

Ref: G0152

## Unique succesful tourism complex with 9 houses in a rural environment of Nisa

**1,950,000  
EUR**



**Investment type**  
:

For sale

**Price in Euros**  
:

1,950,000 EUR

**Country :** Portugal

**Property type :** Resort Eco  
tourism

**Price in US  
Dollars :** 2,010,309 USD

**Condition :** Turnkey

**Bedrooms :** 13

**Restaurants :** 1

**Hotel area :** 1200



Located in the Municipality of Nisa, implementing and developing new tourist potential in a rural environment, in this unique village

The tourist accommodation units with the discovery of a stay with different characteristics, in individual homes, with independent living, surrounded by a rural environment, with unique landscapes, offering at the same time the use of traditional, recreational and contemporary styles of contact with nature.

#### **THE CONCEPT**

The complex aims to promote the deconcentration of the tourist offer and respond to demands that is increasingly concerned with the environment and with alternatives to so-called mass tourism.

Rural areas, in this case the villages in the interior of Portugal, and in particular the Alentejo villages, in this era of "fashionable Alentejo" provide a welcoming environment for creating quality tourist products in new destinations.

Outside the conventional offer that has been carried out exclusively in bathing areas and in the summer season The company recovered the existing houses in this village and equipped them in accordance with the comfort and quality requirements for tourist accommodation, always maintaining the concern of not altering its original characteristics and not interfering with the village's own environment.

Tourists in the houses are not "guests", but rather visitors/part of the family of the Village where they will find welcome within the community and establish natural connections with it.

The Enterprise is aware that Rural Tourism brings together very unique characteristics, having little in common with more conventional tourism offers. Rural Tourism, and particularly Village Tourism, has as its fundamental objective, to offer users the opportunity to relive the practices, values and cultural and gastronomic traditions of rural societies, benefiting from their accommodation and personalized welcome.

The accommodation units, in the 3 typologies: T1, T2 and T3, are welcoming and functional houses with all the modern interior but with the unique characteristics of village life . Its interior consists of double or single rooms, a fully equipped kitchenette and a common room that will serve as a living and dining room with TV, and internet access, with air conditioning and double glazing, which allows for the best thermal insulation and acoustic, and the maintenance of the large fireplace and chimney typical of the region. Outside, a private porch or balcony with panoramic views and adequate sun exposure.

#### **Additional info :**

All of the buildings were restored between 2018 and 2021, and are therefore in an absolutely new condition. Besides the 9 houses, there is also :

- A Tavern
- Infinity pool with 250 m2 "beach" entrance
- Machinery room and pool equipment - filters, pumps, computers, electronic salt and PH dosers, etc.
- 110 m artesian water collection hole and pumping system
- Gardens and lawn with permanent maintenance and automatic irrigation
- Car parking

There is a furnished and fully equipped studio for the exclusive use of the owners. This apartment is located on the 1st floor above the Reception.

#### **Planned expansion:**

The complex intends on an upcoming expansion. In this sense, the reconstruction and completion of three more Accommodation Units is planned + warehouses.

#### **Strong points:**

- Score of 9.5 on Booking
- Location in an area with rapidly developing tourism, very close to the Tagus International Natural Park.
- Good access, approximately 20 minutes from the A23 motorway.
- Area approximately 2 hours from Lisbon airport
- Very calm area with nature tourism
- Local cuisine
- Marvão Castle is 43 km away
- Proximity to the Tagus River
- Amieira Trail
- Proximity to Spain
- All licences are in place and up to date.