Carla Larangeira

Tel: 911142886

Email: carlalarangeira@decisoesesolucoes.com

Preço: 850 000 €

0	✖	866 sqm	853 sqm	✖	1983

Ref. DSVNGCANCL10 | Matosinhos

Land with Approved Project in Prime Location – Invest in Matosinhos - Nossa Senhora da Hora

We present a unique investment opportunity in a plot of land located on the prestigious Rua do Sobreiro, in Nossa Senhora da Hora, Matosinhos Porto.
This lot has an approved residential project, ready for the development of modern apartments, offering high potential for appreciation and excellent financial return for investors. Located in a strategic area, with easy access to public transport, schools, shopping centers and a few minutes from the city center, this land stands out for its privileged location and the growing demand for real estate in the region.
Land of 866.90 m² in excellent location in Senhora da Hora, Porto. Just a 5-minute walk from Fonte do Cuco tube station and 7 minutes from Senhora da Hora station, this land is strategically positioned next to the Londres Shopping Center, in an area of easy access and with great potential for appreciation. which significantly increases its strategic value. The location benefits from an excellent public transport network, with several metro and bus stations nearby, as well as being close to important access roads that quickly connect to the center of Porto and other areas of interest. With schools, shopping centres (such as NorteShopping) and essential services just minutes away, the land is set in an area that is constantly growing and has a strong residential demand, making it ideal for the development of properties for both sale

Carla Larangeira

Tel: 911142886

Email: carlalarangeira@decisoesesolucoes.com

and rent.
With feasibility for the construction of a basement building, ground floor and 3 floors, it is an unmissable opportunity for investors and builders looking to develop a real estate project with great return.
The PIP (Request for Prior Information) has already been approved and we are available to provide all the details of the project. For more information or to schedule a visit, please contact us by email.

#InvestimentoImobiliário #ImóveisPortugal #TerrenoParaConstrução #OportunidadeDeInvestimento #MercadoImobiliário #ImóveisDeLuxo #TerrenoComProjeto #ConstruçãoPortugal #InvestidoresImobiliários #PropriedadesPorto #SenhoraDaHora #ProjetosResidenciais #ImobiliáriaPortugal #DesenvolvimentoImobiliário #ValorizaçãoImobiliária

QUADRO DE ÁREAS

Área da parcela	866,90m2
Área de implantação	507,00m2
Área bruta de contrução abaixo do solo:	
cave	507,00m2
Área bruta de construção acima do solo:	
rés do chão	350,00m2
1º andar	262,50m2
2º andar	262,50m2
3º andar	262,50m2
total:	1137,50m2
Área total de construção	1644,50m2

Área revestida em pavimento 100% permeável do tipo "Pavidren" = 182,70m2

Limite da parcela

General features

- Garden
- Built year: 1983
- Views: Garden view, City view
- Frontline property
- Parking space
- Proximity: Shopping, Restaurants, City, Hospital, Pharmacy, Public Transport, Schools, Playground
- Private gross area: 866,90
- Gas: Main grid
- Quiet Location
- Uninterrupted views

Carla Larangeira

Tel: 911142886

Email: carlalarangeira@decisoesesolucoes.com

- Energetic certification: C
- Mains water
- Parking Space
- Solar orientation: North, South, East, West
- Orientation: Exterior