

INVESTMENT OPPORTUNITY | 6,960 m² Development Plot with Proposed 28 Apartments in Falfeira for Sale – Lagos

1,400,000 €

Property Details

Reference:	1112
Bedrooms :	-
Bathrooms :	-
Size of plot :	6960
Gross Construction Area:	3464
Construction year :	-
Energy Efficiency :	NA
Condonium:	-

Property Features

City View
Close to the Beach
Close to the Golf Course
Close to the Town

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Property Description

A substantial development opportunity in Lagos with potential to create a contemporary residential project in one of the Algarve's most established coastal destinations!

Our LiveAlgarve Realty Team presents a **large plot in Falfeira, Lagos.** It offers an opportunity for property developers and investors looking to establish a residential project close to the city centre. The property benefits from a strategic position alongside the **EN120,** within easy reach of Lagos' commercial areas, schools, healthcare facilities, beaches and leisure amenities.

An architectural proposal prepared in February 2021 outlines the potential development of **2 residential buildings with 28 apartments and** a total proposed construction area of approximately **3,464 m²**.

Development Highlights

- **Total plot area:** 6,960 m²
- **Proposed residential development:** 2 apartment buildings
- **Total proposed units:** 28 apartments
- **Proposed construction area:** 3,464 m²
- **Proposed building footprint:** 1,924 m²
- **Area designated for the 2 residential plots:** 3,030 m²
- **Proposed building configuration:** 4 floors above ground level plus 1 basement level
- **36 private parking spaces** proposed
- **8 additional public parking spaces** proposed
- Planned green areas, pedestrian access and supporting infrastructure
- Direct frontage along the EN120
- Architectural development proposal dating from 2021

Proposed Residential Concept

The existing architectural study envisages a development of **28 apartments distributed across 2 residential buildings**, each containing 14 units. The proposed apartment mix includes:

- **12 one-bedroom apartments (T1)**
- **12 two-bedroom apartments (T2)**
- **4 three-bedroom apartments (T3)**

Each building is designed with a construction area of approximately **1,732 m²**, incorporating four residential floors and basement-level facilities. The proposal also includes private parking, public parking spaces, pedestrian areas and landscaped green zones, creating a structured residential environment.

The mix of apartment sizes could appeal to a broad buyer demographic, including permanent residents, professionals, families and purchasers seeking a second home in the Algarve.

Location & Surroundings

Falfeira provides a practical setting on the outskirts of central Lagos. It is accessible, with proximity to the city's established residential neighbourhoods. Lagos is recognised for its historic centre, marina, Atlantic beaches and extensive year-round services. Its established residential market makes the area a good location for a thoughtfully planned apartment development.

The plot's position provides convenient connections to the wider western Algarve, including Praia da Luz, Portimão and the

A22 motorway.

Planning & Development Considerations

The architectural proposal was prepared in accordance with the planning parameters identified for the site under the **Plano de Urbanização de Lagos**. The study identifies approximately **3,849 m² of land with potential building capacity. T**he remaining area is subject to planning provisions, including green-space protection and public infrastructure.

Important: The development figures refer to an architectural proposal submitted in connection with a *Pedido de Informação Prévia (PIP)* in 2021. They do not constitute confirmation of a currently valid planning approval or building permit. Any future development remains subject to verification of the applicable planning regulations and approval by the relevant authorities.

An Opportunity for Residential Developers

With its substantial land area, proposed 28-unit residential concept and accessible location, this Falfeira property offers a compelling starting point for a development project in Lagos.

Interested in exploring the potential of this investment?

Contact our **LiveAlgarve Realty Team** for further information, available planning documentation, and to arrange a site visit.