



Land in the Center of Sermonde – Vila Nova de Gaia



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 280,000

Location

Country: Portugal
State/Region/Province: Porto
City: Vila Nova de Gaia
Posted: Feb 16, 2026

Description:

Excellent investment opportunity in the center of Sermonde, in Vila Nova de Gaia. Land with 4,925 m², ideal for the construction of townhouses, located in an area with good access and urban setting.

With about 70 meters of frontage, the land offers excellent conditions for an organized and functional residential project.

Key features:

Total land area: 4,925 m²
Buildable area: 1,600 m²
Front of the land: approx. 70 m
Direct access by road
Located just 1.5 km from the nearest urban center

Urban situation:

Buildable land
Feasibility of construction for:
o Single-family residential (villas)
o Tertiary uses (e.g., offices)



Maximum number of buildable floors: 1 floor

An excellent option for developers or investors looking for a well-located land, with defined constructive feasibility and great potential for appreciation.

Strategic location in the center of Sermonde Gaia

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: ITH4075

Common

Lot Size: 4924,57 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: ITH4075

