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Vale da Esteva

LEGADO PARA A VIDA



valedaesteva



Vale da Esteva



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ECOLOGICAL SANCTUARY AND ECOTOURISM

Unique 105ha property in the heart of Portugal,
located within the Tejo International Natural Park,
with an approved architecture project for an agrotourism development.

LOCATION :

- Portugal: Municipality of Castelo Branco, Beira Baixa – Central Portugal
- Proximity to Castelo Branco city – 11 km / 15 minutes
- Airports: 2h from Lisbon Airport; less than 3h from Oporto Airport; 4h from Madrid Airport.

INVESTMENT OPTIONS:

- Property sale: best offer starting at 2.250.000€
- Alternatives: possibility of full company sale, or lease for operation of the built area (including full access to the property for leisure, nature tourism, and ecotourism activities)



PRESENTATION AND STRATEGIC POSITIONING

- Vale da Esteva is an ecotourism project within an ecological sanctuary that combines biodiversity preservation with the promotion of sustainable tourism, developed on a 105ha property partially integrated into the Tejo International Natural Park.
- It is a unique property, with biodiverse land, managed according to the 'Natural Values Management Plan' and the 'Forest Management Plan 2023–2039', as well as the strategic vision adopted by the company: REVE – Regeneration of the Ecosystems of Vale da Esteva.
- With the strategic vision of becoming a benchmark destination, the ecotourism project at Vale da Esteva aims to offer an authentic and regenerative experience, geared towards responsible travelers who value nature, environmental sustainability, and local cultural heritage.



MAIN FEATURES OF THE PROPERTY

- Privileged location: partially within the Tejo International Natural Park (PNTI), and entirely within the Naturtejo UNESCO Global Geopark
- Land use: forest area (90%); agricultural and vineyard area (5%); aquatic area (1%); rural/built-up/paths (4%); protected classified area (36% of total property)
- Non-Hunting classified area, reinforcing its status as an ecological sanctuary and biodiversity refuge
- Buildings: three rural housing clusters (livable cluster in good condition with agricultural outbuildings; deteriorated cluster supporting an hangar; cluster in ruins)



- Existing basic infrastructure: well-maintained paths; one pond and three streams; fenced perimeter; four water boreholes; energy self-sufficient (solar power system with photovoltaic panels); latest generation sustainable septic system (PREMIER TECH)
- Diversity of habitats and ecosystems: holm oak forests; reforestation areas with native species; agricultural fields and riparian zones
- Network of partners and institutional recognition: active protocol with Castelo Branco Parish Council; partnership with Castelo Branco Municipality; several proven and consolidated business and association partnerships — local, regional, national, and international.





DEVELOPMENT POTENTIAL:

- Nature Tourism and Ecotourism: architecture project for agrotourism development approved by the local council, with a solid business plan including accommodation (mezzanines, suites, and dormitory), restaurant, outdoor pool, and various event and activity support areas (immersive programs, organic gastronomy, trails, and themed routes)
- Agroecology and Regenerative Agriculture: pilot areas underway with technical support from Ernst Götsch and integration into an international network of syntropic practices
- Environmental Education: concept of a Knowledge and Flavour Lab, with several initiatives already implemented, integrating science, culture, ecological gastronomy, and environmental education

Vale da Esteva is more than a property, and more than a rural asset:

- It is an ecological sanctuary and a legacy of community life, ready to be developed by those who wish to invest in future-proof sectors: ecotourism and sustainable tourism; ecological conservation, bioeconomy, and environmental education
- It is a future vision ready to be activated by developers seeking to invest with purpose, environmental responsibility, and agroforestry innovation, aligned with the Sustainable Development Goals (SDGs)
- It is a strategic and sustainable investment opportunity with environmental, social, and economic return






Vale da Esteva


LEGADO PARA A VIDA

If you are looking for a distinctive asset, with an approved project and an established team, we invite you to get to know this project better.

Documentation available (presentation, complete technical and financial dossier, business plan, market study, and topographic maps), and technical visit available upon direct contact and qualified expression of interest.

**For more information and
to schedule a technical visit:**

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