



***THE ALGARVE'S FIRST 5\*  
INDEPENDENT LIVING  
COASTAL CONDOMINIUM***





# *Portugal: blockbuster option for residency*

1. The fundamentals:
  1. 2<sup>nd</sup> best country at integrating expats
  2. 4<sup>th</sup> safest country
  3. 12<sup>th</sup> best healthcare, up to 90% cheaper than US, for example
  4. World's 6<sup>th</sup> most powerful passport (for those who choose citizenship)
  5. Cheap public transportation, ease of travel and connectivity (air, rail, road)
2. Euro: a stable currency used by around 400 million people
3. The Awards
  1. Top 10 Best Places to live in the world
  2. Best Place in the World to Retire
  3. Among top 10 places for Americans to Live and Work, in the world
  4. World's best beach destination, best golfing destination, best marina location, Europe's best city break destination, conference destination and many more...
4. Lowest cost of living in W. Europe: with the exception of housing and fuel/gas/electricity
5. Attractiveness to retirees: including the D7 visa via proof of income, or Golden Visa
6. Low tax programmes such as Non Habitual Residency (NHR)
7. The ability to rent OR buy to access many of the residency and tax programs



## Why the Algarve?



- Voted the Best Place in the World to Retire, 8 years in a row
- Voted world's best beach destination, golfing destination and marina location
- Existing multinational expatriate population. 30+ nationalities. English very widely spoken. Yet many communities, including Praia da Luz, retain Portuguese authenticity
- Food and wine among best and freshest in the world. Largest fish consumer in Europe
- Algarve much less developed than Spanish Costas
- Wonderful coastal walks
- Many sporting, nature, historical attractions and activities
- A high degree of anonymity and respect for privacy





# Lagos







# *Praia da Luz*









*Fully approved project*



- 6,240 m<sup>2</sup> plot
- Largest urban plot close to beach
- 38 1 and 2 bedroomed apartments
- An extensive range of on-site amenities
- Landscaped gardens and outdoor spaces
- Construction will start when 35% sold



# Site layout







## *Site amenities*



- Outdoor salt water and indoor heated swimming pool
- Gym, spa, massage/treatment rooms, BBQ area, dedicated pet area
- Virtual tour : <https://theviewer.co/share?linkType=ShareLink&linkByAppId=false&galleryId=95dc7b5d-9fdc-4ee8-b1e9-c9e6a242deff&spaceId=09fc8075-04f2-4a19-be83-e4b0ba9f05ef>





## *Site amenities*



- Stunning rooftop terrace with panoramic views
  - Fully accessible and landscaped site
  - Elevator access to all floors
  - Solar heating





## Site amenities



- Reception
  - Site and front door security
  - Wireless internet throughout
  - Fully staffed site incl. manager
- Residents' lounge, media & library room (TBC) and meeting spaces
  - Underfloor heating
- 1-3 covered parking space per apartment, some with private lock-up garages, electric car charging
  - Lock-up & leave storage rooms



# Apartment features



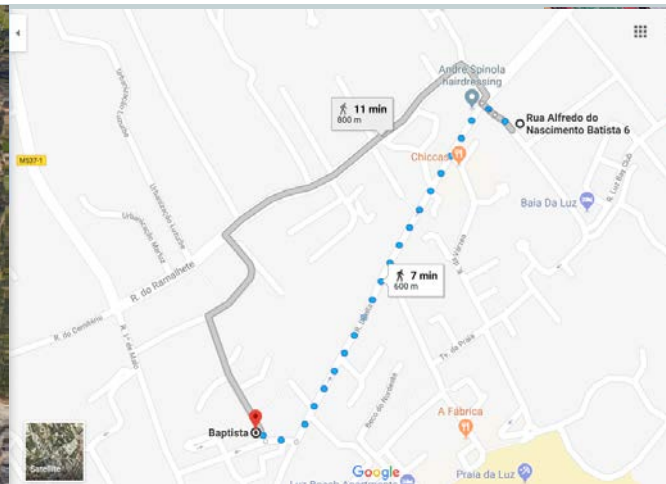




# Distance to local services & amenities



Restaurants / tennis / beach  
1, 5 & 8 minutes' walk



Town center: supermarket, pharmacy, bus  
5-10 minutes' walk



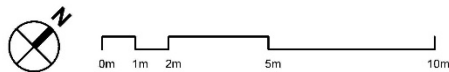
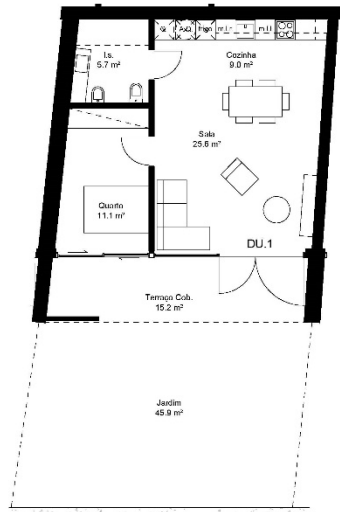
Hairdresser, post office  
1-3 minutes' walk

- Golf: 5 minutes' drive
- Bowls: 5 minutes' drive
- Access to miles of coastal or hilltop walks: 10 minutes away





# Sample floor layout: T1

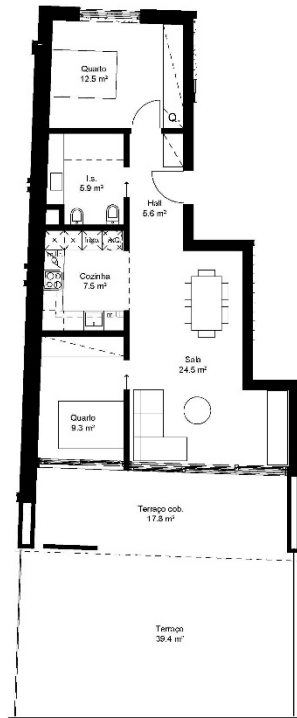


- **Garden level:**  
Four (4) 1-bedroom apartments with private gardens and direct pool / garden access
- **Launch prices:**  
From €275,000 including garage space worth €17,500
- **Gross construction areas:**  
57-60 m<sup>2</sup> (614-646 sqft)
- **Terrace areas:**  
13-14 m<sup>2</sup> (140-151 sqft)
- **Private garden areas:**  
43-46 m<sup>2</sup> (463-495 sqft)
- **Views:**  
Garden/pool





## Sample floor layout: T2, 1 bathroom

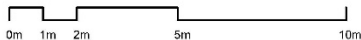
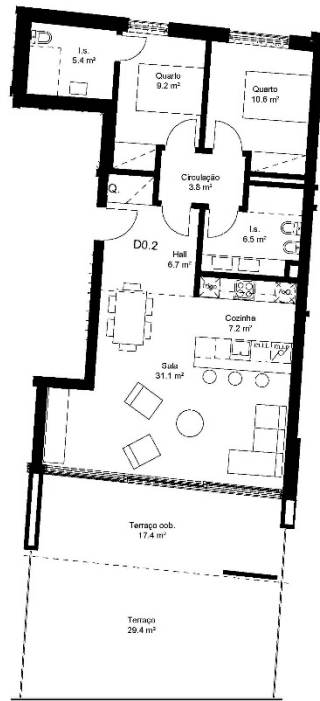


- **Ground level:**  
Five (5) 2-bedroom, 1 bathroom apartments with large private terraces
- **Launch prices:**  
From €475,000 including garage space worth €17,500
- **Gross construction areas :**  
73-76 m<sup>2</sup> (786-818 sqft)
- **Terrace areas:**  
25-39 m<sup>2</sup> (269-420 sqft)
- **Views:**  
Garden/pool/sea





## Sample floor layout: sea or garden/pool view T2, 2 bathrooms, ground floor

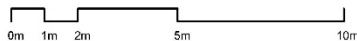
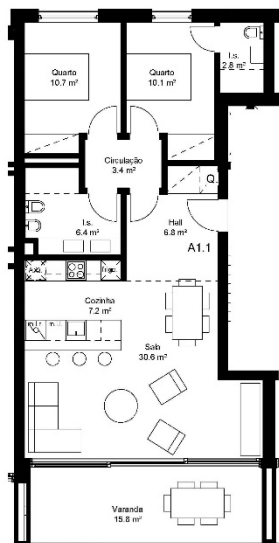


- **Ground level:**  
Five (5) 2-bedroom, 2 bathroom apartments with large private terraces, some with sea views;
- **Launch prices:**  
From €549,000 including garage space/s worth €17,500-€35,000
- **Gross construction areas:**  
93-96 m<sup>2</sup> (1001-1033 sqft)
- **Terraces:**  
28-39 m<sup>2</sup> (301-420 sqft)
- **Views:**  
Garden/pool/sea





## Sample floor layout: sea view T2, 2 bathrooms, 1<sup>st</sup> and 2<sup>nd</sup> floors



- **1<sup>st</sup> and 2<sup>nd</sup> floor:**  
Twenty-four (24)  
2-bedroom, 2 bathroom  
apartments with excellent  
sea views
- **Launch prices:**  
1<sup>st</sup> floor: From €549,000  
2<sup>nd</sup> floor: From €575,000  
including garage space/s  
worth €17,500-€62,500
- **Gross construction areas:**  
89-92 m<sup>2</sup> (958-990 sqft)
- **Terraces:**  
16-17 m<sup>2</sup> (172-183 sqft)
- **Views:**  
Sea





## *Purchase options and payment plans*

- Standard off-plan payment plan:
  - €10K reservation – to reserve the apartment – funds will sit in lawyer escrow until promissory
  - 20% on promissory contract
  - 6 stage payments of 10% each, over a period of approximately 2 years
  - 20% payment on completion and final deed (est. Q4 2023)
- Completion planned for Q4 2023, work on site will commence when a critical volume of sales has been achieved. At that stage all units reserved will move simultaneously to promissory contracts
- Indicative time lines with timing of interim payments to be confirmed on promissory contract signing