



ALBANIA · TIRANA

Alix

Three-bedroom duplex over two floors, 21 Dhjetori, Tirana

GUIDE PRICE

€ 400,000

21 DHJETORI, MUHAMET GJOLLESHA STREET, TIRANA

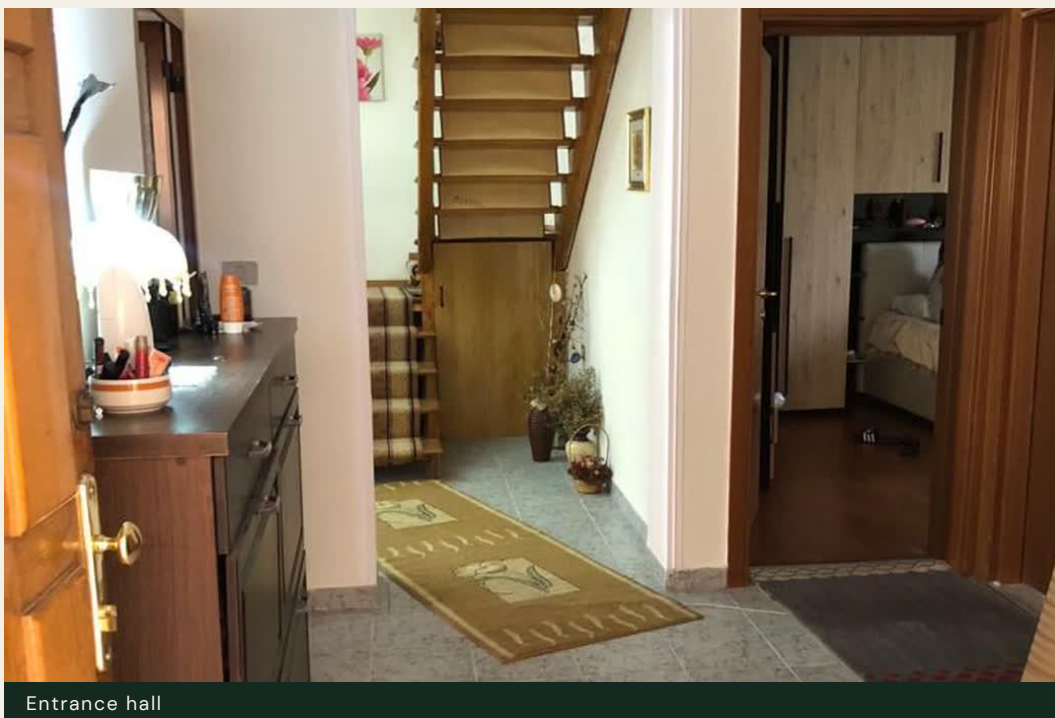
Alix

A 235 m² duplex on the fifth and sixth floors of an established residential building in 21 Dhjetori. It is formed of two interconnected units, each holding its own separate title deed — a genuinely uncommon structure that lets the home be held, let or later divided as two distinct properties. The two levels are joined by an internal wooden staircase with direct access to a large upper terrace under a wooden pergola.

Three bedrooms, two bathrooms, two living rooms and two kitchens are arranged across the two floors, linked by corridors on each level and the internal wooden staircase. There are four balconies, one of them enclosed at roughly 10 m², and the large upper terrace is partially covered by the pergola. The home has an east–west aspect, so it takes light through the day.

SPECIFICATION

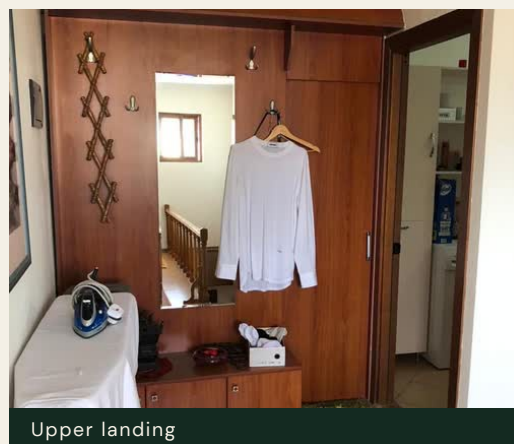
Property type	Duplex
Bedrooms	3+1
Bathrooms	2
Size	235 m ² gross
Floor	5 & 6



Entrance hall



Internal wooden staircase



Upper landing



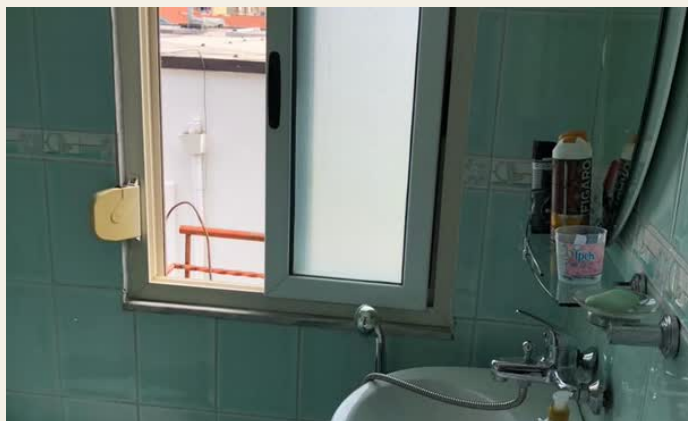
Master bedroom



Second bedroom



Main bathroom



Second bathroom



Roof terrace with city view

DETAIL

Condition

Good

Tenancy

Vacant

Reference

TIR-0002

LOCATION

On Muhamet Gjollësja Street in 21 Dhjetori, one of Tirana's established, well-connected residential quarters, minutes from the 21 Dhjetori junction. Schools, supermarkets, healthcare, public transport and cafés are all within walking distance. The exact position is confirmed on request.