





€8,685,000

Ref: PP175844

1525 sqm

Property Overview: This remarkable country estate in Estoi presents a rare opportunity to acquire one of the Algarve’s largest private footprints and to create the most impressive…

- Pool
- A/C
- Garden

Telephone: +351 213 471 603
Email: info@portugalhomes.com
Praça da Alegria 1, 3rd Floor, 1250-004 Lisboa, Portugal Licence AMI - 14414 | APEMIP 5940

logo
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Property Description

Property Overview: This remarkable country estate in Estoi presents a rare opportunity to acquire one of the Algarve's largest private footprints and to create the most impressive and exceptional inland country estate in the Algarve.

Set within a massive 30,000 m² plot, the villa occupies an elevated, south-facing position capturing panoramic views across the unspoiled countryside stretching to the coast and the Ria Formosa Natural Park. Offering total privacy alongside a rare commercial licence suitable for Golden Visa or commercial conversion, this property is an exceptional blank canvas for a visionary investor or private buyer looking to create a legacy asset.

Originally built to an unprecedented scale, spanning over 1,525 m² of net interior space (1,722 m² total gross construction), the villa's existing grand layout offers an architectural framework freedom to renovate and upgrade, that would be virtually impossible to approve under current countryside building regulations.

The vast 3-hectare secured grounds represent a phenomenal opportunity for an elite private compound or exclusive luxury retreat.

Prime Location & Exceptional Connectivity: While offering total seclusion, Monte do Casal is exceptionally well-connected to key infrastructure, amenities, and lifestyle hubs located nearby:

● 12 minutes from Faro Airport

● 12 minutes from Nobel International School, Almancil Campus.

● 11 minutes from Faro Private Hospital

● 10 minutes from MAR Shopping & IKEA

● 7 minutes from A22 Motorway (Algarve & Saville Toll Free)

● 14 minutes from beaches (Faro, Quinta do Lago & Vale do Lobo)

● 13 minutes from the Ria Formosa Nature Park.

● 14 minutes from Loulé Train Station (Lisbon & Porto)

● 12 minutes from Faro Train Station (Lisbon & Porto)

● 23 minutes from Vilamoura Equestrian Centre

● 25 minutes from Vilamoura Marina

● 11 minutes from Olhão Marina

● 75 top restaurants nearby and close to 38 golf courses..

Key Features of the Estate.

The Expansive Villa :

● Accommodation: 14 bedrooms and 18 bathrooms in total. This includes 12 large en-suite suites with private terraces (5 of which are master suites designed with independent living areas) and 2 fully self-contained staff apartments, each with a separate entrance.

● Reception Rooms: Designed for large-scale hosting, the large reception rooms feature separate summer and winter lounges with open fireplaces, a mezzanine lounge and library, an executive office, a private cinema/media room, and a very spacious sports bar/den.

● Entertaining, Kitchen & Wine Cellar: Entertaining in the banquet-sized dining room for 22 guests or on the main terrace under the pergola for dining with space for 50 guests, overlooking the swimming pool and the lakes, waterfalls and gardens. Dedicated spaces for a large professional-grade catering kitchen, a secondary family kitchen, and a subterranean wine cellar with a tasting area designed for over 1,000 bottles..

The Grounds, Facilities & Amenities:

● Wellness & Spa Wing: The structural core includes a dedicated sanctuary spa zone, next to the ‘Koi’ lake, with space for 2 treatment rooms, a Finnish sauna, a Turkish hammam, adjacent to a 4-meter high waterfall and watersteps.

● Swimming Pool Area: Next to the Sanctuary spa is a large swimming pool, a dedicated sunken whirlpool room with fully retractable full glass windows and a pool house with separate changing rooms and bathroom facilities.

● Water Features & Sport: The extensive grounds feature the layout and landscaping for an eco-friendly 9-hole private golf course, with synthetic maintenance free golf greens, strategic water hazards, and a golf practice area. A second private lake ('Pine' Lake) features a 3-meter waterfall, a wooden gazebo accessed by a wood bridge for spa treatments and romantic dinners, and a private beach area known as "Palm Beach", for beach party barbecues, beach games and watersports.

● The Grand Approach: A secure entrance gate leads to a traditional calçada cobblestone driveway framed by mature Italian Cypresses, palm trees, and 300-year-old heritage olive trees, leading to parking for 18 vehicles.

The Utilities:

● Utilities: A massive 28 photovoltaic solar panel framework and storage system generating 18.2 kWp of electricity, 20 kW inverter and 50 kWh lithium battery storage system for the entire estate to operate entirely off grid, and 2 EV charger points. Private high-flow borehole combined with a large reserve water storage tank, mains water connection, mains electricity, and a large independent gas storage tank for the kitchen.

Corporate Structure:

● Corporate Structure: The estate is held within a clean Portuguese corporate structure, owned by established Jersey-based structures and a Trust, ensuring a secure and efficient transition of ownership.

● Commercial License: Active commercial licensing allows a buyer to bypass standard residential limitations, making it eligible for luxury hospitality, corporate retreats, wellness destinations, or specific Golden Visa investment routes.

Property Summary:

● Property Type: Exclusive Country Estate (Project)

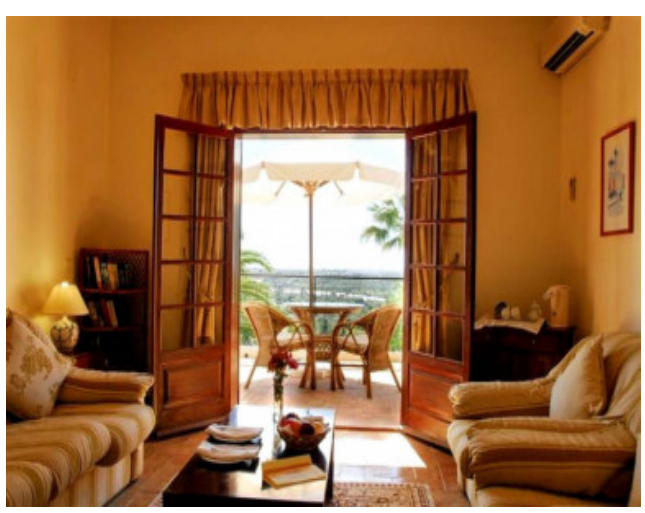
● Bedrooms: 14 | Bathrooms: 18

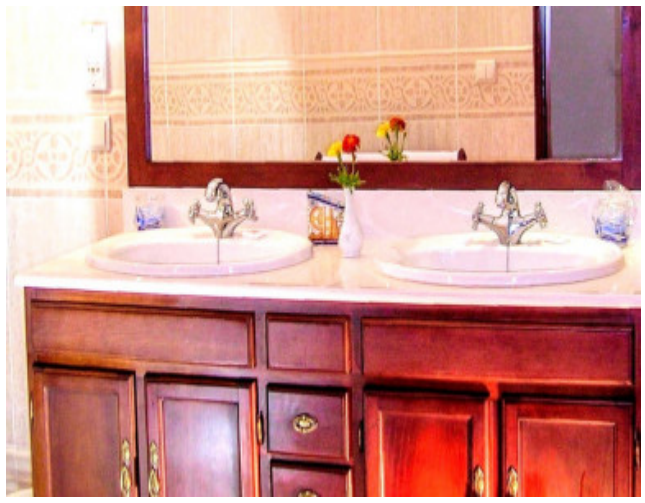
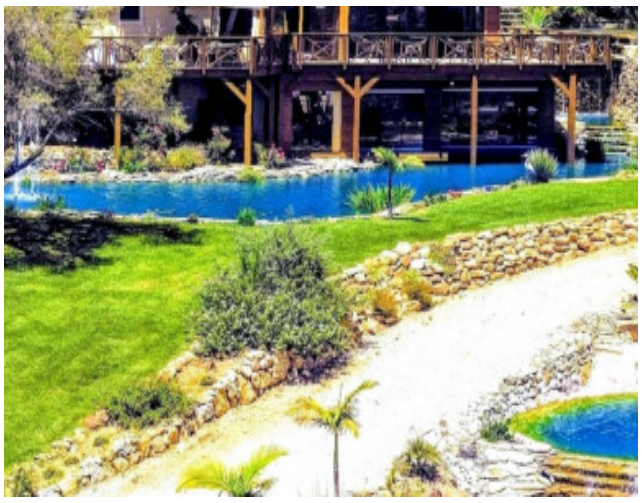
● Plot Size: 30,000 m² | Internal Area: 1,525 m² | External: 1,722 m² total gross construction.

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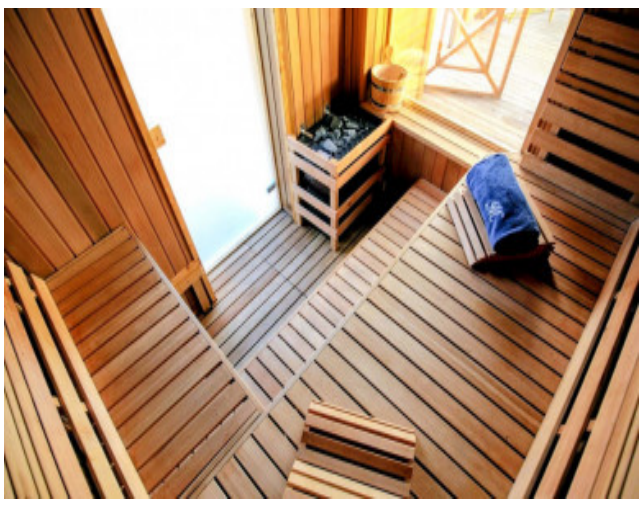
Gallery







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Additional Details

Property Features

Pool	A/C	Garden

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Site Floorplan

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