

Construction suggestion shown for inspiration only



Land only  
**€ 125.000**



*Magusteiro*

**RIVER FRONTAGE, PRIVACY AND  
BUILDING POTENTIAL JUST  
MINUTES FROM CÔJA**



## **GENERAL DESCRIPTION**

This is a mixed property with an accurately registered BUPi / RGG area of approximately 1.040385 ha, set in a very private location with around 135 metres of river frontage, excellent southern sun exposure, views over the river and surrounding hills, and convenient proximity to Côja.



The land is registered in BUPi, with clear, marked and walled boundaries. The property has access via public road, followed by a short final section of approximately 10 metres over a shared track, which is duly documented.

Access is possible throughout the year with a normal car, including access for construction vehicles.



## PROPERTY ARTICLES

- ✓ Rural article 1742
- ✓ Urban article 2091

## BUILDING POTENTIAL

The property includes a registered urban element with 85 m<sup>2</sup> of existing built area.

There is currently confirmed building potential of approximately 128 m<sup>2</sup>, corresponding to a 50% extension over the registered built area. Construction may be developed over two floors. There is also the possibility of an additional support building of up to 30 m<sup>2</sup>.

An update to the PIP is also underway, with the aim of increasing the potential building capacity to approximately 300 m<sup>2</sup>, subject to final confirmation.

## IMPORTANT TO KNOW

Not all of the land is buildable. Any future construction must remain connected to the existing urban article and its applicable planning framework.

The lower area next to the river lies within a flood-sensitive zone, so this is not where construction is expected to take place. Occasional seasonal flooding can occur, usually in wetter winters, and should be understood as part of the natural riverside character of the property.

# PLANNING AND RESTRICTIONS



The house construction platform lies outside the relevant REN and RAN restrictions.



The proposed building area also benefits from a very low wildfire risk classification, shown as green on the relevant map.

## INFRASTRUCTURE

- No mains water connection currently on site
- Registered borehole
- Electricity approximately 20 metres away
- Septic tank installation required
- Good mobile signal
- Fibre internet available on the road

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## IDEAL BUYER PROFILE

This land is particularly suited to buyers looking to create a family home, holiday home, relocation project or lifestyle property with a degree of autonomy.

Given its setting, landscape and surroundings, the property would be especially well suited to a contemporary schist house that works with the natural character of the land.

## PRICE

Asking price: €125,000.

The value reflects an unusual combination of:

- mixed property status
- potential building capacity of up to approximately 300 m<sup>2</sup>
- river frontage
- privacy
- excellent sun exposure
- proximity to Côja and essential services



## INDICATIVE TURNKEY CONSTRUCTION

To help buyers assess the real potential of Magusteiro / Fonte da Pipa, Senmar has provided indicative estimates for design, licensing and turnkey construction.

Senmar is a local company based in the region, specialised in timber-frame construction and prefabricated housing solutions. In addition to construction, it can support the buyer with architecture, engineering, licensing and coordination with the relevant authorities, drawing on its practical knowledge of municipal procedures and the local context.

At Magusteiro / Fonte da Pipa, the currently confirmed building capacity is approximately 128 m<sup>2</sup>. A PIP update is underway and may allow a larger area, potentially close to 300 m<sup>2</sup>, subject to formal confirmation.

The estimates below are based on Senmar's Optimal solution, a prefabricated insulated timber-frame system designed for strong thermal performance, including external walls, internal structural walls, roof panels and floor panels.

## INDICATIVE CONSTRUCTION SCENARIOS

<u>Compact house</u>	80 m <sup>2</sup>	170.700 € + VAT
Intermediate family house	110 m <sup>2</sup>	234.715 € + VAT
Current planning estimate	128 m <sup>2</sup>	273.120 € + VAT

Architecture, engineering and licensing for the 128 m<sup>2</sup> area: €9,500 + VAT.



## WHAT IS INCLUDED

Senmar's turnkey solution indicatively includes:

- Timber-frame structure with insulation
- Interior and exterior walls
- Roof structure
- Prefabricated floor panels
- Exterior waterproof membrane and interior vapour barrier
- Assembly
- Earthworks for foundations, according to the defined solution
- Exterior façade and roof finishes
- Window frames and exterior doors
- Electrical installations and networks
- Water and sewage plumbing within the construction scope
- LED lighting
- Interior finishes, including walls, ceilings and floors
- Bathroom equipment
- Kitchen with oven, extractor, ceramic hob and sink
- Water heating systems
- Bathroom ventilation

Other systems or finishes may also be included as the project develops and according to the final specification agreed with the buyer.

## COSTS TO BE CONSIDERED SEPARATELY

Some costs depend on the specific conditions of the plot and should be confirmed during the design stage:

- VAT
- Topographic survey
- Geotechnical study, if required
- Municipal fees, licences and administrative costs
- Connections to water, electricity and sewage networks
- Septic tank, where required
- Walls, pavements, landscaping and external works
- Access ramps, retaining walls, platforms or special implantation works
- Site supervision director, to be appointed by the client