



## Terreno para construção T16 em Poceirão e Marateca de 20903,00 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 6,102,138.08

### Location

Country: Portugal  
State/Region/Province: District of Setúbal  
City: Palmela  
ZIP code: 2965-594  
Posted: Aug 16, 2025

### Description:

Are you looking to purchase a property just a stone's throw from Lisbon? If so, this treasure 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 three 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, tourism, commerce, public facilities, and non-polluting manufacturing, in addition to agricultural and forestry activities and occasional livestock raising.



This is a beautiful estate and ideal for a nature, agritourism, or ecotourism project, among others.

## 2 – FARM CHARACTERISTICS

- Total land area ..... 869,461.00 m<sup>2</sup> (86.9461 ha)
- Maximum gross building area (above ground) ..... 20,903.00 m<sup>2</sup> (to be confirmed)
- Maximum gross building area (residential use) ..... 800.00 m<sup>2</sup>

## 3 – ADDITIONAL NOTES

3.1) The property in question boasts a natural landscape and very pleasant panoramic views.

3.2) For residential use, it is possible to build two detached houses, each with a maximum gross building area of 400 m<sup>2</sup>. Alternatively, for each detached house, two semi-detached houses (in a single building) may be built, up to a maximum gross building area of 400 m<sup>2</sup>. This means that a maximum of four semi-detached houses (in a single building) may be built, with each set of two semi-detached houses not exceeding the maximum gross building area of 400 m<sup>2</sup>.

3.3) 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.

3.4) This farm is bordered by a paved road and an unpaved street.

3.5) The estate is approximately 40 minutes from Lisbon and Humberto Delgado Airport (formerly Portela Airport in Lisbon).

## 4 – FINAL NOTES

Take advantage of the opportunity to own an "Alentejo farm" on a charming estate with an Alentejo flavor, much closer to Lisbon, Humberto Delgado Airport, and the potential 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.

"Action, that's true intelligence. I will be whatever I want. But I have to want whatever it is. Success lies in being successful, not in having the conditions for success. Any large plot of land has the conditions for a palace, but where will the palace be if they don't build it there?"

FERNANDO PESSOA



Come see the fluttering herons, hear the birds singing and the frogs croaking, while savoring, up close, the brilliance of the typical Alentejo landscapes.

“Sometimes I hear the wind pass; and just hearing the wind pass, it's 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.

And just as the song says: “The bridge is a passage to the other shore...” In the absence of a bridge, come and see the horizon from this surprising estate, where, comfortably ensconced in the palace you envision, you can enjoy the beautiful views this place has to offer.

This estate certainly isn't waiting for you, unless you catch the "boat" underway and sit in the front hold, because the first one to arrive will want to stay with you.

Hold tightly to this treasure and don't let it slip through your fingers.

Have a safe journey and good luck!

#ref: 147560

Built: 2026

### Common

Bathrooms: 16  
Finished sq. ft.: 869461 sq m  
Lot Size: 869461 sq m

### Room details

Total rooms: 20

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/ZAZY-T101461/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T101461/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 147560



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