



## Boutique Hotel For Sale In Leiria Portugal



### Information de l'agent

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Property Type:	Apartments
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 2,600,000

#### Location

Pays:	Portugal
État/Région/Province:	Leiria
Ville:	Leiria
Adresse:	R. Ten. Valadim 68
Indicatif régional:	2410-137
Soumis:	10/10/2025

Description:

Boutique Hotel For Sale In Leiria Portugal

Esales Property ID: es5554814

Rua Tenente Valadim  
N68  
Leiria  
2410-190  
Portugal

Premier Investment Opportunity: A Turnkey Boutique Hotel in the Historic Heart of Leiria, Portugal

This represents an exceptional opportunity to acquire a fully renovated boutique hotel building situated in the highly desirable and culturally rich historic centre of Leiria, Portugal. This property is a solid, turnkey



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investment perfectly positioned to capitalize on the region's thriving tourism and short-term rental market. It seamlessly marries modern comfort with the irreplaceable charm of a central location, offering a prime foothold in a city recognized as a UNESCO Creative City of Music and a key destination in Portugal's Central Region. For the discerning investor in the hospitality or real estate sector, this building is a rare find, ready for immediate operation and designed for sustained revenue generation.

## A Fully Renovated Building of Distinction

The hotel building boasts a substantial gross area of 850 square meters, efficiently distributed over three floors. This spaciousness is utilized to offer a superior guest experience, providing an array of accommodation options and essential amenities. The entire structure has undergone a complete, high-quality renovation, ensuring it is in excellent, move-in condition and compliant with modern standards, thereby minimizing immediate capital expenditure for the new owner. The façade and internal architecture reflect the historical integrity of the surroundings, while the interiors are finished to a contemporary standard, prioritizing guest comfort, aesthetics, and functionality. This blend of historic shell and modern core makes the property exceptionally appealing to today's traveller.

## Designed for Hospitality and Investment Versatility

The core of the hotel's business model is its comprehensive and flexible accommodation layout, designed to cater to various traveler demographics, from couples and solo adventurers to small families and business guests.

The building houses a total of 10 versatile apartments, strategically composed as follows:

- \* Eight (8) 1-Bedroom Apartments: Ideal for couples or business travellers seeking extra space and a separate living area.
- \* One (1) Studio Apartment: A perfect, compact unit for solo travellers or quick overnight stays, optimizing occupancy.
- \* One (1) 1-Bedroom Apartment with a Suite: A premium unit offering a higher level of luxury, space, and a separate living suite, capable of commanding a higher nightly rate.

Each of these ten units has been meticulously designed to be welcoming and highly functional. They are outfitted with modern amenities and feature elegant, minimalist décor that complements the building's historical context. Crucially, the apartments are strategically positioned to offer residents views over Leiria's main points of interest, from the medieval monuments to the picturesque, historical streets. This visual connection to the city enhances the guest experience, making the apartments an ideal sanctuary for relaxation after a day of exploring Leiria's rich history and culture.

## Turnkey Operation with Established Licensing

A significant competitive advantage of this property is its active Short-Term Rental (Alojamento Local – AL) license. While the current owner may not be utilizing it, this license is fully in place and can be immediately transferred and reactivated by the new owner. This eliminates the often-complex and time-consuming bureaucratic process of obtaining licensing in a historic urban center, allowing for a rapid



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launch of the hospitality business and immediate revenue generation. The ready-to-go nature of the property, coupled with the proven demand for premium, centrally-located short-term accommodation in Leiria, guarantees a solid opportunity for investors aiming for the tourism and hospitality sector.

## Unbeatable Central Location and Accessibility

The boutique hotel's location is arguably its most valuable asset, placing guests at the epicenter of Leiria's cultural and historical activity while providing essential urban conveniences. The building is situated directly in front of the Leiria Museum, offering immediate access to local culture and exhibitions.

The property benefits from exceptional walkability to the city's most important landmarks:

- \* Historic Center: The charming old streets, main shopping areas, and promenades of the historic center are just a 5-minute walk away.
- \* Rodrigues Lobo Square: One of Leiria's central gathering spots, replete with shops and authentic Portuguese cafés, is within very close walking distance.
- \* Santana Market (Sant'Ana): This historic building, which functions as a vital cultural centre, is easily reachable on foot.
- \* Church of São Pedro: This national monument, located in the old town, is also a short and pleasant walk away, allowing guests to immerse themselves in the city's architectural heritage.

The building is also located just a few minutes' walk (estimated at a very short distance of 100–200 meters) from the Lis River Park. This crucial green space offers guests a welcome natural retreat, featuring scenic walkways and a dedicated bike path along the river, enhancing the quality of stay with easy access to outdoor recreation.

Furthermore, the street's central location ensures excellent connectivity via public transport. The municipal bus stop (Mobilis) is very close, serving the city with multiple lines that pass directly through the historic center, making travel effortless for guests arriving from the bus or train station and for exploring areas further afield.

## Supporting Amenities: Parking and Convenience

A key feature for a property in a dense, historic city centre is the inclusion of dedicated parking. This hotel offers four private parking spaces, a premium and sought-after amenity that caters to guests traveling by car and significantly enhances the marketability of the accommodation. This feature distinguishes the property from many other historic offerings that lack convenient vehicle access.

In summary, this boutique hotel represents a complete, meticulously refurbished, and strategically located asset in Leiria, Portugal. It is a rare chance to acquire a turnkey, licensed hospitality business with diversified room inventory, strong operational efficiency, and an undeniable competitive advantage in terms of location and convenience, all positioned for success in a city poised for continued cultural and tourism growth.

## ABOUT THE AREA



Leiria is a historically rich and dynamic city in the Central Region of Portugal, perfectly positioned roughly halfway between the country's two largest cities, Lisbon and Porto. Its history stretches back centuries, with early occupation by the Suebi and Moors before its definitive recapture in 1135 by Portugal's first king, D. Afonso Henriques, who established the city's iconic castle as a defensive stronghold during the Reconquista. This central location and deep history are reflected in its urban fabric, which blends medieval architecture with more contemporary development. Today, Leiria is a bustling district capital that maintains a strong cultural identity, notable for its significant contributions to Portuguese music and art, and is famous for local curiosities like a bell tower that is detached from its cathedral, located on the castle hill for all to hear.

The city is dominated by the majestic Leiria Castle, which sits atop a hill overlooking the confluence of the Lis and Lena rivers. The castle, a testament to Romanesque and Gothic architectural styles, houses a former royal palace and the Church of Nossa Senhora da Pena, offering visitors panoramic views of the city and surrounding landscape. Below the castle, the heart of the city pulses in Praça Rodrigues Lobo, the main square and social epicenter, lined with cafes, bars, and restaurants. Leiria also serves as an excellent base for exploring the region's UNESCO World Heritage Sites, including the magnificent Batalha Monastery and the Monastery of Alcobaça, both short drives away. Furthermore, the city is only about 20 km from the Atlantic coast, providing easy access to beaches like Praia do Pedrógão.

Leiria's cultural scene is notably vibrant, having been designated a UNESCO Creative City of Music. The city fosters a rich musical tradition, being the birthplace of several significant rock and jazz bands, while also nurturing a deep-rooted heritage of philharmonic bands, choirs, and folklore. Throughout the year, Leiria hosts numerous festivals, such as the gothic music festival Entremuralhas (held within the castle walls) and Música em Leiria, which reflect its dynamic artistic community. The city's commitment to culture is further highlighted by institutions like the Museum of Leiria and the Museum of the Moving Image, housed in beautifully restored historic buildings. Economically, Leiria is an expanding industrial centre, with a historical reputation for glass and ceramics production, leveraging its strategic position to continue its development.

For travelers looking to visit Leiria, the nearest major international airport is Lisbon Humberto Delgado Airport (LIS), located approximately 110–120 km to the south. LIS is the most convenient option, with excellent highway connections (A1 and A8) allowing for a direct drive or bus journey that typically takes less than two hours. The other significant airport is Porto Francisco de Sá Carneiro Airport (OPO), which is further north, around 165 km away. While the closer Monte Real Air Base (QLR) is technically the nearest airport, it is an air force base and is not an option for commercial passenger travel. Therefore, Lisbon (LIS) is the recommended and most accessible gateway for international visitors.

#### MAiN FEATURES:

- \* 850m<sup>2</sup> of living space
- \* 850m<sup>2</sup> plot
- \* 10 Bedrooms
- \* 10 Bathrooms
- \* Stunning Views



- \* Private Parking
- \* Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Portugal
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Commun

Chambres:	10
Salle de bains:	10
Pied carré fini:	850 m <sup>2</sup>
Dimesions du lot:	850 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.684.435

