

JARDINS DA RIA

Investment Opportunity

JARDINS DA RIA

TORREIRA, AVEIRO

Key Highlights

- **Asking Price: €2,122,000**
- Touristic complex located in Torreira, Aveiro, at a walking-distance from the beach:
 - Plot 1: Aparthotel already constructed with 24 apartments, gym academy and spa;
 - Plot 2: Plot for development with 2,300 sqm of potential GCA;
 - Plot 3: Leisure area (pool and restaurant/bar);
 - Plot 4: Leisure area – Tennis court;
 - Plot 5: Plot for retail/restaurant.
- The aparthotel is closed and in reasonable conservation conditions, being comprised of:
 - 6 studios with an average GPA of 29 sqm;
 - 14 1-bedroom apartments with an average GPA of 44 sqm;
 - 4 2-bedroom apartments with an average GPA of 66 sqm.
- The asset is located near the river, in a peaceful environment. It is a low-density area, manly comprised of single-family houses:
 - It is located 40 kms from Aveiro and 57 kms from Porto;
 - The strong connection with the river has led to the development of a couple of touristic developments, including a Pestana hospitality establishment.



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Area summary

Plot	Plot Area	Use	Potential Total GCA	Existing GPA ¹	# units
1	4,135	Aparthotel / Spa / Retail	4,300	2 681	24 apartments (6 T0 + 14 T1 + 4 T2)
2	3,162	Equipment / Touristic ² (land plot for development)	2,300 ³	-	-
3	5,112	Pool / Support Area	365	801	-
4	2,983	Tennis court and back-up area	169	40	-
5	829	Restaurant ⁴	482 ⁵	n.d.	-
Total	16,221		7,616	3,523	

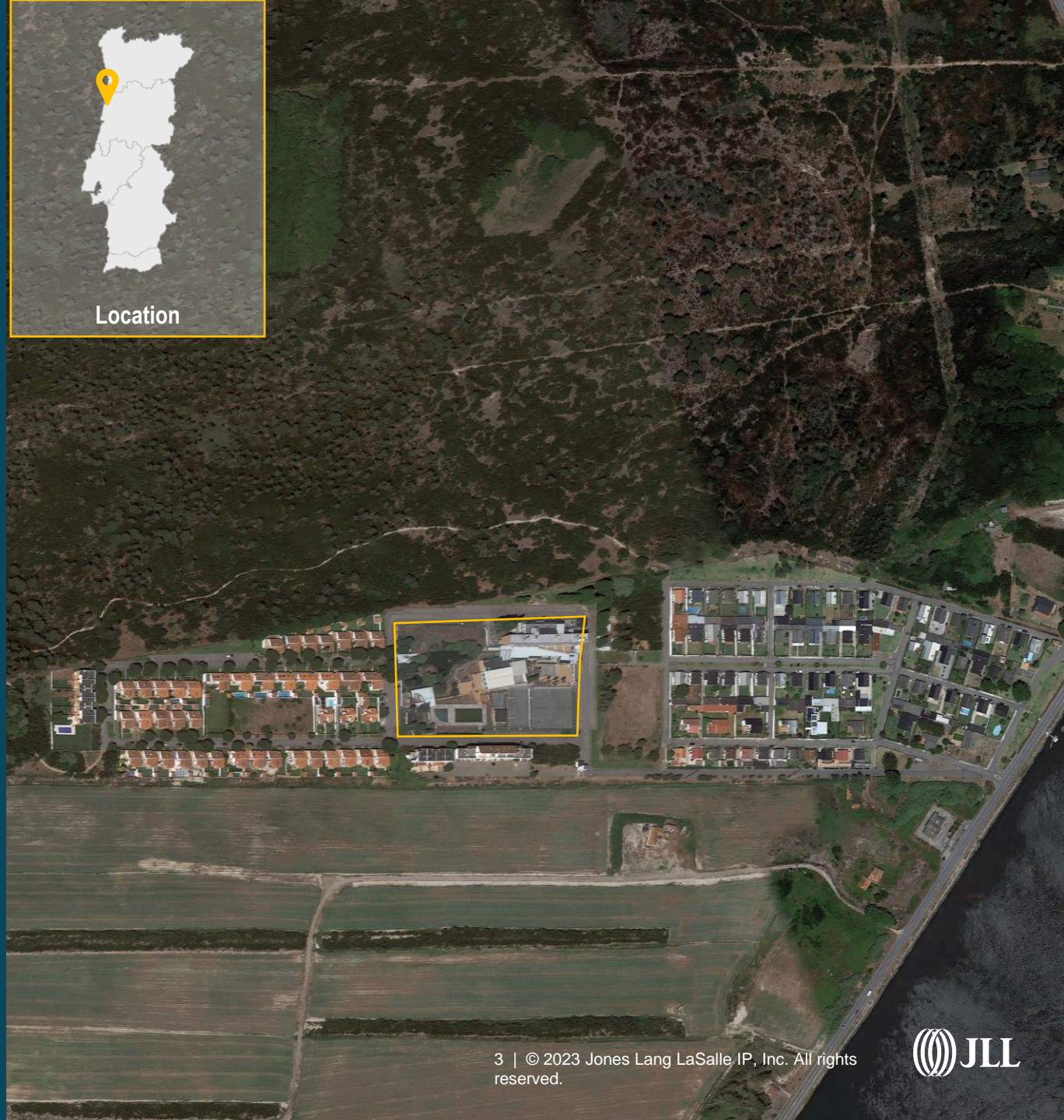
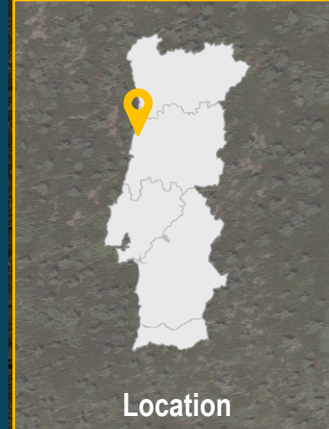
¹ according to the tax registry

² according to the Seller both uses are allowed

³ + 850 sqm underground

⁴ Existing construction without utilization license

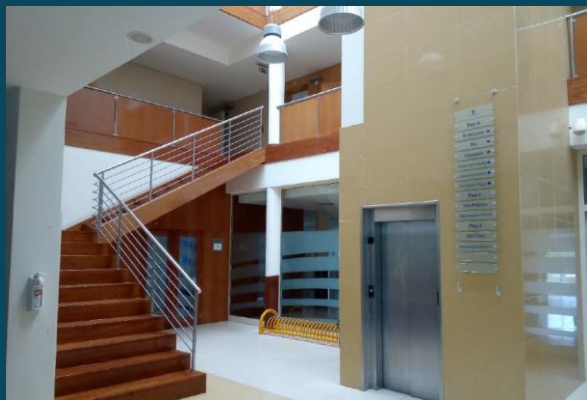
⁵ + 320 sqm underground



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Photographs



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