

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



Info Agente

Nombre: Soraia Pinto
 Nombre: Arrabellimmo
 empresa: Terrasses&Jardins
 País: Portugal
 Experience since:
 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 m², 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 m²

Building area: between 5,000 and 6,500 m², 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 m² each.

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

