

**BMC**  
PROPERTY  
BUILD - MANAGE - CREATE

# LAND + PROJECT HOTEL

VILA NOVA DE GAIA

AMI 25356 | ID: PAR0015



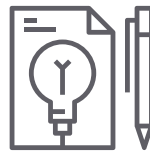
## Who we are

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.

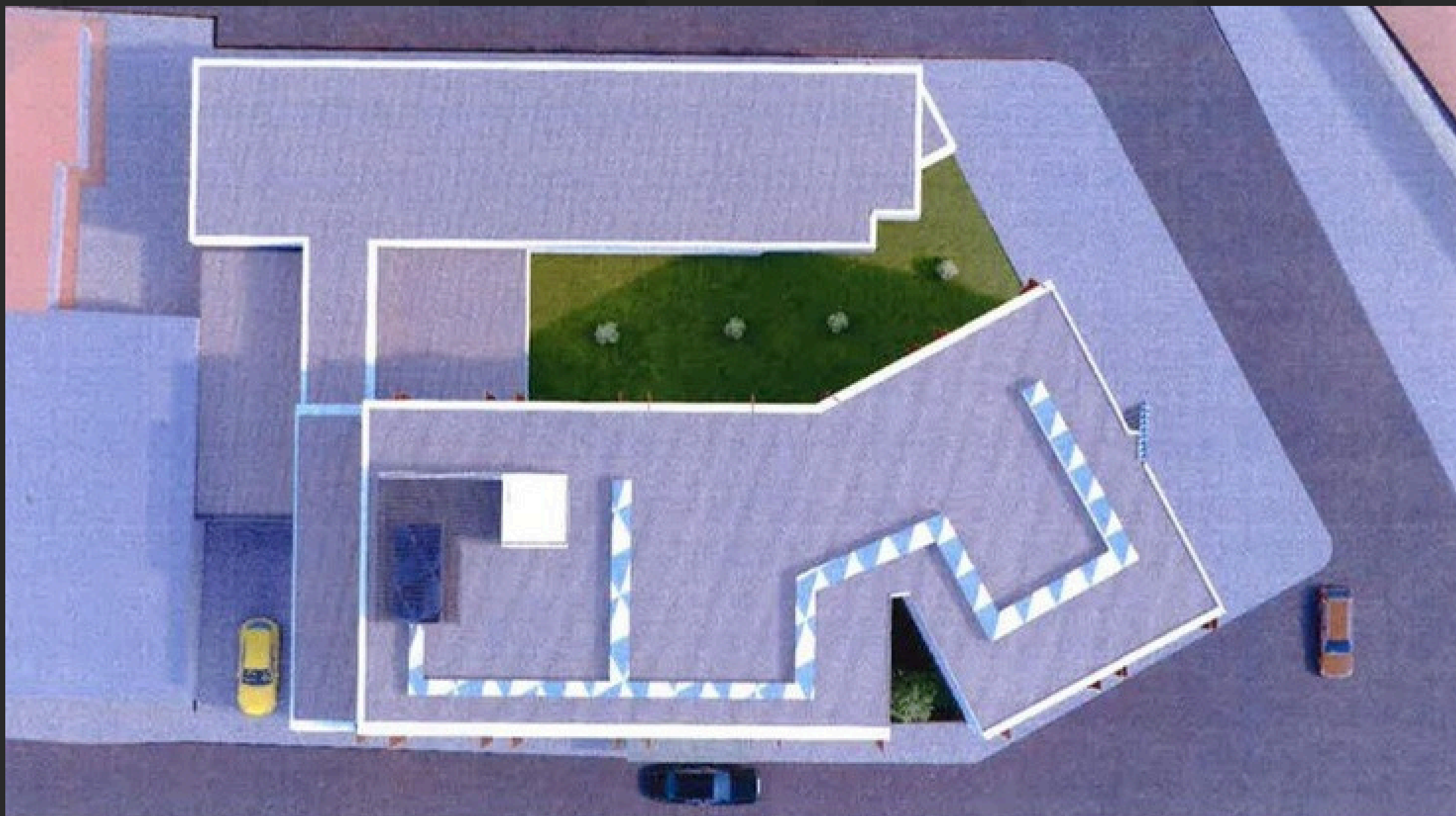
The ground floor will feature a reception area, a lounge with a bar, a dining room, and several rooms to support guest needs.

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 m2
Area allocated to the public domain	557.00 m2
Private area	1.956.00 m2
Building footprint	1.461.00 m2
Open street area	438,00 m2
Basement area	1.446.00 m2
Total ground floor construction area	1.476.00 m2
Total first floor construction area	1.270,00 m2
Total above-ground construction area	5. 518,00 m2

Number of above-ground floors: Ground floor + 4 floors (Total: 5-storey hotel) 4-star hotel









**IDENTIFICAÇÃO DOS PROPRIETÁRIOS DOS TERRENOS COMPARANTES**

**Norte** RUA RODRIGUES DE FREITAS

**Noroeste** ALAMEDA SERRA DO PILAR

**Sul** RUA DOMÉDIO DE PAIVA Nº 16

**Poente** RUA DOMÉDIO DE PAIVA

**Limite / Caracterização da Parcela de Terreno Objeto de Intervenção**

- Área total dos terrenos: 1.886 m<sup>2</sup> (terreno irregular = 0.813 m<sup>2</sup>)
- Artigo urbano nº 3361 com área de 256 m<sup>2</sup> (impróprio consuntivo nº 30862060)
- Artigo urbano nº 4847 com área de 1.810 m<sup>2</sup> (impróprio consuntivo nº 30760867)

**DADOS NUMÉRICOS – CARACTERIZAÇÃO DAS ÁREAS DE CESSÃO AO DOMÍNIO PÚBLICO**

Legenda	Integração no domínio público	Área cedida Art. nº 3361	Área cedida Art. nº 4847	Área de cessão total
Faixa de rodagem	-----	-----	96,00 m <sup>2</sup>	96,00 m <sup>2</sup>
Sola de estacionamento	-----	-----	45,00 m <sup>2</sup>	45,00 m <sup>2</sup>
Passado	-----	-----	409,00 m <sup>2</sup>	409,00 m <sup>2</sup>
Área verde	-----	-----	6,00 m <sup>2</sup>	6,00 m <sup>2</sup>

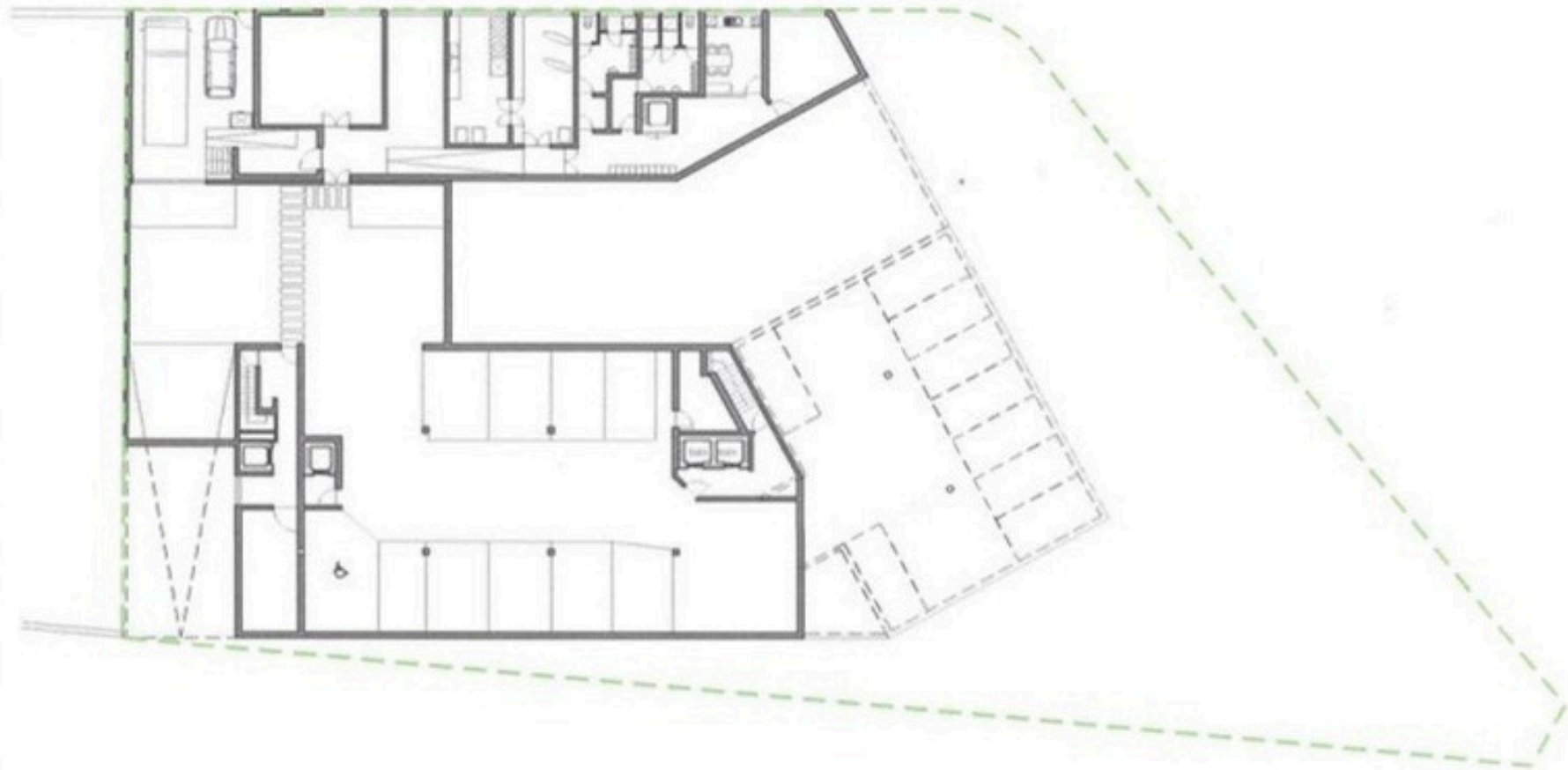
Área total do terreno a integrar no domínio público: 557,00 m<sup>2</sup>

Área total do terreno após cessão: 1.058,00 m<sup>2</sup>

A faixa de área cedida compreende nos extremos as referências geográficas:  
 A POENTE: 41°08'15,52" N A NASCENTE: 41°08'16,27" N  
 8°26'17,28" O 8°26'15,84" O

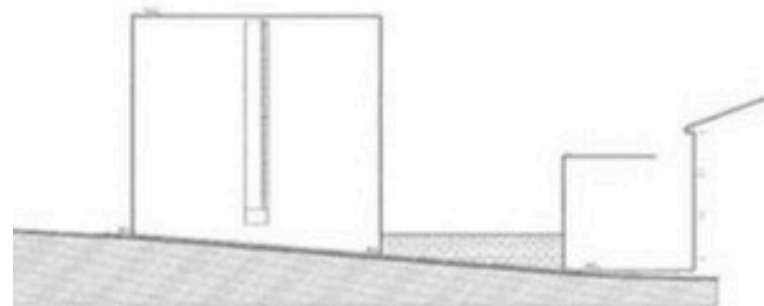
- Área de passeio (rua grande (sul)) = 400 m<sup>2</sup>
- Área de faixa de rodagem (sul) = 96 m<sup>2</sup>
- Área verde pública (rua tipo (sudeste)) = 6 m<sup>2</sup>
- Área de sola de estacionamento (sul) = 45 m<sup>2</sup>











diques de Freitas)



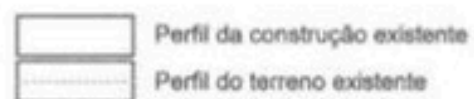
ALÇADO NASCENTE (Alameda Serra do Pilar)



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





BMIC

B

E

THANK YOU