



listing



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 1,101,343.8

Location

Country: Portugal
 State/Region/Province: Porto
 City: Póvoa de Varzim
 Posted: Mar 26, 2026

Description:
 Surf School + Guesthouse + Villa near Porto, Portugal

EXCEPTIONAL OPPORTUNITY - 6-Bedroom Villa with Guesthouse (15 beds) + Turnkey Surf School Póvoa de Varzim, Porto Region, Portugal

AN EXCEPTIONAL PROPERTY, A UNIQUE LIFE PROJECT

In Póvoa de Varzim (Porto region), this offering unites a 6-bedroom villa, a 15-bed guesthouse, and an operational surf school with rare, hard-to-secure teaching licenses across multiple beaches. It's a ready-to-scale platform for investors, surf entrepreneurs, retreat operators, and lifestyle buyers seeking immediate income and long-term growth in Northern Portugal..

THE PROPERTY

Spacious 6-bedrooms villa (4+2) on a plot of over 800 m²

This magnificent residence offers generous and versatile spaces, perfectly suited for family living as well as tourism hospitality:

Living Spaces

- 6 comfortable bedrooms (4+2 configuration) offering flexibility and hosting capacity
- Private bar - ideal convivial space for entertaining or commercial activity
- Dedicated yoga room - a peaceful haven for wellness practice
- Bright and welcoming living areas

The Exceptional Garden



- Over 800 m² of beautifully landscaped grounds
- Fruit trees producing fresh seasonal fruits
- Outdoor spaces designed to enjoy Portugal's mild climate
- Perfect for hosting events, outdoor classes, or simply relaxing
- Ideal for yoga retreats

COMMERCIAL ASSETS - INVALUABLE WORTH

Active Alojamento Local

- Tourist accommodation (AL license active with repeat clientele and booking history)
- Established business with loyal clientele
- Immediate rental income and clear capacity to extend
- Considerable expansion potential

Surf School with Rare Licenses, Real Moat, Full Kit

The most valuable element of this offer:

- Valid surf teaching licenses - extremely rare and difficult to obtain in Portugal
- Authorizations to teach at multiple beaches in the region
- Operational commercial structure in place
- Equipment and materials included
- Established client base and reputation

These licenses represent exceptional value: authorizations to teach surfing on Portuguese beaches are strictly regulated and virtually impossible to obtain currently. This opportunity is unique on the market. -Estela is one of the surf camps in Portugal with the most licenses, it has have licences for 3 different cities, covering different beaches and different skill levels. This ranges from sheltered beaches with smaller waves for surf beginners to more exposed beaches for advanced surfers.

-Estela have licenses for the best beaches in the area for beginner and intermediate surf levels: Azurara (Vila do Conde city), Apúlia (Esposende city), and Ofir (Esposende).

- For advanced and professional surfers: Aguçadoura, Estela(Povoa deVarzim city), Areia (Vila do Conde city), and Ramalha(Esposende city) beaches, which offer very tubular and consistent waves with excellent surf 365 days a year.

These licences allows also the owner to open a second (and a third) surf school if he wants to expand the business in the region.

PRIME LOCATION

Póvoa de Varzim - Close to Porto

- Dynamic seaside resort with 12 km of fine sandy beaches
- Renowned surf spot, frequented year-round
- 30 minutes from Porto and its international airport
- Rich cultural heritage and authentic local life
- Excellent gastronomic offerings (seafood, traditional cuisine)
- Casino, traditional fishing port, local markets



- All amenities nearby (schools, shops, medical services)

EXCEPTIONAL POTENTIAL

This unique property offers multiple possibilities:

Primary residence with supplementary income

Highly profitable rental investment

Turnkey surf/yoga/retreat business from day one

Professional reconversion in tourism and surfing

Seasonal activity with personal freedom

Multi-site expansion using existing license footprint

The property-businesses combination represents a complete package for entrepreneurs, investors, or families wishing to settle in Portugal with immediate professional activity.

KEY FEATURES

6 spacious bedrooms

Plot of over 800 m² with fruit trees

Integrated bar and yoga room

Active Alojamento Local license

Surf school licenses (RARE and valuable)

Two established income sources

Premium location in Póvoa de Varzim

Proximity to Porto

Rapidly growing tourism market

Mild climate year-round

PRACTICAL INFORMATION

Property type: Villa with businesses

Bedrooms: 6 (4+2)

Plot: 800+ m²

Location: Póvoa de Varzim, Porto District

Activities included: Alojamento Local + Surf School with licenses

CONTACT US TODAY

This exceptional opportunity won't stay on the market for long. Properties combining quality residence and rare commercial licenses are extremely sought after.

For more information, viewing, or complete dossier, contact us without delay.

Póvoa de Varzim - Where quality of life meets business opportunity

IAD Portugal – Real Estate Without Borders

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What we offer:



Complete support throughout the entire buying, selling or rental process
Assistance in obtaining financing through a network of partners
Experienced consultants, with autonomy and proximity
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Common

Finished sq. ft.: 163 sq m
Lot Size: 845 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/ZAZY-T102887/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 150961

