



## Plot of Urban Land for construction with PIP approved for 16 apartments- Sesimbra

### اطلاعات مشاور املاک

Imofenix	نام:
	نام شرکت:
Portugal	کشور:
	Experience since:
Selling a Property	نوع خدمات:
	Specialties:
Apartments	Property Type:
	تلفن ثابت:
Portuguese	Languages:
	وب سایت:



### توضیحات آگهی

آگهی برای: فروش  
قیمت: EUR 1,190,000

### اطلاعات مکانی

کشور: Portugal  
استان: District of Setúbal  
شهر: Sesimbra  
تاریخ آگهی: 2024/11/08  
توضیحات:

Plot of urban land with 570m<sup>2</sup>, located in the shell of Sesimbra about 250m<sup>2</sup> from California beach.

With the feasibility of building 16 dwellings spread over 5 floors:

- 1 T0 type dwelling;
- 8 T1 dwellings;
- 7 T2 dwellings;
- 13 parking spaces in basement.

Foreseen an area of assignment for the public domain of 200.10m<sup>2</sup>, implantation area of 369.90m<sup>2</sup>, waterproofed area of 537.30m<sup>2</sup> and with a gross construction area of 1,953.20m<sup>2</sup>.

Area Map :

Floor -1 with 13 parking lots and 342.70m<sup>2</sup> of ABC (gross construction area);  
1st floor with 2 dwellings and ABC of 351.25m<sup>2</sup>,  
2nd floor with 4 dwellings and ABC OF 351.25m<sup>2</sup>;  
3rd floor with 4 dwellings and ABC of 351.25m<sup>2</sup>;



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4th floor with 4 dwellings and ABC 351.25m<sup>2</sup>;  
5th and last floor with 2 dwellings and ABC of 205.50m<sup>2</sup>.

Urban Setting:

Located in a consolidated urban area of 2nd line (tourist area), it has essentially a residential character on the upper floors and some commerce services on the ground floors.

The plot is located about 250 meters from California beach, 12 km from Aldeia do Meco and Lagoa de Albufeira and 10 km from Cabo Espichel.

It is a residential area for 1st and 2nd homes, characterized by low medium height buildings of 3 to 5 floors.

Lisbon is located 40km away and Setúbal is 35km away.

Its landscape is good and the area where the property is located is well served by infrastructure, with good sun exposure and panoramic views over the bay of Sesimbra.

Strengths Opportunities :

Tourist Area;  
Proximity to the beach  
Proximity to Lisbon and Setúbal;  
Proximity to the various beaches in the region.

Our company assists in all sectors, such as how to obtain the best exchange rates, account opening and documentation related to bank loans, carrying out improvement works, etc.

- REF: TP785

اطلاعات عمومی  
زیر بنا: 570 متر

**Lease terms**  
Date Available:

**Contact information**  
IMLIX ID: TP785



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