



## Commercial Unit for Sale – Heritage Residence, Paskuqan, Tirana



### 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 128,620

### Location

Country: Albania  
Posted: Aug 11, 2026  
Description:

Commercial Unit No. 1 is offered for sale at Heritage Residence Paskuqan a modern 5 storey mixed use complex combining residential apartments with commercial units. The property is located on the ground floor Level 0 Staircase 1 providing direct access and favorable exposure for a wide range of business activities. The unit has a total area of 128.62 m consisting of 111.85 m of internal net area and 16.77 m of common area. The space offers a high degree of flexibility and can be adapted to suit various commercial and professional activities. Property Details Location Lasgush Poradeci Street Paskuqan Tirana Project Heritage Residence Unit Commercial Unit No. 1 Position Ground Floor Level 0 Staircase 1 Total Area 128.62 m Internal Net Area 111.85 m Common Area 16.77 m Private Parking Optional 1 500 000 ALL Construction Completion July 2028 Potential Uses The unit is suitable for a wide range of businesses including Retail store Office Medical clinic Beauty center Caf Showroom Professional studio Various service oriented businesses Key Features Ground floor position with direct access Spacious area with flexible layout Easily adaptable to the specific needs of the business Located within a new and modern residential complex Exposure to residents of the complex and the surrounding community Suitable for commercial and professional activities Well organized infrastructure and communal areas within the complex Location Advantages Heritage Residence is located on Lasgush Poradeci Street Paskuqan in an area experiencing continuous development and offering strong potential for both residential and commercial activity. The location provides quick access to Tirana s Greater Ring Road the city center major roads business districts and surrounding residential areas. The complex is designed as a modern community featuring landscaped green areas pedestrian pathways and recreational spaces creating a pleasant environment for both residents and businesses. Prices and Payment Terms Direct payment 90 000 ALL m Payment by installments 100 000 ALL m Purchase of more than 200 m with 80% upfront payment 90 000 ALL m Private parking 1 500 000 ALL optional Commercial Unit No. 1 at



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Heritage Residence represents an attractive opportunity for business and long term investment thanks to its spacious area ground floor position flexible usage options and location in one of the rapidly developing areas of Tirana. For more information and details regarding availability please contact us ... ... BritAlb Group Your Dream. Your Investment. Our Mission.

## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/GSAZ-T152280/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T152280/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: al62361437

