



## Land with high construction potential in Mozelos - PIP approved - to buy in Aveiro



### 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 580,876.61

### Elhelyezkedés

Ország:	Portugal
Állam/Régió/Tartomány:	Aveiro
Város:	Santa Maria da Feira
Feladta:	2026. 04. 23.
Leírás:	

Land with high construction potential in Mozelos - PIP approved - to buy in Aveiro.

We present this excellent plot of land located in Mozelos, ideal for investors and real estate developers. With high construction potential, this property stands out for its versatility and strategic location, allowing the development of collective housing or single-family houses.

Currently, it has PIP approved for the construction of collective housing, offering excellent urban indices and a highly profitable solution for real estate development.

### Background Information

Land area:	3,114.00 m <sup>2</sup>
Implantation area:	1,012.00 m <sup>2</sup>
Gross construction area:	3,192.00 m <sup>2</sup>
Number of floors above threshold level:	3
No. of floors below threshold level:	1
No. of basement parking spaces:	23
Waterproofed surface:	1,420.00 m <sup>2</sup>
Waterproofing index:	0.46 m <sup>2</sup> /m <sup>2</sup>
Land occupation index:	0.32 m <sup>2</sup> /m <sup>2</sup>
Utilization Index:	0.80 m <sup>2</sup> /m <sup>2</sup>



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The land consists of 3 articles, totalling about 3,000 m<sup>2</sup> (3 x 1,000 m<sup>2</sup>), also enabling the development of several houses, according to the intended project.

#### Prime location

Next to the Picoto junction and the A41

Just 5 minutes from the A1

8 minutes from the A29

About 10 minutes from Espinho Beach

A unique opportunity for those looking to invest in an area with strong potential for appreciation, excellent access and proximity to the coast.

Ask for more information now and come and see this excellent investment opportunity! Call now!

Note to Real Estate Consultants: This property is available for business sharing. If you have interested customers, please contact us to schedule a viewing.

AMI: 13781

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Energy Rating: In progress

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## Gyakori

Kész négyzetméter: 3114 nm

## Lease terms



Date Available:

## **További információ**

Weboldal URL:

[http://www.arkadia.com/OYEF-T5403/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/OYEF-T5403/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

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