**Manuel Pires**

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## Preço: 2 500 000 €

| 0 | ✖ | 0 sqm | 15000 sqm | ✖ |
|---|---|---|---|---|

**Ref.** DSPBRAGAMP7 | Vila Nova de Cerveira

## Hotel do Espírito Santo

Urban land measuring 15,000 mts², with architectural design for the construction of a 4-star hotel, to be installed in the property called "Quinta das Mineirinhas", Espírito Santo, in the parish and municipality of Vila Nova de Cerveira.

The project has been approved and the construction license has been issued, with the approved name of "Hotel do Espírito Santo".
The Hotel will be located in front of the tourist apartments and villas of "Quinta das Mineirinhas", also 4 stars.

The land is located south of Monte Espírito Santo and west of the tourist apartment unit.

With only 2 floors on the facade, facing the street, the construction will blend into the landscape, naturally integrating into the existing unevenness.

The land has excellent sun exposure (South/West) and is protected from the North winds by Monte Espírito Santo. The forest surroundings and the unique view over the River Minho and Ilha dos Amores, the

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proximity of Vila Nova de Cerveira and Spain, with its range of services and cultural, recreational and alternative sporting programs, make it ideal for installation of a hotel unit.

The project foresees a capacity of 55 double rooms, 2 triple rooms and 2 suites and a further 10 rooms, included in the use of the roof space in the execution project. In other words, a total of 69 rooms and 118 fixed beds, living room/bar, dining room, lobby/reception and parking for 36 cars and 2 trucks.

The project includes: gardens, health club (indoor swimming pool, weight room, sauna, Turkish bath and support changing rooms.

"Don't miss the opportunity to invest in a unique project with high return potential: land with an approved project for hotel development, ready to transform your vision into a profitable reality. Invest in the future today!"

# General features

• Views: Sea views, Countryside views, Mountain views, River view, Pool view, Urbanization view, Garden view