**RealKasa® eXp®**

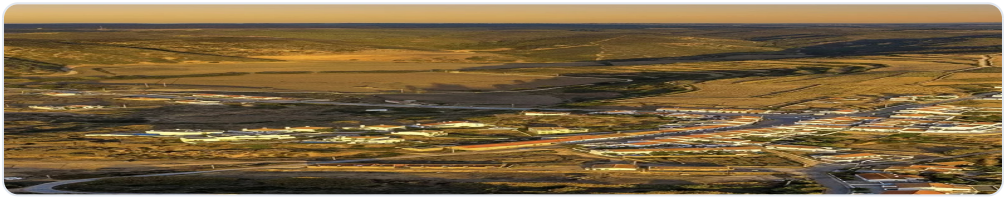
Real Estate Solutions

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.

# Approved Project – Surf Center, Restaurant and Guesthouse, Carrapateira

Ref: 86793773 | Faro > Aljezur > Bordeira





Approved Project – Surf Center, Restaurant and Guesthouse, Carrapateira image 3

Approved Project – Surf Center, Restaurant and Guesthouse, Carrapateira image 4

## €380.000

| | | | |
|---|---|---|---|
| **Business type** | Sale | **Property type** | Land |
| **Area** | 1.000 m2 | **Land area** | 1.000 m2 |

## Description

A fully licensed investment opportunity on the Vicentine Coast: 434 m² of approved development for a multifunctional surf center, restaurant and boutique guesthouse on a 1,000 m² plot of land. Building permit already issued, save the typical 2-year waiting period and the risk of rejection.

We present a rare investment opportunity on the prestigious Vicentine Coast. This is a fully approved mixed-use project (commercial and residential) with 434 m² of built area (on a 1,000 m² land lot), designed for the modern surf tourism market: a multifunctional surf center, restaurant and boutique guesthouse.

Located just minutes from Bordeira Beach and only 3 km from Amado Beach, a world-renowned beach that hosts international surf championships, the project is situated within the Southwest Alentejo and Vicentine Coast Nature Park, a sanctuary of cliffs, dunes and unique biodiversity. This is a high-growth region that attracts an international high-end audience seeking authentic, sustainable and active travel experiences.

Unlike conventional commercial lots, this project includes a private studio intended for residential use, making it the perfect configuration for the "Live & Work" model. Additionally, the space includes:

4 bedrooms for rental;

Restaurant with 37 indoor seats and outdoor terrace for 64 people;

Professional surf shop and board storage area;

Private laundry facility;

Various leisure areas and a rooftop bar with sea views.

This space was designed to be a local community center, where families gather to socialize and enjoy the sunset. The project was designed by a prestigious local architect, recognized for his experience in sustainable rural tourism and residential architecture, characterized by the use of traditional materials to create contemporary and eco-conscious spaces that preserve local identity.

Save the 2 years of waiting for licensing. This project is already approved by the Municipal Council and is ready to begin construction.

Project Specifications and Building Characteristics:
Total Construction Area: 258.42 m²
Building Volume: 750.00 m³
Built-up Area: 434.21 m²
Number of Floors: 1 (above ground level)
Intended Use: Restaurant, Commerce and Residential
Facade Height: 3.40 m

Price for land acquisition and license: €380,000.
We are looking for a direct buyer, contact us for the complete file, architectural project and private site visit.

## Related Properties



Faro > Aljezur

**Beachfront House with Outdoor Space for Sale**

Ref: 86805592

€750.000



Faro > Aljezur

**Luxurious 9-Bedroom Property in Aljezur, Algarve – Perfect for a Private Retreat or Commercial Venture**

Ref: 85507477

€2.500.000

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This brochure was prepared by RealKasa® for property presentation.

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