



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



### Info Agente

Nombre:	Soraia Pinto
Nombre empresa:	Arrabellimmo
País:	Terrasses&Jardins
Experiencia since:	Portugal
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments
Teléfono:	
Languages:	Portuguese
Sitio web:	

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 980,000

### Ubicación

País:	Portugal
Estado/Región/Provincia:	Distrito de Setúbal
Ciudad:	Seixal
Dirección:	Seixal
Publicado:	10/05/2023

### Descripción:

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

## Común

Tamaño del lote: 3812 m2

## Lease terms

Date Available:

## Información adicional

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

## Contact information

IMLIX ID: COM002

