



Urban land with 4,972 m² with approved PIP, overlooking the Douro River, located in Caldas de Aregos



Information de l'agent

Nom:	António Pereira
Nom de compagnie:	ITHLUX
Pays:	Portugal
Expérience 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 306,242.92

Location

Pays:	Portugal
État/Région/Province:	Viseu
Ville:	Resende
Soumis:	13/02/2026

Description:

Build your dream in the heart of the Douro Valley

Located in Caldas de Aregos, this urban plot of 4,972 m² represents a rare opportunity in one of the most emblematic regions of Portugal. Benefiting from an approved PIP, it allows the construction of a three-storey residential building for two families, consisting of two levels above ground and one below, totaling a construction area of 690 m².

The basement is intended for a garage with four parking spaces. The land is fully served by the public water and sewage networks, while rainwater is naturally absorbed by the soil, ensuring a harmonious integration with the environment.

Ideally located just five minutes from the famous thermal baths of Caldas de Aregos, it offers stunning views of the Douro River and is in immediate proximity to the marina. The center of Resende can be reached in seven minutes, 1 hour from the emblematic city of Porto and 1 hour and 20 minutes from the international airport.

This unique plot combines nature, well-being and accessibility, making it an ideal choice for primary



residence, second home or a quality real estate investment.

Why invest and live in Portugal?

7th safest country (Global Peace Index 2024 2025)

Excellent infrastructure and motorway network

Top tourist destination (World Travel Awards)

Lisbon, Porto, Madeira and Algarve among the most awarded destinations (WTA)

Mild climate all year round Summer: 25°C | Winter: 15/16°C

Top 10 for quality of life (InterNations)

One of the best countries for expats to live in (InterNations)

Mediterranean Diet Cultural Heritage (UNESCO)

Excellent gastronomy

Praia da Marinha (Algarve) among the best international beaches (Tripadvisor)

Portuguese wines awarded (Forbes rankings)

Portuguese people recognized for their hospitality (InterNations) - REF: ITH4062

Commun

Dimesions du lot: 4972 m²

Lease terms

Date Available:

Contact information

IMLIX ID: ITH4062

