



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



### Agenten-Info

Name:	António Pereira
Name der Firma:	ITHLUX
Land:	Portugal
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	Portuguese
Webseite:	

### 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



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

**IMLIX Immobilienmarkt**

<https://www.imlix.com/de/>

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