



Resort hotel for sale in Praia da Luz, Lagos



Agent Info

Name: Pera Premium Properties
Company Name:
Country: Portugal
Experience since:
Service Type: Selling a Property
Specialties:
Property Type: Apartments, Houses
Phone:
Languages: English, Portuguese
Website: <https://www.perapremiumproperties.pt>

Listing details

Property for: Sale
Price: USD 10,443,773.46

Location

Country: Portugal
State/Region/Province: Faro
Address: Luz
Posted: Oct 18, 2022

Description:

The Resort Hotel Aldeia Azul with typical villas is a high quality tourist asset, it is fully operational and with several possibilities for profitability. The key points to be highlighted, so that the proposal is clearer are:

The Location: In Lagos, Algarve, between the city and Praia da Luz, panoramic view of the Serra de Monchique.

The characteristics of the resort: with a total area of 30,000 m², consisting of 29 tourist villas, 10 T1 units (1 bedroom) with 74 m² and 19 T1+1 units (2 bedrooms, 1 in mezzanine) with 101 m² all fully furnished and equipped.

The development has the following infrastructures: Exquisite fully equipped reception, Restaurant with terrace, 2 swimming pools, one for adults with 120 m² and one for children with 16 m², Bar and terrace, Children's playground, Spa, Playground, Tennis court, minigolf

The villas are composed of:



T1: entrance hall, living room, kitchenette, bathroom, bedroom, panoramic terrace.

T1+1: entrance hall, living room, kitchenette, bathroom, 2 bedrooms (1 on mezzanine), panoramic terrace.

Business Opportunities:

Complete sale of the village with a registered company for commerce and tourism (allows you to manage resort, properties and restaurant).

Possibility of selling the villas individually for quick return on invested capital, maintaining the management as an Aparthotel for continuous income.

Surrounded by an environment of natural beauty typical of the western Algarve, the Aldeia Azul Family Resort is 5 minutes from the center of the beautiful and historic city of Lagos and the immense blue of the Atlantic waters.

The architecture as well as the location follows rustic elegance, surrounded by a country setting, our restaurant serves delicious and healthy menus including a variety of vegetarian dishes.

Also in our Lounge Bar, you can enjoy refreshing cocktails, with a privileged view of the pool.

Here you can also enjoy several activities:

Restaurant & Lounge Bar

Outdoor swimming pool

Barbecue

Playground

Minimarket

Gymnasium

Miniature golf

Kids Corner

Sauna

Natural grass football field

Garden

Massage room

Volleyball court

Organic vegetable garden

Tennis court

Yoga zone

Petanque court

Outdoor fitness circuit

As a reference, it follows a pro forma model with three scenarios (Conservative, Base and Optimistic)



using recent references for occupancy in the Algarve (~59% in 2024) and for national ADR (~132 in 2024), adjusting for the product (T1 and T1+1) and including ancillary revenues (restaurant spa). Let's use a price reference per key in the Algarve (~293k key) to illustrate cap rate and payback. Sources: HVS Algarve (average occupancy and price per key) Hospitality Net and hvs.com; INE TravelBI (national ADR RevPAR) ine.pt, travelbi.turismodeportugal.pt, ; recent seasonality in the Algarve (e.g., April 2025, 68.8% occupancy) sulinformacao.pt and The Portugal News.

Pro forma highlights (29 villas)

Base Scenario (Occupi. 59%, ADR T1 150; T1+1 +15%; ancillary 30 night; NOI margin 28%):

Busy nights: ~6,245

Bedroom Revenue: ~1.029M

Ancillary Revenue: ~187k

Total Revenue: ~1,216M

NOI: ~341k

With 293k key (~8.50M): Cap Rate ~4.0% and Payback ~25 years. hvs.com

Conservative (55% | ADR T1 135 | Ancillary 20 | NOI 22% | 250k key):

NOI ~216k, Cap Rate ~3.0%, Payback ~33.6 years.

Optimistic (65% | ADR T1 170 | Ancillary 40 | NOI 34% | 330k key):

NOI ~530k, Cap Rate ~5.5%, Payback ~18.0 years. - REF: JLAM012 FE

New: No

Common

Bedrooms:	1
Bathrooms:	1
Finished sq. ft.:	30000 sq m
Lot Size:	30000 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: JLAM012 FE



IMLIX

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