



## Guesthouse - Hotel - Local Lodging - NEXT TO THE NATIONAL 4- ELVAS - PORTUGAL



### Info Agente

Nombre: António Pereira  
Nombre empresa: ITHLUX  
País: Portugal  
Experience since:  
Tipo de servicio: Selling a Property  
Specialties:  
Property Type: Apartments  
Teléfono:  
Languages: Portuguese  
Sitio web:

### Detalles del anuncio

Propiedad para: Venta  
Precio: USD 1,590,283.17

### Ubicación

País: Portugal  
Estado/Región/Provincia: Portalegre  
Ciudad: Elvas  
Publicado: 10/07/2023

### Descripción:

Get to know this magnificent property that is located in a privileged area of Elvas. This stunning 21-bedroom, 18-bathroom villa offers a generous area of 854.92m2, perfect for those looking for space and comfort.

Built in 1994, this property is located in a private condominium, ensuring total tranquility and security to its inhabitants. With a total land area of 21,224m2, this property offers ample outdoor spaces, ideal for enjoying the sunny climate of the Alentejo.

The property has a class "D" energy certification, ensuring efficiency and energy savings. With a gross area of 929m2, this is a unique opportunity for those looking for a quality investment.

This property is available for sale, don't miss the opportunity to acquire a real treasure in the heart of Elvas.

Book your visit now and let yourself be enchanted by this exclusive property!

Building located at the entrance of Elvas along national road 4, with huge potential for residential, hotel,



local accommodation, or others!

The building is located on a plot of land with 2.1224 hectares (21,000m<sup>2</sup>), with a front to the national road 4 with about 400 meters.

On the land there is also a drinking water well, as well as other basic sanitation.  
Building built in 1994, consisting of 3 floors with a total construction area of 1,128m<sup>2</sup>.

Outdoor parking, with coverage for about 20 vehicles.  
Surrounding area landscaped and paved, with about 8,000m<sup>2</sup>.

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Close to the access junction to the A6, which connects Lisbon to Spain (Badajoz) and five minutes from the city center of Elvas.

Urban Building Description:

## GROUND FLOOR

1 room  
1 kitchen  
1 bathroom  
1 storage room  
1 annex with 200m<sup>2</sup>.

## 1ST FLOOR

12 Bedrooms  
1 kitchen  
8 bathrooms  
4 aisles  
1 storage room  
1 balcony.

## 2ND FLOOR

11 Bedrooms  
9 bathrooms  
1 vestibule



1 aisle  
2 balconies.

The historic center of Elvas was, on June 30, 2012, classified by UNESCO as a World Heritage Site, due to the grandiose set of bastion-type fortifications, with a perimeter of 10 kilometers and an area of 300 hectares, it is considered the largest in the world.

Elvas is a city with a strong touristic character, being visited annually by many thousands of people, in it we can find a large number of shops, distributed throughout the various streets of this city, as well as bars, restaurants and various services.

Invest in a multifaceted Diamond called Elvas!

Why invest and live in Portugal?

7th. Safest country in the world Global Peace Index 2023;  
One of the best motorway networks in the world;  
Portugal considered the best tourist destination in Europe in 2022, for the 5th. time in the last 6 years (WTA);  
Lisbon, the best seaside metropolitan destination in the world in 2022 (WTA);  
Madeira Island, the best island destination in the world in 2022 (WTA);  
Algarve having a hotel unit elected with the Best Lifestyle Resort 2022 (WTA) award;  
Porto elected as the best City destination in the world in 2022 (WTA)  
Average temperature at 12 noon, in summer: 25º C and in winter: 16º C;  
Considered the 7th. Best country in the world for quality of life 2022 (InterNations);  
Portugal is 4th. Best country in the world where expats feel most at home in 2022 (Internations);  
Mediterranean Diet, classified as a World Heritage Site by UNESCO;  
The best fish in the world, according to Ferran Adrià, Chef "El Bulli";  
It has 1 of the 25 most beautiful beaches in the world Tripadvisor 2022;  
Has 3 Portuguese wines among the 12 best in the world in 2022 (Forbes);  
Hospitality of the people Portuguese considered the best in the world 2018 (Internations).

Don't miss this opportunity and book your visit today - REF: ITH1816

Fabricado: 1994

## Común

Dormitorios:	21
Baños:	18
Pies cuadrados terminados:	854,92 m2
Tamaño del lote:	21224 m2

## Lease terms

Date Available:

## Contact information



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IMLIX ID:

ITH1816

