



# LUXIMOS

# CHRISTIE'S

INTERNATIONAL REAL ESTATE



## LAND FOR SALE WITH APPROVED PROJECT FOR HOTEL, SOUTH BANK OF THE DOURO, PORTUGAL

**Ref. LS04717**

**P.O.A**

Magnificent plot of land, for sale, with approved project for the construction of a 4\* hotel on the south bank of the Douro River, in Canedo. The project encompasses the construction of the 4\* Hotel Porto Carvoeiro consisting of: 67 double rooms, private basement parking, restaurant with panoramic views, conference rooms and outdoor swimming pool. Situated on the river bank, with a unique location, it is only 25 minutes away from Porto. Inserted in an ARU zone, it benefits from several communitarian supports for the project development.

**Plot Area:** 19 240 m<sup>2</sup> | 207 098 sq ft

**Energy efficiency:** I