



One  
Oricum Bay  
Hotel & Residences









Where Tranquility  
Meets Adventure





## Welcome to One Oricum Bay

One Oricum Bay boasts a strategic geographical location, with close proximity to major ports like Vlorë and Durrës, as well as smaller ports in Himarë and Sarandë. The upcoming Vlorë Airport will further enhance accessibility, reducing travel time from Tirana. The development is also conveniently situated near a marina, offering yachting and sailing services, and benefits from

border crossing points with Greece. Additionally, One Oricum Bay is a short distance from the newly opened Llogara Tunnel and the scenic Llogara Pass, providing direct access to the renowned Albanian Riviera, with travel times to popular destinations like Vlorë, Dhermi, and Tirana ranging from 28 minutes to 2 hours.

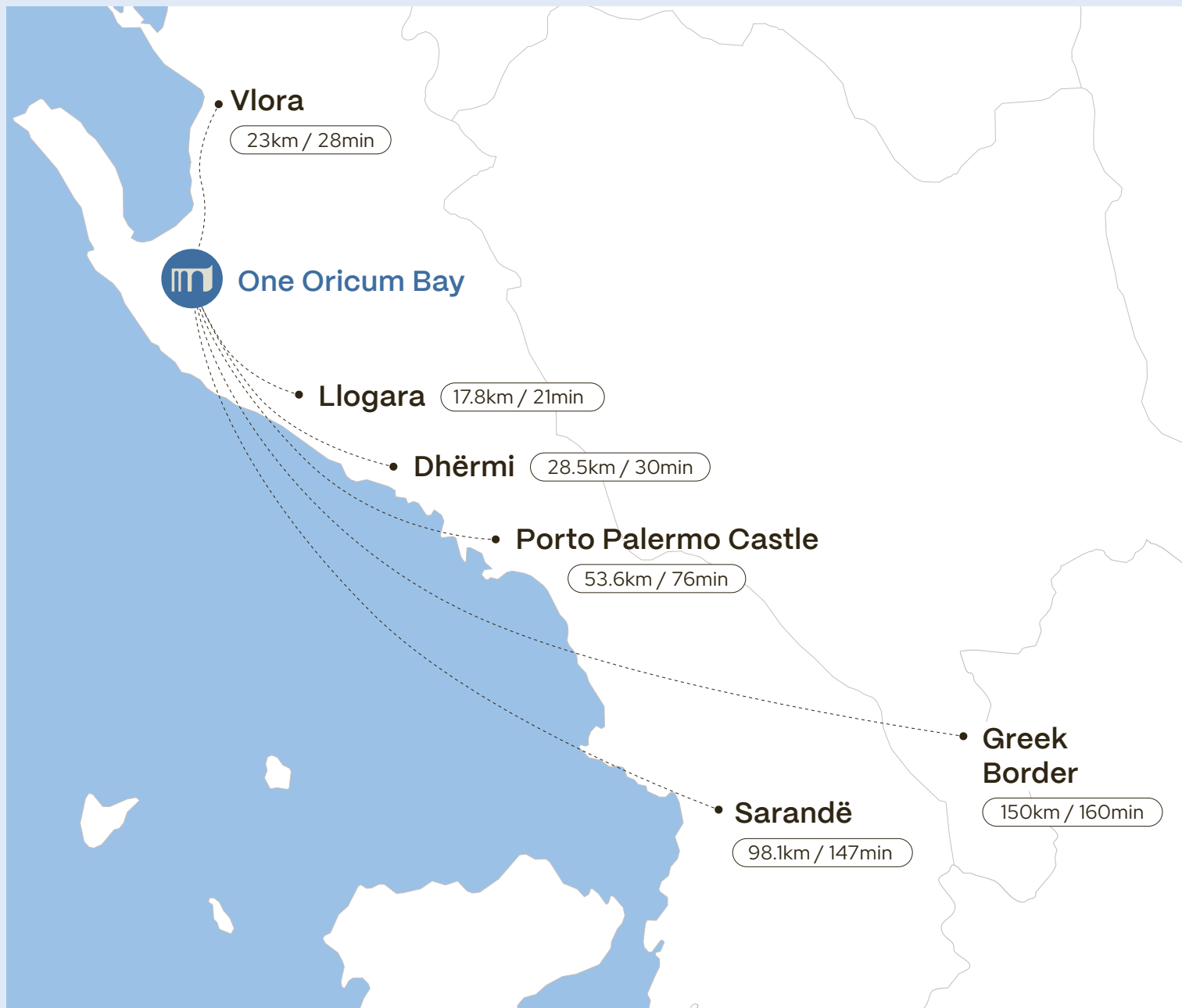




## Your Gateway to the Albanian Riviera

Nestled amidst the Albanian Riviera, One Oricum Bay is surrounded by a wealth of attractions and activities. Whether you seek historical and cultural immersion, thrilling adventures, or simply relaxation in a stunning natural setting, the area has something to offer everyone. Explore the ancient ruins of Orikum, delve into the rich history of the region, or embark on exciting excursions to nearby towns and villages. Hike through the breathtaking Llogara National Park, discover hidden coves and pristine beaches, or indulge in water sports on the crystal-clear Adriatic Sea. One Oricum Bay's strategic location provides easy access to a plethora of experiences, ensuring an unforgettable stay for residents and visitors alike.







## Nearby Attractions



### Vlorë

The Lungomare Walkway in Vlorë, Albania, is a scenic coastal promenade stretching along the Adriatic Sea, offering stunning views, fresh sea air, and a lively atmosphere. This revitalized waterfront is popular for leisurely walks, cycling, and enjoying sunsets, framed by the picturesque Karaburun Peninsula and Sazan Island. Lined with palm trees, cafes, restaurants, and benches, Lungomare is a social hub for locals and visitors alike, blending modern amenities with the natural beauty of Vlorë's coast.



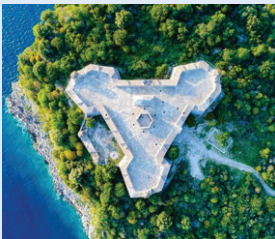
### Llogara

Llogara National Park, located in southwestern Albania, is known for its stunning mountain views, lush forests, and rich biodiversity. Spanning over 1,000 hectares, the park features scenic trails through ancient pine forests and the famous Llogara Pass, offering breathtaking views of the Ionian Sea. It's a popular spot for hikers, nature lovers, and adventurers seeking a unique natural experience.



### Zvërnec

Zvërnec, near Vlorë, Albania, is famous for its tranquil lagoon and Zvërnec Island, connected by a wooden bridge. Visitors enjoy the serene beauty, lush pines, and the historic 13th-century St. Mary's Monastery, making it a peaceful retreat with rich cultural charm.



### Porto Palermo Castle

Porto Palermo Castle, located along Albania's stunning Ionian coast, is a historic fortress near Himara. Built in the early 19th century by Ali Pasha, it offers panoramic sea views and thick stone walls that echo its Ottoman past. The castle, surrounded by turquoise waters, is a captivating spot for history enthusiasts and travelers seeking coastal beauty.





# Architectural Concept

The architectural concept of One Oricum Bay harmoniously blends organic distribution with the surrounding landscape. The design incorporates three interconnected volumes, balancing public spaces with private residential areas, and features a unique facade with arches that provide shade and visual interest. The ground floor, clad in stone, anchors the structure, while lush vegetation creates a sense of privacy and separation between the apartments and hotel rooms. The project's identity is deeply rooted in the historical context of the area, drawing inspiration from the architectural elements of the ancient village of Old Tragjas, particularly the use of arches and stone, which creates a dynamic and culturally resonant design.

The building's design features a unique facade with arches that separate units while providing shade, and a solid ground floor using stone as a wall cladding element. Vegetation also plays a significant role in creating recreational spaces and separating the apartments and hotel rooms.



# Architectural Identity

To create the identity of the object we are proposing, we must do a deep geographical and also cultural-historical analysis. The identity of our proposal is closely related to the historical origins of the surrounding area, mainly the village of Old Tragjas. Old Tragjas is located in the hills adjacent to Orikum, approximately 10 km away from the square that we have in our study. The strong architectural element that we have taken from the ruins of Tragjas is precisely the arch. Also, to give the object even more dynamism, we have also used the stone material on the ground floor, creating a solid mass that holds up three more compact volumes.







## Coastal Living, Reimagined.

One Oricum Bay showcases immaculate architectural interior and exterior design, featuring a unique and distinguished facade that sets it apart. Built to the highest construction standards using the latest technologies, the residences offer a bespoke interior experience with three distinct furnishing and decorating packages, ensuring a personalized and luxurious living environment.

One Oricum Bay project will be built with high-quality products selected from the range of **Brunes Group** products.



# Materials



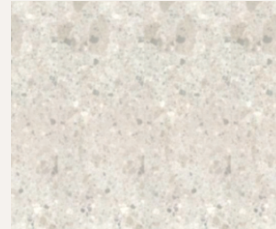
Natural  
Stone



Venetian  
Stucco



Wood



Terrazzo

The materials that have been used are materials from the area, where the part of the base where the three main volumes above are placed is made of stone, being as a solid material and as an element used by the area for thousands of years. The upper floors are supposed to have a treatment a Venetian stucco, making the walls apart from their whiteness giving you elegance, also the rough material makes it whiteness has a beautiful shade in the light/shadow. Other materials that have been used are wood, terrazzo stone, local plants and more.



# One Oricum Bay

The project has a total area of

**15,093.6 m<sup>2</sup>**

organized into

## **1 Hotel Building**

with a total area of 5,677.5 m<sup>2</sup>

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## **2 Residential Buildings**

G1 with a total area of 4,570.2 m<sup>2</sup>

G2 with a total area of 4,801.2 m<sup>2</sup>

## **85 Total Apartments**

G1 - 42 Units

G2 - 43 Units

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## **8 Floors High**

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## **1 Underground Level for Parking**

Residencial - 96 Units

Hotel - 26 Units





# About the Hotel

Wake up to breathtaking sea views and unwind in luxurious surroundings. In addition to the luxurious residences, One Oricum Bay features a thoughtfully integrated hotel, enhancing the overall lifestyle experience. The residents can expect to enjoy a taste of hotel living with access to its exceptional facilities and services. The hotel's spa, savoring a delicious meal at the bar-restaurant, or hosting events in the conference hall – all just steps away from your residence.



## Total Area

5,677.5 m<sup>2</sup>

08

Residential Floors

60

Hotel Rooms

21

Duplex Units

26

Parking Spaces

The hotel building will offer services such as a swimming pool, restaurants, beach bars, a wellness spa, and a fitness center, available for use at an additional service fee. These facilities will create a high and refined standard of living for both residents and investors in the project.

The ground floor, clad in stone, stabilizes and anchors the structure, while the dense vegetation creates a sense of privacy and separation between the apartments and the hotel rooms. The identity of the project is deeply rooted in the historical context of the area, drawing inspiration from the architectural elements of the ancient village of Old Tragjas, particularly the use of arches and stone, which contribute to a dynamic design with cultural resonance.

The materials used are characteristic of the region, with the base on which the three main volumes rest constructed in stone – a durable material and one that has been used in this territory for thousands of years.

The upper floors will be finished with Venetian stucco, giving the walls not only their characteristic whiteness but also an added sense of elegance; furthermore, the rough texture of the material allows the white surface to take on beautiful nuances under light and shadow.



One Oricum Bay features a thoughtfully integrated hotel, enhancing the overall lifestyle experience. Imagine indulging in the hotel's spa, savoring a delicious meal at the bar-restaurant, or hosting events in the conference hall – all just steps away from your residence. This unique blend of residential and hotel living creates a truly unparalleled experience at One Oricum Bay.









Experience  
Luxury Living



# Property Typologies

Explore a variety of thoughtfully designed apartment typologies, each offering comfort, style, and stunning views. Find the perfect space to match your lifestyle and needs.

## TYPE 1

One Bedroom  
Apartment



## TYPE 2

One Bedroom  
Apartment With Terrace



## TYPE 3

Two Bedroom  
Apartment



## TYPE 4

Two Bedroom  
Apartment With Terrace



## TYPE 5

Three Bedroom  
Apartment With Terrace





Entrance  
for Residents

Pavilion

Main Road

Spa & Wellness

Hotel

Main  
Entrance  
of the  
Hotel

Logo  
at Entrance

Entrance  
for Parking

Rooftop Bar/  
Restaurant

Sea View  
Rooms

Bar/  
Restaurant

Pool View  
Apartments

Swimming  
Pool

Parking  
Floor-1

Sea View  
Apartments



## TYPE 1

### One Bedroom Apartment

Modern and efficient, our 1+1 apartments offer smart layouts, open living areas, and natural light—perfect for singles or couples seeking comfort and style by the sea.



Apartment Area	65.79 m <sup>2</sup>
Balcony Area	19.05 m <sup>2</sup>
Shared/Common Area	8.29 m <sup>2</sup>
Total Area	<b>93.13 m<sup>2</sup></b>

The 1+1 apartment is organized with a distribution corridor, a bathroom, a living room with kitchen, one bedroom with a separate wardrobe, and a spacious balcony accessible from both the bedroom and the living room.

## TYPE 2

### One Bedroom Apartment With Terrace



Apartment Area	66.88 m <sup>2</sup>
Balcony Area	32.32 m <sup>2</sup>
Shared/Common Area	9.69 m <sup>2</sup>
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Total Area	<b>108.89 m<sup>2</sup></b>
Terrace Area	22 m <sup>2</sup>

The 1+1 apartment with terrace is organized with a distribution corridor, a bathroom with natyral ventilation, a living room + kitchen, one bedroom, a spacious balcony accessible from both the bedroom and the living room, as well as a very comfortable terrace to enjoy the sea view.



### TYPE 3

## Two Bedroom Apartment

Spacious and versatile, the 2+1 apartments provide generous living areas, ideal for families or those who want extra room to relax, entertain, and enjoy stunning coastal views.



Apartment Area	75.27 m <sup>2</sup>
Balcony Area	31.95 m <sup>2</sup>
Shared/Common Area	10.47 m <sup>2</sup>
Total Area	<b>117.69 m<sup>2</sup></b>

The 2+1 apartment is organized with a living room + kitchen, bathroom, two bedroom and a spacious balcony accessible from both the bedroom and the living room.

## TYPE 4

### Two Bedroom Apartment With Terrace



Apartment Area	74.47 m <sup>2</sup>
Balcony Area	33.39 m <sup>2</sup>
Shared/Common Area	10.54 m <sup>2</sup>
Total Area	<b>118.40 m<sup>2</sup></b>
Terrace Area	24 m <sup>2</sup>

The 2+1 apartment with terrace is organized with a distribution corridor, one bathroom, living room + kitchen, two bedroom and a spacious balcony accessible from both the bedroom and the living room, as well as a very comfortable terrace to enjoy the sea view.



## TYPE 5

# Three Bedroom Apartment With Terrace

Designed for larger households, our 3+1 apartments combine comfort and elegance with expansive interiors, multiple bedrooms, and a seamless flow between living and dining spaces.

Apartment Area	98.52 m <sup>2</sup>
Balcony Area	43.55 m <sup>2</sup>
Shared/Common Area	13.88 m <sup>2</sup>
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Total Area	<b>155.95 m<sup>2</sup></b>
Terrace Area	24.20 m <sup>2</sup>

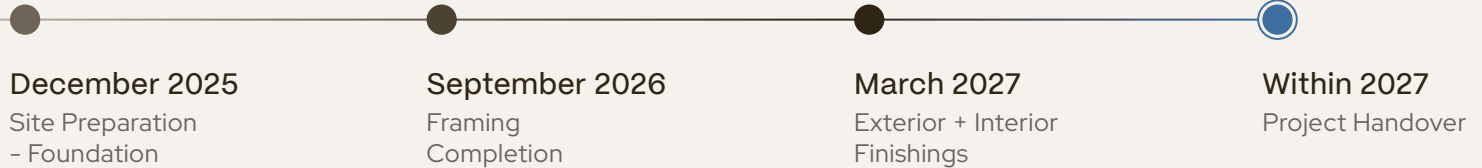
The 3+1 apartment is functionally arranged with a distributing corridor, three bedrooms, a living room + kitchen, two bathrooms (one with natural ventilation), a spacious balcony accessible from both the bedroom and the living room and a minimal terrace to enjoy nature.







# Project Timeline



## Experience & Commitment

For over 30 years, Brunes Group has offered a wide range of solutions for the construction market, including:

### **Construction and interior design products:**

Tiles, sanitary ware, furniture, and other decorative elements imported from prestigious international brands.

Brunes Group's vision is to continue transforming the construction and interior design market in Albania, bringing new standards in quality and functionality, and meeting the needs of both the local and international markets.

### **Quality solutions for both large and small**

**projects:** From residential and commercial spaces to exclusive tourist destinations.

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With partnerships with over 200 leading international brands, Brunes Group ensures that every project meets the highest standards and serves as a benchmark for quality and innovation.

For more details about Brunes Group and its wide range of products and projects, we invite you to visit [www.brunes.al](http://www.brunes.al)

# About Brunes Group

Brunes Group is one of the leading companies in Albania in the construction, interior design, and related products sector, combining quality with innovation and years of experience.

Founded in 1994, the company has consolidated a strong position as a strategic partner in implementing major infrastructure and residential projects.

Brunes Group is a significant contributor to prestigious projects such as Green Coast Resort, Vlora Marina, and Casa del Lago.

**Brunes Company** was founded in 1994 as a modest business that quickly recognized significant expansion and development. Today, Brunès is a market leader both in Albania and abroad, offering a wide range of high-quality products while consistently meeting the needs of its customers and partners.

**Dekoll** began in 2015 as an investment by Brunès. It is the most modern factory in the Balkans, thanks to the latest Italian production technology. The company has achieved great success, being appreciated not only by customers but also by the community.

**Pinto Color** is a state of the art factory specializing in the manufacture of paints, designed to elevate construction standards by combining innovative technology, product quality, and professionalism.

**Termax** is the youngest and most modern company in the Balkans, equipped with the latest Italian production technology in accordance with European standards.

**Lobby Home** is a newly opened shopping center in Tirana, covering approximately 13,000 m<sup>2</sup>. It offers everything related to your home, from building materials to interior furniture and home appliances.

**Brunès Construction** strives to be the contractor of choice by providing high-quality, professional construction services in an environment of integrity and trust.

**Brunès Real Estate** is a modern real estate agency offering professional services for buying, selling, and renting properties. We ensure secure and efficient solutions for every client.

**BRUNES**

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PREMIER PER L'EDILIZIA

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TUTTI I MIEI COLORI

**termax**  
SALVA ENERGIA

**LOBBY**  
- HOME -

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