

# MONSARAZ

NAUTICAL, GOLF &  
RESIDENCES RESORT



INVESTMENT  
HIGHLIGHTS

**371** HECTARES,  
*surrounded*  
*by Alqueva*



MONSARAZ NAUTICAL, GOLF & RESIDENCES  
RESORT MASTERPLAN

INVESTMENT  
HIGHLIGHTS

- *Located in a natural and unexploited area, home for several wineries and farms, as well as cultural and historic sites*

- THE MAJORITY OF THE PROJECT BORDERS THE ALQUEVA, ONE OF THE LARGEST ARTIFICIAL LAKES IN WESTERN EUROPE;

- **IN PORTUGAL, 2h DRIVE EAST OF LISBON AND ITS INTERNATIONAL AIRPORT**

• **TOURISM PROJECT WITH A REAL ESTATE COMPONENT FOR SALE**

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- The presented project permit (*Plano Promenor da Herdade Gagos e Xerez*) allows for a maximum construction development of 144.000 sq m

- THIS LOCATION IS BECOMING MORE ATTRACTIVE FOR TOURISTS, DRIVEN BY THE PROXIMITY TO THE WATER AS WELL AS THE RELAXING ENVIRONMENT

- *UNIQUE PROJECT IN THE REGION FOR ITS CHARACTERISTICS AND SPECIALLY FOR THE PROXIMITY TO THE WATER;*

- MASTERPLAN STILL ALLOWS FOR SIGNIFICANT DEGREE OF CONCEPTUAL AND DESIGN ADJUSTMENTS;

PROJECT  
LOCATION



The project is located in Reguengos de Monsaraz, interior Alentejo, bordering one of the largest artificial lakes of Western Europe – Alqueva. The project is located 2h drive from Lisbon and its international Airport and it is also close to Évora (40min) whose historic centre was classified World Heritage by UNESCO, the historic centre of Monsaraz (10min), as well as to Badajoz, an important Spanish leisure and entertainment city.

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MONSARAZ NAUTIC RESORT  
**Approved Project – Plano Promenor  
da Herdade dos Gagos e Xerez**

**Self-Contained and Active Lifestyle Resort**  
(integrated and complete) essentially based  
on the contact with the lake Alqueva and with  
the surrounding nature. This project should be  
oriented to **a medium-high segment.**

The focus of this resort should be the practice of  
various types of sports, either golf, water sports,  
cycling and walking, as well as tennis or football.  
Other services will complement the entire  
product, such as Spa, gym, events infrastructures,  
wine tourism activities, and others.

HOTEL

.....  
**2**  
HOTELS:  
**290**  
UNITS  
.....



GOLF

.....  
**18**  
GOLF  
HOLES  
.....



LEISURE +  
SERVICES

.....  
SPA, GYM, SPORTS AND EVENTS  
INFRASTRUCTURES, WINE  
TOURISM, AND OTHERS  
.....



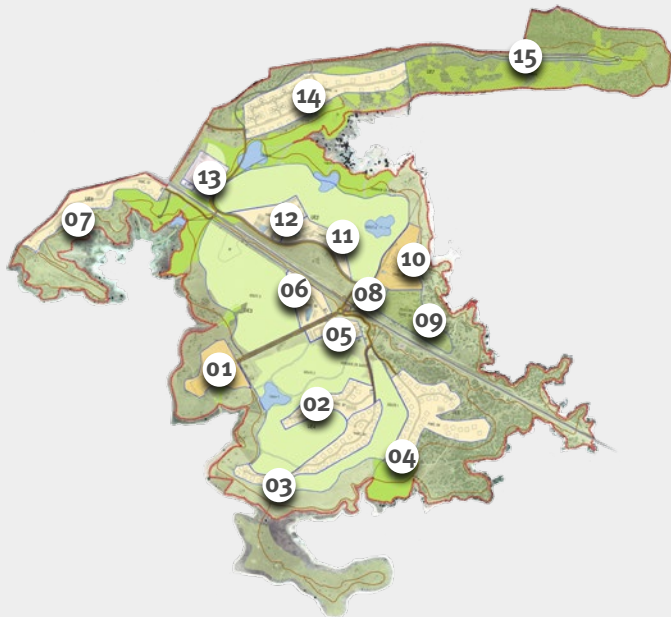
RESIDEN-  
TIAL

.....  
VILLAS, TOWNHOUSES  
AND APARTMENTS:  
**333**  
UNITS  
.....



MONSARAZ NAUTIC RESORT  
Approved Project – Plano Promenor  
da Herdade dos Gagos e Xerez

PLANO DE PORMENOR  
DAS HERDADES  
DOS GAGOS E XEREZ



PLOT	TOTAL SURFACE	MAXIMUM GCA	DESCRIPTION	MAX. UNITS	MAX. BEDS
PLOT 01	53804 SQM	13600 SQM	TOURISM ACCOMMODATION UNIT	120	240
PLOTS 02 - 07	378830 SQM	50350 SQM	TOURIST VILLAGES 1 - 4	186	979
PLOT 08*	4235 SQM	2500 SQM	RETAIL AND SERVICES	.	.
PLOT 09	59635 SQM	3000 SQM	THEMED PARK	.	.
PLOT 10	51230 SQM	21000 SQM	TOURISM ACCOMMODATION UNIT	170	380
PLOTS 11, 12 & 14	215555 SQM	40550 SQM	TOURIST VILLAGES 5 & 6	147	769
PLOT 13*	31050 SQM	3000 SQM	COMMON / PUBLIC USE	.	.
PLOT 15	365495 SQM	1000 SQM	THEMED PARK	.	.
GOLF	873605 SQM	4000 SQM	GOLF	.	.
GENERAL INFRASTRUCTURE	71271 SQM	5000 SQM	.	.	.
GREEN AREAS	1610745 SQM	.	.	.	.
<b>TOTAL</b>	<b>3715455 SQM</b>	<b>144000 SQM</b>	.	<b>623</b>	<b>2368</b>

\* Includes at least one restaurant;

\*\* includes support equipment and facilities and a water treatment station;

\*\*\* Minimum classification of 4 stars.

# MONSARAZ

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### CONTACTS

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