



## 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 438,387.69

#### Location

Country: Portugal  
State/Region/Province: District of Setúbal  
City: Setúbal  
Posted: Mar 05, 2026

#### Description:

Prime development opportunity in Praias do Sado, Setúbal, offering a unique combination of natural surroundings, strategic location and strong investment potential.

This land plot is ideally positioned next to the Sado River estuaries, providing open views over the landscape while remaining close to Setúbal city centre, transport links and essential amenities. The area is increasingly sought after for residential development due to its tranquillity, accessibility and proximity to nature.

In 2022, a Prior Information Request (PIP) was approved, confirming feasibility for a residential project with a gross construction area of 3,260 sqm and a building footprint of 652 sqm. The proposed development includes three residential blocks with three floors plus a recessed top floor, totalling 14 units. Underground parking (level -1) and additional exterior parking were planned, taking advantage of the natural slope of the terrain. Alternatively, the project allows for the construction of terraced houses, offering flexibility for different investment strategies.

#### Key details:

Total land area: 1,627.76 sqm

Approx. building footprint: 600 sqm



East/West orientation ensuring excellent natural light

Electricity network and public lighting available

Located approximately 650 m from Sado train station, 4 km from the Sado Estuary Nature Reserve and close to schools and services.

A rare investment opportunity in a growing residential area with strong appreciation potential.

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### **Common**

Finished sq. ft.: 1628 sq m

Lot Size: 1628 sq m

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/ZAZY-T105597/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T105597/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 777920

