




## Santa Catarina da Fonte do Bispo - Hotel



 **32**  
Bedrooms

 **32**  
Bathrooms

 **4484**  
Area (m<sup>2</sup>)

 **48000**  
Land Area (m<sup>2</sup>)

**6 900 000 €**  
(EUR €)



### 4 Star Hotel / Retirement home near Tavira

With more than 4.400 m2 built on a plot of 4,8 hectares, a newly built Eldern home in very pure nature with 32 bedrooms, 4 massage rooms, one external swimming pools and one indoor, SPA, restaurant and all allowing wheelchairs to pass.

A unique initiative in the Algarve for retired people who would like to take advantages of unique high-quality services near Tavira

The complex is finished at nearly 85% and with this property, you get a one-off opportunity for an accelerated launch of your project. This project can be finished and equipped as a shell, ready for specialized fitting in less than six months, giving you a head-start over your competitors and starting with all the legal agreements. This is a SUPER -ATTRACTIVE INVESTMENT.

T +351 289 313 325 <sup>1</sup> · T +44 800 015 9997 · E [info@irgproperty.com](mailto:info@irgproperty.com)

Estrada Quinta do Lago, Almancil, 8135-160  
AMI 8687

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



The building size and the quality is impressive: more than 4.400 m2 composed of :

- The reception block located in the centre of the complex prepared for
  - . archway leading to cottages. boardroom. manager's office and. a treatment room
- Spa Center with:
  - . 4 treatment rooms. indoor Pool
  - . Sauna
  - . Turkish bath
  - . Gym area. changing rooms
- the basement is dedicated to utilities including :
  - . Laundry room. storage. client's suitcase deposit. computer server room. hot water and A/C storage. cold water storage
  - . 50.000 litres potable water storage tank
- 32 rooms, fully air-conditioned with en suite facilities, around the outdoor swimming pool, providing a safe environment for children and the elderly. Automatic fire doors, wide halls allowing wheelchairs to pass, access to the bedrooms is only possible via de reception.
- 6 cottages, independent consisting each of 2 bedrooms plus toilet and shower, fully air conditioning.
  - . outdoor seating area. these are part of the original Quinta. full of charm and character
- Restaurant, including a terrace, can seat up to 250 people and a banqueting hall for 150 people. large kitchen for both areas
- a staff quarter for up to 24 members
- . 8 air-conditioned rooms. toilet shower room

## Property Features

- Energetic certification: Exempt

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