



## Excellent Plot of land for sale in Cabanas Setubal Portugal



### Agent Info

Name: Niall Madden  
Company: Esales Property Limited  
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Experience since: 2002  
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Specialties:  
Property Type: Apartments  
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Languages: English  
Website: <https://esalesinternational.com>

### Listing details

Property for: Sale  
Price: USD 3,304,411.3

### Location

Country: Portugal  
State/Region/Province: District of Setúbal  
ZIP code: 2950-655  
Posted: Feb 23, 2026

Description:  
Excellent Plot of land for sale in Cabanas Setubal Portugal

Esales Property ID: es5554953

Rua Antonio Gomes Reis  
3  
Cabanas  
Setubal  
2950-655  
Portugal

Prime Development Opportunity: 10,880 m2 Urban Land in Cabanas, Palmela

Location: Quinta do Anjo, Palmela | Price: €2,900,000

The Vision: Nature Meets Opportunity



Imagine a project where the serenity of the Serra da Arrábida Natural Park meets modern urban convenience. This expansive 1.08-hectare plot offers a rare 'L-shaped' topography with perfect Northwest/Southeast orientation, ensuring bathed-in-sunlight interiors from sunrise to sunset. Whether for a luxury residential enclave or a tourist development, the backdrop of the Arrábida mountains provides an 'extraordinary' setting that is impossible to replicate.

## Investment & Planning Highlights

This property is situated within the Cabanas Urban Perimeter, offering high-density development potential according to the Palmela Municipal Master Plan (PDM).

- \* Total Land Area: 10,880 m<sup>2</sup>
- \* Urban Space (1,385 m<sup>2</sup>): Classified as Medium Density (H1c). Ideal for collective housing. Estimated capacity for 13 units (approx. 135 m<sup>2</sup> GCA each).
- \* Urbanizable Space (9,495 m<sup>2</sup>): Classified as Medium Density (H1). Perfect for single-family homes or tourism projects. Estimated capacity for 27 new villas (approx. 135 m<sup>2</sup> GCA each).
- \* Existing Structures: Includes an old wine cellar, a traditional olive press, and a historic family home—offering unique character for a 'renovation-meets-modern' concept.
- \* Profitability: Economic feasibility study available showing a projected ROI of approximately 22%.

## Connectivity & Lifestyle

Strategic positioning makes this land a bridge between the tranquility of the countryside and the pulse of the city:

- \* Transport: Minutes from the A2 and A33 motorways; walking distance to bus stops; quick access to Penalva and Pinhal Novo train stations (Lisbon/Setúbal connections).
- \* Economy: Only 12 minutes from Autoeuropa and 20 minutes from major commercial hubs.
- \* Leisure: A short drive to the award-winning beaches of Setúbal and Sesimbra, and immediate access to hiking and nature trails in the Serra.

## Why Invest Here?

- \* High Demand: Located in a rapidly growing residential area between Palmela and Azeitão.
- \* Versatility: Suitable for a gated community of villas, apartments, or a boutique tourist resort.
- \* Ready for Planning: Clear PDM classification allows for immediate project conceptualization.

Don't miss the chance to develop in one of Portugal's most beautiful natural contexts.

Contact Broker e-mail: [jjfranco@remax.pt](mailto:jjfranco@remax.pt)

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## About the Area



Nestled at the northern foot of the Serra da Arrábida, Cabanas is a charming village within the parish of Quinta do Anjo, Palmela. Known for its deep connection to Portuguese tradition, the area offers a serene rural atmosphere characterized by rolling hills, ancient vineyards, and a landscape dotted with historic windmills. It serves as a peaceful retreat for those who appreciate the 'Mediterranean lifestyle,' where the pace of life slows down and the natural beauty of the Arrábida Natural Park becomes your backyard.

The village is a gateway to some of the region's finest culinary and cultural experiences. Local heritage is celebrated through the famous Cheese, Bread, and Wine Fair, which showcases the artisanal Azeitão cheese and the prestigious Moscatel wines produced in nearby estates. History buffs can explore the 16th-century Chapel of São Gonçalo or take a short drive to the medieval Palmela Castle, which offers 360-degree views extending all the way to Lisbon and the Atlantic coastline.

For outdoor enthusiasts, Cabanas provides immediate access to the diverse ecosystems of the Arrábida range. You can spend your mornings hiking or mountain biking through limestone ridges and Mediterranean shrubland, then head to the coast in just 20 minutes to reach the crystal-clear waters of Portinho da Arrábida or Galapos Beach. Despite its tranquil setting, the village is surprisingly well-connected, with modern infrastructure and proximity to major industrial hubs like Autoeuropa, making it a viable location for both leisure and professional life.

Travel accessibility is a major highlight, with three key airports serving the region:

- \* Humberto Delgado Airport (Lisbon): The primary international gateway, located approximately 40–45 km (about 35 minutes) away via the A2 or Vasco da Gama Bridge.
- \* Faro Airport (Algarve): Ideal for those traveling from the south; it is roughly 240 km (about 2 hours and 20 minutes) away via the A2 motorway.
- \* Beja Airport: A smaller regional option located roughly 130 km to the southeast, primarily used for seasonal or charter flights.

## Main Features

- \* 10880 m<sup>2</sup> of land for development
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

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## Common

Finished sq. ft.:	10880 sq m
Lot Size:	10880 sq m

## Lease terms

Date Available:

## Contact information



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