

# New-Build Boutique Hotel in Sarandë: 5 floors, 16 Rooms, Elevator, Breakfast Area | €2,500,000



## 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 2,968,479.53

## Location

Country:	Albania
Posted:	Feb 06, 2026
Description:	

An outstanding opportunity to acquire a new build income producing hotel in Sarand positioned for maximum guest convenience and strong seasonal demand just 2 minutes from the port and 3 minutes from the beach. This is the kind of location international investors prioritize walkable highly marketable and perfectly placed for ferry traffic and summer tourism. The property totals 833 m across 5 floors and offers 16 guest rooms configured for broad market appeal 12 double couple rooms and 4 family rooms. The building is east facing with sea views benefiting from excellent natural light and sun exposure an attractive selling point for guests and a strong differentiator in listing photos. Built with durability and guest comfort in mind the hotel includes Armored entry door Double glazed windows with shutters comfort insulation privacy Boiler system plus roof panel system for heating water operational efficiency Bathrooms equipped with toilet sink and separate shower area Hydromat ceilings Completed electrical and plumbing installations through sockets switches lighting points and fittings High quality common areas stairwell and elevator completed Exterior finishes including gris tile paving external metal railings and completed shared spaces Operations are supported by functional guest service infrastructure A large breakfast dining area A dedicated kitchen for preparation A reception area for check in and guest management From an investment perspective the hotel benefits from excellent regional access 30 90 minutes from Corfu airport depending on route connection approximately 40 minutes from the Blue Eye and surrounded by touristic villages that support excursions and longer stays. The business reportedly generates approximately ... per season providing a solid base for underwriting with clear upside through professional revenue management direct booking strategy and shoulder season packaging. Key highlights New build hotel 833 m 5 floors 16 rooms 12 double 4 family Sea view east facing strong natural light 2 min to port 3 min to beach Elevator reception breakfast area kitchen Reported seasonal turnover 250k 300k Asking price 2 500 000

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**Common**

Bedrooms: 16  
Bathrooms: 20  
Finished sq. ft.: 833 sq m

**Lease terms**

Date Available:

**Additional information**

Website URL: [http://www.arkadia.com/GSAZ-T109606/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T109606/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

**Contact information**

IMLIX ID: al62070386

