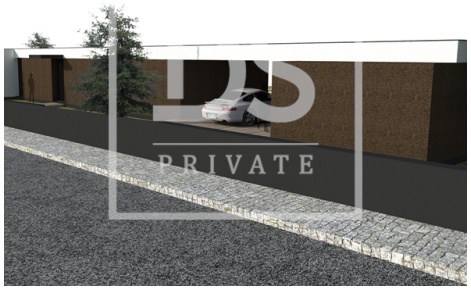
**Luís Ferraz**

**Tel:** 913728566
**Email:** luisferraz@dsprivate.com

**Preço: 90 000 €**

**Opportunity**



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|---|---|---|---|---|---|
| 0 | ✖ | 3310 sqm | 3310 sqm | ✖ | |

**Ref.** DSPAMARLAF10 | Amarante

## Land 3,300 m² in Vila Caiz, Near the Station

We present this excellent flat plot of land with 3,300 m², located in Selada, in the parish of Vila Caiz. Inserted in a new and modern subdivision, the land is surrounded by buildings of contemporary architecture, offering a harmonious and quality environment.

• Complete Infrastructure: The land has access to all basic infrastructure, water, electricity and sanitation. In addition, it has a water well.

• Approved Project: It already has an approved project for the construction of a single-storey house of more than 300 m², allowing it to start construction.

• Ideal Land for Development: In addition to the approved project for a large house, an architectural study indicates the feasibility of building several townhouses, expanding the possibilities of return on investment.

• Strategic Location: Close to essential services such as schools, pharmacies, supermarkets, bakeries, and health centers. The proximity to the Livração train station is a differential, facilitating access and the appreciation of the property.

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Don't miss this investment opportunity! Contact our real estate agency for more information and schedule a viewing. We are ready to help you turn this land into your next big project.

# General features

- Dependent Gross Area: 114,85
- Solar orientation: North, South, East, West
- Views: Countryside views, Mountain views, Urbanization view