Ana Paula Cruz
apc@cbvilla.pt

Ref
CB08-0007
Scan QR code to view property

Plot with approved project in S. Martinho do Porto
Alcobaça, Leiria

0	0	0 sqm	9365 sqm	N/A
Bedroom(s)	Bathroom(s)	Gross Area	Plot Area	CLASSE ENERGÉTICA

800 000 €

CB08-0007

AMI 10935

Features

- Garden
- Pool type: Private
- Garden
- Proximity: Mountain, Beach, Shopping, Restaurants, City, Open field, Pharmacy, Public Transport, Schools, Playground
- Access to the grounds
- Patio
- Private Pool: Exterior
- Access to the grounds: No Asphalt
- Type of Terrain (Slope): Smooth
- Distance from the Sea: 500 metros
- Internet connection available
- Wi-Fi connection
- Accessability\proximity: Bus, Airport 1 hour, Commercial areas, Restaurants, City nearby, Mountain, Touristic areas, Marina, Beach at 5m
- Energetic certification: Exempt
- Number of floors: 2
- Views: Sea View, Countryside views, Beach view, City view, Pool view, Urbanization view, Garden view
- Parking places
- Parking place type: Interior
- Wide Range of Services
- Drainage
- Solar Exposure of the Land
- Horizontal Property
- Evolving Zone: Wide Range of Services, Children's Play Areas, Freeway, Bank, Fire brigade, Field, Shopping mall, City Center, School, Green Spaces, Public Parking, Excellent Access, Pharmacy, Gymnasium, Hypermarket, Market, Close to the beach, Police, Fuel Station, Taxi Rank, Public Transport, Commercial Area, Bus Station
- Natural Light

Plot with approved project in S. Martinho do Porto

Building plot overlooking the Atlantic Ocean and the bay of S. Martinho do Porto, located 500 metres from the beach.

It has an approved project for four luxury villas on plots of 2,000 m², signed by a renowned architect.

Situated at a height of 90 metres, next to the geodesic landmark, the plot offers stunning panoramic views of the

Ana Paula Cruz
apc@cbvilla.pt

sea to the west and the bay to the south.

Fully inserted in urban space, the Municipal Master Plan (PDM) also allows for the construction of up to 37 flats, providing great flexibility for property developments.

With excellent sun exposure all year round, the plot offers beautiful sunsets in summer and a cosy atmosphere in winter, making it ideal for those seeking exclusivity and a unique connection with nature and the ocean.

With a shell-shaped sandy beach about 3 kilometres long, Praia de São Martinho do Porto is a sheltered bay where the calm sea offers excellent conditions for children and for water sports such as windsurfing, sailing and canoeing.

The town, founded by the monks of the Monastery of Alcobaça in the 13th century, underwent a great deal of development during the 20th century, becoming a much sought-after and appreciated holiday centre, where there is no shortage of restaurants where you can enjoy gastronomic specialities.

S. Martinho do Porto, on the Silver Coast, has all the services you need, traditional shops, supermarkets and restaurants.

It is 100 km from Lisbon by motorway and the international airport.