



Seaview Land Plot for Sale in Saranda – Panorama Road Area



Emlakçı Bilgisi

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Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 124,389.74

Konum

Ülke:	Albania
Yayınlandı:	07.04.2026
Açıklama:	

Position above Panorama Road

This land plot is situated above Panorama Road one of the areas in Saranda that has gradually developed over the past years into a more residential and investment focused zone. Compared to the more active parts of the city closer to Butrinti Road or the main promenade this area tends to feel calmer especially outside the peak summer months.

From experience working with real estate in Saranda this part of the city attracts buyers who are looking for a balance not too far from the center but not directly inside the busiest tourist flow either. During July and August Saranda as a whole becomes lively but properties above Panorama Road usually experience less noise and traffic compared to frontline areas.

The elevation is one of the key characteristics here. Being slightly higher than the main road allows for open sea views that are not easily obstructed something that buyers looking for sea view property in Albania often prioritize.

Accessibility and Daily Functionality

Although the plot is positioned above the main road it still maintains practical access to the city. Within a short drive you reach the central promenade beaches supermarkets and restaurants. In everyday terms this means the location works not only for seasonal use but also for longer stays or year round living.

Outside the summer season Saranda becomes quieter but remains functional. Essential services stay open and areas like Panorama Road continue to be inhabited which is important for those considering building for personal use or long term rental.

Surface and Buildability

The land has a total surface of 303.4 square meters and is located in a zone where construction is permitted. This is one of the first practical aspects buyers usually verify when considering land in the area.



From a planning perspective a plot of this size is typically suitable for a private villa or a small residential building depending on local building regulations and coefficients. The shape and positioning of the land allow for flexibility in how the structure can be oriented especially to maximize the sea view.

In similar cases we've worked with at VivaView Real Estate buyers often choose to design properties that open toward the sea with terraces or large windows facing the view. The elevation of the plot supports this approach naturally.

View and Orientation

What stands out on site is the openness toward the Ionian Sea. The view is not limited to a narrow angle instead it feels extended which is something you only fully understand when standing on the land itself. This type of orientation is one of the main reasons why land above Panorama Road continues to attract attention from both local and foreign buyers looking for apartments for sale in Ksamil or Saranda alternatives but with more privacy and control over construction.

For Personal Use

If the intention is to build a private residence this area supports a quieter lifestyle compared to central Saranda. It is suitable for people who want to be close enough to the city but not directly inside the busiest tourist zones.

During winter months the environment is calm and access remains easy. Many of the surrounding properties are either permanent residences or second homes which creates a more stable neighborhood feel.

For Investment

From an investment perspective land with sea view and construction permission in Saranda tends to maintain steady interest. The flexibility to build according to your own concept is often seen as an advantage compared to buying a finished property.

In recent years buyers have increasingly looked at opportunities where they can control the design and quality of the construction rather than adapting to existing layouts. This is especially relevant for those who follow the market of real estate Saranda and understand how demand shifts between seasons. Properties developed in elevated areas with open views often appeal to a specific segment of renters or buyers who value privacy views and a bit of distance from the busiest areas.

Neighborhood Profile

The profile of buyers in this part of Saranda is mixed local families Albanian diaspora and foreign investors who are looking for long term value rather than short term speculation.

It's not an area dominated by hotels or nightlife which is why it tends to attract people who are more focused on residential use or controlled rental concepts.

Final Considerations

This 303.4 m² land plot above Panorama Road fits into a category that is becoming more limited over time buildable land with open sea views and practical access to the city.

For buyers exploring options beyond ready built units or comparing with apartments for sale in Ksamil this type of property offers a different level of flexibility. It allows you to shape the final result according to your own needs whether that is a private residence or a long term investment.

From a local perspective the value here is not only in the current view but also in the position within a part of Saranda that continues to develop in a more controlled and residential way.

Genel Bilgiler

Bitmiş metrekare:

303.4 m²



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