

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.

# Approved Surf-Hospitality Project + Private Residence | 3 km from Praia do Amado

Ref: 86793773 | Faro > Aljezur > Bordeira



**€380.000**

<b>Business type</b>	Sale	<b>Property type</b>	Land
<b>Bedrooms</b>	-	<b>Bathrooms</b>	-
<b>Area</b>	1.000 m2		

## Description

Rare investment opportunity on the Vicentina Coast. This is a fully approved 434sqm (total of 1,000m<sup>2</sup> prime land) commercial and residential project designed for the modern surf-tourism market, multi-functional Surf Center, Restaurant, and Boutique Guesthouse.

Minutes from Praia da Bordeira and only 3km from Praia do Amado, a world-renowned beach that hosts international surf championships. Situated within Vicentine Coast Natural Park, the area is a sanctuary of cliffs, dunes, and unique biodiversity. A high-growth region that attracts an affluent, international demographic looking for authentic, sustainable, and active travel experiences.

Unlike standard commercial plots, this surf business project includes a private studio apartment dedicated to habitation. This makes it the perfect "Live & Work" setup. Additionally, 4 rental rooms, a restaurant with 37 sittings indoors and an outdoor terrace with 64 seats, a professional surf shop, surfboard storage, on-site laundromat, several chill zones, rooftop sea view bar make this space a local community hub where families gather to eat, drink, play, and enjoy the sunsets.

The project was designed by a distinguished local architect known for his expertise in sustainable rural tourism and residential architecture. His work is characterized by the use of traditional materials to create contemporary, eco-conscious spaces that preserve both the local identity and the surrounding ecosystem.

Skip the 2-year licensing wait. This project is approved by the Câmara and is ready for construction.

Project Specifications & Building Characteristics:

Total Construction Area: 258.42 m<sup>2</sup>

Building Volume: 750.00 m<sup>3</sup>

Footprint Area: 434.21 m<sup>2</sup>

Number of Floors: 1 (above ground level)

Intended Use: Restaurant, Commercial, and Residential

Height (Cércea): 3.40 m

Contact us today for a full project briefing or to schedule a private site visit.

## Related Properties



Faro > Aljezur > Aljezur

### **An Off-Grid Sanctuary at Praia do Canal**

Ref: 86805592

€750.000



Faro > Aljezur > Aljezur

### **Luxury 9 Bedroom Estate in Aljezur, Algarve - Perfect for a Private Retreat or Commercial Development**

Ref: 85507477

€2.500.000

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**Real Estate Solutions**

This brochure was prepared by RealKasa® for property presentation.

**Phone:** +351 914064060

**Email:** info@realkasa.pt

<https://www.test.realkasa.pt/en/listings/86793773>