



LUXIMOS

CHRISTIE'S
INTERNATIONAL REAL ESTATE



**PALACE OVERLOOKING
DOURO RIVER WITH
APPROVED PROJECT,
VALBOM, PORTUGAL**

Ref. LS05645

€ 3 200 000

A palace set in a generous plot of land with 3476 m² and an approved project for a 5-star boutique hotel, with an above-ground construction area of 2.768 m², plus 668 m² in the basement, giving a total area of 3.436 m², for sale in Valbom, Gondomar. The project includes the construction of 27 rooms, a restaurant, wine cellar, wellness area, outdoor swimming pool and parking. The plan is to restore and rehabilitate the pre-existing three-storey palatial building with basement, as well as building a new wing with two blocks of contemporary architecture. With magnificent panoramic views over the River Douro, this building is located in a residential area, a short distance from the historic center of Porto and the Freixo Marina. ...

Plot Area:	3 476 m ² 37 415 sq ft	Deployment Area:	1 014 m ² 10 915 sq ft
Building Area:	1 422 m ² 15 306 sq ft	Bedrooms:	4
Bathrooms:	5	Garage:	14
Energy efficiency:	D		