



**LUXIMOS** | **CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



**BUILDING LAND FOR SALE  
IN PAÇOS DE BRANDÃO,  
PORTUGAL**

**Ref. LS05587**

**€ 475 000**

Flat land for sale, with 5,019 m<sup>2</sup> - rectangular in shape - with a frontage of around 175 m and an average width of 28 meters. Classified as "Residential Area level II Urbanizable", according to the PDM of Santa Maria da Feira City Council, it has building capacity with an urban index of 0.9 m<sup>2</sup> per m<sup>2</sup>. It allows three floors above the threshold level, with the possibility of adding another floor provided that the last floor is used as a roof overhang or recessed floor. 15 minutes from the beaches of Esmoriz and Espinho, the Oporto Golf Club and 30 minutes from Porto.

**Plot Area:** 5 760 m<sup>2</sup> | 62 000 sq ft **Energy efficiency:** |