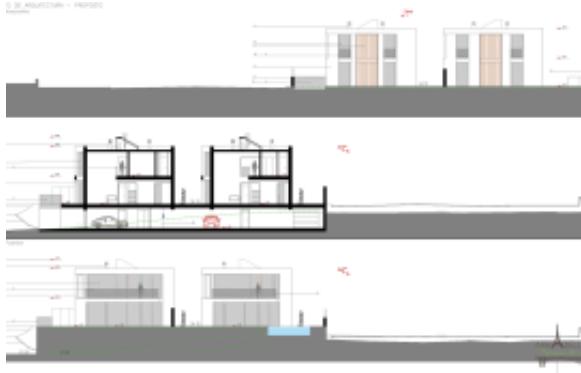


Seixal - Superb building plot with stunning views of the Tagus River



Agenten-Info

Name: Soraia Pinto
 Name der Firma: Arrabellimmo
 Land: Terrasses&Jardins
 Portugal
 Erfahrung seit:
 Art der Dienstleistung:
 Spezialgebiete:
 Art der Immobilie:
 Telefon:
 Sprachen: Portugese
 Webseite:

Anzeigen-Details

Immobilie für: Kaufen
 Preis: EUR 980,000

Standort

Land: Portugal
 Staat/Region/Provinz: Distrik Setúbal
 Stadt: Seixal
 Adresse: Seixal
 Veröffentlicht: 10.05.2023
 Beschreibung:

A rare opportunity for investors and developers looking for a strategic location with a high yield.

This exceptional plot of 3,812 m², wooded, walled and ideally located in Seixal, offers unique development potential. Close to Lisbon, in an area with strong economic dynamism, it is surrounded by green spaces, residential and commercial areas, and enjoys panoramic views of the Tagus River, a major asset for high-end or high value-added projects.

Key points of the investment:

Total area: 3,812 m²

Building area: between 5,000 and 6,500 m², i.e. an excellent land construction ratio

Authorized height: up to 5 levels (2 basements + ground floor + 2 floors)

Advantageous topography for an optimised design, especially with a semi-underground first level

Serviced land, ready to build, reducing upfront time and costs

A strong development potential:

Pre-project approved for two T4 villas with elevator and private pool, on plots of 900 m² each.

Possibility to extend to two additional villas.

Preliminary studies carried out for a retirement home, an area in high demand and with high profitability.

Ideal for a collective housing project, serviced residences, or mixed real estate program with a residential or commercial orientation.

Why invest in Seixal?

Seixal is today one of the most promising territories of the greater Lisbon. Its population growth, public investment, accessibility and quality of life attract new residents, businesses and investors every year:

Municipal policy oriented towards attractiveness and innovation

Rental and residential demand up sharply

Unspoilt natural environment with direct access to the capital

A rare piece of land, a strategic location, a concrete return on investment.

- REF: COM002

Allgemein

Grundstücksgröße: 3812 m²

Mietbedingungen

Verfügbar ab:

Zusätzliche Informationen

URL der virtuellen Tour: <https://www.youtube.com/watch?v=JYB1gtSmOLI>

Kontaktinformation

IMLIX ID: COM002

