



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:	EUR 59,000

Τοποθεσία

Χώρα:	Portugal
Νομός/Περιοχή/Επαρχία:	Braga
Πόλη:	Povoa de Lanhoso
Δημοσιεύθηκε:	04/10/2026

Περιγραφή:

FOR SALE IN FONTE ARCADEA, LAND FOR LUXURY RESIDENTIAL CONSTRUCTION. READY TO BUILD!

Located in Fonte Arcada, this construction land benefits from exceptional sun exposure throughout the day, creating ideal conditions for a bright, efficient and well-ventilated housing project.

Just minutes from the centre of Póvoa de Lanhoso, the plot is situated in a quiet residential area with excellent access and stunning views over the surrounding landscape. This is the perfect opportunity to build your dream home or invest in a high-value project.

AREA HIGHLIGHTS & CONSTRUCTION POTENTIAL

The land features an excellent geometric and topographic configuration, allowing you to maximise natural light in all rooms. The official urban planning parameters are very generous:

- * Total Land Area: 602.60 m²
- * Building Footprint Area: 140.00 m²
- * Gross Construction Area: 420.00 m² (including 140.00 m² of dependent gross area for garages/annexes)

PERMITTED FLOORS CALCULATION

Based on the ratio between Gross Construction Area (420 m²) and Building Footprint (140 m²), the land legally permits construction of 3 floors (420 / 140 = 3).

This translates into excellent architectural flexibility, allowing, for example, an intelligent distribution



such as:

1. Floor 0 (Basement/Utility): Spacious garage, laundry room and storage (dependent area).
2. Floor 1 (Ground Floor): Open-plan social area, kitchen, guest bathroom and direct access to garden.
3. Floor 2 (First Floor): Private area with 3 to 4 bedrooms (including suites) and balconies with panoramic views.

INFRASTRUCTURE ALREADY AVAILABLE

Beyond saving time on bureaucracy, the plot preparation significantly reduces initial construction costs. The land has direct connections in the immediate surroundings to:

- * Electrical network
- * Drinking water network
- * Wastewater network (sewerage)
- * Rainwater network

SCHEDULE YOUR VISIT NOW!

Don't miss this opportunity to acquire land with unique sun exposure and excellent construction viability in Póvoa de Lanhoso.

For more information, to view plans or to schedule a site visit, contact us today.

#ref: 1036526

Κοινά

Τελειωμένα τετραγωνικά
πόδια:

603 τ.μ

Μέγεθος αυλής:

603 τ.μ

Lease terms

Date Available:

Επιπλέον πληροφορίες

Link:

http://www.arkadia.com/ZAZY-T110753/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

1036526

