



CSS004

Reference

Scan the QR code to view the property



Oliveira do Douro - Land



267

Area (m²)



303

Land Area (m²)

90 000 €

(EUR €)

Plot with Approved Project for 4-Bedroom House in the Center of Oliveira do Douro

We present a unique opportunity to acquire an urban plot with an approved project for a 4-bedroom villa, located in the heart of Oliveira do Douro, Vila Nova de Gaia. This plot offers a perfect combination of tranquillity and convenience, ideal for those wishing to build their dream home.

Land Features:

- Superfície Total: 303 m²
- Superfície Buildable: 267 m²
- Viabilidade for Single-Family Residential: Villas
- Número of Buildable Floors: 2

Strategic Location:

T +351 917 377 236 ² · E geral@villadourada.pt
Rua de São Lourenço 454, 4430-545 Vilar De Andorinho
AMI 19374

¹ (Call to national fixed network) | ² (Call to national mobile network)



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- ☐ Centro de Oliveira do Douro: A few minutes' walk away, providing easy access to essential services such as supermarkets, pharmacies and schools.
- ☐ Vila Nova de Gaia: Just a 7-minute drive away, where you'll find El Corte Inglés shopping centers, restaurants and a wide range of cultural activities.
- ☐ Porto: An 8-minute drive over the Ponte do Infante bridge, 6 minutes to the Freixo bridge, allowing quick access to the vibrant city of Porto and its many

Tourist attractions.

- ☐ Aeroporto Francisco Sá Carneiro: 18 minutes away by car, facilitating national and international travel.

Additional Advantages:

- ☐ Proximidade to Green Spaces: Ideal for outdoor activities and family leisure time.
- ☐ Acessibilidade: Excellent public transport network and road access, ensuring quick and easy mobility.

This plot is the perfect choice for those looking for a privileged location to build a spacious and modern villa, with all the amenities and facilities within easy reach. Don't miss out on this investment opportunity in one of Vila Nova de Gaia's most desirable locations. Contact us for more information and to schedule a visit!

C.S.S. REAL ESTATE

(We help you make your dreams come true)

Translated with www.DeepL.com/Translator (free version)

Property Features

- land
- Energetic certification: Exempt
- Proximity: Hospital, Pharmacy, Public Transport, Schools
- Central location
- Main drainage

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