



listing



Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 571,057.65

Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	Porto
Città:	Lousada
Publicato:	21/01/2026
Descrizione:	

Opportunity for Developers | 100% Residential Buildable Land (Type III) | 15,530 m² | 320 m Frontage

This land, measuring 15,530 m², is fully classified as Type III Residential Spaces and is located on Rua da Arroteia, a consolidated residential area in Lousada. It is ideal for developing single-family homes and low-density residential projects.

With an exceptional street frontage of approximately 320 meters, this land stands out for its favorable morphology, accessibility, and potential for structured urban development.

Key Points

- Total Area: 15,530 m²
- Urban Classification: 100% Residential Spaces Residential Type III
- Street frontage: ~320 m
- Topography favorable for development
- Consolidated residential area
- Easy access to the center of Lousada and main roads
- Nearby infrastructure



Urban Planning Parameters (Lousada PDM – Type III)

- 2 floors above ground level
 - Utilization index: 0.70
 - Impermeability index: 0.70
 - Theoretical construction potential: ~10,870 m² (subject to municipal validation)
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Possibility of Joint Sale

This plot is almost contiguous to another plot of 11,327 m² and approximately 10,900 m² of buildable area, also available for sale. See last photo (Plot B).

The developer may acquire both, totaling more than 26,000 m² of buildable area.

(Optional joint sale – an excellent solution for larger-scale projects.)

Price

€495,000

Documentation

- Updated building documentation
 - Urban planning information available
 - Guided tours by appointment
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**Ideal for developers seeking scale, viability, and strategic location.

Contact us for more information.**

#ref: 769854

Comune

Finito piedi quadrati: 15530 mq

Dimensione del lotto: 15530 mq

Lease terms

Date Available:

Informazioni aggiuntive

URL del sito: http://www.arkadia.com/ZAZY-T104126/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM



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Contact information

IMLIX ID:

769854

