



## 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 1,099,034.2

#### Location

Country: Portugal  
 State/Region/Province: Santarém  
 City: Cartaxo  
 Posted: May 30, 2026  
 Description:  
 5 Hotel Opportunity: Hotel in Vila Chã de Ourique

A Strategic Investment in the Heart of Ribatejo: Stately Tradition and Modernity.

Located in the heart of the urban development area of Vila Chã de Ourique (Cartaxo), the ‘Wine Capital’, the Hotel is a luxury project in the final stages of completion, designed to be a 5-star landmark in the region.

#### Prime Location

Just 60 km from Lisbon, this asset benefits from a strategic central location:

Santarém: 6 km | Cartaxo: 3 km  
 Valada River Marina: 6 km  
 Close proximity to Lezíria do Tejo and prestigious wine routes.

#### The Asset and the Project

With a plot of 5,092 m<sup>2</sup> and a construction area of 2,846 m<sup>2</sup>, the hotel preserves a manor house from the early 20th century, blending architectural heritage with modern infrastructure:



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Accommodation: 24 rooms (some with mezzanine) around a central landscaped courtyard.  
Wellness & Leisure: SPA with indoor pool and jacuzzi, gym and outdoor pool.  
Events: Independent ballroom/conference room, ideal for training courses, weddings or workshops.  
State of Construction: Final phase, with only a few rooms and finishing touches remaining.

## Business Options and Financial Structure

The project is currently part of an investment under Portugal 2020, allowing two different acquisition options for investors:

### 1. Sale of the Company (€950,000):

In this case, the property is not free of encumbrances and charges, as the transaction involves the transfer of the position in the company that owns the project and the responsibilities/benefits associated with Portugal 2020 financing. Ideal for those who wish to continue with the approved incentive plan.

### 2. Acquisition free of encumbrances or charges (€2,500,000):

There is the possibility of direct acquisition of the property and project, fully regularised and free of any charges, debts or liabilities associated with EU funds.

## Exploration potential

The hotel is designed to be a unit of excellence, combining the features of an assisted hotel, wine tourism, wine therapy and corporate event tourism in an eco-friendly environment that values the culture and history of Ribatejo.

## Technical Information:

Energy Certification: B

Come and discover the potential of this project and complete a real estate masterpiece in Ribatejo.  
#ref: 136090

### Common

Bathrooms:	27
Finished sq. ft.:	2845 sq m
Lot Size:	5092 sq m

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/ZAZY-T97037/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=](http://www.arkadia.com/ZAZY-T97037/?utm_campaign=multicast&utm_medium=web&utm_source=)



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**Contact information**

IMLIX ID:

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