







€600,000

Ref: PP176127

194 sqm

Nestled in the authentic Portuguese countryside between Olhão and Faro, this exceptional 2.6-hectare estate offers something increasingly rare in the Algarve: a genuine opportunity to create your…

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Property Description

Nestled in the authentic Portuguese countryside between Olhão and Faro, this exceptional 2.6-hectare estate offers something increasingly rare in the Algarve: a genuine opportunity to create your perfect country retreat on your own terms. The property commands an elevated position with sweeping panoramic views across productive orchards toward both the Atlantic coastline and the dramatic Serra do Caldeirão mountains.

The land tells a story of traditional agriculture, with established groves of carob, almond, and olive trees creating instant maturity and character. These mature plantings represent centuries of agricultural wisdom, producing crops that thrive in the Mediterranean climate while requiring minimal intervention. Between the groves, open arable land awaits your vision, whether organic gardens, a boutique vineyard, lavender fields, or wildflower meadows that capture the essence of Portuguese countryside living.

At the heart of the estate stands a two-story structure with 194 square meters of registered building area in shell condition, and this is where the true opportunity reveals itself. Rather than inheriting someone else's design choices, you have a blank canvas within an established structural envelope. The heavy work is done: walls are up, the roof structure exists, but everything that makes a house a home remains to be determined. You'll work with local architects to create exactly what you envision, whether a traditional Portuguese quinta with whitewashed walls and terracotta floors, a contemporary residence with floor-to-ceiling glass, or an inspired fusion honoring regional character while embracing modern comfort.

For a high-end specification positioning this as a premium Algarve country home, budget approximately €1,200 per square meter for interior completion, roughly €233,000 for the building itself. Add a beautiful swimming pool with surrounding terraces at €70,000, proper landscaping and outdoor living spaces at €50,000, professional fees for architects and engineers at €35,000, and a prudent contingency reserve of €39,000. Your total development investment would be approximately €427,000. Combined with a negotiated purchase price of €570,000, your all-in investment reaches roughly €997,000, creating a completed luxury quinta that current market transactions show would sell for €1,200,000 to €1,600,000. This represents genuine equity creation of €200,000 to €600,000 through professional development, plus continued appreciation in a market growing at fifteen percent annually.

Alternatively, a more moderate approach with quality but straightforward finishes at €850 per square meter would bring construction costs to around €165,000. With modest pool and landscaping at €80,000, professional fees of €30,000, and contingency at €27,500, you could complete everything for approximately €302,500 in development costs. Combined with a purchase price of €570,000, your total investment would be approximately €872,500. Even at this specification level, the completed property would likely appraise for €1,000,000 to €1,200,000 in today's market, still creating meaningful equity while keeping capital commitment more conservative.

The location delivers the best of both worlds: authentic Algarve countryside yet Faro Airport sits just eighteen minutes away. Olhão with its famous morning markets and working fishing port is ten minutes distant, the pristine beaches of Ria Formosa Natural Park lie within fifteen minutes, and Faro itself with university, culture, shopping, and medical facilities is a quarter-hour drive. This combination of genuine rural tranquility with practical urban proximity is increasingly rare and commands premium value in the market.

The utilities situation represents significant hidden value that experienced developers immediately recognize. A private borehole provides independent water supply.

The region offers extraordinary quality of life with three hundred days of sunshine, beautiful beaches, excellent golf, sophisticated dining, and welcoming expatriate communities, all at prices still substantially below comparable French, Italian, or Spanish destinations. Meanwhile, supply of substantial rural estates with development potential, proper utilities, and reasonable access remains constrained. Planning restrictions limit new development rights, so scarcity is built into the equation.

This property opens multiple strategic pathways depending on your goals and vision. Develop it as a boutique rural

tourism operation with three or four beautifully appointed guest suites, and you could generate €80,000 to €100,000 in annual gross revenue from accommodation, plus additional income from hosting small weddings, yoga retreats, culinary experiences, or photography workshops. After operating expenses, which typically consume 30-45% of revenue in well-managed properties, net operating income could reach €50,000 to €65,000 annually while you simultaneously enjoy continued property appreciation. Alternatively, create an exceptional private family compound where the expansive 2.6 hectares provide ample space to eventually add guest cottages for extended family, establish extensive organic gardens, develop a small vineyard, or build additional amenities as your needs evolve over time. Or complete the development to premium specification and sell into a market showing consistently strong demand at the upper end, capturing your equity creation and moving on to the next opportunity.

Starting with an incomplete structure rather than a finished property offers modern advantages often overlooked by buyers focused only on turnkey solutions. You can incorporate proper insulation standards, efficient climate control systems, solar panels for electricity generation and water heating, passive design principles that reduce energy consumption, and water conservation systems from the very beginning. These aren't just environmentally responsible choices; they're financially intelligent decisions that dramatically reduce operating costs, increase year-round comfort, and enhance resale value as energy efficiency becomes increasingly important to sophisticated buyers.

Market Analysis: Comparable completed quintas of similar size in Olhão currently trade between €1,200,000 and €1,600,000. With realistic development costs of €427,000 added to an optimized acquisition price, total investment of approximately €997,000-€1,030,000 creates immediate equity of €203,000 to €603,000 in today's market, before considering continued appreciation in a region growing at 15% annually.

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Additional Details

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Site Floorplan

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