



## Land with high construction potential in Mozelos - PIP approved - to buy in Aveiro



### 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: EUR 495,000

### Location

Country: Portugal  
State/Region/Province: Aveiro  
City: Santa Maria da Feira  
Posted: Apr 23, 2026

### Description:

Land with high construction potential in Mozelos - PIP approved - to buy in Aveiro.

We present this excellent plot of land located in Mozelos, ideal for investors and real estate developers. With high construction potential, this property stands out for its versatility and strategic location, allowing the development of collective housing or single-family houses.

Currently, it has PIP approved for the construction of collective housing, offering excellent urban indices and a highly profitable solution for real estate development.

### Background Information

Land area: 3,114.00 m<sup>2</sup>  
Implantation area: 1,012.00 m<sup>2</sup>  
Gross construction area: 3,192.00 m<sup>2</sup>  
Number of floors above threshold level: 3  
No. of floors below threshold level: 1  
No. of basement parking spaces: 23  
Waterproofed surface: 1,420.00 m<sup>2</sup>  
Waterproofing index: 0.46 m<sup>2</sup>/m<sup>2</sup>  
Land occupation index: 0.32 m<sup>2</sup>/m<sup>2</sup>  
Utilization Index: 0.80 m<sup>2</sup>/m<sup>2</sup>



The land consists of 3 articles, totalling about 3,000 m<sup>2</sup> (3 x 1,000 m<sup>2</sup>), also enabling the development of several houses, according to the intended project.

#### Prime location

Next to the Picoto junction and the A41

Just 5 minutes from the A1

8 minutes from the A29

About 10 minutes from Espinho Beach

A unique opportunity for those looking to invest in an area with strong potential for appreciation, excellent access and proximity to the coast.

Ask for more information now and come and see this excellent investment opportunity! Call now!

Note to Real Estate Consultants: This property is available for business sharing. If you have interested customers, please contact us to schedule a viewing.

AMI: 13781

#### Entreparedes Real Estate - Professionalism and Dedication to Your Service

Entreparedes Real Estate is a reference in the Real Estate Sales and Management market, recognised for its commitment to seriousness, respect and ethics in the provision of real estate services.

Our team is made up of experienced and multilingual professionals, who offer personalised service focused on the needs of each client. We work tirelessly to provide maximum satisfaction to our customers, whether buying, selling or managing real estate.

#### Entreparedes differentials:

- State-of-the-art Technology: We use the most modern tools to ensure wide and effective dissemination of properties.
- Complete Management: We take care of the entire process, from the initial negotiation to the after-sales, ensuring a smooth and successful experience.
- Focus on Profitability: We aim to provide the best return to our clients, always focusing on the quality and appreciation of real estate assets.

At Entreparedes, a satisfied customer is our greatest achievement. We're here to make your real estate experience simple, safe, and rewarding.

Energy Rating: In progress

#ref:TER\_3045

#### **Common**

Finished sq. ft.: 3114 sq m



**Lease terms**

Date Available:

**Additional information**

Website URL: [http://www.arkadia.com/OYEF-T5403/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/OYEF-T5403/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

**Contact information**

IMLIX ID: TER\_3045

