Carla Larangeira

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Preço: 95 500 €

0	✖	365 sqm	365 sqm	✖	1937

Ref. DSVNGCANCL11 | Vila Nova de Gaia

Unmissable Investment Opportunity! Land with Approved Project for Luxury Villa in Madalena Vila Nova de Gaia

Investment Opportunity in Vila Nova de Gaia - Urban Land with Approved Project for 3 Bedroom Villa

Discover this excellent investment opportunity in Madalena, Vila Nova de Gaia. This urban land of 365 m² has an approved project for the construction of a 3 bedroom single-family house, spread over two floors. The villa includes a ground floor with hall, kitchen, living room, toilet and staircase, and a first floor with hall, three bedrooms, two bathrooms and two outdoor balconies.

The project also foresees the construction of a garage for two cars and a porch with barbecue. The structure will be made of reinforced concrete with walls covered in an 'ETICS' thermal insulation system. The exterior frames will be in thermally cut aluminum and the interior in wood, ensuring a modern and quality finish.

The prime location and potential for real estate appreciation make this land an ideal option for visionary investors.

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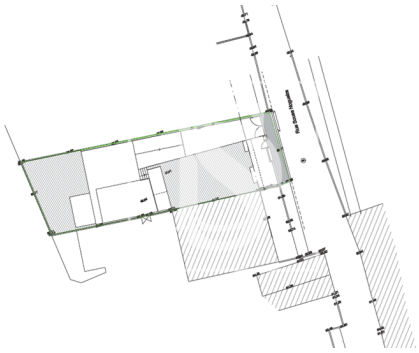
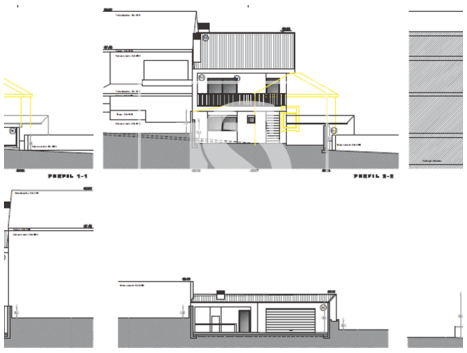
Key features:

Plot: 365 m²
Implantation area: 178.5 m²
Housing area: 182.6 m²
Garage construction area: 72.5 m²
Porch area: 14 m²
Balcony area: 15 m²
Invest in a high-quality project in Vila Nova de Gaia and take advantage of the potential for profitability and appreciation.
Contact us for more information!





General features

- Built year: 1937
- Views: Urbanization view
- Main drainage
- Central location
- Energetic certification: B
- Outbuilding area (Ex. garage, etc): 90
- Septic tank
- Quiet Location
- Uninterrupted views
- Solar orientation: North, South, East, West

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- Mains water
- Orientation: Exterior