

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.

Unique Opportunity - Plot for Residential Development, Commercial Services and Hotel in the heart of Arruda dos Vinhos ARU

Ref: 85506357 | Lisboa > Arruda dos Vinhos > Arruda dos Vinhos



€1.200.000

Business type	Sale	Property type	Land
Area	10.772 m2		

Description

Plot of land covering 10 772 m² within the urban grid of Arruda, situated in the municipality and town of Arruda dos Vinhos in the Lisbon district, Central region, Oeste sub-region.

Current built area on site: 2 945,33 m²

Current undeveloped area: 7 826,67 m²

Residential capacity for 18 dwelling units with potential to develop up to four floors.

Zoning: Industry and Services (70%) and Residential (30%)

Construction index: 1.8

Occupancy rate: 50%

Location: Urban centre of Arruda dos Vinhos (ARU), Vale Quente

The property is located near a river course that traverses Arruda dos Vinhos. It lies 25 minutes from Lisbon, in a rapidly growing village with approximately 14 000 residents.

Geographically significant, it sits in a gentle valley of fertile soils ideal for wine production, with several watercourses within 30 km of Lisbon. Arruda dos Vinhos and the surrounding parishes have experienced significant growth in residential, commercial and industrial sectors due to their proximity to Lisbon and Loures, coupled with a comparatively lower housing price per square metre.

This plot offers substantial potential for a themed hotel intrinsically linked to wine production. It can be developed for a variety of purposes based on this product, such as treatments, spa, cosmetics or products derived from grape skins. For residential use, catering services, hospitality, sport, health or tourism, or even a more ambitious project, it could accommodate a mix of some of these referenced sectors.

Plot Features:

Do not miss this opportunity. Contact me for further information.

Related Properties

No related properties available.

Real Estate Solutions

This brochure was prepared by RealKasa® for property presentation.

Phone: +351 914064060

Email: info@realkasa.pt

<https://realkasa.pt/en/listings/85506357>