GOTAS DE LUAR ESTATE



Where Protected Nature Meets a Rare Investment Opportunity

VILA NOVA DE MIL FONTES · ALENTEJO · PORTUGAL

A private Estate between land and the Atlantic, offering a unique way of living, hosting and experiencing

one of Europe's last protected coastlines.

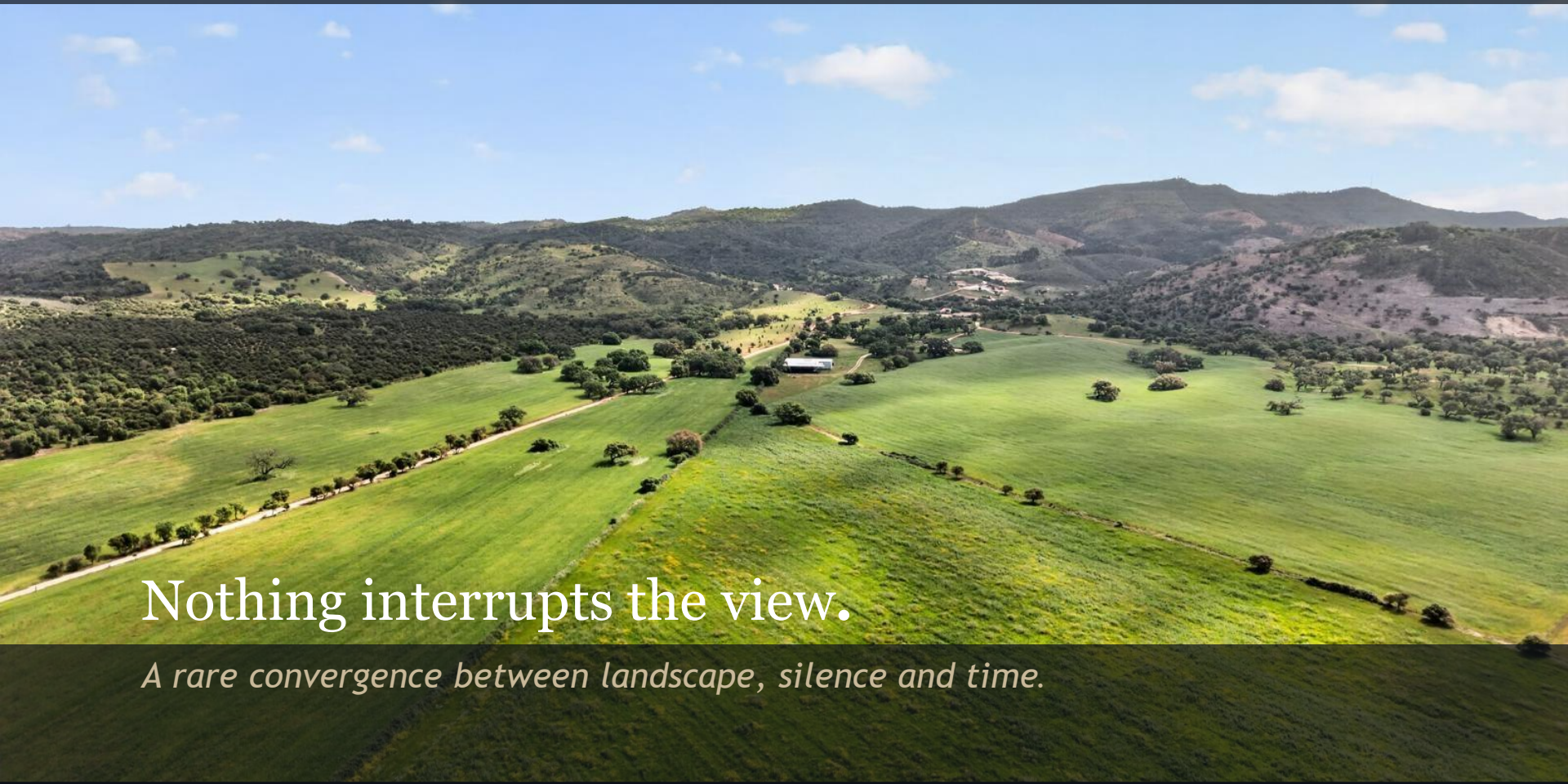
Southwest Alentejo · Vicentine Coast Natural Park · Natura 2000

9.25 hectares of preserved land

Within a designated natural park — building restricted by law

360° views — and the Atlantic just minutes away.





Nothing interrupts the view.

A rare convergence between landscape, silence and time.

Just Minutes away from the Atlantic Ocean

Praia do Malhão · 7 km · 10 minutes





The Living Heart

Where every gathering becomes a memory.









Designed to live, to host and to share





Lunch in the shade. Dinner under stars.

Conversations that never end.





Architectural Philosophy

Built the way it has always been built here.

Taipa walls · Cork oak timber · Lime plaster · Local stone





C.A.R.M.E.N. - Event Center

Where experiences are shared and ideas created

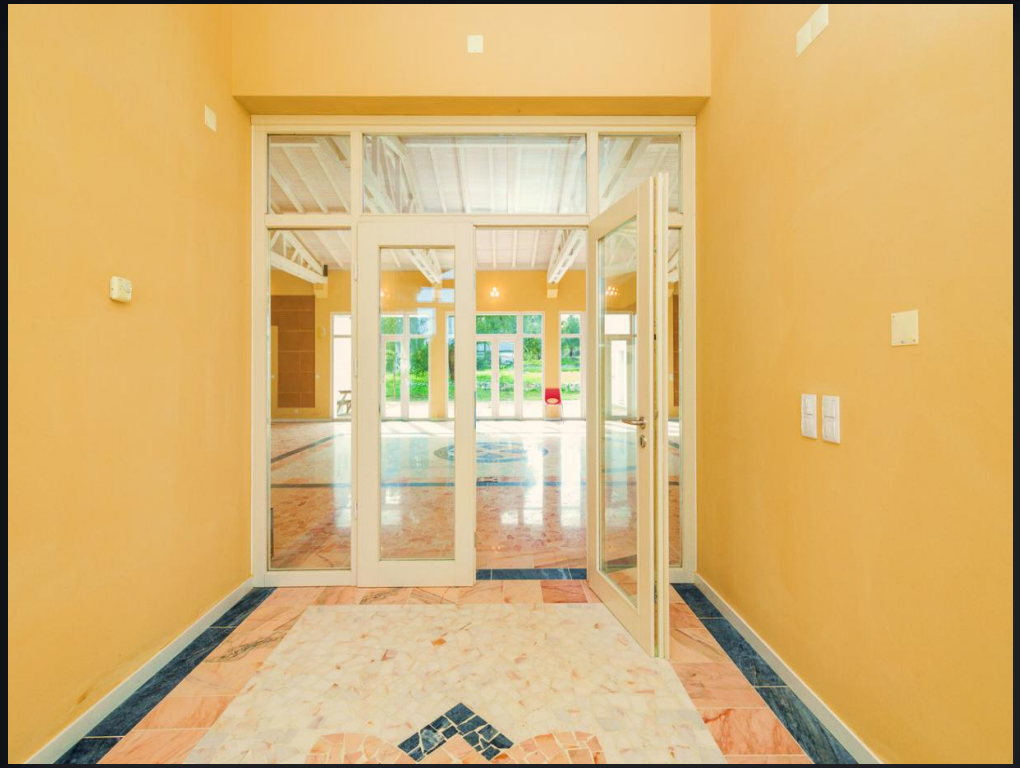
Off Market



C.A.R.M.E.N. - Event Center

Creative workshops · Corporate off-sites
Exclusive gatherings







Private dinners. Retreats.

Gatherings curated, almost cinematic





Outdoor Events
Open Air Amphitheatre

A Hospitality Vision.

An Investment with presence — and with future.

Scarce Asset

Maximum protection zone — complex licensing

Fully Licensed

Existing licences + favourable PIP for 30-bed expansion

Operational

Revenue-generating estate from day one

KEY METRICS

9.25 ha
Total Land Area

4.95 M
Asking Price

A +
Energy Rating

1550 m²
Licensed Area with a potential for further 2070 m2

14 Beds – 2 Houses
House - 344 m2
Events Center - 3948 m2

30 Beds – 11 Houses
Licenced with project Approved 813m2

Source: Licensed area schedule · Municipality of Odemira PIP approval · Feb. 2026

INVESTMENT POSITIONING

Premium Location	Natura 2000 protected park — maximum protection zone creates a structural regulatory barrier preventing new competing supply.
Regulatory Moat	Favourable Pre-Information Approval (PIP) from Odemira municipality granted Feb. 2026. Deadline to build: Feb. 2028.
Expansion Ready	PIP authorises expansion from 14 to 44 beds across 19 units — tripling accommodation capacity on existing footprint.
Asking Price	€4,950,000 — off-market. Construction arbitrage factor of 2.4× vs. replacement cost. MOIC ~1.3×.

Not everything can be replicated.

Almost nothing can be created again.



FAR ENOUGH - CLOSE ENOUGH

Lisbon is a two-hour drive north. The Algarve lies just beyond the horizon to the south. Yet here, time moves differently. The nearest village is minutes away. The nearest wild beach, less than ten.



