Pedro Esteves
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Ref

CB03-0109 (2)

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THE PROPERTY SEA DOOR IN ALGARVE | Unique property in Ria Formosa | Oyster Farm | Fish Farm | Eco Tourism

Tavira, Faro

0 Bedroom(s)

0 Bathroom(s)

199753 sqm Gross Area

200000 sqm Plot Area

N/A CLASSE ENERGÉTICA

50 000 €

CB03-0109 (2)

AMI 9513

Features

- Proximity: Beach, Open field
- Warehouse: Sim
- Distance from the Sea: 0
- Sealed land area
- Energetic certification: Exempt
- Water: Main grid
- Storage / utility room
- Views: Sea View, Beach view, Marina view, River view
- Self contained apartment
- Evolving Zone: Green Spaces, Close to the beach, Terrain
- Land Area: 20 ha
- Attachments: 2
- Water

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MOINHO DOS ILHÉUSScalable rent on a 10 year contract (minimum time-window)1st year => €50.000,00/month2nd year => €70.000,00/month3rd year => €90.000,00/month4th year => €110.000,00/monthwith legally established updating in subsequent years.The property is located within the Natural Park of Ria Formosa, half-way between the cities of Tavira and Olhão. Total area is 26 hectares. It displays uniquely rich conditions for aquaculture, namely bivalves, algae and fish, due to its proximity to the direct point of entry of tidal waters from the ocean (under 400 m). It has been the stage of several ocean-based production over the years, back to 1937 when it was bought by the owner family, three generations ago - initially as a tidal mill, then as sea-salt production and afterwards as a high-yield fish farm for endemic sea-bass and sea-bream. Since 2010 it has been developed as a biological, sustainable, premium quality oyster production site, which can be maintained concomitantly with macroalgae production for food and drug industries. To fulfill this latter objective, the existing infrastructure from the now-decommissioned fish-farm should be recovered and repurposed. We target a high-value business model based on innovative, premium quality products scaled to production thanks to the large available area. The sustainability of the project is key, under full control thanks to the self-containability of the property, and there is easy access to alternative energy production, namely through tidal turbines and solar panels, eventually complemented with wind turbines. These projects are expected to have neutral or negative CO2

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footprint, with a clear tendency towards use as CO2 sink in the near future. The oysters presently produced (www.moinhodosilheus.com) have an internationally acclaimed distinct aspect, quality and flavor - a fortunate combination of texture, taste and firmness - a signature defined by the idiosyncratic conditions found on the property, and have been internationally praised by well-known chefs. The algae production is differentiated via the high quality of the environmental waters (demonstrated through a long history of short-cyclical qualitative analysis) and can be pursued along other premium sea-products, as algal production will increase, rather than decrease, the quality of the environment.