# RealKasa® eXp®

Real Estate Solutions

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.

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# Land with Approved Project

Ref: 86006815 | Setúbal > Sesimbra









## €990.000

| | | | |
|---|---|---|---|
| **Business type** | Sale | **Property type** | Land |
| **Area** | 8.614 m2 | **Land area** | 8.614 m2 |

## Description

We present to you a plot of land with high development potential, located in a quiet and valued residential area of Alto das Vinhas, in Sesimbra. This property stands out for its secure administrative framework, being marketed with an architectural project approved by the Municipal Council, as well as with all specialties equally approved independently, allowing for rapid commencement of works without regulatory uncertainties.

The project has been designed for the implementation of a contemporary residential condominium, combining functionality, architectural quality and comfort, in total harmony with current market requirements.

General Characteristics

Total land area: 8,614 m²

Residential program: 14 single-family homes with T4 typology

Gross habitable area per unit: 183 m²

The homes are organized in two rows of 7 units, separated by courtyards, guaranteeing privacy, luminosity and comfort.

Private Spaces

110 m² of outdoor spaces per home, including:

Private garden at ground floor level

Balcony on the first floor

Common Spaces and Amenities

Common green space, ideal for leisure and socializing

Multi-purpose room with 21 m², intended for community activities

Recreational space with 1,271 m², designed for recreation and socialization moments

Technical area with 238 m², intended for condominium infrastructure

Pedestrian paths with 456 m², promoting smooth circulation

Internal street with 1,302 m², ensuring efficient access to homes

Strategic Location

The plot benefits from a privileged location, combining tranquility and accessibility:

9 minutes from Azeitão

15 minutes from Sesimbra

50 minutes from Lisbon

Sale Conditions

The property is marketed with:

Approved architectural project

Specialties approved by the Municipal Council independently

Clear and secure legal framework, ideal for a structured investment

This is a rare opportunity for developers and investors who wish to develop a quality residential project in a privileged area.

? Contact us for more information or to schedule a visit. We will be delighted to accompany you in this project.

## Related Properties



Setúbal > Sesimbra

**Building Plot in Maçã. Sesimbra**

Ref: 86353356

€119.900



Setúbal > Sesimbra

**1-Bedroom Apartment - Portugal/Lisbon - South Bay/Sesimbra**

Ref: 87391920

€270.000



Setúbal > Sesimbra

**Excellent Lots With Approved Project**

Ref: 86678154

€350.000



Setúbal > Sesimbra

**Sesimbra Detached House T3 with Swimming Pool**

Ref: 87430094

€575.000

**Real Estate Solutions**

This brochure was prepared by RealKasa® for property presentation.

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