

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



## Ügynök információ

Név: Soraia Pinto  
 Cégnév: Arrabellimmo  
 Ország: Portugal  
 Experience since:  
 Szolgáltatás: Vásárlás vagy eladás  
 típusa:  
 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

