

# Private Villa for Sale in Saranda , Albania – With Swimming Pool & Property Surrounded by Nature

## Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

## Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 370,000

## Ubicación

País:	Albania
Publicado:	13/01/2026
Descripción:	

Private Villa for Sale in Saranda Residential Area Close to the Sea

This villa is located in one of Saranda's quieter residential areas outside the city's seasonal congestion but still well connected for everyday living. The neighborhood is defined by nature and individual villas rather than dense developments creating a stable and orderly environment for both residential use and long term investment.

The property is currently under construction with completion scheduled for December 2026 offering buyers the opportunity to follow the development process closely and secure a property built according to the approved project and specifications.

### Location Privacy Green Surroundings and Easy Access

The villa is situated approximately 800 meters from the sea which translates to about 3 minutes by car or 20 minutes on foot depending on pace. For buyers who prefer to stay slightly removed from the beachfront crowds while still having easy access to the coast this distance often proves ideal.

Saranda's city center is around 900 meters away making the property practical for year round living. The area does not experience heavy seasonal noise as there are no large hotels or high density tourist structures nearby. The neighborhood profile is predominantly residential with long term residents and well maintained private properties.

For buyers exploring real estate in Saranda and looking for a balanced alternative to central locations this area offers long term stability and livability.

### Plot and Outdoor Areas Practical Private Space

The villa sits on a 320 m<sup>2</sup> private plot with 160 m<sup>2</sup> of interior space designed to be functional and easy to use throughout the year. According to the project the outdoor areas include

Private swimming pool positioned for privacy and everyday use

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Outdoor grill and dining area suitable for seasonal living

Private parking spaces within the property

A landscaped yard that creates clear separation from the road and neighboring plots

These features make the villa suitable both as a private holiday residence and as a property managed professionally for short term rentals.

#### Interior Layout and Functionality

Based on the architectural plans the interior layout follows a clear and practical structure with well defined day and night zones. The design prioritizes natural light and efficient circulation avoiding unnecessary corridors or wasted space.

The architectural solutions and materials align with modern residential villa standards commonly found in this part of Saranda balancing aesthetics with long term maintenance and everyday usability.

#### Investment Perspective Short Term Rentals and Airbnb Potential

Private villas in Saranda remain limited in supply especially those that combine a quiet residential setting with outdoor space and easy access to both the beach and the city.

Demand for villa rentals on platforms such as Airbnb and Booking remains consistent particularly among families and groups seeking privacy and space rather than standard apartments. From this perspective the villa offers a solid investment option with realistic rental potential during the tourist season.

For investors evaluating property opportunities in Albania including sea view property in Albania this villa represents a balanced alternative for those prioritizing privacy outdoor space and long term usability over direct sea views.

#### Who Is This Villa Suited For

Families looking for a quiet residential home outside the city center

Investors targeting seasonal rentals with higher privacy standards

Buyers who prefer villas over apartments in a market where quality villa supply is limited

Clients considering properties of this type often compare it with other residential villas in Saranda with private outdoor space particularly when evaluating long term value and rental performance.

#### An Honest Note from the Local Market

This is not a villa for buyers seeking walk everywhere city living or direct beachfront access. It is designed for those who value privacy space and a quieter environment while remaining close to everything Saranda offers by car.

At VivaView Real Estate we approach properties like this not as products but as real lifestyle or investment choices that need to align with how a buyer plans to use the property over time.

Pool 0 m

City Center 900 m

Beach 800 m

Port 1 4 km

#### Común

Dormitorios: 3

Baños: 3

Pies cuadrados terminados: 400 m<sup>2</sup>

#### Lease terms

Date Available:

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**Información adicional**

URL sitio web:

[http://www.arkadia.com/GSAZ-T95648/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T95648/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

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