Luís Ferraz

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Preço: 320 000 €

0	✖	12476 sqm	12476 sqm	✖

Ref. DSPAMARLAF2 | Amarante

High-End Residential Development Opportunity

Total Area: 12.475 m²

This urban land, divided into two distinct articles, offers a unique opportunity for construction in a privileged location near Amarante. With complete infrastructure and favorable urban ratings, the site is ideal for high-end residential development.
Top of the Path:

• Area: 5,286 m²

• Topography: Level terrain

• Infrastructure: Company water, sanitation and fiber optics

• Urban Classification: Construction Zone Level 2

• Feasibility of Construction:

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- Permitted implantation area: 2,070 m²
- Gross permitted construction area: 2,587 m²
- Capacity for 10 villas

•Highlights:
- Fabulous views from the top
- Good access
- Proximity: 1 km from the Golf de Amarante and 10 km from the center of Amarante and the entrance to the A4

Bottom of the Path:

• Area: 7,189 m²

• Topography: Steeply sloping terrain

• Construction Features:
- Ideal for modern architecture using modules (floors) to take advantage of the unevenness of the terrain

• Feasibility of Construction:
- Permitted implantation area: 4,313 m²
- Gross construction area: 5,391 m²
- Capacity for more than 10 villas

Additional Benefits:

• Strategic Location: Easy access to important transportation routes and proximity to leisure facilities such as the golf course.

• Tranquil Environment: Area with stunning views and a tranquil environment, ideal for high-end residential projects.

• Development Opportunity: With large footprints and extensive construction possibilities, this plot is perfect for real estate developers and investors.

Don't miss this unique opportunity to invest in a land with great potential for appreciation and an enchanting natural setting. For more information or to schedule a visit, please contact us.

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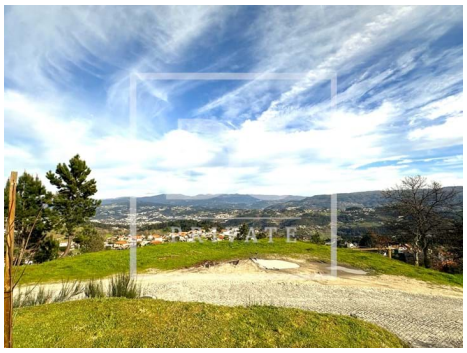

General features

- Proximity: Airport, Mountain, Golf course
- Garden, Shopping, Restaurants, City, Open field, Hospital, Pharmacy, Public Transport, Schools, Public Swimming Pools, Playground
- Views: Countryside views, Golf views, Mountain views, Village view, River view, Garden view
- Sealed land area
- Solar orientation: North, South, East, West
- Garden
- Drive way
- Borehole
- Uninterrupted views
- Mains water