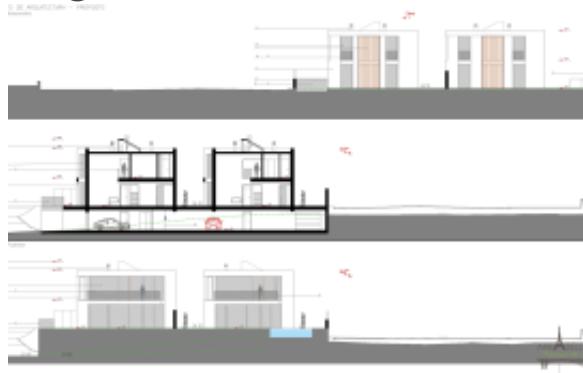


## Seixal - Superb building plot with stunning views of the Tagus River



### Στοιχεία μεσίτη

Όνομα: Soraia Pinto  
 Όνομα: Arrabellimmo  
 επαγγείας: Terrasses&Jardins  
 Χώρα: Portugal  
 Experience since:  
 Τύπος Selling a Property  
 υπηρεσίας:  
 Specialties:  
 Property Type: Apartments  
 Τηλέφωνο:  
 Languages: Portuguese  
 Site:

### Στοιχεία καταχώρησης

Ακίνητο για: Πώληση  
 Τιμή: USD 1,156,270.62

### Τοποθεσία

Χώρα: Portugal  
 Νομός/Περιοχή/Επαρχία: District of Setúbal  
 Πόλη: Seixal  
 Διεύθυνση: Seixal  
 Δημοσιεύθηκε: 10/05/2023  
 Περιγραφή:

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

This exceptional plot of 3,812 m<sup>2</sup>, 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 m<sup>2</sup>

Building area: between 5,000 and 6,500 m<sup>2</sup>, 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 m<sup>2</sup> each.

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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

### **Κοινά**

Μέγεθος αυλής:

3812 τ.μ

### **Lease terms**

Date Available:

### **Επιπλέον πληροφορίες**

Virtual tour URL:

<https://www.youtube.com/watch?v=JYB1gtSmOLI>

### **Contact information**

IMLIX ID:

COM002

