



## Serenity By The Sea Villas



### Informações do Revendedor

Name: ArKadia  
Nome da  
Empresa:  
País: Reino Unido  
Telefone:  
Languages: Dutch, English, French,  
German, Italian, Polish,  
Portuguese, Romanian,  
Russian, Spanish,  
Swedish

### Detalhes do anúncio

Imóveis para: Venda  
Preço: USD 576,994.34

### Localização

Country: Albânia  
Adicionado: 05/07/2024

#### Informação adicional:

Serenity By The Sea Villas Referring to the great demand for villas on the Albanian Riviera we would like to present you this villas project 5 Star Seaside villas .The construction company that is building these villas after a long time experience in building luxury residences In collaboration with one of the architectural studios winner of many prestigious awards for the design of several luxury residences in different countries of the region realized this wonderful project . High quality architecture meets exclusive design. The combination of traditional classical construction with modern architecture makes these villas unique in their kind .But the greatest value to this project is given by the location where these villas are being built .In one of the most beautiful bays and only 50 meters from the sea shore . the owners of these villas will enjoy the sunrise the sunset the wonderful view under the illumination of the sun rays over the sea and the city of Saranda on the horizon which is located only 7 km from these villas Project information The land that will be built 6 villas is 1500 m 2 in total Total construction area 250m 2 Floor 0 consists of parking for two cars one Toilet Floor 1 consists of living room kitchen one bedroom one Toilet veranda swimming pool . Floor 2 consists of two bedrooms two bathrooms bedroom bathroom Floor 3 consists of A room space for barbecue relaxation facilities environment for organizing family holiday party For the owners of these villas there will be a private beach and marina Administration of common areas during the 12 months of the year Monitoring and storage system 24 24 The cost of administration of common areas and pool administration 1000 per year for the first year continuously depending on the cost of annual maintenance Construction is in progress. Expected completion by end of 2023 For the fact of the reduced number in only 6 5 Star Seaside villas Only 3 villas are available 3 are sold The price for each villa is 490000 Booking reservation is made only through a reservation contract worth 20 000 .Second installment 60% of the total amount after signing the contract promise sale in a notary office . Important information Upon payment of the first installment the property will be registered in the name of the new owner . Third installment 35% will be paid by agreement according to



the development and completion of the construction process for each villa . And last installment 5% with the issuance of the certificate of ownership in the name of the new owner LOCATION The coastal town of Saranda surrounding an open gulf on the Ionian Sea is considered the unofficial capital of the Albanian Riviera a city where plenty of things to see and do. It is situated at the southern end of the country close to the border of Greece opposite the island of Corfu. There are many stunning sandy and pebbly beaches. Given its coastal access and Mediterranean climate with five months of warm weather Saranda has become an important tourist attraction since the fall of communism in Albania. Saranda as well as the rest of the Albanian Riviera according to The Guardian is set to become the new undiscovered gem of the overcrowded Med. Saranda is easily accessible from Tirana the capital or other Albanian cities as well as from abroad in several ways. It is roughly 1 hour from Corfu by ferry. Mediterranean climate Over 300 sunny days a year Balanced comfortable temperatures throughout the year Mild winters Natural environment and archaeology Numerous bays and natural beaches in the proximity Rocky coastline with sandy and stony beaches Green hillside Countless tourist attractions including the ancient city of Butrint the Blue Eye or Ksamil Excellent gastronomy and varied nightlife Focus on seafood of natural origin Mediterranean flavours with influence from Greek Turkish and Italian cuisine Bars and clubs with cosy and party atmosphere Villas can only be for personal use but referring to the high demand for villas for rent during the tourist season it is a very good investment opportunity. Villa owners can benefit from the 12 month holiday rental villa management program that we provide. These villas are located just 60 minutes from Corfu and Corfu Airport. During the day several times there are various ferries Corfu Saranda and vice versa. A good opportunity to use these villas t at any time and quickly. A good opportunity for all concerned to make a successful investment. For a visit to these Vilas and many more available you are welcome. Do not hesitate to contact us for any information on available Villas and the respective price . This property is managed by Eron Cumani Saranda invest property agjensy

## Comum

Quartos de dormir:	3
Banheiro:	3
Pés quadrados acabados:	250 m <sup>2</sup>
Tamanho do lote:	1500 m <sup>2</sup>

## Lease terms

Date Available:

## Informação adicional

URL do site:	<a href="http://www.arkadia.com/GSAZ-T201/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/GSAZ-T201/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	al45659655
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