



## Land/Farm in the parish of Oliveira do Douro, municipality of Vila Nova de Gaia located on the bank of the Douro River with approved PIP



### Agent Info

Naam:	Ana Meneses
Bedrijfsnaam:	UmSeisUm
Mislampen:	Portugal
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English, Portuguese
Website:	

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 4,870,219.1

### Locatie

Aanbevolen Auto Onderdelen:	Portugal
Staat/Regio/Pronvincie:	Porto
Plaats:	Vila Nova de Gaia
Adres:	Oliveira do Douro
Geplaatst:	21-03-2022

### Omschrijving:

Land Farm in the parish of Oliveira do Douro, municipality of Vila Nova de Gaia located on the bank of the Douro River with approved PIP

Land with a total area of 19,695 m<sup>2</sup>.

Land in ARU zone (construction VAT at 6% instead of 23%)

Land well located, with good accessibility.

The new bridge over the Douro River - Ponte D. António Francisco dos Santos - which has already been awarded, will be approximately 6 (six) minutes by car from the land.

The property has PIP approved for 16 dwellings. Each house has an average area of 220 m<sup>2</sup>.

The existing buildings, three dwellings, a ballroom and five annexes with a total area of 2,796 m<sup>2</sup>, will be remodeled.

In the two main bodies of the constructions to be considered, two 3-bedroom houses were designed in the northernmost building and three 3-bedroom houses in the southernmost building.



In the two buildings further west with a threshing floor, a T3 house was designed with a connecting body.

Area to be remodeled: 1,221.5m<sup>2</sup> of which 628.6m<sup>2</sup> are garages and storage.

New constructions: 3,137.5m<sup>2</sup> of which 631m<sup>2</sup> are garages and technical areas.

Street area: 6,894m<sup>2</sup>

Free area 12,801m<sup>2</sup>

Private dock for boats

Access to the Quinta is by car or boat.

Car access:

Inner Belt Track A20

Departure Vila Nova de Gaia Oliveira do Douro

Rua do Bolhão

Padre Leite de Pinho Street

Grupo Recreativo Oliveirense Street

Rua dos Canos

River access:

The pier of the farm is 5 km from the Ribeira Piers of the City of Porto and Vila Nova de Gaia. Access to the Quinta is by car or boat.

Property with approved PIP : 4.200.000

It is also possible to change the project for another purpose, namely for the construction of a Hotel or Senior Residence

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The property has PIP approval for 16 homes. Each dwelling has an average area of 220 m<sup>2</sup>.

Remodeling area ----- 1,221.50 m<sup>2</sup> (6 people)

New construction area ----- 2,305.50 m<sup>2</sup> (10 people)

Street layout ----- 6,894 m<sup>2</sup>

Property with approved PIP: 4.200,000

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umseisum is a technical reference studio, with competence in the areas of architecture, engineering, construction, design and decoration, with an internal team of dozens of managers, engineers, budget meters and architects.

In addition to the technical areas, umseisum has a multidisciplinary team of business managers, trained and specialized in the integrated service that the company offers.

By bringing together skills throughout the construction process cycle, from the search for the property, through the development of the projects necessary for its rehabilitation or remodeling, to the planning and execution of the work, and until its delivery, equipped and decorated, umseisum offers its clients the resulting advantage, that is, the synergy created between the various teams, which translates into a reduction in the value of the investment and obtaining a product that meets expectations.

Thus, through your real estate area, it is possible to find the house, loft, apartment, villa or land, small or large, that corresponds to the ideal of your customers and negotiate the best price for your purchase, use the architectural area to idealize all the spaces of the house with quality, durability and at low cost, lay the construction, recovery, restructuring or rehabilitation in its engineering and construction areas, and designing pieces of furniture, also decorating the total space, with its design and decoration areas. With its business plan fully focused on optimizing its clients' investment, umseisum specializes in achieving its objectives, taking into account their tastes, needs and financial resources available for each project.

- REF: T00091-FC

## **Algemeen**

Lot Afmeting: 19695 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: T00091-FC



IMLIX

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