

IDRVA-068LAV



Lisbon's gates Investissment Project

Linda-a-Velha | Oeiras - Lisboa

- Two beautiful building plots - in mixed area / commercial and residential construction

Total potential building area (of the two parcels L9 & L15):

5'477 m²

Energy Efficiency Rating

no

Permission to build

yes

Architecture project

by the buyer

Asking price parcels L9 & L15 : (have to be sold in one lot)

€ 2,108,000

instead of : € 2'400'000.--

Parcel L9 - offices/commercial surface

(sold separately... only one parcel)

€ 1'125'000.—

Parcel L15 - housing/business offices

(sold separately... only one parcel)

€ 983'000.—

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Topo L9 & L15 pitches, aerial view



Criteria and plot details

L9 (ref: Land, commercial ... details in table)

Buildable surface:

3515 m²

Ground land area:

1'288 m²

Parcelle L9 - offices/commercial surface

3515 m²

L15 (ref: Land, commercial and residential ... details in table)

Buildable surface:

1,962 m²

Ground land area:

794 m²

Parcelle L15 - housing

1'389 m²

Parcelle L15 - business offices/ commercial surface

573 m²

Total area allowed to build on (for both plots):

5'477 m²

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(Plot pictures: see next page)



Photos parcelles

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Properties' description

The building plots are located in Almarjão, in the municipality of Linda-a-Velha, **municipality** of Oeiras and close to the capital, the great Lisbon.

If you take into account the entire surrounding urban context, you will quickly see the immense potential offered by this site, including the two parcels proposed here.

Ideally positioned, these plots allow you to realize two beautiful mixed projects to build offices, homes as well as indoor and outdoor parkings.

You will benefit for all the time you need to realize your own architectural projects, however you will have to take into account the district's construction regulations, which will be put at your disposal.



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Location description

Linda-a-Velha (Municipality of Oeiras) is bordered on the north by Carnaxide, by Alges on the east and south-east, by Cruz Quebrada-Dafundo on the south and west and finally by Queijas on the north-east. The city is mainly residential, but it also has very good infrastructures providing many activities.

The proximity of the capital, the green spaces, the variety of sports facilities around the national stadium and the beaches of the Estoril coast transforms Linda-a-Velha as a pleasant

residential area where to live. Moreover, it is important to mention the prices' attractiveness.

Linda-a-Velha occupies an area of 2.32 square kilometers and, according to the 2011 census, has a population of 19,999 inhabitants. The population density is 8,620.3 inhabitants / km².

The village was classified on the 16. August 1991 as a city. The church of the current city was officially created on the first June 1993, when the parish of Carnaxide was dismantled

Thanks to an established and fully operational technological and entrepreneurial park in Oeiras that has been described by the Portuguese press as "Silicon Valley of Europe", the municipality of Oeiras is positioned as a privileged destination for investment, which creates added value for the region. It is mainly due to the dynamism demonstrated by the network of companies. Among the world-renowned companies we can find: the American technology giant Google, the multinational Nestle, and many others ...

But this municipality is also the region's funniest place... there are various important events, among others there is the best rock festival in Portugal known under the name: the NOS Alive Festival

It should be noted, however, that the planning policies employed have created a vibrant urban fabric of housing, commerce (including offices) and tourism. It has prevented the creation of "dormitory suburbs".

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