



## Setúbal (São Sebastião) - Land



Land Area (m²)

N/A  
CLASSE  
ENERGÉTICA

**1 400 000 €**  
(EUR €)

### Building land with Approved PIP - Setubal

Land with 3 properties in ruin. The properties are located on a plot of land with an area of 2,242 m².

According to the PIP approved and dated 07/19/2023 (under renovation), a building for housing and commerce can be built on the land, with 3 floors above ground and use of the roof space, with a covered surface of 1,099, 74 m², construction area of 3,574.36 m².

We consider the construction of 3 floors. R/C with 599m² for housing and 500m² for commerce. The remaining floors (1st and 2nd floors), with 2,198 m² intended for housing, with a total construction area of 3,297 m².

The properties are located in the city center in a consolidated residential area, approximately 500 meters from the river, on one of the most emblematic avenues in the city center.



The property's surroundings are made up of 5/6-storey multi-family buildings, intended for housing and commerce.

In terms of equipment, services and commerce, it is a well-served area.

Parking is carried out on the surface without much difficulty.

Public transport is provided by regular bus routes with stops nearby.

## Property Features

- Energetic certification: Exempt