

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



€2.450.000

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 bedroom suites, a watercourse crossing the property and licensed accommodation in its second year of operation. Sold fully equipped, with bookings for 2027 already in hand.

It is almost seven in the morning and fog still hangs over the water. Descending 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 Estate occupies one of the rarest plots ever licensed right beside the Arade River, between the historic town of Silves and the Arade Dam. The watercourse crosses 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 currently operates as licensed Local 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 bedroom 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 on this estate can receive without improvising. The common room is the meeting point at day's end 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, with wood, vegetation and water instead of lawn and pavement. Heated pool with surrounding deck. Outdoor sauna and jacuzzi for wellness. Outdoor kitchen with barbecue for long evenings. Decks distributed throughout zones, so 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 orchard descends to the water. The urban plot has 700 m², plus 4,470 m² of rustic land with citrus orchard, arable farming and the watercourse bed, totalling 5,170 m².

Live and operate simultaneously

One of the floors can be reserved as the owner's private residence, keeping the rest of the house in operation. Of interest to those who want income without handing the entire property to guests, or to those who want to be present and personally host retreats rather than hire 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 are less than half an hour away. Faro Airport about fifty minutes away. Wine estates, Monchique mountains and four golf courses within short distance, and 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 built area (395 m² private, 55 m² dependent)
- Urban plot of 700 m² and rustic parcel of 4,470 m², 5,170 m² total
- River Arade frontage, with watercourse crossing 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 throughout zones
- Common room, citrus orchard, open valley views
- Construction from 2007, complete renovation finished in 2024
- Licensed Local Accommodation, operating as private group rental and retreat space, capacity for 16 people
- Possibility to privatize one floor as owner's residence while maintaining operation
- Energy Certificate C
- Sale as operating unit, fully equipped, with bookings for 2027 already in hand

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 available for qualified buyers, under NDA. The AL registration is held by the operating company, and the structure of the operation, asset or share sale, remains open for analysis with respective consultants.

River frontage land on the Arade does not appear on the market. A licensed, renovated and operating version appears even less. Schedule a visit.

Related Properties



Faro > Silves > São Bartolomeu de Messines

Charming 2-Bedroom House in São Bartolomeu de Messines

Ref: 87002582

€175.000



Faro > Silves > São Marcos da Serra

Traditional estate with exceptional equestrian potential in São Marcos da Serra

Ref: 87246431

€275.000



Faro > Silves > São Marcos da Serra

Charming family home with equestrian facilities set on 2.7 hectares

Ref: 87244423

€675.000



Faro > Silves

Riverside Estate on the Arade River, Silves, with AL License, 8 Suites and Heated Pool

Ref: 87296608

€2.450.000

Real Estate Solutions

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