

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.

Land with Tagus River View

Ref: 86176491 | Setúbal > Almada > Costa da Caparica



€7.000.000

Business type	Sale	Property type	Land
Area	69.000 m2	Land area	69.000 m2

Description

Construction land with PIP approved by CMA.

The proposed project includes the construction of a 4-star hotel (109 rooms), a student residence (310 rooms / 620 beds) and a modern study center.

Located in Monte da Caparica (Almada), the site offers stunning views over the Tagus River and the Atlantic Ocean, as well as privileged access via the N377-1 and the Tejo South Metro. Lisbon and the beaches of Costa da Caparica are just a few minutes away.

Project Characteristics:

Land: 69,000 m²

Buildable Area: 23,361 m² (maximum authorized: 24,150 m²)

Mixed-use Development:

- 4* Hotel - 109 rooms
- Student Residence - 310 rooms (620 beds)
- Modern Study Center

Parking Lot: 396 spaces (200 covered + 196 above ground)

Integrated green spaces, with no obligation of transfer to the Municipal Authority

Related Properties



Setúbal > Almada > União das freguesias de Almada, Cova da Piedade, Pragal e Cacilhas

Almada - Operating Shop for Sale

Ref: 87443057

€150.000



Setúbal > Almada > União das freguesias de Laranjeiro e Feijó

Shop in the heart of Laranjeiro

Ref: 87449722

€170.000

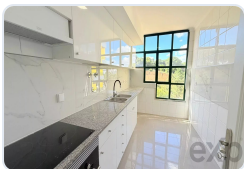


Setúbal > Almada > Costa da Caparica

Trafaria - 4-Bedroom Villa with Sea View

Ref: 87285417

€220.000



Setúbal > Almada > União das freguesias de Laranjeiro e Feijó

Refurbished Three-Bedroom Apartment, 91 m², Parque da Paz, Feijó, Almada

Ref: 86914707

€362.500

Real Estate Solutions

This brochure was prepared by RealKasa® for property presentation.

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<https://realkasa.pt/en/listings/86176491>