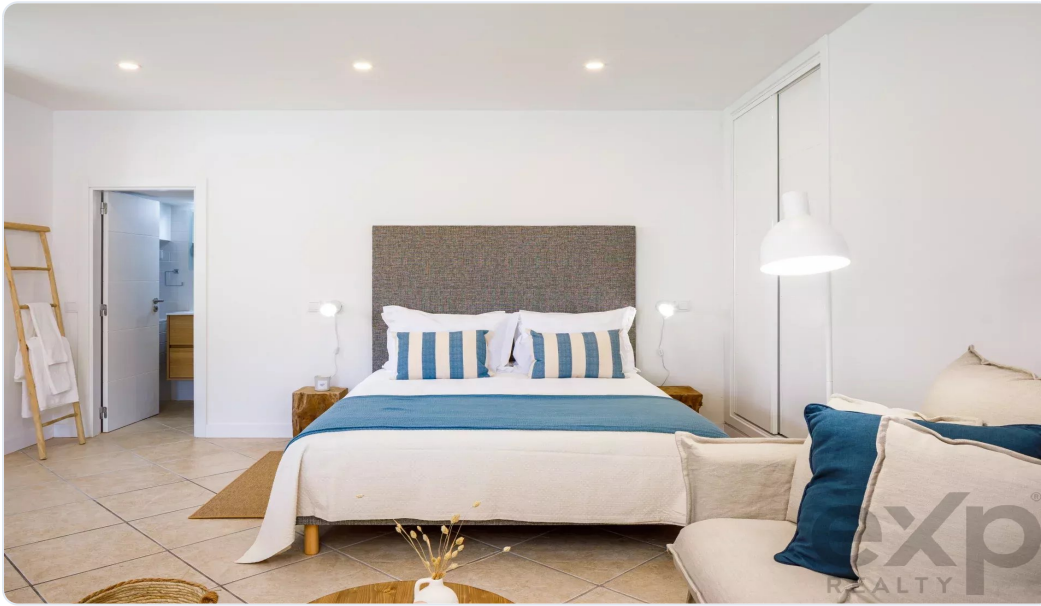


At RealKasa®, our market strategy is focused on discretion, premium presentation, and highly qualified buyer matching. Each property is positioned with a tailored narrative to maximize perceived value and market response.

Operating Investment - 4 Beachside Studio Apartments in Central Carvoeiro

Ref: 85993451 | Faro > Lagoa > Estômbar e Parchal



€1.200.000

Business type	Sale	Property type	Building
Bedrooms	4	Bathrooms	-
Area	187,76 m2		

Description

This is a rare opportunity to acquire Pax Solaris Estate - Carvoeiro, Lda, a fully operational rental company owning a 2-story building comprised of 4 newly renovated en-suite studio apartments, located less than 100 meters from both the beach and the centre of Carvoeiro - one of Algarve's most iconic coastal towns.

Originally acquired as an investment vehicle, this property has been thoughtfully renovated and positioned for maximum rental appeal. With its unique beach-style aesthetic, strategic location, and professional rental operation already in place, this is a true turnkey business opportunity with a proven income stream and long-term capital appreciation potential.

Key Highlights:

Prime Location - A stone's throw from the ocean and the town square of Carvoeiro.

Fully Furnished & Operational - Renovated in 2023 with top-quality materials and furnishings focused on durability and efficiency.

Established Business - Company structure in place, with rental management operated by Carvoeiro Clube Group, the area's most reputable rental agency.

Rental Performance & Operations:

The studios were launched on the short-term rental market in July 2023 and have outperformed financial projections from the start. All rentals are managed by Carvoeiro Clube Group, located just 300 meters from the property. Pax Solaris receives 60% of the gross rental income, invoiced with VAT.

Design & Materials:

Interior Concept: Bohemian beach-style with neutral tones, whites, and light blues to attract a broad audience.

Equipment: All studios are equipped with Daikin air conditioning, ceramic sinks, electric water boilers (low maintenance), and compact kitchenettes (excluding hob/oven to avoid odors and damage).

Construction Details: Thick stone walls provide excellent insulation; ventilation systems added to prevent condensation. Textured paints and wall-mounted WC units reduce wear-and-tear and simplify cleaning.

Security:

Gated entrance

CCTV cameras

Located less than 100m from the local police station

Tax Efficiency:

The company structure allows for a potential tax-free share sale, avoiding IMT and Stamp Duty (normally up to 8.3% combined), thanks to its status as an operational rental business. This should be reconfirmed prior to transfer.

Valuation & Financials:

A conservative bank valuation by Crédito Agrícola (Aug 2023) valued the real estate asset at €952,400, not including:

The premium interior fit-out

Tax savings structure

Active income-generating rental operation

Related Properties



Faro > Lagoa > Estômbar e Parchal

Nine Luxury Apartments with Private Pools - Approved project ready to build

Ref: 86049989

€1.167.650



Faro > Lagoa > Estômbar e Parchal

Modern T4 Villa with Private Pool in Vale da Lapa Resort

Ref: 86188124

€895.000



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 House With Great Views

Ref: 86440772

€550.000

Real Estate Solutions

This brochure was prepared by RealKasa® for property presentation.

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