

# Sunny New-Build 75 m<sup>2</sup> | 2-Bed + Balcony | UNESCO Gjirokastër | €60,000



## 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: EUR 60,000

## Location

Country: Albania  
Posted: Feb 06, 2026  
Description:

Own a smart high value home in southern Albania with this new build 75 m apartment in Gjirokastër, Albania's renowned UNESCO World Heritage city. Designed for comfort and low maintenance living, this property is a strong option for foreign buyers who want proximity to the Riviera without paying coastal prices. With Sarand roughly 40 minutes away and typically far more expensive, you get a strategic location that balances lifestyle, tourism access, and long-term value. Situated on the first floor, the apartment offers an ideal layout for families, couples, or rental use: 2 bedrooms, 1 bathroom, and a private balcony. The building's east-facing orientation provides abundant natural light, keeping the space bright and inviting throughout the day, an important advantage for both personal enjoyment and guest satisfaction. This unit comes with solid build quality and practical finishes that matter to international buyers: armored security door, double-glazed windows with shutters, comfort insulation, and privacy. Boiler system for hot water, fully fitted bathroom with toilet, sink, and separate shower area. Painted and finished interiors, completed electrical and plumbing installations, up to 100 sockets, switches, lighting points, and fittings. Hydromat ceilings. Quality common areas, stairwell, and elevator completed. Exterior details finished, including metal railings and gris tile paving in shared areas. Location is a key selling point: Gjirokastër is a year-round destination with a strong cultural identity, while the apartment also benefits from being surrounded by touristic villages, supporting consistent visitor demand beyond the summer season. You're also within easy reach of top attractions like the Blue Eye, Syri i Kaltër. At 60,000, this is an opportunity to secure more space (75 m<sup>2</sup>) and a 2-bedroom layout at a price point that is increasingly hard to find in the south, especially compared with Sarand where comparable properties can cost multiples. Summary: New build, 75 m<sup>2</sup>, 2 bedrooms, 1 bathroom, balcony, First floor, East-facing, bright and sunny. Elevator completed, armored door, double glazing, shutters, boiler system, UNESCO, Gjirokastër, 40 min to Sarand and Blue Eye. Price: 60,000.

---

**Common**

Bedrooms: 2  
Bathrooms: 1  
Finished sq. ft.: 75 sq m

**Lease terms**

Date Available:

**Additional information**

Website URL: [http://www.arkadia.com/GSAZ-T109609/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T109609/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

**Contact information**

IMLIX ID: al62070383

