

"there is never a better time to invest"

“SARANDA UANI”

We are very pleased to be able to exclusively market this wonderfully thought out development on the stunning Saranda Coast



Price - from 36,000 EUR

Sizes from 60 m²

This project to be completed in total by the autumn of 2009, occupies a demanding area of the coast. It is just a few minutes from the center of town and yet offers the peace that accompanies the idyllic mountain surroundings and views of the Bay and Corfu (35 mins away by ferry)

In these early stages of release, we are able to offer you a fine choice of one and two bed apartments with full 220 degrees sea views, which will remain totally unobstructed from the first floor, forever!

Using a very reputable developer, with an outstanding record in construction around Albania, the Uani development will give you a strong chance of rental in the high season as well as a very good exit strategy should you decide to sell in the years ahead.

We have been selling property in Albania for longer than anyone and we have seen the potential begin to materialize with capital growth allowing for early investors to make around 15% pa over the last two years. With the continual worldwide investment pouring into Albania and the high increase in tourism (22% increase in visitors year on year), property prices will continue to rise due to the demand from locals, ex pats and 2nd holiday home owners. Saranda Uani in

particular gives investors the perfect opportunity to GET IN EARLY and not miss the chance to make the most of your capital growth.

- Saranda Uani will eventually have 3 blocks of 7 floors with commercial areas
- 1 and 2 bed apartments
- Lifts
- Underground parking at 9000 euros (option)
- 5 minutes from city center with lovely bars and restaurants
- Completion Autumn 2009
- Finance of up to 80% for non nationals (subject to conditions)
- Stunning unobstructed views of the Bay and Corfu
- Backed by mountains and castle
- 15 mins drive to the famous UNESCO protected site of Butrinti
- Built behind government protected land

Payment Schedule

1. On signing of the reservation – Reservation / agency fee of 2000 **EUR**
2. On signing of contract **40%** to be paid to developer
3. On signing of contract- **900 EUR** to be paid for legal services
3. 3 months from signing of contract **30%** to be paid to developer
4. 6 months from second payment **20%** to be paid to the developer
5. On completion and title deed – **10%**



Saranda has one of the loveliest settings in Albania and if you approached it by sea, you could really see it, to its fullest advantage. The Bay forms a horseshoe shape, up whose slopes climb the various houses and developments raked like theatre seats. Saranda has an excellent climate, averaging around 290 days of sun a year with warm temperatures from April to November. Saranda makes an ideal place to explore the south towards Ksamili and Butrinti then north to the Albanian Riviera.

It is a key holiday resort now for locals, ex pats, Greeks and Italians. The place is buzzing in the summer with atmosphere and laughter.
A town on the up and for the investor and bargain!!

We have our head office in Tirana with our very own agents working for us from Shkodra in the north to Saranda in the south.

We would welcome you in Albania and would be happy to show you the properties you maybe interested in, within the remit you require.

We will be running inspection trips during the year and are always available for information on the buying process and finance requirements, if applicable.

For further information on prices and the latest availability and general information, please contact Richard Bannister at Best Property Albania.

richardb@bestpropertyalbania.com

www.bestpropertyalbania.com

08453 909 100 or
00 44 1707 662477

For Albania – please contact Viola on
violap@bestpropertyalbania.com

00 355 69 20 35045

