

Luxury Estate in the Alentejo Countryside

Overview

This magnificent estate, acquired in 2020 by its current owners, has undergone a complete redesign and reconstruction, emerging as a newly completed luxury designer home. Situated in the picturesque Alentejo countryside, the property offers tranquillity, privacy, and effortless access to Lisbon, the Algarve, Spain, and the UNESCO World Heritage city of Évora.

Location

Nestled just outside Montemor-o-Novo, the estate is approximately 75–80 km from Lisbon Airport, with a typical commute to Lisbon taking 45–60 minutes. The home lies in a serene valley bordered by renowned neighbours including:

- Quinta de Plansel Winery & Alojamento Local
- Gandum – a 23-room eco-hotel and restaurant
- L'AND Vineyards, just 10 minutes away
- The new Ai Weiwei Art Gallery, recently opened by the globally celebrated artist.

The estate is ideally placed for exploring both the Lisbon and Costa Vicentina coastlines, each within a 40–60 minute drive.

Estate Configuration

The property spans two independent, self-contained homes situated on either side of a natural stream. These homes offer privacy, comfort, and extensive luxury amenities.

Main House – “Kaya”

A contemporary open-plan residence designed for leisure and luxury living:

- 4 en-suite bedrooms
- Open-plan living with floor-to-ceiling sliding doors offering uninterrupted views
- Direct access to an 80m² entertainment terrace and 20m black pool
- Designer kitchen with:
 - * Two 90cm Smeg ovens
 - * Two Smeg dishwashers
 - * American-style fridge with drawer freezers
 - * Built-in wine cooler
 - * Bora induction & teppanyaki cooktop
- Pantry, guest WC, full commercial-grade gym, and garage for 3 cars
- Underfloor heating, air-conditioning, smart home features
- Automated blinds and security screens throughout
- Fibre optic internet, security cameras, and full TV/telecoms setup
- Multiple storage rooms and a dedicated water treatment facility

Secondary Residence – “Fazenda”

Perfect as a guest house or independent holiday rental:

- 2 en-suite bedrooms
- Guest WC
- Open-plan kitchen/living/dining area

- Built-in BBQ, pool, and 40m² deck
- Outdoor kitchen with pizza/bread oven
- Fireplace, air-conditioning, and central heating
- Independent driveway and garage, lawned gardens, and automated irrigation
- Wood flooring and high-end finishes throughout

Both properties are offered fully furnished and turnkey.

Design & Specification

The estate's redesign was spearheaded by a former London-based boutique hotel developer, utilising extensive international supply chains.

- Interior Design: The One Off
- Lighting Design: Elektra Lighting
- Fixtures and finishes sourced from the UK, Germany, Belgium, and Spain
- Gym features premium commercial equipment from Wattbike, Concept2, Technogym, and Escape Fitness

Commercial & Agricultural Potential

Vineyard License

- Approved license for 4.5 hectares of vineyard
- Installation and maintenance costs already analysed
- Turnkey vineyard management service available
- License active with 12 months remaining; extension possible

Water Quality for Microbrewery/Gin Distillation

- Commercial-grade water treatment system installed
- Excellent water quality suitable for craft distillation ventures

Tourism Potential

- Strategically located for rural tourism near Lisbon and Évora
- 6 en-suite bedrooms across two homes offer high-end short-term rental opportunity
- Feasibility study available for expanding based on the AutoCamp model

Infrastructure & Utilities

The estate's infrastructure has been completely upgraded to ensure independence, efficiency, and long-term sustainability:

- Electricity: Reduced on-grid usage with solar infrastructure (Vaillant system); battery-ready
- Water: Independent supply, commercial water treatment plant, and a 25,000L subterranean tank for irrigation/firefighting
- Internet: Fibre optic internet and full telecoms integration
- Landscaping: Fully irrigated with stone and grid-laid parking areas
- Security: Double-fencing (including new electric fence), automated entry gates, and extensive internal access roads
- Bridge & Access: Newly constructed internal bridge and multiple service entrances

Upgraded Infrastructure Includes:

Plumbing & drainage, electrical and solar systems, pools and associated systems, HVAC systems, hot water

recirculation, roofing, insulation, acoustic treatments, telecoms, wells and underground piping.

Hassle Free living - Turnkey farm servicing and maintenance and included farm machinery

The current owners have for the past 5 years contracted a maintenance and full-service property manager who is totally trustworthy and ensures hassle free living by removing any of upkeep responsibility from the owners if required.

The farm is offered for sale with an extensive range of machinery required to maintain the property including tractor, trailer, water tanker, plough, grass cutter/shredders, ride on lawnmower, Strimmer's, chainsaws etc.