RealKasa® eXp®

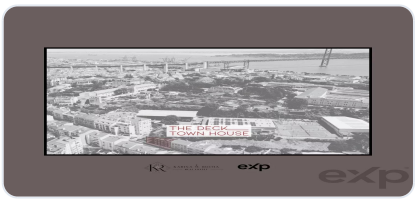
Real Estate Solutions

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.

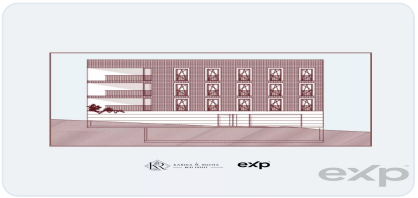
The Deck Town House. Construction Land with Approved PIP and Developed Project in Alcântara, Lisbon

Ref: 87331752 | Lisboa > Lisboa









€549.000

Business type	Sale	**Property type**	Land
Bedrooms	5	**Area**	84 m2
Total rooms	5	**Land area**	84 m2

Description

Construction land with approved PIP and developed project in Alcântara, Lisbon, a rare opportunity to acquire a ready-to-advance asset in one of the most valued residential areas of West Lisbon, on the border between Alcântara and Ajuda, within walking distance of Belém and the Tagus River.

The Story

Some places are not bought. They are chosen.
In a consolidated, peaceful and tree-lined neighborhood, with strong community character and quality of life that Lisbon rarely offers anymore, The Deck Town House is born: an author and niche architecture project, signed by One House Design, designed for those who understand that living well is a strategic decision.
It is not just land. It is an asset with approved PIP and developed architectural project ready to advance with confidence in the following phases. Imagine a private rooftop with views over the Tagus River, a private pool, a gymnasium and sauna inside the house, a Town House designed in detail, in T3 or T4 typologies, where every square meter has been thought for your life.

Here, the Tagus is not landscape. It is part of the house.

What is Approved and What is Ready:

For complete clarity and confidence in your decision:

Approved PIP: the urban planning framework of the land is validated by the competent authorities: the construction of the Town House is viable and licensable at that location. It is the legal guarantee that the project can move forward.

Developed and Ready Project: the architectural project by One House Design is complete and ready to advance, but has not yet been submitted/approved by the authorities. The subsequent phases: licensing and construction, are defined and ready to be developed.

The distinction is essential: the land already has the urban planning approval that guarantees viability; the project is ready to take the next step.

The Freedom to Personalize

And here is the freedom that few approved PIP assets offer: the project is ready, but it is not rigid. The structure has been designed to be flexible and adaptable to each buyer's profile, in space distribution, choice of finishes, constructive solutions. Whoever buys does not inherit an immutable project: they personalize it according to their needs and lifestyle, with the security of already having the approved PIP and the urban planning path defined.
In other words: the peace of mind of an approved PIP, with the freedom to make the project yours.

A Rare Location in Lisbon

A balance that the city no longer offers: complete mobility, schools within walking distance, green space and river within minutes and private garage.

Mobility Without Car Dependence:

- Tram with stop on the street itself and line 15E on Rua da Junqueira, direct connection to Belém and the city center;
- Belém railway station (Cascais Line) 7 minutes on foot, Cais do Sodré in about 15 minutes;
- 5 Carris bus lines practically at the door;
- Easy access to A5 and Av. da Índia within a few minutes' drive.

Family and Education Within Walking Distance:

- Primary school (EB1 Santo Amaro / Básica Alexandre Herculano) 7 min on foot;
- Secondary school (Rainha Dona Amélia / Marquês de Pombal) 9 min on foot;
- Nurseries and kindergartens in the area 10 min on foot.

Health, Leisure and Nature:

- Egas Moniz Hospital ~5 min by car (tram line 15E direct);
- Botanical Garden of Ajuda (the oldest in Portugal, 1768) and Tropical Botanical Garden, in Belém, within minutes;
- Monsanto Forest Park: the green lung of Lisbon, nearby;
- Tagus River ~10 minutes on foot;
- Local commerce, supermarkets and services 10 min on foot;
- Academic hub: Higher Institute of Agronomy and Ajuda Campus of University of Lisbon ~1 km away, strong appeal for rental.

The Asset

- Construction land with approved PIP and project developed and ready by One House Design;
- The Deck Town House: author and niche architecture
- T3 or T4 typologies, with possibility of customization according to buyer's needs;
- Rooftop with views over the Tagus River;
- Private pool;
- Gymnasium and sauna;
- Private garage.

For the Investor

This is not just well-located land. It is an asset with approved PIP and ready project, which significantly reduces risk and development time compared to "raw" land. Proximity to the academic hub and excellent mobility guarantee strong demand for both sale and rental in one of Lisbon's most valued residential areas.

For Those Who Want to Live Here

There are houses where you pass through, and houses where you stay. The Deck Town House was designed to be the latter.
Imagine your day starting on the rooftop, with the Tagus opening before you and ending with a dip in the private pool, after a sauna that is just yours. The kids walk to school through the tree-lined neighborhood that already feels like home. Commerce, green space, the train, everything within a short walk. The city stays close; the noise, far away.
And the best: this house is not yet locked into a floor plan. The PIP is approved, the project is by an author and it is you

who will shape it, room by room, tailored to your life.

The Turn-Key Solution

For those who prefer the peace of mind of receiving a completed property, Everything is Bricks provides an integrated "turn-key" solution, assuming overall coordination of the entire development.

Land acquisition value (asking price): €549,000
The all-in option (land + construction + fees + licenses) has an estimated total value between €1,500,000 and €1,850,000, allowing the buyer the peace of mind of receiving the completed Town House at the end of the process, with a single point of contact responsible for all technical support and overall project coordination.

Why the All-In Value Makes Sense

The range of €1,500,000 to €1,850,000 is positioned coherently with the segment of author-designed Town Houses in West Lisbon, a consolidated area with high demand and scarce supply. By including land, construction, fees and licenses in a single value, the buyer:

- Eliminates the uncertainty of unforeseen costs and coordination scattered among multiple suppliers;
- Protects the investment and has a single responsible party for the process;
- Guarantees quality of execution aligned with the One House Design author project;
- Receives the property ready, with no work to manage, no deadlines to monitor, no worries.

It is the difference between buying land and buying a house ready to be lived in.

The Deck Town House. The Tagus at your door. The project, in your hands.

Related Properties



Lisboa > Lisboa

SHOP Avenues Very Central - INVESTMENT

Ref: 85966656

€290.000



Lisboa > Lisboa

3 Bedroom + 1 Apartment with Attic near the Ajuda University Campus

Ref: 87438293

€299.000

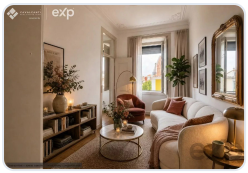


Lisboa > Lisboa

Excellent New 1-Bedroom Apartment in Lisbon Centre

Ref: 86968970

€335.000



Lisboa > Lisboa

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

Ref: 87114945

€338.000

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This brochure was prepared by RealKasa® for property presentation.

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