



BELA VISTA ESTATE

Luxury 7-Suite Hospitality Villa | Turcifal, Portugal

Turnkey Boutique Estate • 30 Minutes from Lisbon • Active AL License

PRIVATE & CONFIDENTIAL | FOR QUALIFIED BUYERS ONLY

AT A GLANCE

BUILT AREA ~900 m²	SUITES 7 Ensuite
LOCATION Turcifal, Torres Vedras	DISTANCE TO LISBON ~30 minutes
DISTANCE TO BEACH ~25 minutes	AL LICENSE Active (STR Ready)
CONDITION Fully Renovated & Furnished	ASKING PRICE €2,650,000

THE PROPERTY

Bela Vista Estate is an exceptional 900 m² luxury villa in Turcifal, within the Torres Vedras municipality. Originally configured with 4 suites and an unfinished basement, the property has undergone a comprehensive transformation into a 7-suite boutique hospitality asset with commercial-grade infrastructure.

The finished basement now houses a private cinema, wine room with poker lounge, and three additional ensuite bedrooms, alongside a commercial laundry facility and fitness area. Every suite is finished to hotel-grade standards with premium fixtures and furnishings included in the sale.

With an active Alojamento Local (AL) license, the property is legally authorized for short-term rental operations and positioned for immediate income generation as a boutique guesthouse, retreat venue, or luxury family compound.



FEATURES & AMENITIES

LIVING SPACES

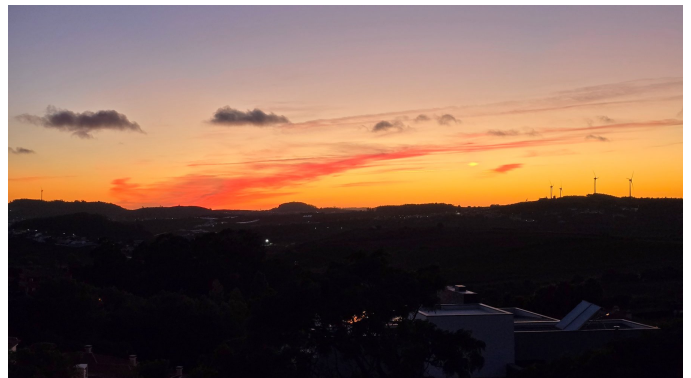
- 7 ensuite bedrooms (hotel-grade finishes)
- Multiple living and reception areas
- Private cinema room with tiered seating
- Wine cellar with poker lounge
- Fully equipped commercial kitchen
- Elegant formal dining room
- Private elevator
- Swimming pool with panoramic views

INFRASTRUCTURE

- Commercial laundry facility
- Private gym / fitness area
- Full HVAC throughout
- Modern electrical and plumbing
- High-speed internet ready
- Secure parking and grounds
- Herb garden and outdoor entertaining
- Fully furnished (turnkey delivery)

LOCATION HIGHLIGHTS

- 30 minutes to Lisbon (A8 motorway access)
- 25 minutes to Atlantic coast beaches
- Near Campo Real Golf Resort
- Turcifal: charming village, home to Portugal's largest carnival
- Torres Vedras wine region — emerging luxury destination
- Easy access to Sintra, Ericeira, and Peniche surf coast



INVESTMENT OPPORTUNITY

WHY BELA VISTA ESTATE

Rare Asset Class

900 m² properties with 7 ensuite suites are extremely scarce in the Torres Vedras market. This is not a house — it is a boutique hospitality asset in villa form.

Active AL License

Licensed for short-term rental under Portugal's Alojamento Local framework. New AL licenses are increasingly restricted, making existing licenses highly valuable.

Turnkey Operation

Fully furnished with commercial-grade laundry, gym, and hospitality infrastructure. A buyer can begin generating revenue immediately without additional capital expenditure.

Strategic Location

Within 30 minutes of Lisbon and 25 minutes of the Atlantic coast, the property sits in an emerging luxury corridor that benefits from Lisbon's growing international profile.

Dual-Use Value

Operates equally well as a luxury family residence, boutique guesthouse, corporate retreat venue, or yoga/wellness retreat — giving the buyer multiple exit strategies.

MARKET POSITIONING

SEGMENT	€ / M ²	ESTIMATED VALUE	BASIS
Standard Residential	€1,100–€1,700	€1.0M–€1.5M	Local comps
Luxury Villa Segment	€2,500–€3,000	€2.25M–€2.7M	Premium finishes + AL
High-End Estates	€3,000–€4,300	€2.7M–€3.9M	Torres Vedras luxury

ASKING PRICE: €2,650,000

Inclusive of all furnishings, fixtures, and AL license transfer



SCHEDULE A PRIVATE VIEWING

This property is available for private viewings by appointment.

Virtual tours can also be arranged for international buyers.

CONTACT

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This document is for informational purposes only and does not constitute an offer or solicitation.
All measurements, figures, and descriptions are approximate. Buyers should conduct independent due diligence.