



Roadside Property for Sale in Pigeras – Two-Story Building with Private Yard



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 358,966.5

Τοποθεσία

Χώρα:	Albania
Δημοσιεύθηκε:	19/01/2026
Περιγραφή:	

General Overview of the Property

This property is located in Pigeras directly along the main coastal road that connects the southern villages with Saranda and Himar . It consists of a two storey building set on a 550 m2 land plot with a clear functional division between commercial and residential use.

The building has a footprint that reflects how properties in this area were traditionally developed practical visible from the road and easy to access. The ground floor is currently arranged as a bar restaurant space while the upper floor includes two separate studio units. The layout allows each level to operate independently which is an important detail for anyone considering mixed use.

When you stand in front of the property the first thing you notice is its position. Being directly on the main road means visibility and year round accessibility without the complications that often come with internal village streets or steep access roads.

Location and How the Area Functions Throughout the Year

Pigeras is a coastal village that sits between Lukov and Borsh slightly elevated in parts but with direct road access running through the settlement. The main road is not a high speed artery it functions more as a connector between villages and beaches which keeps traffic flowing but generally manageable.

During the summer season movement increases due to beach traffic and visitors passing through especially during daytime hours. Noise levels are linked mainly to road activity rather than nightlife as Pigeras does not have a dense entertainment zone. Outside the season the area becomes noticeably quieter with permanent residents and local businesses shaping daily life.

This is not a location dominated by short term tourism alone. The buyer and user profile here typically includes families small business owners and investors looking for properties that remain functional beyond the summer months. From a real estate Saranda perspective Pigeras is often seen as a practical



alternative for those who want coastal exposure without being in a heavily saturated market.

Building Layout and Functional Use

The building is arranged over two floors each with a clear and usable surface.

The ground floor with approximately 190 m2 of internal space is configured as a bar restaurant environment. Its direct exposure to the main road supports visibility and ease of access both of which are essential for a hospitality related function. The layout allows for indoor seating and service areas with the possibility to connect activity to the outdoor yard.

The upper floor consists of two studio units. Each studio is arranged to function independently suitable for short term stays seasonal rentals or private accommodation linked to the business below. The separation between commercial and residential use is clear which helps avoid operational overlap. This kind of layout is familiar in coastal villages across southern Albania and is often favored for its flexibility.

Outdoor Space and Access

One of the practical advantages of this property is its private yard. The land surrounding the building includes green areas which add breathing space and visual separation from the road. In villages like Piqeras having a defined outdoor area is not just about aesthetics it also improves usability for both residential and commercial purposes.

Access to the property is direct from the main road with a private entrance that does not rely on shared paths or secondary access points. This simplifies daily use deliveries and guest movement particularly during the summer months.

Greenery around the building softens the roadside setting and creates a more balanced environment than properties that sit directly on asphalt without buffer space.

Practical Value for Long Term Use or Investment

From a long term perspective properties with mixed use potential tend to perform more steadily than single purpose assets. The ability to combine a ground floor commercial space with residential units above allows owners to diversify usage depending on market conditions.

In periods of high tourism the studios can be used for seasonal accommodation. Outside the peak months they can serve as private living space or long term rentals. The bar restaurant space meanwhile benefits from road visibility and local traffic rather than relying solely on destination tourism.

Compared to apartments for sale in Ksamil or central Saranda this type of property attracts a different investor profile one focused on utility independence and operational control rather than pure holiday demand.

How This Property Sits Within the Local Market

Within the broader context of sea view property in Albania this asset is less about panoramic positioning and more about functionality and location logic. Its value lies in accessibility land ownership and adaptable use.

At VivaView Real Estate properties like this are typically considered alongside other village based coastal assets rather than resort style developments. Buyers often compare them with similar roadside properties or small scale hospitality buildings in nearby villages.

Final Notes from On Site Observation

This is a property that makes sense when seen in person. The relationship between the building the road and the surrounding land is straightforward and honest. There are no hidden access issues no artificial layouts and no dependence on future infrastructure assumptions.

For someone looking to combine living space with a small business or for an investor seeking a property that remains active throughout the year this two storey building in Piqeras represents a grounded and



transparent option within the southern Albanian market.

Κοινά

Κρεβατοκάμαρες:	2
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	550 τ.μ

Lease terms

Date Available:

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