



## Terreno T30 em Setúbal (São Julião, Nossa Senhora da Anunciada e Santa Maria da Graça) de 3575,00 m<sup>2</sup>



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 1,818,906.54

### Location

Country: Portugal  
State/Region/Province: District of Setúbal  
City: Setúbal  
ZIP code: 2900-329  
Posted: Jun 27, 2025

### Description:

Excellent opportunity to build a building in the city center of Setúbal!

Land consisting of 3 ruined properties. The properties are located on a plot of land with an area of 2,242 m<sup>2</sup>.

According to the approved PIP dated 07/19/2023, a building for housing and commerce can be built on the land, with 3 floors above ground and use of the roof space, with a covered area of 1,099.74 m<sup>2</sup>, and a construction area of 3,574.36 m<sup>2</sup>.

We consider the construction of 3 floors.

Ground floor with 599 m<sup>2</sup> for housing and 500 m<sup>2</sup> for commerce. The other floors (1st and 2nd floors), with 2,198 m<sup>2</sup> for housing, with a total construction area of 3,297 m<sup>2</sup>.

The land is located in the city center in a well-established residential area, about 500 meters from the river, on one of the most emblematic avenues in the city center. The surrounding area is made up of 5/6-story multi-family buildings, intended for housing and commerce.

In terms of facilities, services and commerce, the area is well served. Parking is available on the surface



without much difficulty. Public transportation is provided by regular bus routes with stops nearby.

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Built: 2027

### Common

Bathrooms: 50

Finished sq. ft.: 2242 sq m

Lot Size: 2242 sq m

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/ZAZY-T100205/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T100205/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 144663

