

Quinta Alentejo

A turnkey dual-residence estate

Two independent residences · ±29 acres · Six ensuite bedrooms

Short-term rental, boutique hospitality, and lifestyle investment potential

CHRISTIE CHRISTIAN REAL ESTATE TEAM

United Real Estate DFW Properties · U.S. Marketing & Representation

817.932.2339 · christie@christiechristian.com

AT A GLANCE

Investment Snapshot

A newly completed designer estate, configured for flexible investor use.

Set on approximately 29.5 acres outside Montemor-o-Novo, Quinta Alentejo comprises two fully independent residences separated by a natural stream. Each home has its own pool, outdoor living areas, and private access — a configuration well suited to dual short-term rental programs, extended-family use, or boutique hospitality.

Acquired in 2020 and reimagined through a complete architectural redevelopment, the estate balances contemporary design with rural authenticity — within easy reach of Lisbon, Évora, Comporta, and the Algarve.

29.5

ACRES (±)
Private estate

2

RESIDENCES
Fully independent

6

ENSUITE BEDROOMS
Across both villas

5,000+

SQ FT
Total living space

2

POOLS
One per residence

45–60

MIN TO LISBON
International airport

POTENTIAL PATHS TO VALUE

Premium short-term rental · Boutique hospitality · Wellness retreat · Private agricultural / vineyard / lifestyle asset

THE ESTATE

A Dual-Residence Platform

Two homes, one estate — designed for flexibility.



Aerial overview — two independent residences separated by a natural stream, on ±29.5 acres.

Two Independent Homes

Each residence is fully self-contained with its own pool, outdoor living areas, and private access — supporting parallel short-term rental programs without compromising guest privacy.

A Natural Boundary

A natural stream separates the two homes, providing clear delineation between residences while preserving the cohesive character of a single estate.

Built for Modern Life

Reimagined through full architectural redevelopment, the estate combines contemporary design, energy-efficient systems, and timeless materials suited to year-round use.

VILLA 1

The Main Residence

Light, scale, and indoor-outdoor living.

Designed for light, scale, and indoor-outdoor flow, the main residence features expansive open-plan interiors framed by floor-to-ceiling glass that opens directly onto the pool and entertainment terrace.

BEDROOMS

4 — all ensuite

POOL & TERRACE

Private, integrated with living areas

DESIGN

Open-plan, floor-to-ceiling glazing

USE CASE

Owner residence or premium STR



VILLA 2

Independent Living

Across the bridge — fully self-contained.

Located across the private bridge, the secondary residence offers complete independence while remaining fully integrated within the estate. Its scale, private pool, and self-contained access make it well suited to guests, extended family, or a separate premium rental program operating alongside Villa 1.

BEDROOMS

Ensuite — completes 6 across the estate

POOL & TERRACE

Private, with mature olive surrounds

ACCESS

Independent entry via private bridge

USE CASE

Guest house or parallel STR unit



LOCATION

At the Heart of the Alentejo

Privacy without isolation — minutes from Montemor-o-Novo, within reach of Lisbon, Évora, Comporta, and the Algarve.

WITHIN 5 MINUTES



WITHIN 1 HOUR



WHY THIS LOCATION MATTERS FOR INVESTORS

The Alentejo is widely recognized for boutique tourism, wine country experiences, and wellness travel. Proximity to Lisbon's international airport, the historic UNESCO city of Évora, and the Comporta and Algarve coastlines positions the estate within an established luxury-leisure corridor. Demand drivers, regulations, and operating economics should be independently verified.

FOR THE INVESTOR

Considerations & Next Steps

A flexible asset with multiple potential use cases — to be evaluated on the buyer's own diligence.

Potential Use Cases

- Premium short-term rental (single or dual program)
- Boutique hospitality or small-key hotel concept
- Wellness or creative retreat venue
- Private agricultural, vineyard, or lifestyle asset
- Multi-generational family compound

Diligence Checklist

- Permits, licensing, and STR registration
- Local zoning and rental regulations
- Property and tourism-related taxes
- Operating expenses and staffing model
- Insurance, utilities, and capex reserves
- Measurements, surveys, and title

Engagement Process

- Initial discovery and goals alignment
- Curated information package on request
- Local representation and on-site visit
- Independent legal, tax, and operating review
- Offer structuring and transaction support

IMPORTANT DISCLOSURES

This material is for informational purposes only and does not constitute an offer, a guarantee, or projection of returns, occupancy, income, appreciation, or tax outcomes. All information is deemed reliable but is not guaranteed. The buyer/investor is solely responsible for verifying all measurements, permits, licensing, zoning, rental regulations, taxes, operating expenses, projected income, and intended uses, and should consult independent legal, tax, and real-estate professionals.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

United Real Estate DFW Properties	9014256	Brenda@UnitedDFW.com	817-360-8499
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Brenda Cole	0406884	Brenda@UnitedDFW.com	817-360-8499
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Brenda Cole	0406884	Brenda@UnitedDFW.com	817-360-8499
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Christie Christian	0627699	christie@christiechristian.com	817-932-2339
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



FOR FURTHER INFORMATION



Christie Christian

Local. Yet Global.

CHRISTIE CHRISTIAN REAL ESTATE TEAM

United Real Estate DFW Properties · U.S. Marketing & Representation

817.932.2339

christie@christiechristian.com

www.christiechristian.com

COMMERCIAL / RESIDENTIAL / FARM & RANCH / LAND

ABR · CIPS · MRP

TREC LIC. #0627699

Information deemed reliable but not guaranteed. Buyer/investor to verify all measurements, permits, licensing, zoning, rental regulations, taxes, operating expenses, projected income, and intended uses.