

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 Land for Construction Housing, Commerce Services, Hotel in the Center of Arruda dos Vinhos ARU

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



**€1.200.000**

<b>Business type</b>	Sale	<b>Property type</b>	Land
<b>Bedrooms</b>	-	<b>Bathrooms</b>	-
<b>Area</b>	10.772 m2		

## Description

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Plot of land with 10,772 m<sup>2</sup>, in the urban area of Arruda, located in the municipality and town of Arruda dos Vinhos in the district of Lisbon, Central region and sub-region of Oeste.

Current covered and implantation area on the plot 2,945.33 m<sup>2</sup>

Current uncovered area of 7,826.67 m<sup>2</sup>

Housing - capacity for 18 dwellings with the possibility of 4 floors.

Allocated to Industry and Services (70%) and Housing (30%)

Construction index 1.8

Occupancy rate 50%

Location: Arruda dos Vinhos urban center (ARU), Vale Quente

This property is located close to the river that runs through Arruda dos Vinhos. Located 25 minutes from Lisbon, it is a rapidly growing town with around 14,000 inhabitants.

Geographically, it has a lot of significance as it is located in a mild valley with fertile soils and suitable for wine production, with several watercourses 30 km from Lisbon.

Arruda dos Vinhos and its neighboring parishes have grown a lot in terms of housing, business and industry, due to their proximity to Lisbon and Loures and the lower price of housing per m<sup>2</sup>.

This plot has great potential for a themed hotel intrinsically linked to wine production. It could be exploited for a variety of purposes based on the use of this product, be it for treatments, spa, cosmetics or articles based on grape skin.

For housing, restaurant services, hotels, sports, health or tourism, or even in a more ambitious project, it could include a coexistence of some of these sectors mentioned.

Characteristics of the plot:

Don't miss out on this opportunity. Contact me for more information.

## Related Properties

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No related properties available.

## Real Estate Solutions

This brochure was prepared by RealKasa® for property presentation.

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