# Carla Larangeira

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## Preço: 8 000 000 €

| | | |
|---|---|---|
| PISO 0 | 2435.45m² | 1046.50m² |
| PISO 1 | 2435.45m² | 1046.50m² |
| PISO 2 | 2435.45m² | 1046.50m² |
| PISO 3 | 2435.45m² | 1046.50m² |
| PISO 4 | 2435.45m² | 1046.50m² |
| RECUADO | 1440.50m² | 209.80m² |

| | | | | |
|---|---|---|---|---|
| 0 | ✖ | 11920 sqm | 11920 sqm | ✖ |

**Ref.** DSVNGCANCL27 | Vila Nova de Gaia

## Land for sea view in São Felix da Marinha 23.403 of construction area

 Prime Opportunity for Builders and Investors – Land of 11,920 m² in Praia de São Félix da Marinha with Potential for 23,000 m² of Construction!

We present an exclusive plot of 11,920 m², located on the stunning São Félix da Marinha Beach, one of the most valued areas on the coast. With an approved project for two buildings with high-end apartments and sea views, this is an unmissable investment for construction companies looking to develop luxury developments in a privileged location.

Highlights of the Land:
 Design for Two Modern Buildings – Ideal for premium apartments with panoramic balconies and stunning ocean views.
 Construction Potential of 23,000 m² – Opportunity to develop an exclusive development, making the most of the appreciation of the region.
 High Prestige Location – Seafront, with direct access to the beach, bike paths, restaurants and leisure areas.
 Heated Real Estate Market – Average sale price in the region for apartments with sea views above

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€3,900/m², ensuring high profitability.
 Complete Infrastructure – Easy access to major roads, public transportation, and essential services, making the project even more attractive to future buyers.

 Transform this space into a landmark development on the coastline!

In São Félix da Marinha, the average sale price of apartments is approximately 3,536 €/m². For apartments with sea views, the values tend to be higher, reflecting the additional appreciation provided by the privileged location.

 Contact us now for more information and to schedule a visit!

# General features

• Energetic certification: Exempt