



Urban land with 4,972 m² with approved PIP, overlooking the Douro River, located in Caldas de Aregos



Agent Info

Name: António Pereira
 Company: ITHLUX
 Name:
 Country: Portugal
 Experience since:
 Service Type: Selling a Property
 Specialties:
 Property Type: Apartments
 Phone:
 Languages: Portuguese
 Website:

Listing details

Property for: Sale
 Price: EUR 260,000

Location

Country: Portugal
 State/Region/Province: Viseu
 City: Resende
 Posted: Feb 13, 2026

Description:

Build your dream in the heart of the Douro Valley

Located in Caldas de Aregos, this urban plot of 4,972 m² represents a rare opportunity in one of the most emblematic regions of Portugal. Benefiting from an approved PIP, it allows the construction of a three-storey residential building for two families, consisting of two levels above ground and one below, totaling a construction area of 690 m².

The basement is intended for a garage with four parking spaces. The land is fully served by the public water and sewage networks, while rainwater is naturally absorbed by the soil, ensuring a harmonious integration with the environment.

Ideally located just five minutes from the famous thermal baths of Caldas de Aregos, it offers stunning views of the Douro River and is in immediate proximity to the marina. The center of Resende can be reached in seven minutes, 1 hour from the emblematic city of Porto and 1 hour and 20 minutes from the international airport.

This unique plot combines nature, well-being and accessibility, making it an ideal choice for primary residence, second home or a quality real estate investment.



Why invest and live in Portugal?

- 7th safest country (Global Peace Index 2024 2025)
- Excellent infrastructure and motorway network
- Top tourist destination (World Travel Awards)
- Lisbon, Porto, Madeira and Algarve among the most awarded destinations (WTA)
- Mild climate all year round Summer: 25°C | Winter: 15-16°C
- Top 10 for quality of life (InterNations)
- One of the best countries for expats to live in (InterNations)
- Mediterranean Diet Cultural Heritage (UNESCO)
- Excellent gastronomy
- Praia da Marinha (Algarve) among the best international beaches (Tripadvisor)
- Portuguese wines awarded (Forbes rankings)
- Portuguese people recognized for their hospitality (InterNations) - REF: ITH4062

Common

Lot Size: 4972 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: ITH4062

