

# Building Land with 1,439 m<sup>2</sup> – Rua das Vessadas, Maceda (Ovar)



## Agenten-Info

Name: António Pereira  
Name der Firma: ITHLUX  
Firma: ITHLUX  
Land: Portugal  
Erfahrung seit: 10 years  
Art der Dienstleistung: Immobilien verkaufen  
Spezialgebiete: Wohnungen  
Art der Immobilie: Wohnungen  
Telefon: +351 912 123 456  
Sprachen: Portuguese  
Webseite: [www.ithlux.com](http://www.ithlux.com)

## Anzeigen-Details

Immobilie für: Kaufen  
Preis: EUR 105,000

## Standort

Land: Portugal  
Staat/Region/Provinz: Aveiro  
Stadt: Ovar  
Veröffentlicht: 23.01.2026  
Beschreibung: Excellent opportunity to build your dream villa

We present this magnificent plot of land with 1,439 m<sup>2</sup>, located in the quiet Rua das Vessadas, in Maceda Ovar, ideal for those looking for space, privacy and quality of life, without giving up good access.

With an excellent road front and flat configuration, the land offers excellent conditions for the development of a housing project, benefiting from easy access and constructive versatility.

### Key features:

Total area: 1,439 m<sup>2</sup>

Type: Rustic land with strong construction potential

Purpose: Single-family housing (subject to council confirmation)

Topography: Flat terrain, ideal for construction and with lower earthmoving costs

Infrastructure: Electricity, water and sanitation available nearby

### Potential and Investment:

The generous area allows the construction of a spacious villa, with a garden, swimming pool, leisure area

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or even vegetable garden, being an excellent option both for own housing and for investment in a growing area with high demand.

**Strategic Location:**

A few minutes from the center of Maceda

Good access to the A29

Close to schools, shops and services

Short distance from the beaches of Esmoriz and Furadouro, combining the tranquility of the countryside with the proximity of the sea

**Important Note:**

I inform you that the land has high constructive potential for single-family housing. However, it is up to the buyer to confirm with the Municipality of Ovar (Department of Urbanism) the feasibility of construction, maximum areas, indexes, setbacks and other technical parameters, according to the PDM in force.

**Why invest and live in Portugal?**

7th safest country (Global Peace Index 2024 2025)

Excellent infrastructure and motorway network

Top tourist destination (World Travel Awards)

Lisbon, Porto, Madeira and Algarve among the most awarded destinations (WTA)

Mild climate all year round Summer: 25°C | Winter: 15-16°C

Top 10 for quality of life (InterNations)

One of the best countries for expats to live in (InterNations)

Mediterranean Diet Cultural Heritage (UNESCO)

Excellent gastronomy

Praia da Marinha (Algarve) among the best international beaches (Tripadvisor)

Portuguese wines awarded (Forbes rankings)

Portuguese people recognized for their hospitality (InterNations)

- REF: ITH4022

**Mietbedingungen**

Verfügbar ab:

**Kontaktinformation**

IMLIX ID:

ITH4022



**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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