



## Excellent Plot of land for Development for sale in Loule Laguna Resort Vilamoura



### Informações do Revendedor

Name:	Niall Madden
Nome da Empresa:	Esales Property Limited
País:	Reino Unido
Experience since:	2002
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 23,133,761.49

### Localização

Country:	Portugal
Address:	Loulé, Vilamoura
Adicionado:	05/03/2025

Informação adicional:

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Esales Property ID: es5553285

### Property Location

Vilamoura, Algarve, Portugal (Plot No. 5.2.3/1)  
Loulé, Vilamoura,  
Algarve.  
Portugal

### Property Details

Here we present an excellent plot of land in one of Portugal's most sought after areas for development right now.

Vilamoura is a resort in the Algarve region of southern Portugal. It's known for its large marina and for



sandy Vilamoura Beach. Cerro da Vila archaeological museum has a ruined Roman villa with bathhouses and mosaics. This prestige property is located at the world-renowned Loulé, Vilamoura, which features 6,300m<sup>2</sup> of development opportunity for high-end apartments, villas and shops within walking distance to Vilamoura Marina, beaches, casino, golf courses, luxury hotels, resorts, Health care, and shopping.

The gross area is 6300m<sup>2</sup>, with a permit to build 45 high-end apartments @ 99.6 sq meters and 1,785 sq meters of shops and amenities.

Ground level is commercial – 1785m<sup>2</sup>. 15 apartments @99.6m<sup>2</sup> could be built on the 2nd, 3rd and 4th storey, total 45 apartments units @99.6m<sup>2</sup>

Below is the most updated market information the developer/buyer can gain from the sales of the constructed units, in reference to the Laguna Resort Vilamoura.

Developers profit margin is approx. 45% plus

Existing permit obtained to build the following,

– 45 apartments @99.6m<sup>2</sup>

each unit can conservatively sell between €800,000 – €850,000

– 1,785m<sup>2</sup> commercial can sell between €5,000m<sup>2</sup> – €5,500m<sup>2</sup>

Airport Approx. 20KM

Golf Approx. 0.5KM

Marina Approx. 0.6KM

Hotels and Resorts Approx. 0.7 to 1.2 KM

Beaches Approx. 0.5 to 1.5 KM

Spa Approx. 1KM

Casino Approx. 1.7KM

Shopping Approx. 0.2KM

Cinema Approx. 0.6KM

Driving Range Approx. 1.5KM

Health care Approx. 0.2 KM

About the Area

The quaint, traditional market town of Loulé, located about 15 kilometres north of Faro, in the Algarve, was originally founded as a Roman fort, probably in the second century B.C., but began to truly flourish after the Romans had left. By the time of the Moorish invasions in the 8th Century, Loulé was a vibrant trading centre, and continued to thrive under the Moors.

Vilamoura is more of an area than a town in itself and has grown over the past couple of decades to more or less engulf Quarteira to the east. Located virtually in the middle of the Algarve coast, within 15Km of the main airport at Faro, Vilamoura's accessibility has helped it become one of Europe's largest beach resorts. The 20 square Km of purpose built resort are home to practically every form of sport, entertainment and amenity imaginable. Combined with wide, well laid out roads, manicured gardens and public spaces and 6 golf courses Vilamoura is without doubt a world class holiday destination.



The town is built around the upmarket, 1,200 berth Vilamoura Marina which was constructed with private money in the 1970s. Facilities are extensive and the marina caters for the whole spectrum of boats from small speed boats through to 40+ metre yachts. The harbourside is the in place for the yachting set and is home to a number of smart, chic bars, restaurants and hotels. As you would expect prices are also somewhat higher than they are a little further inland.

There are plenty of excursions and boat trips going from the Marina with coastal trips to Lagos and dolphin watching trips. There are also opportunities for big game fishing with large marlin often being hooked. The area is also a haven for watersports such as parasailing, water-skiing, scuba diving and jet skiing.

What to see and do

**Vilamoura Marina:** At the heart of Vilamoura, this stunning marina has twice been awarded the title International Marina of the Year, by The Yacht Harbour Association (TYHA). Take a stroll around the Marina any time of day or night and there is always a great atmosphere and plenty to see.

**Golf until your heart is content:** If you are a keen golfer, Vilamoura is the perfect destination for you. There is a choice of six superb golf courses on your doorstep, including the championship Victoria Golf Course – Dom Pedro Golf famous for hosting the Portugal Masters leg of the European Tour. If you are looking for a golf-themed family day out make sure Family Golf Park is on your list.

**Celebrity spot:** Vilamoura is popular with celebrities. Many familiar faces have been spotted around the Marina. Footballer Luis Figo and Portuguese jet setter Paulo China own Sete CafÃ©, and Portuguese footballer Cristiano Ronaldo owns property in the resort and you can visit this CR7 fashion shop on the Marina.

**Try your luck:** If you are feeling lucky, check out Vilamoura Casino, where you can play a wide range of table games such as Blackjack and Roulette, plus there are over 600 gambling machines. If you are not a gambler, it is still worth going along to experience the upbeat atmosphere, music and entertainment.

**Enjoy the ocean:** There are plenty of companies offering water sports and boat trips from fishing charters and dolphin watching, to sunset cruises aboard luxury yachts.

**Eat, drink & be merry:** From chic restaurants to chill out beach bars, laid back cafes and live music hot spots, there is no shortage of places to simply eat, drink and enjoy the lifestyle.

**Take advantage of the tennis facilities:** Vilamoura has its own tennis academy offering tuition by experienced coaches. The academy boasts nine hard courts, four of which are floodlit, so you can play even when the sun has gone down. There are also padel courts, and mini tennis and football for the kids.

Main Features

- 6300 m2 of land for development



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- Excellent location close to many amenities
  - Stunning views.

Contact us today to buy or sell your property in Vilamoura Portugal.

## **Comum**

Tamanho do lote: 6300 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.687.685

