



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:	EUR 339,000

Location

Country:	Portugal
State/Region/Province:	District of Setúbal
City:	Palmela
Posted:	Aug 04, 2026

Description:

Transform your life or business project into a natural paradise in Palmela –

3-HECTARE LAND

Imagine waking up every day surrounded by nature, with space, privacy and tranquility, yet just minutes away from schools, supermarkets, services and highways.

That is exactly what this 3-hectare plot of land in Lau, Palmela offers: freedom with convenience, in one of the most promising municipalities in the Setúbal region.

Location: nature and accessibility in harmony

Located in Lau, a rural area of Palmela municipality, this land combines the best of both worlds: the serenity of the countryside with proximity to the city. It is:

15 minutes from Setúbal, with all its urban infrastructure, beaches, restaurants and culture.

6 minutes from St. Peter's International School, one of the most prestigious schools in the country.

6 minutes from Intermarché and other shopping centers.

4 minutes from Montado Hotel & Golf Resort, perfect for those who appreciate refined leisure.

Less than 40 minutes from Lisbon, with quick access via the A2 and A12 highways.

The location is ideal for both permanent residence and rural tourism projects, glamping or wellness and



retreat ventures.

Land Characteristics

This spacious 30,000 m² plot is completely flat, facilitating construction and space utilization. It already has a rural tourism project legally approved by Palmela Municipal Council, allowing immediate construction of up to 185 m², distributed between a main house and ancillary structures.

Infrastructure already installed

Drinking water through a deep well with underground spring — quality verified by laboratory.

Electrical connection available on the land.

Fencing on three sides, providing security and privacy.

All legal aspects of the project comply with municipal legislation regarding the approved rural tourism project; however, it is important to note that the dwelling itself will not have its own licensing nor connection to the public sewerage network, as indicated above.

Development Potential

This property is more than just a plot of land: it is a concrete opportunity to create something meaningful. Possibilities include:

Private country house, with space for organic farming, animals or leisure areas.

Glamping or alternative accommodation project, ideal for growing eco-tourism.

Wellness, retreat or yoga center, taking advantage of the silence and natural energy of the location.

Sustainable tourism investment, with potential returns thanks to growing demand in the region.

The approved project can be adapted for modern business models, such as eco-villas, tiny houses or high-end shared residences, taking into account the licensing and sewerage constraints mentioned.

Palmela: a destination on the rise

Palmela municipality has stood out as a destination of choice for those seeking quality of life. Surrounded by vineyards, mountains and coast, it offers a unique landscape, with strong agricultural tradition, wine production and cultural events. Proximity to Lisbon and Setúbal attracts both families and investors.

Furthermore, there is constant growth in the rural tourism sector, with national and foreign visitors seeking authentic experiences, tranquility and contact with nature.

Investment Advantages

Immediate property appreciation thanks to location and approved project.

Dwelling installed by January 2026, as planned.

Transparent information: dwelling without licensing and without connection to the sewerage network — a factor to consider in your decision and operational planning.



Flexibility of use: can start as a residence and expand to tourist accommodation, considering autonomous sewerage solutions if necessary.

Reduced bureaucracy regarding the approved project; however, specific matters concerning dwelling licensing and sewerage should be addressed with the competent services or technical consultancy. Easy access to financing for tourism projects with local and national support (subject to analysis of conditions and technical compliance).

Growing market: increased demand for sustainable, rural and eco-tourism.

This land represents a rare opportunity in the current market. It is a versatile space, ready to receive dreams, ideas and concrete projects. With privileged location, essential infrastructure available and an already approved project, it is possible to move forward quickly — bearing in mind the condition of the dwelling regarding licensing and sewerage.

Contact us for more information, to schedule a visit or to learn about the project in detail and clarify the technical and legal implications regarding licensing and sewerage.

This is the time to invest in a future with quality, freedom and sustainability.

Palmela awaits you — bring your project and watch it flourish in a natural environment with everything within your reach.

#ref: 735557

Common

Finished sq. ft.:	30000 sq m
Lot Size:	30000 sq m

Lease terms

Date Available:

Additional information

Website URL:	http://www.arkadia.com/ZAZY-T102971/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

IMLIX ID:	735557
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