



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



### 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 5,777,294.87 |

### Местоположение

|            |            |
|------------|------------|
| Страна:    | Португалия |
| Область:   | Лиссабон   |
| Город:     | Лиссабон   |
| Добавлено: | 22.07.2026 |
| Описание:  |            |

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 m<sup>2</sup>

Area above ground: 2,750 m<sup>2</sup>

Area below ground: approximately 1,500 m<sup>2</sup>

#### 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. \*\*

### Общие

|                  |           |
|------------------|-----------|
| Готовые кв.м.:   | 4261 кв м |
| Площадь участка: | 843 кв м  |

### Building details

|                    |   |
|--------------------|---|
| Количество этажей: | 7 |
|--------------------|---|

### Lease terms

Date Available:

### Дополнительная информация



# IMLIX

**IMLIX Рынок недвижимости**

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

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URL вебсайта:

[http://www.arkadia.com/JYYD-T1031/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/JYYD-T1031/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

v26183-x58

