



## Urban land for construction



### Informazioni sull'Agente

Nome:	António Pereira
Nome della ditta:	ITHLUX
Nazione:	Portugal
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	Portuguese
Sito web:	

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 450,000

#### Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	District of Setúbal
Città:	Setúbal
Pubblicato:	08/07/2024

#### Descrizione:

Urban Land or Farm for Construction in Brejos de Azeitão

Discover a unique investment opportunity in Brejos de Azeitão! This land offers 2,469 m<sup>2</sup> of pure potential, making it perfect for those who want to build a dream condominium or farmhouse.

#### Terrain Features:

Total Area: 2,469 m<sup>2</sup>  
Implantation Area: 823 m<sup>2</sup>  
Independent Area: 123 m<sup>2</sup>  
Total Buildable Area: 864 m<sup>2</sup> + dependent area  
Infrastructure: Fully fenced land with two fronts for entrances  
Own well

#### Advantages and Potential:

Privileged Location: Located in a quiet area of Brejos de Azeitão, the land is close to shops, services, schools, banks and even a hospital.



Versatility: Includes an unlicensed home that can be remodeled and legalized or demolished to make way for new construction.

#### Investment Opportunity:

This plot is ideal for developing a residential condominium, providing a calm and well-located environment for future residents. The proximity to all urban amenities ensures practicality and comfort.

#### Make Your Investment:

Don't miss this chance to invest in one of the best areas of Brejos de Azeitão. Turn this land into your next big real estate project!

Azeitão is a parish in the municipality of Setúbal in Portugal.

Located in the Serra da Arrábida Natural Park, the Azeitão area comprises several characteristic villages, including Vila Fresca and Vila Nogueira, which have adopted the names of the farms around which they developed.

Land famous for its vineyards, pies, cheeses and palaces, Azeitão owes its name to distant times, when here, Romans and Arabs already cultivated and made the best use of these fertile lands. The unique climate provided by the mountains and its proximity to the sea, together with the soils, led to the planting of a vast olive grove here, responsible at that time, for the production of a very rich olive oil, which ended up baptizing the region of Azeitão.

Parallel to olive oil, clay pieces, tiles, and wines with particular characteristics were also produced here; but it was mainly by the hand of the friars of Arrábida that, along with liqueurs, the region began to become more connected to the cultivation of vines. An example of this is the wines of Quinta e Palácio da Bacalhoa, or the José Maria da Fonseca Cellars, the oldest producer of table wine and Moscatel de Setúbal in Portugal.

In its surroundings, we can find all kinds of commerce, transport, services and some points of interest such as Quinta do Perú Golf Club, Arrábida Padel and the paradisiacal beaches (Figueirinha, Coelhos, Galapos, Portinho da Arrábida).

We treat and help with the entire credit process, without bureaucracy, presenting the best solution for each customer

Credit intermediary certified by the Bank of Portugal, with number 6316

If you are looking for privacy and comfort, book your visit today.

Why invest and live in Portugal?

- \* 7th. Safest country in the world Global Peace Index 2023;
- \* One of the best motorway networks in the world;
- \* Portugal considered the best tourist destination in Europe in 2022, for the 5th. time in the last 6 years (WTA);
- \* Lisbon the best Metropolitan Seaside destination in the world in 2022 (WTA);



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- \* Madeira Island the best island destination in the world in 2022 (WTA);
  - \* Algarve having a hotel unit elected with the award for Best Lifestyle Resort 2022 (WTA);
  - \* Porto elected as the best City destination in the world in 2022 (WTA)
  - \* Average temperature at 12 noon, in summer: 25° C and in winter: 16° C;
  - \* Considered the 7th. Best country in the world in quality of life 2022 (InterNations);
  - \* Portugal is 4th. Best country in the world where expats feel most at home in 2022 (Internations);
  - \* Mediterranean Diet, classified as a World Heritage Site by Unesco;
  - \* The best fish in the world, according to Ferran Adrià, Chef "El Bulli";
  - \* It has 1 of the 25 most beautiful beaches in the World Tripadvisor 2022;
  - \* It has 3 Portuguese wines among the 12 best in the world in 2022 (Forbes);

Take advantage of this opportunity and book your visit now or ask for additional information - REF: ITH2854

## **Comune**

Dimensione del lotto: 2468 mq

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: ITH2854

