



12-BEDROOM ALBUFEIRA

Casa Amarela Guest House — 12-Room Building & Boutique Business in the Heart of Albufeira

REF. IM053-PV

€1.790.000



THE PROPERTY

Few properties come to market already generating income. Casa Amarela is one of them: you acquire the building and, with it, the business that sets it apart.

In the heart of Albufeira's old town, a few minutes' walk from Praia do Peneco and the downtown restaurants, stands a classic Algarve building, fully renovated — today one of the most highly rated guest houses in the region, sold together with the fully operating business and earning from day one.

Set over the ground and first floors, it offers a total of 12 bedrooms, all en-suite with a private bathroom and each named after an Albufeira beach. Most can be arranged as a double or as two single beds; three have a double bed and take an additional bed, ideal for families. The jewel of the house is a suite with a private balcony and its own sitting area — the finest room in the building. There is also a guest support bathroom, bringing the total to thirteen.

At street level, the reception leads to a landscaped inner courtyard, shaded by sail canopies, with tables and seating nooks, and to a shared equipped kitchen with a dining area and coffee station.

At the top comes the highlight: a rooftop terrace, separate from the street courtyard, with a panoramic pool, pergola, shade cabana and sun loungers, overlooking the white rooftops and the towers of the historic centre.

It is the reviews that tell the story of the business: 9.7 "Exceptional" on Booking, Superhost on Airbnb, 5.0 on Google and top of Tripadvisor, with more than 2,500 reviews and cleanliness consistently above 9.5. A mature operation, with established processes and reputation, handed over on a truly turnkey basis. The Local Accommodation (Alojamento Local) licence remains active and transferable to the new owner, allowing the operation to be taken over immediately, without interruption, when property and business are acquired together.

The operation comes with its own digital ecosystem, geared towards direct bookings. Casa Amarela ranks among the highest rated on Google Maps in Albufeira — a permanent showcase that steadily drives bookings. Supporting it are a dedicated website — casaamarelaguesthouse.pt, built in 2026 — with a booking engine integrated into the management platform; a guest web app powered by artificial intelligence, which answers questions, creates tailored itineraries and recommends the best restaurants, services and beaches in the Algarve; and an online tours and experiences booking engine that generates additional commissions. Technology that significantly eases the team's workload — booking excursions, answering guests and building itineraries — while opening a new revenue stream.

Fully renovated in 2020, the building preserves its classic Algarve façade and historic character, while inside it offers entirely contemporary interiors, with an energy certificate of class A.

Albufeira is one of Europe's most sought-after destinations and one of the Algarve's most resilient tourism operations: demand for much of the year, a lively historic centre and the beach at the door. The A22 is minutes away and Faro Airport around 35 minutes.

12
BEDS

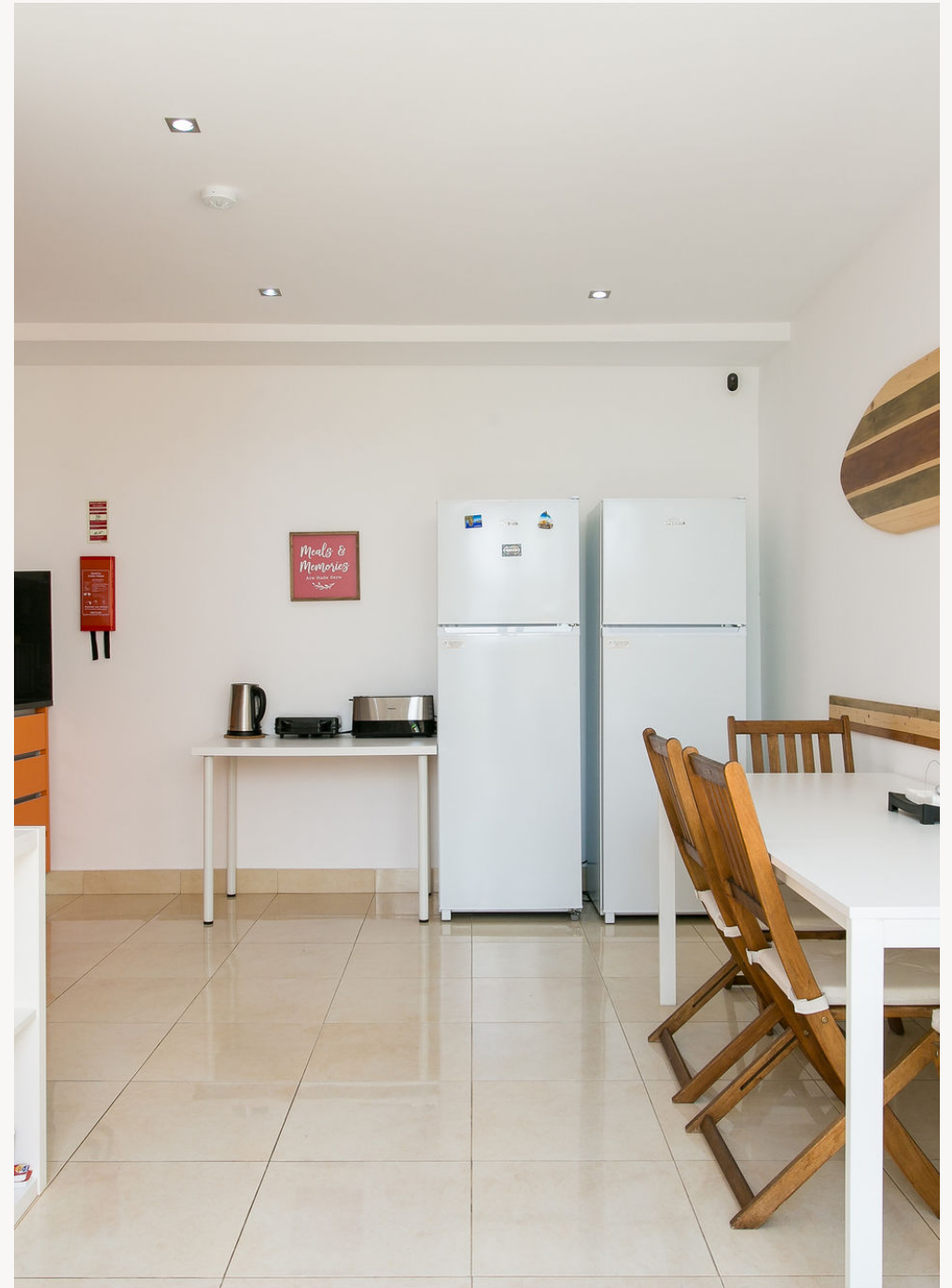
13
BATHS

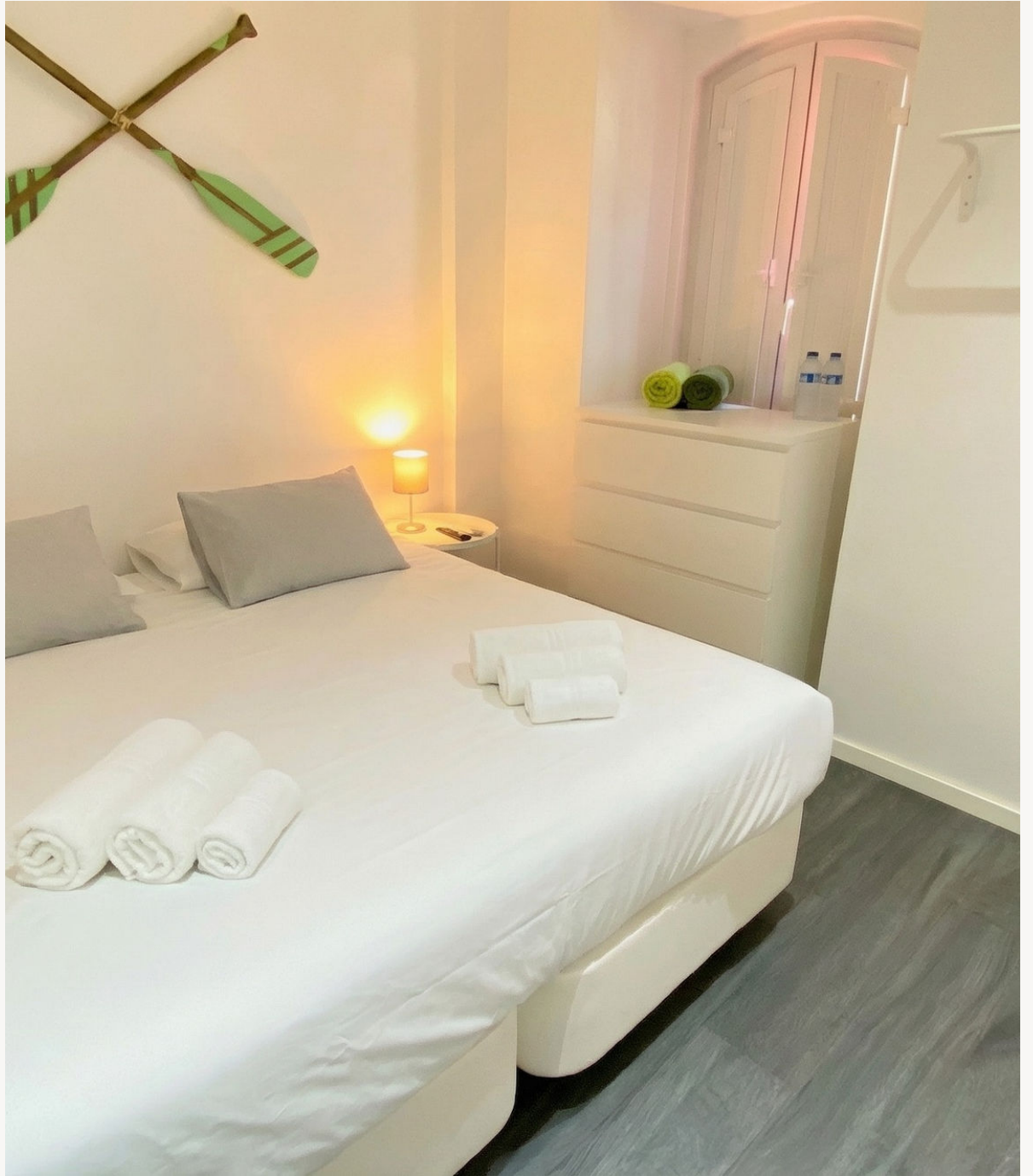
233 m²
AREA

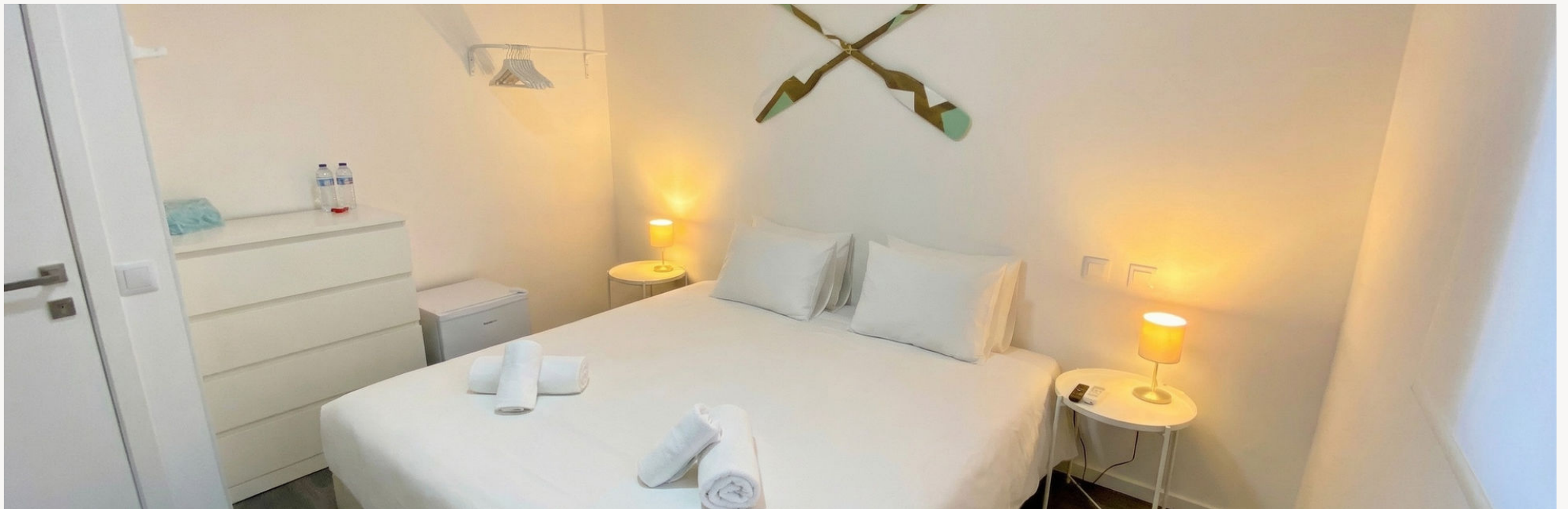
348 m²
PLOT

A
ENERGY RATING











DETAILS

BEDROOMS	12
BATHROOMS	13
LIVING AREA	233 m²
GROSS AREA	314 m²
PLOT	348 m²
ENERGY RATING	A
PRICE	€1.790.000

FEATURES

- Swimming pool
- Garden
- Garage
- Terrace
- Balcony
- Air conditioning
- Fitted kitchen
- Solar panels
- Double glazing
- Storage room
- Pool view
- Garden view



LOCATION

Albufeira e Olhos de Água

Albufeira, Faro



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