

BEFORE YOU BUY

CERTIAMB PROPERTY CHECK

Preliminary screening · free 2-page document

Lot No. 15 · Azinheira dos Barros · Grândola

OVERALL STATUS: AMBER — CONFIRM BEFORE PROCEEDING

GREEN — no evident blocking signal · AMBER — confirm before proceeding · RED — material risk signal · GREY — insufficient information

PROPERTY AND CLIENT OBJECTIVE

Location	Azinheira dos Barros · Grândola
Property type	Urban building lot
Client objective	Buy and build a 140–150 m ² three-bedroom home
Screening date	12 August 2026
Prepared by	CertiAmb Technical Team

Preliminary answer

CONFIRM BEFORE PROCEEDING — Published municipal parameters support, in principle, a home with up to 150 m² of construction. Before any commitment, confirm the current title, applicable subdivision permit and the lot's exact position on the zoning and constraints maps.

PRELIMINARY COMPATIBILITY OF THE OBJECTIVE AMBER Compatible in principle, subject to documentary validation.	SUFFICIENCY OF AVAILABLE INFORMATION AMBER Official parameters exist, but title and subdivision records are missing.
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KEY OBSERVATIONS (3 TO 5)

OBSERVATION	WHAT THE AVAILABLE DOCUMENTS INDICATE	STATUS
Residential capacity	Municipal documentation indicates 1 dwelling and up to 150 m ² .	AMBER
Footprint	Published limit is 100 m ² ; a 150 m ² single-storey house does not fit.	RED
Typology	Semi-detached with Lot 14; a detached house is not the published condition.	RED
Possible layout	About 100 m ² at ground level plus 40–50 m ² above may be plausible.	AMBER

KNOWN PARAMETERS (AS STATED IN THE AVAILABLE DOCUMENTS)

PARAMETER	VALUE INDICATED IN THE MATERIALS
Plot area	250 m ²
Maximum footprint	100 m ²
Maximum construction area	150 m ² · 1 dwelling · 1.5 floors
Typology condition	Semi-detached with Lot 14

What it was possible to confirm

POINT	SOURCE REVIEWED
Identity: tax article 910 and registry description 286/19980430	Municipal public-sale programme (2024)
250/100/150 m², 1 dwelling and 1.5 floors	Municipal programme for Lot No. 15
Azinheira dos Barros Urban Plan as local instrument	Notices 6988/2023 and 2495/2026/2

What it was not yet possible to confirm

POINT	WHERE AND HOW TO CONFIRM
Current ownership, charges and description	Updated Land Registry certificate
Boundary, building envelope and relationship with Lot 14	Approved subdivision plan/permit
Parcel-level zoning and constraints	Certified extracts from Grândola Municipality

Actions before signing the CPCV (promissory contract)

1	Obtain updated tax record and Land Registry certificate	Before offer
2	Obtain subdivision permit and Lot 15 plan	Before CPCV
3	Confirm parcel-level zoning and constraints	Before CPCV
4	Test footprint, parking and 1.5 floors in a concept study	Before design

Recommended next stage

A Technical and Planning Opinion with title and map validation is recommended, followed by a capacity concept study. A final decision should await the first three checks.

Where clarification requires in-depth analysis: Technical Due Diligence, Technical and Planning Opinion, or a preliminary development capacity study.

SOURCES AND LIMITATIONS OF THE ANALYSIS

- **Grândola Municipality — Public Sale Programme, Lot No. 15 (2024).**
- **Azinheira dos Barros Urban Plan — Notices 6988/2023 and 2495/2026/2.**
- **Grândola Municipality — official zoning and constraints maps (parcel validation pending).**

Limitations. This screening is preliminary and free of charge, based solely on the documents and official information available on the stated date. It does not exhaustively verify restrictions, does not review the municipal planning history, includes no calculations and reaches no conclusion on the admissibility of any development. It is not a municipal approval, legal advice, a structural survey or a guarantee of licensing. The points indicated require confirmation with the competent authorities.

This document was created exclusively for demonstration purposes.