



## Prédio em Fermentelos de 2821,00 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 1,384,528.86

### Location

Country: Portugal  
State/Region/Province: Aveiro  
ZIP code: 3750-455  
Posted: Nov 06, 2025

### Description:

Premium Investment with Unrivalled Views - Senior Residence with Approved Project next to Pateira de Fermentelos

In the heart of one of Portugal's most inspiring natural settings, comes this unique investment opportunity in an excellent Senior Residential unit, with around 60% of the work completed. Originally designed as a hotel, the project has been fully adapted to meet the growing demand for high-quality senior residences, combining functionality, comfort and a privileged location.

Set on a high level that guarantees definitive panoramic views over the Pateira de Fermentelos - the largest natural lagoon on the Iberian Peninsula and the second largest in Europe - this building offers a truly exceptional landscape setting.

The surroundings are characterised by a unique ecological richness, where tranquillity and well-being merge in a natural environment of rare beauty.

### Main Features:

Gross Construction Area: 2,821 m<sup>2</sup>

Total Land Area: 4,546 m<sup>2</sup>

Deployment Area: 997 m<sup>2</sup>

Car Parking: 38 outdoor spaces planned (14 on the ground floor and 24 on the ground floor)

Approved project for a senior residence:

Capacity: 72 beds, distributed between single and double rooms

Approval confirmed by Águeda Town Council, with favourable opinions from APA, Social Security and ANPC

Inserted in ARU area - benefits from VAT reduction to 6% on refurbishment works



Distributed over 3 floors (Floor -1, Ground Floor and 1st Floor), with large open-plan areas and generous ceilings, ideal for integrating modern technical solutions

A Strategic Location:

The proximity to important roads and urban centres reinforces the attractiveness of this investment:

Motorways: A1 (5 km) and A17 (7 km)

Cities: Aveiro (19 km), Coimbra (48 km), Porto (79 km), Lisbon (245 km)

This asset, which combines an excellent location, a project with all the legal approvals and unique natural surroundings, represents a differentiating proposition for investors who value return, sustainability and social impact.

Note: The property is sold in its current state (under construction).

Pre Energy Certification: B-

#ref: 141496

Built: 1974

## Common

Bathrooms: 67

Finished sq. ft.: 2821 sq m

Lot Size: 4546 sq m

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/ZAZY-T103260/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T103260/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 141496

