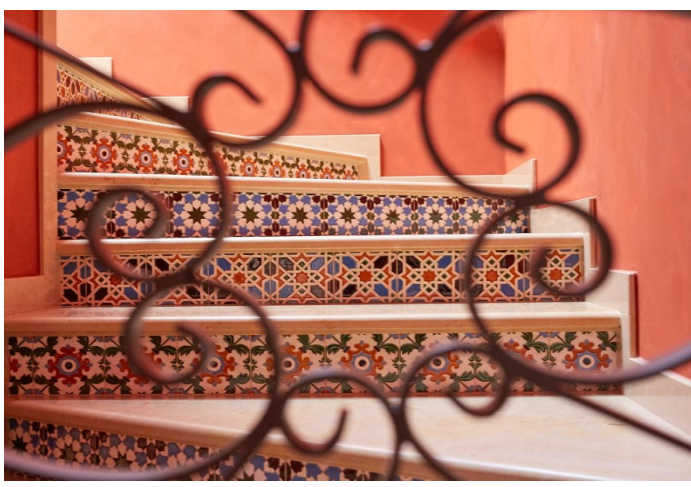








# €2,680,000

Ref: BL1330

Exceptional accommodation located in Baleal, just 100 meters from the ocean, in one of the most sought-after areas of Po...

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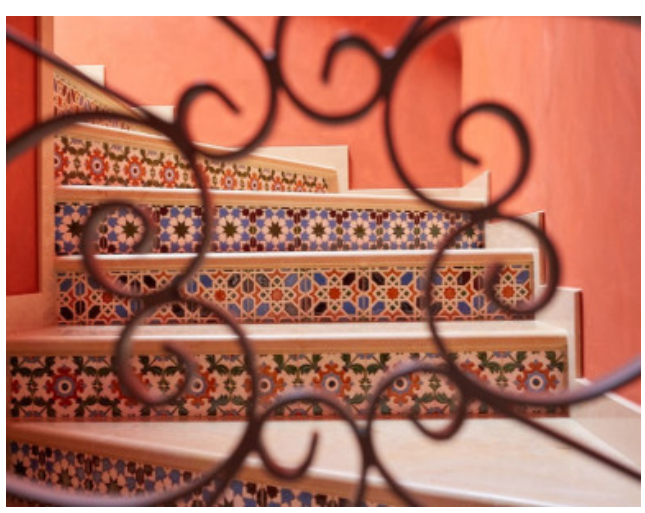
logo

## Property Description

Exceptional accommodation located in Baleal, just 100 meters from the ocean, in one of the most sought-after areas of Portugal's west coast. A unique building in the region, purpose-built for high-quality hospitality, combining comfort, energy efficiency, and meticulous attention to construction details. The property features 10 en-suite bedrooms, distributed over several floors, with privileged sea views and excellent common areas. Ground floor: spacious lobby with reception, guest WC, fully equipped kitchen, office, outdoor patio with garden. 1st floor: 7 en-suite bedrooms, all with sea views, including 3 with lateral sea views and 3 with private terraces. 2nd floor: 3 en-suite bedrooms, all with balconies with high railings and sea views; shared lounge area with balcony. Basement: indoor and outdoor surf area with space for boards and wetsuits, shower and lockers; 3 decorated rooms for massages and holistic studio; WC; storage areas and technical rooms. Equipment: Air conditioning in all bedrooms (Daikin Emura). On the 2nd floor, the system was fully renovated in 2025 with Daikin Stylish units and a new outdoor unit; Domestic hot water production via solar panels and Daikin Altherma heat pump; High-performance thermal PVC window frames by REHAU; Planitherm glazing with argon gas in common areas (ground floor and 2nd floor); Underfloor heating in the reception and lobby areas and in the 2nd-floor common area; Mechanical air extraction in all bathrooms and WCs; Basement equipped with mechanical ventilation system and pre-installation for air conditioning in the storage area. The accommodation is fully operational and very well maintained. Since its completion, rigorous annual technical maintenance has been carried out. In 2020, the exterior was repainted with a special acrylic-siloxane resin-based paint, highly breathable and resistant to the maritime environment. Interior finishes include breathable, antibacterial, and mold-resistant decorative coatings. The building was completed at the end of 2015 with double thermal insulation. It remains dry, warm, and comfortable throughout the year, despite its proximity to the sea. This property represents a high investment potential and a rare opportunity to acquire a hotel asset of outstanding construction quality, exceptional location, and ready for operation. With proven profitability and a user tourist rating of 9.4. Peniche is a 5-minute drive from the property. The nearest airport is Lisbon Airport, 98 km away (approximately 1 hour by car). Energy Rating: A #ref:BL1330

# Gallery












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## Additional Details

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# Site Floorplan



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