



listing



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 571,057.65

Location

Country: Portugal
State/Region/Province: Porto
City: Lousada
Posted: Jan 21, 2026

Description:

Opportunity for Developers | 100% Residential Buildable Land (Type III) | 15,530 m² | 320 m Frontage

This land, measuring 15,530 m², is fully classified as Type III Residential Spaces and is located on Rua da Arroteia, a consolidated residential area in Lousada. It is ideal for developing single-family homes and low-density residential projects.

With an exceptional street frontage of approximately 320 meters, this land stands out for its favorable morphology, accessibility, and potential for structured urban development.

Key Points

- Total Area: 15,530 m²
 - Urban Classification: 100% Residential Spaces Residential Type III
 - Street frontage: ~320 m
 - Topography favorable for development
 - Consolidated residential area
 - Easy access to the center of Lousada and main roads
 - Nearby infrastructure
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Urban Planning Parameters (Lousada PDM – Type III)

- 2 floors above ground level
- Utilization index: 0.70
- Impermeability index: 0.70
- Theoretical construction potential: ~10,870 m² (subject to municipal validation)

Possibility of Joint Sale

This plot is almost contiguous to another plot of 11,327 m² and approximately 10,900 m² of buildable area, also available for sale. See last photo (Plot B).

The developer may acquire both, totaling more than 26,000 m² of buildable area.

(Optional joint sale – an excellent solution for larger-scale projects.)

Price

€495,000

Documentation

- Updated building documentation
- Urban planning information available
- Guided tours by appointment

**Ideal for developers seeking scale, viability, and strategic location.

Contact us for more information.**

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Common

Finished sq. ft.:	15530 sq m
Lot Size:	15530 sq m

Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/ZAZY-T104126/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:

769854

