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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.

Spacious Building with 30 Rooms and Elevator in Évora

Ref: 87042401 | Évora > Évora > União das freguesias de Évora (São Mamede, Sé, São Pedro e Santo Antão)









€2.350.000

Business type	Sale	**Property type**	Edifício
Bedrooms	30	**Area**	1.650 m2
Total rooms	30	**Heating**	Electric
Building area	1.650 m2		

Description

Historic Building for Luxury Hotel in Évora

Discover an exceptional investment opportunity in the heart of Évora's Historic Center, just 50 meters from Praça do Giraldo and located in one of Portugal's most relevant heritage destinations. With approximately 1,650 m² of area and 30 rooms, this building offers scale, location, and architectural characteristics particularly suited to creating a luxury boutique hotel, charming tourism unit, or premium hotel project with a distinctive concept.

An Asset with Strong Hotel Potential

The property stands out for its robust construction, striking facade, and generous spatial organization. The rooms are spacious and bright, with one or two large windows, ensuring direct natural light entry throughout virtually the entire building.

The existence of covered and uncovered areas allows for developing a high-quality hotel program, combining:

• Rooms and suites of generous dimensions;
• Lobby and reception with architectural identity;
• Signature restaurant and spaces for private events;
• Spa, wellness, and treatment areas;
• Indoor pool, subject to technical and urban planning validation;
• Patios, terraces, or exterior zones for exclusive use;
• Rooms for meetings, gastronomic experiences, or corporate events;
• Support areas and hotel operations integrated into the building.

The volume, natural lighting, and possibility of creating a wellness experience indoors can support a luxury positioning, oriented toward international tourism, short-term stays, premium events, and clients with high purchasing power.

Strategic Location

The location near Praça do Giraldo places the future enterprise at the center of Évora's tourist experience, a UNESCO World Heritage Site. The asset benefits from immediate proximity to the main monuments, restaurants, shops, cultural spaces, and pedestrian circuits of the historic center.

This centrality allows positioning the project as a destination unit, where architecture, history, and hotel service can be combined in a differentiating experience. The scarcity of large buildings available in the historic center reinforces the potential rarity and appreciation of this asset.

Usage Flexibility

According to Évora's Urban Planning Plan, tertiary functions include, among others, services, offices, commerce, restaurants, hotels, and similar hotel services, and can coexist with housing and facilities, provided applicable rules for the property and heritage zone are respected.

This flexibility allows analysis of different exploitation strategies:

• Luxury boutique hotel;
• Boutique hotel with spa and indoor pool;
• Apart-hotel or serviced residences;
• Charming tourism unit;
• Mixed hotel, restaurant, and events project;
• Institutional, corporate, or cultural operation;
• Phased development, subject to approval of necessary projects.

Conversion to hotel use must be confirmed through advance notice or approved project, including compatibility with heritage protection standards, accessibility, fire safety, energy efficiency, and specific technical hotel requirements.

Efficiency and Tax Advantages

Being located in Évora's Historic Center, the property may benefit from incentives associated with urban rehabilitation, including IMI (Property Tax) exemption for three years, with possible extension for certain residential uses, provided legal and administrative conditions are met.

However, any IMI exemption should not be presented as automatic or permanent. Eligibility must be confirmed with the Évora Municipal Council and Tax Authority, through analysis of heritage classification, inclusion in the Urban Rehabilitation Area, and nature of work to be performed. There are precedents of divergent interpretations regarding the application of exemption in Évora's Historic Center.

An Opportunity for Institutional Capital

This asset presents particularly interesting characteristics for hotel investors, real estate funds, and operators specialized in luxury hospitality:

• Prime and non-replicable location;
• Sufficient area for a relevant-scale hotel operation;
• Architecture with potential for creating distinctive identity;
• Possibility of introducing indoor pool, spa, and wellness;
• Revenue diversification through restaurants, events, and experiences;
• Appreciation potential through rehabilitation and repositioning;
• Flexibility to study different exploitation models;
• Possible alignment with tax benefits from urban rehabilitation.

Investment Summary

More than a historic building, this is an asset with potential to transform into a luxury hospitality reference in Alentejo. The combination of central location, size, natural light, exterior areas, and the possibility of creating wellness facilities, including an indoor pool, allows developing a distinctive hotel concept with strong experiential component and premium positioning.

The property should be analyzed through a feasibility study integrating the hotel program, number of rooms and suites, pool and spa area, rehabilitation costs, licensing, operation, financing, and expected return on investment.

Related Properties



Évora > Évora > União das freguesias de Évora (São Mamede, Sé, São Pedro e Santo Antão)

Quinta dos Altos: The Alentejo Charm with Infinite Potential 5 Minutes from Évora

Ref: 87037289

€1.800.000

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