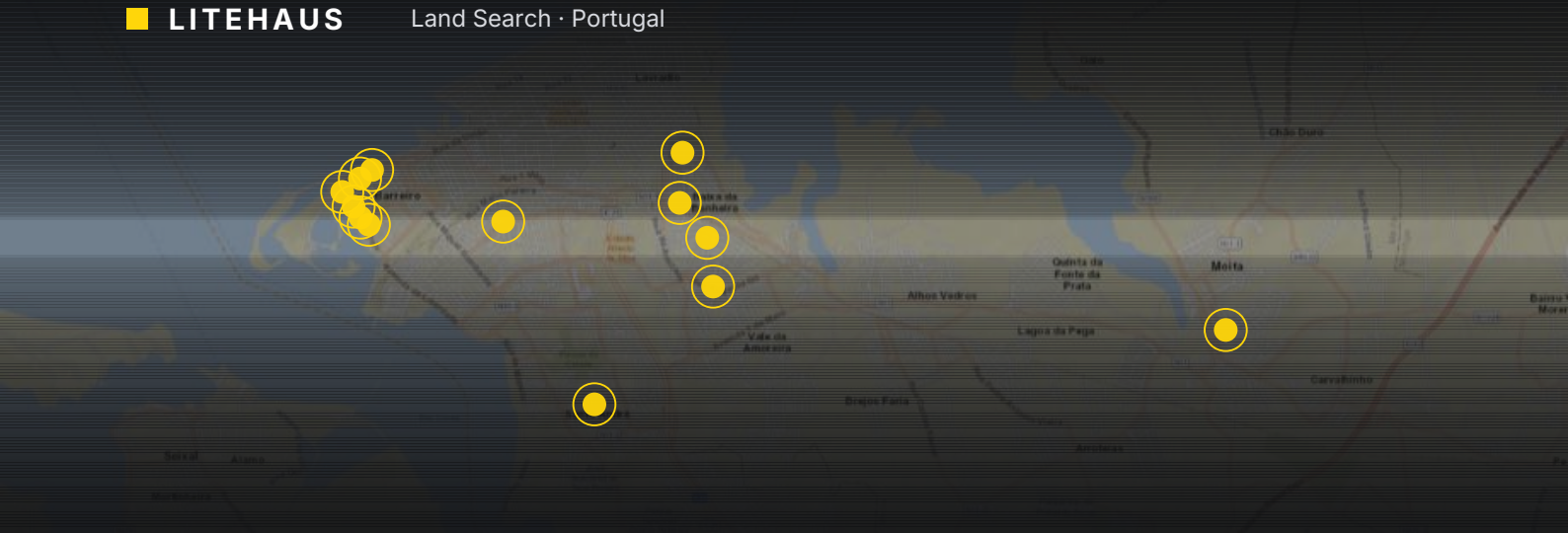




Existing residential buildings for acquisition & renovation — Barreiro, Portugal

Prepared for Confidential — residential value-add investor, Barreiro · LH-LS-BAR-20260819

BUILDINGS RANKED

13

from 1525 screened in five...

≥ 4 UNITS STATED

9

3 more via a claimed...

INCOME TODAY

2

rented or operating · vacant...

≤ 15 MIN ESTIMATED

12

1 at 16–18 min, marked partial

Acquire an existing residential building in Barreiro or within a 15-minute drive of it, €400k–€2.2M, at least 180 m² built and at least four apartments, habitable today — vacant or already rented — with a clear value-add route: renovation, repositioning, rent optimisation or resale. Land-only opportunities, ruins and full-reconstruction sales are out.

TOP THREE IN RANKED ORDER

- 1** Lavradio
- 2** Lavradio
- 3** Moita

535 m² GCA · €2,243/m² · MEDIUM RISK

258 m² GCA · €2,364/m² · MEDIUM RISK

530 m² GCA · €2,264/m² · MEDIUM RISK

Area searched: Barreiro and the south-bank concelhos inside a ~15-minute drive of Barreiro city centre: Moita, Seixal...

Searched 2026-08-19 · delivered 2026-08-19 · 13 opportunities, 13 near misses documented

Not a valuation and not a planning permission. Every figure carries an evidence grade; unknowns are printed as unknowns.

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Executive summary

13 opportunities are reported against a mandate that required at least 10. This page states how many satisfy each of the client's hard criteria, and how the shortlist was cut.

Thirteen existing buildings, every one with a renovation route

Of 1525 properties screened across the five south-bank concelhos, 13 existing residential buildings survive the brief: €400k–€2.2M, at least 180 m² built, habitable today, inside a 15-minute estimated drive of Barreiro. 9 state a composition of four units or more in the advertisement itself, 2 advertise income today, and 3 claim an approved PIP or project — the single cheapest verification call in the next stage. Nothing here was checked against a municipal or registry source; every page prints what closes its own gaps.

COMPOSITION STATED IN THE AD

9 of 13

the sentence is printed on each page

SOURCED

APPROVED PIP / PROJECT CLAIMED

3 of 13

none verified at a câmara

ESTIMATED

INCOME TODAY

2 of 13

rented or operating; vacant fractions in most

SOURCED

MUNICIPAL SOURCE READ

0 of 13

no certidão, no caderneta, no PIP process

UNKNOWN

How the shortlist was cut

- Sale listings in five concelho-level envelopes — Barreiro, Moita, Seixal, Montijo and Palmela (Casafari location ids 3086, 3458, 3094, 2767, 3073) — at €400,000–€2,200,000. The pull ran per concelho rather than as one circle so Lisbon records across the Tejo could not crowd out south-bank candidates under the page cap.
- Whole residential buildings only: aggregator "building" records, plus any other record whose own title advertises a prédio / edifício. Single apartments and moradias, commercial units (shops, offices, warehouses, a creche, a hotel), land plots and "land with approved project" sales were screened out — the exclusions are listed below.
- Habitable today: the advertisement must show the building standing and usable — occupied, let or vacant. Ruins and sales framed as total reconstruction with no current habitation were excluded and the most instructive are in the near-miss appendix.
- Built area at or above 180 m² as advertised (portal field or the advertisement text). Where the two disagree the report follows the advertisement text and prints the divergence.
- The 15-minute drive is estimated, never routed: straight-line distance × 1.30 at 72 km/h plus 8 minutes of terminal time, the formula earlier Litehaus editions print. Rows estimated at 16–18 minutes are kept and marked PARTIAL rather than rounded down.

- Same-building dedupe: records sharing the concelho, the exact asking price and an advertised area within 20% — or the same advertisement body — are one building. Five records collapsed into single rows this way; the surviving row absorbs every agency contact.
- Rejections are not hidden: 13 plots that came close are listed in the near-miss appendix with the specific fact that disqualified each one.

Read the grades, not just the numbers

Two plots can show the same price per buildable m² and mean entirely different things. Where the denominator is a municipal index transcribed from the plan in force, the ratio is arithmetic. Where it is a figure the seller states, our typology estimate or a generic band, the ratio is indicative and is badged as such on every page it appears. Where a capacity could not be established at all, no ratio is printed rather than an invented one.

The shortlist, ranked

Ranked on the client's stated priority order. Ranked on four stated rules, applied in order: (1) the unit count the advertisement stands behind — a stated composition outranks a count that exists only in a claimed approved project, which outranks an unstated one; (2) the value-add route — renovation wording in the advertisement, a claimed approved project, ARU incentives, and whether the building offers income today, vacant possession to work on, or both; (3) the drive to Barreiro; (4) price per advertised built m² against the shortlist median. Lifetime leases, area divergences and a reserved status are explicit penalties.

#	LOCATION	ASKING	LAND M ²	GCA M ²	€/M ² GCA	BARREIRO	PLANNING RISK
1	● Lavradio Barreiro	€1.20M ●	334 ●	535 ● stated in ad	€2,243 ●	9 min ● Local streets within Barreiro	MEDIUM
2	● Lavradio Barreiro	€610k ●	179 ●	258 ● stated in ad	€2,364 ●	9 min ● Local streets within Barreiro	MEDIUM
3	● Moita Moita	€1.20M ●	250 ●	530 ● stated in ad	€2,264 ●	16 min ● EN 11 / EN 10 via Baixa da Banheira	MEDIUM
4	● Baixa da Banheira Moita	€550k ●	468 ●	468 ● stated in ad	€1,175 ●	10 min ● EN 11 / EN 10 via Baixa da Banheira	MEDIUM
5	● Barreiro Barreiro	€490k ●	— ○	267 ● stated in ad	€1,835 ●	9 min ● Local streets within Barreiro	MEDIUM
6	● Alto do Seixalinho, Santo André e Verderena Barreiro	€700k ●	— ○	328 ● stated in ad	€2,134 ●	9 min ● Local streets within Barreiro	MEDIUM
7	● Alto do Seixalinho, Santo André e Verderena Barreiro	€1.25M ●	— ○	462 ● stated in ad	€2,706 ●	11 min ● Local streets within Barreiro	MEDIUM
8	● Lavradio Barreiro	€485k ●	— ○	290 ● stated in ad	€1,672 ●	9 min ● Local streets within Barreiro	MEDIUM
9	● Vale da Amoreira Moita	€840k ●	— ○	866 ● stated in ad	€970 ●	11 min ● EN 11 / EN 10 via Baixa da Banheira	MEDIUM
10	● Baixa da Banheira Moita	€850k ●	537 ●	400 ● stated in ad	€2,125 ●	10 min ● EN 11 / EN 10 via Baixa da Banheira	MEDIUM
11	● Baixa da Banheira Moita	€400k ●	290 ●	287 ● stated in ad	€1,394 ●	11 min ● EN 11 / EN 10 via Baixa da Banheira	MEDIUM
12	● Lavradio Barreiro	€465k ●	— ○	291 ● stated in ad	€1,598 ●	9 min ● Local streets within Barreiro	MEDIUM

#	LOCATION	ASKING	LAND M ²	GCA M ²	€/M ² G I A	BARREIRO	PLANNING RISK
13	● Barreiro Barreiro	€1.20M ●	— ○ stated in ad	336 ●	€3,571 ●	9 min ● Local streets within Barreiro	● MEDIUM

EVIDENCE ● **SOURCED** transcribed from a named source ● **CALCULATED** our arithmetic on sourced inputs

● **ESTIMATED** our judgement or a weak input ○ **UNKNOWN** not established

Minutes are estimated from the listing coordinates to Barreiro city centre — a road-detour factor on the straight line at motorway-corridor speed, not a routed time, good to roughly a quarter of an hour. It is the only drive time used anywhere in this report. Mandate ceiling: 15 min; rows estimated at 16–18 minutes are marked partial, not rounded down. A dash in the area columns means no built area was established for that building.



How we ranked, and how you can see it

The client set 10 priorities in order. Each one is expressed somewhere the reader can check it, rather than folded into a single score that hides the trade-offs.

PRIORITY	CRITERION	WHERE IT APPEARS IN THIS REPORT
1	Whole building	An existing residential building (prédio) or residential ensemble in single or total ownership — not a plot, not a single dwelling, not a commercial unit.
2	≥ 4 units	At least four apartments (or residential fractions) today. A count approved under a PIP / project is marked as such; an unstated count is tagged ASSUMED, never asserted.
3	≥ 180 m ²	At least 180 m ² of existing built area, as advertised. Advertised area is never the registered area — the caderneta predial settles it.
4	Habitable + upside	Habitable today — occupied, let or simply vacant — with a renovation, repositioning or rent-optimisation route. Ruins and full-reconstruction sales are excluded.
5	€400k–€2.2M	Asking price between €400,000 and €2,200,000.
6	≤ 15 min	Within a 15-minute drive of Barreiro city centre, estimated from coordinates (never routed).
7	Urban area	Inside the consolidated urban fabric of the Barreiro south-bank envelope (Barreiro, Moita, Seixal, Montijo, Palmela).
8	Use	Existing residential use established, and the renovation scope admissible in principle. The scope itself is a municipal question and was not verified anywhere in this search.
9	Occupancy	Vacant or rented are both acceptable — the brief prices both. What is not acceptable is not knowing.
10	Evidence	How much of the answer rests on a document that can be checked — a claimed PIP, a stated composition, a licence — rather than on the seller's adjectives.

Why certainty outranks price here

Every municipal field in this search is UNKNOWN, so the order is built from what the advertisements themselves stand behind. RULE 1, the unit evidence: 9 rows state a composition of four units or more and print the sentence; 3 reach four only through a claimed approved project and are marked partial; the one row that states no count is tagged ASSUMED and ranks last. RULE 2, the value-add route: a building that pays income on one part while another part is vacant to renovate outranks a pure yield play and a pure works play, because it de-risks the hold. RULE 3, the drive: everything ranked is inside the 15-minute estimate except one row at 16 minutes, which is marked partial rather than rounded down. RULE 4, the price: at a shortlist median of €2,125 per advertised built m², the rows below the median carry the cheapest renovation basis. None of these rules is a statement that a building will work. They are a reading order for the calls that come next.

The mandate, as we understood it

REQUIREMENT	AS APPLIED IN THIS SEARCH
Whole building	An existing residential building (prédio) or residential ensemble in single or total ownership — not a plot, not a single dwelling, not a commercial unit.
≥ 4 units	At least four apartments (or residential fractions) today. A count approved under a PIP / project is marked as such; an unstated count is tagged ASSUMED, never asserted.
≥ 180 m ²	At least 180 m ² of existing built area, as advertised. Advertised area is never the registered area — the caderneta predial settles it.
Habitable + upside	Habitable today — occupied, let or simply vacant — with a renovation, repositioning or rent-optimisation route. Ruins and full-reconstruction sales are excluded.
€400k–€2.2M	Asking price between €400,000 and €2,200,000.
≤ 15 min	Within a 15-minute drive of Barreiro city centre, estimated from coordinates (never routed).
Urban area	Inside the consolidated urban fabric of the Barreiro south-bank envelope (Barreiro, Moita, Seixal, Montijo, Palmela).
Use	Existing residential use established, and the renovation scope admissible in principle. The scope itself is a municipal question and was not verified anywhere in this search.
Occupancy	Vacant or rented are both acceptable — the brief prices both. What is not acceptable is not knowing.
Evidence	How much of the answer rests on a document that can be checked — a claimed PIP, a stated composition, a licence — rather than on the seller's adjectives.

If any of these has been mis-stated, tell us — the ranking is a direct function of them and can be reissued in a day.

Comparison matrix — all opportunities

The page to print: every opportunity on one grid, in ranked order, each figure carrying its evidence grade as a dot.

#	LOCATION	MUNICIPALITY	LAND M ²	GCA M ²	GCA BASIS	ASKING	€/M ² LAND	€/M ² GCA	BARREIRO	PLANNING RISK	INSTRUMENT
1	● Lavradio	Barreiro	334 ●	535 ●	Stated in the ad	€1.20M ●	€3,593 ●	€2,243 ●	9 min Local streets...	MEDIUM	○ Not established
2	● Lavradio	Barreiro	179 ●	258 ●	Stated in the ad	€610k ●	€3,408 ●	€2,364 ●	9 min Local streets...	MEDIUM	○ Not established
3	● Moita	Moita	250 ●	530 ●	Stated in the ad	€1.20M ●	€4,800 ●	€2,264 ●	16 min EN 11 / EN 10...	MEDIUM	○ Not established
4	● Baixa da Banheira	Moita	468 ●	468 ●	Stated in the ad	€550k ●	€1,175 ●	€1,175 ●	10 min EN 11 / EN 10...	MEDIUM	○ Not established
5	● Barreiro	Barreiro	UNKNO... ○	267 ●	Stated in the ad	€490k ●	UNKNOWN ○	€1,835 ●	9 min Local streets...	MEDIUM	○ Not established
6	● Alto do Seixalinho, Santo André e...	Barreiro	UNKNO... ○	328 ●	Stated in the ad	€700k ●	UNKNOWN ○	€2,134 ●	9 min Local streets...	MEDIUM	○ Not established
7	● Alto do Seixalinho, Santo André e...	Barreiro	UNKNO... ○	462 ●	Stated in the ad	€1.25M ●	UNKNOWN ○	€2,706 ●	11 min Local streets...	MEDIUM	○ Not established
8	● Lavradio	Barreiro	UNKNO... ○	290 ●	Stated in the ad	€485k ●	UNKNOWN ○	€1,672 ●	9 min Local streets...	MEDIUM	○ Not established
9	● Vale da Amoreira	Moita	UNKNO... ○	866 ●	Stated in the ad	€840k ●	UNKNOWN ○	€970 ●	11 min EN 11 / EN 10...	MEDIUM	○ Not established
10	● Baixa da Banheira	Moita	537 ●	400 ●	Stated in the ad	€850k ●	€1,584 ●	€2,125 ●	10 min EN 11 / EN 10...	MEDIUM	○ Not established
11	● Baixa da Banheira	Moita	290 ●	287 ●	Stated in the ad	€400k ●	€1,379 ●	€1,394 ●	11 min EN 11 / EN 10...	MEDIUM	○ Not established
12	● Lavradio	Barreiro	UNKNO... ○	291 ●	Stated in the ad	€465k ●	UNKNOWN ○	€1,598 ●	9 min Local streets...	MEDIUM	○ Not established
13	● Barreiro	Barreiro	UNKNO... ○	336 ●	Stated in the ad	€1.20M ●	UNKNOWN ○	€3,571 ●	9 min Local streets...	MEDIUM	○ Not established

EVIDENCE ● SOURCED transcribed from a named source ● CALCULATED our arithmetic on sourced inputs ● ESTIMATED our judgement or a weak input ○ UNKNOWN not established

A price per m² of GCA is only arithmetic when the GCA under it is a municipal right; where the basis column says estimate or generic band, treat the ratio as indicative. Where capacity is not established, no ratio is printed.



Criteria matrix — how each site scores on the brief

The same ranked order, scored against the 10 criteria the client set, in the client's priority order. This is where a "reported but imperfect" site shows exactly which requirement it misses.

#	LOCATION	1. WHOLE BUILDING	2. ≥ 4 UNITS	3. ≥ 180 M ²	4. HABITABLE	5. €400K–€2.2MMIN	6. ≤ 15 min to...	7. URBAN AREA	8. USE	9. OCCUPANCY EVIDENCE	10. OCCUPANCY EVIDENCE
1	Lavradio Barreiro	MEETS Recorded by the...	MEETS Six fractions...	MEETS 535 m ² of built area as...	MEETS The second prédio is...	MEETS €1,200,000 — inside...	MEETS Estimated 9 min to...	MEETS Barreiro city centre, 0.8...	PARTIAL Existing residential...	MEETS Prédio 1 operates as...	UNKNOWN... Everything on this page...
2	Lavradio Barreiro	MEETS Recorded by the...	MEETS Four apartments...	MEETS 258 m ² of built area as...	MEETS Three of the four...	MEETS €610,000 — inside the...	MEETS Estimated 9 min to...	MEETS Barreiro city centre, 0.7...	PARTIAL Existing residential...	MEETS One apartment...	UNKNOWN... Everything on this page...
3	Moita Moita	MEETS Recorded by the...	MEETS Six apartments...	MEETS 530 m ² of built area as...	MEETS Rent optimisation...	MEETS €1,200,000 — inside...	PARTIAL Estimated 16 min to...	MEETS Moita town centre, 0...	PARTIAL Existing residential...	MEETS Fully rented — six...	UNKNOWN... Everything on this page...
4	Baixa da Banheira Moita	MEETS Recorded by the...	MEETS Eight single-store...	MEETS 468 m ² of built area as...	MEETS The advertisem...	MEETS €549,900 — inside...	MEETS Estimated 10 min to...	FAILS Moita town centre, 5.1...	PARTIAL Existing residential...	UNKNOWN... Two of the eight...	UNKNOWN... Everything on this page...
5	Barreiro Barreiro	MEETS Recorded by the...	PARTIAL Four fractions...	MEETS 267 m ² of built area as...	MEETS The advertised...	MEETS €490,000 — inside...	MEETS Estimated 9 min to...	MEETS Barreiro city centre, 0.8...	PARTIAL Existing residential...	UNKNOWN... Occupancy is not...	PARTIAL A claimed approved...
6	Alto do Seixalinho, Santo André e Verderena Barreiro	MEETS Recorded by the...	MEETS Four T3 fractions of...	MEETS 328 m ² of built area as...	PARTIAL The portal tags the...	MEETS €700,000 — inside...	MEETS Estimated 9 min to...	MEETS Barreiro city centre, 0.7...	PARTIAL Existing residential...	UNKNOWN... Occupancy is not...	UNKNOWN... Everything on this page...
7	Alto do Seixalinho, Santo André e Verderena Barreiro	MEETS Recorded by the...	MEETS Eight residential...	MEETS 462 m ² of built area as...	MEETS Five of the eight...	MEETS €1,250,000 — inside...	MEETS Estimated 11 min to...	MEETS Barreiro city centre, 2.5...	PARTIAL Existing residential...	UNKNOWN... Three apartments...	UNKNOWN... Everything on this page...
8	Lavradio Barreiro	MEETS Recorded by the...	PARTIAL Four apartments...	PARTIAL The portal record...	MEETS Keep the licensed lar...	MEETS €485,000 — inside...	MEETS Estimated 9 min to...	MEETS Barreiro city centre, 0.9...	PARTIAL Existing residential...	UNKNOWN... Operating as a...	PARTIAL A claimed approved...
9	Vale da Amoreira Moita	MEETS Recorded by the...	MEETS About ten residential...	MEETS 866 m ² of built area as...	MEETS A courtyard ensemble...	MEETS €840,000 — inside...	MEETS Estimated 11 min to...	PARTIAL Moita town centre, 4.7...	PARTIAL Existing residential...	UNKNOWN... One shop, one annex...	UNKNOWN... Everything on this page...
10	Baixa da Banheira Moita	MEETS Recorded by the...	MEETS Six units stated for...	MEETS 400 m ² of built area as...	MEETS A small, recently...	MEETS €850,000 — inside...	MEETS Estimated 10 min to...	FAILS Moita town centre, 5.2...	PARTIAL Existing residential...	UNKNOWN... Occupancy is not...	UNKNOWN... Everything on this page...

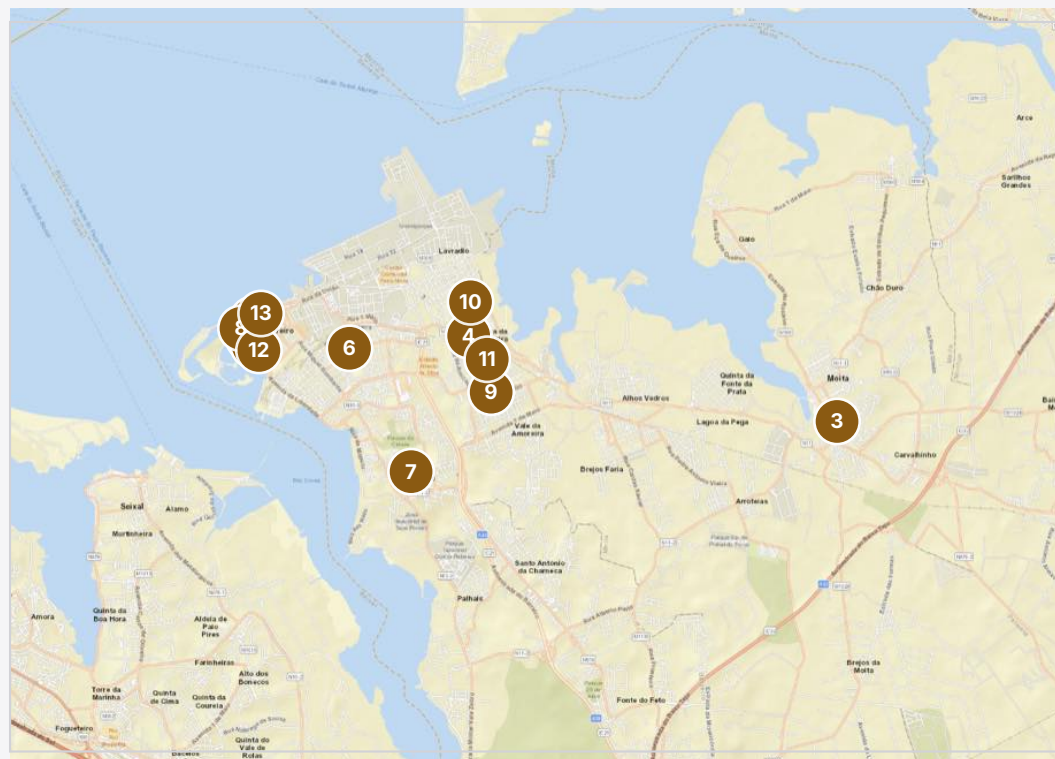
#	LOCATION	1. WHOLE BUILDING	2. ≥ 4 UNITS	3. ≥ 180 M ²	4. HABITABLE	5. €400K-€2.2MMIN	6. ≤ 15	7. URBAN AREA	8. USE	9. OCCUPANCY	10. EVIDENCE
11	Baixa da Banheira Moita	MEETS Recorded by the...	MEETS Four T2 fractions...	MEETS 287 m ² of built area as...	MEETS First-floor fractions...	MEETS €400,000 — inside...	MEETS Estimated 11 min to...	PARTIAL Moita town centre, 4.8...	PARTIAL Existing residential...	UNKNOWN... Occupancy is not...	UNKNOWN... Everything on this page...
12	Lavradio Barreiro	MEETS Recorded by the...	PARTIAL Four fogos via the PIP...	MEETS 291 m ² of built area as...	MEETS A claimed approved...	MEETS €465,000 — inside...	MEETS Estimated 9 min to...	MEETS Barreiro city centre, 0.8...	PARTIAL Existing residential...	UNKNOWN... Currently run as a lar...	PARTIAL A claimed approved...
13	Barreiro Barreiro	MEETS Recorded by the...	UNKNOWN... ASSUMED — the...	MEETS 336 m ² of built area as...	MEETS A two-floor prédio in...	MEETS €1,200,000 — inside...	MEETS Estimated 9 min to...	MEETS Barreiro city centre, 0.6...	PARTIAL Existing residential...	UNKNOWN... Occupancy is not...	UNKNOWN... Everything on this page...

SCORING **MEETS** requirement met on the evidence shown **PARTIAL** met with a qualification stated on the site page **FAILS** requirement not met **UNKNOWN** not established — the site page says how to close it



Where the opportunities are

All sites on one frame, numbered in ranked order, against the motorway network they are judged on.



PIN COLOUR = PLANNING RISK

MEDIUM — 13 sites

ACCESS CORRIDORS

Local streets within Barreiro — 8

EN 11 / EN 10 via Baixa da Banheira — 5

Corridors are the road each estimate runs along, named so the reader can check it. The basemap is Esri World Street Map; we draw no corridors ourselves.

Pin positions are the coordinates supplied for each site and mark a location, not a boundary. No plot outline is drawn anywhere in this report: we have points and areas, not surveyed geometry, and drawing a boundary would imply a precision we do not have.



How to read the evidence grades

Every figure in this report carries one of four grades. They are the reason the report can be checked rather than believed, and they are why two identical-looking numbers may deserve very different confidence.

SOURCED

Transcribed

Read off a named primary source: a construction index in the PDM regulation article, a zoning class on the official land-use layer, an asking price on the listing. The source is named on the site page and, where one exists, linked.

CALCULATED

Our arithmetic

Land area × a transcribed municipal index; a price divided by that capacity. The arithmetic is ours to stand behind and every input is a transcribed fact, not a judgement — but arithmetic on a plan parameter is still a ceiling, not a design yield.

ESTIMATED

Our judgement

A capacity inferred from typology or from an index band whose applicable value the plan does not pin down, and any ratio whose denominator is such a capacity. Useful for comparison, not for underwriting.

UNKNOWN

Not established

Printed as unknown with the step that closes it. Never filled with a plausible default, never shown as a zero, never left as a blank cell.

The grade travels with the arithmetic

A derived figure can never carry a stronger grade than its weakest input. Price per m² of GCA over a capacity that came from a transcribed municipal index is CALCULATED; the same division with an estimated capacity underneath it is ESTIMATED, and where the capacity is unknown no ratio is printed at all. This is enforced in code, not by editorial care: the renderer recomputes both ratios itself and refuses to emit a report where a grade has been promoted.

L OPPORTUNITY 1 / 13

Lavradio

MEDIUM PLANNING RISK

Barreiro · Lavradio · 38.6609, -9.0819



ASKING PRICE

€1,200,000

Asking price, not a transaction price, and not tested.

SOURCED

LAND AREA

334 m²

Advertised plot area (RE/MAX Expo)

SOURCED

GCA (ABC)

535 m²

Stated in the listing — not a right

SOURCED

PRICE PER M² OF LAND**€3,593/m²**

CALCULATED

PRICE PER M² OF GCA**€2,243/m²**

Indicative only — the denominator is not a municipal right.

ESTIMATED

DRIVE TO BARREIRO CITY CENTRE

9 min

Local streets within Barreiro · Barreiro city centre · 1.1 km

ESTIMATED

Why this matches the mandate

Two buildings two minutes from the river front in central Barreiro: one producing income as a 13-bed care home, the other vacant with four fractions ready to rehabilitate. Income and a renovation play in one purchase.

Analyst note

The strongest shape in the search: half the asset already cash-flows (with the option to keep the care-home team in place, per the advertisement), and the other half is the clean renovation-and-repositioning play the brief asks for. Ten minutes on foot to the fluvial terminal, per the advertisement.

Against the client's ten criteria

MEETS	1. Whole building	Recorded by the aggregator as a whole-building record (building/mix_use_building) and advertised as a prédio.
MEETS	2. ≥ 4 units	Six fractions stated across the two buildings: two in the prédio run as a care home, four (two per floor) in the vacant prédio.
MEETS	3. ≥ 180 m²	535 m ² of built area as advertised — above the 180 m ² floor. Not a registered area.
MEETS	4. Habitable + upside	The second prédio is vacant and advertised as "prontas a reabilitar" — four fractions to renovate and reposition while the first keeps trading.
MEETS	5. €400k–€2.2M	€1,200,000 — inside the €400k–€2.2M band, at €2,243 per advertised built m ² (above the shortlist median of €2,125/m ²).
MEETS	6. ≤ 15 min	Estimated 9 min to Barreiro city centre (1.1 km) along Local streets within Barreiro — estimated from coordinates, never routed.
MEETS	7. Urban area	Barreiro city centre, 0.8 km straight-line — inside the consolidated fabric of the city itself.
PARTIAL	8. Use	Existing residential use is established by the advertisement. The renovation scope (comunicação prévia vs licença de obras) was not verified anywhere.
MEETS	9. Occupancy	Prédio 1 operates as a 13-bed residência sénior at 100% occupancy with a waiting list; prédio 2 is devoluto.
UNKNOWN	10. Evidence	Everything on this page rests on the advertisement. The fraction list, the caderneta and the licença de utilização are the three documents that change that.

OPPORTUNITY 1 / 13

Lavradio — evidence, constraints and verdict

Every field the client specified, with the source behind it. Where a field is not established, the report says so and names the step that closes it.

What the advertisement says, in the seller's own words

EXISTING RESIDENTIAL BUILDING STATED IN LISTING

COMPOSITION STATED IN LISTING

UNIT COMPOSITION

"Características do Prédio 1: Prédio com dois pisos, composto por 2 frações, podendo usufruir de entradas independentes."

The seller's own statement of what the building contains.

RENOVATION ANGLE

"Características do Prédio 2: Prédio com dois pisos, devoluto, composto por 4 frações (dois apartamentos por piso), prontas a reabilitar."

The value-add route, in the seller's words.

OCCUPANCY

"Características do Prédio 2: Prédio com dois pisos, devoluto, composto por 4 frações (dois apartamentos por piso), prontas a reabilitar."

Who is in the building today, as advertised.

Planning position

Current zoning

Not established

UNKNOWN

Current zoning — UNKNOWN

How to verify: Ask the agent for the artigo matricial / cadastral reference, then request a certidão de localização (PDM extract) from the câmara municipal. That single document settles the zoning class and the admissible renovation scope.

Permitted uses

Residential — existing use, as advertised

ESTIMATED

Advertisement text

Planning instrument

Not established

UNKNOWN

PDM

Planning instrument — UNKNOWN

How to verify: Identify the PDM in force for the municipality from the câmara municipal or the DGT / SNIT plan register, and read the articles that govern works on an existing building in the zoning class the certidão returns.

PIP / licensing status

Not established

UNKNOWN

PIP / licensing status — UNKNOWN

How to verify: Ask the selling agent for the licença de utilização and any PIP / obras process number, then confirm them against the câmara municipal's urbanismo register. For a building run as a lar / residência sénior, confirm the activity licence and whether it transfers on a sale.

Basis of the GCA figure

Stated in the listing — not a right

Advertised area — the seller's figure, never a registered area. The caderneta predial was not obtained.
<https://www.idealista.pt/imovel/33868760/>

SOURCED

This capacity is not a municipal right

Advertised area — the seller's figure, never a registered area. The caderneta predial was not obtained. It is printed so the site can be compared at all, but it must not be read as a development right, and the price per m² of GCA that divides by it inherits the same weakness. Transcribing the municipal index, or a certidão de localização, is what turns this into a number you can bank.

Nearest town centre

Barreiro city centre

0.8 km

ESTIMATED

Drive to Barreiro

Distance / drive time

1.1 km · 9 min

Local streets within Barreiro · Barreiro city centre · Straight-line distance from the listing coordinates × 1.30 road-detour factor, at 72 km/h average running speed + 8 min terminal time — the same approximation earlier Litehaus search editions print. Estimated, not routed: verify with a live routing engine at the hour you would actually travel.

ESTIMATED

Source

Listing / origin

<https://www.idealista.pt/imovel/33868760/>

Idealista · CasaSAPO_120612729-3, 33956983, 96202_120612729-3 · RE/MAX Expo · 218744890 · seen 2026-08-19

SOURCED

ADVERTISED BY 8 AGENCIES

Remax Expogroup

<https://www.luxuryestate.com/pt/p130970421-apartment-complex-for-sale-barreiro>
 +351282032994

RE/MAX Expo

<https://www.remax.pt/imoveis/venda-prédio-tbarreiro-barreiro-e-lavradio/120612729-3>
 +351218540200

RE/MAX Expo

<https://www.idealista.pt/imovel/33868760/>
 218744890

RE/MAX Expo

<https://supercasa.pt/venda-predio-barreiro/i1826111>

RE/MAX Expo

<https://casayes.pt/pt/imovel/UXQyKYIwDy>
 +351934108640

Remax Expogroup

<https://www.rightmove.co.uk/properties/89463915>

ExpoGroup - Remax Expo

<https://www.imovirtual.com/pt/anuncio/predio-para-venda-ID1fYQO>
 +351210205931

RE/MAX Expo

<https://casa.sapo.pt/comprar-predio-barreiro-e-lavradio-7f2a80f1-bf03-11ef-8add-060000000054.html>

Price, area and capacity can differ between agencies advertising the same land. The figures in this report are the ones in the text quoted above.

Reference(s)

**CasaSAPO_120612729-3, 33956983,
96202_120612729-3, 130970421,
96202_120612729-396202, 18585170, 15035988,
_120612729-3**

SOURCED

Planning and environmental constraints

MEDIUM TENURE

UNKNOWN

Ownership, registered area, registered fractions and any charge on the building were not established.

What it means: Advertised area and registered area differ often enough — two shortlist rows carry an unresolved divergence between the portal field and the advertisement text — and a building in undivided inheritance cannot complete on a value-add timetable.

How to verify: Request the *certidão permanente do registo predial* and the *caderneta predial urbana* for every article, and confirm the seller can sell the whole.

MEDIUM OTHER

UNKNOWN

Prédio 1 operates as a licensed *residência sénior* (13 beds, full occupancy, per the advertisement).

What it means: Keeping the operation means taking over or re-applying for the activity licence and the team; closing it frees the two fractions but ends the income. Neither was verified.

How to verify: Ask the agent for the fraction list and confirm against the *caderneta predial urbana* and the *certidão de teor*: the registered fractions, their typologies and which are occupied, and on what leases.

NOTED OTHER

UNKNOWN

No constraint or planning layer was queried for this property: not the PDM zoning extract, not REN / RAN, not the flood or coastal-protection layers, not the municipal ARU boundary, not the licensing register.

What it means: Read the absence of a constraint on this page as "not checked", never as "clean". For an existing building the live questions are the renovation scope (*comunicação prévia* vs *licença de obras*), any ARU incentives, and whether every fraction is licensed — all municipal checks.

How to verify: Request a *certidão de localização* from the *câmara municipal* and ask the *urbanismo* counter which licensing route the intended renovation scope takes.

Litehaus planning-risk verdict

MEDIUM PLANNING RISK

ESTIMATED

- No municipal instrument was read for this property; the advertisement is the only primary source.
- Existing residential use is established by the advertisement; the renovation scope is a municipal licensing question (*comunicação prévia* vs *licença de obras*) that was not verified.

Would change if: A *certidão de localização* plus the *câmara's urbanismo* counter confirming the renovation scope — and, where one is claimed, the PIP process number checking out.

Ask the agent this before viewing

- Does the *residência sénior* licence transfer to a buyer, and on what terms does the team stay?
- Which fractions are registered on the *caderneta*, and do the two buildings sell as separate artigos or one?
- What does the care home currently pay, and what is the lease term?

L OPPORTUNITY 2 / 13

Lavradio

MEDIUM PLANNING RISK

Barreiro · Lavradio · 38.6632, -9.0813



ASKING PRICE

€610,000

Asking price, not a transaction price, and not tested.

SOURCED

LAND AREA

179 m²

Advertised plot area (IAD Portugal)

SOURCED

GCA (ABC)

258 m²

Stated in the listing — not a right

SOURCED

PRICE PER M² OF LAND**€3,408/m²**

CALCULATED

PRICE PER M² OF GCA**€2,364/m²**

Indicative only — the denominator is not a municipal right.

ESTIMATED

DRIVE TO BARREIRO CITY CENTRE

9 min

Local streets within Barreiro · Barreiro city centre · 1 km

ESTIMATED

Why this matches the mandate

A four-apartment prédio in the historic zone of Barreiro with three vacant units to renovate now and one rented at €1,100/month covering the hold — the exact vacant-plus-income shape the brief allows.

Analyst note

Reads as the most straightforward renovation play in Barreiro proper: vacant possession on three quarters of the building, one medium-term lease paying the carry, three independent entrances that make phased works easy. The portal record carries 596 m² while the advertisement text states 258 m² of área bruta on a 179.83 m² lot — the report follows the advertisement and prints the divergence.

Against the client's ten criteria

MEETS	1. Whole building	Recorded by the aggregator as a whole-building record (building/mix_use_building) and advertised as a prédio.
MEETS	2. ≥ 4 units	Four apartments stated — two on the rés-do-chão with independent entrances, two on the first floor.
MEETS	3. ≥ 180 m²	258 m ² of built area as advertised — above the 180 m ² floor. Not a registered area.
MEETS	4. Habitable + upside	Three of the four apartments are devoluto and ready to renovate; the advertisement floats a garage conversion on the Avenida Bento Gonçalves entrance as further upside.
MEETS	5. €400k–€2.2M	€610,000 — inside the €400k–€2.2M band, at €2,364 per advertised built m ² (above the shortlist median of €2,125/m ²).
MEETS	6. ≤ 15 min	Estimated 9 min to Barreiro city centre (1 km) along Local streets within Barreiro — estimated from coordinates, never routed.
MEETS	7. Urban area	Barreiro city centre, 0.7 km straight-line — inside the consolidated fabric of the city itself.
PARTIAL	8. Use	Existing residential use is established by the advertisement. The renovation scope (comunicação prévia vs licença de obras) was not verified anywhere.
MEETS	9. Occupancy	One apartment is rented at €1,100/month until March 2027; the rest of the prédio is vacant.
UNKNOWN	10. Evidence	Everything on this page rests on the advertisement. The fraction list, the caderneta and the licença de utilização are the three documents that change that.

OPPORTUNITY 2 / 13

Lavradio — evidence, constraints and verdict

Every field the client specified, with the source behind it. Where a field is not established, the report says so and names the step that closes it.

What the advertisement says, in the seller's own words

EXISTING RESIDENTIAL BUILDING STATED IN LISTING

COMPOSITION STATED IN LISTING

UNIT COMPOSITION

"Características principais: Edifício de 2 pisos em propriedade total 4 apartamentos (2 frações no RdC e 2 frações no 1.º piso) Área bruta: 258 m² | Lote: 179,83 m² Orientação solar: Nascente /Poente/ Sul Localização estratégica: Próximo do Terminal Rodo-Ferro-Fluvial e Terminal Rodoviário, garantindo ligação rápida a Lisboa."

The seller's own statement of what the building contains.

RENOVATION ANGLE

"Prédio com Excelente Potencial de Renovação no Barreiro Apresentamos uma excelente oportunidade de investimento na zona histórica do Barreiro."

The value-add route, in the seller's words.

OCCUPANCY

"Uma fração está arrendada com contrato até março de 2027. Renda no valor de 1100€/mês."

Who is in the building today, as advertised.

The portal field and the advertisement disagree

The aggregator record carries 596 m²; the advertisement text states 258 m² of área bruta on a 179.83 m² lot. The text figure is used everywhere in this report. Treat the plot size as unconfirmed until the caderneta predial is produced.

Planning position

Current zoning

Not established

UNKNOWN

Current zoning — UNKNOWN

How to verify: Ask the agent for the artigo matricial / cadastral reference, then request a certidão de localização (PDM extract) from the câmara municipal. That single document settles the zoning class and the admissible renovation scope.

Permitted uses

Residential — existing use, as advertised

ESTIMATED

Advertisement text

Planning instrument

Not established

UNKNOWN

PDM

Planning instrument — UNKNOWN

How to verify: Identify the PDM in force for the municipality from the câmara municipal or the DGT / SNIT plan register, and read the articles that govern works on an existing building in the zoning class the certidão returns.

PIP / licensing status

Not established

UNKNOWN

PIP / licensing status — UNKNOWN

How to verify: Ask the selling agent for the licença de utilização and any PIP / obras process number, then confirm them against the câmara municipal's urbanismo register. For a building run as a lar / residência sénior, confirm the activity licence and whether it transfers on a sale.

Basis of the GCA figure

Stated in the listing — not a right

SOURCED

Advertised area — the seller's figure, never a registered area. The caderneta predial was not obtained.

<https://www.iadportugal.pt/anuncio/predio-venda-barreiro-596m2/r829049>

This capacity is not a municipal right

Advertised area — the seller's figure, never a registered area. The caderneta predial was not obtained. It is printed so the site can be compared at all, but it must not be read as a development right, and the price per m² of GCA that divides by it inherits the same weakness. Transcribing the municipal index, or a certidão de localização, is what turns this into a number you can bank.

Nearest town centre

Barreiro city centre

ESTIMATED

0.7 km

Drive to Barreiro

Distance / drive time

1 km · 9 min

ESTIMATED

Local streets within Barreiro · Barreiro city centre · Straight-line distance from the listing coordinates × 1.30 road-detour factor, at 72 km/h average running speed + 8 min terminal time — the same approximation earlier Litehaus search editions print. Estimated, not routed: verify with a live routing engine at the hour you would actually travel.

Source

Listing / origin

<https://www.iadportugal.pt/anuncio/predio-venda-barreiro-596m2/r829049>

SOURCED

IAD Portugal · 829049229427, 310106414499, 1272365 · IAD Portugal · seen 2026-08-19

ADVERTISED BY

IAD Portugal

<https://www.iadportugal.pt/anuncio/predio-venda-barreiro-596m2/r829049>

Reference(s)

829049229427, 310106414499, 1272365, BY4oVUzyVKx, 17404630, 19075979, 132352549, 829049

SOURCED

Planning and environmental constraints

MEDIUM TENURE

UNKNOWN

Ownership, registered area, registered fractions and any charge on the building were not established.

What it means: Advertised area and registered area differ often enough — two shortlist rows carry an unresolved divergence between the portal field and the advertisement text — and a building in undivided inheritance cannot complete on a value-add timetable.

How to verify: Request the *certidão permanente do registo predial* and the *caderneta predial urbana* for every article, and confirm the seller can sell the whole.

NOTED OTHER

UNKNOWN

No constraint or planning layer was queried for this property: not the PDM zoning extract, not REN / RAN, not the flood or coastal-protection layers, not the municipal ARU boundary, not the licensing register.

What it means: Read the absence of a constraint on this page as "not checked", never as "clean". For an existing building the live questions are the renovation scope (*comunicação prévia* vs *licença de obras*), any ARU incentives, and whether every fraction is licensed — all municipal checks.

How to verify: Request a *certidão de localização* from the *câmara municipal* and ask the *urbanismo* counter which licensing route the intended renovation scope takes.

Litehaus planning-risk verdict

MEDIUM PLANNING RISK

ESTIMATED

- No municipal instrument was read for this property; the advertisement is the only primary source.
- Existing residential use is established by the advertisement and by sitting tenants; the renovation scope is a municipal licensing question (*comunicação prévia* vs *licença de obras*) that was not verified.
- Unreconciled divergence: The aggregator record carries 596 m²; the advertisement text states 258 m² of *área bruta* on a 179.83 m² lot. The text figure is used everywhere in this report.

Would change if: A *certidão de localização* plus the *câmara's* *urbanismo* counter confirming the renovation scope — and, where one is claimed, the PIP process number checking out.

Ask the agent this before viewing

- Which area is registered on the *caderneta* — 258 m², 596 m², or something else?
- What is the leased fraction's rent history, and is March 2027 a fixed term or renewable?
- Does the Avenida Bento Gonçalves entrance conversion need a *licença de obras* or a *comunicação prévia*?

L OPPORTUNITY 3 / 13

Moita

MEDIUM PLANNING RISK

Moita · Moita · 38.6508, -8.9904



ASKING PRICE

€1,200,000

Asking price, not a transaction price, and not tested.

SOURCED

LAND AREA

250 m²

Advertised plot area (5ª Avenida Imobiliária)

SOURCED

GCA (ABC)

530 m²

Stated in the listing — not a right

SOURCED

PRICE PER M² OF LAND**€4,800/m²**

CALCULATED

PRICE PER M² OF GCA**€2,264/m²**

Indicative only — the denominator is not a municipal right.

ESTIMATED

DRIVE TO BARREIRO CITY CENTRE

16 min

EN 11 / EN 10 via Baixa da Banheira · Barreiro city centre · 9.5 km

ESTIMATED

Why this matches the mandate

A fully-let six-apartment prédio in propriedade total in consolidated Baixa da Banheira, in good conservation, at a negotiable €1.2M — income today, with the horizontal-property resale route named in the advertisement.

Analyst note

The most institutional asset in the search: six units, full occupancy, good state of conservation. The value-add is contractual and legal (lease renewals, propiedade horizontal, unit resale) rather than a deep rehab. The estimated drive to Barreiro is 16 minutes — one minute over the mandate line, stated rather than rounded down.

Against the client's ten criteria

MEETS	1. Whole building	Recorded by the aggregator as a whole-building record (building/mix_use_building) and advertised as a prédio.
MEETS	2. ≥ 4 units	Six apartments stated — 2× T1 (65 m ² , ground floor with patio) and 4× T2 (70 m ²) — all rented on renewable leases.
MEETS	3. ≥ 180 m²	530 m ² of built area as advertised — above the 180 m ² floor. Not a registered area.
MEETS	4. Habitable + upside	Rent optimisation on renewal ("rendas renováveis"), constitution of propiedade horizontal (the advertisement floats it, subject to legal verification) and fraction-by-fraction resale.
MEETS	5. €400k–€2.2M	€1,200,000 — inside the €400k–€2.2M band, at €2,264 per advertised built m ² (above the shortlist median of €2,125/m ²).
PARTIAL	6. ≤ 15 min	Estimated 16 min to Barreiro city centre (11 km) via EN 11 / EN 10 — one minute over the 15-minute ceiling, on an estimate good to roughly a quarter of an hour.
MEETS	7. Urban area	Moita town centre, 0 km straight-line — inside the consolidated fabric of the town itself.
PARTIAL	8. Use	Existing residential use is established by the advertisement. The renovation scope (comunicação prévia vs licença de obras) was not verified anywhere.
MEETS	9. Occupancy	Fully rented — six apartments on renewable leases, immediate income; the price is advertised as negotiable.
UNKNOWN	10. Evidence	Everything on this page rests on the advertisement. The fraction list, the caderneta and the licença de utilização are the three documents that change that.

OPPORTUNITY 3 / 13

Moita — evidence, constraints and verdict

Every field the client specified, with the source behind it. Where a field is not established, the report says so and names the step that closes it.

What the advertisement says, in the seller's own words

EXISTING RESIDENTIAL BUILDING STATED IN LISTING

COMPOSITION STATED IN LISTING

UNIT COMPOSITION

"Prédio com 6 Apartamentos - Baixa da Banheira."

The seller's own statement of what the building contains.

RENOVATION ANGLE

"Prédio em propriedade total com potencial para constituição de propriedade horizontal, sujeito a verificação e aprovação nos termos legais."

The value-add route, in the seller's words.

OCCUPANCY

"Composto por 6 apartamentos, totalmente arrendados com rendas renováveis, proporcionando rendimento imediato e um fluxo de caixa estável, o imóvel é constituído por: • 2 apartamentos T1 com 65 m2 e logradouro no rés do chão, ambos com quintal; • 2 apartamentos T2 com 70 m2 no 1.º andar • 2 apartamentos T2 com 70 m2 no ..."

Who is in the building today, as advertised.

Planning position

Current zoning

Not established

UNKNOWN

Current zoning — UNKNOWN

How to verify: Ask the agent for the artigo matricial / cadastral reference, then request a certidão de localização (PDM extract) from the câmara municipal. That single document settles the zoning class and the admissible renovation scope.

Permitted uses

Residential — existing use, as advertised

ESTIMATED

Advertisement text

Planning instrument

Not established

UNKNOWN

PDM

Planning instrument — UNKNOWN

How to verify: Identify the PDM in force for the municipality from the câmara municipal or the DGT / SNIT plan register, and read the articles that govern works on an existing building in the zoning class the certidão returns.

PIP / licensing status

Not established

UNKNOWN

PIP / licensing status — UNKNOWN

How to verify: Ask the selling agent for the licença de utilização and any PIP / obras process number, then confirm them against the câmara municipal's urbanismo register. For a building run as a lar / residência sénior, confirm the activity licence and whether it transfers on a sale.

Basis of the GCA figure

Stated in the listing — not a right

Advertised area — the seller's figure, never a registered area. The caderneta predial was not obtained.
<https://www.idealista.pt/imovel/35235857/>

SOURCED

This capacity is not a municipal right

Advertised area — the seller's figure, never a registered area. The caderneta predial was not obtained. It is printed so the site can be compared at all, but it must not be read as a development right, and the price per m² of GCA that divides by it inherits the same weakness. Transcribing the municipal index, or a certidão de localização, is what turns this into a number you can bank.

Nearest town centre

Moita town centre

0 km

ESTIMATED

Drive to Barreiro

Distance / drive time

9.5 km · 16 min

EN 11 / EN 10 via Baixa da Banheira · Barreiro city centre · Straight-line distance from the listing coordinates × 1.30 road-detour factor, at 72 km/h average running speed + 8 min terminal time — the same approximation earlier Litehaus search editions print. Estimated, not routed: verify with a live routing engine at the hour you would actually travel.

ESTIMATED

Source

Listing / origin

<https://www.idealista.pt/imovel/35235857/>

Idealista · 4099484, 3079, 6220172 · 5ª Avenida Imobiliária · 265145765 · seen 2026-08-19

SOURCED

ADVERTISED BY 8 AGENCIES

5ª Avenida Imobiliária

<https://www.idealista.pt/imovel/35235857/>
 265145765

5ª Avenida

<https://www.hatudo.pt/anuncio/predio-com-6-apartamentos-baixa-da-banheira-4099484>
 351211962132

5ª Avenida

<https://www.luxuryestate.com/pt/p132853150-apartment-complex-for-sale-moita>
 +351211962132

5ª Avenida

<http://www.5avenida.pt/imovel-venda-predio-moita-6220172>
 933825015 · geral@5avenida.pt

Dinastia Infalível, LDA

<https://www.imovirtual.com/pt/anuncio/predio-para-venda-ID1hES3>
 +351212210395

Veigas Sul do Tejo

<https://www.idealista.pt/imovel/35221672/>
 265145304

Veigas

<https://www.veigas.eu/property-detail/-/852249>
 932184752 · ana.fonseca@veigas.eu

<https://casayes.pt/pt/imovel/7CnpplxSIJ>
+351219595828

Price, area and capacity can differ between agencies advertising the same land. The figures in this report are the ones in the text quoted above.

Reference(s)

**4099484, 3079, 6220172, 132853150, 35235857,
26084099484, 18985023, 9Ue7QQIKp4u**

SOURCED

Planning and environmental constraints

MEDIUM TENURE

UNKNOWN

Ownership, registered area, registered fractions and any charge on the building were not established.

What it means: Advertised area and registered area differ often enough — two shortlist rows carry an unresolved divergence between the portal field and the advertisement text — and a building in undivided inheritance cannot complete on a value-add timetable.

How to verify: Request the *certidão permanente do registo predial* and the *caderneta predial urbana* for every article, and confirm the seller can sell the whole.

NOTED OTHER

UNKNOWN

No constraint or planning layer was queried for this property: not the PDM zoning extract, not REN / RAN, not the flood or coastal-protection layers, not the municipal ARU boundary, not the licensing register.

What it means: Read the absence of a constraint on this page as "not checked", never as "clean". For an existing building the live questions are the renovation scope (*comunicação prévia* vs *licença de obras*), any ARU incentives, and whether every fraction is licensed — all municipal checks.

How to verify: Request a *certidão de localização* from the *câmara municipal* and ask the *urbanismo* counter which licensing route the intended renovation scope takes.

Litehaus planning-risk verdict

MEDIUM PLANNING RISK

ESTIMATED

- No municipal instrument was read for this property; the advertisement is the only primary source.
- Existing residential use is established by the advertisement and by sitting tenants; the renovation scope is a municipal licensing question (*comunicação prévia* vs *licença de obras*) that was not verified.

Would change if: A *certidão de localização* plus the *câmara's urbanismo* counter confirming the renovation scope — and, where one is claimed, the PIP process number checking out.

Ask the agent this before viewing

- What are the current rents per fraction, and when does each lease come up for renewal?
- Is the *propriedade horizontal* already constituted, or only possible?
- What does "negociável" mean in practice — what does the seller actually expect?

OPPORTUNITY 4 / 13

Baixa da Banheira

MEDIUM PLANNING RISK

Moita · Baixa da Banheira · 38.6612, -9.0477



Aerial locator centred on 38.66120, -9.04770 — Esri World Imagery. Crosshair marks the supplied location, not a surveyed boundary.

ASKING PRICE

€549,900

Asking price, not a transaction price, and not tested.

SOURCED

LAND AREA

468 m²

Advertised plot area (+351 Living Mediação Imobiliária)

SOURCED

GCA (ABC)

468 m²

Stated in the listing — not a right

SOURCED

PRICE PER M² OF LAND**€1,175/m²**

CALCULATED

PRICE PER M² OF GCA**€1,175/m²**

Indicative only — the denominator is not a municipal right.

ESTIMATED

DRIVE TO BARREIRO CITY CENTRE

10 min

EN 11 / EN 10 via Baixa da Banheira · Barreiro city centre · 2.8 km

ESTIMATED

Why this matches the mandate

Eight rented-and-vacant moradias around a shared patio in Baixa da Banheira at roughly €69k per unit — the lowest cost per unit in the search — with the renovation route spelled out in the advertisement.

Analyst note

The cleanest value-add arithmetic found: eight units, six of them free to work on from day one, at a unit price far below anything else in the envelope. The advertisement claims annual appreciation above 20% for the area; treat that as the seller's framing, not a measurement.

Against the client's ten criteria

MEETS	1. Whole building	Recorded by the aggregator as a whole-building record (building/mix_use_building) and advertised as a prédio.
MEETS	2. ≥ 4 units	Eight single-storey moradias, each with its own entrance, stated in the advertisement; two currently rented.
MEETS	3. $\geq 180 \text{ m}^2$	468 m^2 of built area as advertised — above the 180 m^2 floor. Not a registered area.
MEETS	4. Habitable + upside	The advertisement frames the light route itself: renovate finishes and installations ("reabilitação simples") and capture the uplift; a partial-demolition condominium scheme is the heavier alternative.
MEETS	5. €400k–€2.2M	€549,900 — inside the €400k–€2.2M band, at €1,175 per advertised built m^2 (below the shortlist median of €2,125/ m^2).
MEETS	6. ≤ 15 min	Estimated 10 min to Barreiro city centre (2.8 km) along EN 11 / EN 10 via Baixa da Banheira — estimated from coordinates, never routed.
FAILS	7. Urban area	Moita town centre, 5.1 km straight-line — inside the consolidated fabric of the town itself.
PARTIAL	8. Use	Existing residential use is established by the advertisement. The renovation scope (comunicação prévia vs licença de obras) was not verified anywhere.
UNKNOWN	9. Occupancy	Two of the eight moradias are rented; six are available to renovate and re-let or sell.
UNKNOWN	10. Evidence	Everything on this page rests on the advertisement. The fraction list, the caderneta and the licença de utilização are the three documents that change that.

OPPORTUNITY 4 / 13

Baixa da Banheira — evidence, constraints and verdict

Every field the client specified, with the source behind it. Where a field is not established, the report says so and names the step that closes it.

What the advertisement says, in the seller's own words

EXISTING RESIDENTIAL BUILDING STATED IN LISTING

COMPOSITION STATED IN LISTING

UNIT COMPOSITION

"Conjunto de 8 Moradias com Entrada Independente - Baixa da Banheira (Moita) Descrição Conjunto de 8 moradias térreas, cada uma com entrada independente, situadas numa pequena vila na Baixa da Banheira."

The seller's own statement of what the building contains.

RENOVATION ANGLE

"Potencial de Valorização e Rentabilidade Preço unitário reduzido: cada moradia abaixo de 75 000 €, muito abaixo da média local."

The value-add route, in the seller's words.

Planning position

Current zoning

Not established

UNKNOWN

Current zoning — UNKNOWN

How to verify: Ask the agent for the artigo matricial / cadastral reference, then request a certidão de localização (PDM extract) from the câmara municipal. That single document settles the zoning class and the admissible renovation scope.

Permitted uses

Residential — existing use, as advertised

ESTIMATED

Advertisement text

Planning instrument

Not established

UNKNOWN

PDM

Planning instrument — UNKNOWN

How to verify: Identify the PDM in force for the municipality from the câmara municipal or the DGT / SNIT plan register, and read the articles that govern works on an existing building in the zoning class the certidão returns.

PIP / licensing status

Not established

UNKNOWN

PIP / licensing status — UNKNOWN

How to verify: Ask the selling agent for the licença de utilização and any PIP / obras process number, then confirm them against the câmara municipal's urbanismo register. For a building run as a lar / residência sénior, confirm the activity licence and whether it transfers on a sale.

Basis of the GCA figure

Stated in the listing — not a right

SOURCED

Advertised area — the seller's figure, never a registered area. The caderneta predial was not obtained.
<https://www.idealista.pt/imovel/34175549/>

This capacity is not a municipal right

Advertised area — the seller's figure, never a registered area. The caderneta predial was not obtained. It is printed so the site can be compared at all, but it must not be read as a development right, and the price per m² of GCA that divides by it inherits the same weakness. Transcribing the municipal index, or a certidão de localização, is what turns this into a number you can bank.

Nearest town centre

Moita town centre

ESTIMATED

5.1 km

Drive to Barreiro

Distance / drive time

2.8 km · 10 min

ESTIMATED

EN 11 / EN 10 via Baixa da Banheira · Barreiro city centre · Straight-line distance from the listing coordinates × 1.30 road-detour factor, at 72 km/h average running speed + 8 min terminal time — the same approximation earlier Litehaus search editions print. Estimated, not routed: verify with a live routing engine at the hour you would actually travel.

Source

Listing / origin

<https://www.idealista.pt/imovel/34175549/>

SOURCED

Idealista · 34175549, 71798352-1ef9-11f0-a034-060000000058, EDI_48 · +351 Living Mediação Imobiliária · 218740060 · seen 2026-08-19

ADVERTISED BY 3 AGENCIES

+351 Living Mediação Imobiliária

<https://www.idealista.pt/imovel/34175549/>
 218740060

+351 Living

<https://casa.sapo.pt/comprar-predio-moita-baixa-da-banheira-e-vale-da-amoreira-71798352-1ef9-11f0-a034-060000000058.html>

+351 Living

<https://www.luxuryestate.com/pt/p131366618-apartment-complex-for-sale-moita>
 +351926992888

Price, area and capacity can differ between agencies advertising the same land. The figures in this report are the ones in the text quoted above.

Reference(s)

34175549, 71798352-1ef9-11f0-a034-060000000058, EDI_48, CasaSAPO EDI_48, 131366618

SOURCED

Planning and environmental constraints

MEDIUM TENURE

UNKNOWN

Ownership, registered area, registered fractions and any charge on the building were not established.

What it means: Advertised area and registered area differ often enough — two shortlist rows carry an unresolved divergence between the portal field and the advertisement text — and a building in undivided inheritance cannot complete on a value-add timetable.

How to verify: Request the certidão permanente do registo predial and the caderneta predial urbana for every article, and confirm the seller can sell the whole.

NOTED OTHER

UNKNOWN

No constraint or planning layer was queried for this property: not the PDM zoning extract, not REN / RAN, not the flood or coastal-protection layers, not the municipal ARU boundary, not the licensing register.

What it means: Read the absence of a constraint on this page as "not checked", never as "clean". For an existing building the live questions are the renovation scope (comunicação prévia vs licença de obras), any ARU incentives, and whether every fraction is licensed — all municipal checks.

How to verify: Request a certidão de localização from the câmara municipal and ask the urbanismo counter which licensing route the intended renovation scope takes.

Litehaus planning-risk verdict

MEDIUM PLANNING RISK

ESTIMATED

- No municipal instrument was read for this property; the advertisement is the only primary source.
- Existing residential use is established by the advertisement; the renovation scope is a municipal licensing question (comunicação prévia vs licença de obras) that was not verified.

Would change if: A certidão de localização plus the câmara's urbanismo counter confirming the renovation scope — and, where one is claimed, the PIP process number checking out.

Ask the agent this before viewing

- How are the eight moradias registered — one artigo, eight fractions, or a mix?
- What rents do the two sitting tenants pay, and what are the lease terms?
- Is any part of the patio or annexes unlicensed construction?

L OPPORTUNITY 5 / 13

Barreiro

MEDIUM PLANNING RISK

Barreiro · Barreiro · 38.6600, -9.0812



ASKING PRICE

€490,000

Asking price, not a transaction price, and not tested.

SOURCED

LAND AREA

Not established

UNKNOWN

GCA (ABC)

267 m²

Stated in the listing — not a right

SOURCED

PRICE PER M² OF LAND**Not established**

UNKNOWN

PRICE PER M² OF GCA**€1,835/m²**

Indicative only — the denominator is not a municipal right.

ESTIMATED

DRIVE TO BARREIRO CITY CENTRE

9 min

Local streets within Barreiro · Barreiro city centre · 1.1 km

ESTIMATED

Why this matches the mandate

A 267 m² prédio in historic Barreiro with a claimed approved architecture PIP for four fractions, framed as a façade-preserving rehabilitation — the lightest-touch project route in the search.

Analyst note

Of the three approved-project entries, this is the one whose advertised scope is a rehabilitation rather than a rebuild, which is what the brief prefers. The same caveat as the others: the PIP is the seller's claim until the process number checks out at the câmara.

Against the client's ten criteria

MEETS	1. Whole building	Recorded by the aggregator as a whole-building record (building/mix_use_building) and advertised as a prédio.
PARTIAL	2. ≥ 4 units	Four fractions (2× T1, 1× T2, 1× T0) via the PIP de arquitetura the advertisement claims as approved; the existing composition is not stated.
MEETS	3. ≥ 180 m²	267 m ² of built area as advertised — above the 180 m ² floor. Not a registered area.
MEETS	4. Habitable + upside	The advertised PIP is explicitly a rehabilitation — preserving structure, original façades and cércea — which is the renovation-first scope this brief asks for, four minutes from the fluvial station.
MEETS	5. €400k–€2.2M	€490,000 — inside the €400k–€2.2M band, at €1,835 per advertised built m ² (below the shortlist median of €2,125/m ²).
MEETS	6. ≤ 15 min	Estimated 9 min to Barreiro city centre (1.1 km) along Local streets within Barreiro — estimated from coordinates, never routed.
MEETS	7. Urban area	Barreiro city centre, 0.8 km straight-line — inside the consolidated fabric of the city itself.
PARTIAL	8. Use	Existing residential use is established by the advertisement, and a PIP / approved project is claimed — one process-number check at the câmara upgrades this verdict. The renovation scope (comunicação prévia vs licença de obras) was not verified anywhere.
UNKNOWN	9. Occupancy	Occupancy is not stated.
PARTIAL	10. Evidence	A claimed approved PIP / project is a document with a process number — verifiable in one call to the câmara. Everything else rests on the advertisement.

Barreiro — evidence, constraints and verdict

Every field the client specified, with the source behind it. Where a field is not established, the report says so and names the step that closes it.

What the advertisement says, in the seller's own words

EXISTING RESIDENTIAL BUILDING STATED IN LISTING

COMPOSITION STATED IN LISTING

UNIT COUNT VIA A CLAIMED APPROVED PROJECT —

UNIT COMPOSITION

"O projeto prevê a criação de 4 frações habitacionais: dois apartamentos T1, um T2 e um T0. A proposta de reabilitação tem como objetivo preservar a essência arquitetônica dos edifícios, mantendo a estrutura, as fachadas originais e a cércea, assegurando a integração harmoniosa na paisagem urbana existente."

The seller's own statement of what the building contains.

RENOVATION ANGLE

"O projeto prevê a criação de 4 frações habitacionais: dois apartamentos T1, um T2 e um T0. A proposta de reabilitação tem como objetivo preservar a essência arquitetônica dos edifícios, mantendo a estrutura, as fachadas originais e a cércea, assegurando a integração harmoniosa na paisagem urbana existente."

The value-add route, in the seller's words.

APPROVED PROJECT

"Prédio com PIP aprovado no Barreiro | Wallis Real Estate."

A municipal pre-approval claimed by the seller — a process number at the câmara confirms or kills it.

Planning position

Current zoning

Not established

UNKNOWN

Current zoning — UNKNOWN

How to verify: Ask the agent for the artigo matricial / cadastral reference, then request a certidão de localização (PDM extract) from the câmara municipal. That single document settles the zoning class and the admissible renovation scope.

Permitted uses

Residential — existing use, as advertised

ESTIMATED

Advertisement text

Planning instrument

Not established

UNKNOWN

PDM

Planning instrument — UNKNOWN

How to verify: Identify the PDM in force for the municipality from the câmara municipal or the DGT / SNIT plan register, and read the articles that govern works on an existing building in the zoning class the certidão returns.

PIP / licensing status

PIP approved (favourable)

SOURCED

A PIP / approved project is claimed in the advertisement text. The process number was not verified at the câmara.

Basis of the GCA figure

Stated in the listing — not a right

SOURCED

Advertised area — the seller's figure, never a registered area. The caderneta predial was not obtained.
<https://www.idealista.pt/imovel/34813197/>

This capacity is not a municipal right

Advertised area — the seller's figure, never a registered area. The caderneta predial was not obtained. It is printed so the site can be compared at all, but it must not be read as a development right, and the price per m² of GCA that divides by it inherits the same weakness. Transcribing the municipal index, or a certidão de localização, is what turns this into a number you can bank.

Nearest town centre

Barreiro city centre

ESTIMATED

0.8 km

Drive to Barreiro

Distance / drive time

1.1 km · 9 min

ESTIMATED

Local streets within Barreiro · Barreiro city centre · Straight-line distance from the listing coordinates × 1.30 road-detour factor, at 72 km/h average running speed + 8 min terminal time — the same approximation earlier Litehaus search editions print. Estimated, not routed: verify with a live routing engine at the hour you would actually travel.

Source

Listing / origin

<https://www.idealista.pt/imovel/34813197/>

SOURCED

Idealista · CasaSAPO_W5030A,
01145d1e-f5f9-11f0-b7cf-060000000058, 132180164 · Wallis Real Estate · 218763277 · seen 2026-08-19

ADVERTISED BY 8 AGENCIES

Wallis Real Estate Consulting

<https://casayes.pt/pt/imovel/7yBFVOG1na8>
+351217904040

Wallis Real Estate Consulting

<https://www.luxuryestate.com/pt/p132180164-apartment-complex-for-sale-barreiro>
+351217904040

Wallis Real Estate Consulting

<https://casa.sapo.pt/comprar-predio-barreiro-e-lavradio-2d9e440e-dcd9-11ef-8c05-060000000058.html>

Wallis Real Estate

<https://www.idealista.pt/imovel/34813197/>
218763277

Wallis Real Estate Consulting

<https://www.luxuryestate.com/pt/p131055743-apartment-complex-for-sale-barreiro>
+351217904040

Wallis Real Estate

<https://www.wallis.pt/imovel/predio-com-pip-aprovado-no-barreiro-wallis-real-estate/21711015>
francisco.pinto@wallis.pt

Wallis Real Estate Consulting

<https://casayes.pt/pt/imovel/4z3a2F590tf>
+351217904040

Wallis Real Estate

<https://www.idealista.pt/imovel/34813114/>
218763277

Price, area and capacity can differ between agencies advertising the same land. The figures in this report are the ones in the text quoted above.

Reference(s)

CasaSAPO_W5030A,
01145d1e-f5f9-11f0-b7cf-060000000058, 132180164,
24967528, 4z3a2F590tf, W5030A, 131055743,
34813114

SOURCED

Planning and environmental constraints

MEDIUM TENURE

UNKNOWN

Ownership, registered area, registered fractions and any charge on the building were not established.

What it means: Advertised area and registered area differ often enough — two shortlist rows carry an unresolved divergence between the portal field and the advertisement text — and a building in undivided inheritance cannot complete on a value-add timetable.

How to verify: Request the *certidão permanente do registo predial* and the *caderneta predial urbana* for every article, and confirm the seller can sell the whole.

NOTED OTHER

UNKNOWN

No constraint or planning layer was queried for this property: not the PDM zoning extract, not REN / RAN, not the flood or coastal-protection layers, not the municipal ARU boundary, not the licensing register.

What it means: Read the absence of a constraint on this page as "not checked", never as "clean". For an existing building the live questions are the renovation scope (*comunicação prévia* vs *licença de obras*), any ARU incentives, and whether every fraction is licensed — all municipal checks.

How to verify: Request a *certidão de localização* from the *câmara municipal* and ask the *urbanismo* counter which licensing route the intended renovation scope takes.

Litehaus planning-risk verdict

MEDIUM PLANNING RISK

ESTIMATED

- No municipal instrument was read for this property; the advertisement is the only primary source.
- Existing residential use is established by the advertisement; the renovation scope is a municipal licensing question (*comunicação prévia* vs *licença de obras*) that was not verified.
- A PIP / approved project is claimed in the advertisement; if the process number confirms at the *câmara*, the risk on the renovation scope drops materially.

Would change if: A *certidão de localização* plus the *câmara's urbanismo* counter confirming the renovation scope — and, where one is claimed, the PIP process number checking out.

Ask the agent this before viewing

- What is the PIP process number and its validity?
- What stands in the building today — how many fractions, and are any occupied?
- Does the approved scope keep all four fractions residential?

L OPPORTUNITY 6 / 13

Alto do Seixalinho, Santo André e Verderena

MEDIUM PLANNING RISK

Barreiro · Alto do Seixalinho, Santo André e Verderena · 38.6597, -9.0662



Aerial locator centred on 38.65967, -9.06624 — Esri World Imagery. Crosshair marks the supplied location, not a surveyed boundary.

ASKING PRICE

€700,000

Asking price, not a transaction price, and not tested.

SOURCED

LAND AREA

Not established

UNKNOWN

GCA (ABC)

328 m²

Stated in the listing — not a right

SOURCED

PRICE PER M² OF LAND**Not established**

UNKNOWN

PRICE PER M² OF GCA**€2,134/m²**

Indicative only — the denominator is not a municipal right.

ESTIMATED

DRIVE TO BARREIRO CITY CENTRE

9 min

Local streets within Barreiro · Barreiro city centre · 0.9 km

ESTIMATED

Why this matches the mandate

Four identical T3 fractions in propriedade total in Alto do Seixalinho, advertised for remodelling, in the part of Barreiro the agent describes as the strongest rental-demand zone.

Analyst note

A simple, legible asset: four equal 82 m² fractions, one owner, one remodelling scope. The portal tags the condition as "ruin" while the advertisement frames a remodelling project — the truth is probably "tired but standing", which is precisely what a visit settles. Priced at €2,134/m² on the advertised 328 m².

Against the client's ten criteria

MEETS	1. Whole building	Recorded by the aggregator as a whole-building record (building/mix_use_building) and advertised as a prédio.
MEETS	2. ≥ 4 units	Four T3 fractions of 82 m ² each, stated as the existing composition ("composto por 4 frações T3").
MEETS	3. ≥ 180 m²	328 m ² of built area as advertised — above the 180 m ² floor. Not a registered area.
PARTIAL	4. Habitable + upside	The portal tags the condition as "ruin" while the advertisement frames a remodelling project — treated as habitable-but-tired, and a visit settles it. Advertised expressly as "imóvel para remodelação" in propriedade total — renovate the four fractions, then re-let or sell them individually.
MEETS	5. €400k–€2.2M	€700,000 — inside the €400k–€2.2M band, at €2,134 per advertised built m ² (above the shortlist median of €2,125/m ²).
MEETS	6. ≤ 15 min	Estimated 9 min to Barreiro city centre (0.9 km) along Local streets within Barreiro — estimated from coordinates, never routed.
MEETS	7. Urban area	Barreiro city centre, 0.7 km straight-line — inside the consolidated fabric of the city itself.
PARTIAL	8. Use	Existing residential use is established by the advertisement. The renovation scope (comunicação prévia vs licença de obras) was not verified anywhere.
UNKNOWN	9. Occupancy	Occupancy is not stated; the advertisement frames the building as a remodelling project, which usually means vacant — confirm.
UNKNOWN	10. Evidence	Everything on this page rests on the advertisement. The fraction list, the caderneta and the licença de utilização are the three documents that change that.

OPPORTUNITY 6 / 13

Alto do Seixalinho, Santo André e... — evidence, constraints and verdict

Every field the client specified, with the source behind it. Where a field is not established, the report says so and names the step that closes it.

What the advertisement says, in the seller's own words

EXISTING RESIDENTIAL BUILDING STATED IN LISTING

COMPOSITION STATED IN LISTING

UNIT COMPOSITION

"O edifício é composto por 4 frações T3, cada uma com 82 m², representando uma excelente oportunidade para um projeto de remodelação e valorização."

The seller's own statement of what the building contains.

RENOVATION ANGLE

"O edifício é composto por 4 frações T3, cada uma com 82 m², representando uma excelente oportunidade para um projeto de remodelação e valorização."

The value-add route, in the seller's words.

Planning position

Current zoning

Not established

UNKNOWN

Current zoning — UNKNOWN

How to verify: Ask the agent for the artigo matricial / cadastral reference, then request a certidão de localização (PDM extract) from the câmara municipal. That single document settles the zoning class and the admissible renovation scope.

Permitted uses

Residential — existing use, as advertised

ESTIMATED

Advertisement text

Planning instrument

Not established

UNKNOWN

PDM

Planning instrument — UNKNOWN

How to verify: Identify the PDM in force for the municipality from the câmara municipal or the DGT / SNIT plan register, and read the articles that govern works on an existing building in the zoning class the certidão returns.

PIP / licensing status

Not established

UNKNOWN

PIP / licensing status — UNKNOWN

How to verify: Ask the selling agent for the licença de utilização and any PIP / obras process number, then confirm them against the câmara municipal's urbanismo register. For a building run as a lar / residência sénior, confirm the activity licence and whether it transfers on a sale.

Basis of the GCA figure

Stated in the listing — not a right

SOURCED

Advertised area — the seller's figure, never a registered area. The caderneta predial was not obtained.
<https://www.idealista.pt/imovel/35234710/>

This capacity is not a municipal right

Advertised area — the seller's figure, never a registered area. The caderneta predial was not obtained. It is printed so the site can be compared at all, but it must not be read as a development right, and the price per m² of GCA that divides by it inherits the same weakness. Transcribing the municipal index, or a certidão de localização, is what turns this into a number you can bank.

Nearest town centre

Barreiro city centre

ESTIMATED

0.7 km

Drive to Barreiro

Distance / drive time

0.9 km · 9 min

ESTIMATED

Local streets within Barreiro · Barreiro city centre · Straight-line distance from the listing coordinates × 1.30 road-detour factor, at 72 km/h average running speed + 8 min terminal time — the same approximation earlier Litehaus search editions print. Estimated, not routed: verify with a live routing engine at the hour you would actually travel.

Source

Listing / origin

<https://www.idealista.pt/imovel/35234710/>

SOURCED

Idealista · 19240111, 121701566-7, 35234710 · RE/MAX | GRUPO G4
New Cycle · 218744158 · seen 2026-08-19

ADVERTISED BY 4 AGENCIES

RE/MAX | GRUPO G4 New Cycle

<https://www.idealista.pt/imovel/35234710/>
218744158

RE/MAX G4 New Cycle

<https://www.remmax.pt/pt/imoveis/venda-prédio-t12-barreiro-alto-do-seixalinho-santo-andre-e-verderena/121701566-7>
+351217279283

G4 New Cycle

<https://www.imovirtual.com/pt/anuncio/predio-para-venda-ID1iJen>
+351210206491

<https://casayes.pt/pt/imovel/86Esh8Mo76x>
+351962417073

Price, area and capacity can differ between agencies advertising the same land. The figures in this report are the ones in the text quoted above.

Reference(s)

19240111, 121701566-7, 35234710, 86Esh8Mo76x

SOURCED

Planning and environmental constraints

MEDIUM TENURE

UNKNOWN

Ownership, registered area, registered fractions and any charge on the building were not established.

What it means: Advertised area and registered area differ often enough — two shortlist rows carry an unresolved divergence between the portal field and the advertisement text — and a building in undivided inheritance cannot complete on a value-add timetable.

How to verify: Request the **certidão permanente do registo predial** and the **caderneta predial urbana** for every article, and confirm the seller can sell the whole.

NOTED OTHER

UNKNOWN

No constraint or planning layer was queried for this property: not the PDM zoning extract, not REN / RAN, not the flood or coastal-protection layers, not the municipal ARU boundary, not the licensing register.

What it means: Read the absence of a constraint on this page as "not checked", never as "clean". For an existing building the live questions are the renovation scope (comunicação prévia vs licença de obras), any ARU incentives, and whether every fraction is licensed — all municipal checks.

How to verify: Request a certidão de localização from the câmara municipal and ask the urbanismo counter which licensing route the intended renovation scope takes.

Litehaus planning-risk verdict

MEDIUM PLANNING RISK

ESTIMATED

- No municipal instrument was read for this property; the advertisement is the only primary source.
- Existing residential use is established by the advertisement; the renovation scope is a municipal licensing question (comunicação prévia vs licença de obras) that was not verified.

Would change if: A certidão de localização plus the câmara's urbanismo counter confirming the renovation scope — and, where one is claimed, the PIP process number checking out.

Ask the agent this before viewing

- Is the building vacant today, and since when?
- Why does the portal record tag the condition as "ruin" — is any part structurally compromised?
- Are the four fractions already individualised on the caderneta / propriedade horizontal?

OPPORTUNITY 7 / 13

Alto do Seixalinho, Santo André e Verderena

MEDIUM PLANNING RISK

Barreiro · Alto do Seixalinho, Santo André e Verderena · 38.6447, -9.0567



ASKING PRICE

€1,250,000

Asking price, not a transaction price, and not tested.

SOURCED

LAND AREA

Not established

UNKNOWN

GCA (ABC)

462 m²

Stated in the listing — not a right

SOURCED

PRICE PER M² OF LAND**Not established**

UNKNOWN

PRICE PER M² OF GCA**€2,706/m²**

Indicative only — the denominator is not a municipal right.

ESTIMATED

DRIVE TO BARREIRO CITY CENTRE

11 min

Local streets within Barreiro · Barreiro city centre · 3.2 km

ESTIMATED

Why this matches the mandate

Eight fractions in propriedade horizontal in consolidated Quinta da Lomba, Barreiro — five of them available to renovate and re-let, three discounted by lifetime leases.

Analyst note

The lifetime leases are the pricing mechanism here, not a footnote: under the NRAU a vitalício cannot be terminated by the landlord, so three of eight fractions are capped for the tenants' lifetimes. The play prices on the five free fractions. Confirm which fractions are encumbered before modelling anything.

Against the client's ten criteria

MEETS	1. Whole building	Recorded by the aggregator as a whole-building record (building/mix_use_building) and advertised as a prédio.
MEETS	2. ≥ 4 units	Eight residential fractions stated — 4× T2 (~60 m ²) and 4× T1 (~45 m ²) — in propriedade horizontal.
MEETS	3. ≥ 180 m²	462 m ² of built area as advertised — above the 180 m ² floor. Not a registered area.
MEETS	4. Habitable + upside	Five of the eight fractions are free to renovate and reposition; the other three carry lifetime leases and set the discount.
MEETS	5. €400k–€2.2M	€1,250,000 — inside the €400k–€2.2M band, at €2,706 per advertised built m ² (above the shortlist median of €2,125/m ²).
MEETS	6. ≤ 15 min	Estimated 11 min to Barreiro city centre (3.2 km) along Local streets within Barreiro — estimated from coordinates, never routed.
MEETS	7. Urban area	Barreiro city centre, 2.5 km straight-line — inside the consolidated fabric of the city itself.
PARTIAL	8. Use	Existing residential use is established by the advertisement. The renovation scope (comunicação prévia vs licença de obras) was not verified anywhere.
UNKNOWN	9. Occupancy	Three apartments are occupied on contratos de arrendamento vitalício (lifetime leases); the remaining fractions are advertised as having "potencial de valorização".
UNKNOWN	10. Evidence	Everything on this page rests on the advertisement. The fraction list, the caderneta and the licença de utilização are the three documents that change that.

OPPORTUNITY 7 / 13

Alto do Seixalinho, Santo André e... — evidence, constraints and verdict

Every field the client specified, with the source behind it. Where a field is not established, the report says so and names the step that closes it.

What the advertisement says, in the seller's own words

EXISTING RESIDENTIAL BUILDING STATED IN LISTING

COMPOSITION STATED IN LISTING

UNIT COMPOSITION

"O edifício é composto por 8 frações habitacionais, distribuídas entre: 4 apartamentos T2 com cerca de 60 m²; 4 apartamentos T1 com cerca de 45 m²."

The seller's own statement of what the building contains.

RENOVATION ANGLE

"Informação relevante: 3 apartamentos encontram-se atualmente ocupados com contratos de arrendamento vitalício; restantes frações com potencial de valorização e rentabilidade; proximidade a escolas, supermercados, restauração e principais acessos rodoviários."

The value-add route, in the seller's words.

OCCUPANCY

"Informação relevante: 3 apartamentos encontram-se atualmente ocupados com contratos de arrendamento vitalício; restantes frações com potencial de valorização e rentabilidade; proximidade a escolas, supermercados, restauração e principais acessos rodoviários."

Who is in the building today, as advertised.

Planning position

Current zoning

Not established

UNKNOWN

Current zoning — UNKNOWN

How to verify: Ask the agent for the artigo matricial / cadastral reference, then request a certidão de localização (PDM extract) from the câmara municipal. That single document settles the zoning class and the admissible renovation scope.

Permitted uses

Residential — existing use, as advertised

ESTIMATED

Advertisement text

Planning instrument

Not established

UNKNOWN

PDM

Planning instrument — UNKNOWN

How to verify: Identify the PDM in force for the municipality from the câmara municipal or the DGT / SNIT plan register, and read the articles that govern works on an existing building in the zoning class the certidão returns.

PIP / licensing status

Not established

UNKNOWN

PIP / licensing status — UNKNOWN

How to verify: Ask the selling agent for the licença de utilização and any PIP / obras process number, then confirm them against the câmara municipal's urbanismo register. For a building run as a lar / residência sénior, confirm the activity licence and whether it transfers on a sale.

Basis of the GCA figure

Stated in the listing — not a right

SOURCED

Advertised area — the seller's figure, never a registered area. The caderneta predial was not obtained.

<https://www.idealista.pt/imovel/35046329/>

This capacity is not a municipal right

Advertised area — the seller's figure, never a registered area. The caderneta predial was not obtained. It is printed so the site can be compared at all, but it must not be read as a development right, and the price per m² of GCA that divides by it inherits the same weakness. Transcribing the municipal index, or a certidão de localização, is what turns this into a number you can bank.

Nearest town centre

Barreiro city centre

ESTIMATED

2.5 km

Drive to Barreiro

Distance / drive time

3.2 km · 11 min

ESTIMATED

Local streets within Barreiro · Barreiro city centre · Straight-line distance from the listing coordinates × 1.30 road-detour factor, at 72 km/h average running speed + 8 min terminal time — the same approximation earlier Litehaus search editions print. Estimated, not routed: verify with a live routing engine at the hour you would actually travel.

Source

Listing / origin

<https://www.idealista.pt/imovel/35046329/>

SOURCED

Idealista · 35046329, ATIP6JfBskT, 126711001-27 · RE/MAX Infinity · 265145583 · seen 2026-08-19

ADVERTISED BY 3 AGENCIES

RE/MAX Infinity

<https://www.remax.pt/pt/imoveis/venda-prédio-tbarreiro-alto-do-seixalinho-santo-andre-e-verderena/126711001-27>
+351210514012

RE/MAX Infinity

<https://www.idealista.pt/imovel/35046329/>
265145583

RE/MAX Infinity

<https://casayes.pt/pt/imovel/ATIP6JfBskT>
+351965894000

Price, area and capacity can differ between agencies advertising the same land. The figures in this report are the ones in the text quoted above.

Reference(s)

35046329, ATIP6JfBskT, 126711001-27

SOURCED

Planning and environmental constraints

HIGH TENURE

UNKNOWN

Three of the eight fractions are occupied on lifetime leases (contratos vitalícios), per the advertisement.

What it means: A lifetime lease survives the sale and cannot be terminated by the buyer under the NRAU; those fractions carry controlled-rent income until the tenants leave or die. The renovation upside applies to the other five.

How to verify: Ask the agent for the fraction list and confirm against the *caderneta predial urbana* and the *certidão de teor*: the registered fractions, their typologies and which are occupied, and on what leases.

MEDIUM TENURE

UNKNOWN

Ownership, registered area, registered fractions and any charge on the building were not established.

What it means: Advertised area and registered area differ often enough — two shortlist rows carry an unresolved divergence between the portal field and the advertisement text — and a building in undivided inheritance cannot complete on a value-add timetable.

How to verify: Request the *certidão permanente do registo predial* and the *caderneta predial urbana* for every article, and confirm the seller can sell the whole.

NOTED OTHER

UNKNOWN

No constraint or planning layer was queried for this property: not the PDM zoning extract, not REN / RAN, not the flood or coastal-protection layers, not the municipal ARU boundary, not the licensing register.

What it means: Read the absence of a constraint on this page as "not checked", never as "clean". For an existing building the live questions are the renovation scope (*comunicação prévia* vs *licença de obras*), any ARU incentives, and whether every fraction is licensed — all municipal checks.

How to verify: Request a *certidão de localização* from the *câmara municipal* and ask the *urbanismo* counter which licensing route the intended renovation scope takes.

Litehaus planning-risk verdict

MEDIUM PLANNING RISK

ESTIMATED

- No municipal instrument was read for this property; the advertisement is the only primary source.
- Existing residential use is established by the advertisement; the renovation scope is a municipal licensing question (*comunicação prévia* vs *licença de obras*) that was not verified.

Would change if: A *certidão de localização* plus the *câmara's urbanismo* counter confirming the renovation scope — and, where one is claimed, the PIP process number checking out.

Ask the agent this before viewing

- Which three fractions carry the lifetime leases, and at what rents?
- Is the *propriedade horizontal* fully constituted and are all eight fractions registered?
- What is the state of the five unencumbered fractions — vacant, or on renewable leases?

L OPPORTUNITY 8 / 13

Lavradio

MEDIUM PLANNING RISK

Barreiro · Lavradio · 38.6621, -9.0831



ASKING PRICE

€485,000

Asking price, not a transaction price, and not tested.

SOURCED

LAND AREA

Not established

UNKNOWN

GCA (ABC)

290 m²

Stated in the listing — not a right

SOURCED

PRICE PER M² OF LAND**Not established**

UNKNOWN

PRICE PER M² OF GCA**€1,672/m²**

Indicative only — the denominator is not a municipal right.

ESTIMATED

DRIVE TO BARREIRO CITY CENTRE

9 min

Local streets within Barreiro · Barreiro city centre · 1.2 km

ESTIMATED

Why this matches the mandate

A river-view building in Barreiro with a running licensed care-home income and a claimed approved project for four apartments — income during the hold, a defined renovation exit.

Analyst note

The income-and-project pairing is exactly the value-add shape, but the areas do not reconcile: the portal record carries 290 m² while the advertisement text states 168 m² for the single floor. The built-area verdict is therefore partial, and the caderneta is the only document that settles it.

Against the client's ten criteria

MEETS	1. Whole building	Recorded by the aggregator as a whole-building record (building/mix_use_building) and advertised as a prédio.
PARTIAL	2. ≥ 4 units	Four apartments (2× T1, 1× T2, 1× T0) via the architecture project the advertisement claims as approved; today it is a licensed lar residencial for eleven users.
PARTIAL	3. ≥ 180 m²	The portal record carries 290 m ² but the advertisement text states 168 m ² for the single floor — unreconciled. The 180 m ² floor is met on the portal figure only; the caderneta predial settles it.
MEETS	4. Habitable + upside	Keep the licensed lar income while preparing the approved four-apartment reconversion — the advertisement explicitly sells that sequence, with a river view as the exit premium.
MEETS	5. €400k–€2.2M	€485,000 — inside the €400k–€2.2M band, at €1,672 per advertised built m ² (below the shortlist median of €2,125/m ²).
MEETS	6. ≤ 15 min	Estimated 9 min to Barreiro city centre (1.2 km) along Local streets within Barreiro — estimated from coordinates, never routed.
MEETS	7. Urban area	Barreiro city centre, 0.9 km straight-line — inside the consolidated fabric of the city itself.
PARTIAL	8. Use	Existing residential use is established by the advertisement, and a PIP / approved project is claimed — one process-number check at the câmara upgrades this verdict. The renovation scope (comunicação prévia vs licença de obras) was not verified anywhere.
UNKNOWN	9. Occupancy	Operating as a licensed lar residencial (11 users), providing immediate income per the advertisement.
PARTIAL	10. Evidence	A claimed approved PIP / project is a document with a process number — verifiable in one call to the câmara. Everything else rests on the advertisement.

Lavradio — evidence, constraints and verdict

Every field the client specified, with the source behind it. Where a field is not established, the report says so and names the step that closes it.

What the advertisement says, in the seller's own words

EXISTING RESIDENTIAL BUILDING STATED IN LISTING

COMPOSITION STATED IN LISTING

UNIT COUNT VIA A CLAIMED APPROVED PROJECT —

UNIT COMPOSITION

"O prédio dispõe de projeto de arquitetura aprovado para a criação de 4 frações habitacionais, distribuídas da seguinte forma: - 2 apartamentos T1; - 1 apartamento T2; -1 apartamento T0. Esta solução permite desenvolver um projeto residencial moderno, ideal para venda ou arrendamento, beneficiando da crescente procura habitacional na zona."

The seller's own statement of what the building contains.

RENOVATION ANGLE

"Apresentamos este edifício de um piso, situado numa localização privilegiada no Barreiro, com uma deslumbrante vista sobre o rio e um enorme potencial de valorização."

The value-add route, in the seller's words.

OCCUPANCY

"Se procura um imóvel que combine rentabilidade atual com um forte potencial de valorização futura, esta é uma oportunidade rara no mercado do Barreiro."

Who is in the building today, as advertised.

APPROVED PROJECT

"O prédio dispõe de projeto de arquitetura aprovado para a criação de 4 frações habitacionais, distribuídas da seguinte forma: - 2 apartamentos T1; - 1 apartamento T2; -1 apartamento T0. Esta solução permite desenvolver um projeto residencial moderno, ideal para venda ou arrendamento, beneficiando da crescente procura habitacional na zona."

A municipal pre-approval claimed by the seller — a process number at the câmara confirms or kills it.

The portal field and the advertisement disagree

The aggregator record carries 290 m²; the advertisement text states 168 m² of área bruta for the floor. The portal figure is printed with this divergence flagged. Treat the plot size as unconfirmed until the caderneta predial is produced.

Planning position

Current zoning

Not established

UNKNOWN

Current zoning — UNKNOWN

How to verify: Ask the agent for the artigo matricial / cadastral reference, then request a certidão de localização (PDM extract) from the câmara municipal. That single document settles the zoning class and the admissible renovation scope.

Permitted uses

Residential — existing use, as advertised

ESTIMATED

Advertisement text

Planning instrument

Not established

UNKNOWN

PDM

Planning instrument — UNKNOWN

How to verify: Identify the PDM in force for the municipality from the câmara municipal or the DGT / SNIT plan register, and read the articles that govern works on an existing building in the zoning class the certidão returns.

PIP / licensing status

PIP approved (favourable)

SOURCED

A PIP / approved project is claimed in the advertisement text. The process number was not verified at the câmara.

Basis of the GCA figure

Stated in the listing — not a right

SOURCED

Advertised area — the seller's figure, never a registered area. The caderneta predial was not obtained.

<https://www.idealista.pt/imovel/35205911/>

This capacity is not a municipal right

Advertised area — the seller's figure, never a registered area. The caderneta predial was not obtained. It is printed so the site can be compared at all, but it must not be read as a development right, and the price per m² of GCA that divides by it inherits the same weakness. Transcribing the municipal index, or a certidão de localização, is what turns this into a number you can bank.

Nearest town centre

Barreiro city centre

ESTIMATED

0.9 km

Drive to Barreiro

Distance / drive time

1.2 km · 9 min

ESTIMATED

Local streets within Barreiro · Barreiro city centre · Straight-line distance from the listing coordinates × 1.30 road-detour factor, at 72 km/h average running speed + 8 min terminal time — the same approximation earlier Litehaus search editions print. Estimated, not routed: verify with a live routing engine at the hour you would actually travel.

Source

Listing / origin

<https://www.idealista.pt/imovel/35205911/>

SOURCED

Idealista · 00036/2026, 35205911, 19223775 · kaya dreams · 218740491 · seen 2026-08-19

ADVERTISED BY 3 AGENCIES

kaya dreams

<https://www.idealista.pt/imovel/35205911/>
218740491

KayaDreams

<https://www.hatudo.pt/anuncio/predio-a-venda-com-vista-rio-no-barreiro-excelente-oportunidade-de-investimento-4098058>
351913290237

Kaya Dreams Real Estate

<https://www.imovirtual.com/pt/anuncio/predio-a-venda-com-vista-rio-no-barreiro-excelente-oportunidade-ID1IEYT>
+351925982878

Price, area and capacity can differ between agencies advertising the same land. The figures in this report are the ones in the text quoted above.

Reference(s)

**00036/2026, 35205911, 19223775, 4098058,
26084098058**

SOURCED

Planning and environmental constraints

MEDIUM TENURE

UNKNOWN

Ownership, registered area, registered fractions and any charge on the building were not established.

What it means: Advertised area and registered area differ often enough — two shortlist rows carry an unresolved divergence between the portal field and the advertisement text — and a building in undivided inheritance cannot complete on a value-add timetable.

How to verify: Request the *certidão permanente do registo predial* and the *caderneta predial urbana* for every article, and confirm the seller can sell the whole.

NOTED OTHER

UNKNOWN

No constraint or planning layer was queried for this property: not the PDM zoning extract, not REN / RAN, not the flood or coastal-protection layers, not the municipal ARU boundary, not the licensing register.

What it means: Read the absence of a constraint on this page as "not checked", never as "clean". For an existing building the live questions are the renovation scope (*comunicação prévia* vs *licença de obras*), any ARU incentives, and whether every fraction is licensed — all municipal checks.

How to verify: Request a *certidão de localização* from the *câmara municipal* and ask the *urbanismo* counter which licensing route the intended renovation scope takes.

Litehaus planning-risk verdict**MEDIUM PLANNING RISK**

ESTIMATED

- No municipal instrument was read for this property; the advertisement is the only primary source.
- Existing residential use is established by the advertisement; the renovation scope is a municipal licensing question (*comunicação prévia* vs *licença de obras*) that was not verified.
- A PIP / approved project is claimed in the advertisement; if the process number confirms at the *câmara*, the risk on the renovation scope drops materially.
- Unreconciled divergence: The aggregator record carries 290 m²; the advertisement text states 168 m² of *área bruta* for the floor. The portal figure is printed with this divergence flagged.

Would change if: A *certidão de localização* plus the *câmara's* *urbanismo* counter confirming the renovation scope — and, where one is claimed, the PIP process number checking out.

Ask the agent this before viewing

- Which built area is registered on the *caderneta* — 168 m², 290 m², or more?
- What is the *lar* licence number, and does it transfer on a sale?
- What is the approved project's process reference at the *câmara*?

L OPPORTUNITY 9 / 13

Vale da Amoreira

MEDIUM PLANNING RISK

Moita · Vale da Amoreira · 38.6543, -9.0442



Aerial locator centred on 38.65434, -9.04420 — Esri World Imagery. Crosshair marks the supplied location, not a surveyed boundary.

ASKING PRICE

€840,000

Asking price, not a transaction price, and not tested.

SOURCED

LAND AREA

Not established

UNKNOWN

GCA (ABC)

866 m²

Stated in the listing — not a right

SOURCED

PRICE PER M² OF LAND**Not established**

UNKNOWN

PRICE PER M² OF GCA**€970/m²**

Indicative only — the denominator is not a municipal right.

ESTIMATED

DRIVE TO BARREIRO CITY CENTRE

11 min

EN 11 / EN 10 via Baixa da Banheira · Barreiro city centre · 3.5 km

ESTIMATED

Why this matches the mandate

Two prédios plus rows of T1 annexes on EN 11 in Baixa da Banheira — roughly ten residential units and three shops at €840k, with the seller proposing flexible deal structures including permuta.

Analyst note

The most units per euro in the search, and the messiest registration: rooms, annexes and shops across several door numbers. Expect a mixed bag of licensed and possibly unlicensed construction — the caderneta and the câmara's file decide what the ten units really are. The permuta offer signals a seller who will structure.

Against the client's ten criteria

MEETS	1. Whole building	Recorded by the aggregator as a whole-building record (building/mix_use_building) and advertised as a prédio.
MEETS	2. ≥ 4 units	About ten residential units across the two prédios and annexes as described: eight T1 annexes (two rows of four), a T2 in the second prédio and the main building's eleven rooms — plus three shops.
MEETS	3. ≥ 180 m²	866 m ² of built area as advertised — above the 180 m ² floor. Not a registered area.
MEETS	4. Habitable + upside	A courtyard ensemble already partly let, with the seller openly offering a permuta (part-payment in floors to be built) — a developer-friendly structure for a phased renovation.
MEETS	5. €400k–€2.2M	€840,000 — inside the €400k–€2.2M band, at €970 per advertised built m ² (below the shortlist median of €2,125/m ²).
MEETS	6. ≤ 15 min	Estimated 11 min to Barreiro city centre (3.5 km) along EN 11 / EN 10 via Baixa da Banheira — estimated from coordinates, never routed.
PARTIAL	7. Urban area	Moita town centre, 4.7 km straight-line — inside the consolidated fabric of the town itself.
PARTIAL	8. Use	Existing residential use is established by the advertisement. The renovation scope (comunicação prévia vs licença de obras) was not verified anywhere.
UNKNOWN	9. Occupancy	One shop, one annex and the first floor of the second prédio are stated as rented; the rest is available.
UNKNOWN	10. Evidence	Everything on this page rests on the advertisement. The fraction list, the caderneta and the licença de utilização are the three documents that change that.

L OPPORTUNITY 9 / 13

Vale da Amoreira — evidence, constraints and verdict

Every field the client specified, with the source behind it. Where a field is not established, the report says so and names the step that closes it.

What the advertisement says, in the seller's own words

EXISTING RESIDENTIAL BUILDING STATED IN LISTING

COMPOSITION STATED IN LISTING

Planning position

Current zoning

Not established

UNKNOWN

Current zoning — UNKNOWN

How to verify: Ask the agent for the artigo matricial / cadastral reference, then request a certidão de localização (PDM extract) from the câmara municipal. That single document settles the zoning class and the admissible renovation scope.

Permitted uses

Residential — existing use, as advertised

ESTIMATED

Advertisement text

Planning instrument

Not established

UNKNOWN

PDM

Planning instrument — UNKNOWN

How to verify: Identify the PDM in force for the municipality from the câmara municipal or the DGT / SNIT plan register, and read the articles that govern works on an existing building in the zoning class the certidão returns.

PIP / licensing status

Not established

UNKNOWN

PIP / licensing status — UNKNOWN

How to verify: Ask the selling agent for the licença de utilização and any PIP / obras process number, then confirm them against the câmara municipal's urbanismo register. For a building run as a lar / residência sénior, confirm the activity licence and whether it transfers on a sale.

Basis of the GCA figure

Stated in the listing — not a right

SOURCED

Advertised area — the seller's figure, never a registered area. The caderneta predial was not obtained.

<https://www.imovirtual.com/pt/anuncio/predios-anexos-vende-se-baixa-da-banheira-ao-pe-cgd- ID1hqVb>

This capacity is not a municipal right

Advertised area — the seller's figure, never a registered area. The caderneta predial was not obtained. It is printed so the site can be compared at all, but it must not be read as a development right, and the price per m² of GCA that divides by it inherits the same weakness. Transcribing the municipal index, or a certidão de localização, is what turns this into a number you can bank.

Nearest town centre

Moita town centre

4.7 km

ESTIMATED

Drive to Barreiro

Distance / drive time

3.5 km · 11 min

EN 11 / EN 10 via Baixa da Banheira · Barreiro city centre · Straight-line distance from the listing coordinates × 1.30 road-detour factor, at 72 km/h average running speed + 8 min terminal time — the same approximation earlier Litehaus search editions print. Estimated, not routed: verify with a live routing engine at the hour you would actually travel.

ESTIMATED

Source

Listing / origin

<https://www.imovirtual.com/pt/anuncio/predios-anexos-vende-se-baixa-da-banheira-ao-pe-cgd-ID1hqVb>

Imovirtual · 18931463, CB72 · CBHouse Real Estate-Sociedade Mediação Imobiliária,Lda. · +351210204229 · seen 2026-08-19

SOURCED

ADVERTISED BY

CBHouse Real Estate-Sociedade Mediação Imobiliária,Lda.

<https://www.imovirtual.com/pt/anuncio/predios-anexos-vende-se-baixa-da-banheira-ao-pe-cgd-ID1hqVb>
+351210204229

Reference(s)

18931463, CB72

SOURCED

Planning and environmental constraints

MEDIUM TENURE

UNKNOWN

Ownership, registered area, registered fractions and any charge on the building were not established.

What it means: Advertised area and registered area differ often enough — two shortlist rows carry an unresolved divergence between the portal field and the advertisement text — and a building in undivided inheritance cannot complete on a value-add timetable.

How to verify: Request the certidão permanente do registo predial and the caderneta predial urbana for every article, and confirm the seller can sell the whole.

NOTED OTHER

UNKNOWN

No constraint or planning layer was queried for this property: not the PDM zoning extract, not REN / RAN, not the flood or coastal-protection layers, not the municipal ARU boundary, not the licensing register.

What it means: Read the absence of a constraint on this page as "not checked", never as "clean". For an existing building the live questions are the renovation scope (comunicação prévia vs licença de obras), any ARU incentives, and whether every fraction is licensed — all municipal checks.

How to verify: Request a certidão de localização from the câmara municipal and ask the urbanismo counter which licensing route the intended renovation scope takes.

Litehaus planning-risk verdict

MEDIUM PLANNING RISK

ESTIMATED

- No municipal instrument was read for this property; the advertisement is the only primary source.
- Existing residential use is established by the advertisement; the renovation scope is a municipal licensing question (comunicação prévia vs licença de obras) that was not verified.

Would change if: A certidão de localização plus the câmara's urbanismo counter confirming the renovation scope — and, where one is claimed, the PIP process number checking out.

Ask the agent this before viewing

- Which of the annexes and divisions are licensed, and which are informal?
- Exactly which doors / artigos make up the sale (95, 97, 99, 101, 105)?
- What permuta split does the seller have in mind — how much cash, how many floors?

L OPPORTUNITY 10 / 13

Baixa da Banheira

MEDIUM PLANNING RISK

Moita · Baixa da Banheira · 38.6653, -9.0474



Aerial locator centred on 38.66532, -9.04741 — Esri World Imagery. Crosshair marks the supplied location, not a surveyed boundary.

ASKING PRICE

€850,000

Asking price, not a transaction price, and not tested.

SOURCED

LAND AREA

537 m²

Advertised plot area (RE/MAX Alcateia)

SOURCED

GCA (ABC)

400 m²

Stated in the listing — not a right

SOURCED

PRICE PER M² OF LAND**€1,584/m²**

CALCULATED

PRICE PER M² OF GCA**€2,125/m²**

Indicative only — the denominator is not a municipal right.

ESTIMATED

DRIVE TO BARREIRO CITY CENTRE

10 min

EN 11 / EN 10 via Baixa da Banheira · Barreiro city centre · 2.9 km

ESTIMATED

Why this matches the mandate

Six modern units (4 apartments + 2 moradias) on one plot in central Baixa da Banheira at €850k — a ready-made small portfolio ten estimated minutes from Barreiro.

Analyst note

The advertisement never says plainly whether the ensemble is finished, under works or sold off-plan — the first question below exists because the text does not answer it. If it is complete and registered, this is the newest product in the search; if it is not, it is a development purchase and belongs to a different brief.

Against the client's ten criteria

MEETS	1. Whole building	Recorded by the aggregator as a whole-building record (building/mix_use_building) and advertised as a prédio.
MEETS	2. ≥ 4 units	Six units stated for the ensemble — 4× T1 apartments and 2× T2 moradias — on a 536.65 m ² plot with 400 m ² of construction.
MEETS	3. ≥ 180 m²	400 m ² of built area as advertised — above the 180 m ² floor. Not a registered area.
MEETS	4. Habitable + upside	A small, recently-conceived ensemble ("Empreendimento Pátio do Tejo") whose units suit long-let or individual resale; the advertisement sells the investment case rather than a renovation scope.
MEETS	5. €400k–€2.2M	€850,000 — inside the €400k–€2.2M band, at €2,125 per advertised built m ² (above the shortlist median of €2,125/m ²).
MEETS	6. ≤ 15 min	Estimated 10 min to Barreiro city centre (2.9 km) along EN 11 / EN 10 via Baixa da Banheira — estimated from coordinates, never routed.
FAILS	7. Urban area	Moita town centre, 5.2 km straight-line — inside the consolidated fabric of the town itself.
PARTIAL	8. Use	Existing residential use is established by the advertisement. The renovation scope (comunicação prévia vs licença de obras) was not verified anywhere.
UNKNOWN	9. Occupancy	Occupancy is not stated; the advertisement presents the ensemble as an investment product.
UNKNOWN	10. Evidence	Everything on this page rests on the advertisement. The fraction list, the caderneta and the licença de utilização are the three documents that change that.

OPPORTUNITY 10 / 13

Baixa da Banheira — evidence, constraints and verdict

Every field the client specified, with the source behind it. Where a field is not established, the report says so and names the step that closes it.

What the advertisement says, in the seller's own words

EXISTING RESIDENTIAL BUILDING STATED IN LISTING

COMPOSITION STATED IN LISTING

UNIT COMPOSITION

"Características do Empreendimento • Área Total do Terreno: 536,65 m² • Área de Implantação dos Edifícios: 211,69 m² • Área Bruta de Construção: 400 m² O empreendimento foi concebido para atender a diferentes perfis de residentes, com opções versáteis e modernas: • 4 Apartamentos T1: Espaços funcionais, ideais para casais, profissionais ou pequenos investidores."

The seller's own statement of what the building contains.

Planning position

Current zoning

Not established

UNKNOWN

Current zoning — UNKNOWN

How to verify: Ask the agent for the artigo matricial / cadastral reference, then request a certidão de localização (PDM extract) from the câmara municipal. That single document settles the zoning class and the admissible renovation scope.

Permitted uses

Residential — existing use, as advertised

ESTIMATED

Advertisement text

Planning instrument

Not established

UNKNOWN

PDM

Planning instrument — UNKNOWN

How to verify: Identify the PDM in force for the municipality from the câmara municipal or the DGT / SNIT plan register, and read the articles that govern works on an existing building in the zoning class the certidão returns.

PIP / licensing status

Not established

UNKNOWN

PIP / licensing status — UNKNOWN

How to verify: Ask the selling agent for the licença de utilização and any PIP / obras process number, then confirm them against the câmara municipal's urbanismo register. For a building run as a lar / residência sénior, confirm the activity licence and whether it transfers on a sale.

Basis of the GCA figure

Stated in the listing — not a right

SOURCED

Advertised area — the seller's figure, never a registered area. The caderneta predial was not obtained.

<https://www.idealista.pt/imovel/33896662/>

This capacity is not a municipal right

Advertised area — the seller's figure, never a registered area. The caderneta predial was not obtained. It is printed so the site can be compared at all, but it must not be read as a development right, and the price per m² of GCA that divides by it inherits the same weakness. Transcribing the municipal index, or a certidão de localização, is what turns this into a number you can bank.

Nearest town centre

Moita town centre

5.2 km

ESTIMATED

Drive to Barreiro

Distance / drive time

2.9 km · 10 min

EN 11 / EN 10 via Baixa da Banheira · Barreiro city centre · Straight-line distance from the listing coordinates × 1.30 road-detour factor, at 72 km/h average running speed + 8 min terminal time — the same approximation earlier Litehaus search editions print. Estimated, not routed: verify with a live routing engine at the hour you would actually travel.

ESTIMATED

Source

Listing / origin

<https://www.idealista.pt/imovel/33896662/>

Idealista · 125941138-3, GLs5GgmWsjB, 33896662 · RE/MAX Alcateia · 265145628 · seen 2026-08-19

SOURCED

ADVERTISED BY 3 AGENCIES

RE/MAX Alcateia

<https://casayes.pt/pt/imovel/GLs5GgmWsjB>
+351964049488

RE/MAX Alcateia

<https://www.remax.pt/pt/imoveis/venda-prédio-tmoita-baixa-da-banheira-e-vale-da-amoreira/125941138-3>
+351212045421

RE/MAX Alcateia

<https://www.idealista.pt/imovel/33896662/>
265145628

Price, area and capacity can differ between agencies advertising the same land. The figures in this report are the ones in the text quoted above.

Reference(s)

125941138-3, GLs5GgmWsjB, 33896662

SOURCED

Planning and environmental constraints

MEDIUM TENURE

UNKNOWN

Ownership, registered area, registered fractions and any charge on the building were not established.

What it means: Advertised area and registered area differ often enough — two shortlist rows carry an unresolved divergence between the portal field and the advertisement text — and a building in undivided inheritance cannot complete on a value-add timetable.

How to verify: Request the certidão permanente do registo predial and the caderneta predial urbana for every article, and confirm the seller can sell the whole.

NOTED OTHER

UNKNOWN

No constraint or planning layer was queried for this property: not the PDM zoning extract, not REN / RAN, not the flood or coastal-protection layers, not the municipal ARU boundary, not the licensing register.

What it means: Read the absence of a constraint on this page as "not checked", never as "clean". For an existing building the live questions are the renovation scope (comunicação prévia vs licença de obras), any ARU incentives, and whether every fraction is licensed — all municipal checks.

How to verify: Request a *certidão de localização* from the câmara municipal and ask the urbanismo counter which licensing route the intended renovation scope takes.

Litehaus planning-risk verdict

MEDIUM PLANNING RISK

ESTIMATED

- No municipal instrument was read for this property; the advertisement is the only primary source.
- Existing residential use is established by the advertisement; the renovation scope is a municipal licensing question (comunicação prévia vs licença de obras) that was not verified.

Would change if: A *certidão de localização* plus the câmara's urbanismo counter confirming the renovation scope — and, where one is claimed, the PIP process number checking out.

Ask the agent this before viewing

- Is the Pátio do Tejo built and licensed, or sold under construction / off-plan?
- Are the six units registered as individual fractions already?
- Is any unit currently let, and at what rents?

OPPORTUNITY 11 / 13

Baixa da Banheira

MEDIUM PLANNING RISK

Moita · Baixa da Banheira · 38.6583, -9.0448



ASKING PRICE

€400,000

Asking price, not a transaction price, and not tested.

SOURCED

LAND AREA

290 m²

Advertised plot area (ERA Palmela / Azeitão)

SOURCED

GCA (ABC)

287 m²

Stated in the listing — not a right

SOURCED

PRICE PER M² OF LAND**€1,379/m²**

CALCULATED

PRICE PER M² OF GCA**€1,394/m²**

Indicative only — the denominator is not a municipal right.

ESTIMATED

DRIVE TO BARREIRO CITY CENTRE

11 min

EN 11 / EN 10 via Baixa da Banheira · Barreiro city centre · 3.2 km

ESTIMATED

Why this matches the mandate

The cheapest entry in the search: four T2 fractions plus a T1 annex in the centre of Baixa da Banheira at €400k, with sótão and former-church conversion angles — currently reserved, so a back-up position.

Analyst note

At €1,393/m² advertised this is the value floor of the shortlist, and the reservation says the market has noticed. The composition is stated plainly by the agency; what the text does not say is whether anyone is paying rent today. Worth a call precisely because it is reserved — deals fall through.

Against the client's ten criteria

MEETS	1. Whole building	Recorded by the aggregator as a whole-building record (building/mix_use_building) and advertised as a prédio.
MEETS	2. ≥ 4 units	Four T2 fractions (~65 m ² each) stated, plus a T1 annex in the backyard — five residential units in practice.
MEETS	3. ≥ 180 m²	287 m ² of built area as advertised — above the 180 m ² floor. Not a registered area.
MEETS	4. Habitable + upside	First-floor fractions have sótão usable for extra rooms, the former church on the left rés-do-chão is advertised as adaptable to commerce, and the T1 annex adds a fifth income line.
MEETS	5. €400k–€2.2M	€400,000 — inside the €400k–€2.2M band, at €1,394 per advertised built m ² (below the shortlist median of €2,125/m ²).
MEETS	6. ≤ 15 min	Estimated 11 min to Barreiro city centre (3.2 km) along EN 11 / EN 10 via Baixa da Banheira — estimated from coordinates, never routed.
PARTIAL	7. Urban area	Moita town centre, 4.8 km straight-line — inside the consolidated fabric of the town itself.
PARTIAL	8. Use	Existing residential use is established by the advertisement. The renovation scope (comunicação prévia vs licença de obras) was not verified anywhere.
UNKNOWN	9. Occupancy	Occupancy is not stated. The listing is marked RESERVED on the aggregator — a prior buyer is ahead; treat availability as unconfirmed.
UNKNOWN	10. Evidence	Everything on this page rests on the advertisement. The fraction list, the caderneta and the licença de utilização are the three documents that change that.

L OPPORTUNITY 11 / 13

Baixa da Banheira — evidence, constraints and verdict

Every field the client specified, with the source behind it. Where a field is not established, the report says so and names the step that closes it.

What the advertisement says, in the seller's own words

EXISTING RESIDENTIAL BUILDING STATED IN LISTING

COMPOSITION STATED IN LISTING

UNIT COMPOSITION

"Apresentamos-lhe uma excelente oportunidade de investimento, um prédio composto por 4 frações, 2 rch e 2 primeiros andares, Todas as frações são T2 com áreas em torno de 65m2, sendo que os r/c conta com logradouros o que é um valor adicional, proporcionando áreas ao ar livre para os residentes."

The seller's own statement of what the building contains.

Reported as reserved

The portal reports this listing as reserved. It may already be under offer; confirm availability before spending time on it.

Planning position

Current zoning

Not established

UNKNOWN

Current zoning — UNKNOWN

How to verify: Ask the agent for the artigo matricial / cadastral reference, then request a certidão de localização (PDM extract) from the câmara municipal. That single document settles the zoning class and the admissible renovation scope.

Permitted uses

Residential — existing use, as advertised

ESTIMATED

Advertisement text

Planning instrument

Not established

UNKNOWN

PDM

Planning instrument — UNKNOWN

How to verify: Identify the PDM in force for the municipality from the câmara municipal or the DGT / SNIT plan register, and read the articles that govern works on an existing building in the zoning class the certidão returns.

PIP / licensing status

Not established

UNKNOWN

PIP / licensing status — UNKNOWN

How to verify: Ask the selling agent for the licença de utilização and any PIP / obras process number, then confirm them against the câmara municipal's urbanismo register. For a building run as a lar / residência sénior, confirm the activity licence and whether it transfers on a sale.

Basis of the GCA figure

Stated in the listing — not a right

SOURCED

Advertised area — the seller's figure, never a registered area. The caderneta predial was not obtained.
<https://www.era.pt/imovel/-325240018>

This capacity is not a municipal right

Advertised area — the seller's figure, never a registered area. The caderneta predial was not obtained. It is printed so the site can be compared at all, but it must not be read as a development right, and the price per m² of GCA that divides by it inherits the same weakness. Transcribing the municipal index, or a certidão de localização, is what turns this into a number you can bank.

Nearest town centre

Moita town centre

ESTIMATED

4.8 km

Drive to Barreiro

Distance / drive time

3.2 km · 11 min

ESTIMATED

EN 11 / EN 10 via Baixa da Banheira · Barreiro city centre · Straight-line distance from the listing coordinates × 1.30 road-detour factor, at 72 km/h average running speed + 8 min terminal time — the same approximation earlier Litehaus search editions print. Estimated, not routed: verify with a live routing engine at the hour you would actually travel.

Source

Listing / origin

<https://www.era.pt/imovel/-325240018>

SOURCED

ERA · 325240018 · ERA Palmela / Azeitão · 212337860 · seen 2026-08-19

ADVERTISED BY

ERA Palmela / Azeitão

<https://www.era.pt/imovel/-325240018>
212337860

Reference(s)

325240018

SOURCED

Planning and environmental constraints

MEDIUM TENURE

UNKNOWN

Ownership, registered area, registered fractions and any charge on the building were not established.

What it means: Advertised area and registered area differ often enough — two shortlist rows carry an unresolved divergence between the portal field and the advertisement text — and a building in undivided inheritance cannot complete on a value-add timetable.

How to verify: Request the certidão permanente do registo predial and the caderneta predial urbana for every article, and confirm the seller can sell the whole.

MEDIUM OTHER

UNKNOWN

The aggregator marks the listing as reserved: another buyer has a position on it.

What it means: It can still be worked as a back-up — reservations lapse — but it is not available today on the advertised terms.

How to verify: Ask the agent for the fraction list and confirm against the caderneta predial urbana and the certidão de teor: the registered fractions, their typologies and which are occupied, and on what leases.

NOTED OTHER

UNKNOWN

No constraint or planning layer was queried for this property: not the PDM zoning extract, not REN / RAN, not the flood or coastal-protection layers, not the municipal ARU boundary, not the licensing register.

What it means: Read the absence of a constraint on this page as "not checked", never as "clean". For an existing building the live questions are the renovation scope (comunicação prévia vs licença de obras), any ARU incentives, and whether every fraction is licensed — all municipal checks.

How to verify: Request a certidão de localização from the câmara municipal and ask the urbanismo counter which licensing route the intended renovation scope takes.

Litehaus planning-risk verdict

MEDIUM PLANNING RISK

ESTIMATED

- No municipal instrument was read for this property; the advertisement is the only primary source.
- Existing residential use is established by the advertisement; the renovation scope is a municipal licensing question (comunicação prévia vs licença de obras) that was not verified.

Would change if: A certidão de localização plus the câmara's urbanismo counter confirming the renovation scope — and, where one is claimed, the PIP process number checking out.

Ask the agent this before viewing

- Is the reservation still standing, and would the seller take a back-up offer?
- Are any of the five units currently rented?
- Is the T1 annex and the sótão use licensed?

L OPPORTUNITY 12 / 13

Lavradio

MEDIUM PLANNING RISK

Barreiro · Lavradio · 38.6594, -9.0803



Aerial locator centred on 38.65941, -9.08034 — Esri World Imagery. Crosshair marks the supplied location, not a surveyed boundary.

ASKING PRICE

€465,000

Asking price, not a transaction price, and not tested.

SOURCED

LAND AREA

Not established

UNKNOWN

GCA (ABC)

291 m²

Stated in the listing — not a right

SOURCED

PRICE PER M² OF LAND**Not established**

UNKNOWN

PRICE PER M² OF GCA**€1,598/m²**

Indicative only — the denominator is not a municipal right.

ESTIMATED

DRIVE TO BARREIRO CITY CENTRE

9 min

Local streets within Barreiro · Barreiro city centre · 1 km

ESTIMATED

Why this matches the mandate

A habitable prédio near the river in Barreiro, trading as a care home today, with a claimed approved PIP for four fogos and vacant possession on offer — the approved-project route at the lowest ticket in Barreiro proper.

Analyst note

The PIP is the asset: if the process number confirms at the Câmara Municipal do Barreiro, the four-fogo conversion scope is already municipally pre-approved and the renovation risk drops sharply. Until that call, the unit count is the seller's project, not a fact about the building.

Against the client's ten criteria

MEETS	1. Whole building	Recorded by the aggregator as a whole-building record (building/apartment_building) and advertised as a prédio.
PARTIAL	2. ≥ 4 units	Four fogos via the PIP the advertisement claims as approved; today the building operates as a lar (care home), not as four fractions.
MEETS	3. ≥ 180 m²	291 m ² of built area as advertised — above the 180 m ² floor. Not a registered area.
MEETS	4. Habitable + upside	A claimed approved PIP for four fogos on a 291 m ² prédio in good conservation near the river — the renovation scope is pre-figured by the project, if the câmara confirms it.
MEETS	5. €400k–€2.2M	€465,000 — inside the €400k–€2.2M band, at €1,598 per advertised built m ² (below the shortlist median of €2,125/m ²).
MEETS	6. ≤ 15 min	Estimated 9 min to Barreiro city centre (1 km) along Local streets within Barreiro — estimated from coordinates, never routed.
MEETS	7. Urban area	Barreiro city centre, 0.8 km straight-line — inside the consolidated fabric of the city itself.
PARTIAL	8. Use	Existing residential use is established by the advertisement, and a PIP / approved project is claimed — one process-number check at the câmara upgrades this verdict. The renovation scope (comunicação prévia vs licença de obras) was not verified anywhere.
UNKNOWN	9. Occupancy	Currently run as a lar; the advertisement says it can be sold free of occupants ("tem a possibilidade de ser vendido sem inquilinos").
PARTIAL	10. Evidence	A claimed approved PIP / project is a document with a process number — verifiable in one call to the câmara. Everything else rests on the advertisement.

Lavrado — evidence, constraints and verdict

Every field the client specified, with the source behind it. Where a field is not established, the report says so and names the step that closes it.

What the advertisement says, in the seller's own words

EXISTING RESIDENTIAL BUILDING STATED IN LISTING

COMPOSITION STATED IN LISTING

UNIT COUNT VIA A CLAIMED APPROVED PROJECT —

UNIT COMPOSITION

"Com uma área bruta de 291 m², o imóvel tem um PIP aprovado para 4 fogos."

The seller's own statement of what the building contains.

OCCUPANCY

"Neste momento funciona com Lar, mas tem a possibilidade de ser vendido sem inquilinos."

Who is in the building today, as advertised.

APPROVED PROJECT

"Com uma área bruta de 291 m², o imóvel tem um PIP aprovado para 4 fogos."

A municipal pre-approval claimed by the seller — a process number at the câmara confirms or kills it.

Planning position

Current zoning

Not established

UNKNOWN

Current zoning — UNKNOWN

How to verify: Ask the agent for the artigo matricial / cadastral reference, then request a certidão de localização (PDM extract) from the câmara municipal. That single document settles the zoning class and the admissible renovation scope.

Permitted uses

Residential — existing use, as advertised

ESTIMATED

Advertisement text

Planning instrument

Not established

UNKNOWN

PDM

Planning instrument — UNKNOWN

How to verify: Identify the PDM in force for the municipality from the câmara municipal or the DGT / SNIT plan register, and read the articles that govern works on an existing building in the zoning class the certidão returns.

PIP / licensing status

PIP approved (favourable)

SOURCED

A PIP / approved project is claimed in the advertisement text. The process number was not verified at the câmara.

Basis of the GCA figure

Stated in the listing — not a right

SOURCED

Advertised area — the seller's figure, never a registered area. The caderneta predial was not obtained.

<https://www.idealista.pt/imovel/34632970/>

This capacity is not a municipal right

Advertised area — the seller's figure, never a registered area. The caderneta predial was not obtained. It is printed so the site can be compared at all, but it must not be read as a development right, and the price per m² of GCA that divides by it inherits the same weakness. Transcribing the municipal index, or a certidão de localização, is what turns this into a number you can bank.

Nearest town centre

Barreiro city centre

0.8 km

ESTIMATED

Drive to Barreiro

Distance / drive time

1 km · 9 min

Local streets within Barreiro · Barreiro city centre · Straight-line distance from the listing coordinates × 1.30 road-detour factor, at 72 km/h average running speed + 8 min terminal time — the same approximation earlier Litehaus search editions print. Estimated, not routed: verify with a live routing engine at the hour you would actually travel.

ESTIMATED

Source

Listing / origin

<https://www.idealista.pt/imovel/34632970/>

Idealista · 34632970 · Real Estate Sofia Gomes · 218791367 · seen 2026-08-19

SOURCED

ADVERTISED BY

Real Estate Sofia Gomes

<https://www.idealista.pt/imovel/34632970/>
218791367

Reference(s)

34632970

SOURCED

Planning and environmental constraints

MEDIUM TENURE

UNKNOWN

Ownership, registered area, registered fractions and any charge on the building were not established.

What it means: Advertised area and registered area differ often enough — two shortlist rows carry an unresolved divergence between the portal field and the advertisement text — and a building in undivided inheritance cannot complete on a value-add timetable.

How to verify: Request the *certidão permanente do registo predial* and the *caderneta predial urbana* for every article, and confirm the seller can sell the whole.

NOTED OTHER

UNKNOWN

No constraint or planning layer was queried for this property: not the PDM zoning extract, not REN / RAN, not the flood or coastal-protection layers, not the municipal ARU boundary, not the licensing register.

What it means: Read the absence of a constraint on this page as "not checked", never as "clean". For an existing building the live questions are the renovation scope (*comunicação prévia* vs *licença de obras*), any ARU incentives, and whether every fraction is licensed — all municipal checks.

How to verify: Request a *certidão de localização* from the *câmara municipal* and ask the *urbanismo* counter which licensing route the intended renovation scope takes.

Litehaus planning-risk verdict

MEDIUM PLANNING RISK

ESTIMATED

- No municipal instrument was read for this property; the advertisement is the only primary source.
- Existing residential use is established by the advertisement; the renovation scope is a municipal licensing question (comunicação prévia vs licença de obras) that was not verified.
- A PIP / approved project is claimed in the advertisement; if the process number confirms at the câmara, the risk on the renovation scope drops materially.

Would change if: A certidão de localização plus the câmara's urbanismo counter confirming the renovation scope — and, where one is claimed, the PIP process number checking out.

Ask the agent this before viewing

- What is the PIP process number, and is it still within its validity period?
- On what terms does the lar operation end — notice period, licences, residents?
- Is the current lar use licensed, and does that licence complicate a residential reconversion?

L OPPORTUNITY 13 / 13

Barreiro

MEDIUM PLANNING RISK

Barreiro · Barreiro · 38.6639, -9.0800



ASKING PRICE

€1,200,000

Asking price, not a transaction price, and not tested.

SOURCED

LAND AREA

Not established

UNKNOWN

GCA (ABC)

336 m²

Stated in the listing — not a right

SOURCED

PRICE PER M² OF LAND**Not established**

UNKNOWN

PRICE PER M² OF GCA**€3,571/m²**

Indicative only — the denominator is not a municipal right.

ESTIMATED

DRIVE TO BARREIRO CITY CENTRE

9 min

Local streets within Barreiro · Barreiro city centre · 0.8 km

ESTIMATED

Why this matches the mandate

A 336 m² two-floor prédio in Barreiro's riverside strip — included on whole-building scale with the unit count expressly unverified (ASSUMED), two minutes from the Tejo front. [Unit count ASSUMED — not stated in the advertisement.]

Analyst note

The thinnest advertisement on the shortlist: location, two floors, 336 m², and an appreciation pitch. It earns its place on scale and the riverside position, and it is the row where the first phone call changes the ranking most — in either direction.

Against the client's ten criteria

MEETS	1. Whole building	Recorded by the aggregator as a whole-building record (building/mix_use_building) and advertised as a prédio.
UNKNOWN	2. ≥ 4 units	ASSUMED — the advertisement states two floors and 336 m ² of construction but no fraction count. On that scale four units is plausible; it is not stated, and this row is tagged accordingly. Ask the agent for the fraction list and confirm on the caderneta.
MEETS	3. ≥ 180 m²	336 m ² of built area as advertised — above the 180 m ² floor. Not a registered area.
MEETS	4. Habitable + upside	A two-floor prédio in the riverside zone the advertisement calls the highest-appreciation part of Barreiro, sold for the rental / resale market after works.
MEETS	5. €400k–€2.2M	€1,200,000 — inside the €400k–€2.2M band, at €3,571 per advertised built m ² (above the shortlist median of €2,125/m ²).
MEETS	6. ≤ 15 min	Estimated 9 min to Barreiro city centre (0.8 km) along Local streets within Barreiro — estimated from coordinates, never routed.
MEETS	7. Urban area	Barreiro city centre, 0.6 km straight-line — inside the consolidated fabric of the city itself.
PARTIAL	8. Use	Existing residential use is established by the advertisement. The renovation scope (comunicação prévia vs licença de obras) was not verified anywhere.
UNKNOWN	9. Occupancy	Occupancy is not stated.
UNKNOWN	10. Evidence	Everything on this page rests on the advertisement. The fraction list, the caderneta and the licença de utilização are the three documents that change that.

OPPORTUNITY 13 / 13

Barreiro — evidence, constraints and verdict

Every field the client specified, with the source behind it. Where a field is not established, the report says so and names the step that closes it.

What the advertisement says, in the seller's own words

EXISTING RESIDENTIAL BUILDING STATED IN LISTING

BUILT AREA STATED; UNIT COUNT NOT STATED

RENOVATION ANGLE

"Apresentamos este prédio de dois andares, com 336 m² de área de construção, situado numa das zonas com maior potencial de valorização do Barreiro, a zona ribeirinha, junto ao rio Tejo."

The value-add route, in the seller's words.

Planning position

Current zoning

Not established

UNKNOWN

Current zoning — UNKNOWN

How to verify: Ask the agent for the artigo matricial / cadastral reference, then request a certidão de localização (PDM extract) from the câmara municipal. That single document settles the zoning class and the admissible renovation scope.

Permitted uses

Residential — existing use, as advertised

ESTIMATED

Advertisement text

Planning instrument

Not established

UNKNOWN

PDM

Planning instrument — UNKNOWN

How to verify: Identify the PDM in force for the municipality from the câmara municipal or the DGT / SNIT plan register, and read the articles that govern works on an existing building in the zoning class the certidão returns.

PIP / licensing status

Not established

UNKNOWN

PIP / licensing status — UNKNOWN

How to verify: Ask the selling agent for the licença de utilização and any PIP / obras process number, then confirm them against the câmara municipal's urbanismo register. For a building run as a lar / residência sénior, confirm the activity licence and whether it transfers on a sale.

Basis of the GCA figure

Stated in the listing — not a right

SOURCED

Advertised area — the seller's figure, never a registered area. The caderneta predial was not obtained.

<https://www.imovirtual.com/pt/anuncio/predio-com-dois-andares-na-zona-ribeirinha-do-barreiro- ID1iCJ2>

This capacity is not a municipal right

Advertised area — the seller's figure, never a registered area. The caderneta predial was not obtained. It is printed so the site can be compared at all, but it must not be read as a development right, and the price per m² of GCA that divides by it inherits the same weakness. Transcribing the municipal index, or a certidão de localização, is what turns this into a number you can bank.

Nearest town centre

Barreiro city centre

0.6 km

ESTIMATED

Drive to Barreiro

Distance / drive time

0.8 km · 9 min

Local streets within Barreiro · Barreiro city centre · Straight-line distance from the listing coordinates × 1.30 road-detour factor, at 72 km/h average running speed + 8 min terminal time — the same approximation earlier Litehaus search editions print. Estimated, not routed: verify with a live routing engine at the hour you would actually travel.

ESTIMATED

Source

Listing / origin

<https://www.imovirtual.com/pt/anuncio/predio-com-dois-andares-na-zona-ribeirinha-do-barreiro-ID1iCJ2>

Imovirtual · CasaSAPO_EDI_952, 2206790, 132784718 · Minhagência · +351308803956 · seen 2026-08-19

SOURCED

ADVERTISED BY 5 AGENCIES

Minhagência

<https://www.imovirtual.com/pt/anuncio/predio-com-dois-andares-na-zona-ribeirinha-do-barreiro-ID1iCJ2>
+351308803956

Minhagência, Lda.

<https://supercasa.pt/venda-predio-barreiro/i2247541>

Minhagencia, Lda.

<https://www.luxuryestate.com/pt/p132784718-apartment-complex-for-sale-barreiro>
+351265531683

Minhagência Lda

<https://www.aminhagencia.com/imovel/predio-com-dois-andares-na-zona-ribeirinha-do-barreiro/26261837>
914228810 · teresa.aminhagencia@gmail.com

Minhagência, Lda.

<https://casa.sapo.pt/comprar-predio-barreiro-e-lavradio-05fa13d0-8200-11f1-9a8d-060000000057.html>

Price, area and capacity can differ between agencies advertising the same land. The figures in this report are the ones in the text quoted above.

Reference(s)

CasaSAPO_EDI_952, 2206790, 132784718, 19215104, 132580217, EDI_952, 2247541, 25866946

SOURCED

Planning and environmental constraints

MEDIUM TENURE

UNKNOWN

Ownership, registered area, registered fractions and any charge on the building were not established.

What it means: Advertised area and registered area differ often enough — two shortlist rows carry an unresolved divergence between the portal field and the advertisement text — and a building in undivided inheritance cannot complete on a value-add timetable.

How to verify: Request the **certidão permanente do registo predial** and the **caderneta predial urbana** for every article, and confirm the seller can sell the whole.

NOTED OTHER

UNKNOWN

No constraint or planning layer was queried for this property: not the PDM zoning extract, not REN / RAN, not the flood or coastal-protection layers, not the municipal ARU boundary, not the licensing register.

What it means: Read the absence of a constraint on this page as "not checked", never as "clean". For an existing building the live questions are the renovation scope (comunicação prévia vs licença de obras), any ARU incentives, and whether every fraction is licensed — all municipal checks.

How to verify: Request a certidão de localização from the câmara municipal and ask the urbanismo counter which licensing route the intended renovation scope takes.

Litehaus planning-risk verdict

MEDIUM PLANNING RISK

ESTIMATED

- No municipal instrument was read for this property; the advertisement is the only primary source.
- Existing residential use is established by the advertisement; the renovation scope is a municipal licensing question (comunicação prévia vs licença de obras) that was not verified.

Would change if: A certidão de localização plus the câmara's urbanismo counter confirming the renovation scope — and, where one is claimed, the PIP process number checking out.

Ask the agent this before viewing

- How many fractions exist today, of what typology, and in what state?
- Is anything rented, and on what terms?
- What is registered on the caderneta against the advertised 336 m²?

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Methodology and sources

What was searched, where, with which filters, and what each source can and cannot answer.

Sources queried

SOURCE	KIND	WHAT IT CAN AND CANNOT ANSWER	QUERIED
Casafari aggregator — property search API https://api.casafari.com	listing portal	Aggregates Idealista, Imovirtual, Casa Sapo, SuperCasa, Remax, ERA, KW, LuxuryEstate and agency sites across Portugal, de-duplicating most cross-posted properties. It answers what is publicly for sale, at what asking price, with what advertised area and composition, and it carries the advertisement text and the agencies' published trade contacts. It answers nothing municipal.	2026-08-19
The advertisements themselves, read in full in Portuguese and English	listing portal	Every sentence quoted in this report was read in the language the agent wrote it in and is reproduced exactly. The advertisement is the seller's representation of the property: it establishes what is being claimed, never what is true.	2026-08-19
Coordinate geometry against Barreiro city centre and the concelho town centres	routing	Great-circle distance from the listing coordinates with a road-detour factor and an average running speed — the same approximation earlier Litehaus search editions print. It produces a defensible band, not a routed time, and every figure derived from it is graded ESTIMATED.	2026-08-19
Câmaras municipais, DGT / SNIT plan register, conservatória and finanças records	municipal plan	NOT QUERIED for this search, and that is the single most important line in this report. No certidão de localização, no PDM article, no PIP process number, no caderneta predial, no licença de utilização and no registo was obtained for any of the 13 shortlisted buildings. Every municipal and registry field in this document is therefore UNKNOWN, with the specific step that closes it printed beside it.	—

Filters applied

- Sale listings in five concelho-level envelopes — Barreiro, Moita, Seixal, Montijo and Palmela (Casafari location ids 3086, 3458, 3094, 2767, 3073) — at €400,000–€2,200,000. The pull ran per concelho rather than as one circle so Lisbon records across the Tejo could not crowd out south-bank candidates under the page cap.
- Whole residential buildings only: aggregator "building" records, plus any other record whose own title advertises a prédio / edifício. Single apartments and moradias, commercial units (shops, offices, warehouses, a creche, a hotel), land plots and "land with approved project" sales were screened out — the exclusions are listed below.
- Habitable today: the advertisement must show the building standing and usable — occupied, let or vacant. Ruins and sales framed as total reconstruction with no current habitation were excluded and the most instructive are in the near-miss appendix.
- Built area at or above 180 m² as advertised (portal field or the advertisement text). Where the two disagree the report follows the advertisement text and prints the divergence.
- The 15-minute drive is estimated, never routed: straight-line distance × 1.30 at 72 km/h plus 8 minutes of terminal time, the formula earlier Litehaus editions print. Rows estimated at 16–18 minutes are kept and marked PARTIAL rather than rounded down.

- Same-building dedupe: records sharing the concelho, the exact asking price and an advertised area within 20% — or the same advertisement body — are one building. Five records collapsed into single rows this way; the surviving row absorbs every agency contact.

Deliberate exclusions

- Land-only opportunities, including land with an approved project (two Barreiro examples are in the near-miss appendix: a Rua Miguel Pais plot with a project for eleven apartments, and a Verderena plot with a project for 23 fractions).
- Full-reconstruction sales: buildings sold vacant expressly for "reabilitação total" or demolition and rebuild — the five-record Rua Miguel Pais rehabilitation cluster is the largest of these and is recorded as a near miss.
- Single dwellings: moradias and apartments sold unit-by-unit, however large.
- Commercial and non-residential stock: shops, offices, warehouses, a licensed creche and a hotel all surfaced in the pull and were screened out.
- Everything north of the Tejo. Almada and Lisbon fall inside any honest straight-line radius of Barreiro and are 40+ minutes away by road; restricting the pull to the five south-bank concelhos is what keeps the 15-minute promise true.
- Rental-only listings and properties whose aggregator record shows the sale as sold or delisted.
- Off-market and owner-direct buildings. This search read what is publicly advertised; an off-market sweep of the same five concelhos is a separate exercise and would take direct owner approaches, not a database.

Analyst notes

- The five-concelho pull returned 1525 distinct properties at €400k–€2.2M, of which 102 are whole-building records and 29 passed the full screen before dedupe. 13 are ranked here — 9 with the unit composition stated in the advertisement, 3 with the count via a claimed approved project, 1 tagged ASSUMED — and 13 rejected candidates are in the near-miss appendix with the specific fact that disqualified each.
- 2 of the 13 advertise income today (rented or operating) and 2 advertise vacant units ready to work on; several do both. That is the brief's occupancy envelope — vacant or rented are both acceptable — and the ranking prices them as equivalent routes rather than preferring one.
- 3 rows claim an approved PIP or architecture project. None was verified. If the process numbers check out, those rows carry the lowest planning risk in the search; if they do not, they drop to the bottom of the list. That single phone call per câmara is the highest-value step in the verification stage.

Search date 2026-08-19. Report generated 2026-08-19. Data read from output/barreiro-buildings-search/opportunities.json.



Limitations — what this report is not

The honest boundary of the work. A shortlist is a starting point for due diligence, not a substitute for it.

- **THE ADVERTISEMENT IS THE ONLY PRIMARY SOURCE.** No câmara municipal was contacted, no certidão de localização was obtained, no PDM article was transcribed, no caderneta predial was pulled and no PIP process number was verified for any of these 13 buildings. Every planning, licensing and registration statement in this report is either a quotation of the seller or an explicit UNKNOWN.
- No built area in this report is a registered area. Where a figure appears it is the figure the seller states, printed with the sentence it came from; two rows carry an unresolved divergence between the portal field and the advertisement text, and both say so on their page.
- Unit counts come from the advertisement text. A stated composition is printed with its sentence; a count that exists only via a claimed approved project is marked as such; one row states no count at all and is tagged ASSUMED. Nothing here is a fraction list from a caderneta.
- Drive times are estimated from coordinates, not routed. They are good to roughly a quarter of an hour and are graded ESTIMATED wherever they appear, including the cover KPIs.
- Sitting-tenant claims are the seller's. Rents, lease terms, lifetime leases and the care-home licences were not verified against any contract or register, and Portuguese tenant protection (notably contratos vitalícios under the NRAU) can fix the income on a fraction for the tenant's lifetime.
- A PIP or approved project claimed in an advertisement is a claim until the process number checks out at the câmara. Three rows carry such claims; all three print the question that verifies them.
- The shortlist narrows the verification work to 2 câmaras — Barreiro, Moita and Seixal — and most rows need the same three documents (caderneta, certidão de localização, licença de utilização), which is the cheapest way to run the next stage.
- Aggregator coordinates, areas and location hierarchies contain errors. Where the portal field and the advertisement disagree, this report follows the advertisement and prints the divergence rather than averaging the two.

Where this report says "unknown"

Every one of these is printed as an unknown on the site's own page, with the step that closes it. None of them has been filled with a plausible default.

- 3 sites (Lavrado; Alto do Seixalinho, Santo André e Verderena; Baixa da Banheira) — zoning class, planning instrument, licensing status, 3 constraints unresolved.
- 7 sites (Lavrado; Moita; Baixa da Banheira; Alto do Seixalinho, Santo André e Verderena; ...) — zoning class, planning instrument, licensing status, 2 constraints unresolved.
- 3 sites (Barreiro; Lavradio; Lavradio) — zoning class, planning instrument, 2 constraints unresolved.

The one substitution we refuse to make

Portugal publishes construction indices municipality by municipality, and where an index has not been transcribed it is tempting to apply a national or regional band so the row looks complete. We do not. A generic band is not a development right, and a price per buildable m² computed from one is a ratio with an invented denominator. 0 of 13 sites here carry a capacity backed by a municipal parameter. The other 13 are badged on the matrix and on their own pages as an estimate rather than a right.

What to do with this report

- Shortlist two or three sites from the matrix, weighting the evidence grades rather than the headline ratios.
- For each, request a certidão de localização from the câmara municipal — it is the document that turns a transcribed index into a binding statement of what may be built.
- Commission a test-fit before trusting any index capacity on a plot with an easement, a flood strip or an awkward shape.
- Re-verify price and availability before offering: asking prices move and listings are withdrawn.



Near misses — the 13 we read and did not rank

Every one of these surfaced in the same screen and was read in full. Each carries the specific fact that kept it off the shortlist — too few units, a lifetime lease, land with a project, a full-reconstruction sale — so a rejection can be challenged against the same advertisement we read.

Two classes here are worth stating plainly. The land-with-project sales (Rua Miguel Pais, Verderena, the 1,967 m² PIP lot) are good development sites and wrong for this brief: nothing habitable stands on them. And the five-record Rua Miguel Pais rehabilitation cluster is one building, not five — the dedupe rule that collapsed it is stated in the methodology.

LOCATION	DISQUALIFIER	THE SPECIFIC REASON	LAND M ²	ASKING
Prédio para venda Barreiro	Other	● Rua Miguel Bombarda prédio (1957) at €699k with two apartments (T4 + T1) and two commercial fractions rented — below the four-apartment floor as it stands. The twelve-apartment scheme in the advertisement is a construction proposal, not an existing building.	450	€699k
Prédio em Seixal com 525 m² Seixal	Other	● Rua Paiva Coelho, Seixal: three apartments plus three shops — below the four-apartment floor — and the advertisement text asks €1.75M against the aggregator's €1.5M, an unreconciled price divergence.	175	€1.50M
Prédio zona histórica do Seixal Seixal	Other	● Seixal historic zone: T1 + T1 + T4 duplex, fully renovated already — three units, under the floor, with the renovation upside already taken by the current owner.	70	€550k
Prédio em Seixal, Arrentela e Aldeia de Paio Pires, Seixal Seixal	Other	● Seixal Antigo, 240 m ² over rés-do-chão commerce, one floor and a sótão — three units at most on any plausible reading, below the four-apartment floor.	—	€425k
Prédio Usado - Barreiro Barreiro	Other	● Barreiro centre, 305 m ² : a shop (fitted as a restaurant), one T3 and a sótão — two to three units today; the "várias frações habitacionais" the advertisement floats are subject to licensing and are not an existing count.	—	€430k
Prédio à venda em Moita Moita	Other	● Moita riverfront, €639.5k: a T2 and a T3 needing total renovation, small courtyard apartments and a former adega — about three units, and an estimated 16 minutes from Barreiro, over the mandate line.	246	€640k
Prédio com 2 andares com utilizações independente - Centro M Moita	Other	● Moita centre, propriedade total, 448 m ² — but two units only, and the first floor is on a contrato vitalício (lifetime lease) that a buyer cannot terminate. Neither the unit floor nor the repositioning play survives it.	448	€420k

LOCATION	DISQUALIFIER	THE SPECIFIC REASON	LAND M ²	ASKING
Building in Total Ownership with Terrace, Garages and Unobst Montijo	Other	● Montijo, €660k: a single four-floor dwelling with garages — one household, not a multi-unit building — and an estimated 18 minutes from Barreiro.	—	€660k
Prédio em Palhais e Coina Barreiro	Other	● Palhais e Coina, 1,000 m ² : a former restaurant and events building "a necessitar de obras". Residential use is the advertisement's proposal ("criação de apartamentos"), not what stands today — a conversion play, outside the existing-residential brief.	—	€700k
Prédio residencial à venda em Centro Seixal	Other	● Torre da Marinha, Seixal: a 4,000 m ² urban plot with six minor existing structures (moradas of 18–116 m ² implantation) and a Câmara do Seixal information response classifying it ER1 residential — a land-led development site, not an existing residential building.	4,000	€700k
Prédio em Barreiro com 240 m² Barreiro	Other	● Barreiro historic centre: a 565 m ² urban lot with a claimed approved PIP for 1,967 m ² of new construction — a development site whose value is the approved new-build, not the renovation of the marginal existing 240 m ² building.	565	€440k
Terreno na rua Miguel Pais, 192 Barreiro	Other	● Rua Miguel Pais, Barreiro: advertised as "Terreno" with an approved project for eleven apartments and two shops — land with a project, no existing building. Recorded so the land-with-project class is visible.	700	€850k
Edifício de alto padrão - à venda imóvel de alto padrão Barr Barreiro	Other	● Rua Miguel Pais rehabilitation cluster (five aggregator records, one sale): three urban articles sold vacant for "reabilitação total" with a validated five-floor / six-fogo new-build scheme — a full-reconstruction play, which the brief excludes.	1,042	€790k

EVIDENCE ● **SOURCED** transcribed from a named source ● **CALCULATED** our arithmetic on sourced inputs

● **ESTIMATED** our judgement or a weak input ○ **UNKNOWN** not established

A rejection is a claim too, so it carries a grade. Sources for each are on file and available on request.

Transparency appendix — every listing reviewed

All 26 records this search opened, with their links and what became of each. A rejection here can be checked against the same advertisement we read.

#	PROPERTY	LAND M ²	ASKING	OUTCOME	AGENCY / CONTACT
1	Prédio em Barreiro e Lavradio, Barreiro Barreiro	334	€1.20M	Shortlisted #1	Remax Expogroup · +351282032994
2	Prédio em Baixa da Banheira Moita	468	€550k	Shortlisted #2	+351 Living Mediação Imobiliária · 218740060
3	Prédio com 6 Apartamentos - Baixa da Banheira Moita	250	€1.20M	Shortlisted #3	5ª Avenida Imobiliária · 265145765
4	Prédio em Barreiro com 462 m² Barreiro	—	€1.25M	Shortlisted #4	RE/MAX Infinity · +351210514012
5	Prédio em Barreiro Barreiro	179	€610k	Shortlisted #5	IAD Portugal · +351227660938
6	Prédio em Barreiro com 328 m² Barreiro	—	€700k	Shortlisted #6	RE/MAX GRUPO G4 New Cycle · 218744158
7	Prédios +Anexos Vende-se Baixa da Banheira ao Pé CGD Moita	—	€840k	Shortlisted #7	CBHouse Real Estate-Sociedade Mediação Imobiliária,Lda. · +351210204229
8	Prédio em Baixa da Banheira e Vale da Amoreira, Moita Moita	—	€850k	Shortlisted #8	RE/MAX Alcateia · +351964049488
9	Prédio ERA Palmela Azeitao ERA Imobiliária Moita	290	€400k	Shortlisted #9	ERA Palmela / Azeitão · 212337860
10	Prédio em Barreiro Barreiro	—	€465k	Shortlisted #10	Real Estate Sofia Gomes · 218791367
11	Prédio à venda com Vista Rio no Barreiro - Excelente Oportunidade... Barreiro	—	€485k	Shortlisted #11	kaya dreams · 218740491
12	Prédio com PIP aprovado no Barreiro Wallis Real Estate Barreiro	—	€490k	Shortlisted #12	Wallis Real Estate Consulting · +351217904040
13	Prédio com dois andares na zona ribeirinha do Barreiro Barreiro	—	€1.20M	Shortlisted #13	Minhagência · +351308803956
14	Prédio para venda Barreiro	450	€699k	Near miss — see appendix	EXPOgroup Easy River · 265145154
15	Prédio em Seixal com 525 m² Seixal	175	€1.50M	Near miss — see appendix	RE/MAX New · +351212549850
16	Prédio zona histórica do Seixal Seixal	70	€550k	Near miss — see appendix	Century21 Rio · +351210203886

#	PROPERTY	LAND M ²	ASKING	OUTCOME	AGENCY / CONTACT
17	Prédio em Seixal, Arrentela e Aldeia de Paio Pires, Seixal Seixal	—	€425k	Near miss — see appendix	+351935000480
18	Prédio Usado - Barreiro Barreiro	—	€430k	Near miss — see appendix	MaisConsultores Confiança · 218791575
19	Prédio à venda em Moita Moita	246	€640k	Near miss — see appendix	RE/MAX EXPOgroup Easy · 265145486
20	Prédio com 2 andares com utilizações independente - Centro Moita Moita	448	€420k	Near miss — see appendix	Soluções Seguras · +351212800238
21	Building in Total Ownership with Terrace, Garages and Unobstructed View in Monti Montijo	—	€660k	Near miss — see appendix	Veigas · marco.pais@veigas.eu
22	Prédio em Palhais e Coima Barreiro	—	€700k	Near miss — see appendix	Casas Felizes · 265093922
23	Prédio residencial à venda em Centro Seixal	4,000	€700k	Near miss — see appendix	KW Ábaco · +351962407845
24	Prédio em Barreiro com 240 m² Barreiro	565	€440k	Near miss — see appendix	RE/MAX G4 Ocidental · +351961693933
25	Terreno na rua Miguel Pais, 192 Barreiro	700	€850k	Near miss — see appendix	Remax Expogroup · +351282032994
26	Edifício de alto padrão - à venda imóvel de alto padrão Barreiro, Setúbal Barreiro	1,042	€790k	Near miss — see appendix	RM RUI MORENO REAL ESTATE & MANAGEMENT OF HERITAGE INVESTMENTS · +351965549802

Links, in the same order

1. Prédio em Barreiro e Lavradio, Barreiro

<https://www.luxuryestate.com/pt/p130970421-apartment-complex-for-sale-barreiro>
<https://www.remax.pt/pt/imoveis/venda-prédio-tbarreiro-barreiro-e-lavradio/120612729-3>
<https://www.idealista.pt/imovel/33868760/>
<https://supercasa.pt/venda-predio-barreiro/i1826111>
<https://casayes.pt/pt/imovel/UXQyYlwDy>
<https://www.rightmove.co.uk/properties/89463915>

2. Prédio em Baixa da Banheira

<https://www.idealista.pt/imovel/34175549/>
<https://casa.sapo.pt/comprar-predio-moita-baixa-da-banheira-e-vale-da-amoreira-71798352-1ef9-11f0-a034-060000000058.html>
<https://www.luxuryestate.com/pt/p131366618-apartment-complex-for-sale-moita>

3. Prédio com 6 Apartamentos - Baixa da Banheira

<https://www.idealista.pt/imovel/35235857/>
<https://www.hatudo.pt/anuncio/predio-com-6-apartamentos-baixa-da-banheira-4099484>
<https://www.luxuryestate.com/pt/p132853150-apartment-complex-for-sale-moita>
<http://www.5avenida.pt/imovel-venda-predio-moita-6220172>
<https://www.imovirtual.com/pt/anuncio/predio-para-venda-ID1hES3>
<https://www.idealista.pt/imovel/35221672/>

4. Prédio em Barreiro com 462 m²

<https://www.remax.pt/pt/imoveis/venda-prédio-tbarreiro-alto-do-seixalinho-santo-andre-e-verderena/126711001-27>
<https://www.idealista.pt/imovel/35046329/>
<https://casayes.pt/pt/imovel/ATIP6JfBskT>

5. Prédio em Barreiro

<https://www.iadportugal.pt/anuncio/predio-venda-barreiro-596m2/r829049>

6. Prédio em Barreiro com 328 m²

<https://www.idealista.pt/imovel/35234710/>
<https://www.remax.pt/pt/imoveis/venda-prédio-t12-barreiro-alto-do-seixalinho-santo-andre-e-verderena/121701566-7>

<https://www.imovirtual.com/pt/anuncio/predio-para-venda-ID1iJen>
<https://casayes.pt/pt/imovel/86Esh8Mo76x>

7. Prédios +Anexos Vende-se Baixa da Banheira ao Pé CGD

<https://www.imovirtual.com/pt/anuncio/predios-anexos-vende-se-baixa-da-banheira-ao-pe-cgd-ID1hqVb>

8. Prédio em Baixa da Banheira e Vale da Amoreira, Moita

<https://casayes.pt/pt/imovel/GLs5GgmWsjB>
<https://www.remax.pt/pt/imoveis/venda-prédio-tmoita-baixa-da-banheira-e-vale-da-amoreira/125941138-3>
<https://www.idealista.pt/imovel/33896662/>

9. Prédio ERA Palmela Azeitao | ERA Imobiliária

<https://www.era.pt/imovel/-325240018>

10. Prédio em Barreiro

<https://www.idealista.pt/imovel/34632970/>

11. Prédio à venda com Vista Rio no Barreiro - Excelente Oportunidade...

<https://www.idealista.pt/imovel/35205911/>
<https://www.hatudo.pt/anuncio/predio-a-venda-com-vista-rio-no-barreiro-excelente-oportunidade-de-investimento-4098058>
<https://www.imovirtual.com/pt/anuncio/predio-a-venda-com-vista-rio-no-barreiro-excelente-oportunidade-ID1IEYT>

12. Prédio com PIP aprovado no Barreiro | Wallis Real Estate

<https://casayes.pt/pt/imovel/7yBFV0G1na8>
<https://www.luxuryestate.com/pt/p132180164-apartment-complex-for-sale-barreiro>
<https://casa.sapo.pt/comprar-predio-barreiro-e-lavradio-2d9e440e-dcd9-11ef-8c05-060000000058.html>
<https://www.idealista.pt/imovel/34813197/>
<https://www.luxuryestate.com/pt/p131055743-apartment-complex-for-sale-barreiro>
<https://www.wallis.pt/imovel/predio-com-pip-aprovado-no-barreiro-wallis-real-estate/21711015>

13. Prédio com dois andares na zona ribeirinha do Barreiro

<https://www.imovirtual.com/pt/anuncio/predio-com-dois-andares-na-zona-ribeirinha-do-barreiro-ID1iCJ2>
<https://supercasa.pt/venda-predio-barreiro/i2247541>
<https://www.luxuryestate.com/pt/p132784718-apartment-complex-for-sale-barreiro>
<https://www.aminhagencia.com/imovel/predio-com-dois-andares-na-zona-ribeirinha-do-barreiro/26261837>
<https://casa.sapo.pt/comprar-predio-barreiro-e-lavradio-05fa13d0-8200-11f1-9a8d-060000000057.html>

14. Prédio para venda

<https://www.idealista.pt/imovel/33411350/>

15. Prédio em Seixal com 525 m²

<https://www.remax.pt/pt/imoveis/venda-prédio-tseixal-seixal-arrentela-e-aldeia-de-paio-pires/122221267-157>
<https://www.imovirtual.com/pt/anuncio/predio-para-venda-ID1ieiQ>
<https://www.realestate.com.au/international/pt/setubal-setubal-municipality-310107491650/>
<https://casayes.pt/pt/imovel/HlsGTh3ARHW>

16. Prédio zona histórica do Seixal

<https://www.imovirtual.com/pt/anuncio/predio-zona-historica-do-seixal-ID1ehF3>

17. Prédio em Seixal, Arrentela e Aldeia de Paio Pires, Seixal

<https://casayes.pt/pt/imovel/K3CZ6ujKIYB>
<https://www.centralimo.pt/Imovel/Compra/Apartamento/Setubal/Seixal/Seixal-Arrentela-e-Aldeia-de-Paio-Pires/1275267>
<https://www.imovirtual.com/pt/anuncio/predio-no-centro-do-seixal-ID1ibc5>
<https://casayes.pt/pt/imovel/EDmfUEcsidN>
<https://casa.sapo.pt/comprar-apartamento-t4-seixal-aldeia-de-paio-pires-4d4a5ba3-192d-11f1-9e61-060000000056.html>
<https://supercasa.pt/venda-apartamento-t4-seixal/i2181088>

18. Prédio Usado - Barreiro

<https://www.idealista.pt/imovel/34355837/>

19. Prédio à venda em Moita

<https://www.idealista.pt/imovel/34343536/>

20. Prédio com 2 andares com utilizações independente - Centro Moita

<https://casayes.pt/pt/imovel/EcHu6ZdY1zr>
<https://www.imovirtual.com/pt/anuncio/predio-com-2-andares-com-utilizacoes-independente-centro-moita-ID1amNd>

21. Building in Total Ownership with Terrace, Garages and Unobstructed View in Monti

<https://www.veigas.eu/property-detail/-/803563>
<https://www.imovirtual.com/pt/anuncio/predio-em-propriedade-total-com-terrace-garagens-no-montijo-ID1i7qC>
<https://www.idealista.pt/imovel/34910272/>
<https://casayes.pt/pt/imovel/EjXY5jAiBo2>
https://www.jamesedition.com/real_estate/montijo-portugal/building-in-total-ownership-with-terrace-garages-and-unobstructed-view-in-montijo-18376629

22. Prédio em Palhais e Coina

<https://www.idealista.pt/imovel/34272506/>

23. Prédio residencial à venda em Centro

<https://casayes.pt/pt/imovel/1SGMEtVtRMzz>
<https://www.idealista.pt/imovel/33412886/>
<https://www.kwportugal.pt/pt/Imovel/Venda/Prédio/Setúbal/Seixal/Seixal, Arrentela e Aldeia de Paio Pires/30732>
<https://www.luxuryestate.com/pt/p130290488-apartment-complex-for-sale-seixal>
<https://www.imovirtual.com/pt/anuncio/terreno-com-4-000m-em-solo-urbano-ID1eO2I>
<https://casa.sapo.pt/comprar-predio-seixal-3da7af32-18a1-11ef-9221-060000000058.html>

24. Prédio em Barreiro com 240 m²

<https://casayes.pt/pt/imovel/8UZnEZug5CV>
<https://www.luxuryestate.com/pt/p132441335-apartment-complex-for-sale-barreiro>
<https://casa.sapo.pt/comprar-predio-barreiro-e-lavradio-d2d2ccc7-3199-11f1-9aaf-060000000054.html>
<https://www.imovirtual.com/pt/anuncio/predio-para-venda-ID1i9a8>
<https://www.idealista.pt/imovel/34919187/>
<https://www.remax.pt/pt/imoveis/venda-prédio-tbarreiro-barreiro-e-lavradio/120511505-22>

25. Terreno na rua Miguel Pais, 192

<https://www.luxuryestate.com/pt/p130979951-apartment-complex-for-sale-barreiro>
<https://www.rightmove.co.uk/properties/174863048>
<https://supercasa.pt/venda-predio-barreiro/i1831343>
<https://www.imovirtual.com/pt/anuncio/predio-para-venda-ID1fZP3>
<https://www.idealista.pt/imovel/34548536/>
<https://casa.sapo.pt/comprar-predio-barreiro-e-lavradio-7a064459-c93d-11ef-8add-060000000054.html>

26. Edifício de alto padrão - à venda imóvel de alto padrão Barreiro, Setúbal

<https://www.luxuryestate.com/pt/p132658633-apartment-complex-for-sale-barreiro>

Links are the aggregator's own record of where each advertisement was published and were live on the search date. Portals expire listings without notice; a dead link is not evidence the land sold.



Glossary of Portuguese planning terms

The instruments and indices this report cites, in plain English. Portuguese planning language has no clean English equivalent, so the terms are kept in Portuguese and explained rather than translated into something misleading.

TERM	WHAT IT MEANS
GCA / ABC	Gross construction area — área bruta de construção. The total built floor area permitted or proposed, measured across all storeys. This is the number a developer prices against, not the land area.
Ic	Índice de construção — the construction index. Permitted GCA divided by plot area. An Ic of 0.6 on 40,000 m ² of land permits 24,000 m ² of GCA.
Io	Índice de ocupação — the footprint index. The share of the plot that may be covered by building. It limits a single-storey warehouse even where the Ic would allow more.
PDM	Plano Diretor Municipal — the municipal master plan. The instrument that classifies land and sets the indices. Every municipality has one; they are revised roughly every decade.
PU / PP	Plano de Urbanização / Plano de Pormenor — urbanisation and detail plans. More specific than the PDM and, where one exists, the binding instrument. A PP can fix the exact buildable area of a lot.
PIP	Pedido de Informação Prévia — a formal request for a municipal ruling on what may be built before submitting a full application. A favourable PIP is the strongest pre-licence comfort available and typically binds the municipality for a set period.
Alvará	The licence itself, issued by the câmara municipal. An alvará de loteamento fixes the buildable area of each lot in a subdivision.
REN	Reserva Ecológica Nacional — the national ecological reserve. A restriction layer that overlays zoning and generally prohibits construction, irrespective of the zoning class beneath it.
RAN	Reserva Agrícola Nacional — the national agricultural reserve. Protects productive soil and, like REN, overrides the zoning class beneath it.
Solo urbano / rústico	The primary land classification. Solo urbano can be built on under the plan's parameters; solo rústico generally cannot without a specific regime for the use, and reclassifying it means amending the plan. Which of the two a given mandate can work with is stated in the methodology, not here.
Certidão de localização	A municipal certificate stating the planning parameters applicable to a specific plot. It is what converts a transcribed index into a statement the municipality stands behind.
Caderneta predial / certidão permanente	The tax record and the land-registry extract. Between them they establish registered area and ownership — neither was obtained for this search.
Câmara municipal	The municipal authority. It classifies land, sets the indices, rules on PIPs and issues licences.
Freguesia	The civil parish — the administrative unit below the municipality, used here to locate plots precisely.
Fração autónoma	An individually-owned unit inside a building under propriedade horizontal. The fraction list on the caderneta predial is the registered truth of how many units a prédio contains.
Propriedade total	The whole building in a single ownership — the acquisition shape this brief assumes, since it leaves one seller and no condomínio assembly to negotiate with.

TERM	WHAT IT MEANS
Propriedade horizontal	The legal regime that divides a building into fractions. Constituting it (where not already done) is what allows fraction-by-fraction resale after renovation.
Caderneta predial urbana	The tax registry record of a property: registered areas, fractions, typologies and the taxable value. The document that settles every advertised-area divergence in this report.
Certidão de localização	The PDM extract issued by the câmara municipal: the zoning class of a plot and the regime that applies to it. The single document that closes the zoning UNKNOWN on every page of this report.
Licença de utilização	The use licence of a building — habitation, commerce, or a specific activity such as a lar. Its existence and scope decide what a renovated building may lawfully be used for.
PIP (pedido de informação prévia)	A municipal pre-application opinion. An approved PIP pre-clears a project's parameters for a fixed period; it is a strong signal, and it is only as good as the process number that proves it.
ARU (área de reabilitação urbana)	A designated urban rehabilitation area carrying tax incentives (reduced VAT on works, IMT/IMI benefits) for rehabilitation projects.
Contrato vitalício	A lifetime lease, typical of pre-1990 contracts. Under the NRAU it cannot be terminated by the landlord and survives a sale — it fixes a fraction's income until the tenant leaves or dies.
Lar / residência sénior	A licensed residential care home. A building operating as one produces income but its licence, residents and team are an activity transfer question on top of the property sale.
Permuta	Part-payment in kind — here, the seller accepting future floors of the development as part of the price. A structuring option some sellers in this search openly advertise.
NRAU	Novo Regime do Arrendamento Urbano — the urban lease regime that governs termination, renewal and rent updates of Portuguese residential leases.

Why some sentences are in Portuguese

Where a figure comes from a Portuguese document — a PDM article, a zoning designation, a listing description — the wording behind it is reproduced as it stands rather than paraphrased into English. A translated planning parameter is a parameter you cannot check against the certified text, and checkability is the point of this report. The English sentence above each of them says what it means.