Carla Larangeira

Tel: 911142886

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Preço: 960 000 €

0	✖	1482,15 sqm	0 sqm	✔

Ref. DSVNGCANCL42 | Vila Nova de Gaia

Unique Opportunity for Builders: Beachfront Land in Madalena - PIP Approved for 4 Luxury Villas

Single Land – First Line of Sea – Madalena, Canidelo

PIP approved for 4 luxury villas | Premium Investment in Greater Porto

Imagine building on one of the **last available plots of land on the first sealine** in Madalena, Canidelo — one of the most coveted and valued areas of the Porto Metropolitan Area.

The region is experiencing a moment of **intense demand for high-end villas with sea views**, driven by national and foreign buyers who value quality of life, proximity to the city and exclusivity. Luxury beachside properties have seen **consistent appreciation** in recent years and continue to sell rapidly.

Premium Location:

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- Direct ocean front, with permanent panoramic views
- A few minutes from the center of Porto and Vila Nova de Gaia
- Consolidated residential area, with commerce, services and leisure close by
- Calm, safe and highly prestigious environment

 Total area: 1,432 m²
 PIP approved: 4 luxury townhouses (or unique villa of exclusive design)
 Price: 960 000 €

Why This Land Is a Rare Opportunity

- **Project ready to move forward** – PIP approved, reducing licensing time
- **High demand** – Luxury villas on the seafront have a short average sales time and prices that exceed €800,000
- **Attractive return** – Feasibility study indicates ~25% margin for builders and developers
- **Investment security** – Consolidated area with continued potential for appreciation

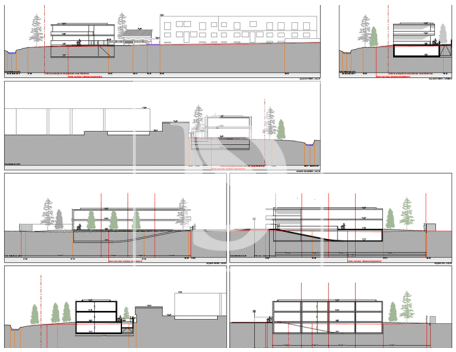
 Example of profitability (estimate):

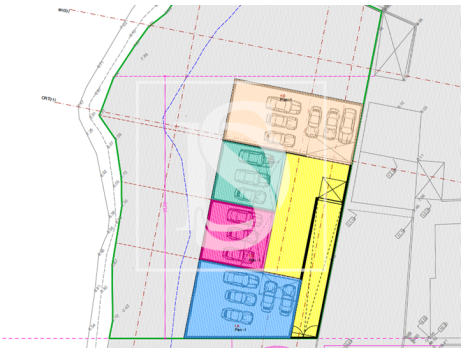
- **Average sale per house:** above 5,000.00€ /m²

 Ideal for builders and investors looking for a safe asset, with high liquidity and guaranteed demand by a demanding public willing to pay for the exclusivity of living by the sea.

 +351 911 142 886

Contact us to receive the complete market study, architectural project and schedule a visit





Fracção A	107,00	131,00	95,00	95,00	321,00	124,00
Fracção B	102,00	71,00	102,00	102,00	346,00	94,00
Fracção C	102,00	71,00	102,00	102,00	346,00	113,00
Fracção D	104,00	145,00	104,00	104,00	498,00	557,00
Totais	415,00	418,00	403,00	403,00	1511,00	888,00
Z. Comuns		164,00	164,00			

Quadro Sinóptico Geral

Área total do terreno	1436,50 m²
Área comum a todas as fracções	270,00m²
Área logradouros privados das fracções	888,00m²
Área de implantação	415,00m²
Área bruta de construção (Abc) - habitação	1093,00m²
Área de construção (Ac) - aparcamento (17 lugares)	400,00m²
Área total de construção	1511,00m²
Nº total de fracções	4
Nº de pisos acima do solo	2
Volume de construção	4533,00m³

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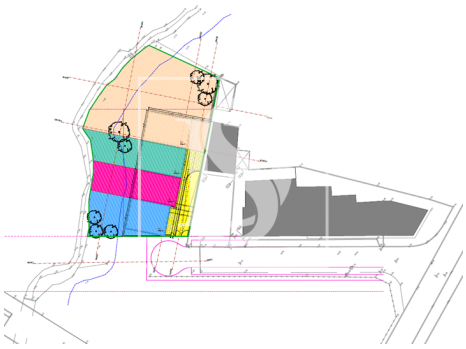

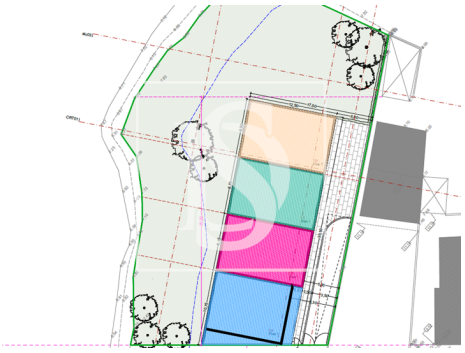

General features

- Garden
- Views: Beach view, City view, Sea views
- Solar orientation: North, West
- Garage
- Proximity: Shopping, Beach, Restaurants, City, Pharmacy, Public Transport
- Energetic certification: Exempt
- Mains water