



## Casa e Quinta da Igreja Renovation Project For Sale In Braga Portugal



### Ügynök információ

|                      |                                                                               |
|----------------------|-------------------------------------------------------------------------------|
| Név:                 | Niall Madden                                                                  |
| Cégnév:              | Esales Property Limited                                                       |
| Ország:              | United Kingdom                                                                |
| Experience since:    | 2002                                                                          |
| Szolgáltatás típusa: | Vásárlás vagy eladás                                                          |
| Specialties:         |                                                                               |
| Property Type:       | Apartments                                                                    |
| Telefon:             |                                                                               |
| Languages:           | English                                                                       |
| Weboldal:            | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Hirdetés részletei

|           |               |
|-----------|---------------|
| Ingatlan: | Eladó         |
| Ár:       | USD 1,949,226 |

### Elhelyezkedés

|                        |               |
|------------------------|---------------|
| Ország:                | Portugal      |
| Állam/Régió/Tartomány: | Braga         |
| Város:                 | Braga         |
| Irányítószám:          | CM1297 51,    |
| Feladta:               | 2026. 09. 08. |
| Leírás:                |               |

Casa e Quinta da Igreja Renovation Project For Sale In Braga Portugal

Esales Property ID: es5554767

Casa e Quinta da Igreja

CM1297 51, 4710 Santa Lucrecia de Algeriz, Portugal

An Extraordinary Investment: The Paco da Igreja Renovation Project in Braga

A Once-in-a-Lifetime Opportunity to Own a Piece of Portuguese History

Step into a world of unparalleled heritage and architectural significance with the Paco da Igreja, a magnificent renovation project for sale in Braga, Portugal. This isn't just a property; it's a living monument, offering a unique chance to acquire and restore a piece of the 18th-century Baroque architecture that defines this historic region. Situated just 8 kilometers from the vibrant city center of



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Braga, this project combines a rich historical legacy with a dynamic future, making it an extraordinary investment for discerning developers and private individuals alike.

This property, a consolidated monolithic structure in Braga, Portugal, offers versatile potential for a buyer to develop it into a luxury condominium with 12 to 15 flats or an event and party venue, benefiting from excellent expressway access to the city center and major highways. The building has undergone significant and expensive work, including the installation of concrete and iron slabs, an elevator, and a new roof, with over €600,000 already invested in its reconstruction. With a total land area of 32,000 square meters, the sale of the property is largely exempt from taxes like IMT and IMI, except for a small portion classified as 'Rustic,' and all reconstruction work qualifies for a reduced VAT rate of only 6%. While the current state has no defined bedrooms or bathrooms, the interior walls are easily reconfigurable to suit the buyer's vision, allowing them to fully customize the space.

### The Paco da Igreja: A Monument of Public Interest

Dating back to the early 1700s, the Paco da Igreja was originally built by the esteemed Castro family and stands as one of the first examples of Baroque architecture in Braga. Today, this architectural gem is recognized as a Monument of Public Interest (MIP) and is located within a Special Protection Area (SPA), ensuring its historical value is preserved for generations. The project is a commitment to a sensitive and rigorous restoration that honors the building's original design, while integrating modern requirements to create a truly exceptional and functional space.

The property spans an impressive 32,000 m<sup>2</sup>, offering an expansive canvas for a grand development. This includes the main palace, the Paco da Igreja, and several other structures, each with its own unique character:

- \* Solar: A grand structure with a gross area of 2,000 m<sup>2</sup> across four levels, ripe for transformation into a magnificent residence, hotel, or corporate headquarters.
- \* Casa da Eira: A charming building spanning 750 m<sup>2</sup> over two levels, ideal for a private home or guest accommodations.
- \* Casa da Azenha: A two-level, 150 m<sup>2</sup> structure nestled by a serene creek and pond, perfect for a cozy retreat.
- \* Casa da Nascente: A 250 m<sup>2</sup> building across two levels, offering a fantastic opportunity for a standalone residence or part of a larger complex.
- \* Igreja: An additional structure with a gross area of 150 m<sup>2</sup> across four levels, offering unique possibilities for use.

### Unlimited Potential for Development

This project offers remarkable versatility for a wide range of uses, from a stunning private estate to a lucrative commercial venture. The zoning allows for flexibility, with the option to de-allocate a strip of land in the National Agricultural Reserve (RAN) to build a tourist resort. This provides a rare opportunity to develop a comprehensive luxury tourism project, such as a boutique hotel, a wellness retreat, or an exclusive resort, all within a historically protected setting.



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The property's strategic location and historical significance make it a prime candidate for a Cultural Golden Visa, a program that grants a residence permit to non-EU citizens in exchange for a significant investment in Portuguese cultural heritage. This program provides a clear pathway to permanent residency and citizenship, making this project an even more attractive prospect for international investors.

## The Heart of a Dynamic Region

The Paco da Igreja is located in Braga, one of Europe's most dynamic and youthful cities. With two thousand years of history, Braga is known as the religious capital of Portugal, home to the magnificent Braga Cathedral and the 'religious triangle' of sanctuaries: Bom Jesus do Monte, Santa Maria Madalena da Falperra, and Nossa Senhora do Sameiro. These landmarks attract thousands of tourists annually, guaranteeing a steady stream of visitors and a built-in market for a tourist development.

Braga has a quality of life well above the national average and has been recognized as one of the best cities to live in Portugal. Its blend of ancient tradition, vibrant university life, and modern amenities creates a unique and appealing environment. This makes a luxury development here not only a sound financial investment but also an investment in a lifestyle of culture, history, and innovation.

## A Commitment to Excellence

This exclusive development is brought to you by Seculos e Condados, a promoter owned by investment funds with extensive experience in high-value property development. They have partnered with Momental, an architectural firm specializing in the conservation of historical heritage, to ensure the project is handled with the utmost diligence and respect for its historical integrity. Their commitment is to create an asset with guaranteed returns, meeting the highest standards of quality and design.

This is your chance to acquire a project of immense historical, heritage, and architectural value. Your future lies here, in the heart of Braga, where the past and present merge to create an extraordinary opportunity.

## ABOUT THE AREA

Braga is a city of profound historical and cultural significance, often referred to as the religious capital of Portugal. It is one of the country's oldest cities, with a history that stretches back to Roman times when it was known as Bracara Augusta. The city's identity is deeply intertwined with its ecclesiastical heritage, evident in its magnificent Se de Braga (Braga Cathedral), which is one of the oldest in Portugal, and the numerous churches and religious monuments scattered throughout its streets. Braga's charming historic center is a delightful place to explore, with its narrow pedestrian lanes, beautiful squares, and lively atmosphere that perfectly blends the ancient with the modern.

Beyond its religious roots, Braga is a vibrant and youthful city, thanks to its thriving university, the University of Minho. This influx of students and young professionals has created a dynamic and energetic social scene, with a wide array of cafes, modern restaurants, and bustling nightlife. The city's calendar is packed with cultural events, from traditional festivals to contemporary music and arts performances. This



blend of historic grandeur and youthful exuberance makes Braga a unique and compelling destination, appealing to a wide range of visitors who appreciate both its solemn heritage and its modern, forward-looking spirit.

The region surrounding Braga, known as the Minho, is famous for its stunning natural beauty and lush, green landscapes. It is the heart of Portugal's 'Vinho Verde' (Green Wine) production, and the countryside is a patchwork of vineyards, rolling hills, and picturesque villages. Visitors can explore the nearby Bom Jesus do Monte Sanctuary, a UNESCO World Heritage site known for its baroque stairway that climbs the hillside, or the Sameiro Sanctuary, another important pilgrimage site with breathtaking views. The proximity to both the coast and the Peneda-Geres National Park provides endless opportunities for outdoor activities, from hiking and cycling to enjoying the beautiful beaches of Northern Portugal.

For travelers, Braga is well-served by a major international airport. The nearest and most convenient is Porto's Francisco Sa Carneiro Airport (OPO), which is located approximately 55 kilometers to the south. The journey from the airport to Braga is straightforward, taking about 45 minutes to an hour by car via a direct highway. The airport is a major hub for a wide range of international airlines, including numerous low-cost carriers, making Braga easily accessible for visitors from across Europe and beyond. While there are other smaller airports in the region, Porto's airport is the most practical and efficient option for reaching Braga.

## MAiN FEATURES:

- \* 400m<sup>2</sup> of living space
- \* 32000m<sup>2</sup> plot
- \* 15 Bedrooms after redevelopment
- \* 15 Bathrooms after redevelopment
- \* Stunning Views
- \* Private Parking
- \* Private 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

Contact us today to buy or sell property in Portugal fast online

Tenanted: Yes

## Gyakori

|                    |          |
|--------------------|----------|
| Hálósobák:         | 15       |
| Fürdőszobák:       | 15       |
| Kész négyzetméter: | 32000 nm |
| Telekméret:        | 32000 nm |



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## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX8.945.363

