

At RealKasa®, our market strategy is focused on discretion, premium presentation, and highly qualified buyer matching. Each property is positioned with a tailored narrative to maximize perceived value and market response.

# Rustic Land with Possibility of Urban Conversion with Total Area of 2000 m²

Ref: 85506905 | Lisboa > Lisboa



€3.000.000

|               |          |               |          |
|---------------|----------|---------------|----------|
| Business type | Sale     | Property type | Land     |
| Bedrooms      | -        | Bathrooms     | -        |
| Area          | 2.000 m2 | Land area     | 2.000 m2 |

## Description

Excellent location, between the Ajuda University Campus (in expansion), the Liga Foundation, the Ajuda Humanitarian Fire Brigade Association and the Monsanto Forest Park.

Slightly further away but sufficiently close is located the Ajuda National Palace.

The land has a configuration of approximately 22 m depth and 55 m usable width.

Given the conditions and limitations established in articles 49°, 53°, 54° and 55° of the Lisbon Municipal Master Plan Regulation, there is the possibility of constructing a residential building with five floors, a frontage of approximately 50 meters and a depth of 15 meters, leaving the remaining plot as outdoor space.

This building perspective complies with the indication in article 54° of the PDM Regulation, in paragraph c) of point 2), of the maximum IUB (Gross Building Index) being 2 m<sup>2</sup>/m<sup>2</sup>, which would allow for the total 2,000 square meters of land an occupation for housing of approximately 4,000 m<sup>2</sup>

For more information please contact.

## Related Properties



Lisboa > Lisboa

### Welcoming 2-Bedroom House for Sale in Lisbon

Ref: 87275001

€207.500

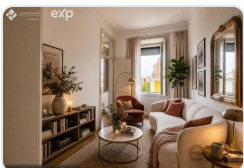


Lisboa > Lisboa

### SHOP Avenues Very Central - INVESTMENT

Ref: 85966656

€290.000

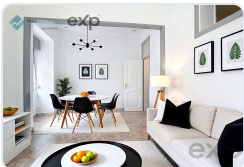


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### T2 WITH TAGUS VIEW IN GRAÇA | AUTHENTIC CHARM IN THE HEART OF LISBON

Ref: 87114945

€338.000



Lisboa > Lisboa

### 1 Bedroom + 1 in Campolide - Lisbon Charm and Quality of Life near Amoreiras

Ref: 86914849

€340.000

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**Real Estate Solutions**

This brochure was prepared by RealKasa® for property presentation.

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