



LUSO7 INVEST
PROPERTY

PLOT FOR CONSTRUCTION

PORTO - CAMPO ALEGRE

AMI 25356



Who we are

Luso7Invest is a consultancy specialized in the acquisition and structuring of financial businesses, legal advisory, property management, and real estate consultancy. We offer personalized and confidential support, ensuring the best business opportunities.



Acquisition et Structuration de Projets

- Complete Setup and Advisory for Businesses
- Development of projects / European funds
- Identification of the best investment opportunities



Legal Advisory

- Legalization and Visas
- Immigration Process
- Inheritance and Succession



Real Estate Consultancy

- Property Management and Enhancement
- Support in the acquisition and sale of properties

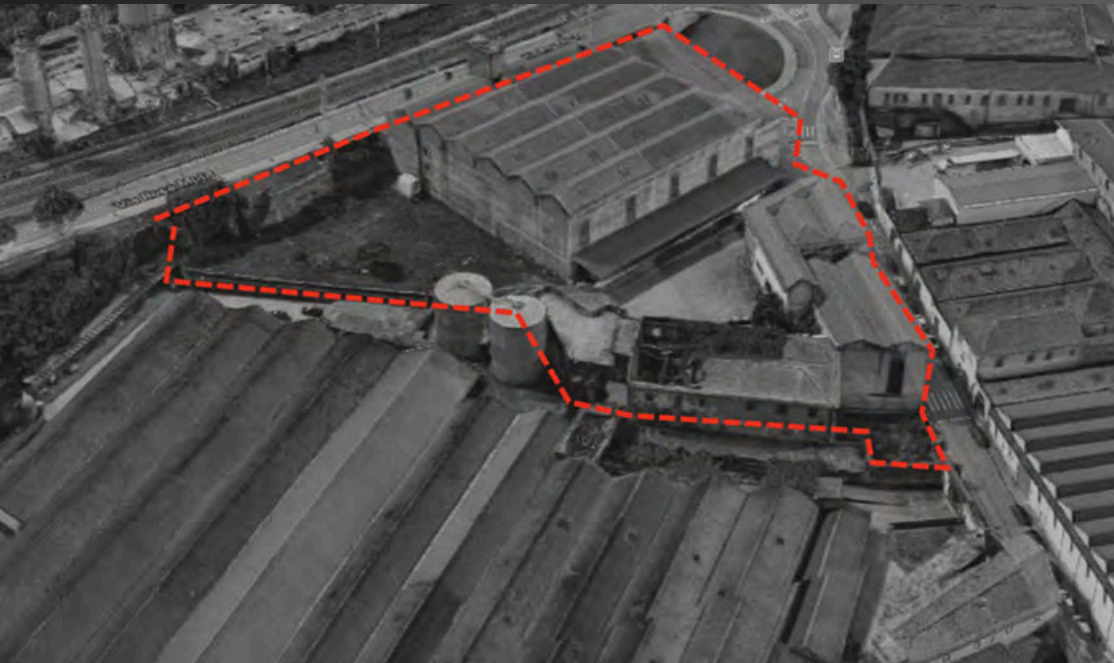
02_IDENTIFICAÇÃO

A nighttime photograph of a city, likely Lisbon, featuring a large illuminated bridge (Ponte 25 de Abril) spanning a river. The city lights and buildings are visible in the background, and the bridge's structure is prominent in the foreground.

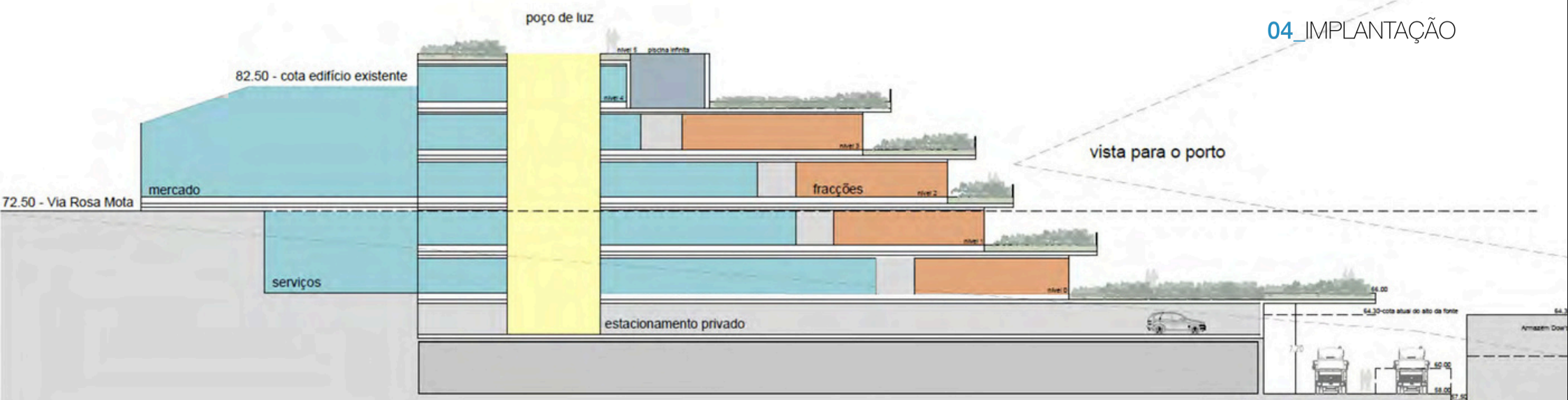
Land with construction capacity

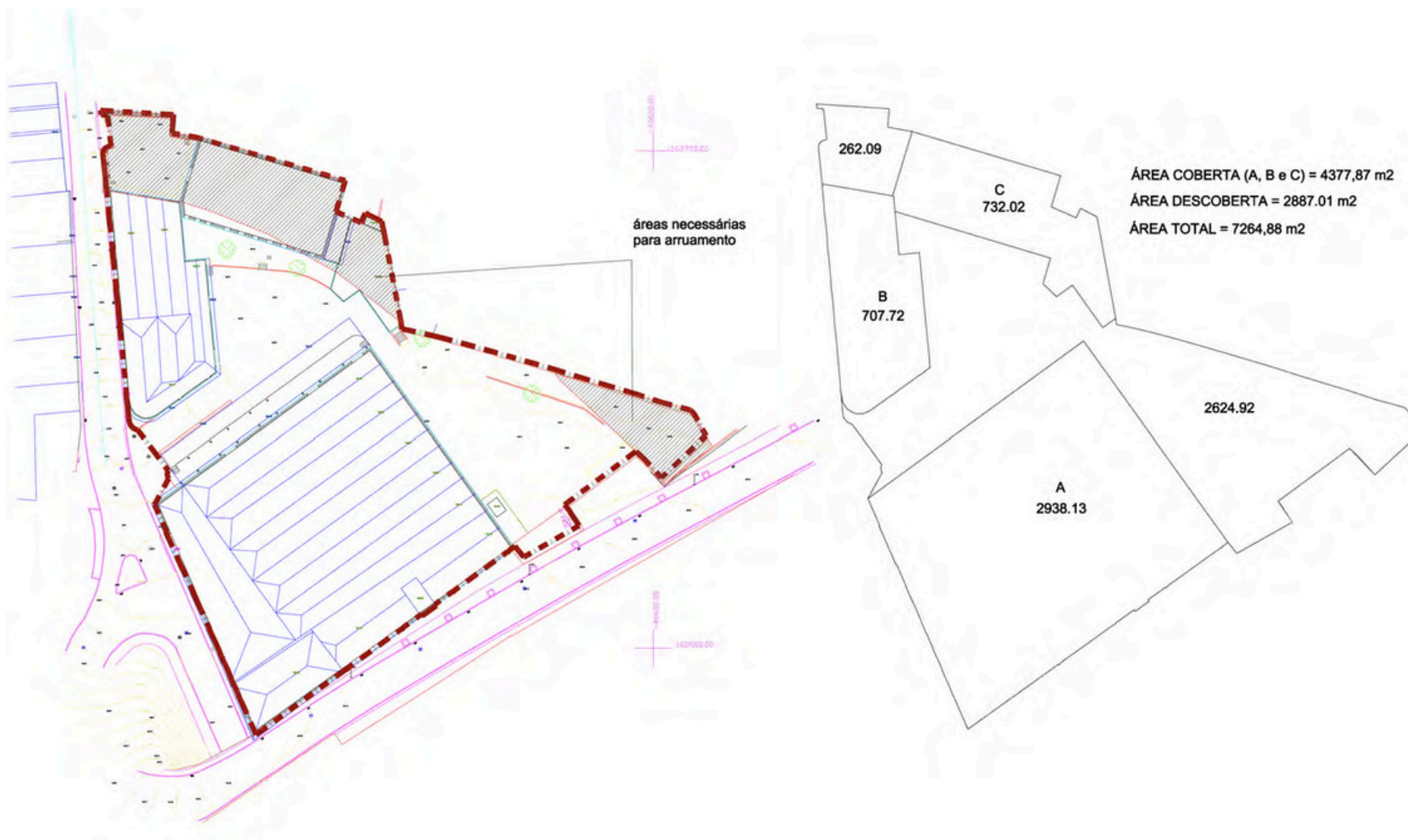
Location **Vila Nova de Gaia**

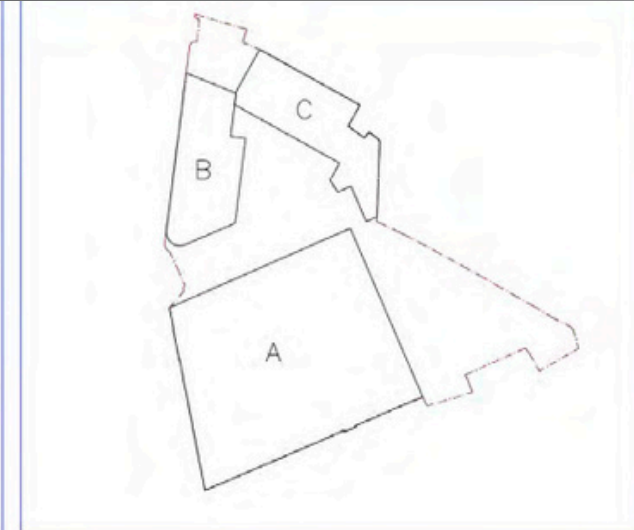




- **Excelente location**
- **Stunning views**
- **Unique opportunity**







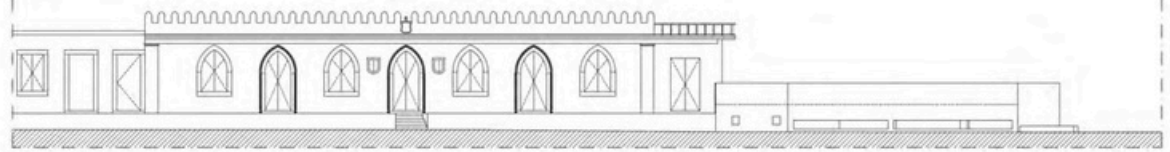
LEGENDA
 LIMITE DO LOTE ---
 EDIFÍCIOS □

QUADRO DE ÁREAS - EDIFÍCIOS A, B e C

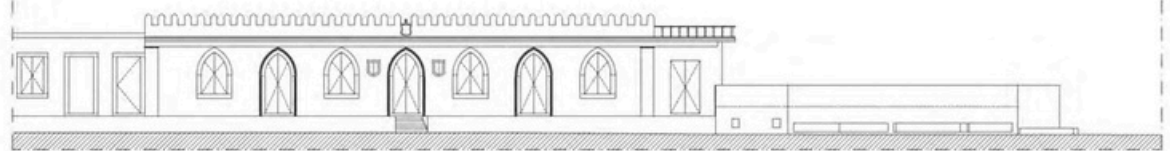
PISOS	ÁREA BRUTA			
	CONSTRUÇÃO	LOCÁVEL	PRIVATIVA	DEPENDENTE
PISO 0	4 320,04 m²	3 985,05 m²	-	-
PISO 1	3 788,91 m²	3 657,70 m²	-	-
PISO 2	4 098,80 m²	3 984,66 m²	-	-
PISO 3	1 533,58 m²	1 466,58 m²	-	-
ÁREA BRUTA ABAIXO DO SOLO	0 m² (v)			
ÁREA BRUTA ACIMA DO SOLO	13 741,33 m²			
ÁREA BRUTA DE CONSTRUÇÃO TOTAL	13 741,33 m²			
ÁREA TOTAL DO LOTE	7 264,88 m²			
ÁREA DE IMPLANTAÇÃO DO EDIFÍCIO	4 765,19 m²			
ÁREA TOTAL COBERTA	4 546,46 m²			
ÁREA TOTAL DESCOBERTA	218,73 m²			

1. Todas as edificações estão parcialmente contíguas ao solo, nenhum integralmente abaixo dele. Assim sendo, não consideramos a situação.





PROJEKTOVAC		POSREDOVAC	
IMF002 C - ALÇADO SUL		DATA	15
AUTOR		DATA 2012	
TITULO		REVISÃO	
Escala		1/100	



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IMF002 C - ALÇADO SUL		DATA	15
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TITULO		REVISÃO	
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Gross building area above ground 13 741m²

Land area 7264,69m²

Rc + 3 floors

Possibility of residential/ hotel/ office design

Zone ARU





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THANK YOU