



TRAVEL TWITCH
DMC

Albania: The Next Luxury Yachting Frontier

by Travel Twitch DMC

Presentation Summary

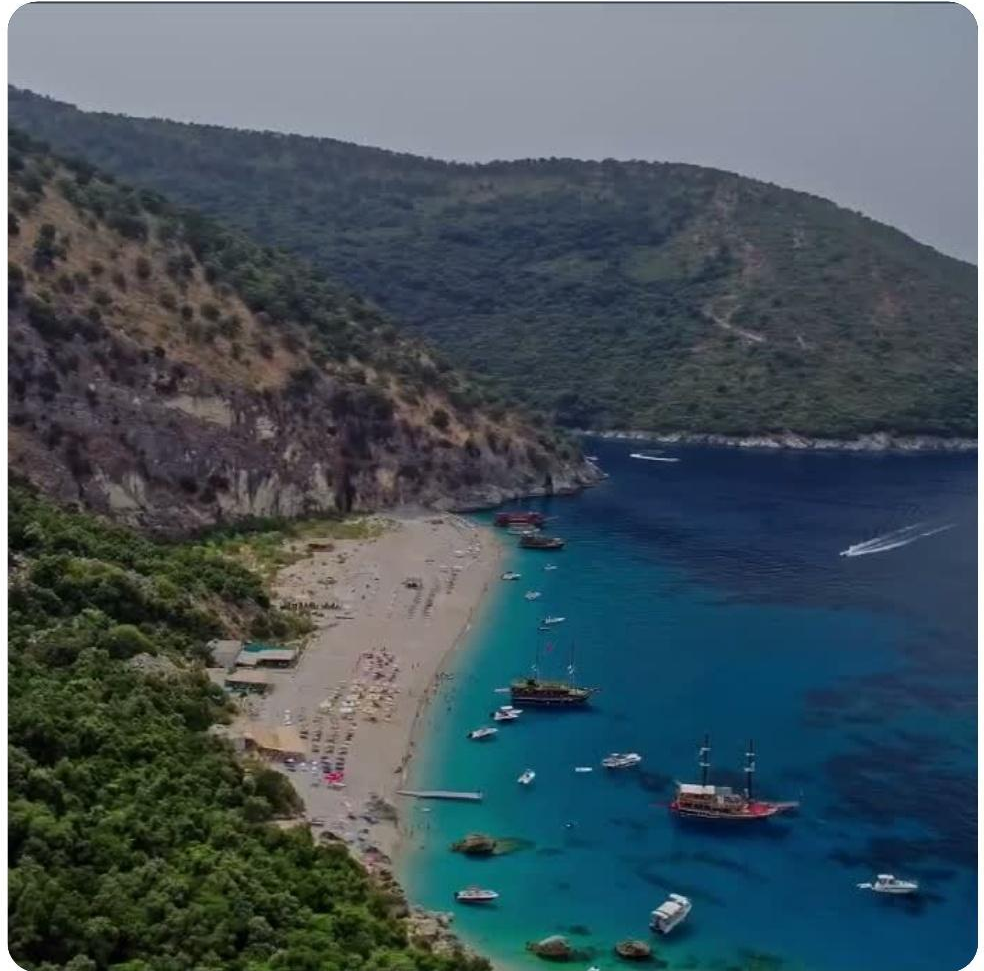
- Destination Overview
- Albania's Marina Landscape
- Safety & Market Growth
- Existing Charter Activity
- Signature Destinations & Experiences
- Pre & Post Charter Experiences
- Montenegro vs Albania

Destination Overview

Albanian Riviera

Albania is rapidly emerging as one of the Mediterranean's most promising luxury yachting destinations.

Combining an untouched coastline, major marina developments, growing international accessibility, and increasing luxury hospitality investments, Albania is positioning itself as the Adriatic's next premium charter destination.



Why Albania?

Established Markets: Croatia, Montenegro, Greece

Emerging Opportunity: Albania

One of Europe's fastest-growing tourism destinations.

Significant foreign investment in luxury tourism infrastructure.

Untapped coastline compared to Croatia and Montenegro.

Strategic location between Montenegro and Greece.

Growing demand for new charter destinations and experiences.

Why Charter Guests Are Looking Beyond Traditional Markets

Increasing overcrowding in established destinations

Demand for authentic experiences

Desire for private anchorages and secluded bays

Interest in emerging luxury destinations



Access & Connectivity

Dual Air Access Advantage

International Airports

Tirana International Airport (TIA)

Corfu International Airport (CFU)

Vlora International Airport (under development)

Travel Times

Tirana Airport → Durrës Marina: 35 min

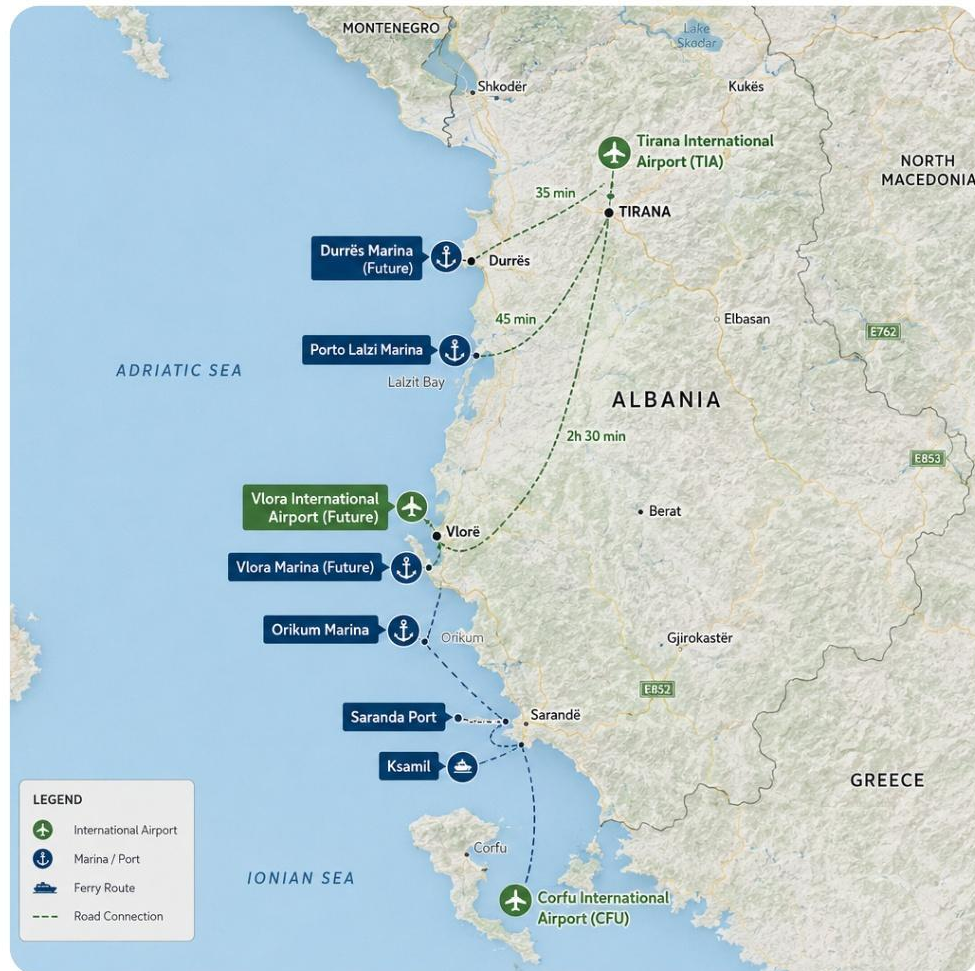
Tirana Airport → Porto Lalzi: 45 min

Tirana Airport → Vlora Marina: 2.5 hours

Corfu Airport → Saranda: 30 min ferry

Corfu Airport → Ksamil: 45 min

Corfu → Albanian Riviera: immediate yacht access



Albania's Marina Landscape

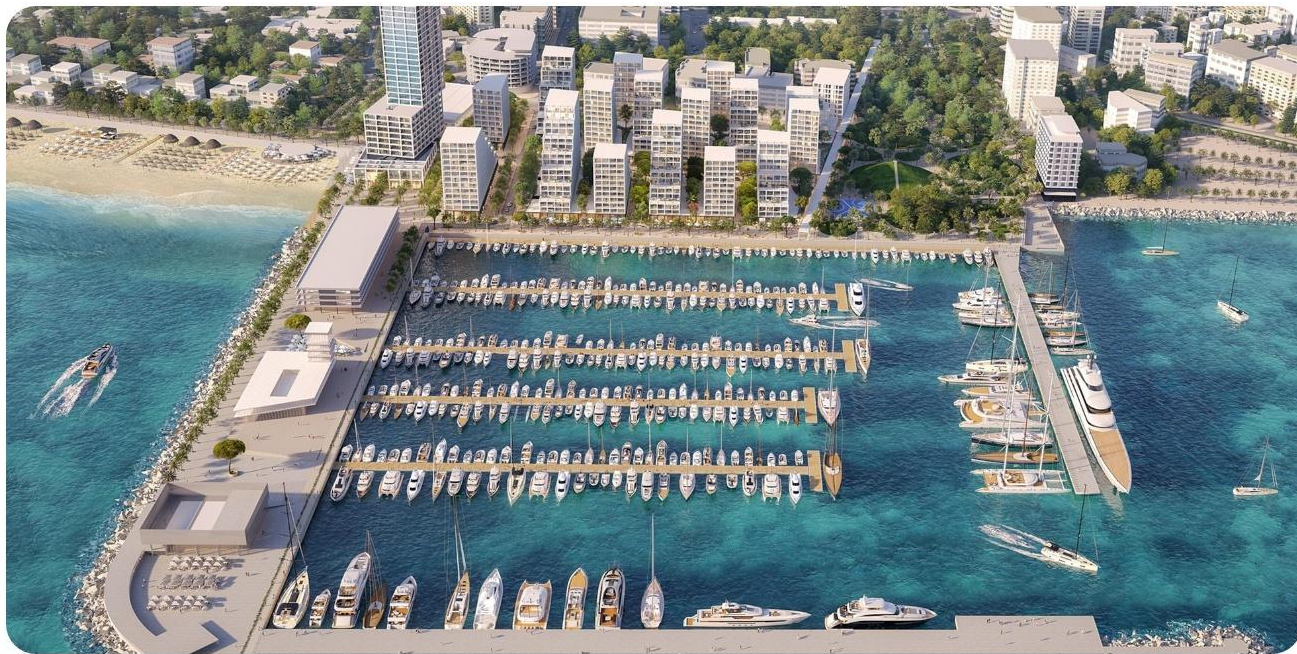
EXISTING AND FUTURE MARINA NETWORK

- Vlora Marina
- Durres Yachts & Marina
- Porto Lalzi Marina
- Orikum Marina

ALBANIA IS TRANSITIONING FROM A TRANSIT COASTLINE INTO A DESTINATION COASTLINE, SUPPORTED BY SIGNIFICANT MARINA AND WATERFRONT INVESTMENTS.

Highlights

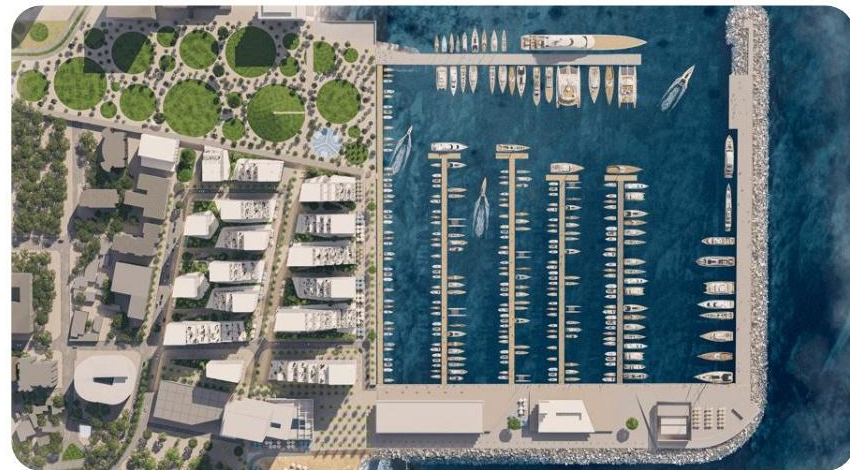
- Developed in partnership with D-Marin
- 438 berths planned
- Capacity for yachts and super yachts
- Premium waterfront retail and hospitality
- Strategic position
- Direct access to: Karaburn Peninsula, Sazan Island, Albanian Riviera, Multiple overnight anchorages



Vlora Marina – Albania's Future Flagship Marina

D-Marin Vlora Marina is set to become Albania's first world-class marina, offering 438 berths for yachts and super-yachts up to 50 meters in length. Strategically located in Vlora, it provides direct access to the Ionian and Adriatic Seas, making it an ideal gateway to the Mediterranean and the Balkans. The marina will feature premium amenities, including waterfront restaurants, bars, a luxury spa, and high-end retail and entertainment facilities. As part of the D-Marin network, it will also offer advanced marina services, 24/7 security, and year-round mooring facilities.

Vlora Marina: D-Marin



Highlights

- Multi-billion euro investment
- Mixed-use luxury waterfront development
- Marina, hotels, residences, retail and entertainment
- Potential future super yacht destination
- Backed by international investors



Durrës Yachts & Marina – The Largest Waterfront Development in Albania

The Durrës Marina is a large-scale development project on Albania's Adriatic coast, planned to transform the former port area into a modern luxury marina and tourism destination. It will include residential, hospitality, retail, and leisure facilities, forming part of a broader urban redevelopment of Durrës. The project is one of the country's biggest investments and is expected to significantly boost tourism and the local economy.

Durres Yacht & Marinas



Highlights

- Marina development with approximately 370 berths
- Luxury residential community
- Boutique marina environment
- Lifestyle advantage: Close to Tirana, Quiet coastal setting, Easy access to uncrowded cruising areas



Porto Lalzi – Boutique Yacht & Lifestyle Destination

Porto Lalzi Marina is a luxury mixed-use development located in the Bay of Lalzi, on Albania's Adriatic coast. It is designed to combine a modern superyacht marina with high-end residential villas, apartments, and hospitality facilities, all within a nature-oriented coastal setting. The project focuses on creating a premium "yacht lifestyle" destination with services for boat owners, visitors, and investors. It is positioned as one of the most exclusive upcoming marina-resort developments in the region.

Porto Lalzi



Safety & Cruising Confidence

Charter Operator Experience

- Albania is now a regular component of Ionian Sea itineraries.
- Cross-border cruising between Greece, Albania and Montenegro is well established.
- The coastline offers numerous protected anchorages and low vessel density.
- Captains increasingly value Albania for privacy, flexibility and uncrowded cruising grounds

Guest Safety

- Main tourism regions are considered safe for international visitors.
- Strong culture of hospitality towards foreign guests.
- Growing presence of international tourism operators and luxury developments.

Albania Maritime Traffic Growth

2022 -> 2023 -> 2024/2025 | Source: INSTAT (Albanian Institute of Statistics)

6.8M

Tonnes of freight
in 2023

+76%

Freight Traffic (million tonnes)

1.6M

Maritime passengers
in 2023

+17.4%

Passenger Traffic (millions)

238

Ships in Albanian
ports (Q3 2024)

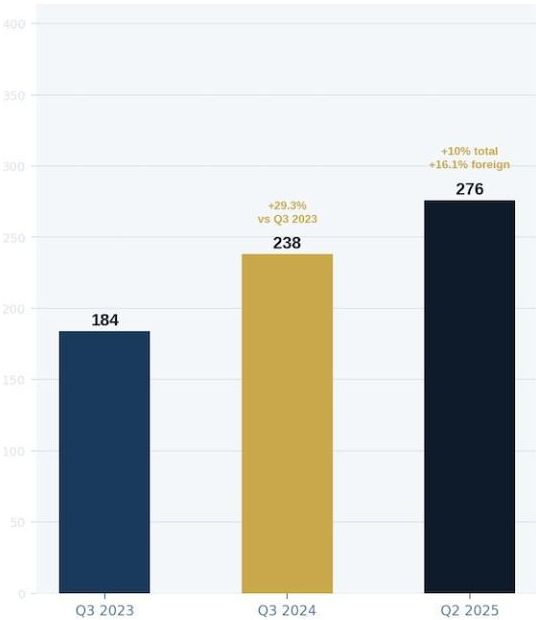
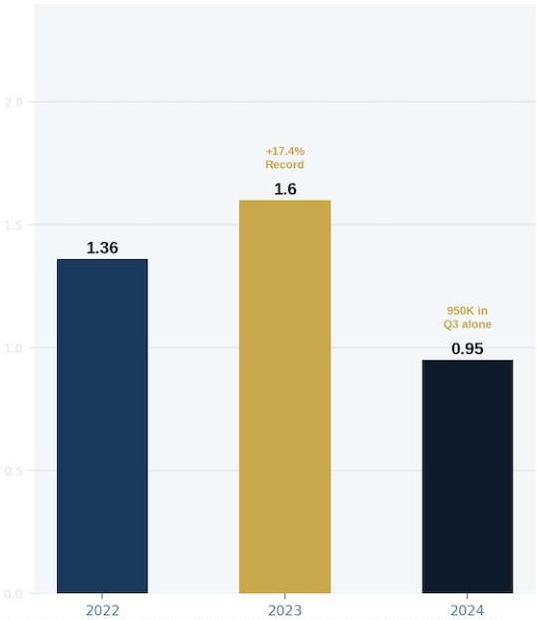
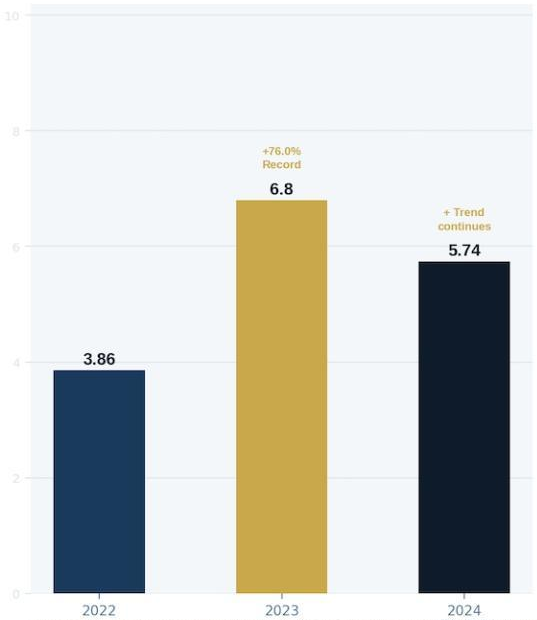
+29.3%

Ships Entering / Leaving Ports

276

Ships in Albanian
ports (Q2 2025)

+10%



Note: No public registry of pleasure yachts exists in Albania. Data covers all commercial vessels (cargo, ferries, passenger ships). Marinas: Porto Albania (690 berths), Orikum (70), Vlora Bay, Saranda (Q3 only)

■ 2022 / Q3 2023 (baseline) ■ 2023 / Q3 2024 (record year) ■ 2024 partial / Q2 2025

Albania Maritime Traffic Growth (2022–2025)

Albanian ports have recorded consistent and significant growth across all key maritime indicators over the past three years. In 2023, freight volumes reached a historic record of 6.8 million tonnes — a 76% increase compared to 2022 — while passenger traffic also hit an all-time high of 1.6 million travellers, up 17.4% year-on-year. The number of vessels entering and leaving Albanian ports continued to climb into 2024 and 2025, with ship traffic up 29.3% in Q3 2024 versus the same period in 2023, and a further 10% increase recorded in Q2 2025.

The data covers Albania's four commercial seaports — Durrës, Vlora, Shëngjin, and Saranda — and reflects cargo ships, ferries, and passenger vessels. No separate public registry exists for pleasure craft or yachts, though Albania operates several nautical marinas with a combined capacity of over 800 berths.

The overall trend points to Albania's growing importance as a maritime hub in the Western Balkans, driven by port modernization, increased foreign vessel activity, and rising tourist arrivals by sea.

SOURCE: INSTAT — ALBANIAN INSTITUTE OF STATISTICS, QUARTERLY MARITIME TRANSPORT REPORTS.

Existing Charter Activity

ALBANIA IS INCREASINGLY INCLUDED IN IONIAN AND EASTERN MEDITERRANEAN CHARTER ITINERARIES

Why Captains Like Albania?

- Less congestion
- Flexible anchoring options
- Short cruising distances
- Low marina dependency
- Easy combination with Greek itineraries

Albania on Today's Charter Map

Popular Charter Route



Day 1: Corfu

Arrival on a lush Ionian island, with time to explore the charming old town and enjoy its Mediterranean atmosphere.



Day 2: Ksamil

Relax on white-sand beaches and swim in crystal-clear waters surrounded by picturesque islets.



Day 3: Saranda

Discover a vibrant seaside town with a lively promenade, local cuisine, and stunning sunsets.



Day 4: Himarë

Experience the authentic charm of the Albanian Riviera, known for its turquoise bays and laid-back vibe.

Albania on Today's Charter Map

The Albanian Riviera is already becoming a natural extension of established Greek charter routes



Day 5: Karaburun Peninsula

Explore a wild and unspoiled coastline of dramatic cliffs, hidden coves, and pristine beaches.



Day 6: Sazan Island

Visit a mysterious former military island rich in history, nature, and untouched landscapes.



Day 7: Vlora

End the journey in a coastal city where the Adriatic and Ionian seas meet, blending culture, history, and seaside charm.

Flying Fox



Dragonfly



Notable
Yacht Visits

Launchpad



Eclipse



Signature Destinations & Experiences

Albania's greatest competitive advantage is not what has been built, but what remains untouched.



Sazan Island

Former military island with exceptional luxury tourism potential.

Experience:

- Remote anchorage
- Complete privacy
- Minimal development



Karaburun Peninsula

One of the Adriatic's last untouched coastal regions.

Experience:

- Empty bays
- Crystal-clear waters
- Accessible primarily by sea



Ksamil

Known for turquoise waters and island scenery.

Experience:

- Beach clubs
- Day anchorage
- Access to Corfu



Butrint

UNESCO World Heritage Site.

Experience:

- Cultural exploration
- Historical excursions
- Alternative to traditional beach-focused itineraries



Why Guests Remember Sazan Island?

- Feels unexplored
- No large-scale tourism
- Sense of discovery
- Unique storytelling opportunity



Why Captains Like Karaburun Peninsula?

- Secure natural anchorages
- Minimal surrounding development
- Low vessel traffic
- Strong feeling of exclusivity

Sazan Island: Albania's Most Discussed Luxury Project

Future Luxury Destination

Location: Entrance of the Bay of Vlora

Background: Former military island closed to public for decades

Development Vision:

Ultra-luxury hospitality

High-end tourism infrastructure

Potential marina facilities

Exclusive island destination

Sazan has the potential to become Albania's equivalent of iconic Adriatic destinations such as Mamula Island or Sveti Stefan.

The project has attracted significant international media coverage and investor interest.



Albania's ambition to join Europe's luxury elite will depend on its ability to balance rapid development with environmental preservation, involve local communities, and withstand political currents tied to Kushner's high-profile role.

Why It Matters For Charter?

Natural yacht destination

Exceptional privacy

Strong destination storytelling

Potential future landmark for luxury tourism



Described as a “jewel of the Mediterranean,” Sazan Island is now at the center of a \$1 billion investment led by Kushner and his wife Ivanka Trump. The plan has generated global interest not only because of the Trump family’s involvement, but also due to the site’s untouched natural beauty and strategic location between the Adriatic and Ionian seas.

Pre & Post Charter Experiences

Extending the Guest Journey Beyond the Yacht

One of Albania's strongest advantages is the ability to combine coastal cruising with authentic inland experiences, creating a more complete luxury travel program

Pre-Charter Program – Northern Albania & Central Heritage

(Durrës Marina / Porto Lalzi)



Day 1: Tirana

- Private city tour
- Blloku district
- Fine dining experience
- Luxury hotel stay



Day 2: Krujë & Wine Experience

- Krujë Castle
- Old Bazaar
- Private local winery visit
- Traditional Albanian gastronomy



Day 3: Transfer to Marina

- Porto Lalzi Marina or Durrës
- Marina Embarkation

Post-Charter Program – Southern Albania & Riviera Discovery

(Vlora / Orikum / Saranda)



Day 1: Disembarkation in Vlora & Transfer to Gjirokastra (UNESCO)

- Ottoman architecture
- Historic old town
- Castle visit
- Authentic local cuisine
- Overnight stay



Day 2: Albanian Riviera

- Himarë
- Porto Palermo
- Coastal viewpoints
- Beach lunch experiences
- Luxury resort stay



Day 3: Return

- Transfer to Corfu Airport or Tirana Airport

Montenegro vs Albania

Montenegro vs Albania

Albania is not replicating Montenegro. It is following a comparable growth trajectory while maintaining its own identity and opportunities

Factor	Montenegro	Albania
Marina Infrastructure	Mature	Emerging
Luxury Resorts	Established	Growing
Privacy	Moderate	High
Crowding	Higher	Low
Anchorage	Popular	Largely Untouched
Discovery Factor	Limited	Very High

Montenegro vs Albania

Montenegro	Albania
Porto Montenegro	Vlora Marina
Portonovi	Durres Marina
Lustica Bay	Porto Lalzi
Mamula Island	Sazan Island
Aman Sveti Stefan	Future Sazan Potential
One&Only Portonovi	Green Coast & Future Luxury Resorts

Luxury Hospitality in Montenegro

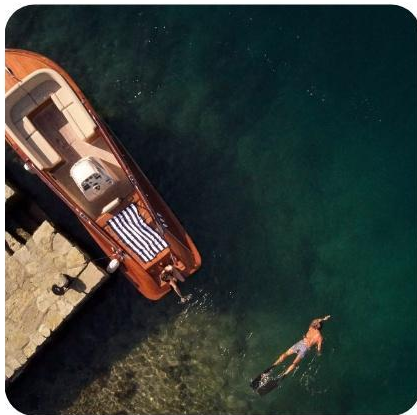


One & Only Portonovi Resort

A modern Riviera haven reimagined as Montenegro's crown jewel

Portonovi is a luxury lifestyle destination in Herceg Novi, blending a world-class marina with elegant residences, restaurants, and boutiques.

Anchored by the One&Only Portonovi resort and Chenot Espace wellness centre, it offers a Riviera-inspired way of life—where Adriatic beauty meets international sophistication.



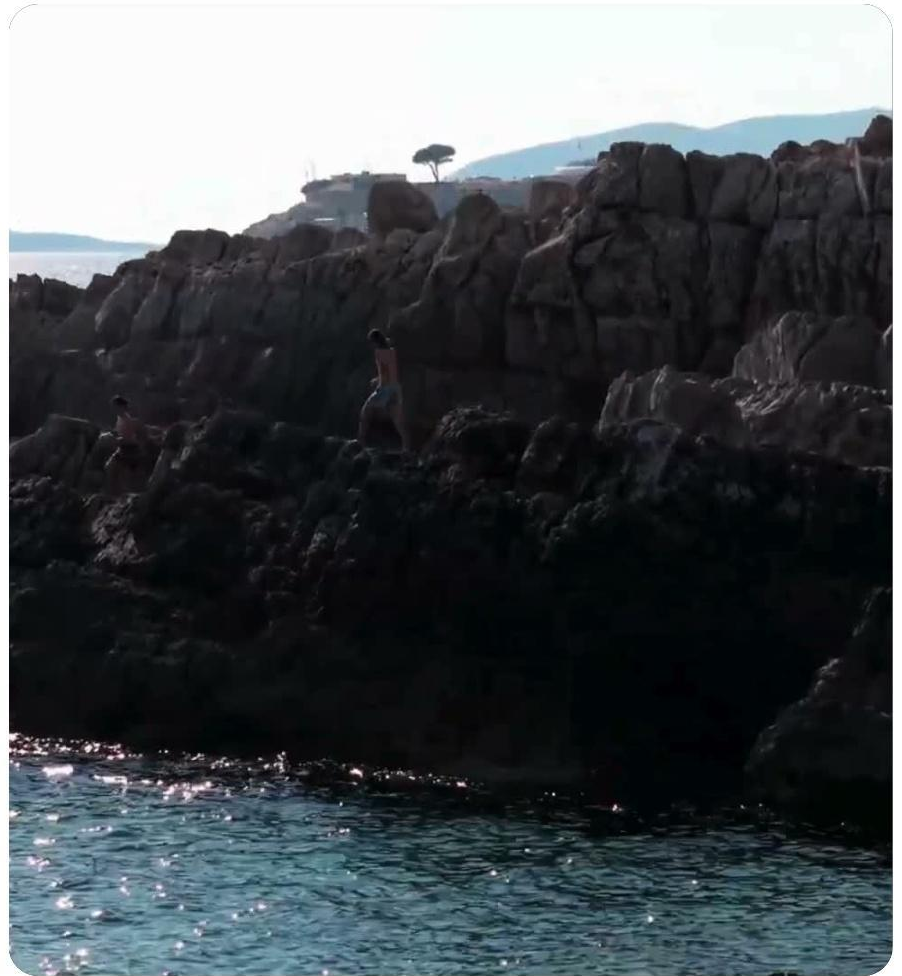
Mamula Island

A Fortress Reborn at the Edge of the Adriatic

After days of untamed nature, Mamula rises from open sea like a final, cinematic chapter — circular stone walls transforming raw history into sanctuary.

Inside, curated luxury softens the island's once-military soul: textured suites carved into ancient corridors, warm light spilling over the stone, waves striking the rocks with quiet force.

Adventure finds its stillness here.



St. Stefan Island - Aman Resort

A fortified village dating back to the 15th century, the island of Sveti Stefan is a uniquely atmospheric setting of cobbled lanes, handsome courtyards and serene sea views.

XV century built island - today each of the houses represent a suite/room in the Aman hotel.



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PORTO MONTENEGRO

Regent Porto Montenegro

Five-star waterfront elegance

A landmark resort that blends Venetian-inspired design with modern Riviera-style luxury, positioned directly on the marina front.

Luxury Hospitality in Albania

International hotel brands are increasingly entering Albania, supporting the development of a premium tourism ecosystem



Green Coast Resort

Chill, slow, fast: The three lifestyle rhythms of Green Coast

Green Coast Resort is a luxury seaside destination located in Palasë, on the Albanian Riviera. It combines modern Mediterranean architecture with stunning views of the Ionian Sea, offering premium villas, apartments, 5-star hotels, restaurants, boutiques, wellness centers, and direct access to one of Albania's most beautiful beaches.

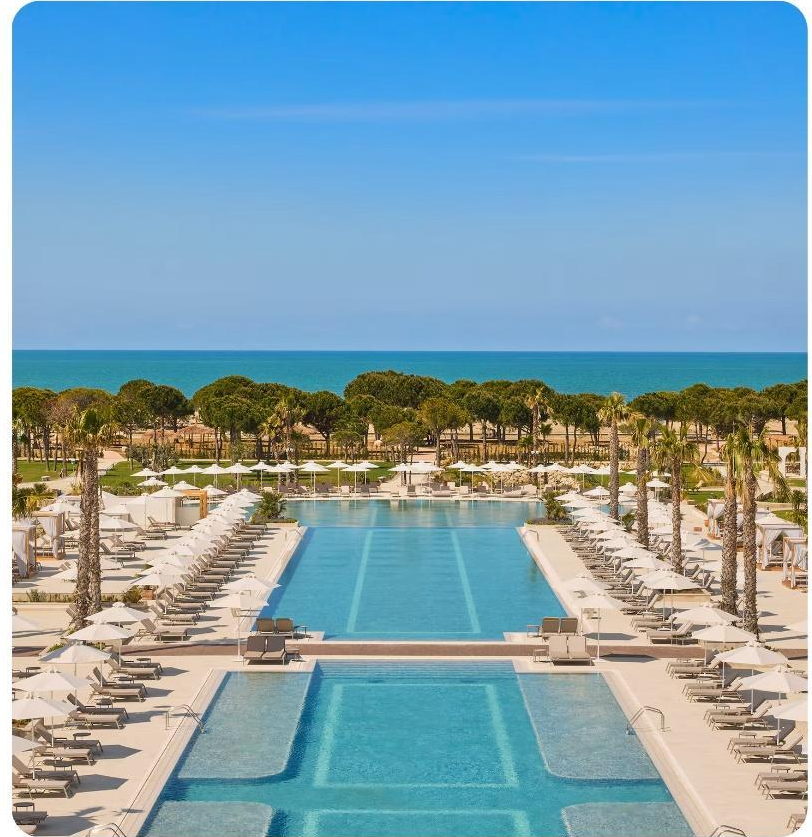
Designed as a high-end resort community, Green Coast provides a blend of relaxation, lifestyle, and investment opportunities in one of the fastest-growing tourism destinations in the Balkans.



Meliá Durrës Albania

A luxury 5-star beachfront resort located on the Adriatic coast near Durrës. The resort offers elegant contemporary rooms and suites, multiple restaurants and bars, infinity pools, a private beach, a wellness spa, and exclusive The Level premium services.

Combining Mediterranean-inspired design with high-end hospitality, it is one of Albania's premier destinations for leisure, family holidays, and luxury seaside escapes.



Maritim Marina Bay Luxury Resort

Maritim Marina Bay Luxury Resort is a luxury beachfront resort located in Vlorë, on the Albanian Riviera. Nestled in a private bay overlooking the Adriatic and Ionian Seas, the resort offers elegant rooms and suites, private beach access, infinity pools, spa and wellness facilities, fine dining restaurants, and vibrant entertainment options.



Why Albania?

Why Charter Guests Choose Albania?

- **Safety** - Established cruising destination with growing operator confidence.
- **Authenticity** - Real local culture and genuine hospitality.
- **Privacy** - Large number of uncrowded bays and anchorages.
- **Discovery** - One of the few remaining Mediterranean coastlines that still feels unexplored.



About Travel Twitch DMC

Crafting Unforgettable Journeys on the Adriatic

Rooted in Montenegro and providing service across the region, Travel Twitch DMC designs Adriatic journeys where contrasts come alive: mountains rising above glassy bays, ancient towns unfolding through stone-paved streets, and traditions that are not preserved for show—but lived, shared, and felt.

Our itineraries are not assembled—they are curated. Each experience is carefully layered to balance adventure, culture, and refined leisure. From navigating the untamed beauty of the Tara Canyon and drifting across the stillness of Skadar Lake, to private tastings in centuries-old estates and sunlit moments along hidden coastal enclaves, every detail is considered, every moment intentional.

We work with a trusted network of local partners, artisans, and hosts who open doors that remain closed to most—transforming travel into something deeply personal and authentically connected.

Whether it's a high-energy incentive journey, a culturally immersive escape, or a slow, luxurious retreat by the sea, each itinerary is shaped around the traveler—fluid, tailored, and thoughtfully designed to reflect individual rhythm and desire.

As the first official representatives of Montenegro for the USA market, we bring not only destination expertise, but a deep sense of responsibility in how this region is experienced—elevating it with care, precision, and vision.

Thank you!



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