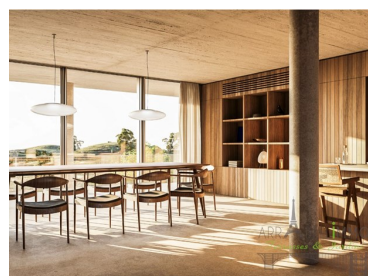




## Turcifal - Land



 44  
Bedrooms

 44  
Bathrooms

 4500  
Area (m<sup>2</sup>)

 9354  
Land Area (m<sup>2</sup>)

  
Garage

**1 500 000 €**  
(EUR €)

## Building Land of 9,354 m<sup>2</sup> - Approved Construction Project of 4500m<sup>2</sup>- Invest. Opportunity- Turcifal

Unique Opportunity: Building Plot of 9,354 m<sup>2</sup> with Approved Project of 4500m<sup>2</sup> gross construction

Business Plan studied for option 1:

Result on investment of at least 27%, i.e. a margin after tax of €1,836,316

Privileged location: Turcifal, just 10 minutes from Torres Vedras, 30 minutes from Lisbon and its airport, and close to several international schools. Enjoy an exceptional setting, less than 30 minutes from the beaches of Ericeira and the Atlantic coast. For golf enthusiasts, the Silver Coast Golf Club is only 6 minutes away.



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### An investment in the future

With the rise of teleworking and the constant rise in property prices, this region is becoming a new pole of attractiveness.

### An exceptional real estate project

The land benefits from a Pre-Approved Architecture Project (PIP) for the construction of a private residence of maximum 24 apartments with club house, swimming pool, spa and gymnasium. This project is fully modular, with 6 variants also approved, thus offering a unique flexibility to investors.

Buildings Ground floor + 1 floor

Option 1: 24 apartments: T2 of 128 m<sup>2</sup> with 37.7 m<sup>2</sup> of outdoor space

Option 2: 22 apartments:

4 T1 of 103 m<sup>2</sup> with 20 m<sup>2</sup> of outdoor space

8 T2 of 128 m<sup>2</sup> with 37.7 m<sup>2</sup> of outdoor space

8 T3 of 150 m<sup>2</sup> with 42 m<sup>2</sup> of outdoor space

Option 3: 20 apartments

8 T2 of 128 m<sup>2</sup> with 37.7 m<sup>2</sup> of outdoor space

8 34 of 171 m<sup>2</sup> with 48 m<sup>2</sup> of outdoor space

4 T3 Duplex of 164 m<sup>2</sup> with 48 m<sup>2</sup> of outdoor space

Option 4: 18 apartments

12 T2 of 128 m<sup>2</sup> with 37.7 m<sup>2</sup> of outdoor space

6 T3 or T4 of 253 m<sup>2</sup> with 78 m<sup>2</sup> of outdoor space

Option 5: 16 apartments

8 T2 of 128 m<sup>2</sup> with 37.7 m<sup>2</sup> of outdoor space

8 T3 or T4 of 253 m<sup>2</sup> with 78 m<sup>2</sup> of outdoor space

Option 6: 12 apartments

12 T3 or T4 of 253 m<sup>2</sup> with 78 m<sup>2</sup> of outdoor space



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## Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Proximity: Airport, Beach, Golf course, Shopping, City, Open field, Hospital, Pharmacy, Schools
- Terrace
- Floors: 2
- Views: Countryside views, Garden view
- Lift
- Electric shutters
- Sealed land area
- Security door
- Solar orientation: North, South, East, West
- Washing machine
- Air conditioning
- Walk-in wardrobe
- Garden
- Garage
- Private condominium
- Video entry system
- Double glazing
- Quiet Location
- Domotics
- Energetic certification: A+



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