



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



### Information de l'agent

Nom: Soraia Pinto  
Nom de compagnie: Arrabellimmo  
Pays: Portugal  
Experience since:  
Type de service: Selling a Property  
Specialties:  
Property Type: Apartments  
Téléphone:  
Languages: Portuguese  
Site web:

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 1,156,270.62

#### Location

Pays: Portugal  
État/Région/Province: District of Setúbal  
Ville: Seixal  
Adresse: Seixal  
Soumis: 10/05/2023  
Description:

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

## Commun

Dimesions du lot: 3812 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

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

## Contact information

IMLIX ID: COM002

