



## 1-Bedroom Apartment for Sale in Saranda - 100m from the Sea



### Agenten-Info

|                 |                                                                                                  |
|-----------------|--------------------------------------------------------------------------------------------------|
| Name:           | ArKadia                                                                                          |
| Name der Firma: |                                                                                                  |
| Land:           | Vereinigtes Königreich                                                                           |
| Telefon:        |                                                                                                  |
| Sprachen:       | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Anzeigen-Details

|                |                |
|----------------|----------------|
| Immobilie für: | Kaufen         |
| Preis:         | USD 118,067.26 |

### Standort

|                 |            |
|-----------------|------------|
| Land:           | Albanien   |
| Veröffentlicht: | 09.10.2025 |
| Beschreibung:   |            |

#### Location and Surroundings

The apartment is located on Mitat Hoxha Street one of Saranda's most accessible areas just 100 meters from the Ionian Sea and a short walk from the port. This part of the city has developed quickly in recent years with well planned streets new residences and easy access to daily services. Despite its central position the neighborhood remains quieter than the main promenade making it convenient for both year round living and rental investment.

Shops cafes and all the necessary amenities are just steps away from the building which makes life here very practical without needing a car for daily errands.

#### Apartment Details

Layout 1 1 one bedroom living room with kitchen

Floor First residential floor

Size 64.8 m2 total surface

Finishes High quality construction and materials

Orientation Just 2 minutes on foot to the sea close to the port

The apartment's practical plan makes it suitable for personal use as a holiday home or for generating rental income especially given its proximity to both the beach and the port area.

#### Key Features

Only 100 meters from the sea and port

Quiet and organized neighborhood

Quality construction

Walking distance to services markets and cafes

Legal documentation fully completed



Parking possibility for an additional fee

Payment Terms and Installments

There is an option to purchase with installments. The condition is that 70% of the value must be paid at the time of contract signing while the remaining 30% can be settled gradually as construction progresses.

Purchase Conditions

1% agency commission if the buyer manages the documentation themselves

2% agency commission if VivaView handles all procedures and documents on behalf of the buyer

Why Consider This Apartment

This property combines accessibility with long term value. Its location steps from the sea the port and essential services makes it attractive not only for living but also as an investment with good rental potential.

The Kod r and Mitat Hoxha area is becoming one of Saranda s most sought after neighborhoods balancing modern development with a quieter lifestyle.

Port 1 km

City Center 1.4 km

Beach 100 m

## Allgemein

|                          |                   |
|--------------------------|-------------------|
| Schlafzimmer:            | 1                 |
| Badezimmer:              | 1                 |
| Fertige m <sup>2</sup> : | 65 m <sup>2</sup> |

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

|                  |                                                                                                                                                                                                                             |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| URL der Website: | <a href="http://www.arkadia.com/GSAZ-T89278/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/GSAZ-T89278/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Kontaktinformation

|           |            |
|-----------|------------|
| IMLIX ID: | al61908052 |
|-----------|------------|

