



Terreno para construção T8 em Poceirão e Marateca de 19000,00 m²



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 5,574,068.44

Location

Country: Portugal
State/Region/Province: District of Setúbal
City: Palmela
ZIP code: 2965-565
Posted: Aug 16, 2025

Description:

Are you looking to purchase a property just a stone's throw from Lisbon? If so, this gem is for you.

1 – PROPERTY IDENTIFICATION AND LOCATION

This is a very pleasant property with easy access, offering panoramic views of Palmela Castle and the Serra da Arrábida Natural Park.

This property has a gentle slope and is fully fenced.

This property has two water wells, two water lines, and borders a lake.

This property has several cork oak trees, stone pine plantations, and a vineyard. However, part of the property's land is cleared and available for agricultural and forestry activities and/or leisure activities, among others.

Under the Master Plan (PDM), this estate falls primarily under the "Agroforestry Areas, Category II" category, which allows the following uses: - Housing (one detached house or two semi-detached houses in a single building), tourism, commerce, public facilities, and non-polluting manufacturing, in addition to



agricultural and forestry activities and the occasional livestock raising.

This is a beautiful estate and ideal for a nature tourism, agrotourism, or ecotourism venture, among others.

2 – FARM CHARACTERISTICS

- Total land area 793,323.00 m2 (79.3323 ha)
- Maximum gross building area (above ground) 19,000.00 m2 (to be confirmed)
- Maximum gross building area (residential use) 400.00 m2

3 – ADDITIONAL NOTES

- 3.1) This property boasts a natural landscape and very pleasant panoramic views.
- 3.2) The permitted gross building area, which is not used for residential purposes, may be used for any of the other permitted uses listed above, including tourism.
- 3.3) This property is bordered by a paved road and an unpaved street.
- 3.4) The estate is about 40 minutes from Lisbon and Humberto Delgado Airport (formerly Portela Airport in Lisbon).

4 – FINAL NOTES

Take advantage of the opportunity to have an "Alentejo farm" on a very charming estate with an Alentejo flavor, much closer to Lisbon, Humberto Delgado Airport, and the possible future Alcochete Airport.

Also enjoy the relative proximity to Setúbal, Palmela, the Sado Estuary Nature Reserve, the Serra da Arrábida Natural Park, and the beautiful beaches of the Costa Azul, while developing the tourism business you've always dreamed of.

"I have all the dreams in the world within me."
FERNANDO PESSOA

Come listen to the birds chirping and the frogs croaking, while savoring the brilliance of the typical gaucho landscapes up close.

"Sometimes I hear the wind pass; and just hearing the wind pass makes it worth being born."
FERNANDO PESSOA

Feel the pleasure of living in the countryside, enjoying magnificent landscapes and being, at the same



time, close to everything and far from everyone.

On the same journey, the train only stops once at each stop. On the journey of life, there are also opportunities that only come our way once.

This estate certainly doesn't wait for you, unless you catch the moving "train" and settle into the front carriage, because the first one to arrive will want to stay.

Hold on tight to this diamond and don't let it slip through your fingers.

Have a good trip and good luck!

#ref: 147556

Built: 2026

Common

Bathrooms: 8
Finished sq. ft.: 793323 sq m
Lot Size: 793323 sq m

Room details

Total rooms: 10

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/ZAZY-T101437/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 147556

