Hugo Baptista

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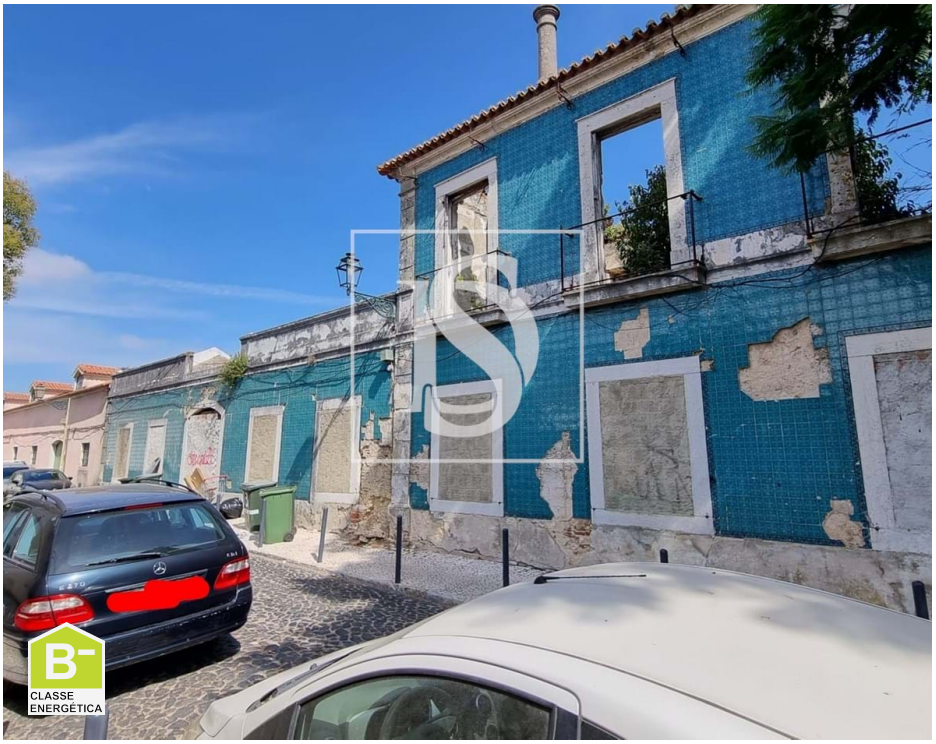
Preço: 3 000 000 €



0	✖	1096 sqm	4167,6 sqm	✖

Ref. DSVNBARHB31 | Lisboa

Buildings in historic area for construction of gated community

The first city plan to include Ameixoeira - the De Groër plan, 1948 - very suggestively calls this place ‘an island in the middle of the green sea’. Now, urban development and expansion over the last few decades has led us to classify Quinta de Santo António, in Ameixoeira, in the parish of Santa Clara, in Lisbon, as a property for investment in the residential segment, located in the Santa Clara Urban Rehabilitation Area (ARU).

Via Estruturante de Santa Clara is a project that forms part of the Santa Clara ARU, approved in 2018, and whose first phase is now being realised with funds from the PRR, within the scope of AML's Metropolitan Support Plan for Disadvantaged Communities.

The two buildings are located on a plot of land with a total area of 4,167.60 m2, which already had an approved project for 10 luxury condominium villas, with average gross private areas of 250 m2, with parking spaces, under the Municipal Master Plan (PDM) of Lisbon in force, but which has lost its validity. It is feasible to resubmit it for municipal approval, with the collaboration of the author of this project. This project envisaged a gross above-ground construction area of 2,668 m2. This project aimed to recover and renovate a historic area in Lisbon, combining modernisation with the charm of the past, guaranteeing

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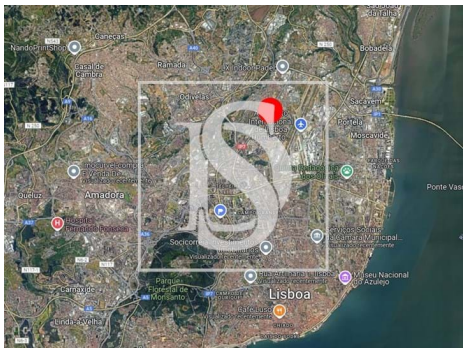
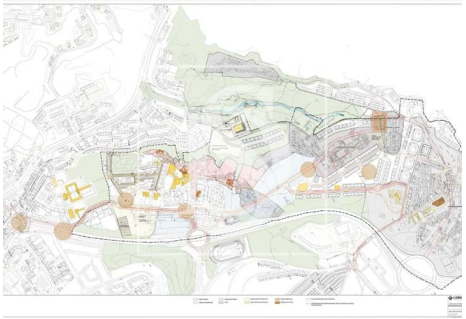
comfort, privacy, exclusivity and tranquillity.

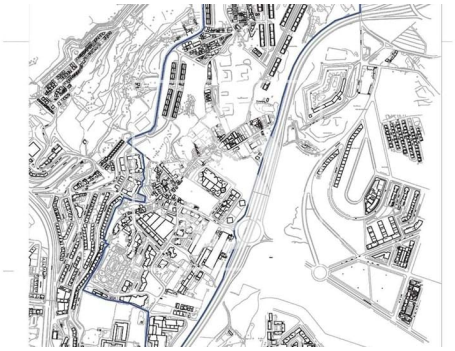
Quinta de Stº António is located in Lisbon, in the parish of Santa Clara, close to the north-south axis.
This area is home to some of the best schools in Lisbon, such as the Academia Santa Cecília, Colégio São João de Brito, Colégio de São Tomás and others.

Around the estate there are gated communities and some 18th century palaces.
In terms of public transport, as well as several buses, the site has a metro station nearby, which is about a 10-minute walk away.

Sources:
https://www.lisboa.pt/
https://www.portaldahabitacao.pt/
https://lisboaparapessoas.pt/







General features

• Energetic certification: B-