



## Project for five townhouses in Lagos



### Информация об агенте

Название:	Dexter ten Hoopen
Название компании:	ten Hoopen Realty
Страна:	Португалия
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments
Телефон:	+351 (963) 766-261
Languages:	Portuguese
Веб-сайт:	<a href="https://www.tenhoopenreality.com">https://www.tenhoopenreality.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 1,150,597.23

### Местоположение

Страна:	Португалия
Область:	Faro
Город:	Lagos
Адрес:	Lagos
Добавлено:	20.02.2026

#### Описание:

ten Hoopen Realty presents a rare development opportunity in the historic centre of Lagos: an approved project for the urban requalification of a residential complex consisting of five semi-detached houses, with a total construction area of 1,030 m<sup>2</sup>. In a market where the scarcity of new product in a central location is increasingly evident, this project stands out for its solidity, favourable tax framework and high potential for appreciation.

The project includes five villas spread over three floors, all with access to a rooftop terrace, enhancing luminosity, privacy and commercial attractiveness. The configuration has been carefully structured to respond to the premium residential segment and the second home market, both of which are highly active in the region:

- Three 2-bedroom villas with 2 bathrooms, private access, garage and storage
- One 4-bedroom villa with 4 suites, laundry, garage and storage
- One 4-bedroom villa with 4 bedrooms, 2 en suite, private access, garage and storage

Inserted in an Urban Rehabilitation Area (ARU), the project benefits from a particularly attractive tax



framework, namely VAT reduced to 6% on rehabilitation works, a determining factor in optimizing the promoter's margin. In addition, this is an already approved project, allowing to reduce risk, shorten the development period and quickly advance to the construction phase.

The location, in the heart of the historic centre, ensures immediate proximity to traditional commerce, restaurants, services and the emblematic beaches of Lagos. New houses with garage in this area are practically non-existent, which reinforces the exclusive character of the project and its potential for absorption in the national and international market.

Key highlights of the investment:

- Project approved, ready to develop
- Prime location in the historic centre
- Relevant tax benefits in ARU
- Scarce product with strong demand
- High potential for appreciation in the medium term

For developers and investors looking for a differentiated asset in the Algarve, this is a strategic opportunity to develop a boutique product in one of the most consolidated and resilient areas of the market. ten Hoopen Realty is positioned as a strategic partner in monitoring the development and defining the marketing strategy, ensuring a framework aligned with the reality of the market and with the profile of the international buyer active in Lagos.

## Áreas de Construção

### Moradias T4:

#### Fração A

Piso 0 - 76m<sup>2</sup>

Piso 1 - 65m<sup>2</sup>

Piso 2 - 57m<sup>2</sup>

Piso 3 - 48m<sup>2</sup>

Cobertura - 43m<sup>2</sup>

#### Fração B

Piso 0 - 82m<sup>2</sup>

Piso 1 - 73m<sup>2</sup>

Piso 2 - 73m<sup>2</sup>

Piso 3 - 58m<sup>2</sup>

Cobertura - 63m<sup>2</sup>

### Moradias T2:

#### Fração C

Piso 0 - 58m<sup>2</sup>

Piso 1 - 60m<sup>2</sup>

Piso 2 - 54m<sup>2</sup>

Cobertura - 52m<sup>2</sup>



Fração D  
Piso 0 - 56m<sup>2</sup>  
Piso 1 - 58m<sup>2</sup>  
Piso 2 - 54m<sup>2</sup>  
Cobertura - 50m<sup>2</sup>

Fração E  
Piso 0 - 56m<sup>2</sup>  
Piso 1 - 56m<sup>2</sup>  
Piso 2 - 50m<sup>2</sup>  
Cobertura - 48m<sup>2</sup> - REF: T1286  
Построен: 1951

## **Общие**

Площадь участка: 559,3 кв м

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: T1286

