

JLL Natural Capital
January 2024

DOURO VINEYARD

Investment Opportunity



VILA MAIOR

Vale da Vilariça – Douro Superior

Key Highlights

Quinta de Vila Maior has an area of 75 hectares, including 30 hectares of quality vineyards, within Vale da Vilariça irrigation perimeter and 26 hectares of irrigated olive grove (6x6) with water from the property dam.

The urban area is comprised by the manor house, the winery (with granite mills), warehouses and other facilities such as the office and laboratory.

30 ha of irrigated vineyard +

26 ha of irrigated olive grove

VILA MAIOR

Vale da Vilarica – Douro Superior

The Property

(main area)



VILA MAIOR

Vale da Vilarica – Douro Superior

The Vilarica Valley Irrigation area

The Vilarica Valley begins at the confluence of the “Sabor River” with the “Douro River”. It is an irrigated agricultural area where vineyard cultivation became dominant from the 20th century onwards. However, recently, there has been a renewed focus on horticultural production in the valley, with emphasis on pumpkin, melon, cabbage, beans, tomatoes and strawberries.





VILA MAIOR

Vale da Vilariga – Douro Superior

Vineyard

- Licensed to produce around 100 barrels (750 kg) of Porto wine, sold by € 1,100 to € 1,150 each barrel.
- Partially with drip irrigation and possibility to expand the irrigation to all the area.
- Around 60,000 wine bottles produced in the property and sold each year. Property brands: «Quinta de Vila Maior»; «Casa da Palmeira» e «Barqueiro»

Olive Grove

- 25.67 ha all with drip irrigation (water from property dam), with “Cobrançosa” and “Verdeal” varieties for olive oil production. Planted in 2003. Historical production of 6,500 to 6,900 kg / ha.

Variety	Area (ha)	Age	Av. Kg/ha	Irrig.
Tinta Roriz	2.89	30	4 000	Yes
Touriga Franca	1.45	30	4 000	Yes
Touriga Nacional	1.88	30	4 000	Yes
Touriga Nacional	0.97	20	5 000	Yes
Touriga Franca	2.09	20	5 000	No
Tinta Barroca	0.63	25	4 500	No
Tinta Roriz	1.80	28	4 000	No
Touriga Nacional	0.92	25	4 000	Yes
Tinta Roriz	0.63	25	4 500	Yes
Tinta Roriz	0.65	26	4 000	No
Touriga Nacional / Franca	1.05	6	8 500	No
Touriga Nacional / Franca	0.99	6	10 000	No
Touriga Nacional	1.18	15	7 000	Yes
Touriga Franca	0.52	25	4 000	No
Tinta Roriz	1.12	28	4 500	No
Tinta Roriz	0.67	23	3 500	Yes
Touriga Franca	2.99	23	4 000	Yes
Tinta Roriz	1.05	23	4 000	Yes
Touriga Nacional	2.62	15	6 500	No
Touriga Nacional	3.75	15	6 500	No
TOTAL	29.85			

VILA MAIOR

Vale da Vilariga – Douro Superior

Urban areas

Urban Area	Area (sqm)
Machinery Warehouse	223
Office, Kitchen and Dining Room	319
Porches	376
Workers' House	112
Final Product Warehouse	258
Wine House	397
Manor House	200
Kennel, Chicken coops, Dovecotes	82
Ruins	255
Total	2 222



MORE INFORMATION

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