



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



### Ügynök információ

Név:	Soraia Pinto
Cégnév:	Arrabellimmo Terrasses&Jardins
Ország:	Portugal
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	Portuguese
Weboldal:	

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 1,156,270.62

### Elhelyezkedés

Ország:	Portugal
Állam/Régió/Tartomány:	District of Setúbal
Város:	Seixal
Cím:	Seixal
Feladta:	2023. 05. 10.
Leírás:	

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

## Gyakori

Telekméret:

3812 nm

## Lease terms

Date Available:

## További információ

Virtual tour URL:

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

## Contact information

IMLIX ID:

COM002

