



For sale Building - Ericeira 40 km, A Casa das Casas



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 5,000,000

Location

Country: Portugal
State/Region/Province: Lisbon
City: Lisbon
Posted: Sep 18, 2026

Description:

Classic building inserted in one of the most central and sought-after areas of Lisbon, in the surroundings of Alcântara and Docas, with an approved project and a building license already issued and paid. Investment opportunity for residential development, with potential to optimise the number of dwellings and the possibility of exchange for completed properties.

PROPERTY DESCRIPTION:

Urban building for full rehabilitation, with an approved project for housing development.

Planned areas:

Total Gross Construction Area: 4,261 m²
Area above ground: 2,750 m²
Area below ground: approximately 1,500 m²

Project approved for:

2 floors below ground + 5 floors above ground
15 apartments (1 - T0; 1 - T1; 5 - T2; 3 - T3; 5 - T4)
18 parking spaces on Floor -1
16 parking spaces on Floor -2

Urban potential:



Possibility of increasing residential capacity up to 26 dwellings, subject to validation and applicable legal framework.

EXTERIOR DESCRIPTION:

Building of traditional Lisbon architecture
Main façade with original decorative elements
Inserted in a consolidated area of housing, services and commerce
Excellent road access and public transport
Close to the Alcântara Docks, Lx Factory, historic centre and riverside area

PROPERTY APPRAISAL:

A rare investment in the Lisbon market, combining strategic location, approved project and already settled license, allowing a significant reduction in development deadlines. The surroundings have registered a strong appreciation in recent years, benefiting from the proximity to the riverfront, business centres, commerce, restaurants and access to the city centre.

The project includes private parking on two underground floors and a high-demand residential solution in one of the most dynamic areas of the capital. There is also potential to reconfigure the number of housing units, increasing the overall profitability of the investment.

Possibility of analysing proposals with exchange for completed properties.

ADDITIONAL INFORMATION:

Approved project
Building permit issued and paid for
Initial license term of 24 months, currently in force
Detailed information available upon signing of a confidentiality agreement

** All available information does not dispense with confirmation by the mediator as well as consultation of the property's documentation. **

Common

Finished sq. ft.:	4261 sq m
Lot Size:	843 sq m

Building details

Number of Floors:	7
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Lease terms

Date Available:

Additional information



IMLIX

IMLIX Real Estate Marketplace

<https://www.imlix.com/>

Website URL:

http://www.arkadia.com/JYYD-T1031/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

v26183-x58

