



IBR-B3 0 A1

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 317,739.46

Location

Country: Albania
Posted: Dec 05, 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



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 SR387

Gross Area 104 m2

Interior Area 74 m2

Bedroom 2

Baths 2

Living room 1

Type Apartment

Status Under Construction

Website Views 9

Common

Bedrooms: 2

Bathrooms: 2

Finished sq. ft.: 104 sq m

Lease terms

Date Available:

Additional information



IMLIX

IMLIX Real Estate Marketplace

<https://www.imlix.com/>

Website URL:

http://www.arkadia.com/GSAZ-T94006/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

al61989886

