

# Investment Opportunity: Lournal Eco Village

**For Sale: €2.2M** | 30+ Hectares | Fully Restored Schist Village  
Coimbra District, Central Portugal

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## The Asset

- Fully renovated **heritage village** with modern infrastructure
  - 30+ hectares of pristine mountain land
  - Prime location near **Góis, Colmeal, Serra da Estrela**
  - Turnkey condition: ready for **residential, hospitality, or co-living operations**
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## Why Portugal?

- **Top global destination:** safety, lifestyle, sustainability
  - Golden Visa legacy: continued foreign demand
  - Portugal ranks high for **remote workers and digital nomads**
  - Rising interest in **eco-tourism and alternative living models**
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## Market Drivers

- **Millennials:** demand for affordable, service-based, co-living housing
  - **Generation X:** seeking non-traditional retirement models
  - **Global trend:** remote work, wellness living, sustainability
  - **Gap:** Few ready-to-operate eco villages available in Europe
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## Revenue Models

### 1. Co-Living

- 20-25 units | €800-1,200 per unit/month
- Annual gross: **€192K-€360K**

### 2. Hospitality/Retreat

- 15-20 units | €90-120 ADR | 50-60% occupancy
- Annual gross: **€246K-€525K**

### 3. Hybrid (Residency + Retreat)

- Stable rental base + seasonal retreat upside
- Annual gross: **€350K-€600K**

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## Financial Snapshot

- **Acquisition Price:** €2.2M
  - **Gross Yield Potential:** 10–15%
  - **Exit Strategy:** resale as eco-resort, co-living hub, or branded destination
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## The Edge

- Rare **restored schist village** — cultural heritage with modern comfort
  - Positioned for **sustainable community living**
  - Scalable business model: co-living, eco-tourism, wellness retreats
  - Long-term value in Portugal's fast-rising **sustainable housing sector**
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## The Vision

**Loural Eco Village** is more than real estate — it's a platform for the future of living:

- Off-grid sustainability
  - Service-based co-living
  - Wellness and remote work lifestyle
  - Community-driven value creation
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## Summary

At **€2.2M**, Loural Eco Village delivers:

- A **unique heritage asset**
  - **Immediate operational potential**
  - Strong **ROI upside**
  - Strategic position in a **growing global market**
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👉 A rare chance to own and scale a **trendsetting eco-village** at the heart of Portugal.