

BMC

PROPERTY

BUILD - MANAGE - CREATE

LAND + PROJECT HOTEL

CAVEZ, CABECEIRAS DE BASTO

AMI 25356 | ID: PAR0015



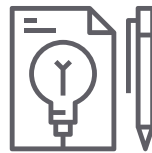
Who we are

At BMC Build, we believe that great ideas deserve more than just plans , they deserve action. We invest with strategy, build with vision, manage with excellence, and create with purpose. Whether it's structuring financial businesses, legal advisory, asset management, or real estate consultancy, we deliver tailored, discreet solutions with a focus on real results.



We create tailored solutions:

- Innovative investment projects, aligned with your goals, and wealth structures, driving sustainable growth.



We manage with precision and purpose:

- Family wealth, ensuring continuity and protection and financial assets, with a focus on performance and stability.



We create connections in the real estate market:

- Property brokerage with tailored solutions, and real estate asset management, ensuring appreciation and security.



Location...



Distances:

Sá Carneiro Airport: 17 minutes (21.4 km)

via A4

Lisbon Airport: 2 hours 37 minutes (303.2 km)

via A1

Approved Project for Hotel



The aim is to achieve a 4-star rating, with a total of approximately 115 rooms and a ground floor program designed to host professional events, featuring meeting rooms and social areas.

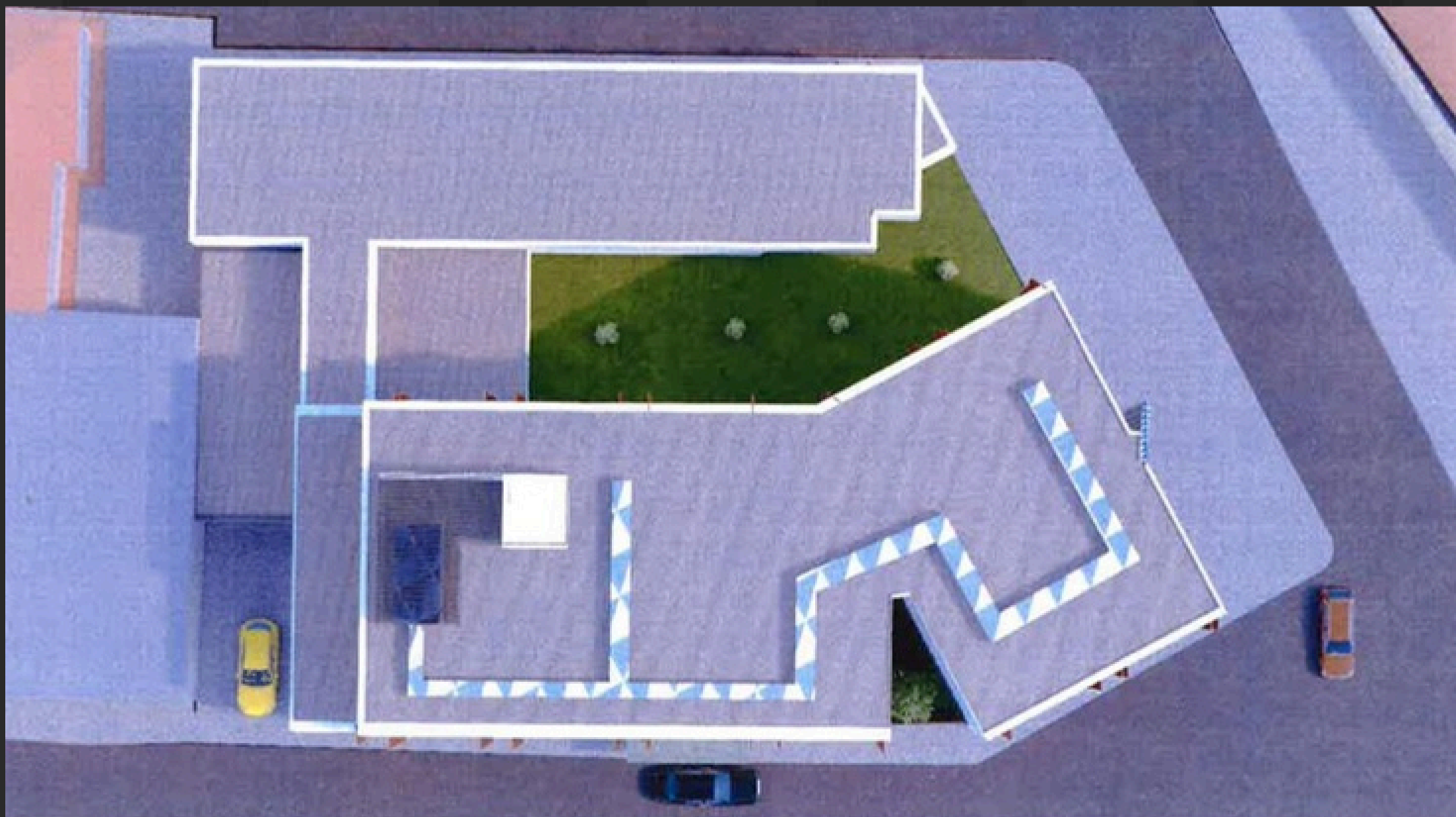
The guest room floors will include a vertical core with stairs and a service elevator, dedicated to support functions, while the remaining spaces will be reserved for guest use.

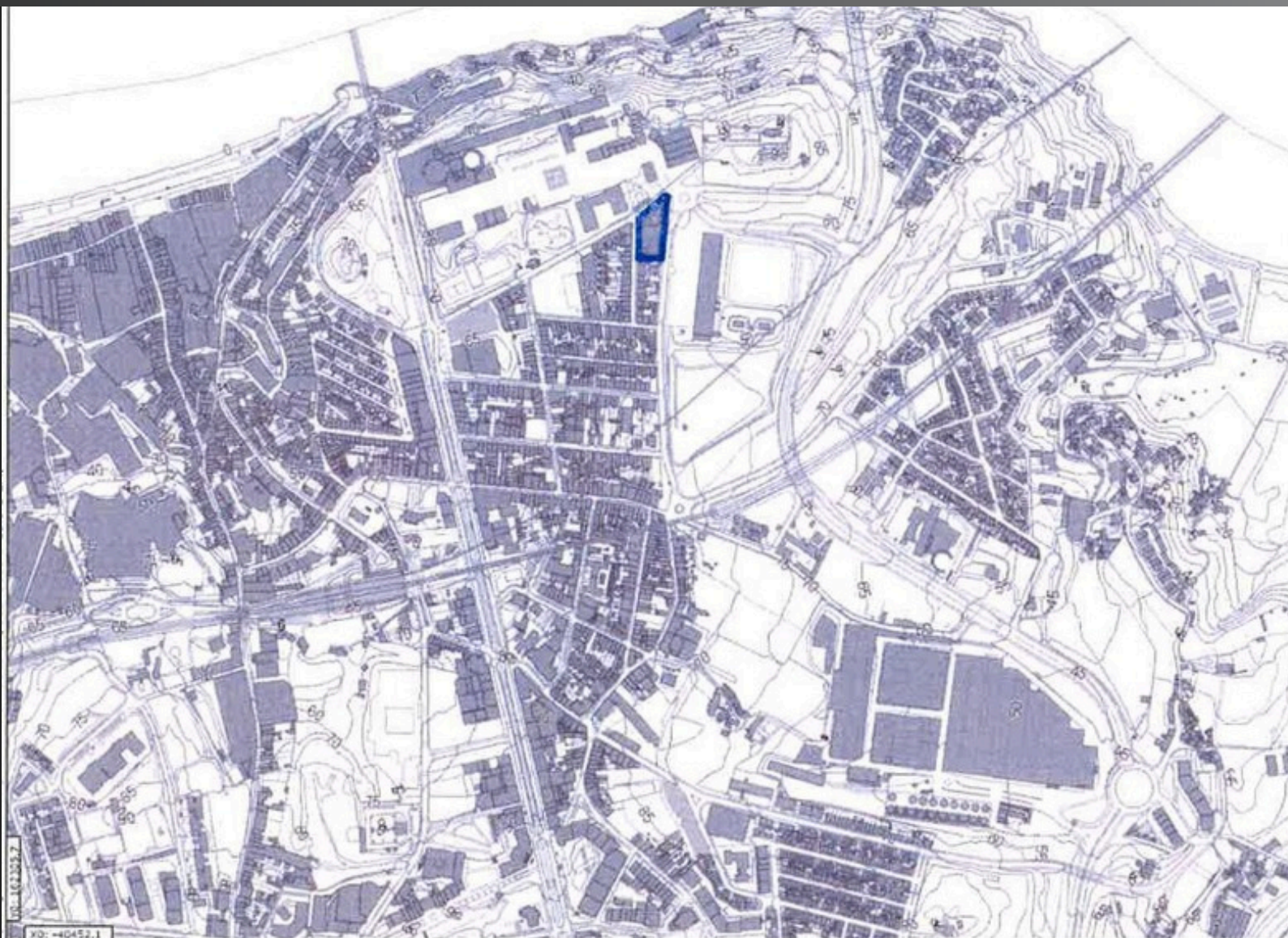
The ground floor will feature a reception area, a lounge with a bar, a dining room, and several rooms to support guest needs.

The service area will have a separate circulation path from the guests and will provide a set of spaces designed to support operations.

Areas

Total land area	2.513,00
Area allocated to the public domain	m2 557.00
Private area	m2
Building footprint	1.956.00 m2
Open street area	1.461.00 m2
Basement area	438,00 m2
Total ground floor construction area	1.446.00 m2
Total first floor construction area	1.476.00 m2
Total above-ground construction area	1.270,00 m2
	5. 518,00 m2
Number of above-ground floors: Ground floor + 4 floors (Total: 5-storey hotel) 4-star hotel	

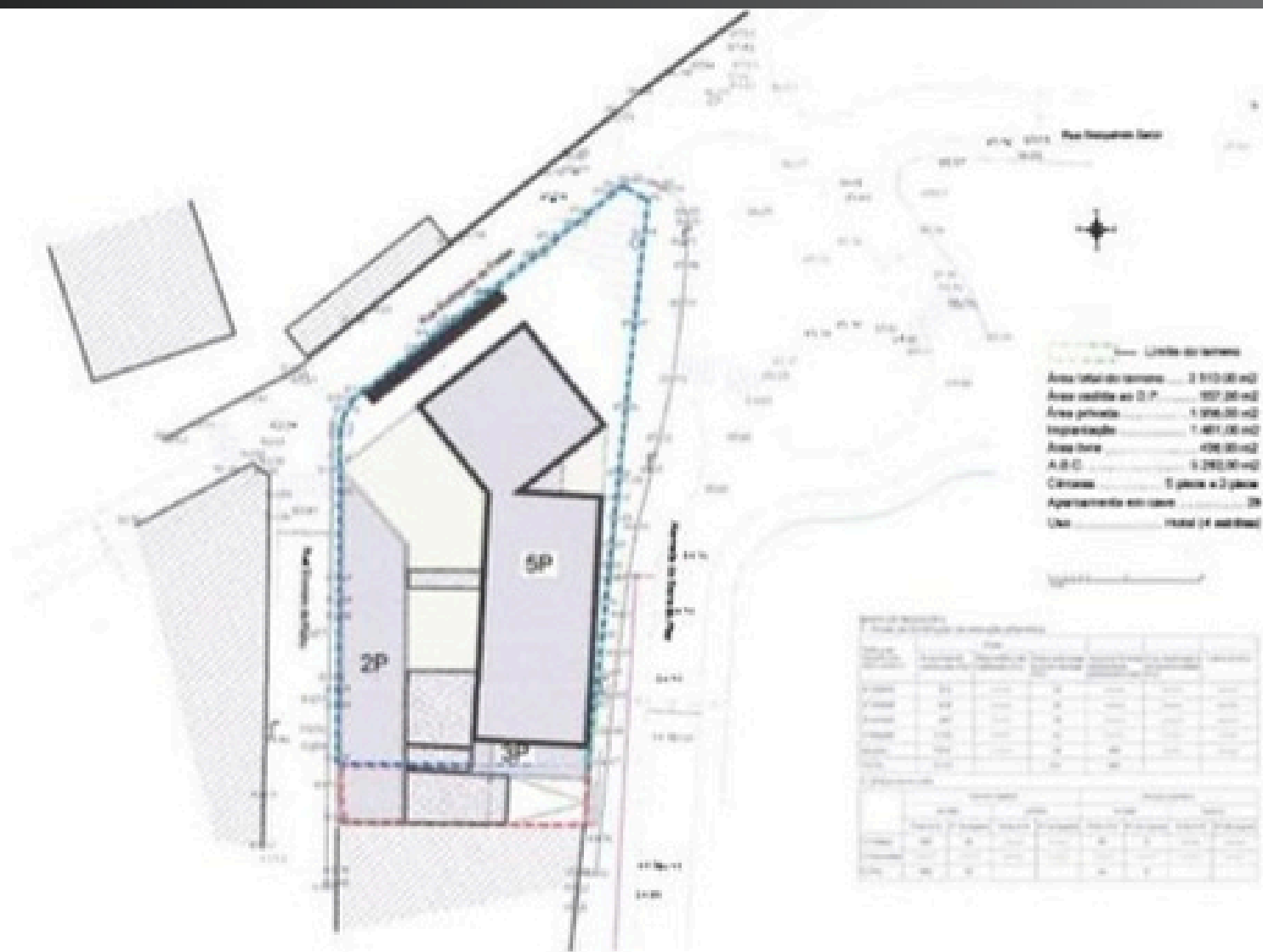




SIMBOLIZAÇÃO

— Delimitação do Cadastro da Pretensão

— Atualização Cartográfica de vias



IDENTIFICAÇÃO DOS PROPRIETÁRIOS DOS TERRENOS COMPANHANTES

Norte: RUA RODRIGUES DE FREITAS
 Rua: ALAMEDA SERRA DO PILAR
 Sul: RUA DOMÉDIO DE PAIVA Nº 16
 Poente: RUA DOMÉDIO DE PAIVA

LMITE / CARACTERIZAÇÃO DA PARCELA DE TERRENO OBJETO DE INTERVENÇÃO

Área total dos terrenos: 1.886 m² (terreno: 1.886 m² + 0,00 m²)
 Artigo urbano nº 3261 com área de 256 m² (projeto ambiental nº 30830367)
 Artigo urbano nº 4847 com área de 1.630 m² (projeto ambiental nº 30760667)

DADOS NUMÉRICOS – CARACTERIZAÇÃO DAS ÁREAS DE CESSÃO AO DOMÍNIO PÚBLICO

Legenda	Integração no domínio público	Área cedida Art. nº 3261	Área cedida Art. nº 4847	Área de cessão total
Faixa de rodagem	-----	96,00 m²	96,00 m²	96,00 m²
Solo de estacionamento	-----	45,00 m²	45,00 m²	45,00 m²
Passado	-----	409,00 m²	409,00 m²	409,00 m²
Área verde	-----	8,00 m²	8,00 m²	8,00 m²

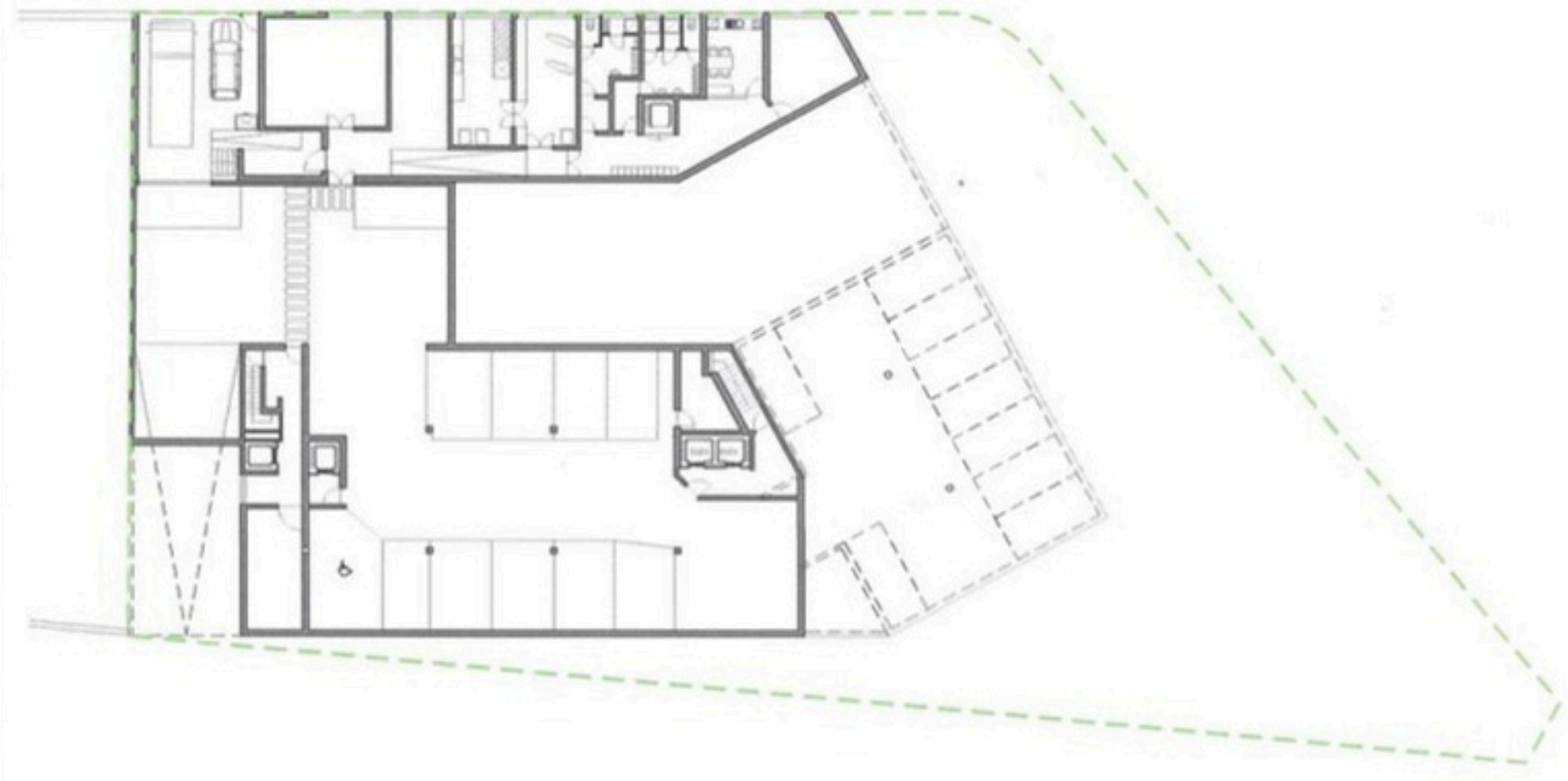
Área total do terreno a integrar no domínio público: 557,00 m²

Área total do terreno após cessão: 1.329,00 m²

A faixa de área cedida compreende os extremos de referências geodésicas:

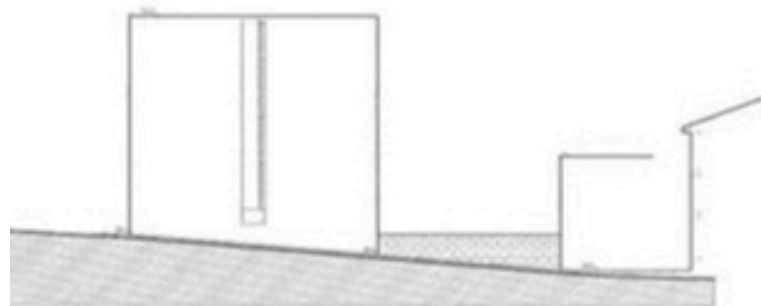
A PONTE: 41°08'16,52" N A NASCENTE: 41°08'16,27" N
 87°26'17,28" O 87°26'15,84" O

Área de passeio (solta grade) (solta) = 400 m²
 Área de faixa de rodagem (solta) = 96 m²
 Área verde pública (solta tipo (parqueado)) = 8 m²
 Área de solo de estacionamento (solta) = 45 m²









Alçado (Ribeiro de Freitas)



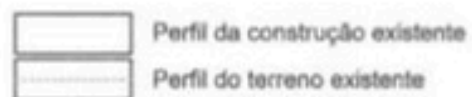
ALÇADO NASCENTE (Alameda Serra do Pilar)



ALÇADO POENTE (Rua Dionísio de Pinho)



ALÇADO PERFIL SUL







Contact us

(+351) 938 748 148

(+351) 927 999 025



property@luso7invest.com



www.luso7invest.com





BMC

P R O P E R T Y

BUILD - MANAGE - CREATE

THANK YOU