

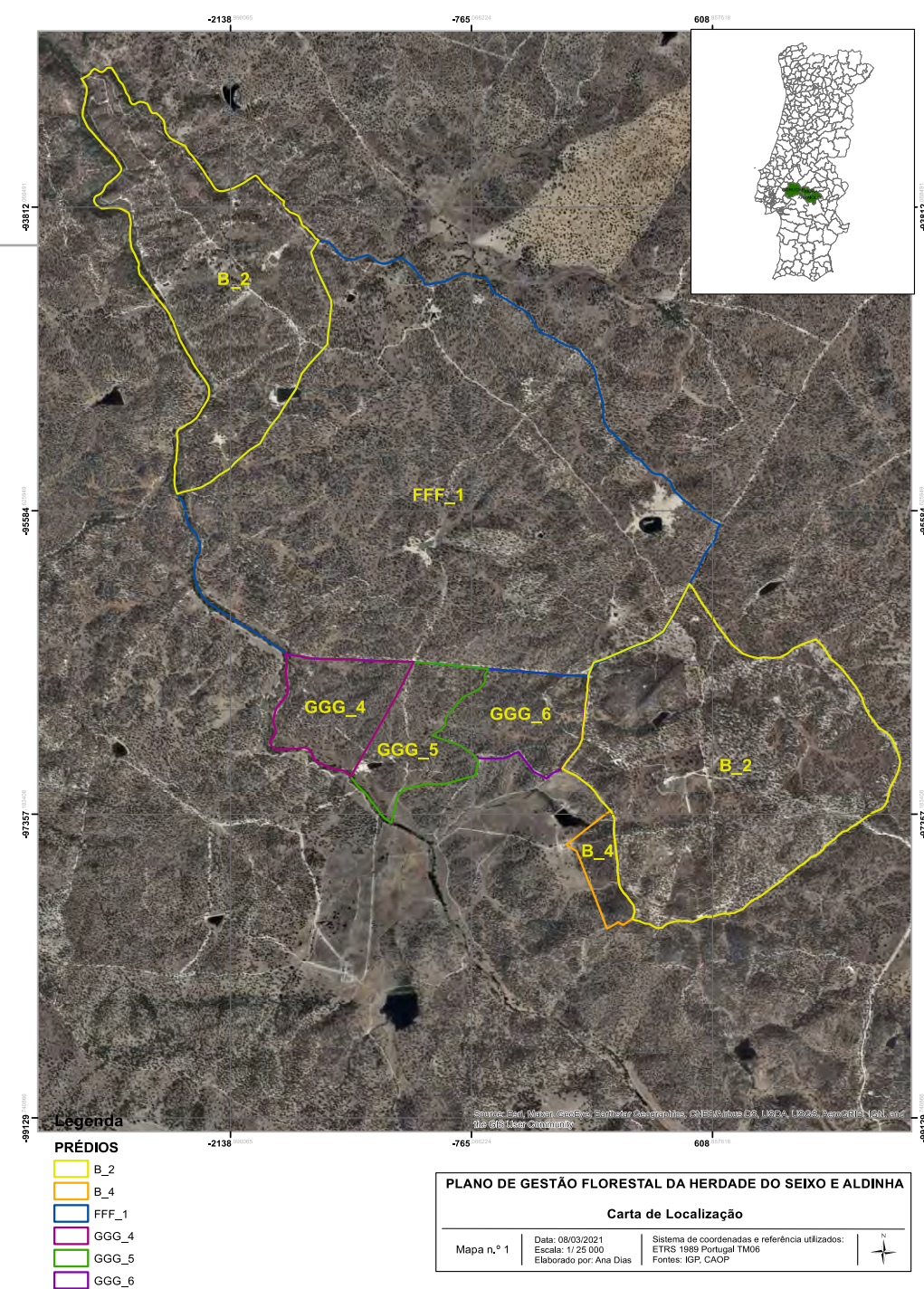
A large herd of ibex with prominent curved horns is gathered in a natural, wooded setting. The ibex are of various sizes, including adults and young kids. They are looking in different directions, some towards the camera. The background shows trees and a dry, grassy field.

Herdade do seixo e Aldinha (Pebble Stone Hunting Farm)

- A Unique Blend of Natural Beauty and Developed Facilities
- Alentejo Real Estate Opportunity
- Sabugueiro, Concelhos de Arraiolos, Portugal
- Total Area: 1,000 hectare

Farm Overview

- Location: Sabugueiro, ,Concelhos de Arraiolos, Portugal
 - Total Area: 1,000 hectares (2471 acres)
 - Diverse landscape with rich wildlife resources
 - Legally licensed for hunting and rural tourism.
 - On the map B2 designates the living areas
-
- This estate consists of three properties and spans across two districts and three municipalities:
 - **Herdade dos Besteirinhos:** Located in the district of Évora, municipality of Mora, parish of Brotas.
 - **Herdade do Seixo:** Located in the district of Évora, municipality of Arraiolos, parish of Gafanhoeira.
 - **Herdade da Aldainha:** Located in the district of Santarém, municipality of Coruche, parish of Couço.



Residential and Recreational Features

- This is an under-renovation project of a pre-existing hilltop building, taking into account all contemporary comfort requirements.

The main house is a well-sunlit building located at the top of the hill, overlooking the entire property.

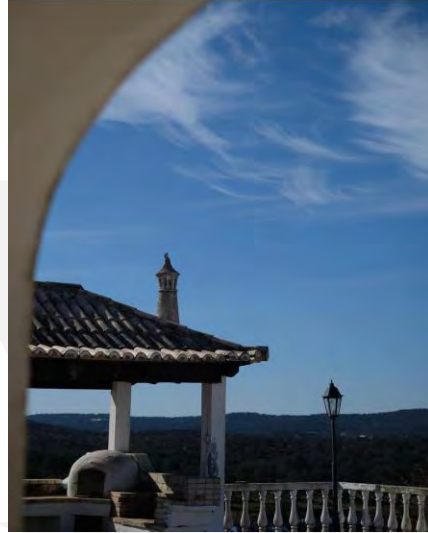
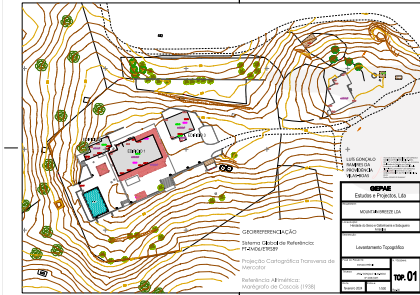
Total House Area: 600 sqm with an Infinity pool, stunning panoramic views, Sauna, Leisure Area, Indoor sauna, BBQ area.

House 1: 313.45 sqm, includes 5 Suites, 5 Bathrooms.

House 2: 73.10 sqm, includes. 3 Bedrooms, 2 Bathrooms

House 3: 123.85 sqm, includes: 2 Bedrooms, 2 Bathrooms

Other Rooms: Laundry and storage room.



正面外景



俯瞰外景



正面外景-七号楼



正面外景-七号楼



Wildlife and Hunting

Animal information:

- 400+ deers, red deer and fallow deer.
- 50+ mouflon sheep
- 50+ Arruis (Barbary sheep)
- 30+ African antelopes



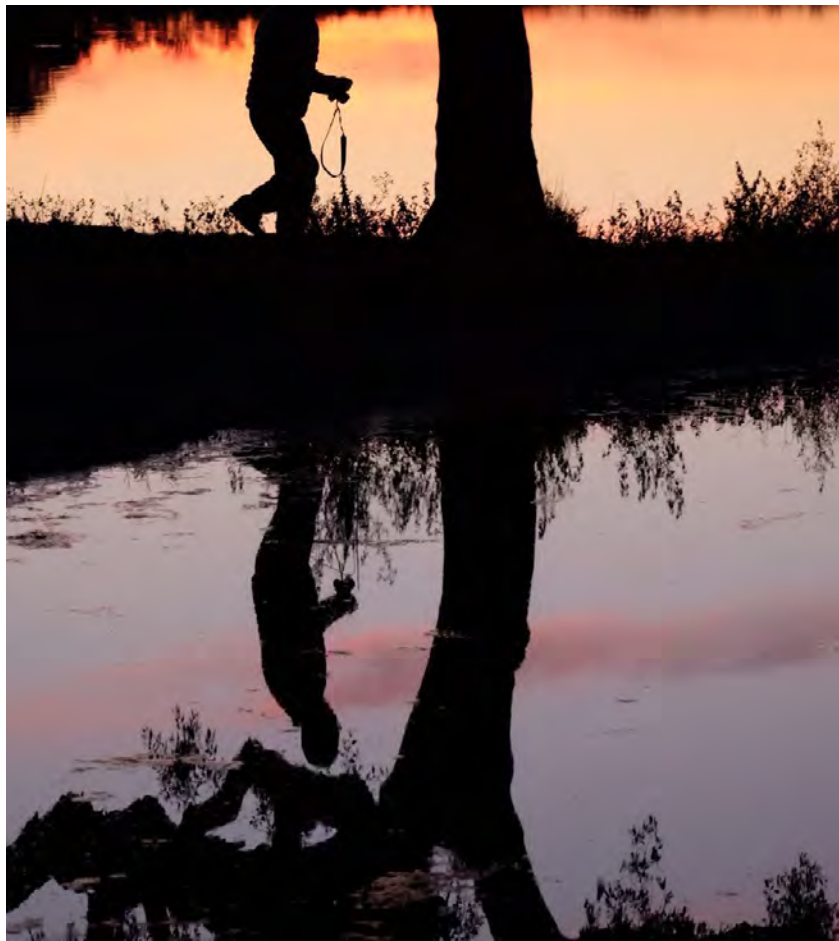


Safari trip

- Numerous partridges and pigeons
- Wild boar, horses, donkeys, peacocks, goats, pigs...



Water Resource & Agriculture



- 23 small lakes with rich wildlife popular fishing spots, including wild sea bass
Renovation potential of old houses
- Rich forestry with cork trees, oak, various fruit trees
- Throughout the property, there are numerous holm oaks and cork oaks. Approximately 10,000 arrobas (around 150,000 kilograms) of cork are harvested biannually from this land.

Farm Equipment and Infrastructure

- The farm allows for livestock and agricultural exploitation (both dryland and irrigated farming) and is equipped with all necessary infrastructure for these activities.
- There are various sheep fences for crop protection, a fuel storage tank, cisterns, and tanks for irrigation.
- The farm is equipped with electricity posts throughout, allowing for the electrification of any of the hills that are under reconstruction.
- Additionally, the farm has excellent mobile network reception due to an antenna located within the property.



Development Opportunities & Future Prospects



- Accommodation Business
- **Content:**
- 10 rooms available
- Price range: €80 - €170 per night
- Opening this year
- Develop into a star-rated hotel, clubhouse, or high-value projects
- Expand forestry and ecological areas
- Introduce more animal species and enrich tourist experiences



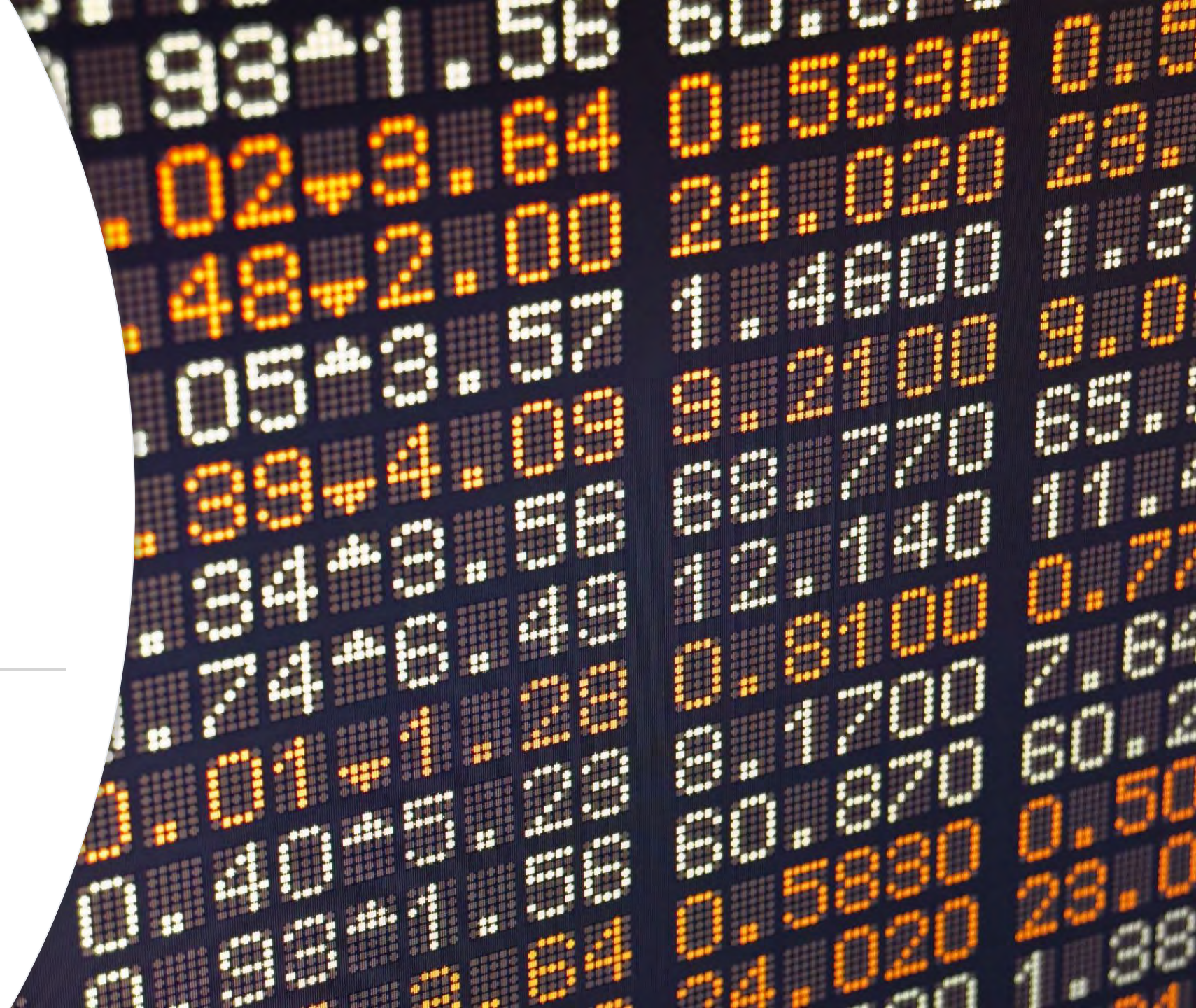
Farm Revenue Streams

- Government subsidies
- Cork tree revenue
- Hunting income
- Event revenue
- Animal business

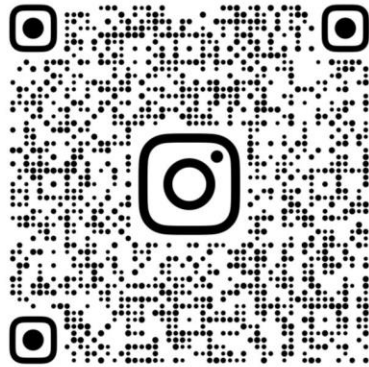


Sale Price

The farm is priced at €9,500,000



Contact Information



@PEBBLE_STONE_HUNTING_PRESERVE



- Contact Person: **Eytan Benzeno**
- Email: eytan@benzeno.com
- Unique investment opportunity in agricultural real estate
- Blend of existing infrastructure and future development potential
- Contact us for more information and to arrange a visit
- https://www.instagram.com/pebble_stone_hunting_preserve