

SETUBAL

Prime Urban Project

Project "NOVA SINTRA"



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West
plots



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East
plots



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Nº Lote	Área do Lote (m ²)	Implantação			Nº de Pisos		Cércea Máxima (m)	Área de Construção Acima CS (m ²)		Nº de Fogos (Máximo)
		Área (m ²)	Bloco	Edifício (m ²)	Máximo	AB Cota de Soleira		Habitação		
1	1.023,00	1.023,00	1A	514,10	8	3	25	4.112,80	6.998,40	34
			1B	360,70	8		25	2.885,60		24
2	872,20	872,20	2A	360,70	8	3	25	2.885,60	5.676,80	24
			2B	348,90	8		25	2.791,20		23
3	714,10	614,10	3	491,80	8	2	25	3.804,40	3.804,40	32
4	1.113,30	965,00	4A	493,00	8	3	25	3.814,00	7.460,00	32
			4B	472,00	8		25	3.646,00		30
5	600,00	500,00	5	375,00	8	2	25	3.000,00	3.000,00	25
6	1.100,00	1.000,00	6A	375,00	8	2	25	3.000,00	6.000,00	25
			6B	375,00	8		25	3.000,00		25
7	1.261,20	1.161,20	7A	500,40	8	3	25	4.003,20	7.999,20	33
			7B	499,50	8		25	3.996,00		33
8	810,00	600,00	8A	300,00	5	2	16	1.500,00	3.000,00	13
			8B	300,00	5		16	1.500,00		13
9	1.441,90	1.441,90	9A	370,00	8	3	25	2.960,00	9.524,80	25
			9B	370,00	8		25	2.960,00		25
			9C	450,60	8		25	3.604,80		30
10	450,00	450,00	10	375,00	8	3	25	3.000,00	3.000,00	25
11	617,20	617,20	11	560,50	8	3	25	4.484,00	4.484,00	37
12	450,00	450,00	12	375,00	8	3	25	3.000,00	3.000,00	25
13	450,00	450,00	13	375,00	8	3	25	3.000,00	3.000,00	25
14	868,10	868,10	14A	360,70	6	2	25	2.164,20	4.328,40	18
			14B	360,70	6		25	2.164,20		18
15	434,10	434,10	15	360,70	6	2	25	2.164,20	2.164,20	18
16	868,10	868,10	16A	360,70	6	2	25	2.164,20	4.328,40	18
			16B	360,70	6		25	2.164,20		18
	13.073,20	12.314,90		10.445,70				77.768,60		648
								77.768,60		

	Cumprimento do PUENCS
	Condicionante do Farol e RGEU
	2 Últimos pisos recuados (RGEU) - menos 130m ²
	Fogo médio 120m ² - Mais de 500 fogos obriga a AIA

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Asking Price: **30.000.000€**

The project in which we are dealing is a "mixing building place" located in "Azeda de Baixo"-Setubal, with 10,000m² of land.

The plots are located in the entrance to Setubal, in the new developed area of Setubal with new roads surrounding the neighborhood and a new shopping center (first one in Setubal) that was open on October 2014

The plots are located at the south of Av Antero de Quental. The land is composed of plots 1-16 which are intended for apartment buildings and some commercial shops.

The land is distributed to 16 lots in totality.

The proposal is to build a habitation zone, with a total of 77.770 m²

The land is distributed to:

- 648 apartments in buildings with a number of floors that varies between 5 and 8
- Underground 2 or 3 floors of parking and warehouses (underground not included in the 77,770 m²)
- 1,850 m² of commercial area on the ground level.

PROS:

- ✓ There's almost no new apartments available inside the city.
- ✓ There are very few plots available for immediate new construction in the city (apart from our own).
- ✓ There is a demand for medium high quality apartments, and there is no supply in the market.
- ✓ There's no Medium-high offer today.
- ✓ These kind of apartments have sold out, and values were:
 - T2 (2 Bedroom) 185K 1 parking spot;
 - T3 (3 Bedroom) 210K 1 parking spot,
 - T4 (4 Bedroom) 235K with 2 parking spot.
- ✓ Buyers appreciate good areas, finishes, and a terrace or a good balcony.

Selling volume of new or almost new houses is below country average.

There is a huge demand to rent apartments, resulting in very little offer, and short rental times. Renting prices for T2 (2 Bedroom): 400€/500€

All development fees were paid and development work completed

More Informations
Available ONLY after LOI and POF

General Information