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.

Quinta Estate by Rio Arade, Silves: Licensed Accommodation with 8 Suites and Heated Pool

Ref: 87296608 | Faro > Silves









€2.195.000

Business type	Sale	**Property type**	House
Bedrooms	8	**Bathrooms**	9
Area	395 m2	**Total rooms**	8
Balcony	Yes	**Terrace**	Yes
Heating	Heat pump	**Building area**	395 m2

Description

From above, the estate sits in a fold of green valley: white walls and clay tile roofs, the orange grove descending to the Rio Arade and no neighbours within earshot. This riverside licensed quinta, between Silves and the Arade Dam, is sold as an active holiday rental, fully equipped, with eight suites for sixteen guests and confirmed bookings for 2027 already in place.

It's almost seven in the morning and mist still blankets the water. You descend through the orange groves to the yoga deck, close enough to the river to hear the current, and for twenty minutes nothing else exists in the Algarve. Guests almost all say the same thing on arrival: it looks like Bali. Green, wood, water everywhere, and a silence the coast doesn't have. By eleven o'clock there will be sixteen people around the pool and the house will have a different sound. By late afternoon there's space to gather fifty people in the same spot, with the outdoor bar open and the barbecue lit, on an evening guests still remember long after returning home.

The property occupies one of the rarest plots ever licensed right beside the Rio Arade, between the historic city of Silves and the Arade Dam. The watercourse runs through the property itself, and that's what gives it privacy: valley on all sides, no through traffic, no neighbours within earshot. Built in 2007 and completely renovated, with work completed in 2024, it now operates as licensed Local Accommodation, let in its entirety to groups of up to sixteen people.

Exterior

This is where the Bali comparison comes from. The land is organized as a series of distinct spaces rather than a single garden, in wood, vegetation and water instead of lawn and pavement. Heated pool with deck all around. Outdoor sauna and jacuzzi for the wellness component. Outdoor kitchen with barbecue for long evenings. Decks distributed across zones, so that a yoga session, a family lunch and someone reading alone can happen simultaneously. And the yoga deck, right above the river, which is the most photographed element by guests.

The orange grove descends to the water. The urban plot measures 700 m², plus 4,470 m² of rustic land with citrus orchard, crop cultivation and the watercourse bed, totalling 5,170 m².

Interior

Eight double bedrooms, all en-suite, with air conditioning and heating, most with private balconies. A ninth room adds a treatment room, office or staff accommodation, depending on how you want to manage the house. Nine bathrooms in total, in 450 m² of built area, with finishes designed to receive guests week after week.

Behind the guest area is what most retreat houses lack: a professional kitchen prepared to serve a full house and an independent laundry sized for rotation. Whoever takes over this estate can receive without improvising. The common room is the gathering point at day's end and accommodates sixteen people comfortably.

Live and operate at the same time

One of the floors can be reserved as private accommodation for the owner, keeping the rest of the house in operation. This appeals to those who want the income without handing the entire property to guests, or to those who want to be present and host the retreats personally rather than hiring someone to do so.

Location

Silves and its castle are about ten minutes away, close enough for an evening in the historic centre and far enough to hear nothing. The Arade Dam, with river beach and canoeing, is just a few minutes up the valley. The coast is what surprises: Ferragudo, Carvoeiro and the beaches of the centre and windward coast are less than half an hour away. Faro Airport about fifty minutes. Wine estates, the Monchique mountains and four golf courses within easy reach, and they're already part of the house's offering.

Features

8 double bedrooms, all en-suite, with air conditioning and heating, most with private balconies, plus a ninth multipurpose room
9 bathrooms, 450 m² of built area (395 m² private, 55 m² dependent)
Urban plot of 700 m² and rustic parcel of 4,470 m², 5,170 m² total
Rio Arade frontage, with the watercourse crossing the land
Yoga deck over the river, heated pool, outdoor sauna, jacuzzi, wooden decks
Professional kitchen and independent laundry, sized for full occupancy
Outdoor kitchen with barbecue, decks distributed across zones
Common room, citrus orchard, open valley views
Built in 2007, comprehensive renovation completed in 2024
Licensed Local Accommodation, operating as private group rental and retreat space, capacity for 16 people
Possibility of privatizing one floor as owner's residence while maintaining operation
Energy Certificate C
Sale as an active unit, fully equipped, with 2027 bookings in portfolio

Note on the business

This is an active unit, in its second year of operation, not an empty house with an associated licence. Occupancy rates, operation history and future booking data available to qualified buyers, under NDA. The AL registration is held by the operating company, and the structure of the transaction, asset or share sale, remains open for analysis with respective advisors.

Rio Arade riverfront land doesn't appear on the market. A licensed, renovated version in operation appears even less. Schedule a visit.

Related Properties



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Ref: 87246431

€275.000



Faro > Silves > São Bartolomeu de Messines

Renovated Village House with Rooftop Pool and Studio, near Silves

Ref: 87500233

€480.000



Faro > Silves

Rare Property with River Front and AL License: 8 Suites in Operation, Silves

Ref: 87298826

€2.195.000



Faro > Silves > Armação de Pêra

Scala Algarve Investment Opportunity in Tourist Area

Ref: 86468056

€25.000.000

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