



## Land in the Center of Sermonde – Vila Nova de Gaia



### 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 329,800.06

### Location

Pays:	Portugal
État/Région/Province:	Porto
Ville:	Vila Nova de Gaia
Soumis:	16/02/2026

### Description:

Excellent investment opportunity in the center of Sermonde, in Vila Nova de Gaia. Land with 4,925 m<sup>2</sup>, ideal for the construction of townhouses, located in an area with good access and urban setting.

With about 70 meters of frontage, the land offers excellent conditions for an organized and functional residential project.

### Key features:

- Total land area: 4,925 m<sup>2</sup>
- Buildable area: 1,600 m<sup>2</sup>
- Front of the land: approx. 70 m
- Direct access by road
- Located just 1.5 km from the nearest urban center

### Urban situation:

- Buildable land
- Feasibility of construction for:
  - o Single-family residential (villas)



o Tertiary uses (e.g., offices)

Maximum number of buildable floors: 1 floor

An excellent option for developers or investors looking for a well-located land, with defined constructive feasibility and great potential for appreciation.

Strategic location in the center of Sermonde Gaia

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: ITH4075

## Commun

Dimesions du lot: 4924,57 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: ITH4075

