







NEW DEVELOPMENT | Building Plot for Apartment Blocks at Falfeira for Sale- Lagos

7,200,000 €

Property Details

Reference:	1058
Bedrooms :	-
Bathrooms :	-
Size of plot :	34640
Gross Construction Area:	8885
Construction year :	-
Energy Efficiency :	-
Condonium:	-

Property Features

City View
Close to the Beach
Close to the Golf Course
Close to the Town
Residential Area
Sea View

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Property Description

Prime Location with Approved Urban Plan

Situated just **900 metres from Lagos Marina** and within easy reach of key landmarks, this **strategically positioned development plot in Falfeira, Lagos**, presents a well-substantiated investment opportunity. The property is located within the area governed by the Lagos Urbanisation Plan and comes with an **approved urbanization project (PIP)**, streamlining the development process. It has been designated for **multi-family residential buildings**, covering five plots with a total capacity of **112 housing units**.

Outstanding Location with Immediate Access to Amenities

Set on the gentle incline of a **south-facing plot**, the land offers **wide-open views** across the cityscape, the marina, and out to sea. Its location bridges natural surroundings with urban convenience:

- **Lagos Old Town**: Approximately 5 minutes by car (~2.5 km)
- **Lagos Marina**: 900 m
- **Meia Praia Beach**: About 2.5 km
- **Palmares and Boavista Golf Resorts**: 10–15 minutes by car
- **Faro International Airport (FAO)**: under an hour via the A22

This balance between proximity and privacy may appeal to future residents who seek accessibility and tranquillity.

Planning & Construction Parameters

- **Total Plot Size**: 34,640 m²
- **Intervention Area (SUP)**: 18,810 m²
- **Construction Footprint (Implementation Area)**: 8,885 m²
- **Total Above-Ground Construction Area**: 16,929 m²
- **Concession Area**: 22,384.81 m² allocated for green zones, infrastructure, and pedestrian paths
- **Permitted Number of Buildings**: 112
- **Zoning Compliance**: Articles 73 & 75 of the Lagos Municipal Master Plan
- **Construction Index**: 0.9
- **Occupancy Index**: 0.5

The site is marked by a mild **8% gradient from north to south**, becoming nearly flat at its base. This topography, coupled with a lack of dense vegetation or restrictive urban morphology, offers considerable freedom in both architectural expression and spatial configuration.

Design Potential and Urban Integration

The existing approval outlines a **four-level basement infrastructure**, enabling substantial underground parking—an increasingly essential element in medium- to high-density housing developments. Due to its orientation and elevation, the project has the potential to incorporate design strategies that **maximize solar gain, sea views, and landscape permeability**. The relationship between public and private domains can be developed meaningfully here, potentially enhancing both the **livability and market value** of the future apartments.

Key Considerations for Investors

Rather than promising guaranteed outcomes, it is more appropriate to note that current market conditions in Lagos, along with the region's strong appeal to both domestic and international buyers, may support the viability of a project of this scale. The combination of **location, existing planning approvals**, and potential for future appreciation makes this an appealing asset.

Summary of Strategic Advantages

- Existing PIP approval minimises procedural delays
- Prime location near city centre, beaches, and transport links
- Zoned for high-density residential development
- Topography allows architectural versatility
- Future-facing area adjacent to the proposed Lagos Urban Park

Interested?

For further documentation or to schedule a visit, please get in touch with our LiveAlgarve Realty Team.