



Luxury 6 Bed Estate For Sale In Grandola Lisboa Portugal



Agent Info

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Listing details

Property for: Sale
Price: USD 1,137,743

Location

Country: Portugal
State/Region/Province: Lisbon
ZIP code: 7570-336
Posted: Nov 18, 2025

Description:

Luxury 6 Bed Estate For Sale In Grandola Lisboa Portugal

Esales Property ID: es5554860

Municipal Road 546 near Mosqueirões, Grândola, Setúbal
Grandola
Lisboa
7570-336
Portugal

An Unparalleled Luxury Estate: The Grândola Hilltop Legacy

This exceptional offering represents a unique investment and lifestyle opportunity—a vast, 21.15-hectare (approximately 52.26 acres) estate set upon a private hilltop in the highly sought-after region of Grândola, Portugal. Positioned perfectly between the tranquility of the Alentejo countryside and the allure of the Atlantic coast, this property is poised to become one of the region's premier luxury retreats. It offers not merely a magnificent piece of real estate but a ready-made foundation for a grand private



residence or a lucrative tourism venture, with critical regulatory and infrastructural groundwork already secured.

The Vision: A Luxury Country House with Panoramic Potential

The heart of this sprawling estate is a thoughtfully designed country house with a built-up area of 300m², located strategically on a ridge to maximise the breathtaking, unspoiled views over the entire Grândola mountain range. The existing structure currently offers generous accommodation on the ground floor, comprising seven distinct rooms: five potential bedrooms, a dedicated reading room, and a spacious main living room, complemented by four finished bathrooms. This area of the house benefits from a recent, crucial legal milestone: a Residential Occupancy Permit issued in January 2023 by the Grândola Urban Department following a thorough property inspection, guaranteeing its immediate legality as a private residence.

However, the house presents an exciting opportunity for the new owner to imprint their personal style and expand the living quarters. The first floor features two additional bedrooms in an unfinished state. The structure is fully built, but the interior finishes are yet to be completed. This blank canvas allows the purchaser to customise the final design and finishes to their exact taste, potentially creating sensational upper-floor suites with walk-out terraces that capture the incredible, elevated vistas of the surrounding landscape. The legal framework of the property further permits expansion of the main house up to 500m², offering significant scope to increase the size and luxury of the primary dwelling through simple tacit communication with the local urban department.

A Turn-Key Investment: Premier Tourism Development Rights

Beyond its potential as a magnificent private estate, this property holds extraordinary value as a primed commercial investment in Portugal's booming luxury tourism sector. The current owner has already secured the path to operating as a high-end tourist establishment, with the official Tourism Permit—foreseen for issuance in November 2025—awaiting final approval for 10 tourism beds.

Crucially, the sheer size and 'Rural' classification of the estate unlock phenomenal development capacity. A new owner has the construction viability to pursue a significant tourism project, such as a country house hotel, agrotourism centre, or a larger rural hotel. The allowed construction footprint ranges between 2,000m² and up to +/- 6,000m², depending on the precise modality of the project, with a preliminary project already submitted to and approved by the Grândola Urban Department. This vast potential for expansion, combined with the estate's prime location, places it in a highly exclusive class of investment properties along the desirable Alentejo coast, often compared to the lifestyle of Europe's most chic seaside destinations.

Infrastructure, Land & Location: The Alentejo Dream

The estate's functional infrastructure is comprehensive, providing both convenience and self-sufficiency. It is fully connected to the national electricity grid with a robust maximum power of 34.5 KVA, ensuring high-capacity supply for a luxury development. Essential utilities, including running water and sewage systems, are built and fully operational. Water security is excellent, supported by two fully legalized



boreholes. One borehole is connected to an advanced water filtering and purifying system, providing water suitable for human consumption directly into the house. A second pump on the first borehole is independently available for agricultural purposes or extensive landscaping. The property is completely cleaned, securely fenced, and gated, featuring mature, attractive yielding trees, including olive trees, cork oaks, pines, and arbutus. Furthermore, over 1,000 meters of gravelled roads have been created within the property for ease of internal circulation, and a 2,000m² area surrounding the house is already levelled and prepared to receive a swimming pool, green areas, or additional structures like a car park.

The location perfectly balances privacy and connectivity. Situated just 18km from the charming village of Melides and a mere 22km (25 minutes) from the pristine beaches of the Alentejo coast, it offers quick access to a sought-after bohemian and exclusive seaside lifestyle. Travel to the capital is efficient, with Lisbon and its Humberto Delgado Airport (LIS) only 115km away, approximately a 1 hour and 25-minute drive. Access to the property is excellent, facilitated by a compacted and level 1,200-meter gravelled road connecting directly to Municipal Road 546. Registered with two tax office IDs (Rural and Urban), this estate represents a rare opportunity to acquire a substantial, legally sound, and strategically valuable piece of luxury Portuguese real estate.

ABOUT THE AREA

Grândola is a picturesque town and municipality nestled in the Setúbal District of Portugal, forming a part of the vibrant Alentejo region. While it shares a geographical proximity and connection to the national capital, it offers a stark contrast to the bustle of Lisbon, providing a tranquil escape into the rolling plains, cork forests, and traditional whitewashed villages that characterise the Alentejo. The area is celebrated for its low-key coastal charm, especially with stunning Atlantic beaches like those near Comporta and Melides being just a short drive away, making Grândola an appealing destination that balances rustic inland life with easy access to the seaside.

Historically, Grândola holds a special place in modern Portuguese memory due to its connection with the 1974 Carnation Revolution. The song 'Grândola, Vila Morena' (Grândola, Swarthy Town), by Zeca Afonso, was broadcast over the radio as a signal for the start of the military coup that overthrew the authoritarian Estado Novo regime. The municipality's history stretches back much further, with evidence of settlement from the Stone Age and Roman presence, including the ancient Roman ruins at nearby Cetóbriga.

Today, the region around Grândola is an emerging destination for tourism, particularly for those seeking a mix of nature, history, and discreet luxury. The area features charming vacation rentals, eco-friendly retreats, and opportunities for outdoor activities such as horseback riding along the coast, kayaking on the Sado River, and exploring the natural landscapes. The town itself maintains a relaxed, authentic feel, offering a glimpse into the Alentejo way of life with local markets, traditional cuisine, and a peaceful atmosphere.

For international visitors, the nearest major airport to Grândola is Lisbon Humberto Delgado Airport (LIS). The airport is located approximately 82 to 121 kilometers away from Grândola, depending on the specific route and part of the municipality. Traveling from Lisbon to Grândola is relatively straightforward, with options including driving (about a 60-90 minute journey via the A2 highway) or



taking a train, which offers direct services from Lisbon Oriente or Entrecampos stations to Grândola.

MAiN FEATURES:

- * 244m2 of living space
- * 210500m2 plot
- * 6 Bedrooms
- * 4 Bathrooms
- * Stunning Views
- * Private Parking
- * Private Garden
- * Close by car to essential amenities such as supermarkets and pharmacies
- * Close by car 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

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Common

Bedrooms:	5
Bathrooms:	4
Finished sq. ft.:	244 sq m
Lot Size:	201500 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.859.925

