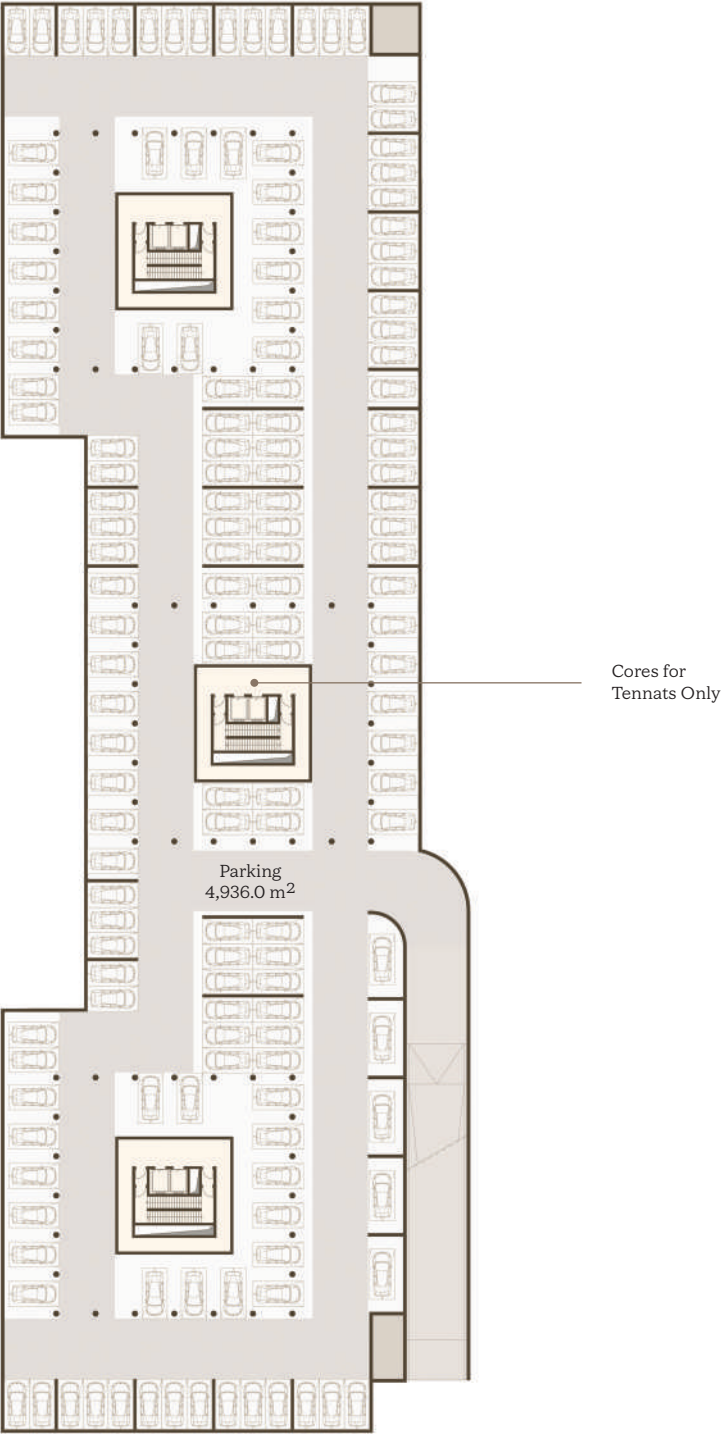
Like for the central building, the level 3 is reserved for tennants only pool decks.





East Apartment, Level -1

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



West Apartments

Best of Both Worlds



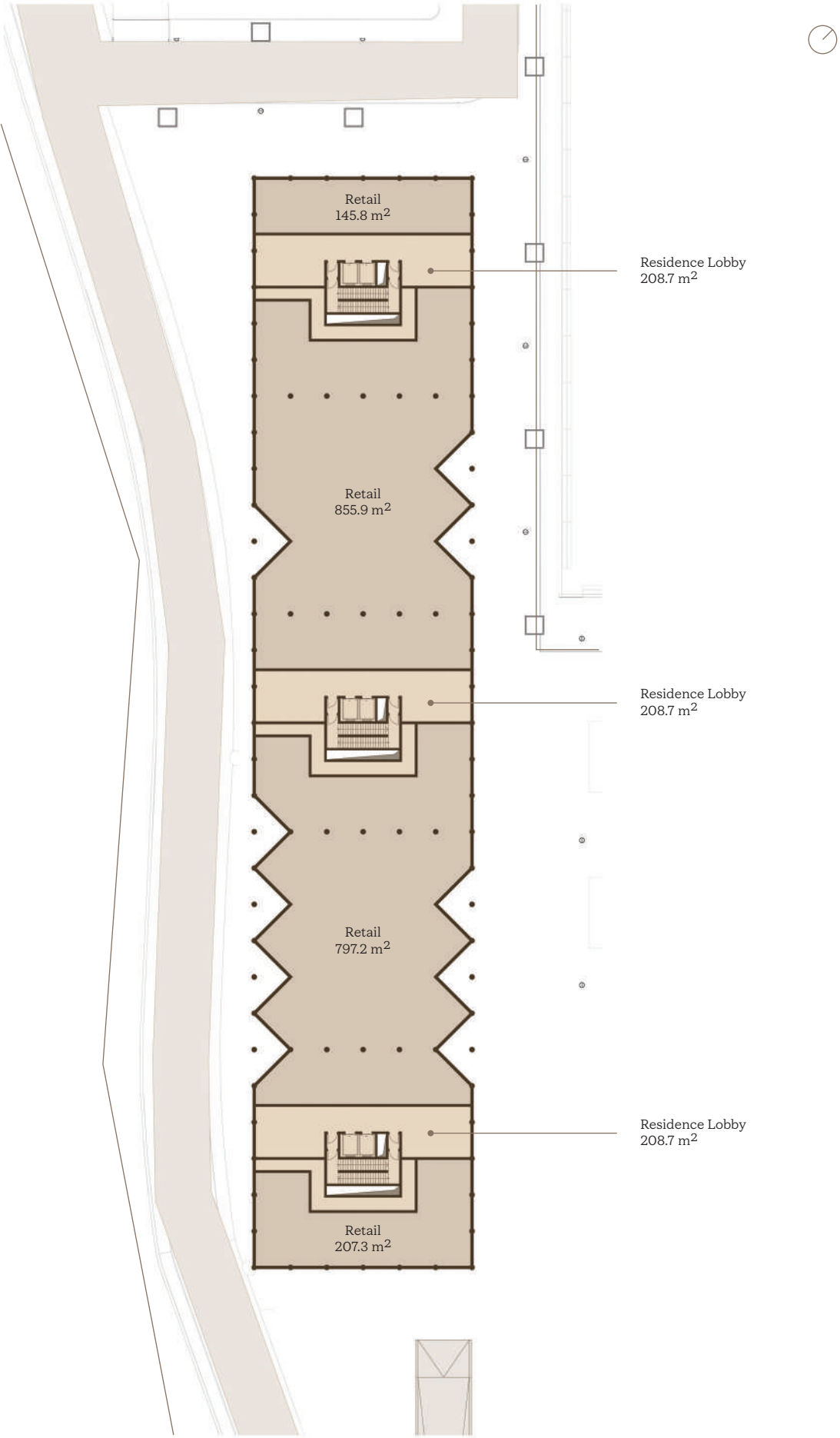


The western apartments are located between the vivid central plaza and the adjacent stream and natural wetlands, Offering views over the Marina and the western beaches.



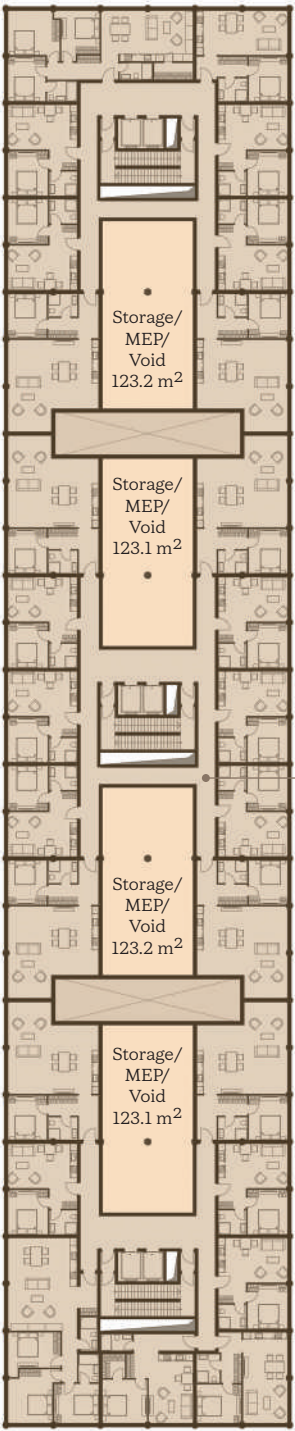
West Apartment, Level 1

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



West Apartment, 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.



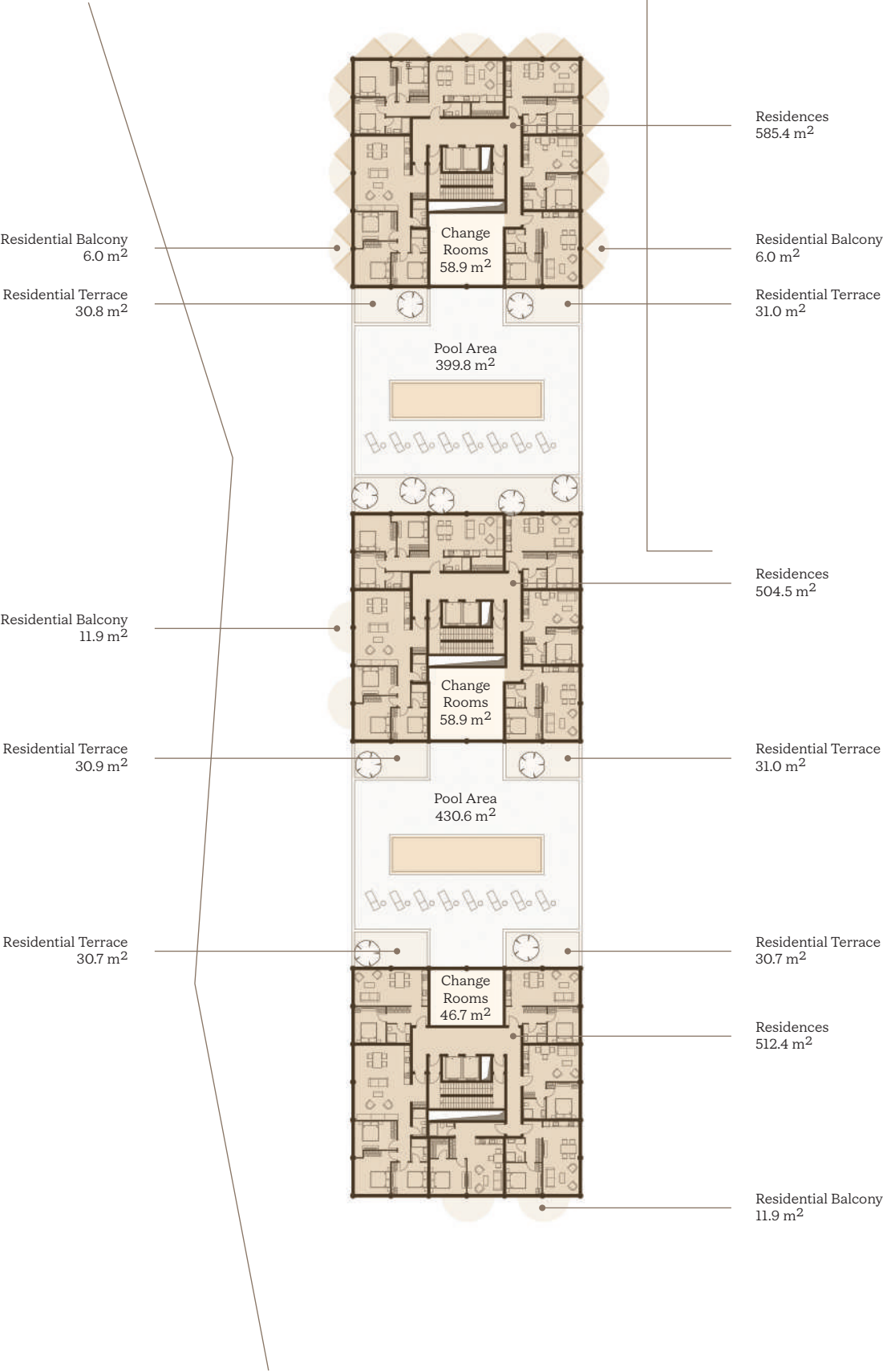
Residences
2,287.4 m²





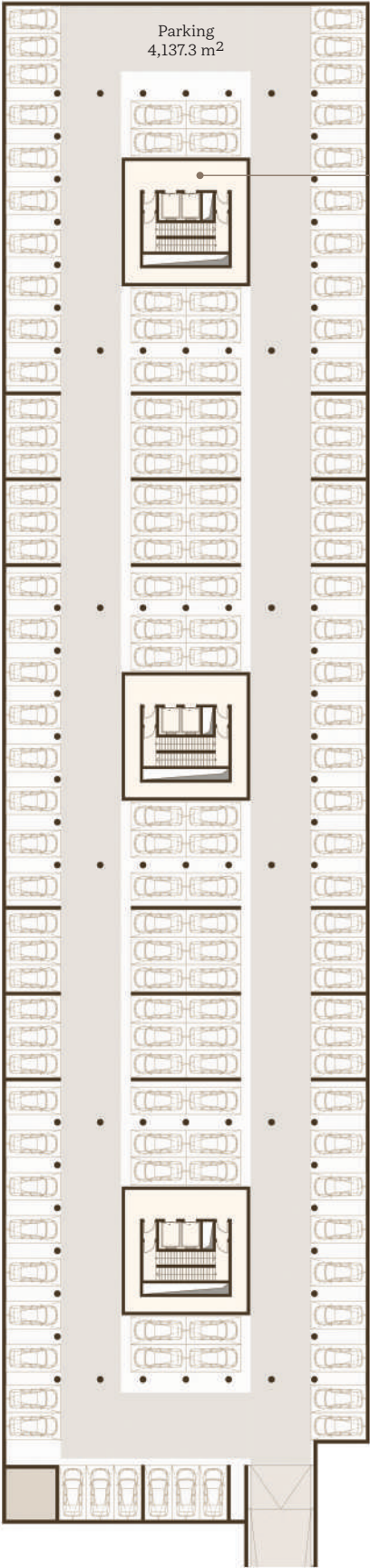
West Apartment, Level 3

The level 3 is for Apartments and tennants only pools.



West Apartment, Level -1

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



Core for
Tennants Only



Luxury Residences

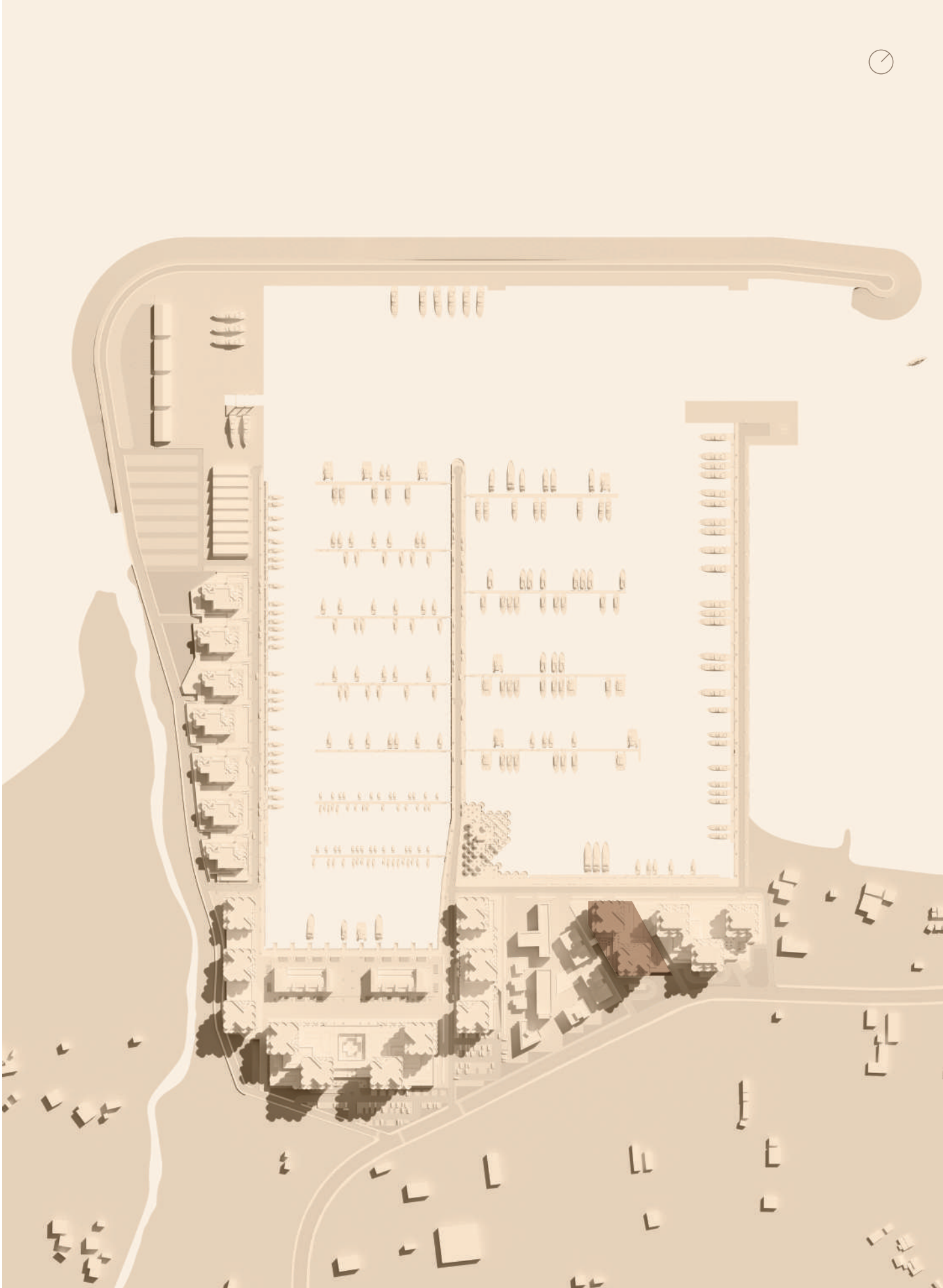
Along the Promenade



Twin Towers

Two towers are offering luxury apartments. They are 13 and 15 storeys high, and are located adjacent to the 5 star hotel on the east side of the Marina. They offer a grand lobby, connecting the southern access to the Marina promenade and on level 3 the residence can enjoy pools and fitness amenities.

The proximity to the 5 star hotel provides convenient access to all services of the hotel.





Luxury Residences, Level -1

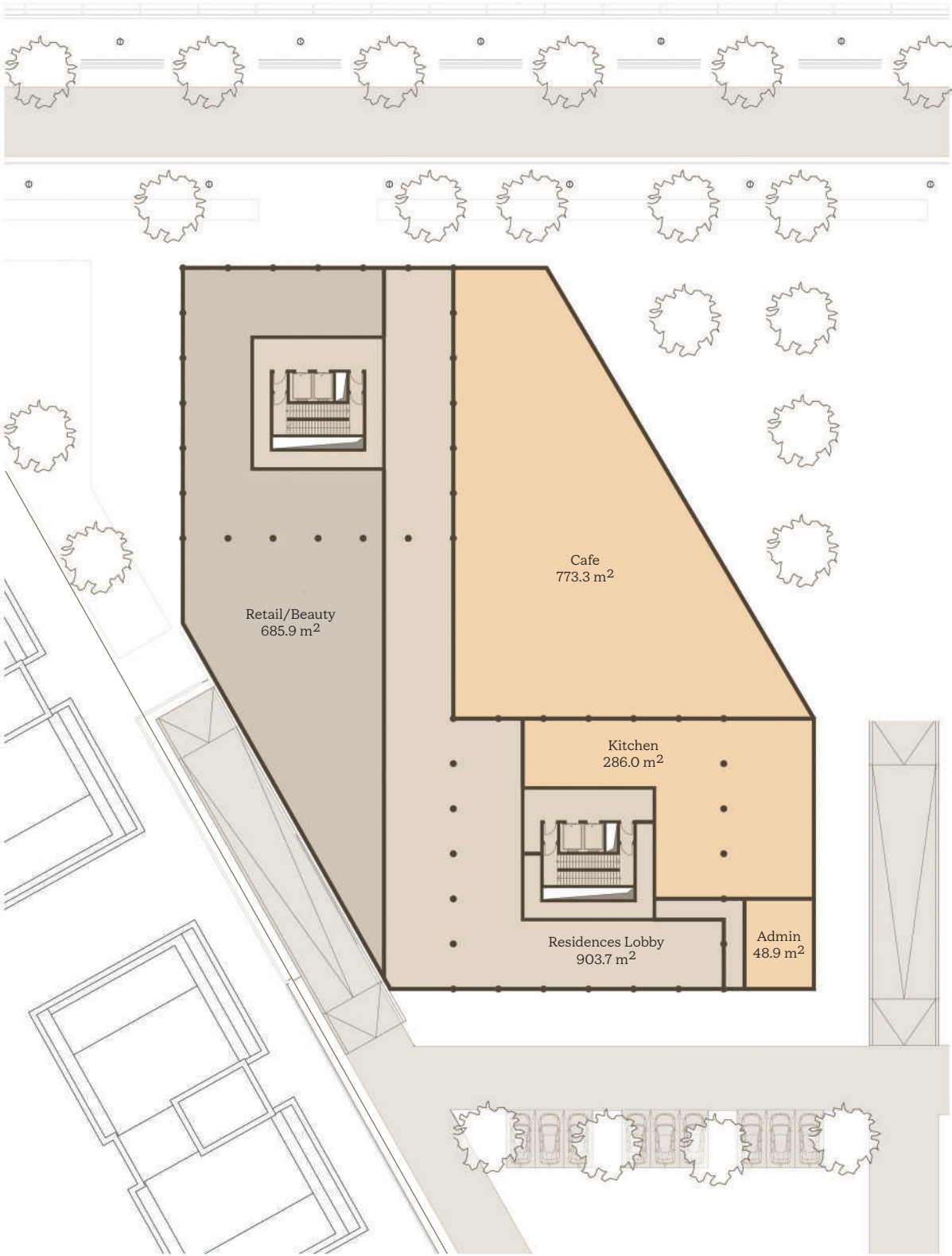
The first basement level offers 121 parking stalls for 104 apartments. A full or partial second basement can be considered should more parking be desired.





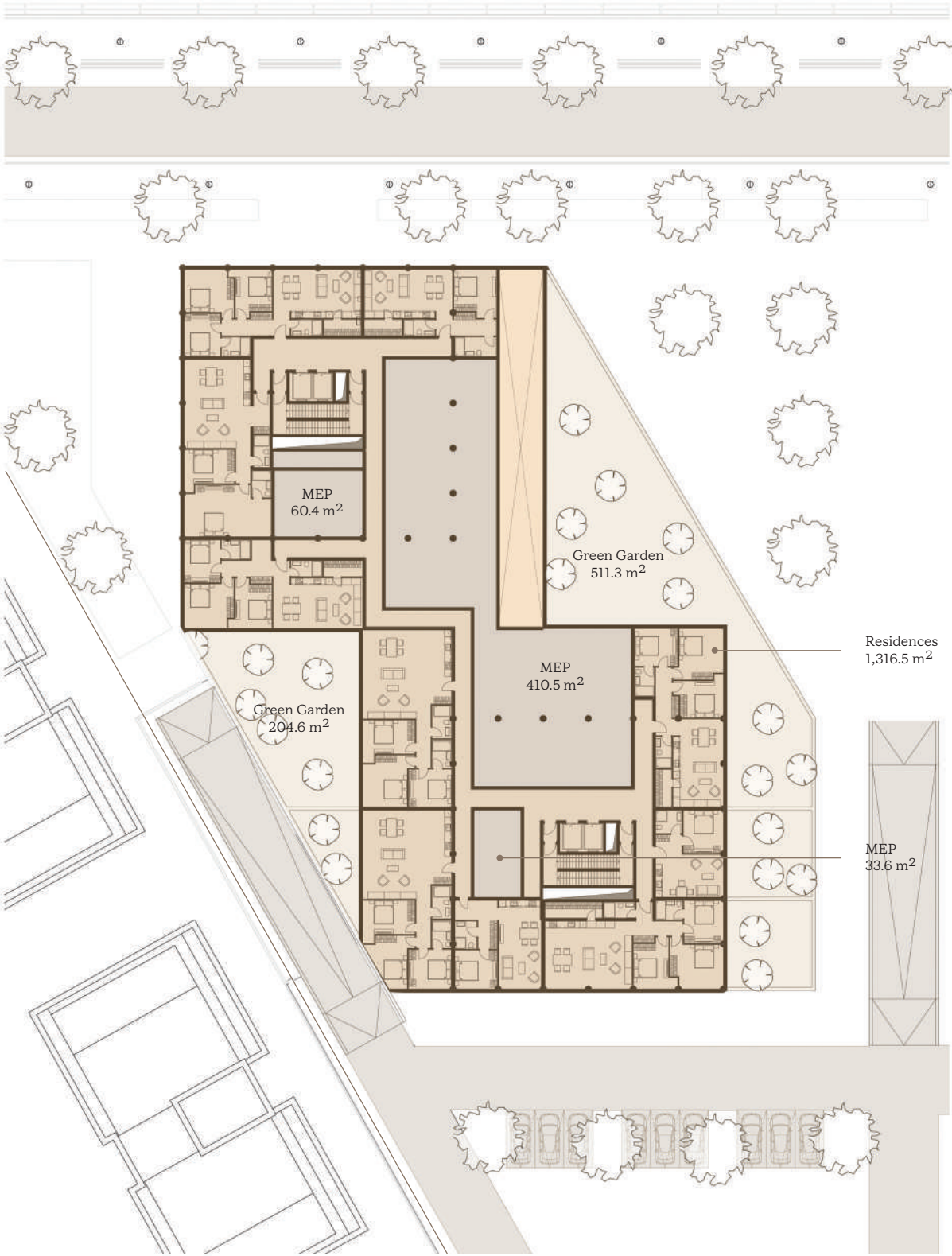
Luxury Residences, Level 1

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.





Luxury Residences, Level 2



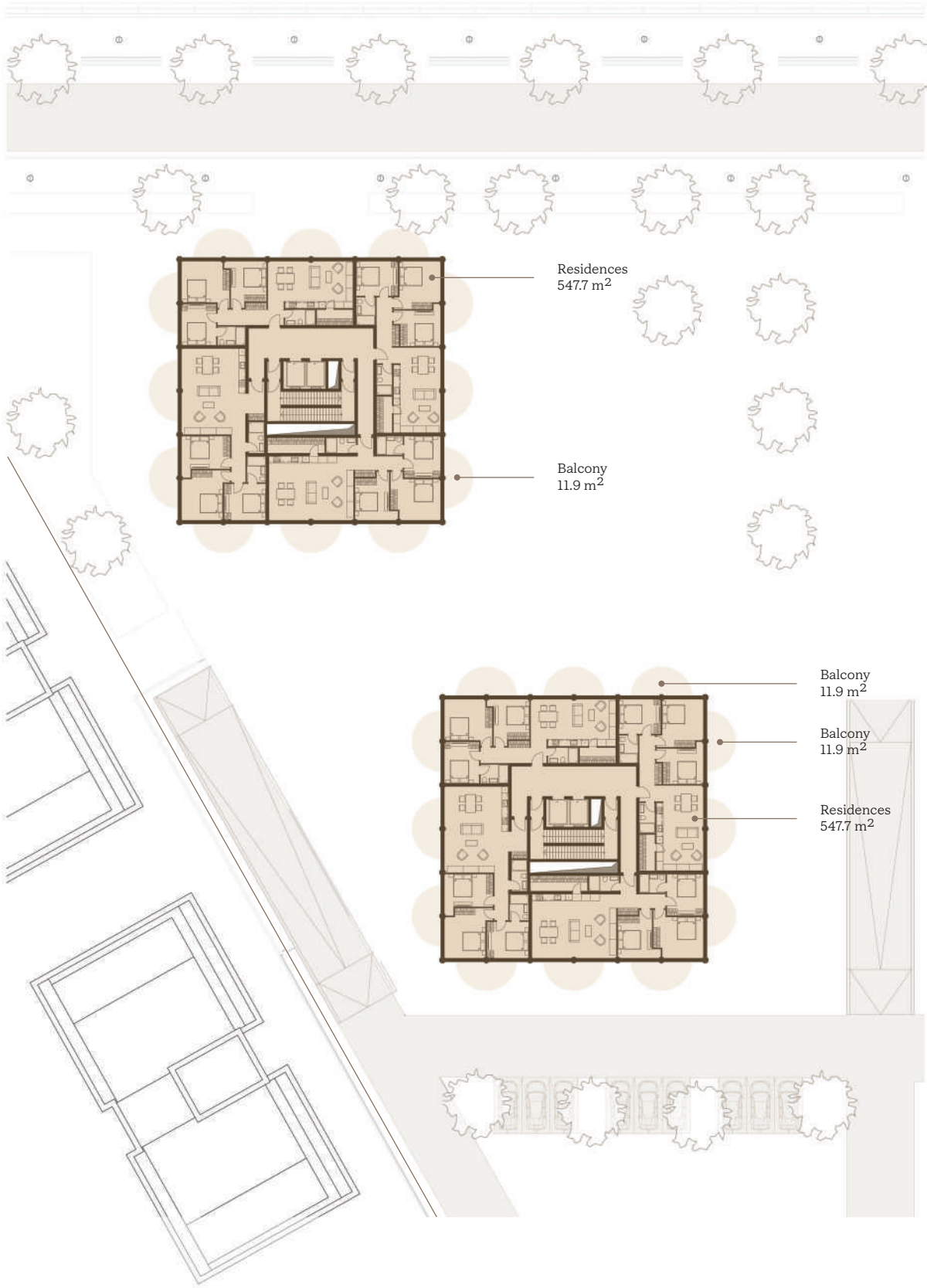


Luxury Residences, Level 3





Luxury Residences, Level 4



Hotel

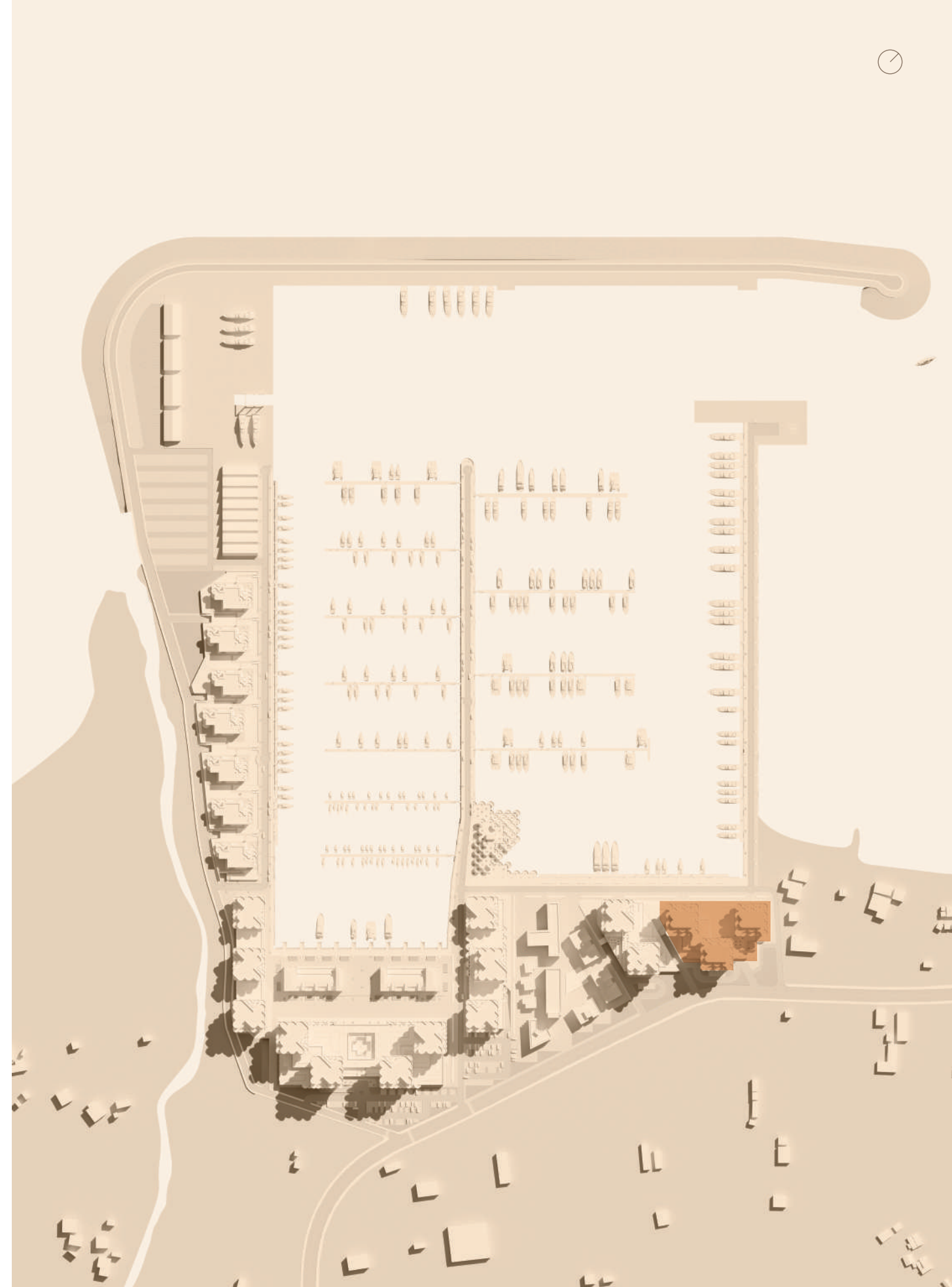
The Grace of Sailing Yachts





Moving Facades

Unlike the apartments, which have always personal balconies, the standard hotel rooms share one balcony. For privacy we introduced a sail like structure which separates the individual users. The resulting design reminds of sails on the bow of a boat.



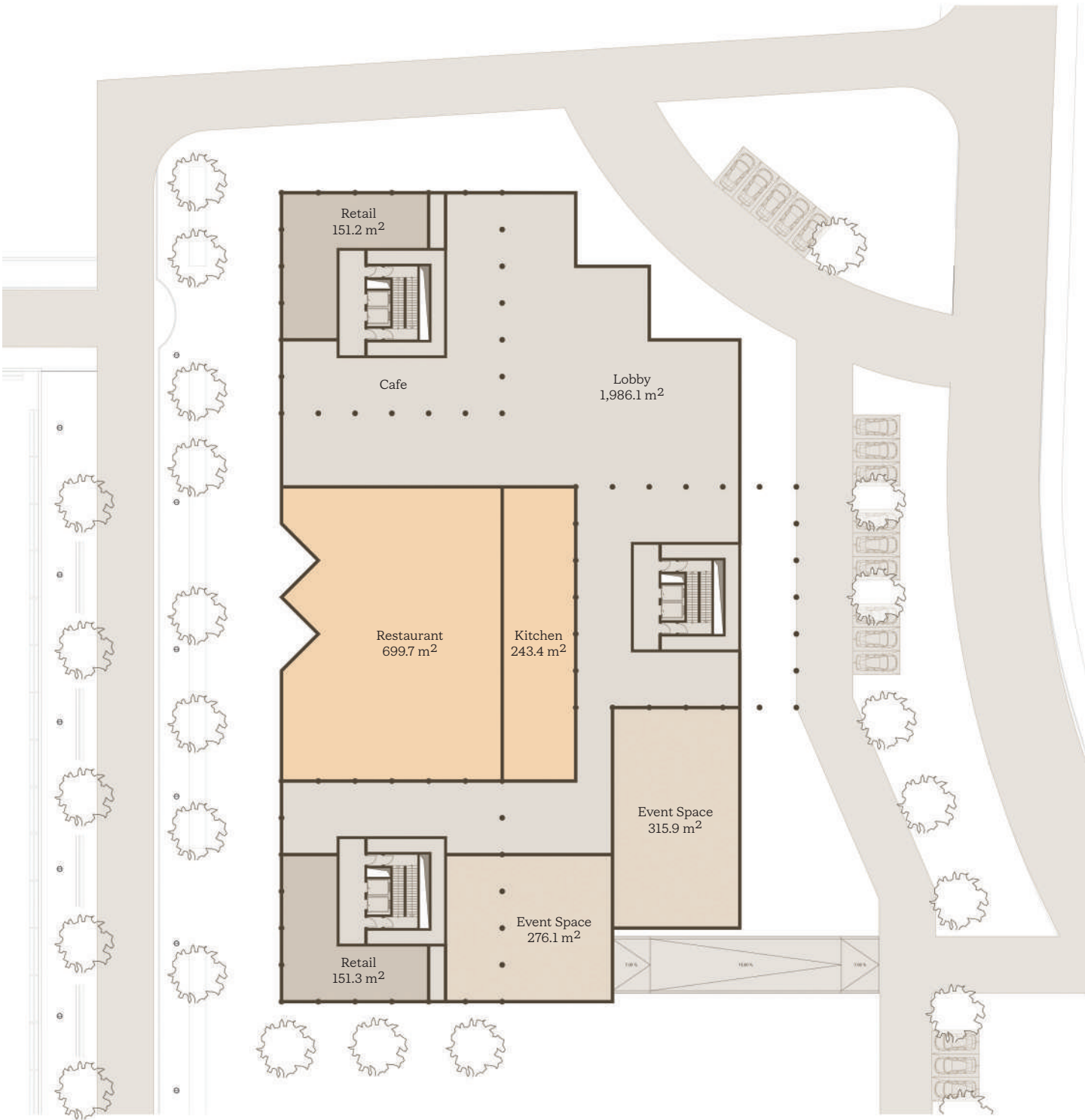






Hotel, Level 1

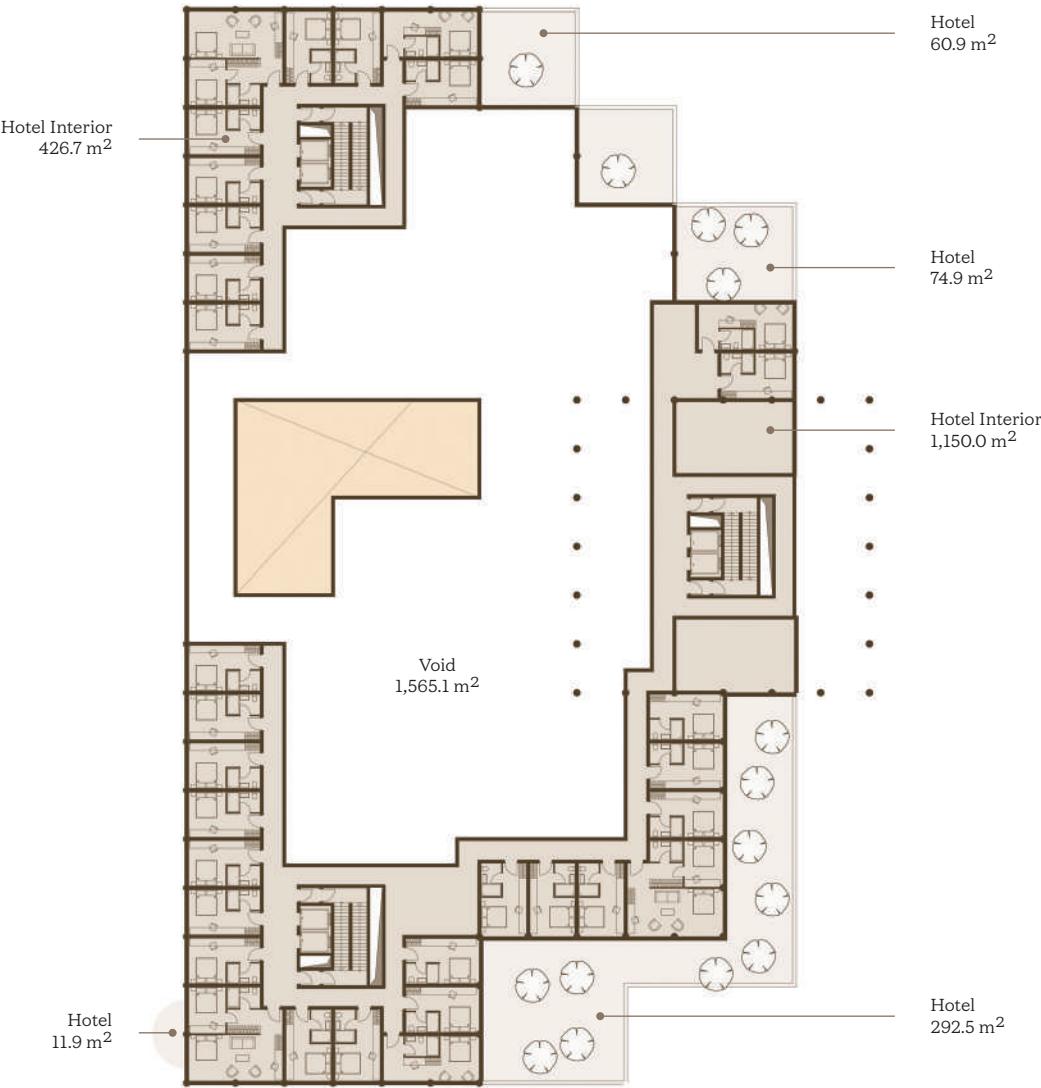
The ground floor level offers a generous entrance lobby and passage from the road to the Marina, as well as F+B and retail spaces. The cafe is considered as exclusive tennants club, with private garden.





Hotel, Level 2

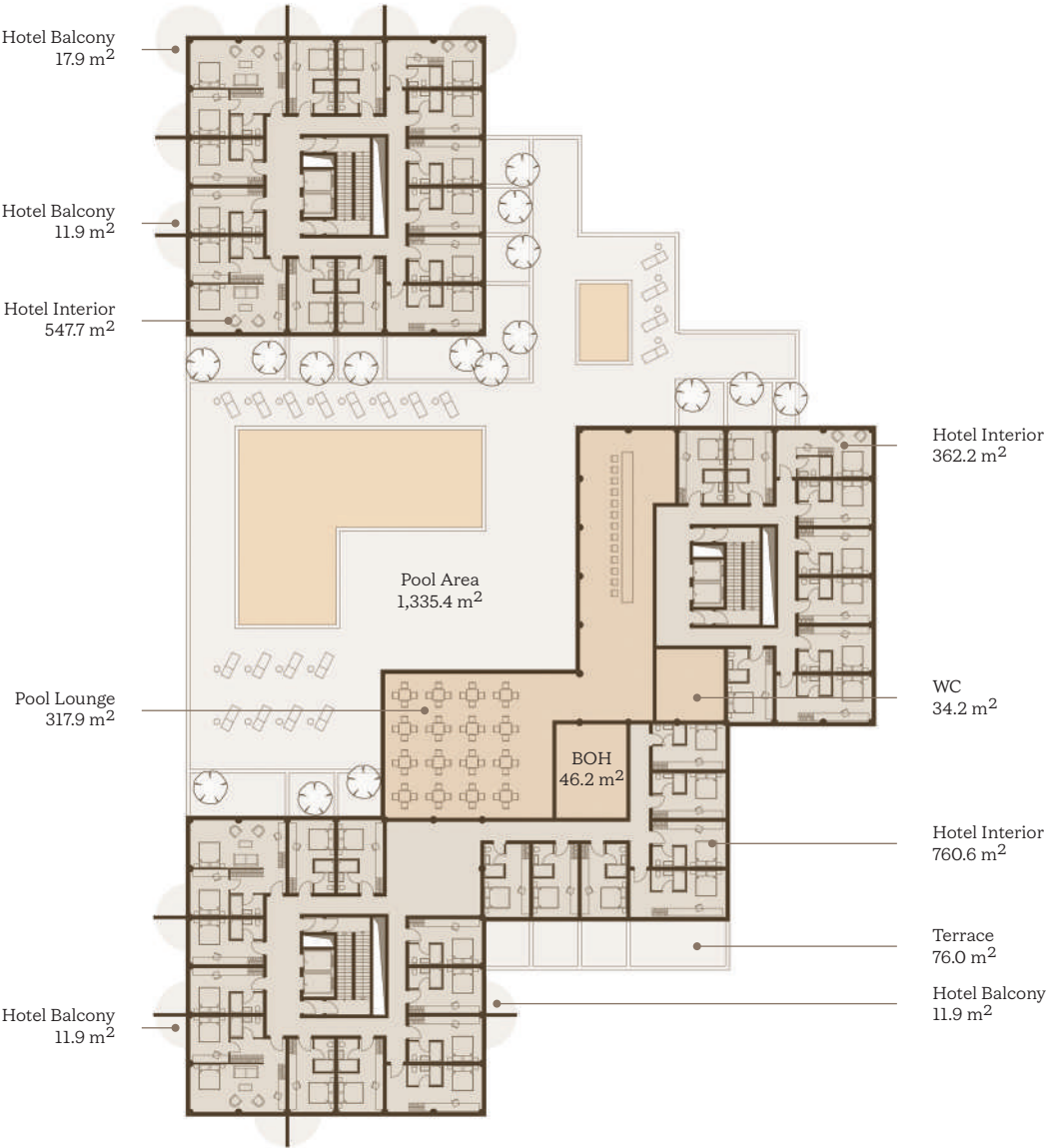
Podium level 2 provides apartments, gardens and MEP spaces.





Hotel, Level 3

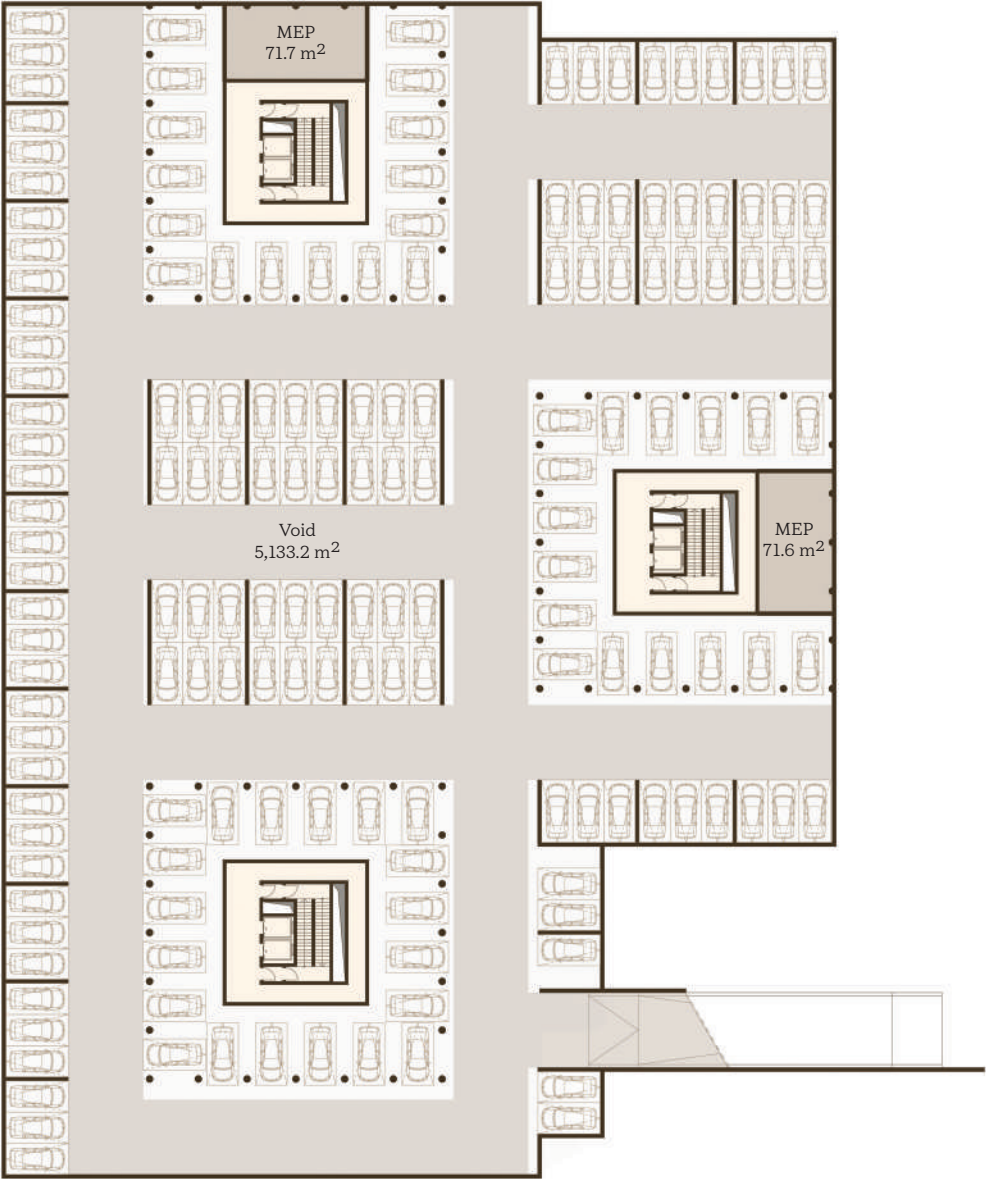
Podium level 3 offers apartments a pool deck and Gym facilities, a Kids club can be considered.





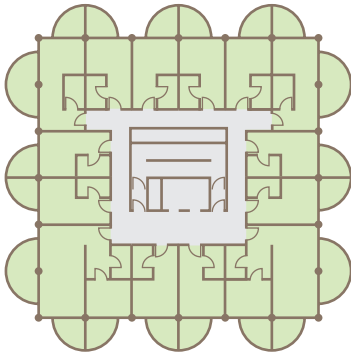
Hotel, Level -1

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



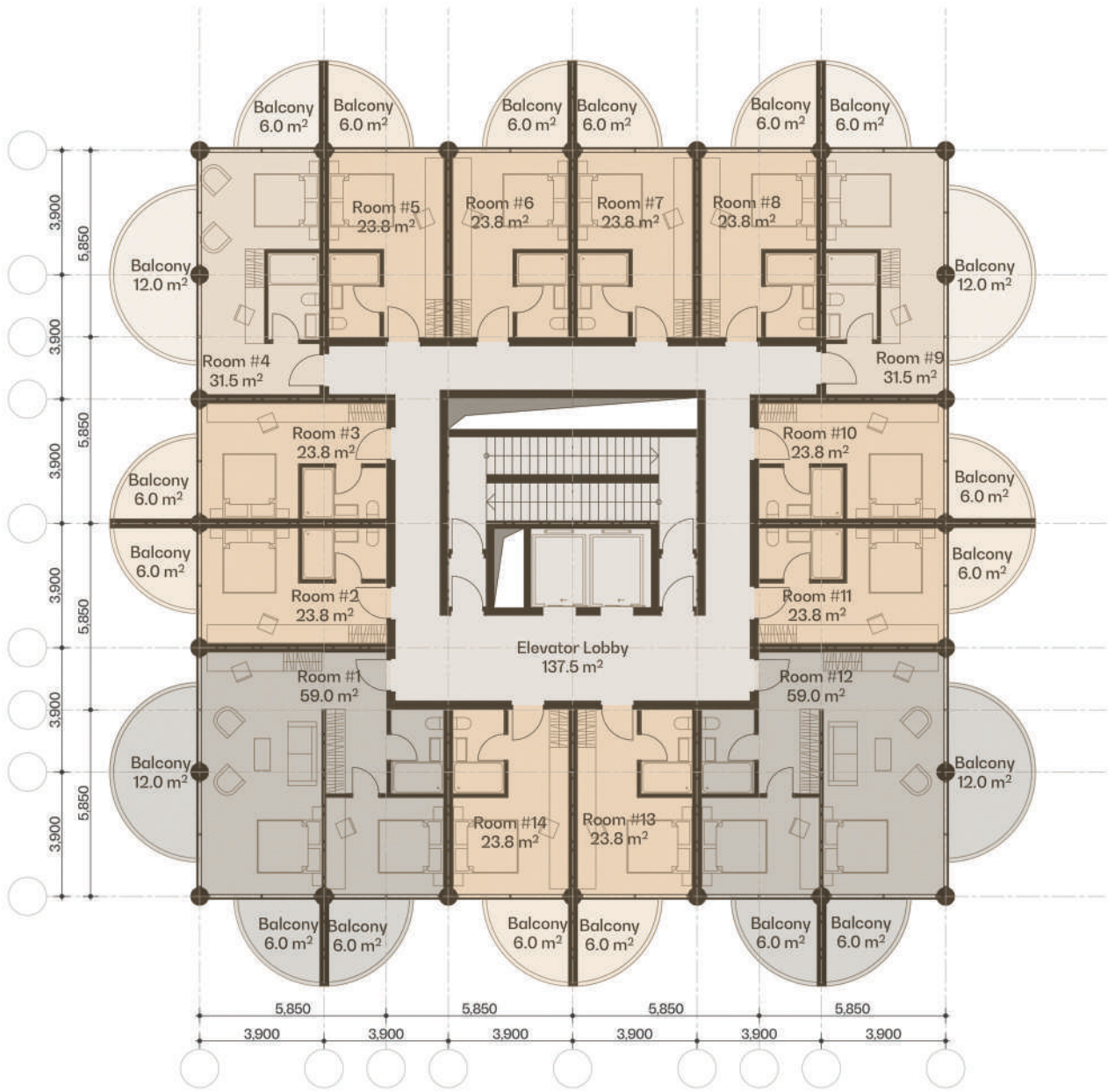
Hotel Typical Floorplan, Type 1

Unit Type Name	GFA, sq. m	Qty	Color
Standard Hotel Room	298.0	10	Orange
Premium Hotel Room	99.0	2	Light Orange
Suite Hotel Room	166.0	2	Grey



GFA Category	Indoor, sq. m	Total, sq. m	Color
Common Spaces	137.5	137.5	Grey
Hotel Spaces	419.0	563.0	Green
Total	556.5	700.5	

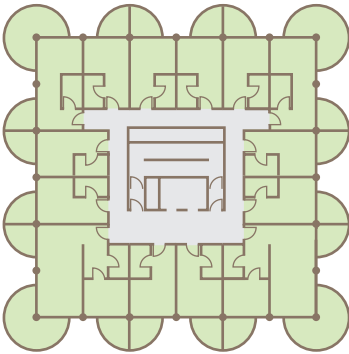
Mountain view



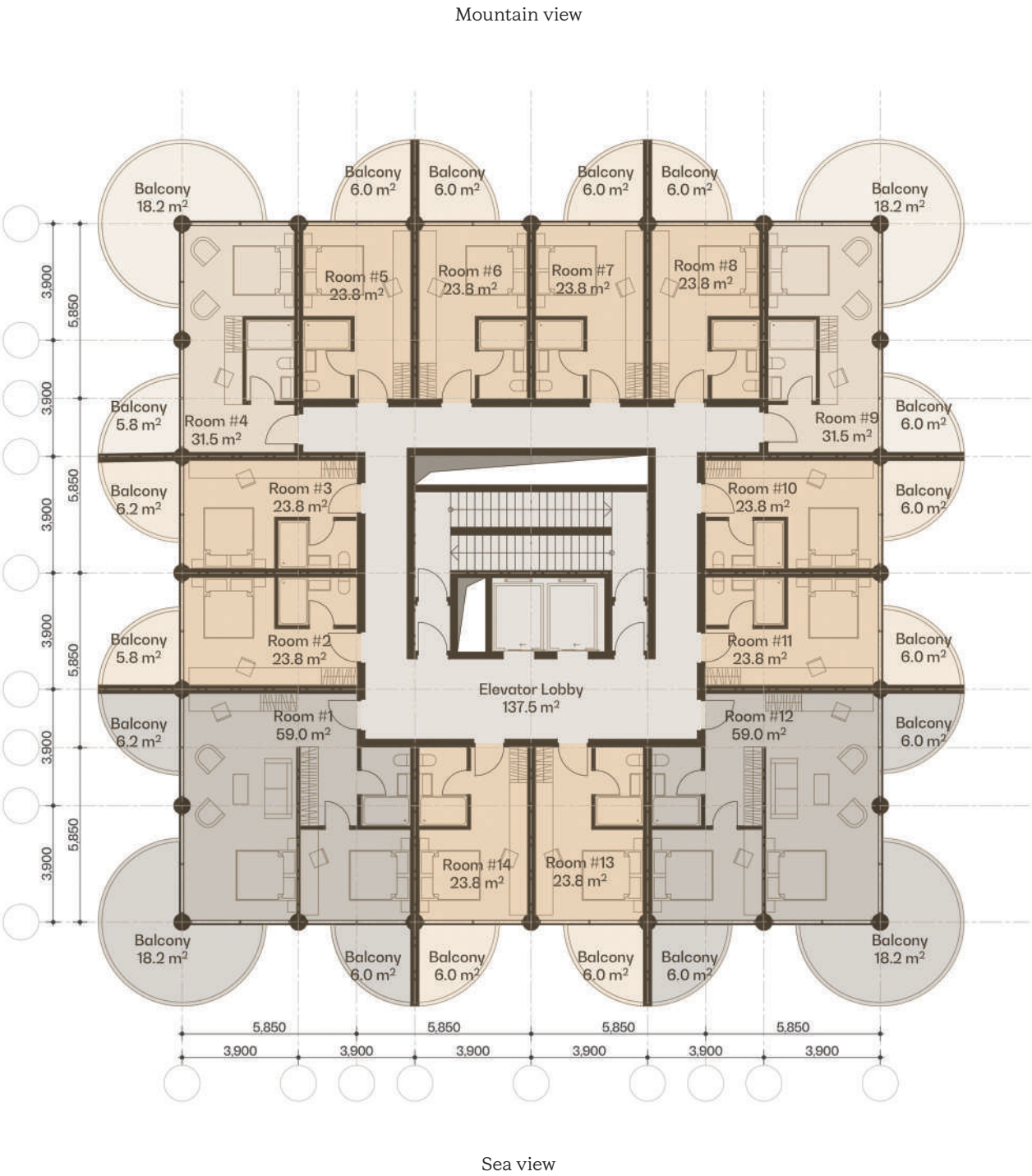
Sea view

Hotel Typical Floorplan, Type 2

Unit Type Name	GFA, sq. m	Qty	Color
Standard Hotel Room	298.0	10	Orange
Premium Hotel Room	111.2	2	Light Orange
Suite Hotel Room	178.6	2	Grey



GFA Category	Indoor, sq. m	Total, sq. m	Color
Common Spaces	137.5	137.5	Light Grey
Hotel Spaces	419.0	587.8	Green
Total	556.5	725.3	

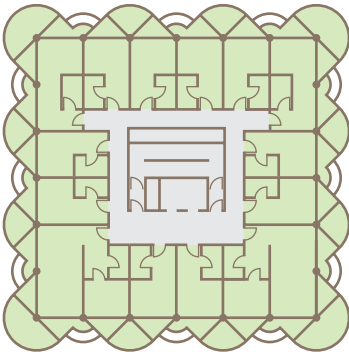


Mountain view

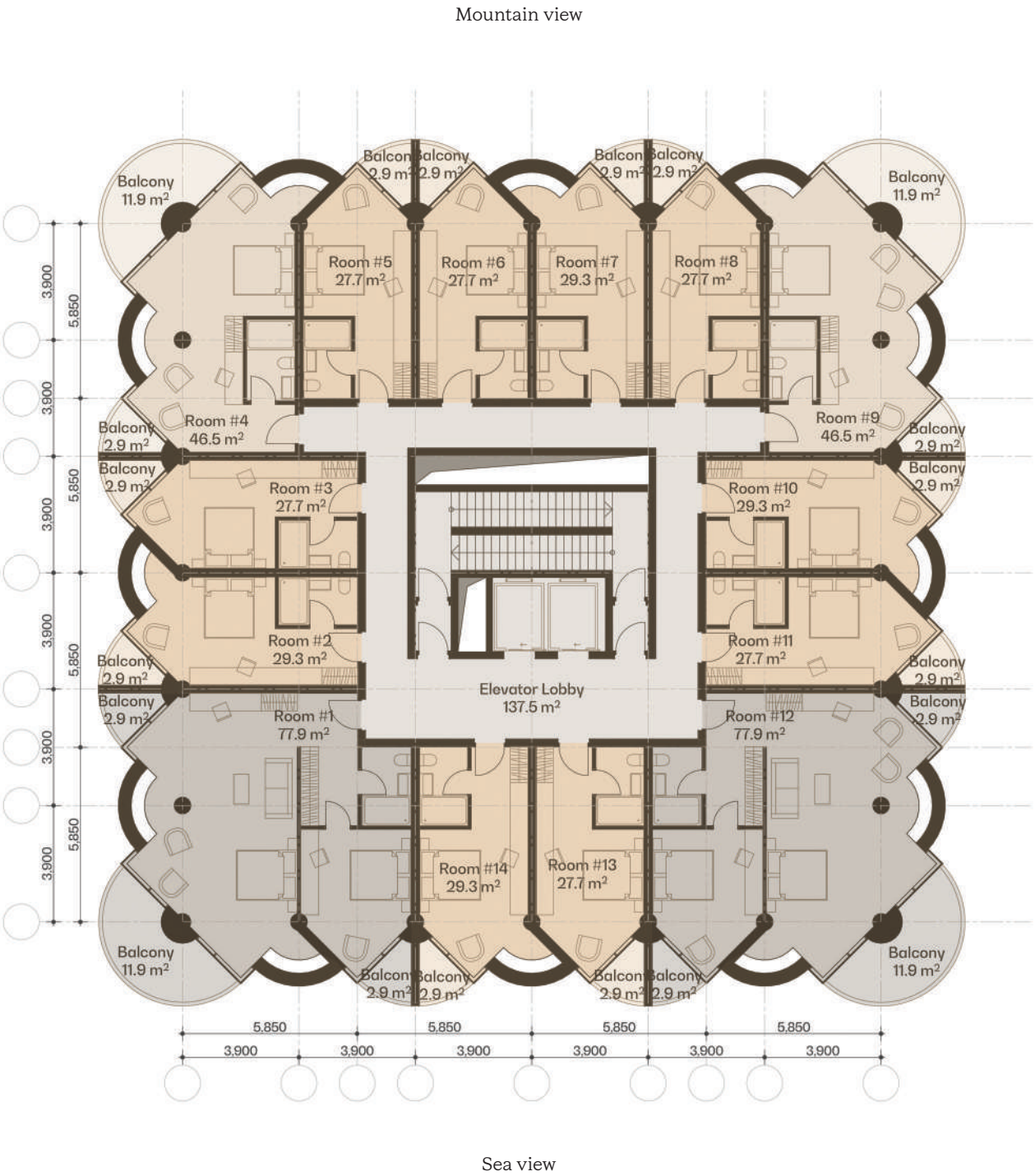
Sea view

Hotel Typical Floorplan, Type 4

Unit Type Name	GFA, sq. m	Qty	Color
Standard Hotel Room	312.4	10	Orange
Premium Hotel Room	122.6	2	Light Orange
Suite Hotel Room	191.2	2	Grey



GFA Category	Indoor, sq. m	Total, sq. m	Color
Common Spaces	137.5	137.5	Grey
Hotel Spaces	532.2	626.2	Green
Total	669.7	763.7	

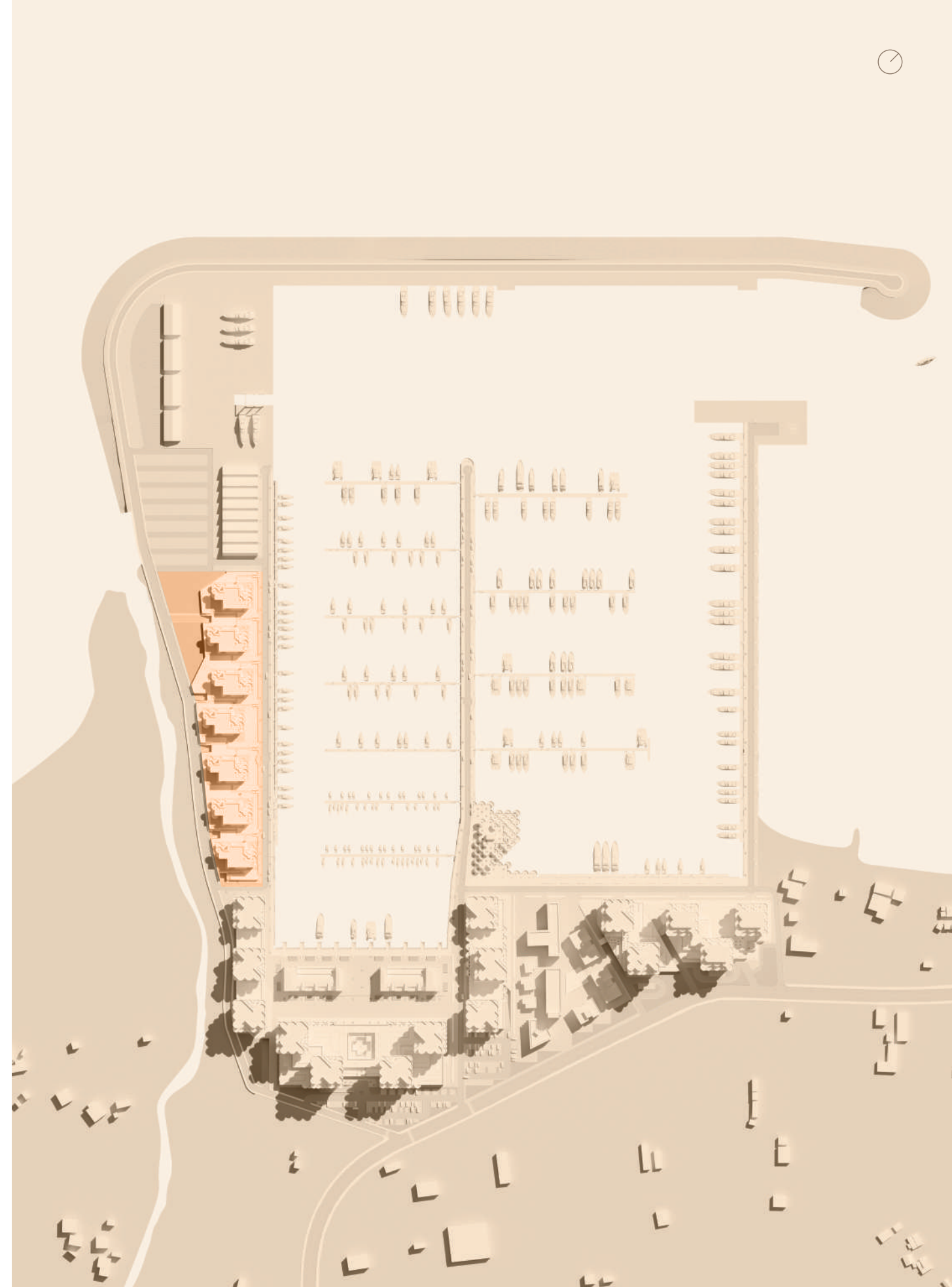


Villas



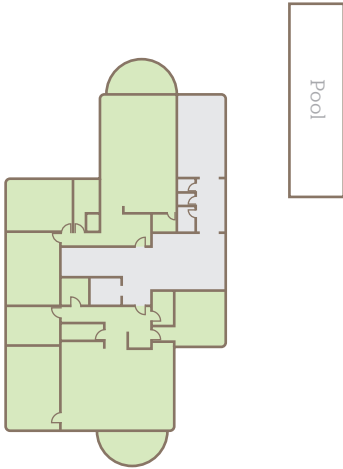
Closer to the Sea

The Villas are designed to be either one large individual unit of about 2,000 m² above ground, or up to 6 apartment units. They are placed between the Marina and the stream with it's wetlands that transition to the western beaches. A sport centre to the north and the opportunity to have your own boat right in front of your home, will complete this perfect location.



Villa Typical Floorplan, Ground Floor

Unit Type Name	GFA, sq. m	Qty	Color
Two Bedroom Apartment	195.7	1	●
Three Bedroom Apartment	248.9	1	●

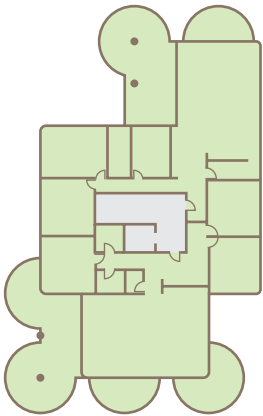


GFA Category	Indoor, sq. m	Total, sq. m	Color
Common Spaces	137.3	137.3	●
Residential Spaces	409.2	444.6	●
Total	546.5	581.9	



Villa Typical Floorplan, 1st Floor

Unit Type Name	GFA, sq. m	Qty	Color
Three Bedroom Apartments	215.4/230.6	2	

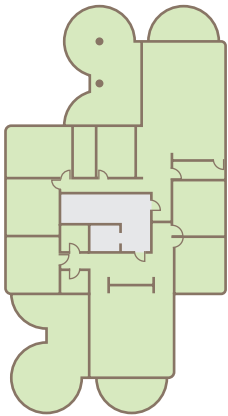


GFA Category	Indoor, sq. m	Total, sq. m	Color
Common Spaces	39.5	39.5	
Residential Spaces	446.0	645.0	
Total	485.5	684.5	



Villa Typical Floorplan, 2nd Floor

Unit Type Name	GFA, sq. m	Qty	Color
Three Bedroom Apartment	215.4/200.1	2	

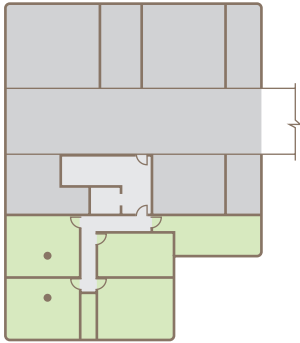


GFA Category	Indoor, sq. m	Total, sq. m	Color
Common Spaces	39.5	39.5	
Residential Spaces	415.5	583.7	
Total	455.0	623.2	



Villa Typical Floorplan, Basement

Unit Type Name	GFA, sq. m	Qty	Color
Storage	199.9	5	



GFA Category	Indoor, sq. m	Total, sq. m	Color
Common Spaces	58.7	58.7	
Parking Spaces	433.8	433.8	
Storage Spaces	199.9	199.9	
Total	692.4	692.4	



Yacht Club

Public Space for Every Day



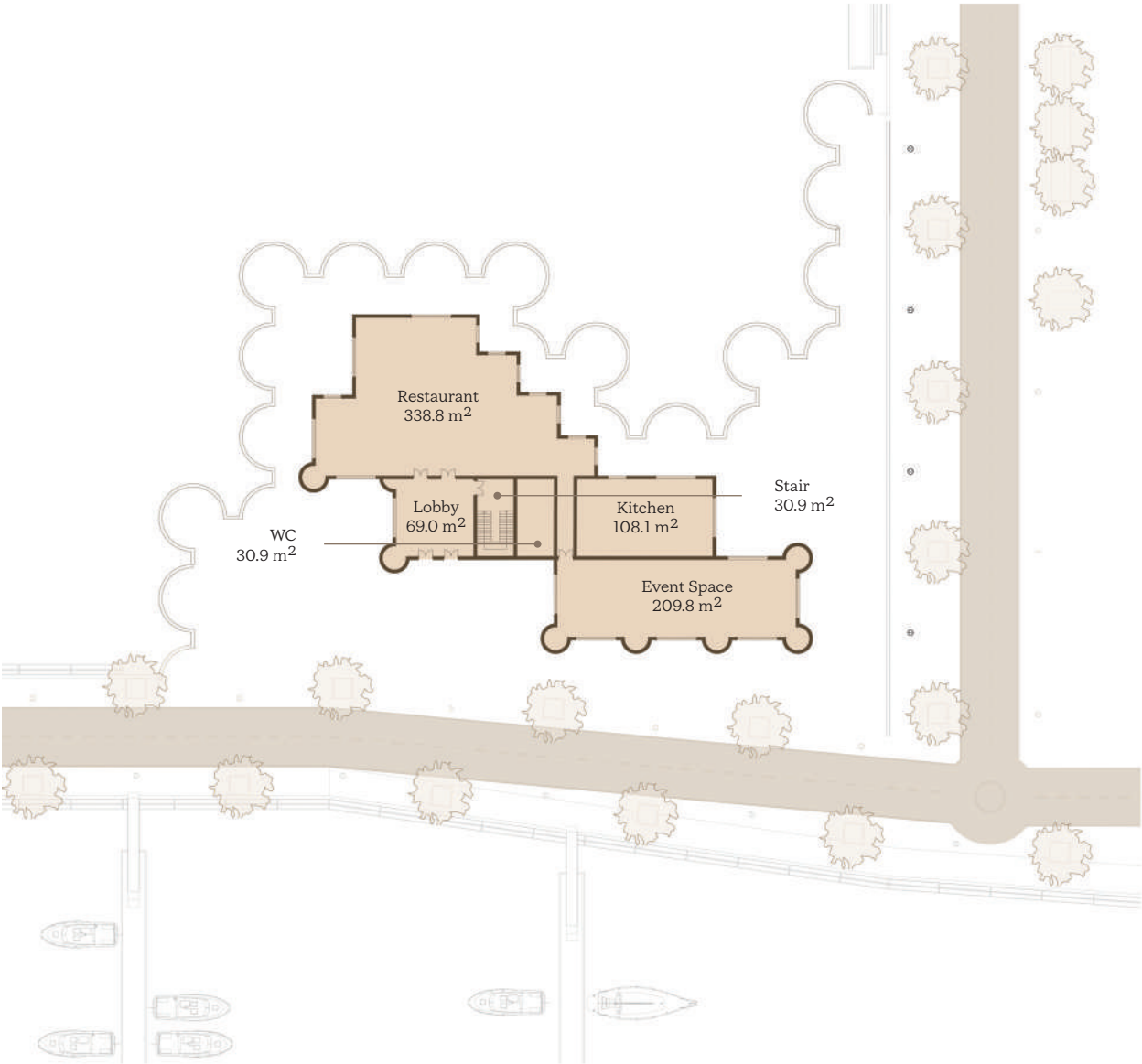
Entertainment Island

The yacht club will be the event and entertainment centre of the development. Designed as a "bubbling" island in the heart of the Orikum Marina. Offering a restaurant, bar, event spaces and the members facilities of a yacht club.

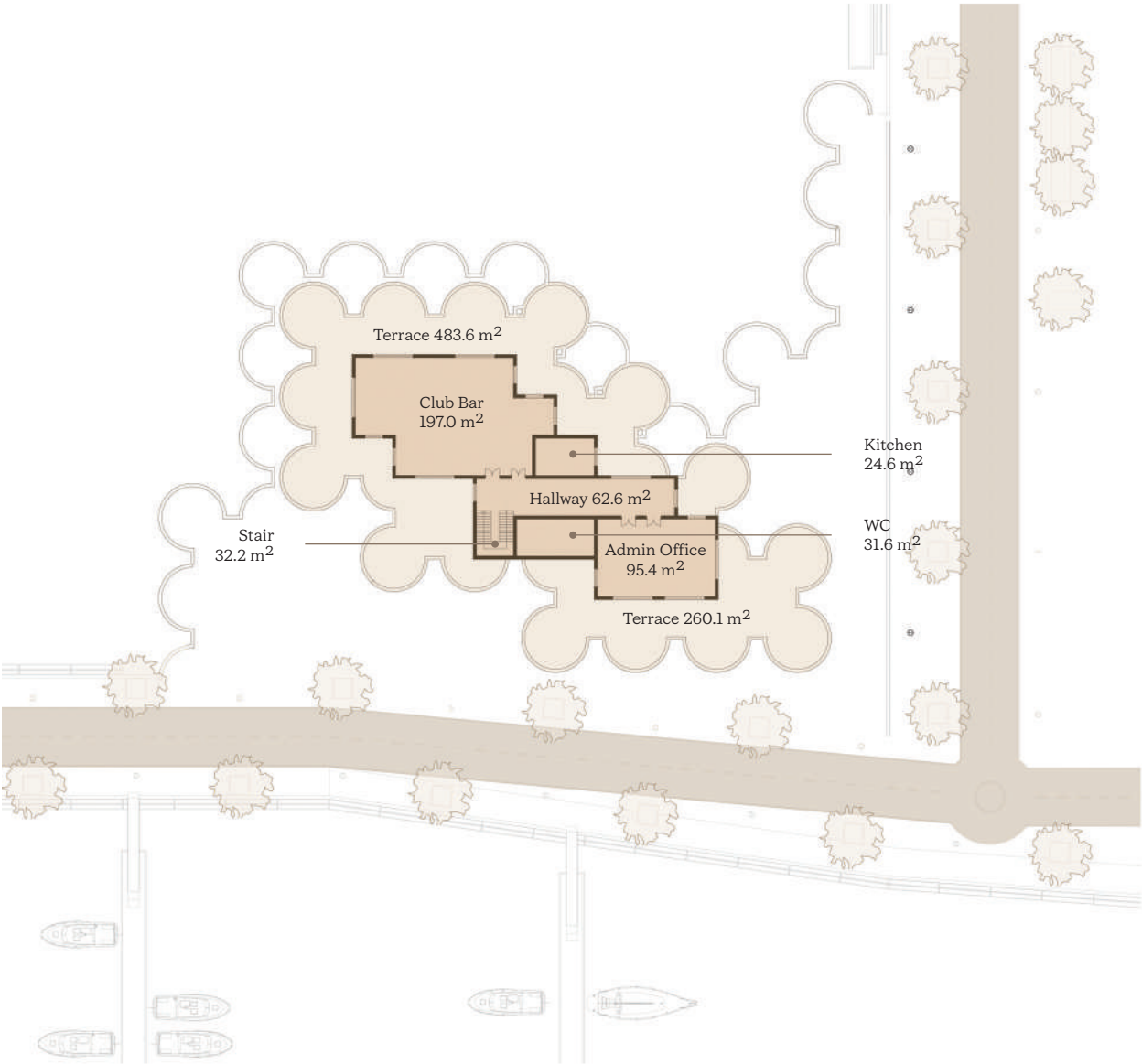


Yacht Club Plans

Level 1

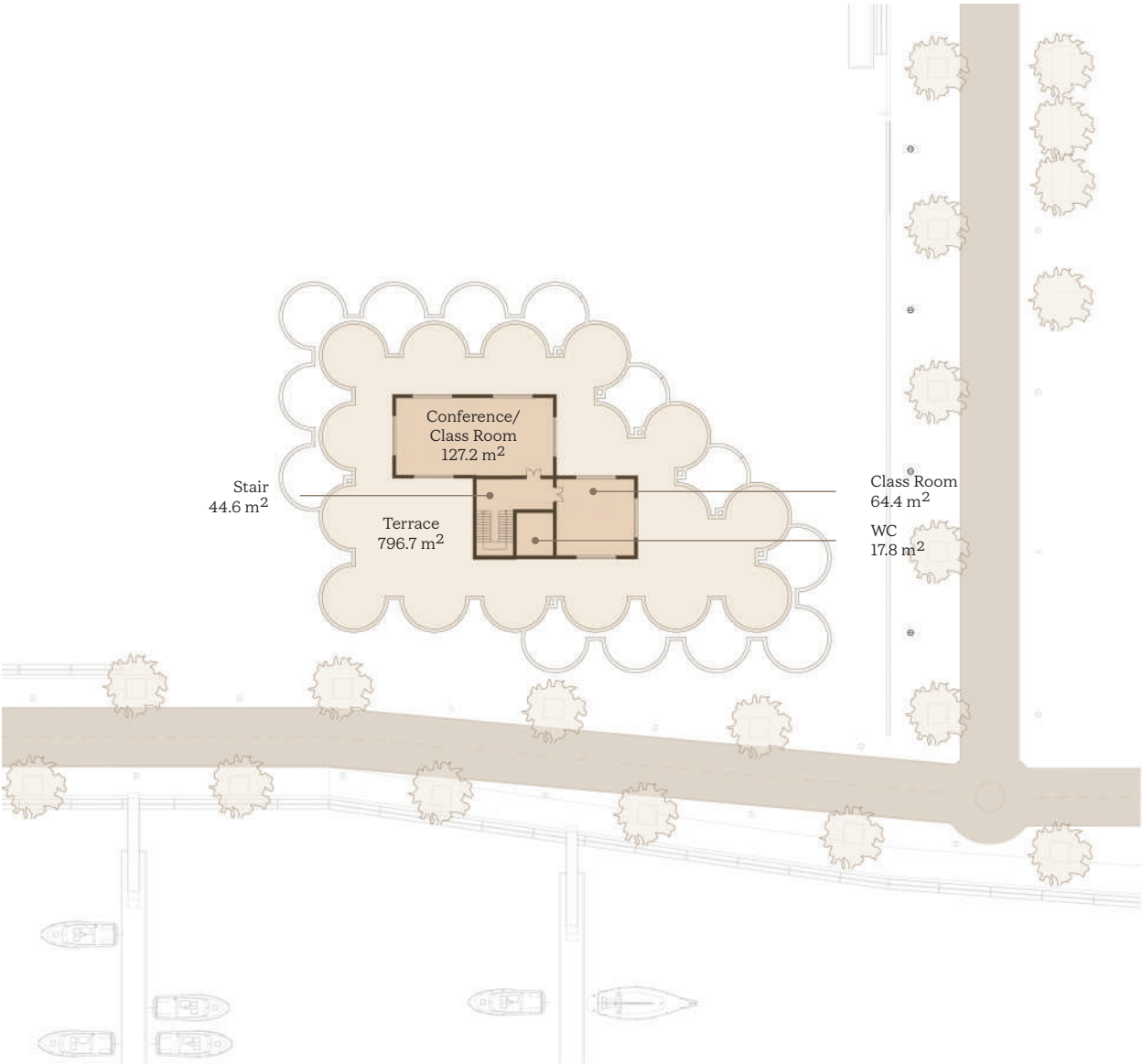


Level 2

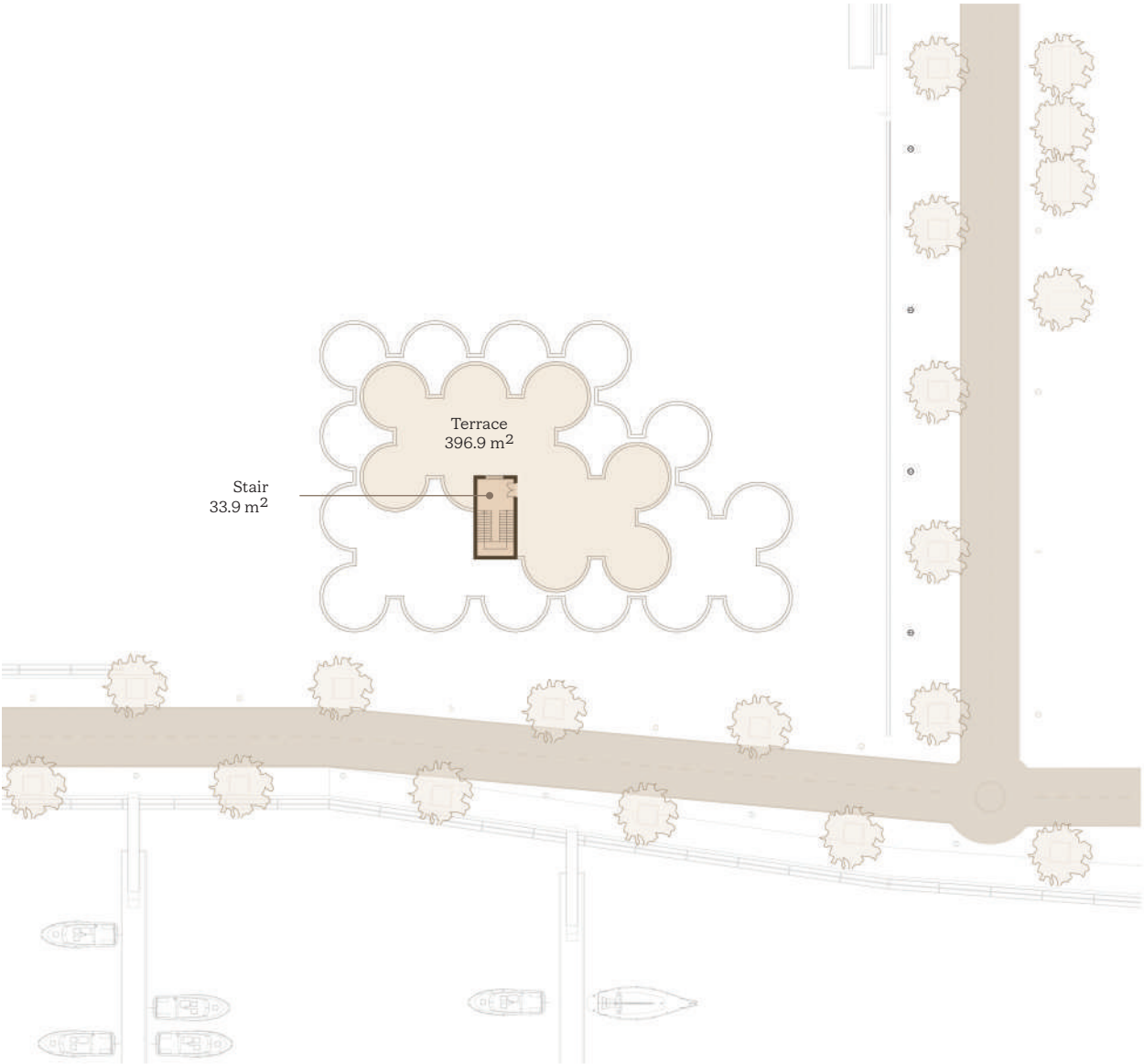


Yacht Club Plans

Level 3



Level 4





Garden on the water

The yacht club offers an array of entertainment on each uniquely designed floor: restaurant, club, picturesque green terraces, event space and others. This ensures there's something for everyone, making it the ultimate destination for relaxation and recreation by the sea.





Credits

Book author, architecture: Studio Precht, W10
Interior, exterior renders: Studio Precht, MIR, Playtime
Editorial design: Comence

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