

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.

Investment - 4 Tourist Studios 100m from Beach in Carvoeiro Center

Ref: 85993451 | Faro > Lagoa > Estômbar e Parchal



€1.200.000

Bedrooms	4	Bathrooms	-
Area	187,76 m2	Business type	sale

Description

We present a unique opportunity to acquire Pax Solaris Estate - Carvoeiro, Lda, a tourism operating company that owns a 2-storey building with 4 independent studios with private bathrooms, fully renovated and furnished. The property is located less than 100 meters from the beach and Carvoeiro center, one of the most emblematic coastal locations in the Algarve.

This project was designed exclusively as an investment, with a focus on tourism profitability. The property has been fully renovated and equipped to attract domestic and international guests, currently operating successfully in the short-term rental market.

Main Highlights:

Premium Location - steps away from the beach and Carvoeiro central area.

Ready to Operate - renovated in 2023 with durable and efficient materials.

Established Business - active company with existing contracts and rental management entrusted to the renowned

Carvoeiro Clube Group.

Performance & Rental Management:

The studios were launched on the tourism market in July 2023 and have since exceeded financial forecasts. Operations are managed by Carvoeiro Clube Group, whose headquarters is just 300 meters from the property. Pax Solaris receives 60% of gross rental revenue, invoiced with VAT.

Design & Materials:

Interior Style: "Beach boho" inspiration, with neutral tones, whites and soft blues.

Equipment: Daikin air conditioning in each studio, ceramic sinks, electric water heaters, compact kitchenettes (without hob or oven to avoid odors and damage).

Construction: Thick walls with natural insulation; ventilation system installed to prevent condensation; textured paints for greater durability.

Security:

Entrance gate with lock

CCTV system with 2 cameras

Located less than 100m from police station

Tax Efficiency:

The corporate structure allows tax-exempt sale (IMT and Stamp Duty), normally up to 8.3% of acquisition value, thanks to the company holding a property directly related to its activity. This exemption should be reconfirmed before sale.

Appraisal & Finances:

Conservative bank appraisal from Crédito Agrícola (Aug. 2023) assigns the property a value of €952,400, not considering:

The value of furniture and decoration included

Tax advantages

The active, legalized and profitable operation

Related Properties



Faro > Lagoa > Estômbar e Parchal

Renovated Single-Story 3-Bedroom Villa in Parchal

Ref: 86354161

€345.000



Faro > Lagoa > Lagoa e Carvoeiro

1-Bedroom Apartment in a Sophisticated Resort in the Algarve - Nomad Bay

Ref: 85948258

€470.000



Faro > Lagoa > Estômbar e Parchal

Modern 2-Bedroom Duplex in Village Resort, Carvoeiro - Algarve

Ref: 86188065

€520.000



Faro > Lagoa > Estômbar e Parchal

New 3-Bedroom Villa With Excellent Views

Ref: 86440772

€550.000

Real Estate Solutions

This brochure was prepared by RealKasa® for property presentation.

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