



## Property with 23 hectares in the IRRIGATED PERIMETER OF CAIA - Elvas - Alentejo - Portugal



### Information de l'agent

Nom: António Pereira  
Nom de compagnie: ITHLUX  
Pays: Portugal  
Experience since:  
Type de service: Selling a Property  
Specialties:  
Property Type: Apartments  
Téléphone:  
Languages: Portuguese  
Site web:

### Détails de l'annonce

Propriété à: Vendre  
Prix: EUR 1,200,000

#### Location

Pays: Portugal  
État/Région/Province: Portalegre  
Ville: Elvas  
Soumis: 30/06/2025

#### Description:

The property has an area of 23 hectares and is located IN THE IRRIGATION PERIMETER OF CAIA, being supplied with water by the Caia Dam, the largest in the district of Portalegre, supplies the municipalities of Elvas, Campo Maior, Arronches and Monforte.

This irrigation perimeter covers more than seven thousand hectares of land, mainly olive groves, orchards, corn, tomatoes and clover, as well as small horticultural activities in the municipalities of Elvas and Campo Maior.

This property has great potential for planting and producing orchards, with an abundance of water inserted in the irrigated perimeter

Two ponds

Crossed by an irrigation channel

Warehouse

2 bedroom villas

Kitchen

Living room

TOILET

Artesian Borehole



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Ceptic Tank  
Box for Horses  
Greenhouses  
Transformer Station (PT)  
Pumping system  
The property is fenced  
Good access  
(...)

a strategic location with great potential.

According to [https://cotr.pt/docs/ICNRD\\_Papers\\_43.pdf](https://cotr.pt/docs/ICNRD_Papers_43.pdf)

## QUALITATIVE EVALUATION OF THE WATER USED IN THE IRRIGATION PERIMETER OF CAIA

Nunes, J.M.1 ; Coelho, J.P2 ; López-Piñeiro, A.3 ; Soeiro-de-Brito, A.1 ; Silva, C1 . 1 Escola Superior Agrária de Elvas, Apt 254, 7350 Elvas. Email: 2 Technical University of Lisbon, Inst. Sup. de Agr., Tapada da Ajuda, 1300 Lisbon. 3 Universidad de Extremadura, Facultad de Ciencias, Avda Elvas s n, Badajoz (Spain).

### Conclusions

From the results presented we can conclude:

1. The water does not undergo a significant change in its composition along the channels that make up the Caia Irrigation Perimeter.
2. Contrary to what we initially thought, there is no clear trend of variation in the results that can be related to the volume of water evaporated or the volume of water stored in the Caia Dam Reservoir.
3. According to the qualitative classification of water for irrigation proposed by FAO, the water used in the Caia irrigation perimeter has no restrictions on its use.
4. According to the qualitative classification of water for irrigation proposed by the USDA, the water used in the Caia Irrigation Perimeter is considered to be of low salinity and medium sodicity, and can be used for irrigation in most agro natural drainage systems.
5. The irrigation water used in the Caia Irrigation Perimeter fully complies with Portuguese Law regarding the quality that a given water must have in order to be used for irrigation (Decree-Law 236 98).

- REF: ITH3449

### Commun

Chambres:	2
Salle de bains:	2
Pied carré fini:	132 m <sup>2</sup>
Dimesions du lot:	22915 m <sup>2</sup>



## **Lease terms**

Date Available:

## **Information additionnelle**

Virtual tour URL: <https://virtualhome360.pt/app/viewer/ITH3449>

## **Contact information**

IMLIX ID: ITH3449

