



Prédio em Sarnadas de Ródão de 2210,00 m²



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 6,125,891.15

Location

Country: Portugal
State/Region/Province: Castelo Branco
City: Vila Velha de Rodao
ZIP code: 6030-116
Posted: Nov 01, 2025

Description:

Premium Investment Opportunity – Residential Care Facility for the Elderly

Property + Operating Business with Proven Profitability and Stability

This is a fully operational residential care facility (ERPI) with a solid track record of management efficiency and financial performance.

It represents a dual investment opportunity, combining a high-quality real estate asset with an established and profitable operating business, offering immediate returns, stable cash flow, and a defensive profile in a sector characterized by strong and growing demand.

Currently operating at full occupancy (100%) with a significant waiting list, this is an exclusive opportunity for investors seeking security, predictable income, and capital appreciation in the medium to long term.

Investment Highlights

- Complete Investment: Property + operating business
- Gross Built Area: 2,406 m²
- Land Area: 24,320 m² with expansion potential



- Licensed Capacity: 50 residents (37 rooms)
- Consolidated Operation: Full occupancy, validated and independent management
- Energy Efficiency:
 - 80 photovoltaic panels (energy autonomy and reduced operating costs)
 - 14 solar thermal panels + hybrid heating system (pellets and gas)
 - Diesel generator ensuring uninterrupted operation
- Additional Accommodation: 4 fully equipped bungalows for visiting family members
- Comprehensive Facilities: living rooms, physiotherapy area, gym, medical office, hair salon, kitchen, dining room, and chapel

Investor Advantages

Asset with immediate and proven income

Sector with stable demand and strong demographic growth

Independent management (no agreements with Social Security)

Potential for legal and physical capacity expansion

Strategic location – only 15 minutes from Castelo Branco, with direct access to the A23 motorway

Secure and Sustainable Investment

This asset represents a rare combination of stability, profitability, and positive social impact.

Ideal for institutional investors, family offices, or entrepreneurs with a long-term vision, seeking secure portfolio diversification and consistent returns in an essential and expanding sector.

#ref: 151956

Condition: Reformed

Built: 2008

Common

Finished sq. ft.: 2210 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/ZAZY-T103180/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 151956



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