



Seaview Villa With 12 Rooms for Sale in Saranda, Albania – Large Estate with Pool and Service Area

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:	EUR 870,000

Τοποθεσία

Χώρα:	Albania
Δημοσιεύθηκε:	03/03/2026
Περιγραφή:	

Seaview Villa on 1200 m2 Land in Saranda

This villa is positioned on a 1200 m2 land parcel and offers a total built area of 720 m2. The property is organized across multiple levels and includes 12 rooms a 50 m2 swimming pool a dedicated 100 m2 service area on the ground floor parking space and landscaped outdoor surroundings.

From the moment you approach the property what stands out is the scale. In Saranda parcels of this size are less common compared to standard residential plots especially those that also combine sea view positioning with structured outdoor space. The layout of the land allows for both functional access and private areas creating a balanced separation between the main building pool zone and green areas.

Within the broader context of real estate Saranda villas of this dimension are typically evaluated differently from standard apartments. They are not simply residential units but structured properties that can serve extended family use hospitality concepts or long term investment strategies.

Location and Surrounding Environment

The villa benefits from sea views which remain one of the defining characteristics of the southern Albanian coastline. In Saranda sea oriented properties tend to hold their relevance over time particularly when combined with land size and accessibility.

Depending on the season the surrounding environment reflects the rhythm typical of coastal cities. During summer Saranda becomes active with increased movement toward the promenade beaches and restaurants. Outside the season the city slows down but residential areas remain functional and inhabited. Properties of this scale are often positioned in areas that provide a degree of privacy while still maintaining connection to the urban network. Buyers familiar with sea view property in Albania often look beyond the view itself and focus on how the land is organized how access is structured and how the outdoor space interacts with the built area. In this case the presence of landscaped surroundings and



parking adds practical value rather than purely aesthetic appeal.

Interior Structure and Functional Layout

The total construction surface of 720 m2 allows for significant interior flexibility. With 12 rooms distributed throughout the property the villa can accommodate extended families guest hosting or hospitality oriented use depending on the owner's plans.

The ground level includes a 100 m2 service area which adds operational practicality. In properties of this scale having a defined service zone often becomes important especially when the villa is used for events seasonal hosting or long stays with multiple occupants.

The internal layout supports separation between private and common areas. Larger villas in Saranda are typically structured in a way that allows independent room use while maintaining shared living spaces. This becomes especially relevant for buyers considering long term living combined with guest accommodation.

Outdoor Areas and Pool Integration

The 50 m2 swimming pool is positioned within the landscaped part of the property allowing it to function as a central outdoor element. In the Saranda climate outdoor space plays an essential role for most of the year not only during the peak tourist period.

The green areas surrounding the villa provide a buffer between the built structure and the outer perimeter of the land. This contributes to privacy and creates usable external zones for relaxation or gatherings. The presence of organized parking within the property also addresses a practical need particularly in coastal cities where street parking may become limited during summer.

Long Term Perspective and Property Use

From a long term perspective villas of this scale in Saranda are generally assessed for their structural quality land size and flexibility of use. With 1200 m2 of land and substantial built surface the property offers options beyond standard residential occupation.

Some buyers evaluate such properties for multi generational family living while others consider structured hospitality use depending on local regulations and operational plans. The existence of regular documentation simplifies the ownership process and provides clarity for future planning.

Overall the villa reflects a segment of the Saranda market that focuses on space structure and sustainable use rather than compact seasonal living. It is the type of property that reveals its character fully when experienced in person especially for buyers who are evaluating long term presence along the Albanian coast rather than temporary stays.

Κοινά

Κρεβατοκάμαρες:	12
Μπάνια:	14
Τελειωμένα τετραγωνικά πόδια:	1.2 τ.μ

Lease terms

Date Available:

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