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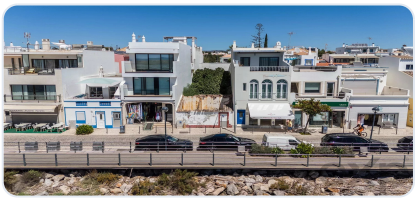
Real Estate Solutions

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.

House with Approved Project - First Line Facing the Ria

Ref: 87265682 | Faro > Tavira > União das freguesias de Conceição e Cabanas de Tavira



€350.000

Business type	Sale	**Property type**	House
Bedrooms	2	**Bathrooms**	2
Area	49,59 m2	**Total rooms**	4
Balcony	Yes	**Terrace**	Yes
Building area	49,59 m2		

Description

A rare opportunity to build from scratch in the heart of Cabanas de Tavira, on the first line facing the Ria Formosa and its boardwalk. Ruined house with already approved architecture project, ready to move directly to the construction phase and next stage!

For investors, this is a property with an irreplaceable location, next to the ria's edge and the boat connection to Cabanas de Tavira Island. A secure asset in an area where demand, both national and international, continues to grow.

For those seeking a home to live in, it's the possibility to design your daily life around the landscape, wake up by the water, welcome family and friends in a space designed from the ground up, and create memories in one of the Algarve's most authentic corners.

The approved project includes the construction of a single-family home with 2 bedrooms, distributed across ground floor, 1st floor, 2nd floor and technical roof.

The approved project features the following areas:
Total land area: 103.59 m²
Gross construction area: 133.78 m²
Building footprint area: 46.87 m²
Outdoor area: 51.80 m²
Terrace area: 21.00 m²
Usable area: 92.60 m²
Livable area: 75.90 m²

Description of the approved project and house designed to be built on site:

• Ground Floor
Entrance atrium, hall, drawing room or office with 10.25 m², spacious kitchen with 24.35 m², patio with 51 m² and bathroom. In the exterior outdoor space, a leisure area is planned with a water feature and surrounding wooden deck, an invitation to enjoy the Algarve climate right at your doorstep;

• 1st Floor
Hall, one bedroom with 9.45 m², a second bedroom with 12.10 m², support bathroom with 7.25 m² and stairs to access the 2nd floor;

• 2nd Floor
Living room with 19.75 m², with direct access to private terrace of 21.00 m² and views over the Ria Formosa and sea, the ideal setting for a family evening or to entertain guests. It also has stairs accessing the roof or solarium;

• Roof
Technical terrace of 32.40 m², already prepared for solar panels, air conditioning unit, television antenna and clothesline. It can be used as a private terrace where you can enjoy the best views of the ria and sea over Cabanas de Tavira beach.

In summary, here you find a property with an approved project, in a location that rarely comes up on the market. Contact us to learn all the details of this project and schedule a visit to the location.

Note:

• Without habitation license, as the building was constructed at a date that cannot be precisely determined, prior to August 7, 1951, when the RGEU came into effect

• Exempt from Energy Certification in accordance with paragraph d) of article 4 of Decree-Law No. 118/2013 of August 20

Related Properties



Faro > Tavira

Tavira - Detached House (Ruin) for Sale - Property of 12,137 m²

Ref: 87568819

€180.000



Faro > Tavira

Tavira Center, T2 Ruin for Sale

Ref: 87528223

€195.000



Faro > Tavira

2-Bedroom Apartment in Tavira City Centre

Ref: 87146121

€250.000



Faro > Tavira

Exclusive 1-Bedroom Apartment in Tavira: Top Floor with Private Terrace, Sea and City Views

Ref: 87176950

€290.000

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This brochure was prepared by RealKasa® for property presentation.

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