



## IBR-B3 0 A3

### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 259,695.63

### Location

Pays:	Albanie
Soumis:	05/12/2025

### Description:

Nestled along the pristine coastline of Saranda Albania stands the epitome of luxury living Ionian Bay Residence. This exquisite enclave of high quality residences offers an unparalleled fusion of sophistication and seaside serenity where every detail is meticulously crafted to indulge the senses and elevate the experience of coastal living..

Perched majestically on the first line to the sea Ionian Bay Residence grants its residents exclusive access to the azure waters of the Ionian Sea. As the gentle waves kiss the shore just steps away the residence boasts a coveted proximity to the beach ensuring that the soothing melody of the ocean is an ever present companion to daily life.

Each residence within Ionian Bay is a masterpiece of refined elegance meticulously crafted to exceed the expectations of the most discerning homeowners. Spacious interiors bathed in natural light evoke a sense of tranquility while premium finishes and state of the art amenities ensure both comfort and convenience. From expansive balconies and terraces residents can savor panoramic views of the azure sea with the distant silhouette of Corfu adding a touch of enchantment to the horizon. Whether enjoying a leisurely breakfast al fresco or hosting a soir e under the stars these outdoor spaces serve as private sanctuaries where every moment is imbued with a sense of luxury and exclusivity.

### PAYMENTS

Payment for the purchase of real estate including the division into individual premises is made in tranches.

The buyer pays the first tranche of 95% of the investment value within 14 days of signing the notarial contract.

The remaining 5% is paid by the buyer after the investment is completed and the certificate is handed over.

### STANDART



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Property will be transferred to the buyer with the following equipment  
internal doors entrance doors anti burglary  
double glazed windows in EU standard  
ceramic tiles on floors living room corridors bedrooms bathrooms  
ceramic tiles on walls bathrooms  
ceramic tiles on the balcony  
complete electrical installation  
complete plumbing installation  
air conditioning installation  
ready to connect to the central unit  
shower mixer in the bathroom  
linear drain in bathrooms  
sink in the bathroom  
bathroom faucet  
toilet bowl  
walls and ceilings painted white  
Fiber optic internet connection will be provided to the building.

#### MAINTENANCE

The buyer for the services of administration and maintenance of common areas shall pay to the Investor or a company designated for maintenance  
a monthly fee of 50 EUR for each apartment.

#### PARKING

For our clients it is possible to purchase a parking space in the building s garage. There is a maximum of one parking space for each apartment.  
Cost of a parking space upon request

#### Information

Reference SR388  
Interior Area 74 m<sup>2</sup>  
Bedroom 1  
Baths 1  
Living room 1  
Type Apartment  
Status Under Construction  
Website Views 147  
Ameneties  
View to Sea

#### **Commun**

Chambres:	1
Salle de bains:	1
Pied carré fini:	74 m <sup>2</sup>

#### **Lease terms**

Date Available:



# IMLIX

**Marché immobilier IMLIX**  
<https://www.imlix.com/fr/>

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## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/GSAZ-T94005/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T94005/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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