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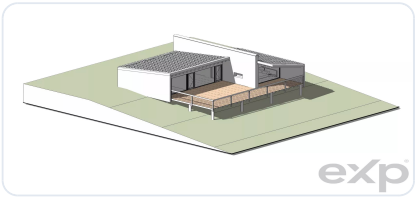
Real Estate Solutions

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
Area	649.250 m2	**Land area**	649.250 m2

Description

Discover a spectacular 65-hectare property, situated in the heart of the stunning Alentejo landscape, in the municipality of Odemira. This extensive property presents a unique investment opportunity for a discerning developer, offering exceptional potential for tourism development.

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

The property also benefits from two immaculate lakes, skillfully created by the same company responsible for the famous Santa Clara lake, a popular destination for water sports and family recreation.

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

Location Highlights:

Only 8 minutes from the national road via a paved and well-maintained dirt path
20 minutes from Faro district, 30 minutes from Odemira town center
45 minutes to the stunning west coast beaches

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

Specifically, there is the possibility of developing a 4-star hotel-apartment complex with a gross construction area of 3,306.40m², accommodating 140 beds in 35 accommodation units (villas). The project complies with the provisions of Odemira's Municipal Master Plan Regulation (PDM) for Agro-Silvopastoral Spaces II, namely articles 59 and 27.

Main Aspects of the Development:

Autonomous water and sanitation infrastructure: Existing project plans include sealed septic tanks for sanitation and a borehole for water supply.
Sustainable construction project: The project integrates into the local environment, using locally sourced materials, such as brown slate, rammed earth, wood, and white rendered facades.
Low-density construction: Building heights are limited to one or two stories and a maximum of 140 beds, to preserve the natural beauty of the area.
The development includes 3 service buildings and 35 accommodation units or whatever the final buyer decides. The accommodation units can be adapted to include amenities such as a refrigerator, stove, sink, fume extraction device, and storage room.

The proposed project prioritizes harmonious integration with the surrounding environment, prioritizing the preservation of existing trees and minimizing overall environmental impact. Exterior spaces are composed of permeable materials, using dirt paths and wooden decks with openings to allow natural water infiltration.

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

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

Detailed site 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, Southwestern Alentejo

Ref: 86739800

€3.750.000

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This brochure was prepared by RealKasa® for property presentation.

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