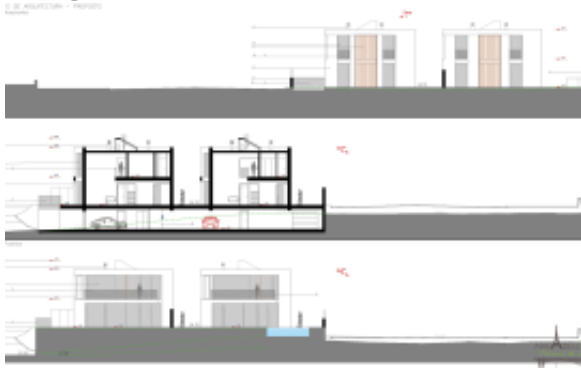




## Seixal - Superb building plot with stunning views of the Tagus River



### Information de l'agent

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

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,148,087.98

### 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.

A Right to Information has been provided by the City Council, informing the following Urban Framework:

- The land is classified by the Seixal Municipal Master Plan (PDMS) as Urbanized Ground Residential Spaces (ER), subcategory ER3. In this subcategory, the dominant function is housing, while allowing other uses compatible with the residence.
- The maximum height allowed for constructions is 8 metres and the buildings must blend harmoniously into the environment, respecting alignments, heights and aesthetics.
- Part of the land is located in the "Espace Canal" reserved for the route of the future MST light rail



network; This zone is considered non-buildable until the final project is approved, with a safety margin of 50 m.

- Urban planning operations must comply with the PDMS, the Urban Planning Regulations of the Municipality of Seixal (RUMUS) and other applicable legislation.
- The minimum number of parking spaces to be provided follows the values defined in Decree No. 75 2024.

A strong development potential:

- Potential for the construction of a residential building (up to 8 m high) with the possibility of integrating shops or services compatible with the residential function.
- Privileged location, with good road access and proximity to the future MST line, which will connect the area to Almada and Lisbon. Inserted in a consolidated residential area with schools, shops and services, ideal for developing a quality residential project.

Profitability projection:

According to the developers' projections, it would be possible to erect a dozen T2 to T3 apartment units on this land, while respecting the urban planning parameters mentioned above. Taking as a reference a current resale value of around 4,000 per square metre, each apartment could be negotiated between 400,000 and 600,000, depending on its surface area and quality. Thus, the overall turnover of the project could exceed 7 million euros.

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



IMLIX

Marché immobilier IMLIX  
<https://www.imlix.com/fr/>

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