



## Seaview Land Property for Sale in Saranda – 440 m2 Building Plot with Ownership Certificate



### Agent Info

Name: ArKadia  
 Company Name:  
 Country: United Kingdom  
 Phone:  
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
 Price: USD 127,737.72

### Location

Country: Albania  
 Posted: May 29, 2026  
 Description:

#### Location Context and How This Part of Saranda Functions Throughout the Year

This property is located in Saranda within an urban area designated for construction and supported by an ownership certificate. In Saranda location often defines not only views but also how practical a property becomes over time and land parcels inside construction zones continue to attract attention because of their flexibility and long term usability.

Unlike seasonal coastal locations that depend heavily on summer traffic residential areas of Saranda continue operating throughout the year. Schools remain open local businesses function normally and infrastructure stays active beyond the tourist season. This matters for buyers who are evaluating land not only for immediate development but also for long term planning.

During summer Saranda becomes noticeably more active especially closer to the promenade and central waterfront. Land positioned slightly away from direct tourist concentration often provides a more balanced environment while still maintaining the visual connection with the sea that many buyers look for.

For people who already follow the real estate Saranda market construction land with ownership documentation and sea view tends to remain one of the categories with the clearest long term positioning.

#### Parcel Characteristics and Development Possibilities

The total surface of the land is 440 square meters creating a scale that works well for residential development while remaining manageable from both design and construction perspectives.

The property benefits from two important practical characteristics already in place it is inside a construction zone and it comes with an ownership certificate. These two elements often influence decision making more than buyers initially expect because they provide clarity from the beginning of the process.



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From the land itself the sea view becomes one of the defining elements of the experience. Rather than acting as a decorative feature the view naturally influences how a future building would be oriented especially living spaces terraces and outdoor areas.

The dimensions of the plot allow enough room for planning circulation and outdoor use without requiring oversized construction. Buyers considering private residential use often appreciate this scale because it creates flexibility without introducing the complexity of managing larger land parcels.

### What You Notice When Visiting the Property

Walking through a land parcel is different from visiting an apartment. The first thing most buyers notice here is openness.

The sea remains visually present but because this is land rather than a finished structure there is freedom to define how that relationship with the landscape will eventually work. Orientation placement and elevation become part of the future project rather than fixed decisions.

The surrounding context also matters. Construction zones inside Saranda tend to evolve gradually rather than overnight which allows buyers to better understand the environment where future development will take place.

Unlike dense urban blocks where available space becomes restrictive a parcel of this size allows a more measured approach.

### Residential Use Compared with Long Term Investment

From a residential perspective this property suits buyers who want to create a permanent home rather than purchase a finished apartment that already dictates layout and use.

From an investment perspective construction land operates differently than completed units. The value comes from optionality the ability to develop now phase construction later or hold ownership while the surrounding market evolves.

This is often relevant for buyers who initially search for apartments for sale in Ksamil or finished units in Saranda and later realize they prefer more control over design and timing.

### Sea View as a Long Term Feature Not a Seasonal Detail

Sea views in southern Albania continue to influence buying decisions but in practice the most sustainable value often comes from locations where the view is combined with usable land and documented ownership.

For buyers exploring sea view property in Albania construction parcels inside established urban areas offer a different experience compared to isolated coastal land. Infrastructure tends to be clearer planning decisions easier to understand and year round usability stronger.

Within the broader portfolio of VivaView Real Estate properties in this category are usually considered by buyers looking beyond immediate use and focusing more on creating something adapted to their own plans.

### Final Observations from the Site

Standing on the property the strongest impression is not size but balance.

The parcel feels usable the sea remains present in the background and the ownership and zoning create a clearer framework than many undeveloped plots in the region.

This is not land that depends on assumptions. Its value comes from what already exists documented ownership construction designation and a location inside a city that continues functioning long after the summer season ends.

## Common

Finished sq. ft.: 440 sq m



## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/GSAZ-T148522/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GSAZ-T148522/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

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