



## Land with PIP approved for the construction of 36 townhouses - Zambujal/Sesimbra



### Informazioni sull'Agente

Nome:	Imofenix
Nome della ditta:	
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 771,000

### Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	District of Setúbal
Città:	Sesimbra
Publicato:	30/10/2024

### Descrizione:

Rustic land with 14,000m<sup>2</sup> and with favorable PIP for the construction of 36 townhouses, located in Zambujal-Sesimbra, just 6 km from the magnificent beaches of Sesimbra and Meco, 5 km from Cabo Espichel, 8 km from Lagoa de Albufeira, 35 km from Lisbon and 30 km from Setúbal, offering several possibilities for development.

The land has an area of 14000 m<sup>2</sup>;  
Ceded area for the public domain: 2326.19 m<sup>2</sup>;  
Total area of the lots: 11673.81 m<sup>2</sup>;  
Total implantation area: 4303.50 m<sup>2</sup>;  
Land occupation index: 0.31;  
Total construction area: 5598 m<sup>2</sup>;  
Land use index 0.40;  
Maximum number of floors (above and below ground): 3 (2+1);  
No. of parking spaces: 99.

With the feasibility to build up to 36 townhouses, this plot presents an ambitious and lucrative opportunity.



**Aspects of the Houses:** Each house may have two floors above the threshold level, with the possibility of one floor below in some, which provides large and comfortable living areas. Each plot will have an average area of 214m<sup>2</sup>, with a gross construction area of 150m<sup>2</sup>, offering adequate space for the development of modern and functional housing.

**Geography and Context:** The terrain has a slight slope to the South and East, while the areas to the North and West are mostly flat, ending in a hillside that connects to a municipal road. The region is rural, quiet and in the beginning of housing expansion, characterized by low buildings of 1 or 2 floors. The land enjoys good sun exposure and panoramic views that encompass the sea and the surrounding vegetation.

**Growth Potential:** With a maximum permitted housing density of 30 dwellings ha and a construction index of 0.4, the subdivision project for the 36 villas complies with local urban standards, ensuring a balance between quality of life and respect for the rural environment.

**Advantages:**

- Quiet and growing region
- Proximity to the beaches of Sesimbra, Meco and Lagoa de Albufeira
- Panoramic views of the sea and forest
- Easy access to Lisbon and Setúbal
- Convenient parking

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: TP784

**Comune**

Dimensione del lotto: 13500 mq

**Lease terms**

Date Available:

**Contact information**

IMLIX ID: TP784

