



## listing



### Информация об агенте

|                    |  |
|--------------------|--|
| Название:          | ArKadia  |
| Название компании: |  |
| Страна:            | Великобритания   |
| Телефон:           |  |
| Languages:         | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Детали объявления

|               |                |
|---------------|----------------|
| Недвижимость: | На продажу     |
| Цена:         | USD 444,711.86 |

### Местоположение

|            |                     |
|------------|---------------------|
| Страна:    | Португалия          |
| Область:   | District of Setúbal |
| Город:     | Серубал             |
| Добавлено: | 05.03.2026          |
| Описание:  |                     |

Prime development opportunity in Praias do Sado, Setúbal, offering a unique combination of natural surroundings, strategic location and strong investment potential.

This land plot is ideally positioned next to the Sado River estuaries, providing open views over the landscape while remaining close to Setúbal city centre, transport links and essential amenities. The area is increasingly sought after for residential development due to its tranquillity, accessibility and proximity to nature.

In 2022, a Prior Information Request (PIP) was approved, confirming feasibility for a residential project with a gross construction area of 3,260 sqm and a building footprint of 652 sqm. The proposed development includes three residential blocks with three floors plus a recessed top floor, totalling 14 units. Underground parking (level -1) and additional exterior parking were planned, taking advantage of the natural slope of the terrain. Alternatively, the project allows for the construction of terraced houses, offering flexibility for different investment strategies.

#### Key details:

Total land area: 1,627.76 sqm

Approx. building footprint: 600 sqm



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East/West orientation ensuring excellent natural light

Electricity network and public lighting available

Located approximately 650 m from Sado train station, 4 km from the Sado Estuary Nature Reserve and close to schools and services.

A rare investment opportunity in a growing residential area with strong appreciation potential.

#ref: 777920

## **Общие**

Готовые кв.м.: 1628 кв м

Площадь участка: 1628 кв м

## **Lease terms**

Date Available:

## **Дополнительная информация**

URL вебсайта: [http://www.arkadia.com/ZAZY-T105597/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T105597/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 777920

