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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.

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

Ref: 87298826 | Faro > Silves









€2.195.000

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

Description

Eight en-suite bedrooms, a watercourse running through the land, and licensed accommodation in its second year of operation. Sold fully equipped, with bookings for 2027 already secured.

It is almost seven in the morning and the mist still settles over the water. You descend between the orange trees 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 upon arrival: it feels 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. Both versions are real. Both are part of what you are buying.

The Quinta occupies one of the rarest pieces of land ever licensed right next to the Arade River, between the historic city of Silves and the Arade Dam. The watercourse runs through the property itself, and that is 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 operates today as licensed short-term accommodation, rented in its entirety to groups of up to sixteen people.

Interior

Eight double bedrooms, all en-suite, 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 constructed area, with finishes designed to welcome 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 facility sized for rotation. Whoever takes on this quinta can receive guests without improvising. The common room is the meeting point at the end of the day and comfortably accommodates 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, featuring wood, vegetation and water instead of lawn and pavement. Heated pool with surrounding deck. Outdoor sauna and jacuzzi for the wellness component. Outdoor kitchen with barbecue for long evenings. Decks distributed across zones, so a yoga session, a family lunch and someone reading alone can happen at the same time. 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 is 700 m², supplemented by 4,470 m² of rustic land with citrus grove, arable cultivation and the watercourse bed, totalling 5,170 m².

Live and Operate at the Same Time

One of the floors can be reserved as the owner's private residence, keeping the rest of the house in operation. This suits those who want the income without handing over the entire property to guests, or those who want to be present and personally host retreats instead of hiring someone to manage it.

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 central and windward beaches are less than half an hour away. Faro Airport is about fifty minutes away. Wine estates, the Monchique mountain range and four golf courses are within short distance and are already part of the property's offering.

Features

8 double bedrooms, all en-suite, most with private balconies, plus a ninth multipurpose bedroom
9 bathrooms, 450 m² of constructed area (395 m² private, 55 m² service area)
Urban plot of 700 m² and rustic parcel of 4,470 m², 5,170 m² total
Frontage on the Arade River, with the watercourse running through the property
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 grove, open valley views
Construction from 2007, complete renovation finished in 2024
Licensed short-term accommodation, operating as private group rental and retreat space, capacity for 16 people
Possibility of privatizing one floor as owner's residence while maintaining operations
Energy Certificate C
Sale as an operating unit, fully equipped, with bookings for 2027 already secured

Note on the Business

This is an operating unit, in its second year of operation, not an empty house with an associated license. Occupancy rates, operating history and future booking data are available to qualified buyers, subject to NDA. The AL registration is held by the operating company, and the structure of the operation, whether asset or quota sale, remains open for analysis with respective consultants.

Land with river frontage on the Arade does not come on the market. A licensed, renovated and operating version comes on the market even less. Schedule a viewing.

Related Properties



Faro > Silves > São Marcos da Serra

Traditional estate with exceptional equestrian potential in São Marcos da Serra

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

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

Ref: 87296608

€2.195.000



Faro > Silves > Armação de Pêra

Scala Algarve Investment Opportunity in Tourist Area

Ref: 86468056

€25.000.000

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This brochure was prepared by RealKasa® for property presentation.

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