# Carla Larangeira

**Tel:** 911142886

**Email:** carlalarangeira@decisoesesolucoes.com

## Preço: 2 950 000 €

| 0 | ✖ | 5600 sqm | 5600 sqm | ✖ | 1995 |
|---|---|---|---|---|---|

**Ref.** DSVNGCANCL44 | Vila Nova de Gaia

## Land 5,600 m² with PIP Approved in Gaia Plot with Pot - Potential for +20 Dwellings 15 min from Porto

 Urban Land with Approved PIP – Unique Opportunity in Serzedo (Gaia)

Land with 5,600 m² located at Rua do Agro, nº 395, in Serzedo – Vila Nova de Gaia.
With PIP approved for multifamily housing, this is a rare opportunity for developers and investors looking for a project ready to move forward in Greater Porto.

Main features:

Total land area: 5,600 m² (C.R.P.)

Planned gross construction area: 1,959.65 m²

Implantation area: 1,502.08 m²

Planned parking: 791.40 m²

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Use and typology: Multifamily housing (estimated 20 to 24 fractions)

Land cost per m² of construction: only ~150 €/m²

Strategic location:

Just 15 minutes from the center of Porto, with great road access (A1, A29, IC).

Public transport network in operation (STCP and intercity connections).

Local commerce and services within walking distance, as well as schools and support equipment for the population.

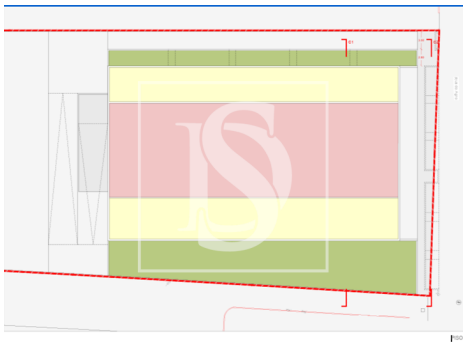
Consolidated residential area, with growing demand for housing.

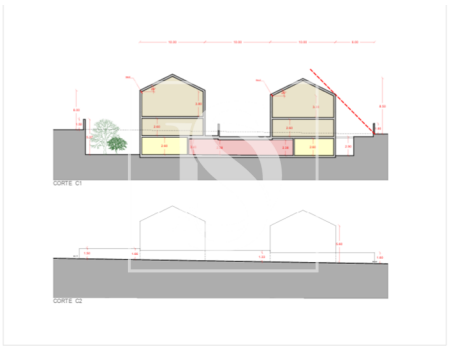
Investment potential:

Land cost represents only ~6% of the expected sale value of the fractions – a highly favorable cost structure for developers.

Strong profitability margin, with the possibility of selling apartments between €2,200 and €2,500/m².

 Exclusive opportunity for investors: land with approved PIP, reduced technical risk and potential for attractive margins.





| | |
|---|---|
| ÁREA DE TERRENO ANTES CEDÊNCIA | 5.696 m² |
| CEDÊNCIA AO DOMÍNIO PUBLICO | 132.1 m² |
| ÁREA DE TERRENO APÓS CEDÊNCIA | 4.899,13 m² |
| ÁREA IMPERMEÁVEL | 2 127,11 m² |
| ÁREA BRUTA DE CONSTRUÇÃO (piso 1 e 2) | 1959,65 m² |
| ÁREA TÉCNICA (piso -1) | 643,02 m² |
| ÁREA DE ESTACIONAMENTO (piso -1) | 791,40 m² |
| ÁREA PERMEÁVEL | 2 772,02 m² |
| IMPLANTAÇÃO | 1 502.08 m² |
| ACESSO PEDONAL ÀS FRACÇÕES | 272,76 m² |
| ACESSO ÀS FRACÇÕES/GARAGEM | 659,34 m² |
| TERRAÇOS PERTENCENTES ÀS FRAÇÕES | 457,87 m² |

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# General features

- Garden
- Built year: 1995
- Private gross area: 5600
- Main drainage
- Central location
- Energetic certification: Exempt
- Proximity: Shopping, City, Pharmacy, Public Transport, Schools, Playground
- Outbuilding area (Ex. garage, etc): 5600
- Views: City view, Garden view
- Quiet Location
- Sealed land area
- Mains water