



Land in the Center of Sermonde – Vila Nova de Gaia



Agent Info

Naam:	António Pereira
Bedrijfsnaam:	ITHLUX
Mistlampen:	Portugal
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	Portuguese
Website:	

Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 280,000

Locatie

Aanbevolen Auto Onderdelen:	Portugal
Staat/Regio/Pronvincie:	Porto
Plaats:	Vila Nova de Gaia
Geplaatst:	16-02-2026

Omschrijving:

Excellent investment opportunity in the center of Sermonde, in Vila Nova de Gaia. Land with 4,925 m², ideal for the construction of townhouses, located in an area with good access and urban setting.

With about 70 meters of frontage, the land offers excellent conditions for an organized and functional residential project.

Key features:

- Total land area: 4,925 m²
- Buildable area: 1,600 m²
- Front of the land: approx. 70 m
- Direct access by road
- Located just 1.5 km from the nearest urban center

Urban situation:

- Buildable land
- Feasibility of construction for:
 - o Single-family residential (villas)
 - o Tertiary uses (e.g., offices)
- Maximum number of buildable floors: 1 floor



An excellent option for developers or investors looking for a well-located land, with defined constructive feasibility and great potential for appreciation.

Strategic location in the center of Sermonde Gaia

Why invest and live in Portugal?

7th safest country (Global Peace Index 2024 2025)

Excellent infrastructure and motorway network

Top tourist destination (World Travel Awards)

Lisbon, Porto, Madeira and Algarve among the most awarded destinations (WTA)

Mild climate all year round Summer: 25°C | Winter: 15/16°C

Top 10 for quality of life (InterNations)

One of the best countries for expats to live in (InterNations)

Mediterranean Diet Cultural Heritage (UNESCO)

Excellent gastronomy

Praia da Marinha (Algarve) among the best international beaches (Tripadvisor)

Portuguese wines awarded (Forbes rankings)

Portuguese people recognized for their hospitality (InterNations)

- REF: ITH4075

Algemeen

Lot Afmeting: 4924,57 m²

Lease terms

Date Available:

Contact information

IMLIX ID: ITH4075

