

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.

Exceptional estate of 65 hectares in the Alentejo with potential for tourism development

Ref: 85506160 | Beja > Odemira > Luzianes-Gare



€898.000

Business type	Sale	Property type	Land
Area	649.250 m2		

Description

Discover a spectacular 65-hectare property situated in the heart of the stunning Alentejo landscape, within the municipality of Odemira. This extensive estate presents a unique investment opportunity for a discerning developer, offering exceptional potential for tourism development.

The site features three water wells, a serene stream and vibrantly cultivated organic vegetation, including a thriving plantation of eucalyptus and fields of lavender and thyme, all meticulously maintained free from environmental toxins. Enjoy 360-degree panoramic views that take your breath away, encompassing the hills and mountains of Monchique.

The property also benefits from two pristine lakes, skillfully created by the same company responsible for the famous Santa Clara Lake, a popular destination for water sports and family recreation.

While offering a tranquil natural environment, the estate remains conveniently located near essential amenities. It also has three registered ruins with recently installed infrared roofs, double-glazed windows and reinforced walls.

Location highlights:

- * Just 8 minutes from the national road via a well-maintained gravel path
- * 20 minutes to Faro district, 30 minutes to Odemira centre
- * 45 minutes to the stunning beaches of the west coast

This exceptional 649.250 m² property includes a proposed project for carefully planned tourism development, complying with stringent regulations regarding water and sanitation, building materials, environmental preservation and minimal soil waterproofing. The project aims to promote sustainable tourism, minimising its environmental footprint.

Specifically, there is potential to develop a four-star hotel-apartment complex with a gross floor area of 3 306,40 m², accommodating 140 beds in 35 accommodation units (villas). The project complies with the Municipal Master Plan Regulation (PDM) of Odemira for Agro-Silvo-Pastoral Spaces II, notably Articles 59 and 27. Key Features of the Development:

Autonomous water and sanitation infrastructure: Existing design plans include sealed septic tanks for sewage and a borehole for water supply.

Sustainable construction design: The project integrates with the local environment, using locally sourced materials such as brown slate, rammed earth, timber and white-rendered facades.

Low-density construction: Building heights are limited to one or two storeys and a maximum of 140 beds, to preserve the natural beauty of the area.

The development comprises three service buildings and 35 accommodation units, or whatever the final buyer decides. Accommodation units can be fitted with amenities such as a refrigerator, stove, washbasin, smoke extraction unit and storage.

The proposed design prioritises harmonious integration with the surrounding environment, giving priority to preserving existing trees and minimising overall environmental impact. Outdoor spaces are constructed from permeable materials,

using packed earth paths and timber decks with openings to allow natural water infiltration.

Parking areas incorporate grassed blocks to reduce soil impermeabilisation and maintain the ecological integrity of the site.

Schedule your private visit today to fully explore this extraordinary investment opportunity.

Detailed site plans and design proposals are available on request.

Related Properties



Beja > Odemira > Boavista dos Pinheiros

Unmissable Investment Opportunity in Odemira

Ref: 85507464

€1.300.000



Beja > Odemira > São Teotónio

Excecional Herdade Equestre - Odemira, Sudoeste Alentejano

Ref: 86739800

€3.750.000

Real Estate Solutions

This brochure was prepared by RealKasa® for property presentation.

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