



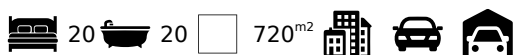
REDUCED



## INVESTMENT OPPORTUNITY - Plot with approved project for the first hostel in central Ferragudo

PLOT IN FERRAGUDO

ref. **LG1279**  
1.100.000€  
**875.000€**



### Location +

Town	Ferragudo
Parish	Ferragudo
Municipality	Lagoa, Faro
Region	Algarve (Central)

- Approved project
- 20 en-suite rooms with private terraces
- 60 beds
- Underground parking
- Plot 720m²
- Nearest beach 400m

### Details +

Usage	Commercial
Type	Plot
Rooms	21
Bedrooms	20
Bathrooms	20
Floors	3

Superbly located plot in the heart of Ferragudo with an approved project to construct a 3 story 20 bedroom hostel.

Ferragudo is a small attractive fishing town located on the mouth of the river Arade and has a close knit community of Portuguese and ex pats alike. Impressively, Ferragudo has managed to maintain much of its traditional charm, escaping the typical wholesale development that has invaded the Algarve coast line and surrounding towns. Consisting of typical whitewashed cottages, low rise buildings and a warren of cobbled streets. Located directly on the river front with many cafes, bars and restaurants where you can not only eat the catch of the day but watch it being unloaded. For such a small town there are many focal points including the church which sits prominently on the top of the hill in the center of the town. The 16th century medieval castle, Castelo de Sao Joao located on

### Areas +

Plot Area	720 m²
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## YOUR PROPERTY SPECIALISTS

### Parking +

Underground Garage, Autom.  
Garage Door, Parking outdoors

### Living Room +

Lounge

### Terrace +

Balcony/Terrace

### Other Rooms +

Storage, Laundry, Pantry

### Bedroom +

Bedroom 1	Ground Floor, 6, En-Suite, Terrace
Bedroom 2	First Floor, 8, En- Suite, Terrace
Bedroom 3	Second Floor, 6, En-Suite, Terrace

### Bathroom +

2 Family Bathrooms, Ground Floor

### Water-Electricity-Drainage +

All mains

### Windows +

Double glazing, PVC

### Exterior +

BBQ

### Views +

Town View

Angrinha beach. and a cute little lighthouse also set the scene for this quaint, relaxed little town. Ferragudo also boasts an array of fine beaches ranging from small and sleepy to the aptly named, Praia Grande where you can partake in a number of water sports and activities.

The building consists of an underground garage with space for 11 cars and 5 storage rooms. The ground floor has two public WCs, a communal living room, laundry and service and storage areas, 6 individual en-suite bedrooms containing 3 beds, each having its own private terrace. The first floor consists of a further 8 individual en-suite bedrooms with private bathrooms and terraces. There is a further storage room and atrium on the roof.

### Amenities

- 8 storage rooms
- Atrium
- Communal living room

### Location

- Distance to sea 350m
- Nearest beach 400m
- Nearest golf 4km
- Distance from airport 66km
- Nearest school 1km
- Nearest town 100m



Vilamoura Head Office - ALGARVE:  
Av. Vilamoura XXI, Sítio das Terras Ruivas, Loja B, Benfarras  
GPS. 37° 6' 52.426" N - 8° 7' 4.576" W

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YOUR PROPERTY SPECIALISTS



## PHOTO GALLERY



*Ferragudo*



*Pintadinho*



*Castle Praia Grande*



*Ferragudo*



*Ferragudo*



*Ferragudo*



*Ferragudo*



*Ferragudo*



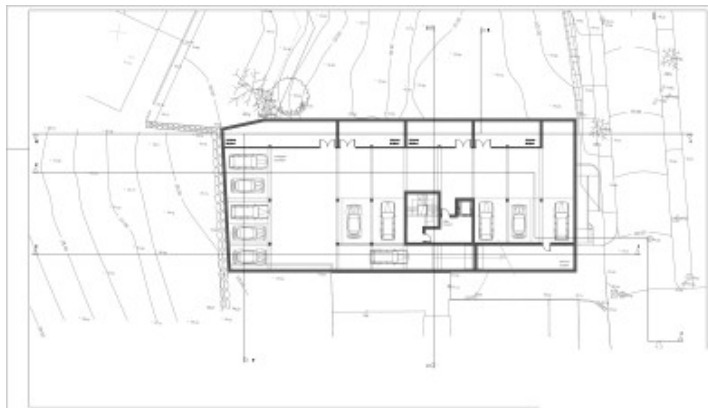
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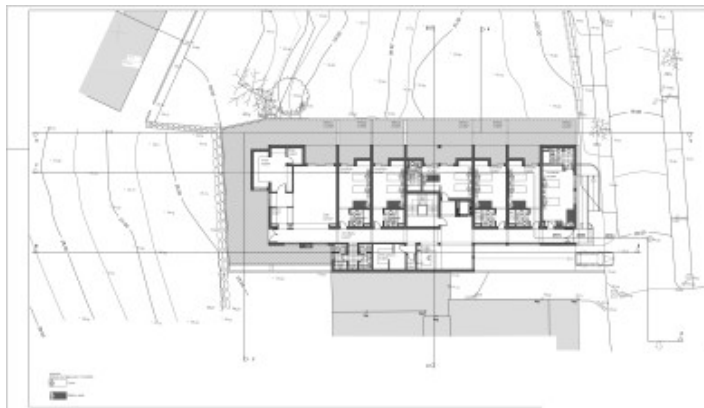
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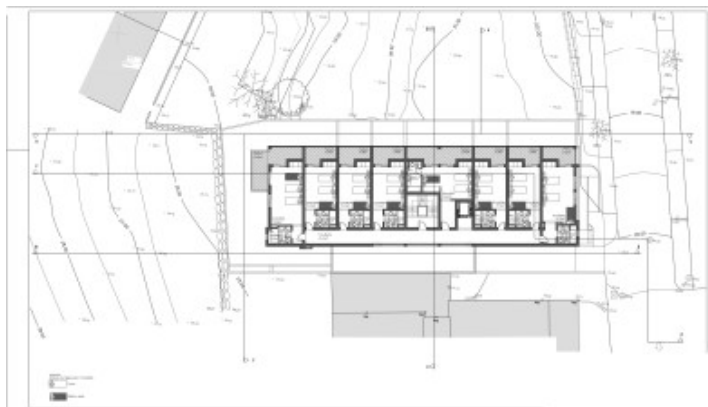
## FLOOR PLANS



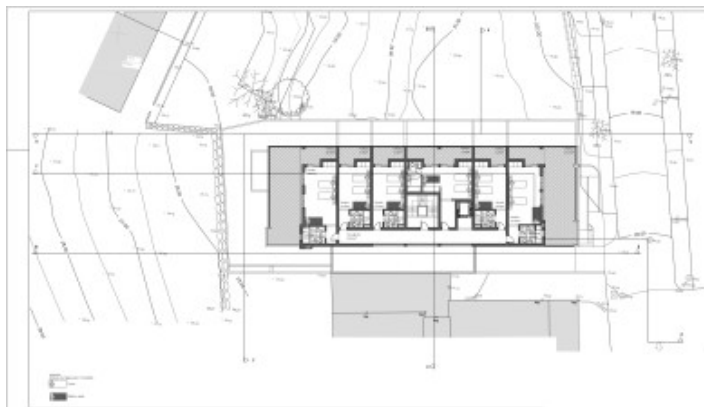
*Floor plans 1 Parking 1*



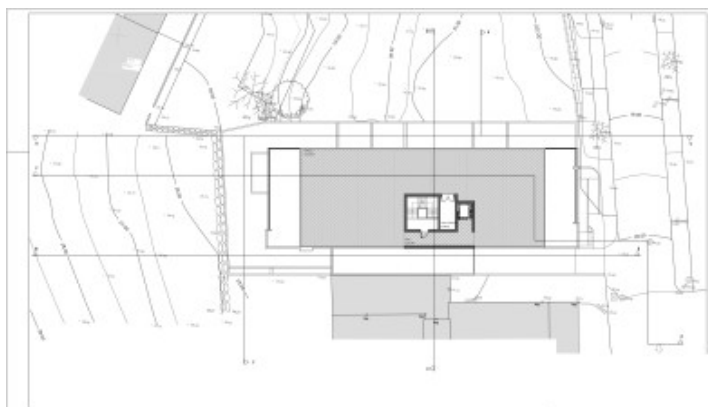
*Floor plans 2 Ground floor*



*Floor plans 3 First floor*



*Floor plans 4 Second floor*



*Floor plans 5 Top floor*