

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.

5.54 hectares of land for tourist development with approved PIP (200 beds), Borba, Alentejo

Ref: 86733276 | Évora > Borba > Borba



€700.000

Business type	Sale	Property type	Land
Area	55.400 m2		

Description

A 5.54-hectare site in Borba, Évora District, Alentejo, near Estremoz, with full municipal approval for an isolated tourist development of up to 200 beds and 11 000 m² of built area, granted permission for an aparthotel type. The site is divided into five adjacent registered plots, allowing a maximum height of two storeys. Planning risk has been eliminated; what remains is execution.

Key Differentials

- Full municipal approval in hand, not just a preliminary opinion. The development ceiling (200 beds, 11 000 m², two storeys) is confirmed, and the site consists of five adjacent registered plots.
- Flexibility within the approved format. The permission supports an aparthotel concept as granted, with the possibility of glamping or nature-cabins development within the same envelope. Low-density models built around the landscape rather than against it (the pioneering Gavião glamping concept elsewhere in Portugal) are well proven in this region's nature tourism market.
- Located in Alentejo's wine region, 40 minutes from Évora, the European Capital of Culture for 2027 and a UNESCO World Heritage city, and less than 20 minutes from Vila Viçosa, ancestral seat of the House of Braganza.
- Borba itself carries commercial weight beyond wine. It is one of Portugal's leading marble extraction towns, supplying stone used in palaces and monuments worldwide, and produces Borba DOC, one of Alentejo's most recognised DOs. Both give the development a solid regional identity to compete with, rather than having to build it from scratch.
- Site conditions support the concept without additional engineering: cork oak landscape, dark sky conditions, unobstructed horizons. Sections within the National Ecological Reserve permanently protect views.
- Mapped access. Multiple private roads are already planned for the site.

The largest elephant sanctuary in Europe is nearby, a regional point of interest worth visiting but not a positioning resource.

- Adjacent opportunity. A neighbouring 5.5-hectare site with its own independent planning status is available through the same agency, listed separately, for buyers wishing to explore a larger combined holding.

Key Specifications

- Site size: 5.54 hectares
- Price: €700,000
- Planning status: Full municipal approval, isolated tourist development, hotel-apartments permitted use
- Maximum capacity: 200 beds
- Maximum built area: 11,000 m²
- Height margin: two-storey structures (6.5 m)
- Site composition: five registered adjacent plots
- Location: Borba, Évora District, Alentejo, near Estremoz
- Évora: approximately 40 min
- Vila Viçosa: approximately 20 min
- Adjacent site: 5.5 ha, separate title, listed separately, available on request

Planning risk eliminated, location established, permitted use confirmed. This is a site for a developer or investor ready to build, rather than waiting for approvals. Contact us for the technical file, planning documentation or to arrange a site visit.

Related Properties

No related properties available.

Real Estate Solutions

This brochure was prepared by RealKasa® for property presentation.

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