



## Unique Land in the Douro with Approved Project for 5 Star Rural Hotel



### Emlakçı Bilgisi

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### İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 499,000

### Konum

Ülke:	Portugal
Eyalet/Bölge/ Şehir:	Porto
Şehir/İlçe:	Marco de Canaveses
Adres:	Alpendorada, Várzea e Torrão
Yayınlandı:	20.11.2024

### Açıklama:

Exclusive Land with Approved Project for Luxury Rural Hotel - Douro River Front, Marco de Canaveses, Porto

We present a unique opportunity for visionary investors: a plot of land with 46,166 m<sup>2</sup> on the right bank of the Douro River, in the heart of the Douro Verde, near Alpendorada, in the municipality of Marco de Canaveses.

This exclusive land stands out for its privileged location, with 300 meters of riverfront, full sun exposure (southeast orientation) and a stunning natural environment, where lush vegetation and rural landscape



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intertwine harmoniously.

### Approved Project: 5 Star Rural Hotel

The land already has an approved project for the construction of a 5-star Rural Hotel, which combines luxury and authenticity, with 15 suites, expandable to 17, distributed between the main building and two requalified ruins.

The design preserves the identity of the old farm, combining modern comfort and a deep connection to the territory.

### Main features of the project:

Main building: 1,280 m<sup>2</sup> (12 suites) 3 floors

Ruin 1: 184 m<sup>2</sup> (2 suites) 2 floors

Ruin 2: 125 m<sup>2</sup> (1 suite) 1 floor

Total construction area: 1,589 m<sup>2</sup>

Private access to the Douro River: Exclusive river beach and anchorage

License to plant 1.5 hectares of vineyards, reflecting the region's winemaking tradition

Approval by the Environment Agency for improvements in the riverside area, including the creation of terraces for vineyard cultivation.

With the necessary permits and approvals already obtained, the project allows for an immediate start of construction, eliminating years of bureaucracy and complexity.

### Unmatched Potential

Creation of an immersive and differentiated hospitality experience, in the heart of the Douro, with the possibility of exclusive activities such as river cruises, wine tastings, and exploration of local vineyards.

Strategic location: 1 hour (60 km) from Porto and Francisco Sá Carneiro Airport, with excellent accessibility by road and river, through a boat ride of about 1h30, directly from Porto.

Isolation and tranquility: Ideal for luxury tourism and exclusive events, maintaining proximity to Alpendorada (4 km), where all essential services are located, such as schools, pharmacies, supermarkets and public security.

This land brings together characteristics that make it an exceptional investment for those looking to create a high-end boutique hospitality project, in one of the most emblematic and desired regions of Portugal.

Contact us for more information or to schedule a site viewing.

### Complete and Professional Follow-up in the Acquisition Process

At Invest 351, we ensure full and dedicated monitoring throughout the process of acquiring your property, from the first contact to the deed and even after the purchase is completed.

### Financing with the Best Proposals in the Market

We work with our Credit Intermediation partner, duly authorized by the Bank of Portugal, to offer you the best financing conditions for Home Loans, according to your needs and objectives.

### National and International Real Estate Mediation



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We specialize in the intermediation of real estate purchase and sale operations both in the national and international markets, where discretion, confidentiality and security are our priority. In addition to privileged access to the Portuguese market, we have a vast network of international investors who are looking for the unique opportunities that Portugal offers.

Invest in your dreams

#Invest351

- REF: 644 - Hotel Rural de Luxo Rio Douro

## Genel Bilgiler

Yatak odası:	15
Bitmiş metrekare:	1589 m2
Arazi Büyüklüğü:	46166 m2

## Lease terms

Date Available:

## Contact information

IMLIX ID: 644 - Hotel Rural de Luxo Rio Douro

