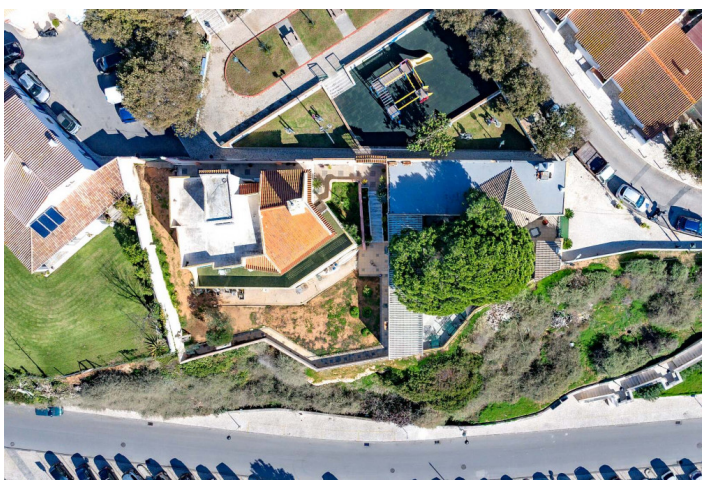
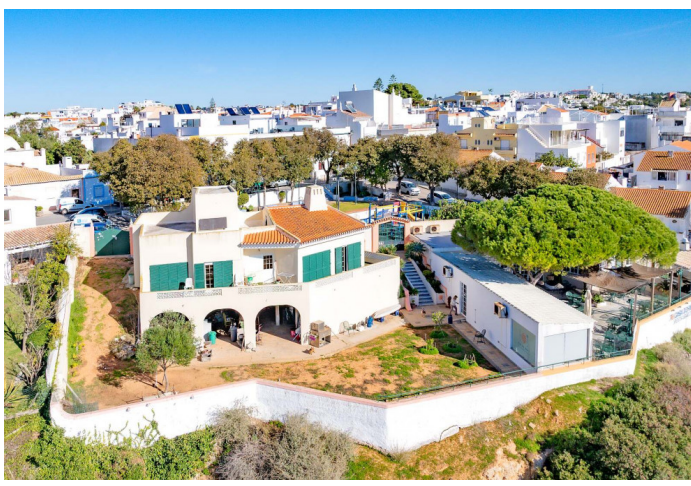








€8,000,000

Ref: PP176166

260 sqm

A RIVERSIDE HAVEN WITH ENDLESS POTENTIAL Restaurant + Residence | Alvor, Algarve | A Rare Lifestyle & Investment Opportunity Set against the peaceful backdrop of the Alvor River, offers a truly exceptional…

- A/C
- Garden

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logo
Image not

Property Description

A RIVERSIDE HAVEN WITH ENDLESS POTENTIAL

Restaurant + Residence | Alvor, Algarve | A Rare Lifestyle & Investment Opportunity

Set against the peaceful backdrop of the Alvor River, offers a truly exceptional opportunity to acquire a fully operational, highly regarded restaurant together with a charming residence, all in one of the Algarve's most enchanting coastal settings. This property is perfectly positioned for those seeking both a rewarding business venture and a tranquil lifestyle surrounded by natural beauty.

From the moment you arrive, this property welcomes you with its authentic Portuguese character, warm atmosphere, and timeless riverside views. Few properties capture the soul of Alvor quite like this, a place where the gentle flow of the river, the golden Algarve light, and the charm of a traditional village create a setting of pure serenity.

A RESTAURANT WITH HEART, TRADITION, AND A LOYAL FOLLOWING

For years, Casa do Rio Restaurante has been loved by locals and visitors alike. Known for its fresh seafood, traditional Algarve dishes, and relaxed, inviting ambience, the restaurant has built a strong reputation and a loyal customer base that returns season after season.

The restaurant features:

A fully equipped professional kitchen

A cosy interior dining room with rustic charm

A spacious outdoor terrace overlooking the river is the highlight of the property

A warm, authentic atmosphere that embodies the spirit of the Algarve

Dining here is not simply a meal; it is an experience. Guests enjoy sunsets that paint the river in shades of gold and rose, the sound of nature surrounding them, and the unmistakable flavour of locally sourced produce and fresh fish. For entrepreneurs, chefs, or hospitality investors, this is a turnkey operation with immediate revenue potential and room to expand through events, celebrations, and modernised culinary concepts.

A CHARMING RIVERSIDE HOME — PRIVATE, PEACEFUL, AND FULL OF POSSIBILITY

Adjacent to the restaurant lies a delightful residence that adds to the property's uniqueness. Whether imagined as a private home, staff quarters, or guest accommodation, this house offers warmth, comfort, and possibility.

With a traditional Algarve design, bright interiors, and inviting outdoor spaces, the residence provides a peaceful retreat right beside the water. The property's layout offers flexibility for personal use or easy adaptation into a boutique guesthouse, small B&B, or extended hospitality offering an opportunity that few restaurant properties can match.

A LOCATION THAT DEFINES THE ALGARVE LIFESTYLE

Alvor is one of the Algarve's most beloved destinations, celebrated for its charming streets, wooden boardwalks, golden

beaches, and thriving gourmet scene. Casa do Rio sits in a privileged riverside position, offering tranquillity while being only moments from the village centre and the coastline.

The location is:

Peaceful and nature-rich, ideal for relaxation and outdoor enjoyment

Highly accessible, benefiting from steady tourist flow and strong local demand

Close to major Algarve hubs like Portimão, Lagos, and Faro Airport

From long walks by the river to lively nights in the village, this is Algarve living at its finest.

A UNIQUE OPPORTUNITY TO LIVE AND WORK IN PARADISE

Casa do Rio represents more than a business: it is a lifestyle. A chance to wake up each day next to the river, operate a thriving restaurant, and enjoy the peaceful, sun-drenched rhythm of the Algarve. The combination of residential living and a commercial hospitality space is incredibly rare in this area, making this a standout investment for those dreaming of something truly special.

Whether you envision continuing the restaurant's cherished legacy, transforming the property into a boutique hospitality concept, or simply embracing a beautiful riverside way of life, Casa do Rio is filled with potential waiting to be shaped by its next owner.

THE AREA – WHY ALVOR IS ONE OF THE ALGARVE'S MOST DESIRABLE LOCATIONS

Alvor is a rare gem in the Algarve: a fishing village that has preserved its traditional charm while becoming one of the most sought-after coastal destinations in southern Portugal. The atmosphere is calm yet vibrant, the scenery breathtaking, and the lifestyle relaxed and authentic, making it an ideal setting for both living and tourism-driven business.

Beaches & Natural Surroundings

Alvor is home to some of the most beautiful beaches in the Algarve, all just minutes from Casa do Rio:

Praia de Alvor – A long stretch of golden sand, perfect for sunbathing, walking, and water sports.

Praia dos Três Irmãos – Famous for its dramatic rock formations, hidden coves, and crystal-clear waters.

Alvor Boardwalk – One of the Algarve's most iconic wooden walkways, winding through dunes and nature reserves with panoramic views.

Ria de Alvor Natural Reserve – A protected ecosystem ideal for birdwatching, kayaking, paddleboarding, and peaceful nature walks.

This combination of river, ocean, and protected wetlands creates a spectacular landscape that draws visitors year-round.

World-Class Golf Courses Nearby

Alvor is surrounded by some of the best golf courses in Portugal, making Casa do Rio an excellent base for golf tourism:

Penina Hotel & Golf Resort – Home to the Sir Henry Cotton Championship Course, only a short drive away.

Alto Golf – A scenic 18-hole course located just outside Alvor.

Morgado & Álamos Golf – Mountain-view courses set in peaceful countryside near Portimão.

Palmares Golf Resort – A stunning links-style course overlooking Meia Praia and the Bay of Lagos.

These courses attract golfers from around the world, enhancing both tourism and business potential for hospitality properties like Casa do Rio.

Lifestyle, Restaurants & Local Culture

Alvor offers an exceptional quality of life with:

A charming old town filled with restaurants, wine bars, and cafés

Fresh fish and seafood markets

Scenic fishing harbour and riverside promenade

Local festivals, music events, and traditional celebrations

Excellent walking trails, cycling paths, and water activities

Known for its relaxed yet refined atmosphere, Alvor strikes the perfect balance between leisure, culture, and nature.

Activities & Experiences

Visitors and locals enjoy a wide range of outdoor experiences, such as:

Boat tours along the coastline

Dolphin watching trips

Stand-up paddleboarding and kayaking

Sailing and fishing excursions

Cliffside hiking routes

Horse riding through countryside trails

This diversity of activities adds year-round appeal and strengthens the attractiveness of hospitality businesses.

Convenience & Accessibility

10 minutes to Portimão

15 minutes to Lagos

45 minutes to Faro International Airport

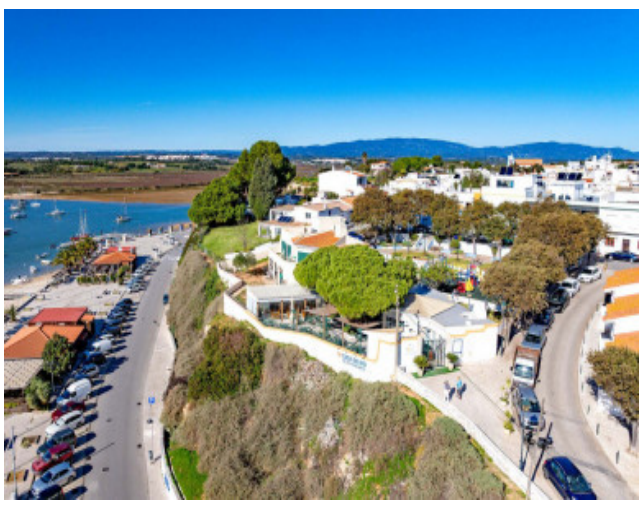
Excellent road connections (A22 motorway)

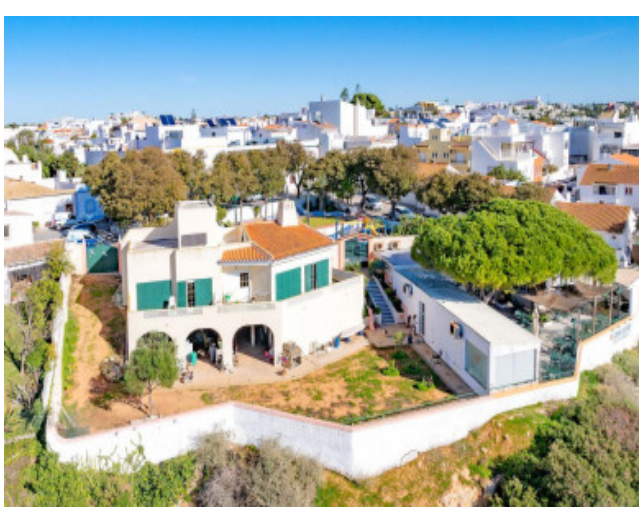
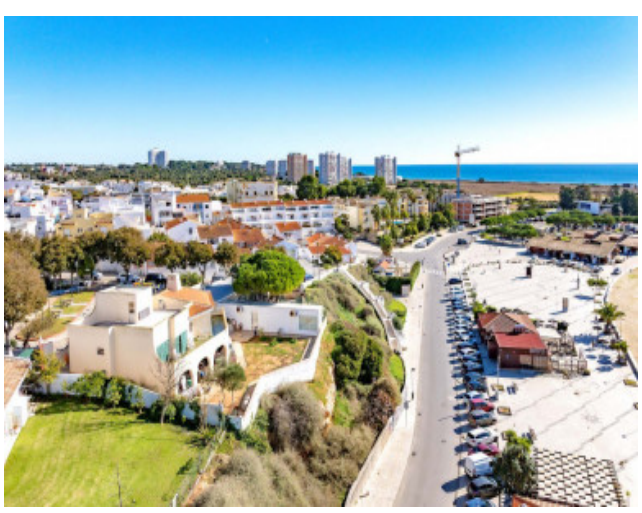
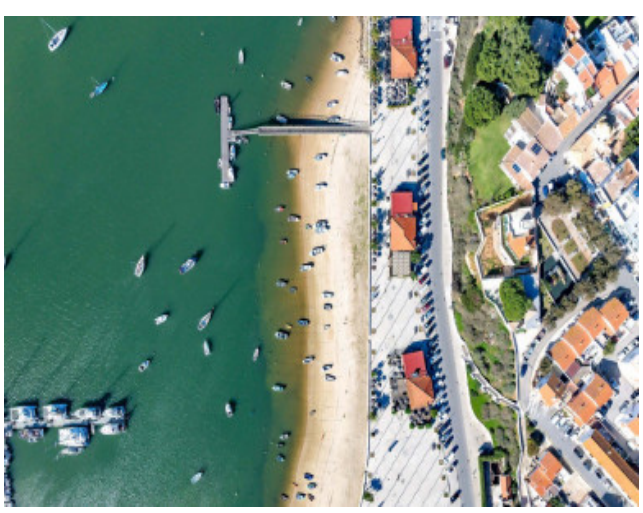
Close to hospitals, supermarkets, and international schools

Alvor offers tranquillity without isolation, a perfect blend for residential living and tourism-driven operations.

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Gallery









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Additional Details

Property Features

A/C	Garden

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Site Floorplan

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