



# REAL ESTATE SARANDA

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## BUYERS GUIDE 2024



## **Our Services**

### **Our Company**

Real Estate Saranda is located in Saranda, Southern Albania. We specialize in the sale of luxury villas and prestigious apartments. Offering you a wide selection of villas and houses for sale, as well as apartments located in the Albanian Riviera – many of the villas with swimming pools, terraces and apartments with sea views. We also offer land options in and around Southern Albania. Real Estate Saranda has many years of experience in finding magical properties on the Albanian Riviera for your holidays, home or secondary residence. Our full-service concept means that we strive to meet your needs with expertise, heart and soul.

Our fee for the services is 3% of the value of the property.

### **Best Place - Best Services**

The journey of finding the perfect property should be fun, exciting and full of inspiration. We believe that service must be thought from beginning to the end. We provide our customers with the best possible support combined with a desire to take it one step further. We find your dream property for you, and we provide a service that will not only convince you but amaze you! You're in good hands from search to settlement and beyond.

### **Full Package**

After you have chosen your perfect place, our agency can offer you a full package of services for all your legal documents. If you are a citizen of one of the countries where the German language is spoken, Lolita can help you in translating all the necessary legal documents, as she is the only legal person authorized in Saranda city to translate from German language to Albanian and from Albanian language to German. In addition, we can also offer you our full services in translating in Italian, English, French language.

### **Furniture**

We can assist you, after the process of buying, to complete the last step of having a comfortable, dream house. With our knowledge, we will do our best to find and support you with all furniture, dealing and checking in on every step of the carpenter's work. We will help you bring home the best deals and the most qualified brands.

### **Property rental services**

Shoot photos of your property

Upload the property in our website and international portals

Clean the apartment and paying monthly bills

Deliver the property and taking it back from the tenants  
Coordinate any repairs in case that damage is noticed during monthly check  
Update on monthly bases, status of property and reservations received

### **Property Management**

One complete cleaning of apartment/month.  
Collecting & Paying utility bills and yearly taxes.  
Check all contents based on an inventory; in the case that apartment is rented.  
Test the appliances and electrical equipment. Examination of all furniture and furnishings for wear and tear  
Check of all sanitary equipment and plumbing.  
Prepare and send a monthly report

### **Residence And Work Permit**

We have all the necessary knowledge to complete all the steps needed in attaining the residence permit. We offer our services, including translation services, for every document that a foreign person needs to complete for their residency in Albania. Being a property owner or to be employed so you are a taxpayer for Albania Government makes the residency process easier and residency permits can be attained more quickly.

### **Taxes or Fees on Property Transactions**

Taxes:

Capital gains tax: 15% is paid for resale properties.

VAT:

Real estate transactions are excluded from VAT.

Title Deed: Tax: Registration tax for new properties - 6 Euro/sqm

### **Income Tax**

Albanian law does not differentiate between residents and non-residents.

Rental income is taxed at 15% of gross rental income.

### **Annual Municipal Tax**

This tax depends on the region where real estate is located and varies from 0.9 to 2.1 Euro/sqm  
The tax gets doubled for any second or subsequent residential property owned by individuals.

### **Contracts with Utility Companies**

Obtaining the contracts with Utility Companies for the first buyer will cost approx.: € 310.

### **Property Ownership in Albania**

Property taxes are levied by the municipal authorities in Albania following the principle that revenue from real estate is taxed in the jurisdiction where the property is located.

Any person who lives in Albania more than 186 days over a period of 365 days, it does not matter if the stay is consecutive or not, is considered a resident.

## **Negotiating an Undertaking Contract or a Pre-sale Contract**

Undertaking or Pre-Sale Contracts are commonly used in Albania especially for new buildings and properties under constructions.

They are formal agreements where the developer commits to construct within a reasonable time a building with technical specifications and price set between parties, and the Buyer commits to pay the building/apartment price.

That amount of money will be transferred to the seller only after the new certificate is issued on the name of buyer.

In the case of undertaking Contract, the total price is paid by bank transfer to the seller bank account.

Officially the property ownership will be transferred at the moment when the developer and the buyer sign the Purchase Contract and the money arrived to the account of the notary or to the seller's account.

The developer is prohibited to deliver the ownership title to any other person other than the Buyer. There are strict penalties if one of the parties doesn't fulfill the terms set in the contract.

