



**MODERN DESIGN | Plot for Construction with Approved T3 Villa Project at Porto de Mós for Sale - Lagos**

**450,000 €**

#### Property Details

Reference:	1069
Bedrooms :	3
Bathrooms :	4
Size of plot :	617
Gross Construction Area:	300
Construction year :	-
Energy Efficiency :	UC
Condonium:	-

Balcony  
Carport  
Close to the Beach  
Close to the Golf Course  
Close to the Town  
Garage

#### Property Features

Inbuilt LED Spots  
Kitchen Island  
Office  
Patio  
Pool  
Private Garden

Private Pool  
Residential Area  
Storage  
Terrace

#### Office : Lagos

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## Property Description

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Situated within one of Lagos' most sought-after residential districts, this 617 m<sup>2</sup> plot presents the possibility to create a bespoke residence in a spot that combines tranquillity with proximity to the coast. Only a few minutes from **Porto de Mós Beach**, and within easy reach of **local shops, restaurants, and everyday amenities**, the site strikes a balance between accessibility and seclusion.

## Design and Building Potential

Planning permission has been granted for the construction of approximately **300 m<sup>2</sup>** of living space, along with a **50 m<sup>2</sup>** enclosed garage. An approved architectural design, which can be reinstated through a license renewal, outlines a two-storey villa with a clean, contemporary style. The project features an open-plan living and dining area, a modern kitchen, and 3 spacious en-suite bedrooms, as well as an additional guest bathroom.

There is provision for a **flexible office or multipurpose room**, which may alternatively serve as a fourth bedroom, depending on future requirements. This adaptability reflects an awareness of shifting patterns of domestic life, in which hybrid working and multi-functional spatial arrangements are increasingly valued.

## Architectural Concept and Outdoor Living

The proposed villa emphasises **interaction between interior and exterior spaces**, a principle central to Mediterranean architectural discourse. Expansive terraces extend the living areas outdoors, providing shaded and sunlit zones for year-round comfort and social use. A **private swimming pool**, along with a **two-car carport**, integrates leisure and practicality.

## Location and Accessibility

The plot occupies a highly strategic position: approximately **5 minutes by car from Lagos' historic Old Town** and the **Marina de Lagos**, both renowned for their cultural vibrancy and waterfront atmosphere. Several **beaches**, including Porto de Mós and Dona Ana, are located in close proximity, offering diverse coastal experiences. **Faro International Airport** (FAO) is approximately **one hour** away, ensuring convenient connections to national and international destinations.

## Investment Perspective

While no single property can be universally defined as ideal, this plot arguably represents a compelling **investment opportunity** for those seeking to combine architectural individuality with the established appeal of the Algarve region.

## Interested?

Contact our LiveAlgarve Realty team for more information on this listing and to schedule a private viewing.