


PORTUGAL



THE SIMPLE LIFE

An Insider's Perspective to Investing & Living in Portugal | Edition #1 | July 2020

Beautiful homes meet a beautiful life

**Portugal Realty
celebrates its
25th Anniversary**

**Simple Life Home
Pack makes buying
in Portugal easy**

**Hot properties for
sale in the Silver
Coast and Algarve**

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Proudly Portugal: 25 years in retrospective

Like all stories, ours begins with a dream, two people who wanted to help other families dream.



Portugal: Welcome to the Simple Life

In celebration of Portugal Realty's 25th anniversary, we look back on the company's core values and focus on the future.



Meet the team of Property Specialists

Building strong partnerships is in Portugal Realty's DNA. They know that it's about more than just selling a house...



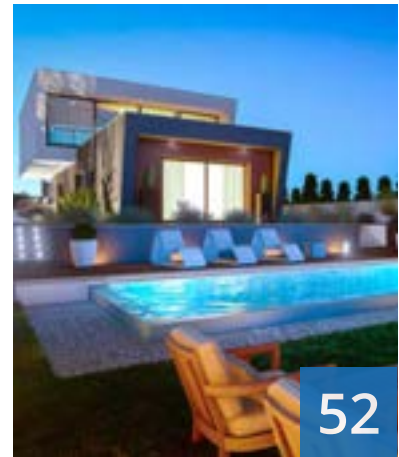
Simple Life Home Pack: we keep it simple!

Everything you need to transition to a simple life in Portugal! Maximize your investment in Portugal.



Why Portugal? Discover the best of this country

Delicious food, a wonderful climate, friendly people, and an affordable cost of living... What else could you ask for?



Hot properties in the Silver Coast and Algarve

See our selection of properties for sale in the Silver Coast and Algarve Portugal: new builds, private pools, golf properties, ...

Edition #1 - July 2020

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Welcome to the Simple Life

For years, Portugal was considered by many as Europe's best-kept secret. Today the country is one of the world's most popular places to buy a property abroad and enjoy a lifestyle unlike any other.

Surrounded by the Atlantic on the west and south, the coast of Portugal is simply breathtaking. Sometimes soft and delicate, embraced by white sand and lagoons of emerald-green water. Others wild and exuberant, with cove beaches enclosed by rugged cliffs.

Towards the interior, you will find an entirely different country. Here, time seems to have stood still, with high mountain ranges carved by the wind and the freshness of crystalline waters that flow amongst villages of stone houses.

In this edition, we invite you to truly discover the "Real Portugal", a land filled with contrasts, where the genuine love for the simple things in life knows no boundaries.

The Portuguese lifestyle may no longer be a secret... But it is still ours and unique, and we take great pride in sharing it with the world. Every journey towards happiness begins with one small step, we hope yours begins with these pages.

Proudly Portugal

Portugal Realty's story begins with a dream, two people who wanted to help other families live their dream.



In 1995, the founders of the company that later became Portugal Realty, Gabriela and Herculano, opened the first real estate office in the Algarve.

The company's original, handwritten, statutes are still lovingly preserved by the family that currently owns the brand and are a reminder of the long road that the company, and Portugal itself, has made since that time.

Many things have changed in the last 25

years. The brand "Portugal Realty" has grown, establishing itself in the international market and adapting to the ever changing requirements of today's families. However, its essence remains unaltered, as Portugal Realty continues to make dreams come true.

To be part of this history is to have participated in the story of thousands of families who have trusted Portugal Realty to help them find their dream home in Portugal... And there is no greater privilege than continuing to do so. •



25 years of sharing Portugal with the world

1995

PORTUGAL

Portugal Realty's history begins in Algarve Portugal, with the establishment of the company under the name of its founders, H. Borges - Sociedade de Mediação Imobiliária, Lda.

2005

UK

The UK was the first market where the company invested and remains an important market, regardless of Brexit...

2010

BRAZIL,
RUSSIA & SWEDEN

As a response to the financial crisis in the world at the time, the brand continued to broaden its horizons, heading towards other countries where Portugal has a long-standing history of commercial ties.

2012

BELGIUM &
NETHERLANDS

Portugal's growth attracts new investors, namely from Benelux countries where Portugal Realty participated in several international events.

2013

SOUTHERN
AFRICA

The company begins a new chapter with its approach to southern African countries, which allowed it to carry out large-scale investment projects such as a wellness hotel complex in Obidos Portugal.

2014

ASIA

Tax incentives offered to foreign investors leads Portugal Realty to Hong Kong and Shanghai, where it actively promotes programmes such as the NHR tax scheme.

2015

FRANCE
& NIGERIA

New investments are made to promote Portugal in international trade fairs such as MIPIM, the world's leading real estate market event, which allows the brand to attract several French and African investors.

2017

DENMARK,
SWEDEN
& FINLAND

This was followed by exhibitions in Stockholm, Gothenburg, Malmoet, amongst others, contributing to make Portugal a well-known brand.

2019

DIGITAL ERA

As of 2018, Portugal Realty changed its international promotion strategy to focus more on on-line, based on clients' increasingly digital habits and new demands. Its shop window becomes opened to all countries...

2020

GLOBAL

As the world changes dramatically, the brand continues to invest on new ways of sharing Portugal through Podcasts and innovative digital communication.

“The world is returning to a much simpler life”

In celebration of Portugal Realty's 25th anniversary, Davide Patricio, CEO of Leisure Launch Investment Group, recalls the history of the company as it grew based on the values of its founders, but always with its eyes on the future...



“The reason why we have been so successful in Portugal is because we have very deep roots in the community...”

Davide Patricio - CEO
LEISURE LAUNCH GROUP



This year Portugal Realty celebrates its 25th anniversary. How does that make you feel?

Old! It's similar to our lives, 25 years seems such a long way ahead and suddenly creeps up on you and there you are, you're 25 years older.

How has Portugal Realty gotten over its growing pains, and teenage ways?

It's developing into a beautiful adult. I've seen this business develop from a very small family business into what it is today.

I still remember when I met the original owners, Herculano and Gabriela, who built this business around what made them happy. They were real people, with real values, and that was what mostly attracted us to the business at the time. The deal was closed on a hand shake, just a question of principle. Everything was just so easy.

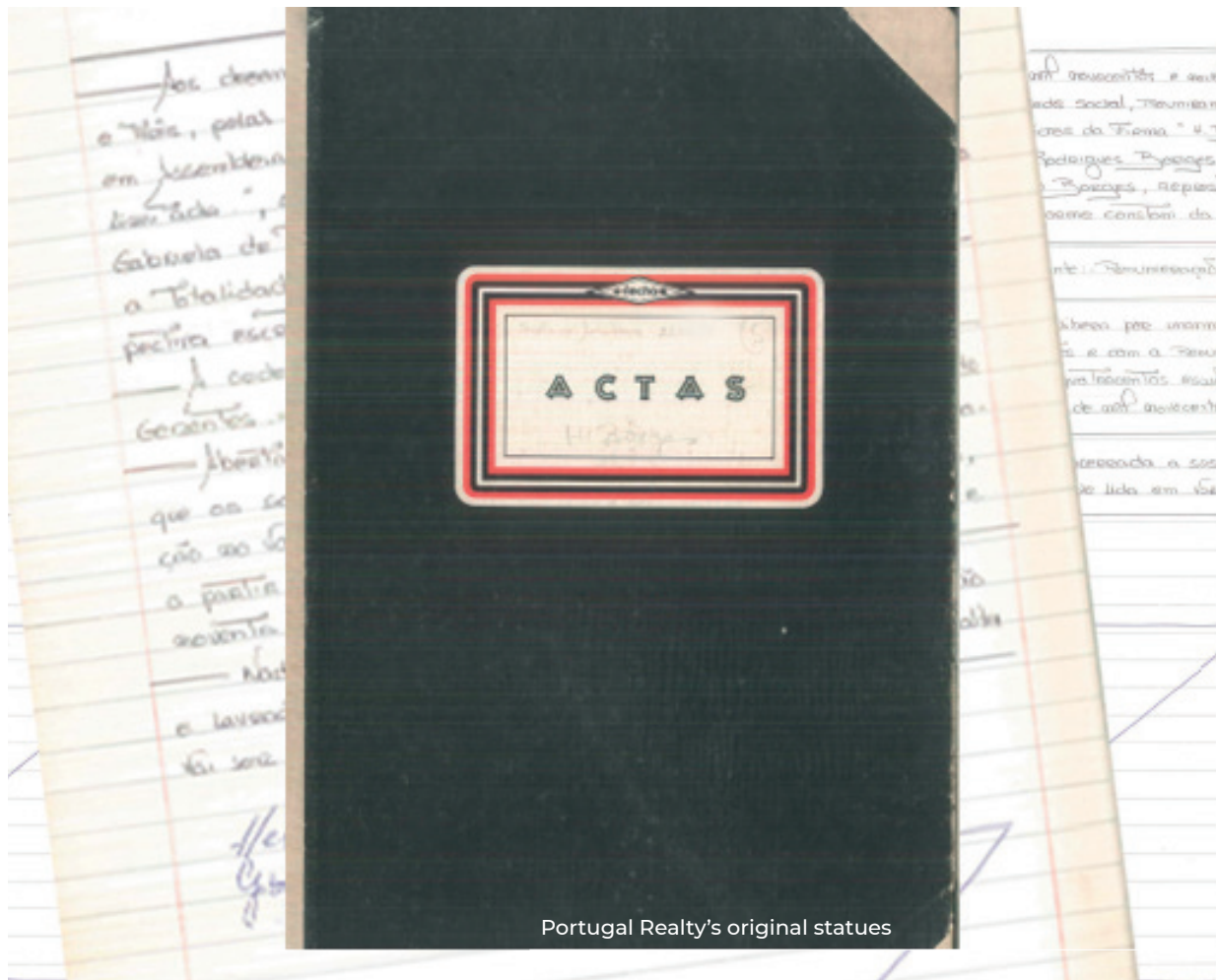
When we acquire a business, the process can be more or less complicated, but there are naturally things that you can't anticipate.

Long after we had done the deal with them, whenever we needed help with anything, they were always so open and happy to help and just wonderful people.

Moving forward, was it an issue with them to maintain those strong values in the business?

That was a big issue for them. They built the business in an age where technology, emails and all those things weren't important, maintaining the traditional Portuguese honour was important. The notion that "I gave my word, therefore I will honour it". The relationship they had with their clients was very personal, so they wanted to hand over the business to someone that could continue those values for them.

There was less conversation about the investment side of it, in regard to the business transaction we reached an agreement very quickly. What occupied most of our discussions was "how will you take care of our baby?"



Portugal Realty's original statutes

At the time we took over the business, they realised that it needed to grow and probably they weren't the people to do it. But at the same time, they wanted to make sure that this "menino" of theirs would be well taken care of and would get the guidance that it needed to grow into the business that it is today.

Obviously these are things that you can't put into a contract or purchase agreement. You have got to be sensitive to this.

When Leisure Launch invests in other businesses, and especially when they are family businesses, we are always sensitive to those values, to the people that they employ, and their place in the local community.

What are some of the values that Portugal Realty has tried to maintain throughout the years?

We maintained the staff that they employed at the time and we stayed in the community, which is something we are very proud to

uphold as a group. We have always been a company that promotes the local community.

Portugal is very different from other countries where I have done business in, because it is divided into very small parishes and it's the small local businesses that keep these parishes alive. Big box stores, huge companies, don't usually have this social responsibility, as they sometimes destroy small communities in their search for volume, turnover and profitability.

Now, more than ever, these local businesses are the ones that need to be maintained and kept alive. We have seen it during the Coronavirus crisis: small community businesses that are managing to keep their staff, stay open, and keep operating. The huge companies who should have the financial muscle and capacity to protect their staff, were the first to take advantage of Government lay-off programmes or furlough schemes. The smaller community businesses feel that their people have dedicated their lives to them, that they



have been loyal, and now it's time for them to return that loyalty and maintain employment. So we have tried to maintain those values in the business.

How have you maintained that legacy of being part of the community?

It's interesting because the legacy was in the original name of the company: Borges. That just shows you how much of a family business this was and how they never hid behind a logo. Their name was on the window. This sense of honour is just one of the many things that are beautiful about the Portuguese culture, that so much of their life is done in honour. For example, when we have to sign honour statements in business, it's just a deep part of the culture.

That tradition continues to reinforce our motivation to employ locally. We employ other 'Gabrielas and Herculanos'. So whenever we open a business or an office, we do our best to employ people that grew up in the community. Our clients are essentially international, so we train local teams with the skills to communicate with that market, but maintaining the community values that they have been raised with. Values that we, who have come from bigger and more modern economies, have lost.

We continue to be inspired by the original

founders of the company as we adopt the branding "Portugal The Simple Life". Because again, the way that they approached business was simple, and a reflection of the culture which we have continued.

What about the difficulties? Even with strong values, it's impossible for a business to not be affected by global crisis...

After Portugal became a part of the European Union, there was initially a boom, as money became freely available and there was more access to bank finance which allowed for an opening up of the economy. But over the years, in terms of what we have seen in cycles, there have been some tough times.

The original founders of the company obviously had this vision, this excitement for a new business in their local community. Once we took over the business we invested the capital that the company needed to achieve the maturity that we had promised to Gabriela and Herculano. And then we had some good years, and then we had the crisis. Everybody has that image of people walking out with their cases when Lehman Brothers declared insolvency, we also felt that crisis. But because of our values and the conservative manner in which we approach business, we have survived global crisis, grew and kept building these roots.

"Whenever we open a business or an office, we do our best to employ people that grew up in the community. Our clients are essentially international, so we train local teams with the skills to communicate with that market, but maintaining the community values that they have been raised with."

Sao Martinho do Porto - Silver Coast

The first office in the Silver Coast was on a farm, 4 kilometres from the beach. The team cooked their meals on the spot like a real family. The vast majority of the people who were part of the team at that time are still working with the company.



And how has business changed since then?

Up until the 2008 crisis it wasn't so important for our brand to have frontage because our client was, and still is, predominantly international. But at that time there was a strategic decision to move our offices to a more visible location.

We had wonderful offices that we actually named "the farm house". It was a beautiful old 'quinta' that we occupied with all of our infrastructures and people, but we decided to move to a front street office and, interestingly enough, we have continued that approach as part of our culture. When we do open a new office we always set it up on the front street because we do want to be where people can

see us.

Is that one of Portugal Realty's reasons for success?

The reason why we have been so successful in Portugal is because we have very deep roots in the community. It's because we are invested in the community that we want to be on the front street, we are saying we are here, in the good, but more importantly, we are here in the bad times as well. In the same manner as what Gabriela and Herculano did — they were available for the community in good times, and in bad times, and we continue to maintain that.

When did you decide to change the company name from "Borges" to "Portugal Realty"?

There have been a few name changes along the way, as the company has grown and evolved. When we took over we felt the business needed to have a more commercial brandname that could easily be recognisable by our clients.

Initially we used our investment group's name, Leisure Launch, but it was a temporary decision because we felt that we needed more of a trademark name that would better reflect what we were looking to do. Very soon after we started to trade under the name Portugal Realty. Our goal is to guarantee that when people hopefully come across us on the World Wide Web, they know exactly what we do and we are able to meet that expectation.

What does the future hold for Portugal Realty?

I am excited for the future. As a company we continue to invest in the future in a really exciting way. We feel that Portugal has so much to offer!

During the three crisis that I have experienced while I have been in Portugal, the first in 2000-2005, then in 2008-2012, and even now Portugal has shown its capacity to recover very quickly. This shows the strength that this country has and its ability to adjust to difficult times.

More recently, Portugal has also led the way in dealing with the Coronavirus pandemic. Immediately locking down, not panicking, allowing sections of the economy to continue to function, guiding businesses, stepping forward to save jobs. Portugal obviously doesn't have the financial muscle that bigger economies have, but in its own limitations it has done everything possible not to damage the economy. And the country has been so successful that it has led the way in terms of a

low level of infections, showing the efficiency with which the healthcare system has adjusted.

People were so confident in Portugal's response that many foreigners left their homes, their primary residence in Sweden, in Belgium, in the UK as well as other countries and came to their second homes in Portugal saying: "if I'm going to lockdown, I want to lockdown in a country that knows how to look after me".

Portugal has done such a good job in being a wonderful host, and that can only hold well for the country's future.

As for the real estate market in general? What are your expectations?

As a company we are excited about the future. The world is going to have a bumpy road for the next couple of years, but we believe that Portugal is well prepared and will deal with it in a very responsible and productive way.

But there is something much more exciting than that, because I see that the world is coming back to a much simpler life. We are all re-evaluating our lives and saying: "Do I really need these fast cars? Do I need all of this technology? Or do I need to go back to something which is simpler? A simpler life where I can appreciate everyday, the sunshine, the wind, the people walking past me...". This is something we can't achieve in busy economies.

What we are seeing in Portugal is that the tradition of a simple life, which the Portuguese have held onto for centuries, is now really starting to pay off. People are recognising this and they are saying: "hang on a second, maybe Portugal has always had the secret to a wonderful life".

It takes a generation to be busy, and centuries to be simple. •



Investing in Portugal

If you'd like to know more about investing in Portugal, listen to our podcast where Davide Patricio, CEO of Leisure Launch property investment group, discusses the advantages of buying a property in Portugal.

Listen to the podcast on:



Meet Portugal Realty's Property Specialists

Building strong partnerships is in Portugal Realty's DNA. Their team knows that it's about more than just selling a house, it's about having a comprehensive view of customers' requirements and providing a full-service solution.

Portugal Realty's 25 years of experience has only been possible thanks to a strong corporate culture, based on values that are common to its team and partners: Professionalism - Integrity - Simplicity.

Buying a property in Portugal, whether for permanent living or investment purposes, should be a simple and joyous process. Their goal is to guarantee each client a personalised, transparent and pleasant experience, from the first chat or phone call, to the day you walk into one of the offices.

A relationship that many times continues with after sales support and complimentary services

that aim to help foreign clients make the most of their investment.

Portugal Realty understands that it is more than just about selling a house, it's about having a comprehensive view of customers' requirements and providing a full-service solution.

This team works worldwide through a network of partners with extensive experience, but without ever losing the focus that they are serving real families with real needs. That's why the approach is always personalised, service-oriented and based on a strong relationship of trust. •



Algarve

📍 Albufeira

Portugal Realty's office in Southern Portugal is close to Olhos de Agua, one of Albufeira's most popular beaches and a central location to discover the beautiful region of Algarve.



Silver Coast

📍 Sao Martinho do Porto

The Silver Coast office is in the heart of this fantastic region, located in a historical building next to Sao Martinho do Porto's train station.



Portugal Realty's sales team has decades of combined experience introducing foreign clients to properties in the Silver Coast and Algarve Portugal. They know the market and what international clients are looking for.



Dylan Herholdt

Sales Manager
Silver Coast



Sarah Bradford

Sales Consultant
Silver Coast



Bruno Valentim

Sales Consultant
Silver Coast



Andreia Soares

Sales Consultant
Silver Coast



Maria Peterson

Sales Manager
Algarve



Kevin Peterson

Sales Consultant
Algarve



Margarida Coelho

Client Liaison Officer
Algarve



Ricardo Ferreira

Sales Consultant
Algarve

To see our entire team please visit www.portugal-realty.com/our-team



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to transition to a simple life in Portugal!**



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Furniture**



**New Build
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It's Simple . . .

The Simple Life Home Pack delivers value to clients by providing a safe and secure Full-Service platform for buying your home in Portugal.

Whatever your expectations, with the Simple Life Home Pack you will find a wide range of services aimed at making your life easier and, at the same time, maximising your investment in Portugal.

Portugal Realty offers quality properties with an excellent service before and after the signing of your deed.

Foreign clients shouldn't have to navigate the buying process alone.

A multidisciplinary team will be at your side at every step, working closely with highly

qualified property specialists to guarantee your best interests are always covered.

With years of expertise in each industry, Portugal Realty assists property owners with a friendly and professional full service solution, tailor-made to meet their needs and expectations. •

To know more about the Simple Life Home Pack, contact Portugal Realty:
www.portugal-realty.com or info@portugal-realty.com



Find out more about the Simple Life Home Pack

Scan the QR code to see how we can help you!





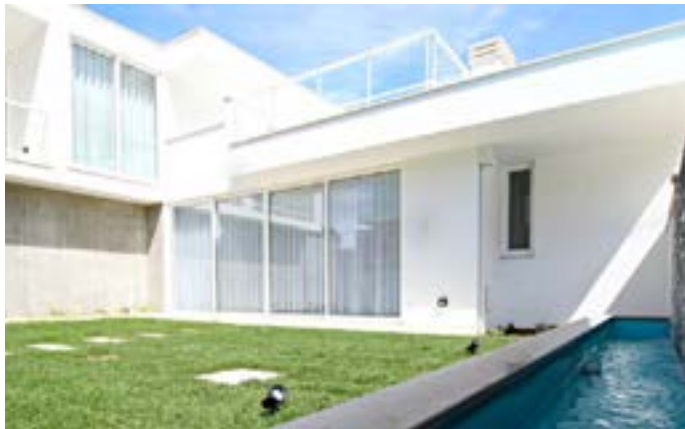
Property Consultancy

A specialist team of property consultants with decades of expert local knowledge to assist the buyer in finding the property tailored to your needs, budget and expectations.



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Setting up utility installations and contracts doesn't have to be a worrisome and time-consuming process. With this pack, everything is taken care of: water, electricity, gas, cable, Internet...



After Sales

From opening a bank account to assistance with requesting a mortgage, signing your deed, land and tax registration to liaising with bankers, insurers and legal support... you'll be assisted at each step.



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Specialist Furniture & Decorating team, choose from a select range of furniture packs or tailor-made solution to meet your unique taste and style guided by an interior decor stylist.



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A professional team of project managers working hand in hand with you to accompany the works to completion and post handover.



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A team of licensed public accountants providing administrative, accounting and tax related services.



Property Management

A complete professional property management solution for your home in Portugal.



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A tried and tested Holiday Rental Program, with many years of hospitality experience in Portugal.

Incentives for buying a property in Portugal

You are more likely to obtain a residence permit in Portugal, and faster than in other European country, by buying a property.



Buying property in Portugal can be relatively quick and simple for most foreign buyers — and the additional advantages are worth it if you want to move to Portugal permanently.

Sofia Cardoso - Accountant
PORTUGAL ACCOUNTING

If you want to buy a house in Portugal, either for the holidays or as a permanent residence, the first thing you should know is that there are no restrictions on your right to buy or own a property because you are a foreigner. You can buy property anywhere in the country.

However, you will have to overcome some formalities. To start, you will need to obtain a Portuguese tax number (NIF - Numero de Identificacao Fiscal) before purchasing a property. You will have to register with your local tax office and possibly pay a small fee.

If you are a citizen outside the EU, you must appoint a tax representative in the country. For a better service and guarantee of compliance with all fiscal obligations, we suggest representation by a lawyer or by a certified accountant hired to assist you in the purchase of the property.

Portuguese banks grant loans to foreigners although they only lend 70% of the property's value to non-residents — up to 80% if you become a resident. To do so, you will simply

have to apply for a loan from a local bank. However, if the language is a barrier, it may be better to rely on a real estate agent who, in addition to speaking your language, will probably be able to guarantee you a better deal than you could get on your own.

Perhaps the most significant obstacle you will encounter as a foreigner is the Portuguese language. For this reason, we suggest hiring a bilingual lawyer, who can guarantee your rights under Portuguese law, and can explain them in detail in English.

If you are thinking of renting your property full-time or partially, it is also recommended that you find a property management company that is proficient in both languages.

Being a foreigner, the biggest incentive to buying a property in Portugal is that you can take advantage of two different programmes, created to attract foreign investment: the Golden Visa residence programme and the Tax Incentive Programme for Non-habitual Residents (NRH). •

“Golden Visa” Programme

This programme allows citizens residing outside the EU to obtain a residence permit by investing 500,000€ in real estate. There are other forms of qualification, such as setting up a company that employs more than ten employees or investing capital amounting to 1M euros.

The programme allows residence for one year, renewable twice for two years. This allows you to reach five years of residence, at the end of which you can apply for permanent residence. After another year, you can apply for naturalisation as a Portuguese citizen, thus being able to enjoy the Portuguese Passport, which allows access to many countries without the need for Visas.

You can apply for this programme in person, but most applicants resort to the assistance of a lawyer due to the need to be accompanied when going to the SEF offices. According to the statistics, since the implementation of the programme, most applicants come from China, Brazil, South Africa and Russia, but the programme can also apply to British people who want to move to Portugal after Brexit.



NHR Non-Habitual Residents

The NHR incentive gives foreign citizens who move to Portugal a tax benefit for ten years. The pensions received by these citizens will be taxed in Portugal at a fixed rate of 10%.

Any income coming from outside Portugal and taxable in the country of origin is exempt from Portuguese taxes. If you want to work in Portugal, you can also obtain benefits — depending on your profession.

If you exercise an occupation listed in the table of high value-added activities for the purposes of the NHR Regime (e.g. singers and musicians, dentists, computer specialists and archaeologists), according to this program, your income will be taxed at a flat rate of 20%.

These fixed rates are quite advantageous, as the general tax rates for Portuguese residents can reach 48%. However, in order to take advantage of this programme you cannot have been a tax resident in Portugal for the last five years. This means that you will have to apply for the NHR programme quickly after your move (by the end of the year of change of residence, or at the latest by the 31st of March of the year after you became a resident in Portugal), otherwise you will lose your right to the benefit.



Find out more about Accounting & Tax Services in Portugal

Subscribe to Portugal Accounting's newsletter:
www.portugal-accounting.com



“We find solutions and we are by our clients’ side from start to finish...”

Our team of after-sales services supports international clients in whatever they may need when buying a “key in hand” property in Portugal.



Luis Cardoso - Operations Director
LEISURE LAUNCH GROUP

Leisure Launch’s after-sales service is tailored to meet our clients’ needs. It’s not just based on meetings to choose materials and colours. We find solutions and deliver personalised support in a wide range of areas where our clients need assistance. And most importantly, we keep it simple! This service has no extra costs for clients who buy new build properties through Portugal Realty.

Selling a property is not just about being present at a deed signing or handing over a key. It’s much more than that because the support international clients need during and even after the construction phase remains on an ongoing basis.

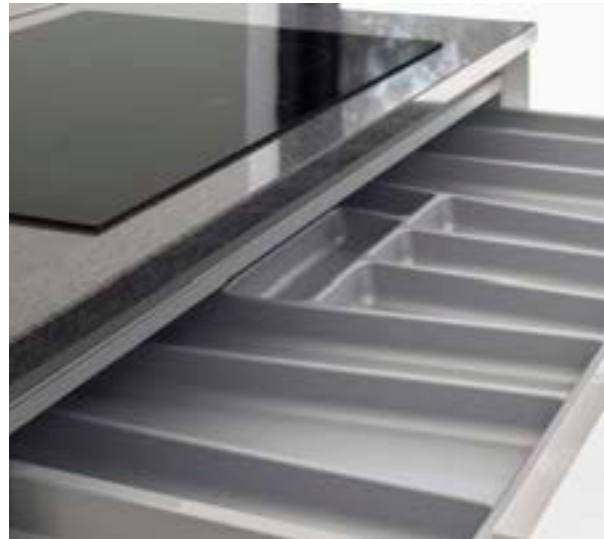
Based on this awareness, Leisure Launch created our after-sales service, an innovative international client support tool in Portugal that has accompanied hundreds of families on the Silver Coast.

A simple process where personalisation is the key

Our after-sales service begins when a buyer signs the contract and ends at the end of the construction. However, there are clients who continue to use our services until the construction warranty ends (under Portuguese law, general construction benefits from a five-year warranty, while appliances have a two-year warranty).

During this time, the process is variable because there are two scenarios in which we are at our clients’ side: in the building of an apartment or a detached house.

In the case of an apartment, because these are part of a common development, the changes and adjustments possible



to make by the buyer are always a bit more conditioned because these influence the overall project.

We start accompanying each client from the start, beginning with the signing of the sales contract and then providing support with all the legal, tax-related and technical issues of a project.

We then support our clients in customising their home, and this is one of the main reasons people prefer to buy “key in hand” properties. Choosing details such as colours, tiles and other finishings is what truly makes each house, a home. And the choice of materials is made in a single place, no need to run from store to store as we have everything you need in our very own showroom.

The construction phase is only finished when the entire building is completed, it's never just the completion of an apartment. Our service

then continues with the signing of the deed and the snagging report. During this inspection visit to the construction site, we ensure that everything is according to plan and in perfect condition. This includes not only a detailed report but also the follow-up of each situation. The client does have the option to do this by themselves, but in most cases it's easier and more practical to rely on us to be their eyes and ears and get things solved quickly and efficiently.

Buying a house versus buying an apartment

The main difference in the after-sales service in a villa has to do with the level of customisation, which in this case can be more wide-ranging. Other differences include the support we provide with the legal process. When it comes to buying a house off-plan, the client buys the

project before the construction starts, so the first step is choosing the location and concept.

We are at our clients' side from the moment they sign the contract to the licensing period that follows, serving as a bridge between the client, the architect, the builder, and the municipality responsible for licensing. We follow this process closely and when the licensing is approved, we inform the client when the construction starts.

During the course of the construction, we also help our clients with technical issues, choosing materials, layouts of kitchens, carpentry, amongst other details.

There is always a higher level of detail when it comes to villas because clients can alter socket positions, lighting, as well as details and changes of interior layout, such as adjustments to bathrooms, wardrobes, and bedrooms. Alterations to the façade of the house do require new licensing, but we are always available to discuss each detail and help make the best possible decisions to meet expectations.

Nowadays, clients have access to a lot of information available on the Internet and can be more creative concerning what they would like to install in their homes. Our role is to help organize ideas and find solutions that combine design and functionality.

When it comes to discussing technical schemes, the process is the same. We listen to our clients' needs and then create and discuss a tailor-made proposal. The client doesn't need to have the technical knowledge, only a general idea of the goal to achieve. It's our job to present a solution.

Once the work is completed, we create a

snagging report, just as with an apartment, but in this case the client can start using the property and the guarantee also starts as of that date.

Challenges of building in a foreign country

Building a home always has its challenges, regardless of being in a foreign country, but we strive to minimize these and keep the process as simple and hassle-free as possible. Not only by listening to our clients and understanding exactly what kind of property and lifestyle they wish to achieve, but also by taking into account cultural habits that can sometimes condition the use and functionality each family desires.

There is never a "one fits all" solution and from experience, we know that clients from different countries have different needs. For example, some end up deciding that they don't even need air conditioning systems as the temperatures in Portugal are milder than what they are accustomed to.

If the clients are abroad during the construction phase, once a month we keep them informed of the progress by sending a photographic progress report. We also send extra reports whenever necessary, or if clients send us questions via WhatsApp, Messenger, or Facebook. The goal is to always keep them informed and be the customers' eyes on the work in their absence.

Even after the construction phase, many continue to use our services. Whether they need to clarify doubts about utilities, have questions about taxes, or need our support in other areas, we are, and will always be, here for them. •



Find out more about Leisure Launch International Investment Group

Visit the website at www.leisurelaunch.com or contact us for more information.





We create your dream holiday home in Portugal

Knowing that there's an actual place that we can call "my own holiday home" just waiting for us at any time, is pure bliss!... And even better, if that holiday home is near the beach or sea.



One of the great joys of having a dream holiday home is being able to share it with family and friends. Create memories and a perfect place for them to stay in. Make their own holiday and yours, a memorable one.

Ana Silva

SCH FURNITURE & INTERIOR DÉCOR

When thinking about creating a holiday dream home, SCH Furniture & Interior Décor is happy to help and take care of everything for you — from exchanging ideas on what colours to use in each bedroom, living room and curtains, to coordination with suppliers and final dressing in time for your own arrival or your guests.

Let creativity flow

Using shades, textures and colours that we love to be surrounded by is a great way to express ourselves and let our creativity flow. If the living room area isn't very big or doesn't have much sunlight, a great way to make it seem larger and brighter as well as bring in some more natural light, is to place ceiling rails — this makes a room seem taller, with white sheer curtains. It will air and open the room incredibly. Avoid heavy block out curtains or thick materials as this will make the room seem sad, dark and smaller.

Another great way to bring in additional light or make any room look more spacious, is by

strategically using an attractive large mirror (or group of small mirrors) as artwork. Place the mirror (or group of mirrors) across from the window as the natural light will reflect on the mirror(s) and create space.

For the main bedroom, think about what colours and textures make you feel comfortable and help you relax. A good choice for this are soft blues and greens, which are soothing colours that create a relaxed atmosphere. Use a good number of decorative soft cushions — from larger to smaller, that blend in well with the throw. Placing soft coloured fresh flowers and scented candles also help create a dreamy, relaxed atmosphere. Add cosiness by placing an attractive comfortable armchair near the window.

The walls should be of a soft neutral colour — white or cream. Having some textured wallpaper behind the headboard and matching soft large rug placed in the middle of the bedroom coming out from underneath the bed, will make the room say WOW!





Ideas for the guest bedrooms and bathrooms

Imagine who will be staying in those rooms and what type of atmosphere you want them to have... Using the same logic for walls as these colours will let you experiment easier and safer. Adding wallpaper to the back of the headboard always causes an amazing effect.

If your holiday home has more than one guest bedroom, why not decorate each of them differently and in different shades? Remember,

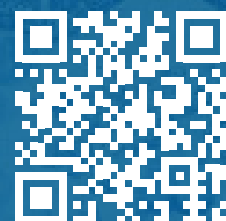
if you want to bring out a high energy feel, our suggestion is to use daring shades such as orange and yellows with a mix of light brown. Place some fun artwork on a wall or two and a large vertical wall mirror. Be careful not to clutter so that your guests also have enough space for their own belongings and feel at home.

Around the pool and deck area, place neutral sun loungers with a few side tables that will hold your drinks and magazines. Plants and flowers with bright colours will make the setting unforgettable and stylish! •



**Find out more about
SCH Furniture & Interior Décor**

Visit the website at www.sch-furniture.com to ask for a free quote!



One of the great joys of having a holiday home is being able to share it with family and friends.

Create memories and a perfect place for them to stay in. Make their own holiday and yours, a memorable one.



Top 10 Holiday Rental Property “must haves” to stand out

In a time where Holiday Rental Properties have increased and become an ever growing competitive market, how do you make your Holiday Rental Property stand out from the crowd?



Allenah Herholdt Tereso
Managing Director SCH SOLUTIONS

Every guest is different and what makes your property unmissable for one person might be the same thing that puts another person off entirely. But by paying attention to the details and listening to guests about the aspects, facilities and amenities they actually want in their holiday rental, you can invest your money wisely and create a holiday rental property that appeals to the largest audience.

SCH has accumulated years of experience managing holiday rental properties in an ever growing market and is today one of the leading Holiday Rental suppliers on the Silver Coast of Portugal. We have watched this industry grow and evolve which is why we pride ourselves being the ones that pioneered the concept “Hotel Experience in a Luxury Holiday Home!”

We understand that guests increasingly look for hotel standard amenities combined with modern home comforts in their holiday rental property bookings.

Short term holiday rental needs are very different compared to long term rental property needs. It's not enough to offload all your old mismatched furniture and equipment to 'the rental property'. It may be 'good enough for rental' but it's no longer good enough for Holiday Rentals.

We scanned hundreds of reviews to look for consistency in guest feedback — good and bad. Here are our Top 10 items that guests consistently mention. Savvy holiday rental property owners know this and accommodate accordingly in order to get the right return on investment.

1. Free Wi-Fi

Yes, we know holidays are supposed to be about “getting away from it all.” And yes, we realize many people go on holiday precisely because they're tired of being chained to their



computer or their smartphone. But the fact is that people expect the same fast wireless access as they would find at home.

2. Smart TV / Streaming

Again, we recognise that vacations aren't meant to be spent staring at TV screens. But your guests will still hope for some of the comforts of home, and this includes cable or access to streaming services like Netflix.

3. Air-Conditioning / Heating

Guests love the comfort in knowing they can cool themselves down on the days when the breeze drops.

Also a very important factor is that as we try and fill the winter months it is essential that there is obviously heating too. So Air-Conditioning / Heating units are a definite

MUST HAVE.

4. Well Equipped Kitchen

Guests have chosen your holiday home over a hotel so they are not expecting room service and restaurants at their doorstep. Therefore it is very important to have your kitchen well equipped. If your property sleeps six, have double of all crockery and cutlery... Nobody likes to do dishes on holiday! Don't forget, you can never have too many pots and pans or serving dishes. And every family loves a good picnic on the beach, maybe some Tupperware would be nice.

Be ahead of the game with small luxury kitchen appliances like a microwave, hand blender, kettle, toaster, and a coffee machine!

5. Amenities

Kitchen - Most guests book a more lengthy



stay, of course, they'll want to be able to keep the area where food is prepared clean and sanitary — especially if there are small children running around as well. In case they're only staying for one night you also don't want them to leave a stack of dirty dishes behind for you to clean up before the next arrival.

Hence dish soap, a sponge and cloth, a dish drying rack, and fresh dish towels should be amongst your holiday rental supplies. If your kitchen already comes with a dishwasher you only need to think of dishwasher tablets.

Bathroom - Guests expect to find travel-size toiletries in any standard hotel, but they're totally blown away when they get the same service at a holiday rental.

However we suggest thinking of our beautiful planet and saving on using plastic by installing larger dispensers in all the bathrooms with soap, shampoo & conditioner.

6. Outdoor Living

Holidays are all about the outdoors, soaking up the sun and breathing in the fresh air. When guests think of family holidays they more than likely think of summer nights having barbecue dinners together on the terrace or balcony, catching up and having a laugh. Outdoor dining furniture is a MUST! If you can provide a sun lounger or two, it's a great addition for those days your guests just want to laze at the pool.

7. Barbecue

Nothing can top a holiday barbecue with family on those long summer nights. Having a barbecue grill will definitely make your property stand out.

8. Family Friendly

Holiday Rental Properties are very popular for families with young children. Therefore child friendly items are also a must. The most common items are baby cots, high chairs, a few plastic crockery & cutlery items and a small beach set like bucket and spade. Again, staying ahead of the game would be to have some children's DVD, books and games.

9. Local maps, guidebooks, ...

The information manual is actually mandatory and it has all essential contacts.

You never know what can happen so your guests really do need to know that the manual is there should they need a doctor or to be able to call the correct emergency services. It also lets them know some small details like where to throw their rubbish away.

Some guests have chosen your holiday home for its location and they are itching to get out and explore new places in the area and seek good dinner and lunch spots. Make things easier for them by leaving some guidebooks or maps too.

10. 24-Hour Check-in

Guests love being able to check-in whenever they please. Especially if something doesn't go to plan with their travels. That doesn't mean you have to worry about being available 24 hours a day, just make sure you have an automated check-in system in place. Whether they gain access to your property via a key-safe, key less entry or any other service, this amenity will make a great first impression on your guests. •



Find out more about
SCH's Holiday Rentals Programme

Visit the website at www.sch-solutions.com or contact for more information.



The advantages of buying “Key-in-Hand” properties

At Presprop, we listen to our clients and present solutions for their individual needs and taste. From choosing colours and materials, to deciding the best heating solutions, we deliver a customised New-Build home on-time and in-budget, exceeding their expectations ...



The experience of buying a “Key in Hand” property with Presprop is always positive for our clients, they want a beautiful New-Build home in Portugal that is customised to their personal taste, an experience that is simple and problem free ...

Joao Menino - Chief Engineer
PRESPROP - PORTUGAL CONSTRUCTION

What is “Key in Hand”?

“Key in Hand” is borrowed from the Portuguese term “Chave na Mão”, a concept that has been developed by Presprop many years ago in the context of new build houses. With special attention to our foreign client’s necessities, “Key in Hand” is a sensible solution to owning a new build, a home that you can customise to your personal taste, in a budget that is agreed upfront, and without the worries of bureaucracy. When you take delivery of your home from Presprop, it is complete and ready to enjoy!

“Key in Hand” new build houses versus preowned house?

It makes no sense to me that you would want a home that was built to some one else’s personal taste, which is different to your own. Some owners will convince themselves that they can make alterations without seriously considering the real cost and aggravation, only to find that they still own a house with dated technology and taste.

What kind of finishings can the buyer customise?

Each “Key in Hand” new build is designed and priced with a standard of finishing defined beforehand, the buyer then has the option to customise the interior finishings. This may include choice of floors, wall tiles, carpentry, colour of wardrobes, bathroom units and faucets, etc. For the outdoors there are minor limitations imposed by the local and licensing authorities, but the pool area, terraces and landscaping can also be personalised.

We have participated in hundreds of “key in hand” properties so we are on hand to give guidance and share our practical experience in Portugal’s unique climatic and environmental conditions. When you visit our portfolio of completed houses it is possible to see that no two houses are ever the same!

What other advantages do new build properties offer?

Building technologies have hugely improved in the recent past and new build properties

use modern construction techniques that offer several benefits and levels of comfort. The experience of living in a modern home with good insolation, bathed in natural light is more enjoyable than traditional homes built 10 years ago with inferior insolation, small windows and little natural light.

In your experience, why do so many foreign clients look for modern-style properties?

Architecture has advanced very much in the last decades, with more consideration and attention to how we experience our homes. Open plan living and big windows that fill the home with beautiful natural light has become a feature of modern homes.

Modern technology has also improved the comfort and energy efficiency of our homes, allowing architects to design homes that connect the interior to the outdoors in a seamless manner. Our foreign clients want to make the best of Portugal's sunshine by connecting the living area to the outdoor swimming pool effectively doubling their living space. Modern architectural design blends well into this style of living.

On average, how long does it take to build a house in Portugal?

We have been able to reduce the construction time to 12 months. I am proud to say that Presprop properties are completed on time and on budget! •



**Discover Presprop's Portugal
Construction New Build Projects**

Visit the website at www.presprop.com



Why Portugal?

Delicious food, a wonderful climate, friendly people, and an affordable cost of living... what else could you ask for?

Portugal has reinvented itself throughout history adjusting its sails to the winds of changing times. But what makes a small country like Portugal so popular on the international scene?

Here are some of the reasons why everybody is moving to Portugal:

Food - Life in Portugal is a love affair with your taste buds and there are many Michelin star chefs and international prizes to prove it! But even at the most traditional "*tasca*" you'll be presented with a feast for your eyes and the stomach.

Great weather and plenty of sunshine - Portugal is one of the sunniest places in the world, with more than 300 days of sunshine a year! Here you'll find a great climate with mild temperatures in all seasons.

Arts, Culture and Architecture - Portuguese art, culture and architecture are renowned worldwide for their beauty and authenticity. From traditional Fado music to beautiful monuments all across the country, Portugal offers a diverse variety of historical sites to visit. But there are also plenty of museums, festivals, concerts and international exhibitions all year round!

Blooming economy - Portugal is seen as a model in the Euro area after the 2011–14 international bailout. The country has since successfully reformed its economy to be more competitive, with exports growing faster than the Euro area average.

Public healthcare system - Portugal's national healthcare system is considered one of the best in the world. Public health centres and hospitals are available to all residents and EU citizens for a very low cost and for some groups for free. The private health sector is also very well developed.



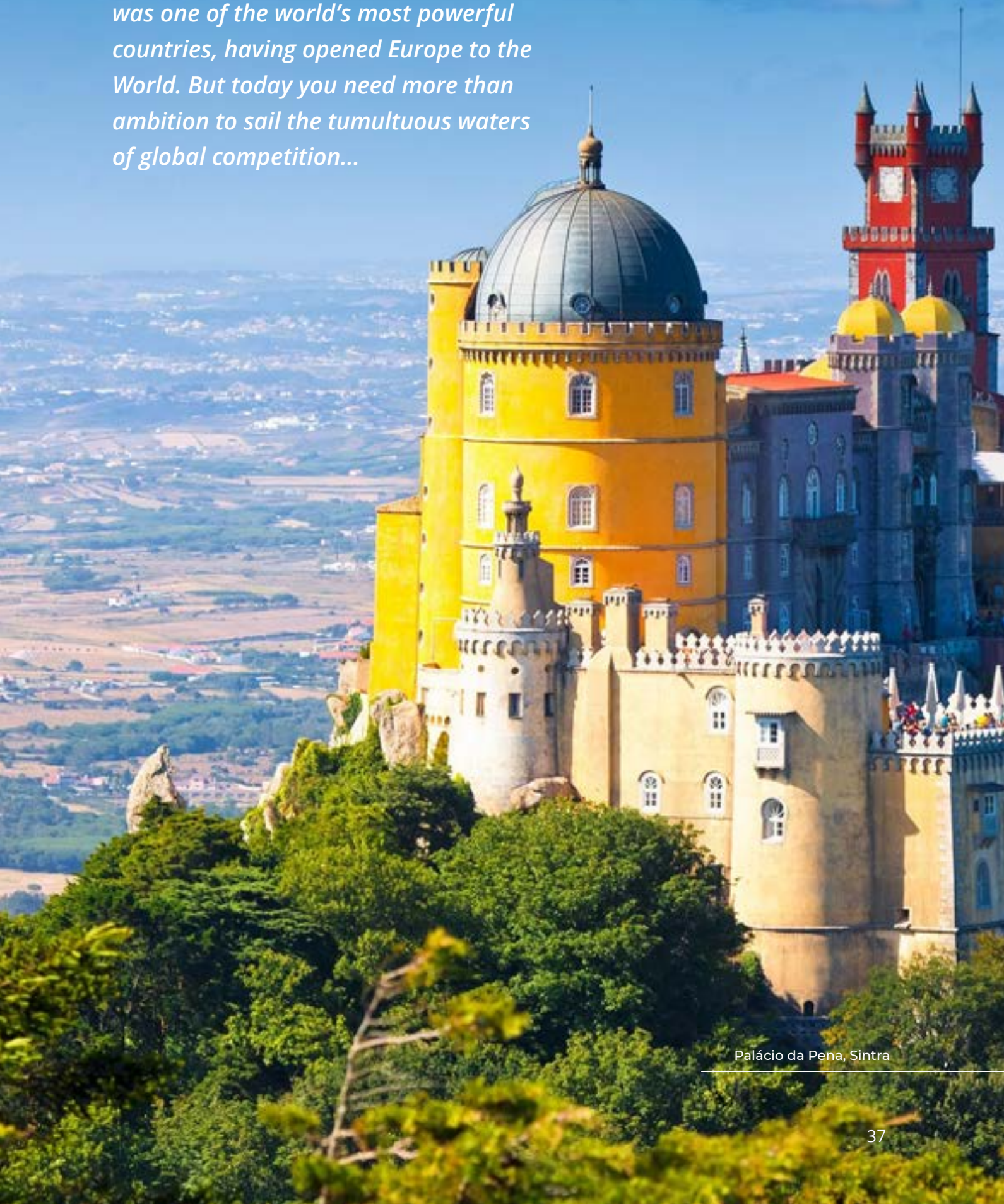
Café in Faro Old Town, Algarve

Friendly people and a safe environment - Portugal is one of the safest and friendliest countries in the world, with a wide majority of the population speaking a second language.

Wonderful lifestyle, at affordable prices - The quality of life in Portugal is also one of the best in the world although the general cost of living is surprisingly low. The real estate market is also very attractive for expats, with great opportunities for investment and one of Europe's highest rental returns.

If you'd like to be a part of this exciting time for Portugal, contact us! •

In the 15th and 16th centuries, Portugal was one of the world's most powerful countries, having opened Europe to the World. But today you need more than ambition to sail the tumultuous waters of global competition...



Palácio da Pena, Sintra

Podcast 'Portugal - The Simple Life' — Sharing an insider's perspective

Dylan Herholdt, who has made his life in Portugal, shares a weekly glimpse of living in Portugal and the marvellous lifestyle that has captivated foreigners from all over the world.



If your plans to have a property abroad include delicious food, a fantastic climate, friendly people and lots of things to see and do, then Portugal is definitely the right place to be! In this podcast, sponsored by Portugal Realty, people from all over the world shine some light on the various aspects of investing, owning a property and living in Portugal.

Podcasts have become an incredible way of connecting, staying informed and opening our minds to a variety of opinions and knowledge. This podcast breaks new ground and provides listeners with an insight to a lifestyle and a place that they may never have imagined. 'Portugal - The Simple Life' takes people into the heart and soul of what makes Portugal so unique, and, not only a wonderful place to own property, but a place with friendly people, old fashioned values, a safe and relaxed way of life and, of course, amazing food and wine.

Dylan Herdoldt speaks to interesting guests, both from Portugal and abroad, that have a story to tell about this special place and why life here is something worth sharing with the world. Something that podcast appreciators will recognise is the consistency of episodes produced and the variety of subject matter. Different types of episodes are regularly published, a larger episode with a special guest discussing a wide range of topics or a 'Petisco', a bite size chat about current topics.

Guests include wine makers, historians, wedding planners, tax professionals, radio DJ, authors, artists, lawyers, property developers, business owners and many more. These conversations are relaxed, entertaining and informative, giving listeners an insider's perspective to Portugal. •



A word from Dylan...

"It is a truly enjoyable experience for me to host this podcast. Portugal is my home now and I absolutely adore speaking to people about their stories and why they love this place as much as I do. As a fan of podcasts myself, I am fascinated by the stories and insights of the guests who appear on the show. It is an honour and privilege to share a part of this beautiful place with our listeners.

We have received some wonderful feedback from all over the world and I think it is simply fantastic that people, whether they are on the underground in London, a train in The Netherlands, sitting in traffic in Dubai or waiting for a taxi in New York, can plug in their earphones and escape for a few moments to Portugal."

www.portugal-realty.com/en/news/podcasts-and-vlogs

Listen to an insiders' perspective of Portugal...



Jasmine Harman shares her Place in The Sun. In this episode, Dylan is joined by Jasmine Harman, TV personality and presenter of the popular TV series A Place In The Sun. Jasmine is very familiar with the many joys of Portugal, sharing her own journey of discovering the Portuguese lifestyle and sharing it with the world. •



A special relationship between Portugal & the UK. Having lived in such places as Lisbon, Cascais, the Algarve and the Silver Coast region, Christina Hippisley, General Manager of The Portuguese Chamber of Commerce and Trade in the UK, talks about her deep connection with Portugal and the long and special ties that bond the UK with Portugal. •



**Subscribe our Podcasts
to receive updates!**



True Stories: Happy clients share their journey...

We love Portugal and are delighted to share our experience in one of the best coastal places in Europe to invest in property.

Portugal Realty's team of property specialists are keen to develop with each client a relationship built on trust and mutual understanding.

It's not just about finding the perfect house in the Silver Coast, a beautiful apartment with sea views in the Algarve or a gorgeous property in central Lisbon. It's about sharing a common view for a simpler life in Portugal and the best things this beautiful country has to offer. •



Absolute professionalism

"After trying several companies we were so relieved to find Portugal Realty. The properties we viewed came with an accurate description rather than an amalgamation of different photos rather than actual photos. A no nonsense approach, no hard sell just an honest and friendly approach. All our needs were catered for and we bought the most amazing waterfront property. Special thanks to Dylan for all his help".

Sebastien Nabais, Saudi Arabia

Happy to recommend

"We had the good fortune to meet Maria from Portugal Realty when we were looking for a property in the Algarve. She was friendly, knowledgeable and professional and showed us a number of properties that met the specific criteria we had indicated we were interested in. Maria really went the extra mile for us, introducing us to a contact at the bank and a solicitor. Maria's help was invaluable and I would be happy to recommend her services to anybody thinking of buying in the Algarve."

Clive Gallagher, UK



We found our 'Place in the Sun'

"We originally met the Portugal Realty team in London at the 'Place in the Sun' exhibition event in 2018 and were drawn to their knowledge on Portugal and in particular on properties around the Silver Coast area where we were looking to base ourselves.

We flew out to Portugal to meet with Dylan and spent the entire day with him viewing a range of different properties.

His patience, and professionalism in delivering to our specific needs was impressive indeed. He is passionate about his job and obvious love for the place is undeniable.

Dylan goes above & beyond, he now feels like a friend to us.

Would highly recommend Dylan and his services to anyone looking to base themselves in this beautiful area of Portugal."

Zoe Fernandes, London

Enjoyable experience

"...big thank you for your all your help in finding us our dream holiday home in the Algarve.

To be honest, we were quite daunted at the prospect of buying a home abroad as it's something we had never done before. We needn't have worried as you were on hand to make the whole process a pleasure from start to finish. From arranging the initial viewings, to making the offer and helping us with solicitors, accountants etc, we really couldn't fault your service which was absolutely first class. Your calm, knowledgeable, honest and friendly advice was just what we needed to make the whole process an enjoyable experience.

Thank you again Maria and we look forward to meeting up with you and Kevin on our next trip to the sunny Algarve."

Mark and Wendy, UK

Our dream of owning a home in Portugal was made true

"Amazing experience from beginning to end (and even still)!"

My husband and son love to surf and we had vacationed quite a bit in Portugal.

We decided to search for a home online. We live in the U.S. and were nervous about the process since we don't speak Portuguese, but we truly hit the lottery finding Dylan at Portugal Realty to assist us. He was informed on the area, very professional and worked incredibly hard to understand our needs.

I flew over and Dylan showed homes all over the Silver Coast, and finally we came across the perfect beach condo for us to call our home away from home in Foz do Arelho. It was unfinished, and I would imagine in some instances this might be extremely daunting, but Dylan introduced us to his colleague, Luis, at Leisure Launch, who was to be our project manager and from there on it was beyond smooth sailing.

Nothing was too much trouble, and Luis was incredibly responsive and very helpful. Dylan also introduced us to Nuno who became our lawyer for the closing. Nuno was another truly great introduction!

Dylan was fantastic for helping us find the perfect place, as well as for introducing us to very professional people who were able to make the process not only smooth, but also a ton of fun!

I honestly can't say enough wonderful things about this process and am VERY grateful to Dylan and his team!

Obrigada!!"

Lisa Kahan, USA



**Hear Brian &
Lisa share their
experience!**

Available at **PORTUGAL
THE SIMPLE LIFE - PODCAST**



Dream project in Portugal

"Dylan was our realtor for our dream project in Portugal and we've enjoyed our time with him! Not only does he really listen to you when you tell him what you are looking for, he is polite, a great host and a very professional realtor.

We own a dream of a house now and whenever we're in town we still meet up with Dylan for lunch or drinks! I would definitely recommend him if you are looking for a house."

***Ilse Duijn
Amsterdam & New York***



"During our search for a house in Portugal we came in contact with Ana Carmo.

We never experienced such unbiased and genuine advice from a realtor. Ana does not force you to buy property but invites you to become her neighbour. You can not get a warmer welcome."

***Desi van der Zanden,
Netherlands***



Video testimonials

Thousands of families have trusted Portugal Realty!

Find out what some of our clients have to say about their experience of buying property in Portugal:

www.portugal-realty.com/en/buying-in-portugal/testimonials



Why so many expats are falling in love with the Silver Coast

Located in the heart of Portugal, the Silver Coast offers plenty to see and do, great food and the hospitality of the locals who welcome the growing expat community with open arms.

The Silver Coast is one of Portugal's favourite spots to buy a dream home or invest in a property for the holidays. Here you will find real estate prices with exceptional value, as well as a lower cost of living. But rest assured that sometime less is more!

Here are some of the reasons why so many expats consider this stretch of spectacular coastline to be "the real Portugal":

Quality of life

The Silver Coast in Portugal consists of medium-size towns and villages, where neighbours usually know each other and foreigners are greeted with a warm and friendly mindset. The Portuguese have a genuine love for the small things that make life better. Spending time with friends at a café, playing with your children at the beach or appreciating a slow lunch with a beautiful view are some of the many joys of day-to-day life and each community offers plenty of opportunities to indulge in this simple lifestyle.

Here you will also find modern facilities to meet your everyday needs without the hassle and traffic typical of bigger cities. From public services such as schools or healthcare centres

and hospitals to prosperous and dynamic local businesses, life in the Silver Coast is happier and healthier.

A majestic coastline

The Silver Coast offers some of the best Portuguese beaches. From the beautiful Foz do Arelho, where the Atlantic meets Obidos Lagoon, to Sao Martinho do Porto's unique shell-shaped bay and giant sand dunes, discover breathtaking strips of golden sand along a rugged coastline where the sunset is stunning.

Sao Martinho do Porto lives up to its reputation of being the best family beach in Portugal. This paradise is especially sought by families who enjoy the safe environment, calm waves and various water sports such as sailing, paddle or jet skis.

In Nazare you will find stunning scenery that embraces this fishing town's beautiful beach and unique culture. Whether you prefer spending your time at one of the many restaurants with a glass of delicious Portuguese wine, or watch the surfers who venture out into the giant waves of the North Canyon, in Praia do Norte, a visit to Nazare will awaken your



See our video about the Silver Coast

We love sharing our favourite spots on the Silver Coast of Portugal:
www.portugal-realty.com/en/company/locations/silver-coast





Obidos Lagoon



Nazare Beach



Silver Coast windmills



Sao Martinho do Porto Bay



Farmers' Market in Caldas da Rainha

senses. If you prefer more private beaches, don't miss Vale Furado where the locals outnumber foreign tourists by far and the cliffs and coast are untouched.

Delicious food

Food in the Silver Coast of Portugal is also one of its best trademarks. Savour the marvellous fish and seafood available at many restaurants or discover the freshest of fruits and vegetables cultivated by local farmers.

You can buy any of these at the produce markets widely available throughout the Silver Coast, a land rich with green fields, small farms, vineyards and fruit trees, where plenty of sunshine and good weather make everything taste better.

Top value that doesn't cost a million

The cost of living in the Silver Coast is also appealing. Whether you prefer an apartment or a villa, there are plenty of options with a great

location and all the commodities of modern living. With beautiful countryside views or at walking distance to the beach, Silver Coast properties for sale offer exceptional value for your investment.

Proximity

Thanks to its central location and excellent road network, the Silver Coast allows you to easily travel to anywhere in Portugal. It's just an hour north of Portugal's biggest International Airport, and close to all the main highways and railroad system.

Fun all year round

The Silver Coast has a charm of its own, with mild temperatures that invite families in shorts to enjoy a walk along the beach throughout the year.

Those who love the Silver Coast know its magical appeal all year long and there are always activities from January to December, as well as loads of events that make life in the Silver Coast an experience worth living! •

This region's amazing heritage is present in monuments such as the Alcobaca Monastery, the first Gothic building in Portugal and a UNESCO World Heritage Site, as well as Obidos Castle and the small village within its walls that hosts various events all year round.



Obidos village

Living in sunny Algarve: from fabulous weather to delicious food

Life in Algarve Portugal is a breath of fresh air in so many ways. From the beautiful landscape to the welcoming warmth of the locals, the Algarvians really know how to maintain the best things in life refreshingly simple.

The Algarve has been a favourite spot for foreigners for years, and it's no surprise why. Starting with the region's warm climate, fabulous beaches and loads of things to see and do, the south of Portugal is a wonderful place to live.

A sea lover's paradise

The Algarve has 200 kilometres of sandy beaches and beautiful landscapes that have captivated thousands of visitors and expats from all over the world.

Year after year, this region's beaches are recognised not only for their natural beauty, but also for the excellent conditions offered to visitors and residents.

Vast stretches of golden sand, a crystal clear sea, sculpted cliffs surrounded by pines or the Ria Formosa Natural Park are just a few examples of the region's natural beauty.

Outdoor activities

From theme parks to experiences in nature, the Algarve offers lots of adventures that make living here worthwhile all year long!

Whether you prefer a relaxing game of mini-golf or an adrenaline-filled watercoaster, the Algarve is home to some of Portugal's most spectacular adventures, including huge aquatic theme parks, a marine zoo and plenty of tour operators who offer from buggy safaris to boat rides along the coast.

Michelin star dining or traditional cuisine: you decide

The Algarve is also a fabulous place for anyone who enjoys delicious food! Top chefs have been taking the traditional flavours and favourites of Portuguese cuisine and creating artistic food that has seen a few more eateries reach Michelin star status.

But you don't have to visit 5-star restaurants to enjoy the Algarve's culinary wonders! The Algarve has a vast selection of wonderful restaurants for any budget and lifestyle.

Local ingredients and farmers' markets

The Algarve is also famous for its fish and seafood, delicious meat produced by local farmers and the freshest sweet vegetables and fruits.

Every aspect of the dining experience in southern Portugal reflects the Algarvian lifestyle, their calm appreciation of life and pride of local traditions. In the fishing villages, fishermen have mastered grilling fish to perfection.

The Algarve has more than 200 km of coastline so finding fresh fish and seafood is easy. To enjoy the warm climate and sunny weather, people gather in cafés all year long and indulge in delicious food. What better way to appreciate the sea view than with a glass of white wine and a side dish of "*estupeta*" (tuna salad) or mouth-



Benagil caves



Carvoeiro beach in Lagoa



Vilamoura Marina



watering seafood?

Towards the countryside, fields of green inspire age-old recipes and Algarve's unique identity. No wonder some of Portugal's best food festivals take place in the Algarve all year long! There is no high season when it comes to enjoying great food.

Countryside living

As you journey further inland, you will find quiet rural areas that are mostly untouched, yet close to everything the more 'touristy' Algarve has to offer. Thanks to an excellent road system, you can get to any point quickly, from some of Europe's most popular beaches to golf courses and 5-star restaurants.

The Algarvian countryside is still a well-kept secret, with small villages and towns further inland that have fewer people, but plenty of reasons to stay a bit longer. Or maybe forever, for those looking for a lifestyle to be enjoyed without haste!

Here, time seems to beat at a slower pace and the landscape is slowly transformed with the colours of unspoilt nature. Many of the locals still pick fruits and vegetables directly from their backyards and while driving through the smallest "*aldeias*" you'll find farmers who sell some of this region's best products. Some of which make Algarvian cuisine so special, from the sweet oranges of Silves to almonds and figs from the north-east, or the famous "*aguardente de medronho*", a traditional fruit brandy made from the fruit of the Medronho tree.

Nature's generosity allows for a healthier and laid-back way of life, with plenty of fresh air to enjoy the outdoors all year long. This is a perfect place to meander the cobblestone streets of historic villages, where you'll easily find a friendly neighbour to practice your Portuguese.

If you prefer to hike in the silence of the dirt paths, discover the various walking trails available, an ideal option to get lost in this region's beautiful scenery.



Rural Algarve offers a breathtaking landscape, between the mountains and the sea, surrounded by greenery where the occasional goats and sheep wind between the valleys whilst a shepherd waves us a friendly "*bom dia*".

The peace and quiet of inland Algarve is a perfect backdrop to explore the Portuguese countryside while listening to the chirping of birds or gazing at the stars in the night sky.

This region also offers a wonderfully mild climate, with the Monchique and Caldeirao mountains creating a natural barrier from the colder winds of the north, sheltering the lowlands of the coast.

Rich in History and Culture

The Algarve is equally rich in history and cultural diversity. From the Phoenicians to the Arabs who occupied this region for five centuries, many historical traces are still

visible today in this region's architecture and traditions. The Algarve is an open-air museum, filled from east to west with various monuments and historical sites worth visiting time and time again.

Golf Courses in the Algarve

This highly sought-after region of Portugal is also an all-time favourite because of its large variety of golf courses. The Algarve offers the ideal conditions for golf and has been considered the best golf destination in the world several times by golf magazines and international associations. Which is not surprising considering its more than 40 golf courses surrounded by pine trees and luxury resorts, some of which designed by internationally renowned architects.

No wonder the Algarve is one of the best coastal places in Europe to buy property! •



Where to live in the Algarve?

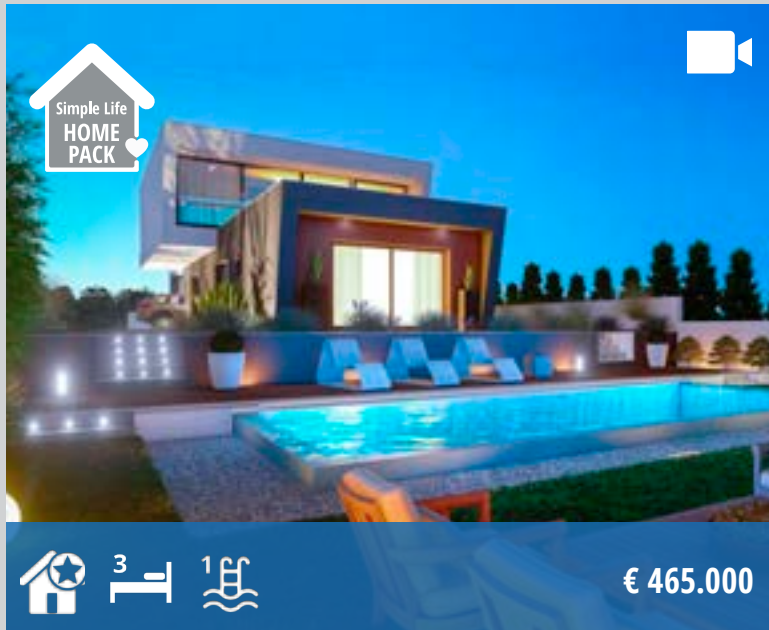
Visit Portugal Realty's website to discover some of this region's best locations:

www.portugal-realty.com/en/company/locations/algarve



Featured Properties - Silver Coast

Oceanfront Villa



Maximise the ocean experience with the sea at your doorstep

Set in a natural landscape where nature meets the sea, enjoy the luxury of these beautiful homes with exceptionally large plots of land (average 750m) each with private pool, ocean views and sunshine all around.

Ref. SCLP619



One level house with pool in Foz do Arelho



This new house is located in a quiet rural area of the Silver Coast region, just a few minutes from the village of Foz do Arelho and Sao Martinho do Porto.

Ref. SCLP615.2



Beach Apartments



These new apartments offer a superb location, within walking distance to the beach and village centre, but with all the tranquillity, comfort and space to experience the outdoors all year long.

Ref. SCLN007

€ 198.000



Modern villa in Nazare



This villa for sale has the perfect design to maximize the natural light and the views over the countryside, with a large terrace and large balconies that invite the sun into your home all day, and designed to keep your privacy.

Ref. SNLP006.2

€ 265.000



Apartments with sea view



This is a great holiday apartment for those looking for the vibrant environment and natural beauty of Nazare, on the Silver Coast in Portugal.

Ref. SNLN012.2

€ 257.000



House by Nature



Surrounded by nature, within walking distance to the village of Pataias and minutes away from this house is the wonderful fishing village of Nazare.

Ref. SNLP001

€ 225.000

Featured Properties - Algarve

Scenic views of the Golf Course



Golf Club Apartments in Algarve

These contemporary designed 2-bedroom apartments for sale in Silves, Algarve are close to the Golf Club House and scenic communal swimming pool, combining the luxury of a modern home with the perfect harmony of nature.

Ref. AWKN729



Apartments Waterfront of Cabanas



Located in the fishing village of Cabanas where you can embrace the simplicity of Portuguese living.

Ref. AEMN658



FROM € 315.500

Penthouse Apartments



The penthouses all have private jacuzzis on the large upper level terraces, perfect to enjoy privacy and the wonderful Algarve weather throughout the year.

Ref. ACKN720



€ 179.000

Modern south facing



These spacious modern designed 2-bedroom apartments for sale in Central Lagoa offer easy access to the Algarve's best beaches.

Ref. ACKN706



€ 448.000

Sea & Nature



This home is perfect for those looking to relocate to the Algarve for a simple life in Portugal or as a second home to enjoy sunny holidays all year long.

Ref. ACKN722



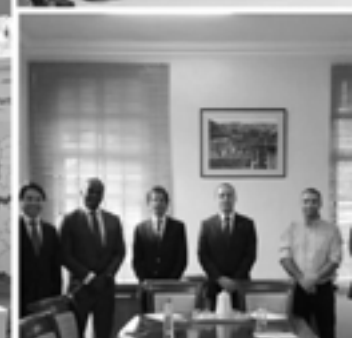
€ 675.000

Classic House



Perfectly located in a sought-after residential area close to magnificent beaches and golf courses, west of the main town of Albufeira.

Ref. ACMN669



www.portugal-realty.com