



Lote com projeto aprovado para residência sénior de luxo em São Brás de Alportel

Lot with approved project for luxury senior residence in São Brás de Alportel

2.200.000 €

Ref.: MP190VP



10628



8780



Not Applicable



## Description

This lot has a unique project already approved for the construction of a 4-star senior residence in São Brás de Alportel.

There is currently a growing demand for senior residences, however there is still little supply in this area.

Thus, this project marks by difference and has a good potential for profitability.

It consists of 80 accommodations/ apartments, trade areas, services, restaurants, medical clinic, spa, leisure areas with swimming pools and geriatric park.

In total, this development will consist of 3 buildings united with each other.

In the main building of 3 floors will be the 80 rooms, distributed as follows:

- 2 bedroom apartments – 2
- 3 bedroom apartments – 1
- Studios – 54
- Additional rooms – 21
- Total capacity – 164 users (considering 82 double beds)

While adjacent buildings are intended for the following services and amenities:

- Medical clinic with independent entrance of residence
- SPA
- Panoramic restaurant
- Cafeteria
- Bar
- Conference and training rooms

In addition, there are several parking lots, storage rooms, technical areas and leisure areas abroad.

Therefore, this project has the following characteristics:

- Total land area – 8.779,90 sqm
- Implantation area – 2.982 sqm
- Total effective construction area (main core) – 10.627,80 sqm
- Total area of commerce and/or services (clinic and SPA) – 1.835 sqm
- Total area of the hotel/apartments – 2.064,20 sqm
- Total number of parking lots – 160
- Total number of floors – 5 (2 floors lower and 3 floors higher)

## Constitution of the floors

### Floor -2

- Underground parking;
- Storage areas;
- Cistern;
- Pumping center.

### Floor -1

- Technical zones;
- Surveillance center;
- Laundry;
- Cafeteria;
- Changing rooms;
- SPA with four private VIP areas (massage, spa pool and shower), hydromassage, outdoor space for

relaxation and exercises with stone garden, waterfall, water mirror, among others.

#### Floor 0

- Reception;
- Several service areas;
- Accommodation (16 studios, 1 1 bedroom apartment and 7 double rooms) distributed throughout a gallery;
- Outdoor leisure area with main pool, children's pool, support bar, terrace, access reserved to the Spa and access to the technical area for residents;
- Medical clinic with independent entrance, which includes service and waiting room, office, 7 consultation rooms, rest room, outdoor terrace and sanitary facilities.

#### Floor 1

- Panoramic restaurant;
- Breakfast room;
- Service areas;
- Accommodation (19 studios, a 1 bedroom apartment, a 2 bedroom apartment and 7 double rooms) distributed throughout a gallery.

#### Floor 2

- Administration of residence;
- Multipurpose room;
- Bar to support the realization of events;
- Accommodation (19 studios, a 1 bedroom apartment, a 2 bedroom apartment and 7 double rooms) distributed throughout a gallery.

#### Floor 3

- Technical area for central HVAC, solar panels and equipment;
- An outdoor living area with solarium, terrace and panoramic garden.

### Location

If you want a unique project with a high growth potential, due to its high demand and low supply, this project is for you.

In addition, due to its location in the middle of the East Algarve, in the traditional and quiet village of São Brás de Alportel.

A Portuguese village full of history and tradition.

In which not only the natural landscapes with the vast mountain area that characterizes it predominate.

Thus, this will be the ideal place to relax and find the comfort and services suitable for the maintenance of the body, mind and quality of life.

Come visit!

**Main Properties :: Lot with approved project for luxury senior residence in São Brás de Alportel :: MP190VP**

### Features

Country Views