



Land for construction (two plots) for sale Sarande - Albania



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 1,327,075.13

Location

Country: Albania
Posted: Jul 05, 2024
Description:

Land for construction two plots for sale Sarande Albania Description of the Land Total area of 8423 m² The first plot is 4675m² The second plot is 3748 m² Documentation Certificate of Ownership Type of property Land Land for construction. Only 200 meters from the main road Sarande The land is connected by road with the infrastructure of the area Drinking water and electric energy 24 hours guaranteed. Clean air away from urban noise This property is located 1000 m from the public beach the promenade of the city and the center A good opportunity for all concerned to make a successful investment. Information about the possibilities of construction in this property Destination the potential of building construction of villas apartments hotels etc. With the current study in this building plot with total area 8423 m² 11 000 m³ construction can be built buildings up to three floors . But referring to the Albanian legislature procedures for obtaining a building permit If the land that can be developed by building is larger than 5000 m² a preferential construction coefficient bigger is possible. The price of land The first plot is 4675m² x 300 m² 1.402.500 The second plot is 3748 m² x 300 m² 1.124.400 TOTAL 2.526.900 Information on the cost of construction The construction price is currently 650 800 per m² referring to the construction standard and construction typology Apartments or Villas Information on the sale price The selling price is currently 1500 2000 per m² referring to the construction standard and construction typology Apartments or Villas Information on the total cost referring to an idea project made by the current owners of the property to build 40 individual villas or 11 000 m² residential apartments is ... construction cost 2 526 000 cost for the purchase of the building plot 10 000 000 Total costs everything included Predicted information for the total income from the sale of all construction typologies Referring to the construction standard and construction typology Apartments or Villas is ... Referring to the total cost that will have to be spent on the construction and development of this property The current owners have these suggestions proposals for those who are interested in building developing this property. A The



purchase of a plot can be made possible with a final sale and purchase contract and payment at a price per square meter . Payment can be made in several installments within a certain period of time between the parties . B For the second plot building plot an exchange agreement can be reached property owner benefit from 35% of the total construction that will be done on that land . Information for owners The owners are a small local construction company They have all the human resources the necessary qualified staff for the implementation of any possible project . The owners are also available for cooperation as a construction subcontractor Information about the broker who manages this property He is trained and licensed by the state of Albania . He has 15 years of experience intensive multidimensional educational training in Real Estate and E Properties Entrepreneurship and Management in many similar projects . Broker Eron Cumani Saranda invest property Agency

Common

Finished sq. ft.: 8423 sq m
Lot Size: 8423 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/GSAZ-T338/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: al46464302

