



FOR SALE – 4-STOREY VILLA – SHKALLNUR, DURRËS



Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 348,585.06

Posizione

Nazione:	Albania
Pubblicato:	19/09/2026
Descrizione:	

A distinctive 4 storey villa is available for sale in Shkallnur Durr s situated in a quiet area suitable for residential use holidays or various business activities. The property is located just 2 minutes from the sea by car offering a favorable combination of tranquility space and convenient access to the coastline. The villa has a total built area of 580 m distributed across four floors and is situated on a 417 m plot of land. The property includes spacious interior areas landscaped outdoor spaces an orchard with citrus trees and a 120 m garage. Property Details Location Shkallnur Durr s Property Type 4 storey Villa Built Area 580 m Land Area 417 m Rooms 9 Bathrooms 5 Veranda 70 m with sea views Garage 120 m Yard Landscaped and enclosed by a perimeter wall Garden With citrus trees Distance from the Sea Approximately 2 minutes by car Suitable for Residential use investment or business activities Construction Quality and Technical Features The villa was constructed using a double wall system with Ferizol thermal insulation material between the walls providing comprehensive thermal insulation throughout the building. The construction features continuous beams extending from the foundations to the top floor without the use of traditional columns according to the structural design implemented by two engineers responsible for the project and construction. This construction system allows for the adaptation and reorganization of interior walls according to the owner s needs the intended use of the property and the investor s preferences subject to the technical requirements of the structure. The property also includes Installed piping for a central heating system in all rooms bathrooms and corridors. Distribution boxes installed on each floor. Electrical installations using fire resistant wires. A drainage system around the foundations. 5 grade gravel filling to help protect the foundations against moisture. Complete thermal insulation throughout the building. Potential Uses Thanks to its considerable size four storey layout and the possibility of reorganizing the interior spaces the villa is suitable for various purposes including Private family residence Holiday home Offices and business premises Elderly care facility Kindergarten or



nursery Investment for other suitable activities The property s proximity to the sea substantial built area spacious garage and flexible interior layout make it an interesting opportunity for buyers seeking a villa with generous space and potential for personalized use or investment development in the Durr s area. Price 310 000 For more information and details regarding the property and availability please contact us BritAlb Group Your Dream. Your Investment. Our Mission.

Lease terms

Date Available:

Informazioni aggiuntive

URL del sito:

http://www.arkadia.com/GSAZ-T153481/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

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