



Seafront Land Property for Sale in Borsh, Albania – First-Line Plot with Direct Sea Access



Agent Info

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Listing details

Property for: Sale
Price: EUR 800,000

Location

Country: Albania
Posted: Feb 25, 2026
Description:

General Overview of the Property This land property is located in Borsh on the Albanian Riviera directly on the first coastal line with uninterrupted contact to the sea. With a total surface of 2 000 square meters the plot sits in a position that is increasingly difficult to find along this stretch of coast flat enough to be usable open to the sea and without intermediary roads or constructions between the land and the water. Standing on the site what is immediately noticeable is the simplicity of the setting. There are no complex access issues no hidden elevation changes and no surrounding density that compromises the feeling of openness. The land has direct access to the sea which defines both its character and its long term value. Properties like this tend to be less about quick turnover and more about strategic ownership especially in a coastal area where supply is gradually becoming more limited. From a real estate Saranda and southern coast perspective this type of property is typically considered a foundational asset rather than a speculative one.

Location and How the Area Functions Throughout the Year Borsh is one of the longest coastal villages in southern Albania stretching between the Ionian Sea and the inland hills. Unlike more compact resort towns Borsh functions as a linear settlement with agricultural land residential areas and hospitality structures spread naturally along the coast. The property is located on the seafront in a zone that remains accessible year round. During the summer season the area becomes active but does not reach the congestion levels seen in more concentrated destinations. Traffic is present yet manageable and largely seasonal. Outside the peak months Borsh returns to a quieter rhythm with permanent residents local businesses and agricultural activity shaping daily life. Noise levels near the coastline are typically tied to seasonal movement rather than nightlife. This is not an area defined by late night venues or dense commercial strips. The profile of buyers and landowners here tends to include long term investors families planning future construction and individuals focused on low impact tourism concepts rather than high volume developments. For buyers familiar with apartments for sale in Ksamil or central Saranda



Borsh offers a different pace and a more spacious coastal environment. Land Characteristics and Practical Use The plot s 2 000 m2 surface allows for flexibility in planning while still maintaining a sense of proportion. The land s first line position removes the uncertainty often associated with second row or hillside plots where access visibility or long term surroundings can change over time. Direct access to the sea is a defining feature here. It means no shared paths no dependency on public access corridors and no future negotiations with neighboring parcels. From a practical standpoint this simplifies both private use and structured development planning. The terrain allows for clear zoning and organization whether the intention is a single private residence a small group of low density units or a hospitality oriented project that respects the natural scale of the area. The land s dimensions support logical circulation outdoor space allocation and privacy buffers without forcing compact or artificial layouts. This is the kind of property where planning starts with the landscape not with constraints. Investment Perspective and Long Term Value From an investment standpoint first line seafront land in Borsh is increasingly viewed as a stable coastal asset. Unlike built properties land on the sea retains flexibility over time. Development can be staged adapted or postponed without losing its core value. The current asking price is set at 400 per square meter which reflects both the location and the direct sea access. In the broader context of sea view property in Albania especially along the Ionian coast first line plots are becoming rarer due to regulatory limitations and the natural boundaries of the coastline itself. For buyers considering long term holding this type of land often serves as a hedge against overdevelopment in nearby areas. For those planning construction it offers the advantage of defining the project s identity from the ground up without architectural compromises imposed by existing structures. How This Property Fits Within the Local Market Compared to built assets such as apartments or villas land in this position appeals to a more deliberate buyer profile. These are typically individuals or entities with a clear horizon whether for personal use family planning or structured investment. Within the VivaView Real Estate portfolio properties like this are usually evaluated alongside coastal development opportunities rather than residential listings. Buyers often compare it to similar coastal land options in Borsh or neighboring areas weighing factors such as access exposure and long term usability. For those exploring different property categories this land complements other coastal opportunities such as seafront residences or low density projects rather than competing with them. You can view how similar coastal typologies are positioned by exploring our seafront property category link to typology page or comparing it with another coastal land opportunity we currently represent Final Observations from the Site This is a property that becomes clearer when seen in person. The relationship between the land and the sea is direct and uncomplicated which is increasingly uncommon along the Albanian Riviera. There is no sense of compression no visual interference and no reliance on future assumptions to justify its value. For buyers who prioritize location integrity long term clarity and direct access to the coastline this land in Borsh stands as a grounded and transparent option within the broader southern Albania market.

Common

Finished sq. ft.:

2 sq m

Lease terms

Date Available:

Additional information

Website URL:

http://www.arkadia.com/GSAZ-T117308/?utm_campaign=multicast&utm_medium=web&utm_sourc



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