



## Terreno para construção em Cristelos, Boim e Ordem de 7000,00 m<sup>2</sup>



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 451,792.92

### Standort

Land:	Portugal
Staat/Region/Provinz:	Porto
Stadt:	Lousada
Postleitzahl:	4620-179
Veröffentlicht:	08.11.2025

### Beschreibung:

Land for Subdivision | 11,327 m<sup>2</sup> | ~10,900 m<sup>2</sup> with Residential Classification Type III | 105 m Frontage

Land with 11,327 m<sup>2</sup>, of which approximately 10,900 m<sup>2</sup> are classified as Residential Spaces Type III, with excellent potential for housing development.

Located on Rua da Arroteia, in an area with demand for single-family homes, it has a street frontage of approximately 105 meters, good morphology, and quick access to the urban center.

### Key Points

- Total area: 11,327 m<sup>2</sup>
- Urbanistically viable area: ~10,900 m<sup>2</sup>
- Classification: Type III Residential Spaces
- Street frontage: ~105 m
- Proximity to services, schools and shops
- Location in a consolidated residential area

Urban Planning Parameters (Lousada PDM – Type III)



- 2 floors above ground level
  - Utilization index: 0.70
  - Impermeability index: 0.70
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## Possibility of Joint Sale

This plot is practically adjacent to Plot A (15,530 m<sup>2</sup>). See last photo.

Both can be acquired together, creating an area of over 26,000 m<sup>2</sup>, ideal for structured subdivision or phased project.

(Joint sale optional.)

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## Price

€385,000

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## Documentation

- Updated registration and land registry
  - Urban planning information available
  - Visits by appointment
- 

\*\*Suitable for developers who value projects with viability, scale, and good location.

Request more details.\*\*

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## Urban Planning Parameters (Lousada PDM – Type III)

- 2 floors above ground level
  - Utilization index: 0.70
  - Impermeability index: 0.70
  - Theoretical construction potential: ~7,630 m<sup>2</sup> (subject to municipal validation)
- 

## Possibility of Joint Sale

This plot is almost contiguous to another plot of 15,218 m<sup>2</sup>, also available for sale. See last photo (Plot A).

Both can be purchased together, creating an area of over 26,000 m<sup>2</sup>, ideal for structured subdivision or phased projects.

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#ref: 128766

## Allgemein

Fertige m <sup>2</sup> :	11327 m <sup>2</sup>
Grundstücksgröße:	11327 m <sup>2</sup>

## Mietbedingungen

Verfügbar ab:

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## **Zusätzliche Informationen**

URL der Website: [http://www.arkadia.com/ZAZY-T94715/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T94715/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Kontaktinformation**

IMLIX ID: 128766

