

Vélizy-Villacoublay, 22 January 2026

**Eiffage Immobilier strengthens its presence in Portugal with the launch of a new hotel project in Porto alongside MEININGER, a German hotel group.**



Photo Credits: Eiffage Immobilier Portugal

**Eiffage Immobilier launches a new hotel project in Porto: the development of a 228-room MEININGER hotel. Carried out in partnership with the German hotel group MEININGER and European real estate operator, Covivio, this project is part of the group's European development strategy and strengthens its positioning in the hotel sector, as well as its long-term commitment to the Portuguese market. The transaction is being carried out as part of a sale before completion.**

**Hotel development in the heart of the Bonfim district**

Work on the property will begin in the first quarter of 2026. The 3-star hotel will cover a surface area of approximately 9,150 m<sup>2</sup> across 2 buildings separated by a central garden, and will include 228 rooms for a total of 834 beds.

Located in the Bonfim district, which is undergoing rapid urban transformation, the hotel is part of a development initiative that includes new hotels and the conversion of a former shopping centre into an office building. The property benefits from its close

proximity to the Campanhã multimodal terminal, which provides connections to the rail, metro and bus networks, as well as direct access to the airport. This will be further enhanced in the coming years with the arrival of the Vigo - Lisbon high-speed rail line.

### **A programme featuring environmental objectives**

The project is aiming for BREEAM Very Good certification, as well as—for the first time in Portugal—LCBI Standard certification. This new programme is also aligned with EU Green Taxonomy (baseline December 2024). It features design and construction principles aimed at reducing the building's carbon footprint and environmental performance.

### **Strengthened presence in a dynamic hotel market**

This development dovetails into the current growth momentum of the Portuguese hotel market. Porto, voted “Europe’s Leading Seaside Metropolitan Destination” in 2024, has significant tourist appeal, as evidenced by an increase in the number of visitors and overnight stays. Against this dynamic backdrop, Eiffage Immobilier is continuing to develop its hotel activities in Porto—which started with the inauguration of its first hotel in the city in July 2025—by providing support to tourism stakeholders and local authorities for hotel development projects integrated into local urban initiatives.

### **Construction schedule:**

- January 2026: start of demolition work
- Second half 2028: project delivery and hotel opening

### **Project stakeholders:**

- Hotel operator: MEININGER Hotels
- Investor: Covivio
- Principal Contractor: MA.TERIA.ARCH
- Project Management: Alphalink

### **About Eiffage Immobilier:**

Eiffage Immobilier, property developer and subsidiary of Eiffage Construction, is a major player in the property sector, offering a diverse range of products tailored to the challenges of sustainable cities and new uses in France, Poland, Belgium, Luxembourg and Portugal. Eiffage Immobilier is committed to developing low-carbon offers incorporating low-carbon materials and design, renewable energies and energy performance, and quality of life and eco-mobility.

<https://www.eiffage-immobilier-corporate.fr/home-page>

### **About Eiffage Immobilier in Portugal:**

Active in Portugal for several decades, Eiffage Immobilier Portugal draws on the expertise of the Eiffage Group to develop and manage real estate projects that meet

the urban, economic and environmental challenges of the Portuguese market. The entity operates throughout Portugal and handles a wide variety of real estate products, working closely with institutional investors and local partners.

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**About Covivio:**

Thanks to its partnering history, its real estate expertise and its European culture, Covivio is inventing today's user experience and designing tomorrow's city.

A preferred real estate player at the European level, Covivio is close to its end users, capturing their aspirations, combining work, travel, living, and co-inventing vibrant spaces.

A benchmark in the European real estate market with €23.6 bn in assets, Covivio offers support to companies, hotel brands and territories in their pursuit for attractiveness, transformation and responsible performance.

Build sustainable relationships and well-being, is the Covivio's Purpose who expresses its role as a responsible real estate operator to all its stakeholders: customers, shareholders and financial partners, internal teams, local authorities but also to future generations and the planet. Furthermore, its living, dynamic approach opens up exciting project and career prospects for its teams.

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