

# 100 m<sup>2</sup> Stone Apartment (Whole 1st Floor) | Former Hostel | UNESCO Gjirokastër | €70,000



## 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 83,117.43

## Location

Country: Albania  
Posted: Feb 06, 2026  
Description:

Own a rare combination of authentic character and proven rental potential in southern Albania. This 100 m stone built apartment occupying the entire first floor of a traditional building is located in Gjirokastër, Albania's renowned UNESCO World Heritage city a destination with year round cultural tourism and strong demand for unique stays. For foreign investors who love the south but find Sarandë pricing too high this property delivers a compelling alternative you're approximately 40 minutes from Sarandë and about 40 minutes from the Blue Eye Syri i Kaltë with multiple touristic villages nearby yet you benefit from the value and authenticity of Gjirokastër. Layout lifestyle The apartment offers generous space for families or group accommodation with 3 bedrooms and 2 bathrooms. The building's east facing orientation helps create a bright comfortable interior ideal for long stays and guest satisfaction. The neighborhood is described as quiet and friendly adding to the appeal for both owner occupiers and visitors. Rental ready investment story Previously operated as a hostel the property was set up to host groups efficiently with an approximate capacity of up to 10 guests previously arranged with four bunk beds and one double bedroom. Historically it generated around 7 000 per season making it an excellent starting point for buyers who want a home that can also produce income. Features practical upgrades Stone built construction distinctive Gjirokastër character that tourists actively seek Double glazed windows with shutters insulation comfort privacy Two boiler systems hot water support for larger occupancy Bathrooms fitted with toilet sink and separate shower area Interior plastered and painted Electrical and plumbing installations completed to sockets switches lighting points and fittings Approximately 3 parking spaces a major advantage in a historic city environment Why this works for foreign buyers This is a ready made path into the southern Albania market authentic UNESCO location real estate close to the Riviera attractions with a track record as a hospitality asset at a price point that remains significantly below comparable coastal options. Key facts 100 m whole first floor Stone built character property 3 bedrooms

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2 bathrooms East facing Former hostel setup up to 10 guests Past performance 7 000 per season 3 parking spaces UNESCO Gjirokastër 40 min to Sarand Blue Eye Price 70 000

**Common**

Bedrooms: 3  
Bathrooms: 2  
Finished sq. ft.: 100 sq m

**Lease terms**

Date Available:

**Additional information**

Website URL: [http://www.arkadia.com/GSAZ-T109607/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T109607/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

**Contact information**

IMLIX ID: al62070385

