



ALBANIA · TIRANA

GUIDE PRICE

Armelle

€ 350,000

Two adjacent apartments sold together, 9 Kateshet, central Tirana

9 KATESHET, CENTRAL TIRANA

Armelle

Two adjacent apartments on the seventh floor at 9 Kateshet, in the centre of Tirana, sold together as one lot — a studio and a one-bedroom apartment, side by side behind two separate front doors, 112 m² between them. Neither is available on its own, so this is not a single 112 m² flat and should not be read as one. The two entrances are what distinguishes it from any other 112 m² in the centre. One unit can be lived in and the other let, family can be housed next door with their own door and their own kitchen, or the two can be run...

The one-bedroom apartment has a bedroom and an open-plan living room and kitchen, divided by a stone-clad wall, with a dining table at the far end and a run of fitted wardrobes along the inner corridor. The studio is a single living and sleeping room, with lit stone niches along one wall and a compact kitchen of its own. Both units are finished in the same register — laminate floors, panelled and coved ceilings, air conditioning — and the building has two lifts serving the seventh floor. The rooms take good sun.

SPECIFICATION

Property type	<i>Apartment</i>
Bedrooms	<i>1+1 + studio</i>
Size	<i>112 m² gross</i>
Floor	<i>7</i>
Lift	<i>2 lifts</i>



Living room with stone-clad wall — the one-bedroom apartment



Living room, further angle, with full-height w...



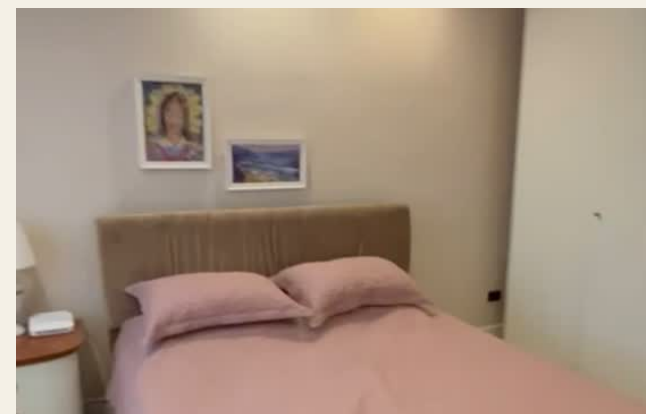
The studio — living and sleeping in one room



The studio, second angle, with lit stone niches



The studio's own kitchen



Bedroom — the one-bedroom apartment



Bathroom with quadrant shower



Bathroom, second angle



Inner corridor with fitted wardrobes to both sides

DETAIL

Condition

Renovated

Reference

TIR-0009

LOCATION

At 9 Kateshet, in the centre of Tirana, one of the most established and sought-after parts of the city, with schools, supermarkets, health services, public transport, cafés and everything else needed day to day within a short walk. Central Tirana lets consistently, short term and long. The exact address is given when we accompany you to the property.