



LUXURY APARTMENTS

Praia da Luz, Western Algarve, Portugal

DEAL HIGHLIGHTS

- No deposit required
- Discounted from valuation
- Legal fees & taxes paid

Welcome

This brochure will provide you with all the tools required to make an informed property investment decision based on the facts.

The real estate project detailed here has been carefully chosen following diligent research and offers an excellent opportunity to acquire high quality property at significant discount from bank valuation.



Verdes Lagos

The Gallery



Zero Deposit Required

Verdes Lagos

The Resort



Verdes Lagos is an exclusive gated boutique development of just 30 one and two bedroom apartments, located close to the fishing village of Praia da Luz and the historic town of Lagos.

Set with views of the Monchique Mountains, traditionally designed properties are surrounded by landscaped gardens. Portuguese cobblestone pathways lead to the communal swimming pool, separate children's pool, restaurant, sun terrace and tennis court.

All of the properties are constructed to high standards, finished with quality specifications and tastefully furnished and decorated.

Open plan interiors feature high ceilings and spacious accommodation. Each home boasts its own spacious terrace and some benefit from stylish mezzanine floors.

The Specification

All units include:

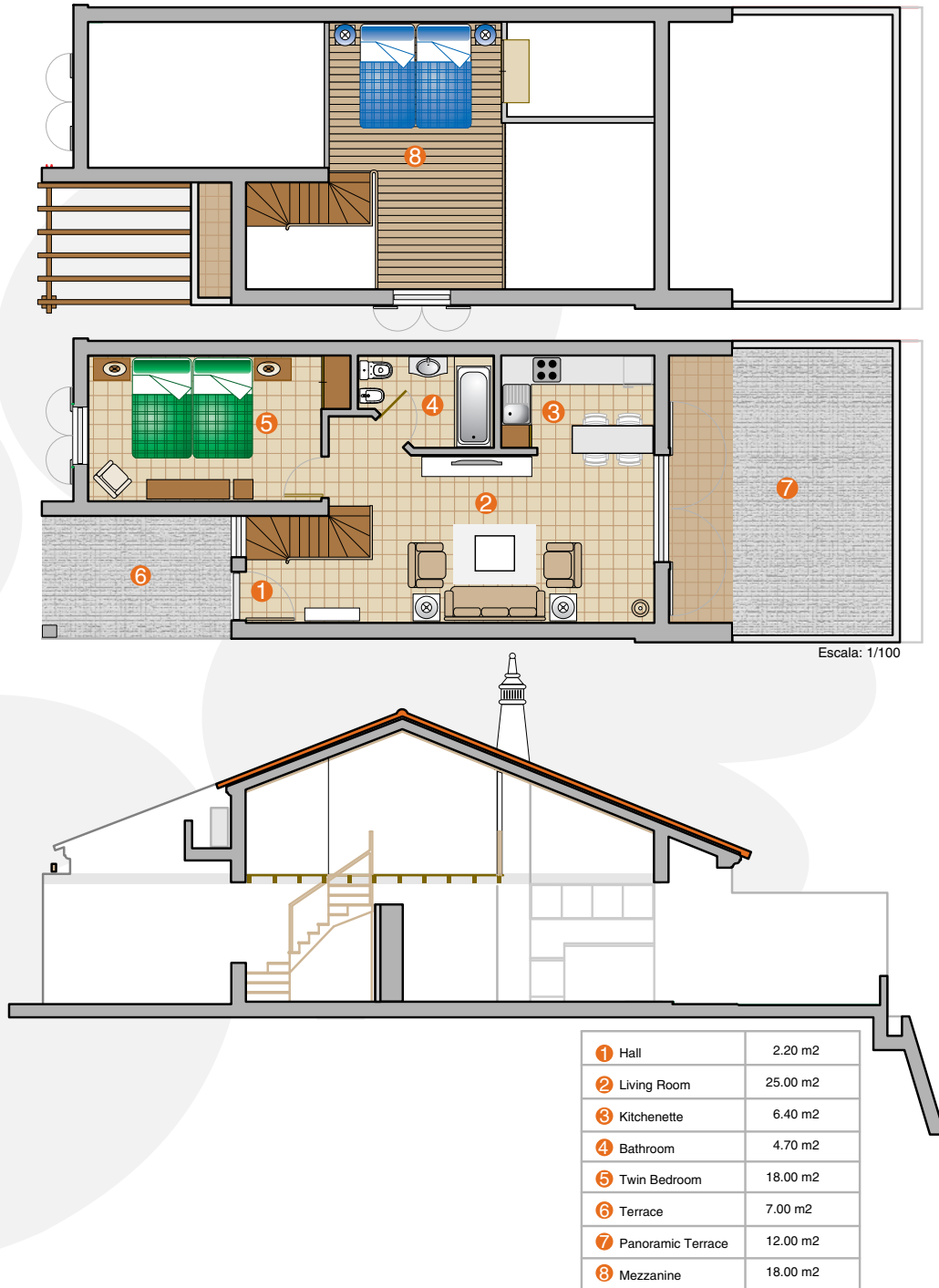
- Air-conditioning fully installed in living room and bedroom
- Fully fitted kitchen with granite worktops, electric oven, ceramic hob, extractor fan, fridge
- Large terraces
- Double glazed windows with electric window blinds
- Quality security entrance door
- High quality sanitary ware and under floor heating in bathroom
- Superior quality floor tiles throughout the Apartment
- Security entrance door
- Aluminum frames and double glazing in all the windows and doors
- High quality built in bedroom wardrobes

Facilities include:

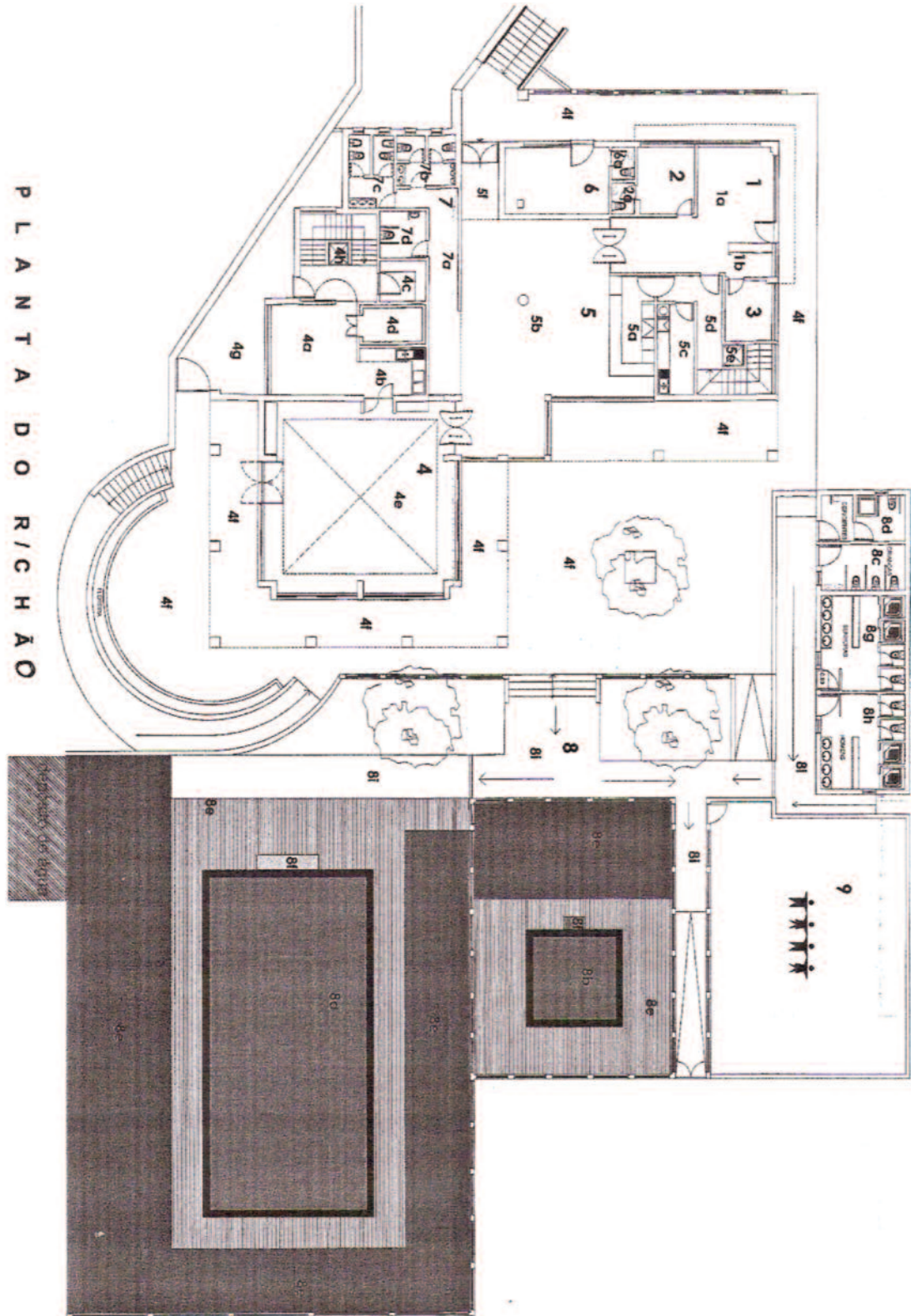
- A restaurant and bar
- Tennis court
- Large swimming pool with sun terraces and decking
- Childrens pool
- Childrens playground
- Games room

Verdes Lagos

Plans



Plans



Verdes Lagos

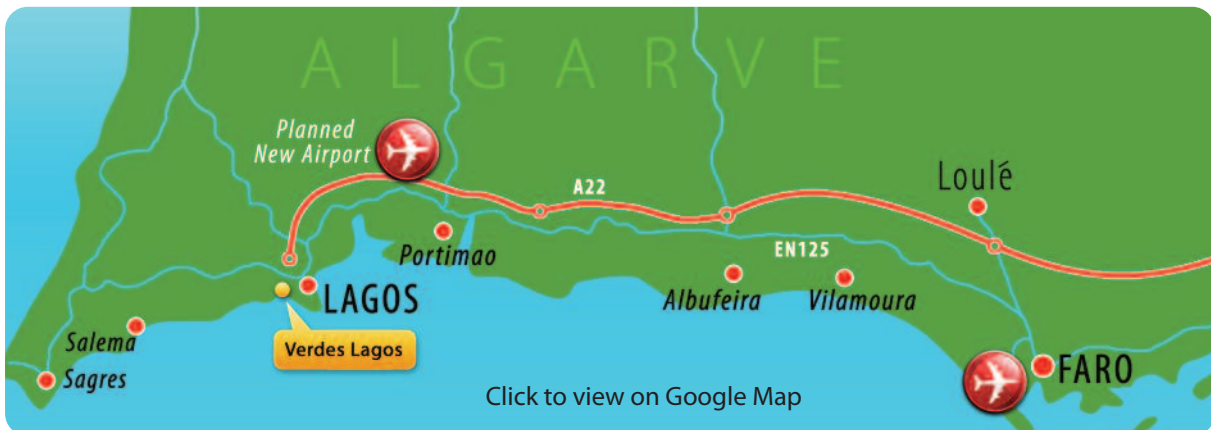
Location

Verdes Lagos is located just on the outskirts of the historical town of Lagos, with its beautiful beaches and picturesque old town, in the unspoilt Western Algarve.

The 30 linked apartments are set on an plot of 30,000 sqm amongst landscaped gardens and pathways.

The resort combines exceptional local amenities with good proximity to the A22 motorway providing access to Faro International Airport in just under an hour and a Lisbon and Seville in a couple of hours

The old fishing village of Praia da Luz boasts delightful beaches, an abundance of excellent restaurants, a supermarket, pharmacy and shops.



There are 3 picturesque well maintained 18-hole golf courses within a 10 minute drive of the resort, the closest of which is set just a few minutes from Verdes Lagos. The 18-hole championship Boavista Golf Course boasts panoramic views of the Atlantic Ocean, town of Lagos, and the Monchique Mountains. Additional facilities here include golf academy, driving range, club house, bar and restaurant, health club and spa, children's play area and kids clubs.

The historic town of Lagos, has become known as the cultural capital of the Algarve with a refreshing relaxed charm all of its own. The walled town consists of traditional cobbled streets lined with shops, boutiques, bars, restaurants and bars. While guarded by an ancient fort, Lagos features a cosmopolitan marina holding opulent yachts and servicing over 407 berths. Visitors can enjoy Europe's finest beaches ranging from the small coves sheltered by cliffs and grottos to long sandy stretches with crystal clear waters.

The rolling hills of the countryside and the unspoiled coastline create a diverse landscape well suited for a wide range of activities, sport, and culture bringing thousands of tourists to this region each year.

Key regional facts

New Airport

A new airport is expected to be finished in 2011 promising cheap flights from across Europe. The location for the new airport will be near the new International Racing Circuit, at Sítio do Escampadinho, close to Mexilhoeira Grande, in Portimão. According to the project promoters, the proximity to the racing track is one of the main incentives to attract foreign investment. The airport is expected to have a longer and wider runway than Faro Airport and a passenger friendly arrival and departure area. Regarded as excellent opportunity for tourism it will allow more people to visit the area and ensure shorter transfers.

Golf

The Algarve is renowned as a golfing Mecca. The quality of its courses, the ability to play all year round and the proximity to the UK make it the perfect golf destination. The International Association of Golf and Tour Operators agreed and awarded the Algarve with World's Best Golf Destination. There are 3 courses close to The Bay Resort and a further 30 courses to choose from along the coast.



The Media

In a recent report published by The Telegraph, experts from the real estate sector say the Portugal will hold its position despite the impact of the international crisis. The housing boom that oversupplied other countries in recent years, like neighbours Spain and France, did not hit Portugal with the same intensity. Prices in the Algarve region have "risen faster" than in the rest of the Portugal in recent years. Anyone who buys now is getting in on a market where there is demand, affluence and affordability.

Key regional facts cont.

New Racetrack

Investment is being thrown at the Western Algarve from all over the sporting and financial arenas of the world! This region will become a major tourism hub with massive growth potential. A new €200m Formula 1 circuit will no doubt attract the interest of Bernie Ecclestone in the hope of bringing the Grand Prix back to Portugal after Estoril lost it through safety concerns back in 1996.



The Autódromo Intenational Algarve is an integrated tourism and leisure development which will include racetrack, go cart track, sports centre and 5 star resort operated by The Radisson Group. The complex will house 100,000 spectators comfortably and inevitably attract the world's sporting media and racing fans from all around the world. The McLaren-Mercedes Formula 1 team are carrying out tests here in 2008 and the Superbikes World Championship, the A1GP, the Algarve 1000km (Le Mans Championship Series) and the GP2 are scheduled for 2009 along with a whole host of product launches.



Some of the big names coming to the Portimao race track.

"When their teams arrive, they bring up to 200 staff, all of which need accommodation..."

Portugal - key country facts

- Portugal is set to boost its investment potential after receiving a €21 bn EU grant to develop the country
- Unique climate - more than 300 days of sunshine per year
- The British choose the Algarve as one of their preferred destinations in Europe
Approximately 40,000 British nationals live here permanently 11,000 Brits live here for part of the year
- It's just a two-and-a-half hour flight away from London
- The last three year average occupancy rate of 4 and 5 star resorts in the Algarve has been 66%
- Portugal was voted best place to buy in the sun by A Place in the Sun
- Portugal came in at number three in the '20 best places to make money' by A Place in the Sun
- Algarve World Cup & Portugal Masters (PGA European Circuit) held at Victoria Golf Course, Vilamoura
- The Algarve was elected "Best Worldwide Golf Destination 2006" by International Association of Golf Tour Operators
- The Algarve gets close to one million golf rounds per year
- Excellent Leisure & sports facilities - golf, beach, wellness & spa
- Many Algarve beaches are environmental certified
- Healthy Mediterranean cuisine
- Friendly and relaxed atmosphere where English is widely spoken

Disclaimer

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