

ALGARVE VIEW

UNIQUE PROPERTIES FOR SALE IN PORTUGAL

Knight Frank



Next Page





BEM-VINDO

Bem-vindo à terceira edição do Algarve View da Knight Frank e da Sadler's Mediação Imobiliária

A nossa presença no Algarve continua a fortalecer. Empenhamo-nos em prestar o melhor serviço possível aos nossos clientes, trabalhando conjuntamente para proporcionar um serviço simples e transparente do início ao fim.

Como tal, a Sadler's Mediação Imobiliária teve o prazer de receber o prémio da Melhor Mediação Imobiliária na categoria de Portugal nos CNBC Europe & Africa Property Awards de 2008. Pelo segundo ano consecutivo a Sadler's Property foi reconhecida pelo seu profissionalismo, excelente reputação e serviços proactivos.

Nas próximas páginas, encontrará uma selecção de propriedades que representam o nosso largo espectro, incluindo apartamentos na marina, quintas restauradas, vivendas de golfe e casas de férias perfeitas. Pesquise propriedades adicionais no nosso site de premiado. www.knightfrank.com/portugal

Caso pretenda comprar ou vender uma propriedade, ou simplesmente um pedido de informações, por favor contacte-nos, estaremos a seu dispor.

Georgina Richards
Knight Frank, London

Nick Sadler
Sadler's Property, Algarve

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WELCOME

Welcome to the third edition of the Knight Frank and Sadler's Property Algarve View.

As our presence along the Algarve continues to strengthen, we strive to offer the best possible service to both buyers and sellers. Our aim is to ensure the process of buying or selling runs as smoothly as possible and that, whatever your requirements, you receive a service that is second to none.

With this in mind, Sadler's Property is delighted to announce that they have received a 5 star accolade in the Best Real Estate Agency, Portugal category at the CNBC Europe & Africa Property Awards 2008. It is the second year running that Sadler's Property have been recognised for their professional, proactive service and excellent reputation.

In the following pages you will find a selection of properties that represent our full spectrum, ranging from golf apartments to restored farmhouses, waterfront villas to the perfect family holiday homes. Further properties can be found on our award winning website www.knightfrank.com/portugal

Whether you are looking to buy or sell, or simply requiring advice, we are here to help.

Georgina Richards
Knight Frank, London

Nick Sadler
Sadler's Property, Algarve

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ALGARVE SNAPSHOT

Foreign buyer demand for the Algarve has traditionally been focused on certain locations, such as Quinta do Lago and Vale do Lobo; however, the Western Algarve continues to offer a wide range of attractive property only an hour from Faro. Indeed buyers are increasingly looking west in locations such as Luz, Burgau, Lagos, Portimão and Carvoeiro, in favour of more value for money.

Loved by sun-worshippers, golfers, surfers and culture-seekers alike, Portugal has enjoyed a number of excellent years in terms of property sales. In particular, steady growth has been witnessed in the higher-end market in the Western Algarve, with an increased number of sales in the Euro million-plus bracket. Last year property prices slowed slightly at the lower end, whilst increases of approximately 5% were experienced in the mid to high end price brackets.

This year, despite the changing conditions, there are signs of life in the wider market. Properties of the highest quality are still attracting good demand and vendors are increasingly more realistic, as well as accepting of the new market conditions. Constant levels of viewings continue to take place indicating that the appetite for that keenly sought after 'lifestyle' is still thriving. Naturally, some buyers are waiting for the market to stabilise, but others remain keen to press ahead.

“PROPERTIES OF THE
HIGHEST QUALITY ARE
STILL ATTRACTING
PLENTY OF ATTENTION”





Tradicionalmente, o mercado imobiliário no Algarve, em relação aos compradores estrangeiros concentra-se nas localizações de luxo, nomeadamente nas zonas da Quinta do Lago e Vale de Lobo. Mas a procura de propriedades mais económicas possuindo carácter e tradições Algarvias, situadas a menos de uma hora do aeroporto de Faro, significa um grande aumento de procura no Barlavento Algarvio, favorecendo propriedades de melhor valor para o investimento.

Frequentado por amantes do sol, golfistas, surfistas como também apreciadores de cultura, o mercado em Portugal encontra-se bastante desenvolvido em termos de vendas, principalmente na imobiliária de luxo no oeste Algarvio, com um grande volume de

vendas acima de um milhão de Euros. No ano passado, vendas de propriedades com preços inferiores desceram, enquanto houve uma subida de aproximadamente 5 por cento no mercado de propriedades com preços médios e altos.

Este ano, apesar da presente situação económica, há sinais de vida no mercado. Propriedades de alta qualidade estão a atrair atenção. Vendedores estão mais realistas, aceitando as novas condições do mercado. O alto nível de interesse demonstrado indica uma grande atenção dos estrangeiros para uma melhoria na qualidade de vida, e enquanto alguns compradores aguardam um mercado mais estável, outros estão ansiosos em avançar...

“ PROPRIEDADES DE
ALTA QUALIDADE ESTÃO
A ATRAIR ATENÇÃO ”

**MAR E LAGO
QUINTA DO LAGO****In the heart of Quinta do Lago**

- 2 reception rooms
- 6 bedrooms and 7 bathrooms
- Staff annex
- Swimming pool and mature gardens
- Synthetic tennis court and gym
- Plot area about 9,890m²

No coração de Quinta do Lago

- 2 salas de estar
- 6 quartos e 7 casas de banho
- Anexo para empregados
- Piscina e jardins maravilhosos
- Campo de ténis sintético e ginásio
- Área total a cerca de 9,890m²

Price on application**VIVENDA DO LAGO
ALCALAR****Exclusive country house**

- 3 reception rooms
- 6 bedrooms and 6 bathrooms
- Guest annex
- Gym/games room and Jacuzzi
- Mature gardens with water features
- Plot area about 4,100m²

Casa de campo exclusivo

- 3 salas de estar
- 6 quartos e 6 casas de banho
- Anexo para hóspedes
- Ginásio/sala de jogos e Jacuzzi
- Piscina, zona de BBQ e jardim com lagoa
- Área total 4,100m²

€1,490,000



THE KEYS QUINTA DO LAGO

Unique chic

- 3 prestige developments
- Selection of luxury villas, townhouses and apartments
- Extraordinary architecture, exquisite landscapes and 6-star facilities
- A glamorous, world-class golf resort

Unique chic

- 3 projectos de prestígio
- Vivendas, moradias geminadas e apartamentos de luxo
- Arquitetura e paisagens extraordinárias com facilidades de 6 estrelas
- Um resort de golfe de classe mundial

Prices from €1,060,000



CASA LYDIA GUIA

A charming quinta

- 3 reception rooms
- 6 bedrooms and 6 bathrooms
- Guest house
- Artist's studio and private courtyard
- Sauna room
- Distant sea views

Uma quinta encantadora

- 3 salas de estar
- 6 quartos e 6 casas de banho
- Casa de hóspedes
- Estúdio para pintura e pátio privado
- Sauna
- Vista mar distante

€2,100,000

VIVENDA ACACIA PRAIA DA LUZ

Ocean views

- Reception room
- 5 bedroom and 5 bathrooms
- Swimming pool
- Plot area about 2,200m²

Vistas do mar

- Sala de estar
- 5 quartos e 5 casas de banho
- Piscina
- Área total a cerca de 2,200m²

€1,450,000



THE GREENS QUINTA DA BOAVISTA

Excellent frontline location

- 3 reception rooms
- 4 to 5 bedrooms and 4 bathrooms
- Built in 2005
- Heated swimming pool

Excelente localização

- 3 salas de estar
- 4 a 5 quartos e 4 casas de banho
- Construída em 2005
- Piscina aquecida

€995,000



QUINTA BOA NOVA FERRAGUDO

Villa in a prestigious location

- Reception room
- 3 bedrooms and 2 bathrooms
- Heated pool, BBQ area and sea views
- About 40 minutes drive to Faro airport

Vivenda óptima localização

- Sala de estar
- 3 quartos e 2 casas de banho
- Piscina aquecida, BBQ e vista mar
- 40 minutos do aeroporto de Faro

€695,000





FONTAINHAS PRAIA DA LUZ

Waterfront wonder

- Reception room
- 4 bedrooms and 5 bathrooms
- Swimming pool and Jacuzzi
- Underground parking

À beira do mar

- Sala de estar
- 4 quartos e 5 casas de banho
- Piscina e Jacuzzi
- Estacionamento subterrâneo

€1,350,000



ALMA VERDE BURGAU

Eco-friendly villa

- Reception room
- 3 to 4 bedrooms and 3 bathrooms
- Swimming pool
- Access to leisure facilities

Eco-vivenda

- Sala de estar
- 3 a 4 quartos e 3 casas de banho
- Piscina
- Acesso às facilidades do aldeamento

€595,000



MONTE LEMOS PRAIA DA LUZ

Elegant villa

- Reception room
- 4 bedrooms and 3 bathrooms
- Swimming pool
- Covered BBQ area with sea views

Vivenda elegante

- Sala de estar
- 4 quartos e 3 casas de banho
- Piscina
- Zona de BBQ com vista mar

€750,000

PORTO DE MÓS LAGOS

New build with sea views

- 2 reception rooms
- 3 bedrooms and 4 bathrooms
- Swimming pool and garage
- Walking distance to the beach

Nova construção com vista mar

- 2 salas de estar
- 3 quartos e 4 casas de banho
- Piscina e garagem
- Minutos a pé da praia

€875,000



CALIÇAS LAGOS

Spectacular sea views

- Reception room
- 3 bedrooms and 2 bathrooms
- Guest annex
- Heated swimming pool

Vista mar espetacular

- Sala de estar
- 3 quartos e 2 casas de banho
- Casa de hóspedes
- Piscina aquecida

€1,300,000



MONTE LEMOS PRAIA DA LUZ

Walking distance to Luz beach

- Reception room
- 4 to 5 bedrooms and 4 bathrooms
- Lovely sea views
- Freeform swimming pool

Minutos a pé da Praia da Luz

- Sala de estar
- 4 a 5 quartos e 4 casas de banho
- Vista mar
- Piscina

€850,000





ALTO GOLFE ALVOR

Golf villa built over two plots

- 2 reception rooms
- 4 bedrooms and 4 bathrooms
- Heated swimming pool
- Access to leisure and golf facilities

Vivenda de golfe sobre 2 lotes

- 2 salas de estar
- 4 quartos e 4 casas de banho
- Piscina aquecida e descontos de golfe
- Acesso às facilidades do aldeamento

€980,000



GRAMACHO GOLF CARVOEIRO

Frontline golf property

- Reception room
- 4 bedrooms and 4 bathrooms
- Views over the golf course to the Monchique hills

Vivenda na primeira linha

- Sala de estar
- 4 quartos e 4 casas de banho
- Vistas do campo de golfe e os montes de Monchique

€695,000



CASA DELLA CRESTA LUZ

Excellent sea views

- Reception room
- 3 bedrooms and 3 bathrooms
- Swimming pool
- Walking distance to the Luz

Vista mar excelente

- Sala de estar
- 3 quartos e 3 casas de banho
- Piscina
- Minutos a pé da Praia da Luz

€980,000

PARQUE DA FLORESTA BUDENS

Golf and sea

- Reception room
- 3 bedrooms and 3 bathrooms
- Sea views from every room
- Swimming pool

Golfe e mar

- Sala de estar
- 3 quartos e 3 casas de banho
- Vista mar de todos os quartos
- Piscina

€720,000



URB. MAGICUM LAGOS

Family living

- 3 reception rooms
- 5 bedrooms and 4 bathrooms
- Guest annex
- Swimming pool

Casa para a família

- 3 salas de estar
- 5 quartos e 4 casas de banho
- Casa de hóspedes
- Piscina

€750,000



LAKEVIEW VILLAGE QUINTA DA BOAVISTA

Golf villa with water views

- Reception room
- 3 bedrooms and 3 bathrooms
- Communal pool and gardens
- Access to leisure facilities

Villa de golfe com vista do lago

- Sala de estar
- 3 quartos e 3 casas de banho
- Piscina e jardins comuns
- Acesso às facilidades do aldeamento

€550,000





VILLA ESPRIT CALIÇAS

Lock up & leave lifestyle

- 2 reception rooms
- 4 bedrooms and 3 bathrooms
- Lovely sea views
- Walking distance to the Lagos marina

Ideal para fechar e andar

- 2 salas de estar
- 4 quartos e 3 casas de banho
- Vista mar
- Minutos a pé da marina de Lagos

€895,000



SÃO LOURENÇO QUINTA DO LAGO

Golfer's dream

- Ensuite bedroom with additional study
- Recently completely refurbished
- Lovely views over golf course
- Air-conditioning & underfloor heating

Um sonho de golfista

- Quarto ensuite com escritório
- Recentemente renovado
- Vista linda do campo de golfe
- Ar condicionado e chão radiante

€475,000



TARDINHADA PRAIA DA LUZ

Overlooking the beach

- Reception room
- 2 to 4 bedrooms and 2 bathrooms
- An amazing development opportunity
- Space for swimming pool

Quase na praia

- Sala de estar
- 2 a 4 quartos e 2 casas de banho
- Oportunidade única para um projecto
- Espaço para construir uma piscina

€699,000

THE VILLA COLLECTION PORTO DE MÓS

Simply breathtaking

- 2 cliff top villas
- 4 bedrooms and 3 to 4 bathrooms
- Uninterrupted sea views
- Traditional-style architecture
- Heated swimming pool
- Minutes walk to Porto de Mós beach

Simplesmente extraordinário

- 2 vivendas situadas no topo da falésia
- 4 quartos e 3 a 4 casas de banho
- Vista mar desafogada
- Arquitetura de estilo tradicional
- Piscina aquecida
- Minutos a pé da praia Porto de Mós

Prices from €1,595,000



PARQUE DA FLORESTA BUDENS

Perfect for golf

- Reception room
- 5 bedrooms and 3 bathrooms
- Heated swimming pool
- BBQ terrace
- Garage
- About 15 minutes drive to Lagos

Perfeito para golfe

- Sala de estar
- 5 quartos e 3 casas de banho
- Piscina aquecida
- Terraço com BBQ
- Garagem
- A cerca de 15 minutos de Lagos

€1,195,000





QUINTA DO MONTE FUNCHAL, LAGOS

Contemporary new build

- 4 reception rooms
- 5 bedroom suites and 1 shower room
- Gym, children's play room and cinema room
- Heated swimming pool
- Landscaped gardens
- Total area about 2,284m²

Nova construção contemporânea

- 4 salas de estar
- 5 quartos ensuete e 1 casa de banho
- Ginásio, quarto de recreio e cinema
- Piscina aquecida
- Jardins bem cuidados
- Área total a cerca de 2,284m²

€1,850,000



SERRA E MAR ALCALAR

Majestic villa with mountain views

- 3 reception rooms
- 4 ensuite bedrooms and 3 bathrooms
- Swimming pool, BBQ and sauna
- Double garage, CCTV and Smart electrics
- Total area about 6,005m²
- About 5-10 minutes to golf and beach

Vivenda com vista da serra

- 3 salas de estar
- 4 suites e 3 casas de banho adicionais
- Piscina, BBQ e sauna
- Garagem dupla, CCTV e electricidade Smart
- Área total a cerca de 6,005m²
- 5-10 minutos do golfe e praia de Alvor

€900,000

QUINTA BONITA LAGOS

A pretty quinta ideal for guests

- 3 reception rooms
- 7 bedrooms and 7 bathrooms
- Main house, cottage and apartment
- Swimming pool and BBQ area

Quinta ideal para convidados

- Total de 3 salas de estar
- Total de 7 quartos e 7 casas de banho
- Casa principal, anexo e apartamento
- Piscina e zona de BBQ

€1,350,000



QUINTA DA BELAVISTA PRAIA DA LUZ

View of the bay

- 2 reception rooms
- 4 to 5 bedrooms and 4 bathrooms
- Terraces offering lovely sea views
- Built in 2003

Vista da baía

- 2 salas de estar
- 4 a 5 quartos e 4 casas de banho
- Construída em 2003
- Terraços com vista mar

€845,000



CASA RA PENINA GOLF RESORT

Exquisite frontline golf villa

- 3 to 4 reception rooms
- 5 to 6 bedrooms and 5 bathrooms
- Guest cottage and wine cellar
- Tennis court and plot area of 5,100m²

Um espanto na primeira linha

- 2 a 3 salas de estar
- 5 a 6 quartos e 5 casas de banho
- Casa de hóspedes e adega
- Campo de ténis e área total 5,100m²

€1,995,000





CASA MIMOSA PRAIA DA LUZ

Prime potential

- Sitting and dining rooms
- 3 bedrooms and 2 bathrooms
- Garage and laundry room
- Approx. 45 minutes to Faro Airport

Vivenda com grande potencial

- Sala de estar e sala de jantar
- 3 quartos e 2 casas de banho
- Garagem e lavandaria
- 45 minutos do aeroporto de Faro

€550,000



QUINTA DO MONTE LAGOS

Private villa with guest cottage

- 4 reception rooms
- 6 bedrooms and 5 bathrooms
- Stunning sea views
- Heated salt water swimming pool

Vivenda com casa de hóspedes

- 4 salas de estar
- 6 quartos e 5 casas de banho
- Vista mar linda
- Piscina de água salgada aquecida

€1,650,000



CASA SOBREIROS MONCHIQUE

A well kept secret

- Reception room
- 3 bedrooms and 3 bathroom
- Swimming pool and sauna
- Beautiful gardens, courtyard and pond

Um segredo bem guardado

- Sala de estar
- 3 quartos e 3 casas de banho
- Piscina e sauna
- Jardins lindos, pátio privado e lagoa

Offers in the region of €500,000

CASA DA ENCOSTA VALE DA LAMA

Lovely villa with generous plot

- 3 reception rooms
- 4 to 5 bedrooms and 3 bathrooms
- Guest annex
- Swimming pool

Vivenda em lote espaçoso

- 3 salas de estar
- 4 a 5 quartos e 3 casas de banho
- Casa de hóspedes
- Piscina

€830,000



MOINHO VELHO GUIA

A true taste of the Algarve

- 3 reception rooms
- 5 bedrooms and 5 bathrooms
- Bordering vineyards and windmill
- In all about 1 hectare

Verdadeiramente Algarvio

- 3 salas de estar
- 5 quartos e 5 casas de banho
- Rodeado por vinhedos e moinho
- Área total a cerca de 1 hectar

Offers in the region of €2,100,000



ALTOS DOS MONTINHOS, LUZ

Villa with sea view

- 4 reception rooms
- 8 bedrooms and 7 bathrooms
- Built over two plots
- Guest cottage and annex

Vivenda com vista mar

- 4 salas de estar
- 8 quartos e 7 casas de banho
- Construída sobre 2 lotes
- Casa de hóspedes e anexo

€1,295,000





QUINTA ESCORPIÃO LAGOS

Recently renovated villa

- Reception room
- 6 bedrooms and 4 bathrooms
- Guest cottage
- Heated salt water swimming pool

Casa recentemente renovada

- Sala de estar
- 6 quartos e 4 casas de banho
- Casa de hóspedes
- Piscina de água salgada aquecida

€1,450,000



L'ORANGERIE VILAMOURA

Luxury townhouses and villas

- Bounded by two golf courses
- 2 to 4 bedrooms
- Communal and private pools
- Beautifully landscaped gardens

Moradias e vivendas de luxo

- Junto a dois campos de golfe
- 2 a 4 quartos
- Piscinas comuns e privadas
- Espaços ajardinados

Prices from €675,000 to €1,300,000



RESERVA DA LUZ PRAIA DA LUZ

Sea front luxury development

- Plots for off-plan villas
- Ocean views
- 4 bedrooms and 3 bathrooms
- Plot sizes from 1,600m²

Aldeamento de luxo

- Lotes para construção de vivendas
- Vista mar
- 4 quartos e 3 casas de banho
- Lotes a partir de 1,600m²

Prices from €1,195,000

MULBERRY MANOR NEAR ALMANCIL

Recently built manor

- 4 reception rooms
- 6 bedrooms and 4 bathrooms
- Gym/cinema and wine cellar
- Heated swimming pool and lovely gardens
- Sea views from the first floor
- In all about 1.5 hectares

Solar recentemente construído

- 4 salas de estar
- 6 quartos e 4 casas de banho
- Ginásio/cinema e adega
- Piscina aquecida e jardins lindos
- Vista mar do primeiro andar
- Área total de 1.5 hectares

€4,000,000



VALE DA RIBEIRA LAGOS

Panoramic country views

- Reception room
- 5 bedrooms and 4 bathrooms
- Built in 2005
- Swimming pool
- Garage
- Approx. 10 minutes drive from Lagos town

Vista panorâmica rural

- Sala de estar
- 5 quartos e 4 casas de banho
- Construída em 2005
- Piscina
- Garagem
- Aprox. 10 minutos de Lagos de carro

€1,095,000





CASA CACILIA ODIÁXERE

Charming country house

- 2 reception rooms
- 3 bedrooms and 2 bathrooms
- Heated swimming pool and cabana
- Garage
- Plot area about 6,000m²
- Approx. 5 minutes to Meia Praia beach

Casa do campo charmosa

- 2 salas de estar
- 3 quartos e 3 casas de banho
- Piscina aquecida e cabana
- Garagem
- Área total de 6,000m²
- Aprox. 5 minutos de Meia Praia

€625,000



VILLA PALMEIRAL LOULÉ

Algarvian masterpiece

- 4 reception rooms and cinema room
- 6 bedrooms and 6 bathrooms
- Guest house
- Views over the countryside to the sea
- Salt water infinity swimming pool
- Array of terraces and steam room

Uma obra prima no Algarve

- 4 salas de estar e cinema
- 6 quartos e 6 casas de banho
- Casa de hóspedes
- Vista do campo e do mar
- Piscina infinity de água salgada
- Amplos terraços e sauna

€4,500,000

NEW BUILD VILLAS VALE DO LOBO

Exclusive plots for villas

- Exceptional locations and designs
- Largest tennis academy in Portugal
- 2 legendary golf courses
- Beach, Spa and leisure facilities

Lotes exclusivos para vivendas

- Selecção de lotes e desenhos
- A maior academia de ténis nacional
- 2 lendários campos de golfe
- Praia, Spa e serviços de lazer

Turnkey prices from €2,500,000



QUATRO VENTOS BURGAU

Cliff top property

- 2 reception rooms
- 4 bedrooms and 4 bathrooms
- Landscaped gardens and BBQ area
- An approx. 3 hectare oceanfront plot

No topo da falésia

- 2 salas de estar
- 4 quartos e 4 casas de banho
- Espaços ajardinados e zona de BBQ
- Área total aprox. de 3 hectares

€1,795,000



PORTO DONA MARIA LUZ

Off-plan villa

- 2 reception rooms
- 4 bedrooms and 4 bathrooms
- Swimming pool with BBQ area
- Garage

Em construção

- 2 salas de estar
- 4 quartos e 4 casas de banho
- Piscina com zona de BBQ
- Garagem

€1,375,000





QUINTA DA PERDIZ PINCHO

A rural retreat

- 2 reception rooms
- 6 bedrooms and 5 bathrooms
- Guest annex
- Swimming pool and tennis court

Um retiro rural

- 2 salas de estar
- 6 quartos e 5 casas de banho
- Casa de hóspedes
- Piscina e campo de ténis

Offers in the region of €1,450,000



LAS BRISAS LAGOS

Lovely single storey villa

- 3 reception rooms
- 3 bedrooms and 3 bathrooms
- Separate 2 bedroom annex
- Sea views

Vivenda encantadora

- 3 salas de estar
- 3 quartos e 3 casas de banho
- Anexo com 2 quartos adicionais
- Vista mar

€1,500,000



CANAVIAL LAGOS

Off-plan villa with sea views

- Choice of villa design
- 4 bedrooms and 4 bathrooms
- Landscaped gardens
- Swimming pool

Vivenda em construção

- Selecção de desenhos
- 4 quartos e 4 casas de banho
- Espaços ajardinados
- Piscina e vista mar

**Guide price €1,230,000 and
€550,000 for plot only**

12A PENINA PENINA GOLF RESORT

Penthouse apartment

- Reception room
- 3 bedrooms and 2 bathrooms
- Communal pool and gardens
- Access to leisure and tennis facilities

Apartamento no último andar

- Sala de estar
- 3 quartos e 2 casas de banho
- Piscina e jardins comuns
- Acesso às amenidades do aldeamento

€249,950



ENCOSTA DAS OLIVEIRAS, LAGOS

Lovely townhouse

- Reception room
- 3 bedrooms and 3 bathrooms
- Sea views
- Communal pool and gardens

Uma maravilha duma moradia

- Sala de estar
- 3 quartos e 3 casas de banho
- Vista mar
- Piscina e jardins comuns

€340,000



FAIRVIEWS VILLAGE QUINTA DA BOAVISTA

Popular golf apartment

- Reception room
- 2 bedrooms and 2 bathrooms
- Communal pool and gardens
- Access to leisure facilities

Apartamento de golfe

- Sala de estar
- 2 quartos e 2 casas de banho
- Piscina e jardins comuns
- Acesso às facilidades do aldeamento

€298,000





GOLF VILLAGE PARQUE DA FLORESTA

Furnished golf apartment

- Reception room
- 2 bedrooms and 2 bathrooms
- Communal pool and gardens
- Access to leisure facilities

Apartamento de golfe mobilada

- Sala de estar
- 2 quartos e 2 casas de banho
- Piscina e jardins comuns
- Acesso às facilidades do aldeamento

€290,000



QUINTA DA ENCOSTA VELHA, BUDENS

Golf townhouse

- Reception room
- 2 bedrooms and 2 bathrooms
- Communal pool and gardens
- Access to leisure facilities

Morada de golfe

- Sala de estar
- 2 quartos e 2 casas de banho
- Piscina e jardins comuns
- Acesso às amenidades do aldeamento

€345,000



MARINA PARK LAGOS

In Marina Park

- Reception room
- 3 bedrooms and 2 bathrooms
- Communal pool and tennis court
- Lovely sea views and large balcony

Em Marina Park

- Sala de estar
- 3 quartos e 2 casas de banho
- Piscina e campo de ténis comuns
- Varanda grande e vista mar

€295,000

PROCEDURES BUYERS & SELLERS GUIDE

Residential Property Purchase Procedure in Portugal 2008



Buying property in Portugal is quite straightforward but it is vitally important that you instruct the services of a reputable lawyer and notary.

PROMISSORY CONTRACT

(Contracto promessa de compra e venda)

When you have decided on your purchase you will normally be asked to sign a promissory contract and pay a deposit. If you withdraw after this you may forfeit the deposit. If the vendor withdraws he may have to compensate you. If you are buying



'off-plan' from a new development under construction, you are normally required to pay the purchase price in stages.

The deposit paid, your lawyer should check that the title deed is in order and is owned by the vendor, there are no outstanding charges on the property, the property itself has planning permission and all other necessary licences and the terms of the contract are fair and reasonable.

Once all the necessary searches have been carried out and you are satisfied, the lawyer will arrange for any fees and taxes to be paid and for the title deed to be transferred into your name and registered with the Portuguese Government Land Registry.

TITLE DEED

(Escritura de compra e venda)

The escritura includes a detailed description of the property as well as carrying the name of the person legally owning it, and needs to be signed by the purchaser and vendor in front of a notary. If you cannot be in Portugal to attend the signing you can give Power of Attorney to your lawyer instead providing all parties agree. The importation of funds to buy the property usually needs to be recorded with the Portuguese authorities.

The notary is a public official who is there only to put on public record the fact that the title deed documenting the transfer of the property has been signed in the notary's presence and understood by all parties

concerned. When the escritura is signed in front of the notary, either the funds are handed over in his presence, or the vendor confirms that the money has already been received. Proof of the payment is incorporated into the title deeds.

COSTS

The charges made by the lawyer in dealing with the basic legal administration in the purchase of property that already exists is usually between 1% and 2% of the purchase price subject to a minimum charge of approximately €1,100. If the property is under construction, or there is extra work that the lawyer undertakes, a further charge may be made.

VAT (IVA in Portugal) at the standard rate of 20% will be charged on estate agent, legal and survey fees, and on all purchases of building materials as well as the builder's fees if you build or extend a property. The notary's fee will vary, but along with a fee to the land registry, these fees typically amount to between 1.5% and 2% of the value of the property.

The purchase process and registration may take several months before you receive the title deeds.

For further information on the buying process, ownership and Portuguese taxes please contact our team on +351 289 350 150 or find more details on www.blevinsfranks.com

INTRODUCING OUR TEAM

Knight Frank and Sadler's Property stand for the highest standards of quality and integrity, and as individuals our local knowledge and experience remains unrivalled in the Western Algarve. We endeavour to display transparency, honesty and clarity and value our long-term client relationships. Our reputation is everything and we pride ourselves on achieving a notable number of personal recommendations over the years.

Knight Frank e Sadler's Mediação Imobiliária distinguem-se pela sua integridade e qualidade. Como individuais, o nosso conhecimento e experiência local no oeste do Algarve é incomparável. Tendo como objectivo demonstrar transparência, honestidade, clareza e valorização dos nossos clientes, a nossa reputação é muito importante e orgulhamo-nos em ter muitas recomendações pessoais ao passar dos anos.

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Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2 Images photographs and other information: Any computer generated images give only an indication as to how the property may look. Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3 Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4 VAT: The VAT position relating to the property may change without notice.

