



## listing



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 579,295.71

### Τοποθεσία

Χώρα:	Portugal
Νομός/Περιοχή/Επαρχία:	Porto
Πόλη:	Lousada
Δημοσιεύθηκε:	21/01/2026

### Περιγραφή:

Opportunity for Developers | 100% Residential Buildable Land (Type III) | 15,530 m<sup>2</sup> | 320 m Frontage

This land, measuring 15,530 m<sup>2</sup>, is fully classified as Type III Residential Spaces and is located on Rua da Arroteia, a consolidated residential area in Lousada. It is ideal for developing single-family homes and low-density residential projects.

With an exceptional street frontage of approximately 320 meters, this land stands out for its favorable morphology, accessibility, and potential for structured urban development.

### Key Points

- Total Area: 15,530 m<sup>2</sup>
- Urban Classification: 100% Residential Spaces Residential Type III
- Street frontage: ~320 m
- Topography favorable for development
- Consolidated residential area
- Easy access to the center of Lousada and main roads
- Nearby infrastructure



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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: ~10,870 m<sup>2</sup> (subject to municipal validation)
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## Possibility of Joint Sale

This plot is almost contiguous to another plot of 11,327 m<sup>2</sup> and approximately 10,900 m<sup>2</sup> of buildable area, also available for sale. See last photo (Plot B).

The developer may acquire both, totaling more than 26,000 m<sup>2</sup> of buildable area.

(Optional joint sale – an excellent solution for larger-scale projects.)

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## Price

€495,000

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## Documentation

- Updated building documentation
  - Urban planning information available
  - Guided tours by appointment
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\*\*Ideal for developers seeking scale, viability, and strategic location.

Contact us for more information.\*\*

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#ref: 769854

## Κοινά

Τελειωμένα τετραγωνικά πόδια:	15530 τ.μ
Μέγεθος αυλής:	15530 τ.μ

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/ZAZY-T104126/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_sourc](http://www.arkadia.com/ZAZY-T104126/?utm_campaign=multicast&utm_medium=web&utm_sourc)



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**Contact information**

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