

At RealKasa®, our market strategy is focused on discretion, premium presentation, and highly qualified buyer matching. Each property is positioned with a tailored narrative to maximize perceived value and market response.

Exceptional 65-Hectare Estate in Alentejo with Tourism Development Potential

Ref: 85506160 | Beja > Odemira > Luzianes-Gare



€898.000

Business type	Sale	Property type	Land
Bedrooms	-	Bathrooms	-
Area	649.250 m2		

Description

Discover a spectacular 65-hectare (approximately 160 acres) estate nestled in the heart of Alentejo's stunning countryside, within the municipality of Odemira. This expansive property presents a unique investment opportunity for a discerning developer, offering exceptional potential for tourism development.

The site features three water wells, a serene stream, and vibrant, organically cultivated vegetation, including a thriving eucalyptus plantation and fields of lavender and cistus, all meticulously maintained free from environmental toxins. Enjoy breathtaking, 360-degree panoramic views encompassing the rolling hills and mountains of Monchique.

The estate also benefits from two pristine lakes, expertly crafted by the same company responsible for the renowned Santa Clara lake, a popular destination for water sports and family recreation.

While offering a tranquil, natural setting, the property remains conveniently located near essential amenities. It also has three registered ruins with a recently installed infrared roof, double glazed windows and reinforced walls.

Location Highlights:

Just 8 minutes from the national road via a well-maintained paved dirt track

20 minutes from the district of Faro, 30 minutes from the center of Odemira

45 minutes to the stunning beaches of the west coast

This exceptional estate of 649,250m² includes a submitted project proposal for a carefully planned tourist development, adhering to stringent regulations regarding water and sanitation, construction materials, environmental preservation, and minimal soil sealing. The project aims to promote sustainable tourism while minimizing its environmental footprint.

Specifically, there is the potential to develop a 4-star hotel-apartment complex with a gross construction area of 3,306.40m², accommodating 140 beds across 35 lodging units (villas). The project complies with the Odemira Municipal Master Plan (PDM) regulations for Agro-Silvo-Pastoral Spaces II, specifically articles 59 and 27.

Key Development Aspects:

Autonomous water and sanitation infrastructure: The existing project plans include sealed septic tanks for sanitation and a borehole for water supply.

Sustainable building design: The design integrates with the local environment using locally sourced materials such as brown slate, rammed earth (taipa), wood, and white plastered facades.

Low-density construction: Building heights are limited to one or two floors and capped at a maximum of 140 beds, to preserve the natural beauty of the area.

The development incorporates 3 service buildings and 35 lodging units or what the end buyer may decide. The lodging units can be tailored to include amenities such as a refrigerator, stove, sink, fume extraction device, and storage.

The proposed design emphasizes harmonious integration with the surrounding environment, prioritizing the preservation of existing trees and minimizing overall environmental impact. Outdoor spaces feature permeable materials, utilizing dirt paths and wooden decks with gaps to allow for natural water infiltration.

Parking areas incorporate grassed blocks to minimize soil sealing and maintain the ecological integrity of the land.

Schedule your private appointment today to fully explore this extraordinary investment opportunity.

Detailed plot plans and project proposals are available upon request.

Related Properties



Beja > Odemira > Boavista dos Pinheiros

Unmissable Investment in Odemira

Ref: 85507464

€1.300.000



Beja > Odemira > São Teotónio

Exceptional Equestrian Estate - Odemira, South West Alentejo

Ref: 86739800

€3.750.000

Real Estate Solutions

This brochure was prepared by RealKasa® for property presentation.

Phone: +351 914064060

Email: info@realkasa.pt

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