Carla Larangeira

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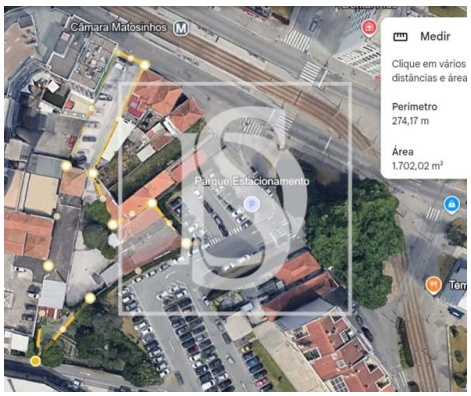
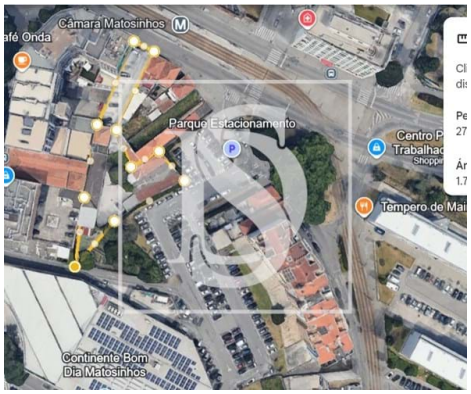
Preço: 3 000 000 €





0	✖	1742 sqm	0 sqm	✖

Ref. Terreno Matosinhos - Av Republica | Matosinhos

Land 1,742 m² | In front of the Matosinhos Metro Chamber | Construction Potential | Ideal for Real Estate Project

Strategic Location
Urban land of 1,742 m² located at Av. da Liberdade 106, Matosinhos.
Socioeconomically dynamic area, with high density and unrivaled access to commerce and transport.
Direct front of the Câmara de Matosinhos Metro station, with immediate access to public transport.
Câmara de Matosinhos Station (Metro – Line A) a few meters from the land, with direct connection to the center of Porto.
Consolidated area, with strong housing demand
Easy access to the A28, Estrada da Circunvalação, Pedro Hispano Hospital and NorteShopping

It is located right in front of the Continente store (hypermarket) of Senhora da Hora, and next to Continente Bom Dia
Inserted in an area of consolidated commerce and high housing density.

Sale Value per m² and Demand in the Region
Recent data indicate that: The average price per m² in Matosinhos reached around 4600 € / m² in Porto,

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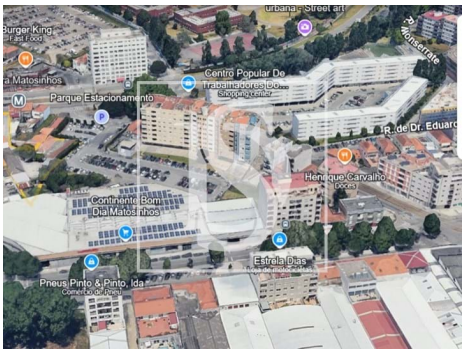
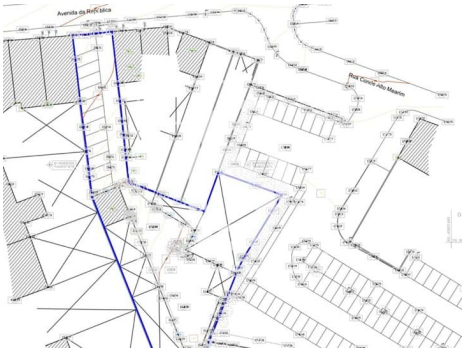
but in neighboring municipalities such as Matosinhos, the values are growing strongly, about 40 thousand € more per 100 m² apartment in just one year.
The local market signals a shortage of land for construction and a growing demand for pre-sale projects, especially from builders who promote off-project sales before completing the work

 Key features (summary)
Land area 1,742 m²
Location in front of the Matosinhos Metro
Adjacent commerce Continente (hypermarket) and Continente Bom Dia
Owner's offer Partnership with companies that carry out PIP/project

 If you are a construction company or investor interested in developing a high-value real estate project in Matosinhos, this is a rare opportunity.
Present your proposal or schedule a technical visit.
The owner evaluates direct proposals for acquisition, exchange or partnerships with companies that execute the project and the PIP.





General features

• Proximity: Restaurants, City, Beach, Shopping, Pharmacy, Public Transport, Schools, Playground

• Outbuilding area (Ex. garage, etc): 1742

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- Views: City view
- Energetic certification: Exempt
- Orientation: Exterior
- Drive way
- Solar orientation: North, South, East, West