



## Excellent Plot of land for sale in S. Martinho do Porto



### Информация об агенте

Название:	Niall Madden
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Specialties:	
Property Type:	Apartments
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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 2,696,285.07

### Местоположение

Страна:	Португалия
Область:	Leiria
Город:	Sao Martinho do Porto
Адрес:	Caminho da Gralha,
Почтовый индекс:	2460-684
Добавлено:	06.05.2025
Описание:	Excellent Plot of land for sale in S. Martinho do Porto Portugal

Esales Property ID: es5554596

### Property Location

Sao Martinho do Porto

Portugal

### Property Details

Development Land for Sale in S. Martinho do Porto, Portugal: A Vision of Coastal Development

This expansive parcel of development land, situated in the picturesque locale of S. Martinho do Porto,



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Portugal, presents a unique and compelling opportunity for investors and developers. Encompassing a total of 30,880 square meters, this property holds significant potential for a variety of development projects, bolstered by an approved Prior Information Request (PIP). Its prime location, breathtaking views, and excellent accessibility make it a standout offering in the Portuguese real estate market.

## A Canvas for Development: Size and Potential

The sheer size of the land, 30,880 square meters, provides a substantial canvas for development. This generous expanse allows for a large-scale project or a carefully planned development of multiple structures, depending on the vision of the investor. The approved Prior Information Request (PIP) is a crucial advantage, streamlining the initial stages of development and providing clarity on the possibilities for the site. This prior approval can save significant time and resources, making the land even more attractive to developers eager to move forward with their plans.

## Prime Location: A Coastal Gem

The land's location is undoubtedly one of its most compelling features. S. Martinho do Porto is a sought-after destination, known for its natural beauty, unique bay, and relaxed atmosphere. This property is not just near S. Martinho do Porto; it is in a premium area within it. This distinction implies that the land enjoys the most desirable aspects of the location, such as:

- \* **Elevated Position:** Often, premium locations are elevated, offering panoramic views and a sense of exclusivity.
- \* **Proximity to Amenities:** Despite the exclusivity, a premium location usually offers convenient access to essential services, leisure facilities, and transportation links.
- \* **Desirable Surroundings:** The area is likely characterized by well-maintained infrastructure, attractive landscaping, and a harmonious blend of residential and commercial spaces.

## Views that Captivate: Bay and Coastline

The views from this development land are truly exceptional. The property offers amazing views over the S. Martinho do Porto Bay, a distinctive feature of the town. The bay's unique horseshoe shape provides a sheltered harbor and stunning scenery. In addition to the bay, the land also offers views of the Atlantic coast. This combination of bay and ocean views creates a visual panorama that is both captivating and highly desirable. Potential developments on this land would capitalize on these views, offering residents or visitors a constant connection with the natural beauty of the Portuguese coastline.

## Accessibility: Connectivity and Convenience

Accessibility is a key factor in any development, and this land excels in this aspect. It benefits from:

- \* **Bordering the Facho Road to the South:** The Facho Road is a significant access point, providing a direct connection to the property and facilitating the movement of people and goods during and after development.
- \* **Public Paths to the North and East:** The presence of public paths on two sides of the property enhances



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its connectivity and provides alternative access routes. This is particularly important for creating a well-integrated development that is easily accessible to the surrounding community.

This combination of road and path access ensures that the land is easily reachable, making it suitable for a variety of development purposes and enhancing its long-term value.

## Beaches and Leisure: Coastal Living at its Finest

The proximity to several beaches further enhances the appeal of this location.

- \* São Martinho do Porto Bay: As mentioned, the land offers views over this bay, implying close proximity. The bay is known for its calm waters, making it ideal for families and water sports.

- \* Gralha Beach: Located just a few hundred meters away, Gralha Beach adds to the variety of coastal experiences available.

- \* Best Beaches on the West Coast of Portugal: The land is also close to a selection of the best beaches on the West Coast of Portugal. This suggests that residents or visitors will have access to a range of different beach environments, including:

- \* Salgado Beach: Known for its natural beauty and often less crowded than more central beaches.

- \* Foz do Arelho: Situated where the Óbidos Lagoon meets the sea, offering a unique combination of lagoon and ocean environments.

- \* Nazaré: Famous for its giant waves and surfing, a major attraction for tourists and water sports enthusiasts.

- \* Vale Furado: A smaller, more secluded beach, known for its dramatic cliffs and natural beauty.

- \* Óbidos Lagoon: A large saltwater lagoon, ideal for water sports, birdwatching, and enjoying a tranquil natural setting.

This proximity to a variety of beaches and the Óbidos Lagoon provides a wealth of leisure opportunities, making the location highly attractive for residential or tourism-related developments.

## Local Amenities: Convenience and Everyday Needs

While the location offers a retreat-like atmosphere, it is also conveniently close to everyday needs. This suggests that essential services, such as:

- \* Shops and Supermarkets: For grocery shopping and daily necessities.

- \* Restaurants and Cafés: For dining and socializing.

- \* Schools: For families with children.

- \* Healthcare Facilities: Ensuring access to medical care.

- \* Public Transportation: For easy access to other areas.

This balance between tranquility and convenience is a key factor in the desirability of the location.

## Proximity to Urban Centers: Connectivity and Accessibility

The land's location also benefits from its proximity to larger urban centers:



\* Alcobaça and Caldas da Rainha (20 km): These towns offer a wider range of services, cultural attractions, and economic opportunities. Their proximity enhances the accessibility and attractiveness of the location.

\* Lisbon (One Hour Away): The capital city of Portugal, Lisbon, is just an hour's drive away. This provides access to a major international airport, a vast array of cultural and historical attractions, and significant economic and business opportunities.

This accessibility to larger cities makes the location suitable for those who desire a balance between a relaxed coastal lifestyle and access to urban amenities and connections.

## Investment Potential: A Vision for the Future

This development land in S. Martinho do Porto represents a significant investment opportunity. The combination of its size, prime location, stunning views, excellent accessibility, and proximity to beaches and urban centers creates a highly desirable setting for a range of potential developments. The approved Prior Information Request (PIP) further enhances its appeal, streamlining the development process.

Potential development options could include:

\* **Residential Communities:** Creating high-quality housing developments that capitalize on the views and coastal location, catering to both permanent residents and those seeking vacation homes.

\* **Tourism Resorts:** Developing hotels, resorts, or vacation rentals that take advantage of the proximity to beaches and the natural beauty of the area, attracting tourists from Portugal and abroad.

\* **Commercial and Leisure Facilities:** Constructing shopping centers, restaurants, and entertainment venues that serve both residents and tourists, creating a vibrant and dynamic hub.

\* **Mixed-Use Developments:** Combining residential, commercial, and leisure elements in a carefully planned development that creates a self-sufficient and thriving community.

The specific type of development will depend on the investor's vision, market demand, and detailed planning. However, the fundamental attributes of the land make it a highly promising investment with the potential for significant returns.

In conclusion, this development land in S. Martinho do Porto is a rare offering that combines exceptional location, size, and potential. It is a canvas upon which a visionary developer can create a lasting legacy, contributing to the growth and enhancement of this beautiful coastal region of Portugal.

## About the Area

1. Martinho do Porto is a highly sought-after destination in Portugal, celebrated for its natural beauty, unique bay, and relaxed atmosphere. The area's distinctive horseshoe-shaped bay provides a sheltered harbor and stunning scenery, contributing to its appeal for both residents and tourists. The location offers a captivating blend of coastal charm and convenient access to essential amenities, making it a desirable place to live and visit.



The area is not only known for its bay but also for its proximity to a selection of the best beaches on the West Coast of Portugal. These include Salgado Beach, Foz do Arelho, Nazaré, and Vale Furado, each offering a unique coastal experience. The nearby Óbidos Lagoon further enhances the leisure opportunities, providing a tranquil setting for water sports and nature appreciation. This variety of coastal environments makes the location highly attractive for those seeking a relaxed lifestyle with ample outdoor activities.

1. Martinho do Porto also benefits from its accessibility to larger urban centers. Alcobaça and Caldas da Rainha are located approximately 20 km away, offering a wider range of services, cultural attractions, and economic opportunities. Lisbon, the capital city of Portugal, is just an hour's drive away, providing access to a major international airport and a wealth of cultural and historical attractions.

For those traveling to and from the area, Lisbon Airport (LIS) is the nearest international airport, ensuring convenient connections to major destinations worldwide. The proximity to Lisbon, with its airport and urban amenities, enhances the appeal of S. Martinho do Porto, balancing a relaxed coastal lifestyle with accessibility to global connections.

## Main Features

- \* 30880 m2 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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## Общие

Площадь участка: 30880 кв м

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.894.773

