



## listing



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 350,000

### Locatie

Aanbevolen Auto Onderdelen:	Portugal
Staat/Regio/Pronvincie:	Castelo Branco
Plaats:	Covilha
Geplaatst:	07-02-2026

Omschrijving:

Exclusive iad

Multifunctional T10 building with licenses for café/restaurant, local accommodation and housing — Orjais, Covilhã

I present to you a truly unique property in the region, located in Orjais, between Covilhã and Belmonte, on the edge of National Road 18 — a fundamental circulation axis for residents, tourists and travelers heading to Serra da Estrela. This is a large building with several independent areas and licensing prepared for different activities, allowing for the development of a solid, versatile and highly profitable project.

Here you will find, in a single space, ideal conditions for restaurants, accommodation, housing and events, with the additional possibility of future total or partial conversion to other solutions, depending on the buyer's strategy.

The ground floor is part of the café/bar and restaurant area, with a large room, equipped kitchen and covered terrace — a space designed to comfortably accommodate customers, whether on a daily basis or during periods of higher tourist influx. On the first floor is the living area, comprising 3 bedrooms, 2 bathrooms, a living room with a fireplace, a kitchen, and a terrace, allowing for a balance between private life and business in the same building, or the option of independent rental.

The second floor is prepared for local accommodation, with 7 bedrooms with en-suite bathrooms, central heating, and security features. It represents an excellent opportunity to attract guests year-round, benefiting from its proximity to the Serra da Estrela mountain range, the growing demand for nature



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tourism, and stays associated with work, events, and long weekends.

The property also has an attic with potential for development and a generous outdoor space with parking, ideal for clients, logistics, or organizing initiatives complementary to the business.

More than just a building, this is a project ready to grow: restaurant, themed bar, charming accommodation, event space, rural tourism, or a combination of all of these—the possibilities are vast and adaptable to each investor's vision.

If you are looking for an asset with size, strategic location, multiple licenses and immediate operational capacity, this property in Orjais is undoubtedly an opportunity to consider.

Schedule your visit and discover the full potential of this space.

Don't miss this opportunity — contact me!

Schedule your visit now or request more information. I am at your disposal to answer all your questions and guide the entire process with professionalism, transparency and close attention.

Contact me today and come and see this property exclusively with iad Portugal!

Note: The information presented does not replace its verification and cannot be considered binding.

As an iad real estate consultant, I accompany the entire process, with support from the largest network of independent consultants in Brazil and Europe.

Possibility of sharing with real estate agencies with a valid AMI license.

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## Algemeen

Badkamers:	9
Afgewerkte vierkante meter:	490 m <sup>2</sup>
Lot Afmeting:	1500 m <sup>2</sup>

## Lease terms

Date Available:

## Additionele informatie

Website URL:	<a href="http://www.arkadia.com/ZAZY-T97237/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/ZAZY-T97237/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	134287
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