



# IMLIX

سوق العقارات IMLIX  
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## Excellent Land in Marco de Canaveses Next to the Douro River

### معلومات الوكيل

ArKadia اسم:

اسم الشركة:

United Kingdom بلد:

هاتف:

Languages: Dutch, English, French,

German, Italian, Polish,

Portuguese, Romanian,

Russian, Spanish,

Swedish



### تفاصيل الاعلان

تخفيض السعر  
EUR 1,110,000

عقار لل:  
السعر:

Portugal

Porto

Marco de Canaveses

20/01/2024

موقع

بلد:

الدولة / المنطقة / المحافظة:

مدينة:

نشر:

وصف:

Excellent opportunity! 3 adjacent plots for sale, with 300m facing the Douro River with approved projects to build a 5-star rural hotel with 15 bedrooms + Villa with 4 suites + Villa with 2 suites, all with a wonderful direct view of the Douro River and excellent solar orientation.

The project was initially developed and approved for the construction of a hotel and two villas, in a total of 21 rooms. However, if desired by the buyer, there is already a pre-approval from Turismo de Portugal to join the three plots and change the project, maintaining the exteriors of the buildings and thus building a Hotel of up to 28 rooms.

These changes would be made after the purchase of the land, optionally with the support of the Project Architect.

1 hour away by car from the centre of Porto, but also with river access, thus allowing a memorable arrival for the Hotel's guests.

Since 2019, the owners have been developing the project, thus saving a 5-year journey of bureaucratic processes to obtain licenses from the various institutions.

Energy Rating: F

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مشارك

م 46166

تشطيب قدم مربع:



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## Lease terms

Date Available:

معلومة اضافية  
رابط الموقع:

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## Contact information

IMLIX ID:

QUIAS001.1

