



Herdade "Alto dos Cavaleiros"

37.07 Acres of premium Portuguese countryside in Alcochete, featuring productive cork oak forest, residential development potential, and exceptional investment opportunities for international buyers



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REALTY



Prime Location & Strategic Advantages

Situated in the prestigious Herdade de Rio Frio area of Alcochete, this exceptional 37.07 Acres estate occupies a coveted position on the southern banks of the Tagus Estuary. The property benefits from excellent connectivity to Lisbon's metropolitan area while offering the privacy and space that international buyers seek.

The estate's strategic location provides unparalleled access to major transportation networks, including the A2 (Lisbon-Setúbal) and A12 highways, ensuring seamless connectivity to Portugal's capital and international airport. This prime positioning offers the perfect balance between urban accessibility and rural tranquility. With the upcoming

Luís de Camões Airport development nearby, this location presents significant appreciation potential. The proximity to Sporting Academy adds prestige value and attracts high-end residential and commercial projects. International investors will find this combination of accessibility, exclusivity, and growth potential particularly compelling for portfolio diversification.



Strategic Benefits:

- " 30 minutes to Lisbon center
- " Direct highway access
- " Future airport proximity
- " Prestigious neighborhood



Estate Overview & Key Features

Total Area

37.07 Acres of prime Portuguese countryside with mixed cork oak forest and arable cultivation areas

Cork Oak Trees

Approximately **300 mature trees** providing sustainable annual income through cork harvesting

Water Supply

Artesian well potential ensuring complete water autonomy for all development projects

Development Potential

- **Residential Development:** Up to 1,500 m²/16,146 Sq Ft footprint (1% of total area) supporting up to 2 residential units
- **Commercial Development:** Expanded footprint up to 3,000 m²/32,292 Sq Ft for mixed-use projects, hospitality, or business ventures
- **Flexible Zoning:** Multiple development pathways subject to municipal approval and project licensing





Sustainable Income from Cork Production



Annual Revenue Potential Up to \$12,000 per year from cork sales with proper management and market positioning

Investment-Grade Cork Forest

The estate's 300 mature cork oak trees represent a unique and sustainable revenue stream that international investors increasingly value. Cork production offers consistent annual returns while contributing to environmental conservation and carbon sequestration goals.

Our revenue projections of up to \$12,000 annually are based on premium market positioning, sustainable harvesting practices, and access to institutional support programs. This income stream can be self-managed through vertical integration or outsourced to specialized forest management companies. Cork oak forests appreciate in value

over time, making this both a productive asset and a long-term capital appreciation play. The growing global demand for sustainable materials and carbon offset programs adds additional value dimensions for forward-thinking investors.

Revenue Optimization Strategies

- Premium market targeting and direct sales channels
- Sustainability certifications (PEFC/FSC) for price premiums
- Integration with institutional support programs
- Professional forest management partnerships



Water Resources & Infrastructure Advantages

01 Artesian Well Feasibility

Comprehensive geological assessment confirms excellent potential for artesian well development, providing complete water autonomy for any development project

02 Cost Reduction Benefits

Independent water supply dramatically reduces infrastructure costs and accelerates project implementation timelines compared to municipal connections

03 Multi-Use Applications

Supports domestic consumption, irrigation systems, small-scale agricultural operations, and commercial facility requirements

Water independence represents a significant operational and financial advantage for international buyers. The confirmed potential for artesian well development eliminates dependency on municipal water systems, reduces ongoing operational costs, and provides the flexibility needed for diverse development scenarios. This self-sufficiency is particularly valuable for remote luxury residences, hospitality projects, and agricultural ventures.

Development Scenarios & Investment Opportunities



Luxury Private Estate

Premium residential development targeting high-net-worth individuals seeking privacy and natural integration. Up to 1,500 m² / 16,146 Sq Ft footprint supporting elegant countryside residence with cork forest integration.



Eco-Tourism & Rural Hospitality

Boutique eco-resort capitalizing on Portugal's growing rural tourism market. Combine accommodation, cork oak experiences, and sustainable luxury with up to 3,000 m²/32,2921 Sq ft development potential.



Airport-Proximity Hospitality

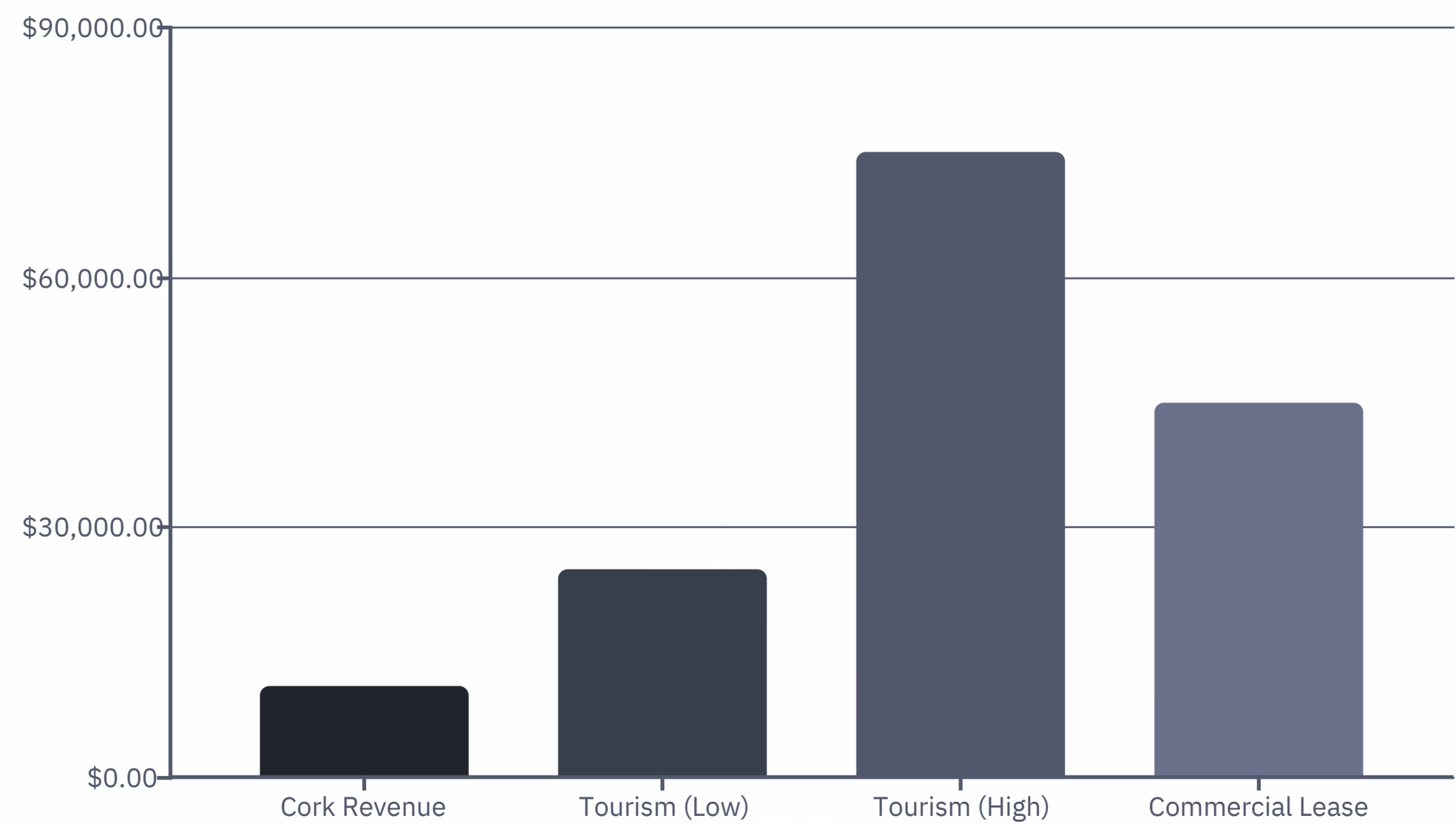
Strategic positioning near future Luís de Camões Airport creates opportunities for corporate accommodation, extended-stay facilities, and aviation-related services within the 3,000 m²/32,2921 Sq ft commercial framework.

Additional Development Pathways

- **CorkExperience Center:** Artisanal production, showroom, and educational facilities targeting sustainable design market
- **Mixed-Use Development:** Combine luxury residence with boutique commercial operations
- **Logistics & Support Services:** Light industrial and service facilities supporting airport and regional development



Market Positioning & Investment Rationale



This estate represents exceptional value in Portugal's competitive real estate market. Compared to similar properties closer to Lisbon, buyers benefit from significantly larger land parcels at more attractive per-square-meter pricing, while maintaining excellent connectivity and growth potential.

The combination of immediate income generation through cork production, multiple development pathways, and strategic location near major infrastructure projects creates a compelling investment thesis. International buyers gain exposure to Portugal's stable property market while benefiting from the country's favorable tax regimes for foreign investors.

Portugal's Golden Visa program and NHR (Non-Habitual Resident) tax benefits make this investment particularly attractive for non-EU buyers seeking European residency pathways combined with real estate appreciation potential.

- **Investment Highlights**
 - " Immediate income generation
 - " Multiple exit strategies
 - " Golden Visa eligibility
 - " Tax optimization potential
 - " Portfolio diversification



Cork Oak Management & Environmental Value



Environmental & ESG Benefits

Cork oak forests provide exceptional environmental benefits that align with modern ESG investment criteria. These native trees support biodiversity, provide carbon sequestration, and require minimal water resources while generating sustainable income.

The forest acts as a natural carbon sink, contributing to climate change mitigation efforts. This environmental value becomes increasingly important as carbon credit markets develop and environmental regulations strengthen globally.

Management Flexibility

- **Self-Management:** Direct oversight and value capture through vertical integration
- **Professional Services:** Specialized forest management companies handle all operations
- **Hybrid Approach:** Strategic oversight with operational outsourcing



Contact me for more information



This remarkable 37.07 Acre estate represents more than just a property acquisition, it's an entry point into Portugal's thriving real estate market, sustainable forestry sector, and rapidly developing Lisbon metropolitan region. The combination of immediate income generation, flexible development rights, and strategic location creates exceptional value for discerning international buyers.



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