



## Exclusive Building in the Historic Center of Évora - 5 Apartments with Potential for Profitability and Quality of Life



### 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: Louer  
Prix: EUR 1,250

### Location

Pays: Portugal  
État/Région/Province: Évora  
Ville: Evora  
Soumis: 18/07/2025

### Description:

Discover this exclusive building, the result of the rehabilitation of a historic palace, located a few meters from the emblematic Giraldo Square, in the heart of the historic center of Évora. This building combines the preservation of unique architectural elements with the comfort and quality of a modern construction, providing an experience of luxury and exclusivity.

Consisting of 5 independent apartments, all already equipped with autonomous services and connections, the property offers the possibility of conversion into horizontal property, allowing the future owner to sell each fraction separately.

### Property Features:

#### Ground floor:

2 1 bedroom apartments with private balconies, perfect for intimate and cozy stays.

Garage with pedestrian access to the central courtyard, where the swimming pool, the machine room and a modern elevator serving all upper floors are located.



## 1st Floor:

A large 2 bedroom apartment with private terrace, exclusive access to the elevator and direct connection to the central courtyard with swimming pool, offering total privacy and comfort.

## 2nd Floor:

Two 2 bedroom apartments, both with elevator access. One of the apartments stands out for its terrace at the top of the building, providing a stunning 360° view over the historic center of Évora and the tranquil landscapes of the Alentejo.

## Rehabilitation and Modern Comfort:

This palace has been carefully rehabilitated to preserve its most characteristic historical details, while incorporating modern and luxurious finishes, high-quality thermal and acoustic insulation, and all the essential amenities for maximum comfort.

## Profitability Potential:

The 5 apartments are licensed for Local Accommodation (AL) and currently in operation, the municipality of Évora currently has a tourist occupancy rate of 65% per year, which makes this excellent property immediately have an annual yield of 7.6%. A solid investment in a privileged location, in the heart of a city with growing tourist demand.

## Lifestyle and Location:

This building offers more than just a property, it provides a unique lifestyle in the Alentejo. With the serenity of the fields and the historical and cultural richness of Évora at their fingertips, future owners or guests will be able to enjoy the best of both worlds. Between the local cuisine, the mild climate and the peaceful environment, this is the ideal refuge for those looking to live or invest in one of the most fascinating regions of Portugal.

Seize this opportunity to invest in a luxury building with unparalleled potential now! Book your visit now and discover all that this extraordinary property has to offer.

## 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 Metropolitan Seaside 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 award for Best Lifestyle Resort 2022 (WTA);

Porto elected as the best City destination in the world in 2022 (WTA)

Average temperature at 12 noon, in summer: 25° C and in winter: 16° C;

Considered the 7th. Best country in the world in 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;



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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;  
It has 3 Portuguese wines among the 12 best in the world in 2022 (Forbes);  
Hospitality of the Portuguese people considered the best in the world 2018 (Internations).

Contact us for more information and or to schedule your visit! - REF: ITH3600

Nouveau: Oui

## Commun

Chambres: 2  
Salle de bains: 1  
Pied carré fini: 69 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: [https://nodalview.com/s/2qKE-2yaL1B8L0fG2iYP\\_d?viewer=mls](https://nodalview.com/s/2qKE-2yaL1B8L0fG2iYP_d?viewer=mls)

## Contact information

IMLIX ID: ITH3600

