



## Land/Farm in the parish of Oliveira do Douro, municipality of Vila Nova de Gaia located on the bank of the Douro River with approved PIP



### Στοιχεία μεσίτη

Όνομα:	Ana Meneses
Όνομα εταιρείας:	UmSeisUm
Χώρα:	Portugal
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments
Τηλέφωνο:	
Languages:	English, Portuguese
Site:	

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 4,679,465.01

### Τοποθεσία

Χώρα:	Portugal
Νομός/Περιοχή/Επαρχία:	Porto
Πόλη:	Vila Nova de Gaia
Διεύθυνση:	Oliveira do Douro
Δημοσιεύθηκε:	21/03/2022

### Περιγραφή:

Land Farm in the parish of Oliveira do Douro, municipality of Vila Nova de Gaia located on the bank of the Douro River with PIP approved

Land with a total area of 19.695 m2.

Land in ARU zone (construction VAT at 6% instead of 23%)

Well located land, with good accessibility.

The new bridge over the Douro River - D. António Francisco dos Santos Bridge - which is already awarded, will be approximately 6 (six) minutes by car from the land.

The property has PIP approved for 16 dwellings. Each house has an average area of 220 m2.

The existing buildings, three houses, a ballroom and five annexes with a total area of 2,796 m2, will be subject to refurbishment.

In the two



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main bodies of the constructions to be considered, two T3 houses were designed in the northernmost building and in the southernmost building three T3 dwellings.

In the two buildings further west with a threshing floor, a 3 bedroom house with a connecting body was designed.

Area to be remodeled: 1,221.5m<sup>2</sup> of which 628.6m<sup>2</sup> are garages and storage.

New constructions: 3,137.5m<sup>2</sup> of which 631m<sup>2</sup> are garages and technical areas.

Street area: 6.894m<sup>2</sup>Free

area 12.801m<sup>2</sup>

Access to the Quinta is by car or boat.

Car access:

Via de Cintura Interna A20. Exit Vila Nova de Gaia

Oliveira do Douro Rua

do Bolhão Rua

Padre Leite de Pinho Rua

Grupo Recreativo Oliveirense

Rua dos Canos

River access:

The pier of the farm is 5 km away from the piers of Ribeira da Cidade do Porto and Vila Nova de Gaia. Access to the Quinta is by car or boat.

Property with approved PIP : 3,500,000It

is also possible to change the project for another purpose, namely for the construction of a Hotel or Senior Residence

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Land with a total area of 19,695 m2. Land



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Land well located, with good accessibility.

The new bridge over the Douro River Ponte D. António Francisco dos Santos which has already been awarded, will be approximately 6 (six) minutes away by car from the site.

The property has PIP approval for 16 homes. Each dwelling has an average area of 220 m2.

Remodeling area ----- 1,221.50 m2 (6 people)

New construction area ----- 2,305.50 m2 (10 people)

Street layout ----- 6,894 m2

Property with approved PIP: 3,500,000

It is also possible to change the project for another purpose, namely for the construction of a Hotel or Senior Residence

umseisum is a technical reference studio, with competence in the areas of architecture, engineering, construction, design and decoration, with an internal team of dozens of managers, engineers, budget estimators and architects.

In addition to the technical areas, umseisum has a multidisciplinary team of business managers, trained and specialized in the integrated service that the company offers.

By bringing together skills in the entire cycle of the construction process, from the search for the property, through the development of the projects necessary for its rehabilitation or remodeling, to the planning and execution of the work, and until its delivery, equipped and decorated, umseisum offers its clients the resulting advantage, that is, the synergy created between the various teams, which translates into a reduction in the value of the investment and the achievement of a product that meets the expectation.

Thus, through your real estate area, it is possible to find the house, loft, apartment, villa or land, small or large, that corresponds to the ideal of your customers and negotiate the best price for their purchase, use the architectural area to idealize all the spaces of the house with quality, durability and at low cost, settle the construction, Recovery, restructuring or rehabilitation in its engineering and construction areas, and designing pieces of furniture, also decorating the total space, with its design and decoration areas.

With its business plan totally focused on optimizing the investment of its clients, umseisum specializes in achieving their objectives, taking into account their tastes, needs and financial resources available for each project.

- REF: T00091-FC

**Κοινά**

Μέγεθος αυλής:

19695 τ.μ



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## Lease terms

Date Available:

## Contact information

IMLIX ID:

T00091-FC

