## Julieta Domingos

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**Preço: 2 500 000 €**

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| 0 | ✖ | 0 sqm | 2090000 sqm | ✖ | |

**Ref.** OEIVM519 | Portimão

## Land in Mexilhoeira Grande

Herdade da Amieira is a large homestead located in the parish of Mexilhoeira Grande, in Algarve. With an area of 209 ha and two rustic buildings, it was the subject of a recent and detailed study which outlines different proposals for its development.

This property has enormous potential for the establishment of a nature resort, with the possibility to expand and refurbish the existing structures. This is a differentiated type of touristic resort that integrates accommodation, restaurants, entertainment, and leisure. It can be developed in the shape of country houses, agro-tourism or a rural hotel.

One of the possible development models would be a hotel with 60 rooms and the additional possibility of installing bungalows. It would have a spa and wellness area, space for relaxation with a swimming pool, a walking path, and the possibility of installing a track for motor sports and cycling. The resources available are vast, not only within the limits of the estate but also in the surrounding area. On the outskirts you can find sports and leisure facilities, accommodation, archaeological heritage sites, routes, and paths.

Any touristic development will benefit from the existing water lines and the property's 6 weirs. The largest of

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these reservoirs, with 20 ha of water surface, allows for the development of a recreational reservoir for nautical activities and the installation of a floating swimming pool with a wooden access platform. The requalification of riparian galleries on the banks of Ribeira da Amieira would complement this development.

There is also possibility for the development of complementary agro-forestry activites with high potential return on investment. This estate is ideal for the growth of several adapted cultures such as the strawberry tree, cork oak, vines, fig trees and carob trees, among others. It already has a pine plantation covering 100 ha.

It would also be feasible to build a photovoltaic park for electrical production destined to self-consumption or sale.

Should you choose to go ahead with any of these projects there are several financing programs at your disposal both national and European, aimed at touristic and agro-forestry ventures.

Global tourism trends demonstrate that demand in the region continues to rise, being Algarve the main destination at a national level and one of the greatest potential clusters for the development of Ecotourism.

This property is located 13km from Lagos and 11km from Portimão. It is near to the A22 motorway and is only 10km from the Autodromo Internacional do Algarve racetrack, which represents the largest sports attraction in the region.

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# General features

- Rainwater harvesting
- Energetic certification: Exempt
- Views: Sea views, Countryside views, Mountain views, River view, City view