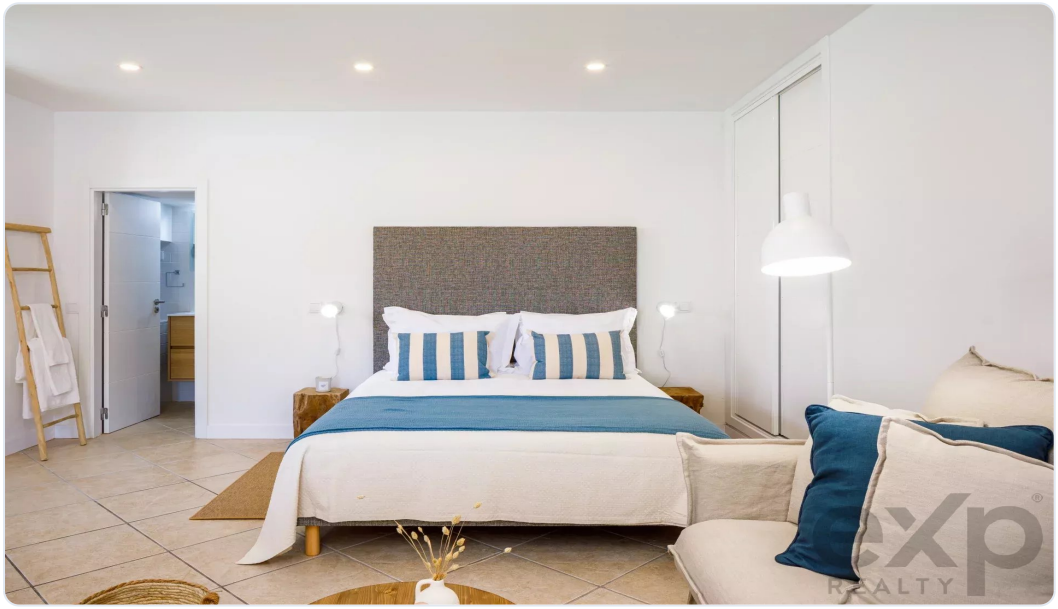
RealKasa® eXp®

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.

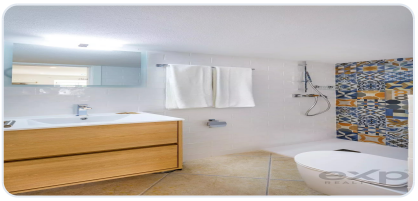
Investment – 4 Tourist Studios 100m from Beach in Carvoeiro Center

Ref: 85993451 | Faro > Lagoa > União das freguesias de Estômbar e Parchal









€1.200.000

Business type	Sale	**Property type**	Edifício
Bedrooms	4	**Area**	187,76 m2
Total rooms	4	**Building area**	187,76 m2

Description

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

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

Key Highlights:

Premium Location – steps from the beach and central area of Carvoeiro.

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

Established Business – active company with contracts in place and rental management entrusted to the renowned Carvoeiro Clube Group.

Performance & Rental Management:
The studios were launched into the tourism market in July 2023 and have since exceeded financial forecasts. Operations are managed by Carvoeiro Clube Group, whose headquarters is only 300 meters from the property. Pax Solaris receives 60% of gross rental revenue, billed with VAT.

Design & Materials:

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

Amenities: Daikin air conditioning in each studio, ceramic washbasins, electric water heaters, compact kitchenettes (no stove or oven to prevent 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 the police station

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

Valuation & Finances:
Conservative bank valuation 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, legal, and profitable operation

Related Properties



Faro > Lagoa > Ferragudo

Bifamily Villa in Ferragudo – Charm, Space and Potential

Ref: 87510156

€699.750



Faro > Lagoa > Ferragudo

Elegant semi-detached 3-bedroom villa with terraces, double garage and pool – 300m from new golf course and 1km from Ferragudo beaches

Ref: 87475208

€715.000



Faro > Lagoa > Ferragudo

Luxury Villa in Ferragudo | Contemporary Architecture and Ready to Move In

Ref: 87549426

€1.800.000



Faro > Lagoa > Porches

Renovated estate ideally located, in the heart of nature.

Ref: 86586498

€750.000

Real Estate Solutions

This brochure was prepared by RealKasa® for property presentation.

Phone: +351 914064060

Email: info@realkasa.pt