



listing



Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 273,121.57

Konum

Ülke:	Portugal
Eyalet/Bölge/ Şehir:	Porto
Yayınlandı:	01.03.2026
Açıklama:	

***** Building Plot with Approved Project – Matosinhos *****

Build your smart home today, without the long waits or city council uncertainties.

Located on Rua de Santo Agostinho, this 3-front plot stands out for having a fully approved licensing process. This means the biggest bureaucratic hurdle has already been cleared: both architectural and specialty projects are validated and ready to become a reality.

→ Where Comfort Meets Tranquility

The project was designed for those who value quality of life and relaxation, featuring ideal solar exposure (South/West):

- Your Private Spa: A planned space for a gym, sauna, and an enclosed jacuzzi area — a true sanctuary without leaving home.
- Gourmet & Leisure Space: A modern kitchen with direct access to an outdoor patio, featuring a bar counter, fireplace, and pizza oven — perfect for hosting family.
- Urban Garden: Includes a dedicated area for growing fresh aromatic herbs.

→ Technology, Security, and Savings

More than just a building, a home prepared for the future:

- Cutting-edge Security: Facial recognition entry and integrated video surveillance system.
- Efficiency & Fresh Air: Mechanical Ventilation with Heat Recovery (MVHR/VMC) and renewable energy integration, ensuring thermal comfort with low energy consumption.
- Mobility: Garage pre-equipped with a charging station for electric vehicles.

→ Prime Location

Situated in a quiet residential area of villas, with everything within reach:

- Healthcare: Close to Pedro Hispano and CUF Hospitals.



- Education & Leisure: A short distance from CLIP (Oporto International School), NorteShopping, and the City Park (Parque da Cidade).
- Transport: Just a 12-minute walk to the Metro (Parque Real and Pedro Hispano stations).
→ The Main Advantage: By purchasing this plot, you acquire the security of an already approved project. Save months of waiting and avoid the usual complications and licensing costs, allowing you to focus solely on choosing your finishes. Benefit from the reduced 6% VAT rate for the construction of villas intended for permanent residency or rental.

→ Points of Interest:

Health & Well-being

- Matosinhos Pharmacy: 1.3 km
- Pedro Hispano Hospital: 1.6 km
- CUF Hospital: 2 km

Education

- Estádio do Mar Primary School: 600 m
- CLIP - Oporto International School: 2.6 km

Leisure & Sports

- Sports and Congress Center: 500 m
- Estádio do Mar (Stadium): 550 m
- Matosinhos Beach: 2.8 km
- City Park (Parque da Cidade): 2.8 km
- Urban Garden 100 meters away (public leisure space)

Services & Shopping

- NorteShopping: 2.5 km
- Matosinhos City Hall: 2.5 km

Transport & Access

- Parque Real Metro Station: 850 m (12 min walk)
- Pedro Hispano Metro Station: 1.1 km (16 min walk)
- Francisco Sá Carneiro Airport: 9.6 km (10 min by car)
- Campanhã Train Station: 11.4 km (14 min by car)

Located in a rapidly appreciating area, with new road connections and urban projects planned for the near future.

#ref: 829601

Genel Bilgiler

Bitmiş metrekare:	221 m2
Arazi Büyüklüğü:	221 m2

Lease terms

Date Available:

Ek Bilgiler

Web Sitesi URL'si:	http://www.arkadia.com/ZAZY-T105513/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

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829601

