



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



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 1,110,000

### Location

Country: Portugal  
State/Region/Province: Porto  
City: Marco de Canaveses  
Posted: Jan 20, 2024

### Description:

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  
#ref:QUIAS001.1

### Common



Finished sq. ft.: 46166 sq m

## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/THPZ-T8080/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/THPZ-T8080/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: QUIAS001.1

