

# Property with 23 hectares in the IRRIGATED PERIMETER OF CAIA - Elvas - Alentejo - Portugal



## Agent Info

Name: António Pereira  
Company: ITHLUX  
Name:  
Country: Portugal  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Phone:  
Languages: Portuguese  
Website:

## Listing details

Property for: Sale  
Price: USD 1,399,219.73

## Location

Country: Portugal  
State/Region/Province: Portalegre  
City: Elvas  
Posted: Jun 30, 2025

### Description:

The property has an area of 23 hectares and is located IN THE IRRIGATION PERIMETER OF CAIA, being supplied with water by the Caia Dam, the largest in the district of Portalegre, supplies the municipalities of Elvas, Campo Maior, Arronches and Monforte.

This irrigation perimeter covers more than seven thousand hectares of land, mainly olive groves, orchards, corn, tomatoes and clover, as well as small horticultural activities in the municipalities of Elvas and Campo Maior.

This property has great potential for planting and producing orchards, with an abundance of water inserted in the irrigated perimeter

- Two ponds
- Crossed by an irrigation channel
- Warehouse
- 2 bedroom villas
- Kitchen
- Living room
- TOILET
- Artesian Borehole
- Septic Tank

---

Box for Horses  
Greenhouses  
Transformer Station (PT)  
Pumping system  
The property is fenced  
Good access  
(...)

a strategic location with great potential.

According to [https://cotr.pt/docs/ICNRD\\_Papers\\_43.pdf](https://cotr.pt/docs/ICNRD_Papers_43.pdf)

#### QUALITATIVE EVALUATION OF THE WATER USED IN THE IRRIGATION PERIMETER OF CAIA

Nunes, J.M.1 ; Coelho, J.P2 ; López-Piñeiro, A.3 ; Soeiro-de-Brito, A.1 ; Silva, C1 . 1 Escola Superior Agrária de Elvas, Apt 254, 7350 Elvas. Email: 2 Technical University of Lisbon, Inst. Sup. de Agr., Tapada da Ajuda, 1300 Lisbon. 3 Universidad de Extremadura, Facultad de Ciencias, Avda Elvas s n, Badajoz (Spain).

#### Conclusions

From the results presented we can conclude:

1. The water does not undergo a significant change in its composition along the channels that make up the Caia Irrigation Perimeter.
2. Contrary to what we initially thought, there is no clear trend of variation in the results that can be related to the volume of water evaporated or the volume of water stored in the Caia Dam Reservoir.
3. According to the qualitative classification of water for irrigation proposed by FAO, the water used in the Caia irrigation perimeter has no restrictions on its use.
4. According to the qualitative classification of water for irrigation proposed by the USDA, the water used in the Caia Irrigation Perimeter is considered to be of low salinity and medium sodicity, and can be used for irrigation in most agro natural drainage systems.
5. The irrigation water used in the Caia Irrigation Perimeter fully complies with Portuguese Law regarding the quality that a given water must have in order to be used for irrigation (Decree-Law 236/98).

- REF: ITH3449

#### Common

Bedrooms:	2
Bathrooms:	2
Finished sq. ft.:	132 sq m
Lot Size:	229150 sq m

#### Lease terms



Date Available:

### **Additional information**

Virtual tour URL: <https://virtualhome360.pt/app/viewer/ITH3449>

### **Contact information**

IMLIX ID: ITH3449

