



## Terreno em Santa joana de 2990,00 m<sup>2</sup>



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 181,201.9

### Elhelyezkedés

Ország:	Portugal
Állam/Régió/Tartomány:	Aveiro
Város:	Aveiro
Irányítószám:	3810-164
Feladta:	2025. 10. 30.

#### Leírás:

#### Building Plot – Santa Joana, Aveiro

Discover this magnificent 2,990 m<sup>2</sup> plot of land, located on Rua de Santa Joana, one of the most sought-after and expanding residential areas in the city of Aveiro.

With a 24-metre frontage and excellent sun exposure, this property stands out for its privileged location, construction potential and investment versatility — ideal both for those who want to build their dream home and for property developers looking for a solid opportunity for appreciation.

#### Main Features

- Total area: 2,990 m<sup>2</sup>
- 24-metre frontage
- Developable land, with the possibility of building one or two houses
- Exceptional sun exposure, ideal for single-storey or two-storey houses
- Located in a consolidated urban area, with recent houses and a family atmosphere
- Calm and safe environment, perfect for those who value tranquillity and quality of life

#### Location and Access

Located just 4 minutes from the centre of Aveiro, this land benefits from excellent access and proximity to all essential services:

- Aveiro Centre: 4 min (≈ 3.5 km)
- Santa Joana Secondary School: 2 min
- Supermarkets and local shops: less than 5 min
- Pharmacy: 3 min



- Aveiro Hospital: 6 min
- Aveiro Train Station: 7 min
- A25 / A17: 5 min (quick access to main roads)
- Barra and Costa Nova beaches: 15–20 min

This location offers the perfect balance between urban proximity and residential tranquillity, ensuring efficient mobility and a secure return on investment.

### Investment Opportunity

With guaranteed construction feasibility (subject to council consultation), this land represents an excellent opportunity for:

- Investors and developers who wish to develop homes for sale in a growing market;
- Discerning individuals who wish to build a modern, efficient and personalised home in one of the most promising areas of Aveiro.

A unique plot of land with an excellent urban setting, great access and real construction potential.

The ideal combination of tranquillity, convenience and appreciation.

Transform this space into the project you have always dreamed of — to live, invest or build your future.

#ref: 149509

### Gyakori

Kész négyzetméter: 2990 nm  
Telekméret: 2990 nm

### Lease terms

Date Available:

### További információ

Weboldal URL: [http://www.arkadia.com/ZAZY-T103115/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T103115/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 149509

