



## 2-Bedroom Apartment with 2 Bathrooms for Sale in Saranda – 100m from the Sea



### Στοιχεία μεσίτη

|                  |                                                                                                  |
|------------------|--------------------------------------------------------------------------------------------------|
| Όνομα:           | ArKadia                                                                                          |
| Όνομα εταιρείας: |                                                                                                  |
| Χώρα:            | United Kingdom                                                                                   |
| Τηλέφωνο:        |                                                                                                  |
| Languages:       | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 204,571.99 |

### Τοποθεσία

|               |            |
|---------------|------------|
| Χώρα:         | Albania    |
| Δημοσιεύθηκε: | 09/10/2025 |
| Περιγραφή:    |            |

#### Location and Surroundings

This apartment is part of a new residential project in the Kod r neighborhood on Mitat Hoxha Street just 100 meters from the Ionian Sea and only a short walk from the port. The area has developed rapidly in recent years with new buildings improved infrastructure and all daily services within easy reach.

Compared to the promenade which gets crowded in peak season this neighborhood is calmer and attracts families and long term residents who value a quieter lifestyle while still being close to the sea.

Supermarkets bakeries caf s and everyday shops are all within a few minutes walk making the location very practical.

#### Apartment Details

Layout 2 1 two bedrooms living room with kitchen

Bathrooms 2

Floor Second residential floor

Size 107.8 m2 total surface

Construction Built with high quality finishes and materials

Proximity Around 2 minutes on foot to the sea near Saranda s port

With its larger surface and two bathrooms the apartment offers comfort for families or those planning longer stays. The layout is bright and spacious making it suitable for both personal use and rental purposes.

#### Key Features

100 meters from the sea and port

Quiet organized neighborhood with urban planning

Large 2 1 layout with two bathrooms



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High quality finishes

Walking distance to shops caf s and services

Parking available in the building for an additional fee

Full legal documentation completed

Payment Terms and Installments

The apartment can be purchased with installment options. At the moment of contract signing 70% of the total price must be paid with the remaining 30% to be settled in stages according to construction progress.

Commission and Services

At VivaView Real Estate we keep the process simple and transparent

2% commission the lowest compared to other agencies in Saranda typically 4 6% .

This covers All notary taxes and fees

Property purchase tax

Official English translation of documents

Full contract assistance from reservation to ownership

Step by step guidance throughout the process

1% commission for experienced buyers who prefer to handle all legal steps independently.

Why Invest Here

Apartments in the Mitat Hoxha area combine proximity to the sea with a quieter environment than the central promenade. With growing urban development and increasing rental demand this 107.8 m2 apartment offers both a comfortable place to live and a reliable long term investment. Its spacious layout with two bathrooms makes it especially appealing for families or for use as a high value rental property.

Port 1 km

City Center 1.4 km

Beach 100 m

## Κοινά

Κρεβατοκάμαρες: 2

Μπάνια: 2

Τελειωμένα τετραγωνικά 108 τ.μ

πόδια:

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/GSAZ-T89271/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T89271/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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