

# PORTUGAL

## THE SIMPLE LIFE

An Insider's Perspective to Investing & Living in Portugal | Edition #2 | July 2021

**Tips for furnishing and  
decorating your Holiday  
Home in Portugal**

**Simple Life Home Pack -  
The complete Relocation  
solution**

**Make the most of your  
Investment Property  
in Portugal**

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# Portugal's best features in your home

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INTERIORS**



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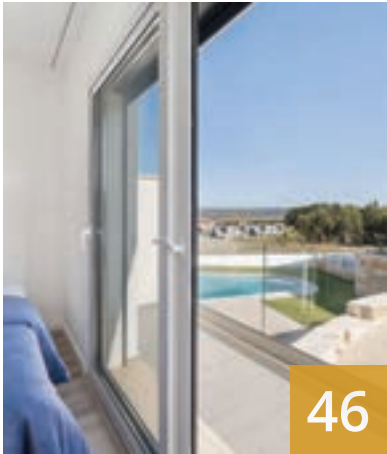
**Traditional property rentals versus “Alojamento Local”**

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**How to make the most of your home in Portugal**

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**Tips on how furniture and decor will get you better returns**

An investment in quality furniture and decor, with the guidance of an experienced interior decorator, creates a luxury holiday experience. Sandra shares tips to help you secure better rental yields...



Edition #2 - July 2021

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## Finding happiness in Portugal...

*Recent events have shown us how important our homes are for our well-being and that of our families. More than a place to rest and spend quality time, our home has increasingly become a safe haven from the outside world and in many situations, the place where we work and spend most of our free time.*

*Regardless of what the future brings, this new paradigm has come to stay and our homes will continue to play an important role in our everyday lives and overall happiness.*

*The role of Portugal Interiors has been and will continue to be, to create happiness in the midst of the challenges that each family entrusts to us. Creating a happy place, for real people, with real dreams and expectations.*

*SCH Furniture has been furnishing homes in Portugal since 2006 and to celebrate its wonderful relationship with Portugal, they felt it was time for a rebranding: SCH Furniture is now Portugal Interiors. It has also launched a new and exclusive furniture line. Small details that will make a big difference in helping clients in their quest for a beautiful home in Portugal.*



# New beginnings: From SCH Furniture to Portugal Interiors®

More than a place for unforgettable holidays, Portugal has increasingly become “home” for families from all over the world. Portugal Interiors has proudly accompanied this growth...



In 2006 Portugal was taking its first steps towards regulation and greater professionalisation in its residential tourism sector, creating better conditions to accommodate foreign investors and families from all over the world. During this period, Leisure Launch Group was one of a handful of companies invested in promoting a strategy to engage and attract both foreign investment and tourism to Portugal. The group went about setting up a full service infrastructure of professional services to save foreign property buyers the bureaucratic challenges of buying property in Portugal.

## “Portugal made Simple”

This infrastructure was exclusively dedicated to foreigners buying property in Portugal, providing services that included real estate, property management and rentals, furniture and decor, property development, construction and accounting. SCH Furniture was born out of this **‘Portugal made Simple’** strategy, as a professional service that guaranteed the complete solution to furnishing a home in Portugal.

This professional approach towards holiday

home rentals is the base of SCH Furniture’s success, as the company benefited from Leisure Launch’s extensive experience in the hospitality industry. Its multidisciplinary team combined this experience with extensive market knowledge, understanding that clients from different countries have different needs, in addition to their individual expectations and personal taste. Thanks to this differentiated service, based on industry standard concepts of durability, quality and design, the company grew in both clients and market knowledge, having serviced families from all continents.

In 2020, faced with a growing number of customers buying homes in Portugal for permanent residence, SCH Furniture took further steps towards meeting the needs and expectations of its clients and adopted a new brand image: Portugal Interiors®. Maintaining at its core the concept of full-service solution that makes having a home in Portugal a joyous experience, regardless of its purpose.

Portugal Interiors’ commitment to a simple and seamless client experience has contributed to its continued success. To quote our clients: *“the whole experience of furnishing our home in Portugal was just so simple...”* •



*Portugal Interiors offers a simple and hassle-free experience to professionally furnish and decorate your home in Portugal. A beautiful home customized to your taste without the trouble of having to visit hundreds of suppliers, haggle with contractors, meet deadlines and delivery dates... Portugal Interiors will take care of everything so that you can enjoy Portugal to the fullest!*



# “Portugal Interiors is the result of decades of experience in the hospitality industry”

We have applied our long history in hotel management and rentals to the area of furniture and decoration. Initially for holiday rentals and today for anyone who owns a home in Portugal, applying the same standards of quality that has allowed us to accompany families from all over the world...



*Portugal Interiors prides itself in offering a professional, hassle-free service that makes furnishing and decorating your home in Portugal a simple process. Our team will guide you in choosing the items that will truly make your property a home, and at the same time saving you time and providing products that will stand the test of time.*

Allenah Tereso - Managing Director  
PORTUGAL INTERIORS

## Why was Portugal Interiors created?

To answer your question it is probably easier for me to give you some background. Our group has over 25 years of experience in the Real Estate, Hotel and Hospitality sector in Portugal. As foreigners who chose Portugal as our home, we have first hand experience of the challenges that international clients experienced when buying property or choosing to settle in Portugal in the late 1990's to early 2000's. Portugal was an interesting emerging market to invest in property, it had joined the European Union only a decade before and billions of Euros had been invested in infrastructures. Expectations were that property prices would experience steep growth. Investors found that besides the obvious challenges of communicating in a language that was foreign to them, Portugal had a reputation for being unregulated and bureaucratic, anything but simple. Our challenge was to adopt a “Portugal made Simple” strategy, a hassle-free and seamless client experience for families buying property in Portugal.

We realised that we had to introduce professionalism and hotel standards to a residential property and tourism industry that was largely unregulated and in complete disarray with private holiday lets that had no standards to speak of. This was a time when it was common to rent a room in a house that a family member had vacated for the summer or just as common for people to rent substandard homes that had been furnished with second-hand furniture. Many of us have memories of summer holidays where we met a lady outside the house or apartment who took our cash and drove off only to be seen again at the checkout. Portugal had started making inroads to the international tourism and property market and the Leisure Launch Group was amongst a handful of companies promoting Portugal as a safe place to visit and invest in. Both from an investment and tourism perspective, it made no sense to allow the residential tourism industry to continue in such a disorganised and unregulated manner.

Property investors were arriving in Portugal





Portugal Interiors joins design, functionality and durability in each project

faced with the enormous challenge to find professional companies to furnish, property manage and rent their homes. Our solution was to use our extensive Real Estate and Hotel/Hospitality experience to establish a complete service and furniture supplier that would meet the hotel standard for quality, functionality and durability, while at the same time customising home decor to the buyer's taste. We began trading in 2006 under the brand SCH Furniture which we have recently rebranded to Portugal Interiors as a celebration of our love for this beautiful country.

### **What memories do you have of the early days?**

I have so many wonderful memories of the early days. The market was changing so quickly, we realised early on that the Internet was going to change everything, hotels were ripe for disruption and Portugal was not prepared for the onslaught of both tourists and investors. Our property buyers were looking for a rental return on their properties and their competition was the hotels. To compete with the hotels

our property owners had to offer properties furnished at the same standard.

Fortunately, with our hotel experience and connections, we were able to source directly from manufacturers. An interesting fact is that Booking.com was so impressed with our standard of furnishings, our sister company Silver Coast Hospitality was one of the first holiday lets to be approved for their platform in Portugal.

### **How does Portugal Interiors contribute to improving a property's rental potential?**

As the world changes and people travel more, guests demand quality accommodation. To compete with the hotel industry at the same level, it was important that investors understood that they would have to offer a more professional and organised service. So we applied exactly the same standards to provide a *'Hotel Experience in a Luxury Holiday Home'*, and that became our mission. We go down to the finest of detail, not only in the hotel standard of the furnishings but also in terms of quality



because in a rental the wear and tear is much higher than a normal residential home.

We took the positives from our experience in the hotel industry and applied them to a luxury holiday home. Today, we are proud to see that, over the years, our homeowners have achieved consistently above average rental returns.

#### **How would you group your clients?**

We have essentially three groups of clients. Firstly, clients who buy homes as a permanent residence or as a second home for their own exclusive use. These are more fun because we are able to customise and decorate the home exclusively to the client's taste.

The second group are investors who buy property with the purpose of renting. In this case, the houses and apartments are furnished to meet rental standards and regulations, with limited customising.

The third group are clients who are a mix of both. In other words, they are buying a second home that they will initially rent and use for holidays with the intention to eventually make Portugal their home.

#### **Does Portugal Interiors only furnish holiday homes?**

We furnish and decorate all types of houses and apartments, the market has evolved and we have grown with it. We do bespoke home decor and furnishing as well as ready to rent furniture solutions.

#### **Why is Portugal Interiors different from any other furniture or decoration supplier in Portugal?**

Firstly, we are one of the few companies in Portugal that offer all these services under one umbrella. You would normally have to visit many different companies to achieve what we offer, for example furniture, cutlery and crockery, curtains, linen, appliances, etc. And let us not forget the professional decorating and fitting. We do much more than any other potential competitor.

#### **Tell me more about your commitment to local manufacturing and supply?**

From the beginning, we wanted to have a local approach to our business model. Portugal has such a rich history in manufacturing not only quality furniture but also textiles. A little known fact is that a lot of famous brands have their furniture and textiles manufactured in Portugal. It is quite common to find really expensive sheets and duvet covers, towels, etc. in some of

The image shows a bright, minimalist dining room. A white rectangular table is set with two place settings, each including a white plate with a slice of toast, a glass of orange juice, and a textured placemat. A white bowl filled with oranges and bananas sits on the table. In the background, two large, square abstract paintings with gold frames hang on a white wall. The paintings depict a landscape with horizontal bands of color, including shades of brown, grey, and white, suggesting a body of water or a textured surface. The overall atmosphere is clean and modern.

*Portugal Interiors' Furniture Packs include everything, from hard furniture to textiles and decoration items, carefully chosen to create a modern and comfortable ambience that meets each families' personal taste and individual needs...*





the most expensive stores in the world that are **'Made in Portugal'**.

Giving preference to Portuguese products has always been one of the core principles of our company.

We also strive to employ locally because we want to contribute to our community, so whenever possible we source product from local manufacturers. Our clients see value in this because they want their relationship with Portugal to be a positive one. Buying Portuguese products and supporting local communities is very much appreciated by the Portuguese people.

#### **In terms of the buying process, how does this work...**

Our initial conversation with clients begins with understanding their needs and expectations, discovering what kind of experience they want to have in their homes, while at the same time finding the balance if they want to also rent their property.

We then begin the process. If the property is built, we will visit it with the client or we will take our team along and study the plans to see what is possible. In the past, this would always be done in person but with technology, we are having a lot more virtual meetings using Zoom or other video platforms to communicate. However, we recommend that clients meet with us personally when they eventually do come to

Portugal, as we always like them to visit homes that have been furnished by Portugal Interiors.

#### **What does Portugal Interiors include in its service?**

We supply the complete solution, often referred to as a **'Ready to Enjoy, or Rent, Furniture Pack'**. A pack will include everything big and small, from hard furnishings such as tables, chairs, beds, mattresses, etc., to soft furnishings, such as sheets, curtains, pillows, crockery, cutlery, pots and pans. We also include items that are typically Portuguese. If a client wants to rent their home, one of the things that must be included is a *"varinha mágica"*, a hand blender. We have the experience so we include all those small details that are so important.

We also do the decoration of the home. Choosing colours, hangings, photographs, posters, wallpaper... All the sort of things that will personalise the home for each family.

When we leave your home you can literally walk in the next day to begin enjoying your life in Portugal, either as a holiday home or as a permanent residence.

#### **Who are Portugal Interiors' clients?**

We specialise in a niche market, focused on foreigners who are investing in or purchasing a house or apartment in Portugal. We research the market quite intensely before we start servicing the client. We find that depending



on what country the client comes from they tend to have different tastes. Our clients come from all over the world, so it doesn't matter where you come from. We take the time to understand you.

#### **How do you meet their needs?**

We begin by trying to really understand our client's lifestyle and how they want to experience their home in Portugal. Because they come from many different countries, we do lots of research. It's important that we have a greater sensibility of their cultural habits as well as an understanding of how they plan to enjoy their homes.

#### **What do clients most value when choosing furniture?**

A combination of durability and design, as well as benefiting from our experience in the rental market. Rental properties have more people "traffic" so durability is an important factor to consider when furnishing your holiday home.

#### **What can clients expect from the Portugal Interiors experience?**

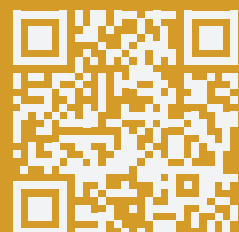
They can expect a very simple and hassle-free client experience. We recommend that clients involve us as early as possible in the buying process, so it is common for buyers to contact us before they have even purchased the property! In some cases it's a house or apartment that is already built, but in other cases it's a new build property.

New build properties are more exciting and at the same time a bigger challenge. Getting in early means that we work together with the clients and builder with a vision of the final decor in mind. It is quite common for the client to invite us to participate in meetings with the builder to select tile colours and finishes. We share the client's vision for the finished home, so we are able to transmit it to the builder in Portuguese. Clients understand that the decoration is what makes a house *'their home'*. •



**Find out more about Portugal Interiors' full-service solutions to furnish and decorate your home in Portugal**

Subscribe to Portugal Interiors' newsletter:  
[www.portugal-interiors.com](http://www.portugal-interiors.com)



## Meet the Portugal Interiors team

A seamless and hassle-free client experience: walk into your new furnished home beautifully customised for you and ready to enjoy!

A visit to the Portugal Interiors' offices in the Silver Coast is a world apart from the hassle of visiting several traditional stores. The company is a "one-stop" complete solution to decorating and furnishing your home in Portugal, that you can visit virtually or if you prefer a more 'feel & touch' approach, they have that too. Your experience is simple, you do the fun part and they do the rest!

Portugal Interiors' service begins with a free consultation with their resident Interior Decorators, Ana Silva and Allenah Tereso. The consultation is done virtually by video call (Zoom, Skype, etc.) or in person at their offices in São Martinho do Porto. The process is not

only simple, it's also easy, as clients literally do not have to leave their chair.

They will guide in selecting pieces and colours from an extensive range of furniture, textiles, wallpaper, etc. And for a better perspective of how the many pieces come together, you are invited to visit recently completed homes.

Once you have selected your favourites, sit back, relax and enjoy Portugal. It is their job to do the rest, including the sourcing, quality control, delivery, assembly, fitting, decorating, and "yes", to finish off, they also do the cleaning! •



### Silver Coast Office

Centrally located next to São Martinho do Porto's train station, Portugal Interiors' office is the only place you will have to visit to choose the furniture and decoration of your home in Portugal.





*Allenah and Ana combine decades of experience in Hospitality and Interior Decorating to give you a professional and personalised solution to furnishing and decorating the home of your dreams.*



**Allenah Tereso** - Managing Director

Allenah has led the Portugal Interiors team since 2006, using her experience in Hospitality and Holiday Rentals to source furniture and decor, that is both beautiful and functional. Recognised for her warm and friendly smile, she is always happy to share her personal experience as an expat living in Portugal. •

**Ana Silva** - Furniture & Interior Decor

Ana is a talented Interior Decorator, with many years of experience in Hospitality and Interior Decor, she is recognised for her creative vision and the energy with which she embraces every challenge. Ana has the wonderful task of guiding homeowners who rely on her to find a happy marriage between their expectations and the practicality of owning a home in Portugal. •

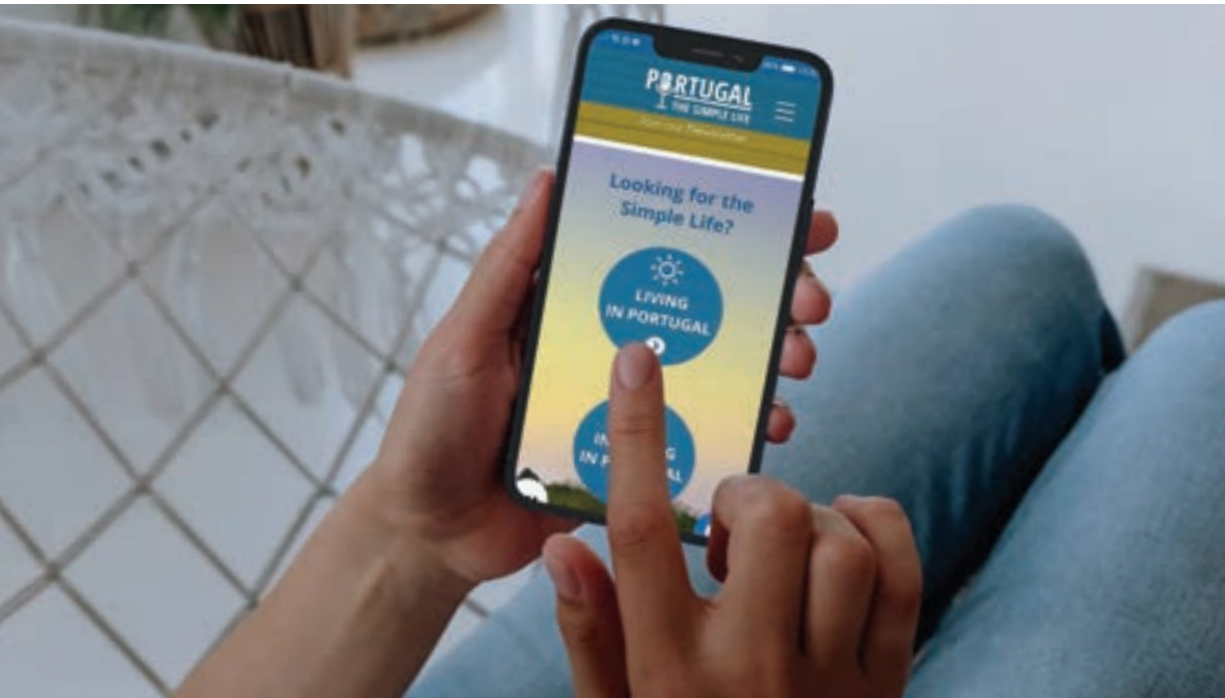


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To see Portugal Interiors' entire team please visit [www.portugal-interiors.com](http://www.portugal-interiors.com)

# Unlocking the secrets to Portugal from an insider's perspective

Portugal The Simple Life is a FREE educational platform to support and inform foreigners who are looking to buy a home in Portugal.



Foreigners investing in Portugal may concern themselves with the challenges normally associated with buying a property in a foreign country, understanding the language or the regulations and taxes. The goal of the FREE platform Portugal The Simple Life is to demystify and inform, with the help of the Portuguese people, professionals, specialists and other foreigners who have made Portugal their home. They share their knowledge and

experience so that you the reader is better informed.

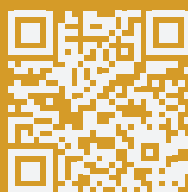
Not only do they discuss important administrative processes, taxes and buying procedures, they also talk about food, wine and travel but most importantly they talk about why the Portuguese are such welcoming hosts.

Visit & subscribe to your free insider's perspective to Portugal. •



## Follow Portugal The Simple Life...

If you'd like to have access to more information about our beautiful country, Portugal The Simple Life is available on Facebook, Instagram and YouTube, and publishes new blogs and podcasts weekly on [www.portugal-the-simple-life.com](http://www.portugal-the-simple-life.com).





*'Portugal - The Simple Life', an insider's perspective to  
living and owning property in Portugal,  
a FREE educational platform that combines decades of  
expertise and market knowledge to deliver value  
to foreign investors in Portugal...*



# Everything you need to transition to a simple life in Portugal

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

Portugal Interiors is a proud member of the Simple Life Home Pack, an exclusive full service programme to support home buyers.

Select properties are awarded the exclusive SIMPLE LIFE HOME PACK status, a Portugal Realty and Immo Portugal full-service programme awarded to New Build properties of a high standard that have met its stringent criteria.

No need to navigate the process on your own, a multidisciplinary team of professionals will be at your side to support you with: Property

Consultancy; Home Installation; Logistic Support; Home Decor & Furniture; New Build Support; Property Management; Accounting & Tax; Holiday Rentals.

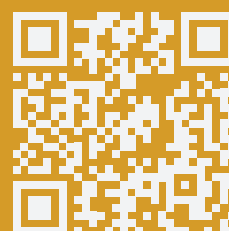
Over 25 years of experience in Portugal brought together in a single platform with the purpose of supporting the property buyer. All the support you need to enjoy a simple life on the Silver Coast of Portugal.

Talk to a consultant today about how the Simple Life Home Pack will benefit you. •



**Find out more about the Simple Life Home Pack...**

See the video on YouTube for more information:



# Simple Life Home Pack:

making your experience with Portugal simple . . .

<div></div> <div>PROPERTY CONSULTANCY</div> <div></div> <div><p>With over 25 years of experience in Portugal, Dylan Herholdt and his team will guide you in the process of selecting the home that best meets your needs.</p></div>	<div></div> <div>HOME INSTALLATION</div> <div></div> <div><p>Paula Antunes and the team at SCH Solutions will support you when your home is ready to set up! Setting up utilities and services contracts saving you the time and hassle...</p></div>	<div></div> <div>LOGISTIC SUPPORT</div> <div></div> <div><p>Denise Vieira and the Leisure Launch logistics team will support you with the most challenging bits...</p><ul style="list-style-type: none"><li>* Project management</li><li>* Administration</li><li>* Bureaucracy</li><li>* Client Liaison</li><li>* Registrations</li></ul></div>	<div></div> <div>HOME DECOR &amp; FURNITURE</div> <div></div> <div><p>Allenah Tereso and the Portugal Interiors team will guide you in selecting a complete Furniture Pack or a tailor-made solution to decorate and furnish your home. From interior decor services to furniture and home make-overs...</p></div>
<div></div> <div>NEW BUILD SUPPORT</div> <div></div> <div><p>Eng. Joao Menino of Presprop Construction and his team are on hand to ensure that your home is of high standard, functional, energy-efficient and beautiful!</p></div>	<div></div> <div>PROPERTY MANAGEMENT</div> <div></div> <div><p>Graça Rosa and the SCH property management team with over 12 years experience, will give you the peace of mind that your home is professionally managed in your absence.</p></div>	<div></div> <div>ACCOUNTING &amp; TAX</div> <div></div> <div><p>Sofia Cardoso and the Portugal Accounting team of certified public accountants will represent you in Tax &amp; Compliance issues.</p></div>	<div></div> <div>HOLIDAY RENTALS</div> <div></div> <div><p>Sandra Filipe and the SCH Holiday Homes team will apply over 12 years of local and international market experience to secure your second home's rental success.</p></div>

## “Now we are even closer to our Flemish and Dutch speaking clients!”

With the recent integration of Immo Portugal into the Leisure Launch Property Group, we are better positioned to assist our Flemish and Dutch speaking clients. Our team speaks your language and our office in Antwerp is even closer to you!



*“The increasing demand from families investing from Belgium and the Netherlands is testament to the excellent quality of life we have to offer on the Silver Coast of Portugal.”*

Davide Patrício - Chairperson  
LEISURE LAUNCH GROUP

In April of this year, Immo Portugal™ became fully integrated into the Leisure Launch Property Group under the very capable direction of Luis Cardoso. We have had a close collaboration with Immo Portugal for many years, so it was a natural “fit” for the team to find a home in the Leisure Launch Group. Over the past 15 years, Miss An-Sofie De Vos and her team have diligently established the most recognisable Portugal property brand in Belgium, so it is with honour that we accept the challenge to build on that legacy.

Over the past quarter-century, we have dedicated ourselves to making the experience for international investors in Portugal as simple and enjoyable as possible. With the acquisition of Immo Portugal, we can extend the SIMPLE LIFE HOME PACK service to our Flemish and Dutch speaking clients, with a dedicated team of professionals led by sales director Tim Demeyer, who speaks their language. The integration into the Leisure Launch Group has been well received and

we are extremely appreciative of the positive feedback we have received from our clients and partners.

This acquisition was made at a time when the Portuguese real estate market continues to grow, with the increasing demand from both local and foreign buyers. Economists had the expectation that the global pandemic caused by Covid-19 would cool the demand for property in Portugal but this could not be further from the reality! Portugal continues to receive interest from its traditional markets and more recently growing interest from non-traditional markets such as the USA, Canada and South America. The lesson to be learned from the past 12 months is that the demand for housing in Portugal is economically sound and will only continue to grow!

The Pandemic has given us all an opportunity to reflect on our lives and refocus our minds on the three pillars of happiness: Community, Safety and Quality of Life. It is in these three





*"Pop into our São Martinho do Porto office where Rita Coutinho and Ana Osório are expecting you with a free bottle of wine! Tim Demeyer awaits you in our Antwerp office."*

areas that Portugal stands head and shoulders above other European countries, a country with a thousand years of history and a tradition that is centred on community.

As Portugal's leading full-service property group, we will continue to invest in products and services that guarantee a professional service of the highest standard. •



## Testimonial Immo Portugal client: From Belgium to the Silver Coast...

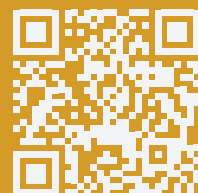
"I ended up in this area by chance and I heard about the real estate agency Immo Portugal. Since they have a good connection with Belgium, it gave me confidence. I immediately noticed how good the service is from them and that is why I can recommend an optimal cooperation with Immo Portugal."

**Tom Waterschoot - Belgium**



**Subscribe Immo Portugal's newsletter  
to receive updates on new launches  
and property events**

Visit [www.immoportugal.com](http://www.immoportugal.com)



# Podcast ‘Portugal - The Simple Life’ presents Portugal Interiors

Portugal Interiors was featured in the Portugal The Simple Life podcast, where its team shared handy tips for making the most of your home in Portugal!

Portugal The Simple Life Podcast has rapidly become one the most popular podcasts in Portugal! With thousands of downloads and listeners from all over the world, every week guests from all walks of life share their happy experience with Portugal and an insider’s perspective to what makes our country truly special.

The podcast has also featured special episodes, called “*petiscos*” (a “light snack” in Portuguese),

where Portugal Interiors shared what the company has to offer its foreign clients, as well as information about the launch of its new furniture line “Indy”.

Portugal Interiors’ home and interior decor specialists were happy to join the conversation, adding Portugal Interiors to the many Portuguese companies that have shared their experience and joy of Portugal with the world. •



Indy  
Furniture  
Line



Furniture &  
Interior Decor  
in Portugal

Available at PORTUGAL  
THE SIMPLE LIFE - PODCAST

Portugal The Simple Life Podcast is available on Apple, Spotify, Google Podcasts and Stitcher.



# Join me in discovering happy experiences from Portugal...



Hi, my name is Dylan and I'm the voice - and face - behind Portugal The Simple Life Podcast. Each week I have the enormous pleasure of talking to people from all over the world who, like me, have fallen in love with Portugal.

From the experience of living here, to discovering a truly unique lifestyle, each episode is an intimate journey towards discovering the best of Portugal.

Happy listening!

Tune in on Apple Podcasts, Spotify, Stitcher, Google or Amazon. All you have to do is click on play or subscribe, to receive fresh episodes every week!

You can also see our podcast videos on YouTube!



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Apple Podcasts

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Spotify





## Portugal Interiors clients share their happy journey...

Portugal Interiors has helped clients from all over the world to create their dream home. From small details that bring into the home the best of Portugal, to a personalised touch, each finished villa or apartment has a unique style.

Delivering a pleasant, hassle-free experience is just one of the reasons Portugal Interiors has been chosen by families from all over the world.

From the first meeting, to setting up the furniture, decorating and cleaning, the final result is always a surprise and it's an enormous joy and privilege to witness each family's satisfaction when walking into their home for the first time! •



### We are more than satisfied!

"It was a really good connection with Ana. We decided immediately to go. In one morning, she heard our needs and how we would like to have in our apartment Portuguese accents, inspired by the sun and sea. In three hours everything was decided, and the rest, the small details, Ana did it all. It was really great, no problems, no worries, just relax and enjoy. The pack had everything we needed for our holidays. Satisfied? We are more than satisfied!"

*Ingrid Rousseau  
& Frank Jacobs, Belgium*

## Ana and her team did a great job!

"Thank you for your advice, your patience and great communication to complete our project with such great care."

***Cathy & Stefaan, Belgium***

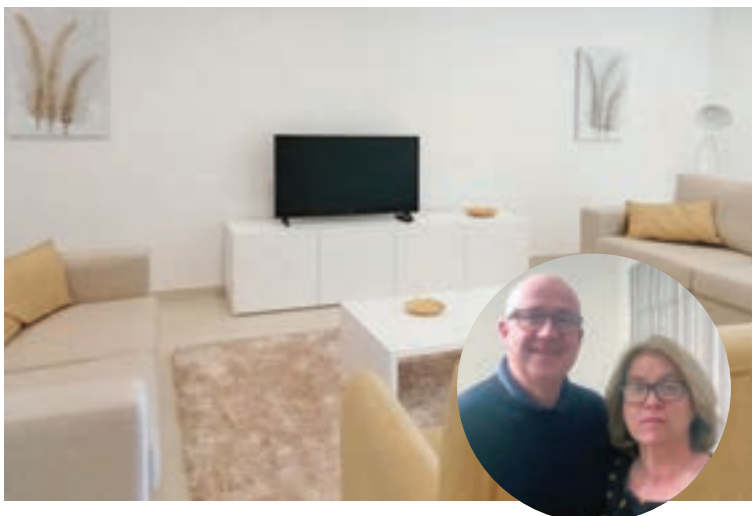


## I felt that I was in good hands...

"I had not heard a lot about Salir do Porto but when I came across the beautiful seaside village I fell in love with the place instantly. Encouraged by the warmth and friendliness of the community, I decided to invest in a property. A place that I could call home but also one that I could share with others through holiday lets. Once completed, I needed to furnish with homely and durable furniture and fittings. This was the fun part, particularly working with Ana and her team. I chose to reflect as much the local colours and feel of the ocean, beach and forest but with a modern feel. The process was made really easy with a great variety of locally designed and manufactured pieces. Not only incorporating my style but reflecting the culture of this special place. All of the furniture was designed and made in Portugal, that also gave me a sense of supporting local jobs and industry. The team knew the market well and also offered different packages that included kitchen, dining, bedroom and bathroom fittings. As I travel a lot and my time is precious, the whole process, feedback and different options were made really straightforward and easy for me and I really felt confident that I was in good hands. The end result and the feedback from visitors has been great and testament to the hard work and experience of Ana and her team."



***Gareth Johnstone, United Kingdom***



## A painless and hassle-free experience

"I really enjoyed working with Ana and her team. Very professional from start to finish. As we live overseas, Ana made outfitting the villa painless and hassle-free. We were delighted with the results and wouldn't hesitate to recommend them."

***Helen & Derek Tucker, Ireland***

# Discover the inspiration behind Portugal Interiors' exclusive Furniture Lines

Designed and built by Portuguese manufacturers, these exclusive furniture lines bring Portugal's best natural features into each home...



Portugal has so much to offer... From its beautiful coastline and the green of its mountain ranges, to the sunshine that fills your home with natural light all year long. Not to mention the country's rich history and culture.

Portugal Interiors has joined these unique aspects of Portugal in its exclusive furniture lines, inspired by natural and cultural elements that give each home a special feel.

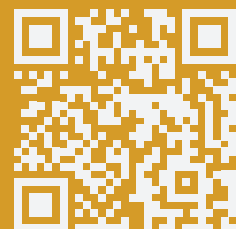
Each furniture line designed and built by local

Portuguese manufacturers is hand-picked to ensure the highest levels of quality, durability and aesthetic beauty. Composed of several pieces, each line includes a complete solution for all interior furniture needs, sofas, chairs, tables, beds, desks, dressers, TV stands, etc., in different sizes, styles, materials and colours. Items that can be matched to create modern and sophisticated interiors that will stand the test of time. •



**Find out more about  
Portugal Interiors' Exclusive Lines**

Visit the website at [www.portugal-interiors.com](http://www.portugal-interiors.com) to  
ask for a free quote!





# Douro

Portugal Interiors' durable Douro line is a timeless classic, inspired by one of Portugal's most iconic rivers. Such as the Douro river bank and famous vineyards, this line plays with colours and combinations of materials. A design that can easily be updated with accents, allowing your home to adapt to any look you prefer.



# Cais

Inspired by the serenity of São Martinho do Porto bay and the sea, Cais represents the essence and feel of holidays, all year round. It is a stylish line that easily adapts to other pieces of furniture, combining the warmth of wood with a light minimalist feel that invites nature and peacefulness into your home in shades of blue, green and terracotta.



# Elegance

This contemporary line plays with stylish neutral colours: whites, tans and greys.

By adding a splash, an accent or a simple touch of colour, this line easily creates a perfect and elegant combination for any home or lifestyle.





# INDY

INDY is Portugal Interiors' newest furniture line and an answer to the industrial design that is so currently in vogue.

This INDY line combines the slightly rough and unfinished look of industrial design trends with a contemporary twist.

INDY Line makes us feel closer to Nature and more in touch with its elements.

INDY is warm and cosy.

INDY adapts to you.

INDY can be a whole new story.

Your story.

NEW!







# Tips for updating your Holiday Home

In today's competitive holiday market, guests choose comfort and style over price. They have gone beyond the traditional and impersonal hotel stay. They want the feel of home...



Ana Silva - Interior Decorator  
PORTUGAL INTERIORS

*If your holiday home isn't receiving the "wows" it deserves, maybe it's time to make some changes. Even minor alterations in decoration or investing in a few select pieces of new furniture really do go a long way, creating a modern and cosy atmosphere that will make you (and your guests) want to return year after year!*

When a client is looking for holiday properties to stay in with their friends and family, they look for properties that have a bright and modern style. Their first impressions will, without a doubt, come from the photos that are posted and what the house looks like. If they like what they see, they will most likely inquire on availability.

If you already own a holiday home that needs some updating/ simple touch-up or you are in the process of buying one soon, think about how you will want it decorated and furnished. Remember, this will have a major impact between having repeat guests and increasing your rental income, or not.

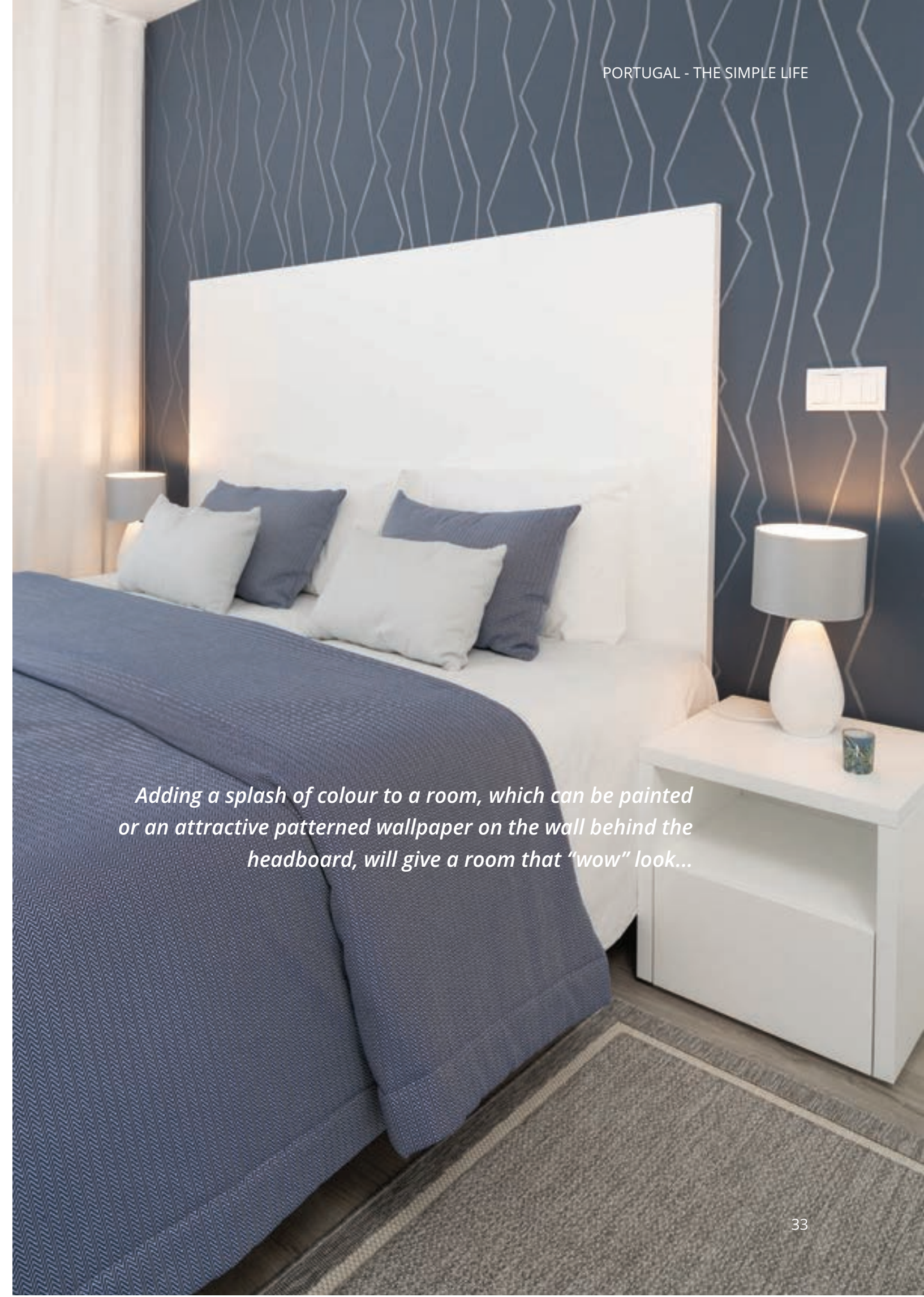
We realize that for some, this can be a difficult task, but home styling can also be lots of fun!

## Where to begin...

Our advice is that you first think about the current look that your holiday home has and how you would like it changed. Next, look at photos of some more recent and popular holiday houses and what their decor looks like.

The trend today is white-on-white interiors. Why? Because it makes your holiday home look summery, simple, more spacious and with a crisp clean look. Let's start out by each division...





*Adding a splash of colour to a room, which can be painted or an attractive patterned wallpaper on the wall behind the headboard, will give a room that “wow” look...*



## Kitchens: small details go a long way

Most houses today have kitchen cabinets that reach the ceiling. If your house has lower cabinets, place a few scattered traditional coloured ceramics on top to create an impact. Don't clutter, just enough to catch the eye.

On counters, place one or two (not too big) baskets with some flowers/plants or fresh fruit to give it a warm welcome look.

## Bright living rooms create a cosy ambience

If your curtains are heavy, try substituting these with some that are lightweight and in white. Add ceiling rails (this type of rail will make the wall seem taller). White curtains make any window seem softer and provide a touch of privacy to a room. It's enough to lift any ambience and space. Place some green plants with eye-catching pots (in natural fibre, looks great and are trendy!) by a large window or if your window is not big enough, just below it.

If your furniture is dark, add a few accents of neutral furniture. An elegant but comfortable cream chaise-lounge with some bright coloured cushions (don't be afraid to mix geometrics with

florals) and an equally light coloured armchair facing the chaise-lounge, or near it with a small but stylish side table. It will create a cosy area where friends and family can easily gather and talk. It's also functional as it adds seating.

Adding a soft coloured lamp nearby creates the final evening ambience. By placing some white flowers and books on the coffee table (and throughout the house), the ambience becomes lighter and comfortable.

Replace older looking wall pictures with fun and neutral coloured pictures in shades of sand, cream, green and practically all different shades of blue, walls will feel refreshed.

## Bedrooms that will "wow" your guests

For the master bedroom, try neutral warm colours such as soft yellows, stone and greens. No matter what type of furniture you already have, these colours blend in beautifully with any style and are an invitation to a restful and relaxed sleep.

If you're on a budget and prefer not to change the furniture, simply substitute the decorative throws and cushions. Add a splash of any neutral colour above, this can be paint or an attractive patterned wallpaper on the wall





behind the headboard to give the room that “wow” look. A long cream coloured rug coming out from underneath the bed, adds comfort. If possible, upgrade your side table lamps to a simple creamy colour with soft light. Place an armchair by the window so that you have a reading area with natural sunlight. Again, we suggest having white lightweight curtains here also.

Inside the other bedroom(s), if possible, always have two individual beds that can be pushed together when necessary. A long, padded headboard that shares both beds and a stylish but simple, side table in between these. Choose an elegant side lamp with a soft light.

The decorative throws and cushions should also be in a soft neutral colour and add a large rug that shares both beds. Alternatively, one single brighter colour rug in between. Place an equally bright coloured shelf on the opposite wall which can be used for additional storage

by adding some natural fibre boxes. A corner full length foot mirror will add depth and make your guest or family member feel that you’ve thought of everything for their comfort!

## Bathrooms with style

Just by adding a colourful shelf or a bright small corner stool, your bathroom will look different and functional. For bathrooms where there is a lack of storage space, this can be a blessing!

Placing some nautical/rope/natural fibre accessories (goes great with a beach decor!) will also make the bathroom seem cheerful. If there is enough wall space, hanging a long mirror will bring light and depth into this area.

Even if your holiday home is only used during a short period of time, small and inexpensive changes can make a huge difference!

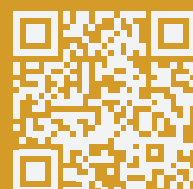
Have fun! •



## Let’s chat...

If you’d like to book a Zoom meeting with Ana, visit Portugal Interiors’ website:

[www.portugal-interiors.com](http://www.portugal-interiors.com)







## Bordallo Pinheiro ceramics: an ode to colour and tradition

Created in Caldas da Rainha, a charming town in the heart of the Silver Coast of Portugal, this traditional Portuguese ceramic style is a favourite!



Created in the beginning of the 19<sup>th</sup> century, Bordallo Pinheiro ceramics, also known as "*louça das Caldas*", is very popular in Portugal and also amongst foreigners who are looking to bring a bit of Portuguese style into their homes.

Famous for its vegetable designs, as well as traditional motifs inspired by Portuguese culture and traditions, you can find this

beautiful ceramic style in all major kitchenware shops in Portugal as well as online. Available in several bright colours, sizes and designs, it's relatively easy to find decoration or crockery items that will fit into any decoration style. From simple coffee cups to large ceramic figures that catch the eye, Bordallo Pinheiro ceramics are a great way to bring a little bit of Portugal into your home! •



**Find out more in our blog...**

If you'd like to know more about this beautiful ceramic style, read our blog "[Caldas da Rainha ceramics: a mix of tradition and creativity](#)"



# Traditional Portuguese ceramic tiles are back in fashion

A few years ago you would have to visit century-old churches and palaces to see up close traditional Portuguese ceramic tiles. Today they are everywhere...

The Portuguese people are very proud of their past and over the centuries have made great efforts to preserve the historical legacy left by their ancestors. From literature, to its gastronomic heritage, architecture and iconic elements that make the Portuguese culture and identity so unique. However, no element has gained such popularity in recent years as its traditional ceramic tiles.

Known for their elaborate design and vibrant colours, typical Portuguese tiles are increasingly present in decorative elements that today gain new uses. Particularly in construction, where modern tiles include colours and motifs inspired by tradition more and more frequently.

This mixture of modern and traditional can also be found in textiles, decoration items, art and even everyday elements such as kitchenware.

Next time you walk through the streets of a Portuguese historical centre, make the most of the opportunity and search for examples of traditional tiles on the façades of buildings and walls. You will be surprised not only by the variety, but the creativity and colour! •



# Traditional property rentals versus Alojamento Local (AL)?

Although traditional property rentals and “*Alojamento Local*” are similar activities, they have some differences and their own legislation...



*Most foreigners who buy a property in Portugal decide to have some return on their investment when they are not enjoying it themselves. Normally, this is when the question arises: Should I opt for traditional property rentals or “Alojamento Local”?*

Sofia Cardoso - Accountant  
PORTUGAL ACCOUNTING

Traditional property rentals and *Alojamento Local* (also known as “AL”) are two different methods available to rent your residential property in Portugal:

- **Traditional property rentals** is the less regulated rental of property for the longer term;
- **AL** is the regulated short term rental of property with a range of services that is more similar to the hotel industry, often referred to internationally as “Residential Tourism”.

## Services and licensing

AL rentals requires that the property be furnished, equipped and that complementary services be offered such as cleaning and reception, for a maximum period of 30 days. It is also mandatory that the property be advertised as tourist or temporary accommodation. All properties that are not part of tourist complexes and are rented for holidays, are required by Portuguese law to obtain an AL Licence.

## Associated costs

Whilst it is generally accepted that AL is more profitable than traditional rentals, they have different tax and cost structures. The costs that AL and traditional landlords have in common include the IMI property tax, condominium fees, insurance and maintenance costs of the property. The difference is mainly in terms of operating costs. Under AL, homeowners have additional costs that may include: booking commissions; VAT at 6%; cost of services such as on-site check-in whenever guests arrive and check-out and inspection when they leave; laundry fees; as well as publicity costs to advertise the property. Talk to your accountant about how those costs may differ for your particular property.

## Legalization

To legalize a traditional or residential lease contract, landlords in Portugal must notify the Portuguese Tax Authority (*Finanças*) of all contracts celebrated with tenants. This obligation is required for each contract.



The AL property owners must register the property with the Registo Nacional de Alojamento Local (RNAL). It's advisable to take advice from your property manager in regards to guiding you through the administrative process of obtaining the AL licence. The AL licence is essential and required by law to advertise your property online with rental platforms such as Airbnb, Booking, etc.

## Taxes

**Traditional property rentals** - Income from traditional property rentals is generally included in Category F of Portuguese IRS statements. However, since 2015, with the recognition of rentals as a business activity, some landlords have opted for Category B.

Although some doubts remain as to the best option between the two categories, it ultimately depends on the taxpayer's total income:

- **Category F:** If you choose taxing your rental income by filling in Annex F of your IRS statement, it will be taxed at a special rate. This means that rental income will not be added to other income categories that the owner may have: rental income is taxed at 28% and other income (such as wages or pensions) pay the corresponding tax rate according to their value.
- **Category B:** In this category, rental income is taxed under category B (business and professional income), i.e. by carrying out the rental activity as an economic activity.

**Taxes on Alojamento Local (AL)** - All income obtained with AL rentals must also be registered with the Portuguese Tax Authority, reporting the start of a service activity. For annual income under 200,000 Euros, the taxpayer who owns an AL business

can opt for the simplified tax scheme or for organised accounting. If annual rental income is over 200,000 Euros, it is mandatory to have organised accounting and to hire a tax accountant that is certified in Portugal.

- Under the simplified scheme, the IRS tax rate will apply to 35% of income in the case of houses and apartments, and to 15% of income obtained through accommodation facilities such as hostels.
- Also under the simplified system, the IRC (corporate income tax) rate will apply to 35% of income in the case of houses and apartments, or to 4% of income in the case of accommodation facilities.

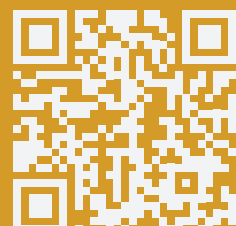
## Which scheme is better?

Traditional property rentals are fixed at reduced levels and carry some collection risk. AL rentals have more upsides with less collection risk, with higher operational costs and taxes. However, AL rentals can be more profitable as renting to tourists makes it possible to earn more money than in long term rentals. My advice? Carefully analyse the advantages and disadvantages of both schemes, and choose the option that works best for you! •



## Need help managing the accounting of your rental property in Portugal?

Portugal Accounting has lots of experience helping clients make the most of their rental income. Contact Sofia to schedule a meeting: [www.portugal-accounting.com](http://www.portugal-accounting.com)



# How to make the most of your home in Portugal

Investing in a property in Portugal can and should be a happy marriage of design and functionality...



Luis Cardoso - General Manager  
LEISURE LAUNCH GROUP  
PORTUGAL REALTY / IMMO PORTUGAL

.....  
*Clients experience their homes in many different ways, mostly influenced by their culture or by the countries where they have lived in. A Scandinavian family may want to change the orientation of their doors, while a Belgian may want more privacy in the bathrooms. We take nothing for granted, we adapt...*  
.....

Life is forever evolving so it is sensible to consider how you want to experience your home, today and in the future. Give special consideration early on to how you plan to decorate and furnish each space and let your personality shine. After all, this is your home and it should reflect your personal taste and lifestyle!

It is so important to have the right people assist you in achieving this goal. When we sit with a client for the first time, we try to understand how they want to experience their home, their personal taste, needs and requirements. It is through this process that we are able to advise on the ideal materials and finishes to perfectly match with the home's decoration and furniture.

Our project management team is equipped for the more technical side of building your home, so we advise clients to begin considering early on in the process the interior decor of their new home and how they would like to experience the space. At this point, consider the input of a local based interior decorator such as Portugal Interiors, under the creative direction of Allenah Tereso. Allenah works closely with our team to assist each client in the selection of colours, finishes and a plan of how they intend to furnish or decorate each space.

And for "first timers", we take whatever time is necessary. Fortunately, for the Portuguese people it is in our nature to be



patient, you will often hear the words “take your time, no rush”. To keep things simple, we have samples of materials available for you to “touch and feel”, so that in just a few hours you are able to choose the finishes: window colours, floors, taps, etc...

No request is too “strange”, we have accompanied homes that had to be adapted for “four legged” family members ... all family

members deserve our very special treatment!

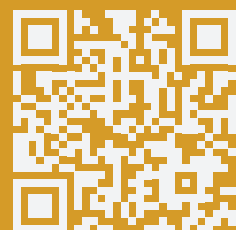
As project managers we are there to guide and support you in making the right decisions to get the best out of your investment, saving money where necessary and investing where sensible.

We want you to have a simple and happy experience, so you have the fun bits and we do the rest! •



## Contact Luis to know more about the benefits of new build support services

Leisure Launch Group has accompanied thousands of families from all over the world in building their dream home in Portugal. Contact the team to find out more: [www.leisurelaunch.com](http://www.leisurelaunch.com)





## Decisions made today impact your property's value in the future

Poor furnishings and bad interior decorating choices are a sure-fire way to ruin the future value of a beautiful home. Find out how what you put inside your house changes the perception of those who view it from outside...



Dylan Herholdt - Managing Director  
PORTUGAL REALTY

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*If your plan is to not only enjoy your home in Portugal but to potentially rent it out, or to one day sell it, then special attention should go into how you furnish and decorate the property.*

---

When buying a property in an overseas market, renting that property or one day selling is sometimes a reality, so remember that the money you spend today will influence the future of your property investment.

Money well spent on making every aspect of the property better is never a bad investment, so make wise choices when furnishing and decorating your home.

Have you ever looked for a hotel or holiday accommodation online? The location is perfect, the pool looks lovely, you could picture you and your family having a wonderful holiday there, and then... all of a sudden, that smile turns upside-down as you click on a photo of the interiors. Dark, dated furniture, uncomfortable sofas and beds, sad paintings or decor that steals light and joy from the room. Don't let this be the experience that people have with your home.

It is a question that often comes up from my clients when they are looking at buying a property in Portugal: "How easy will it be to sell this property, if I ever need to?". There are various factors that we can advise on as realtors, in terms of location, the number of units in the building, a swimming pool or not, the style of the property, etc. But the part that often gets overlooked is the furniture and the way the property is decorated.



## The importance of investing in decor

Investing in modern, good quality furniture and decoration is a very essential part of the property investment but sometimes is an area where homeowners often cut corners. Please don't make this mistake with your home in Portugal. If your plan is to not only enjoy your home in Portugal but to potentially rent it out, or one day sell it, then special attention should go into how you furnish and decorate the property.

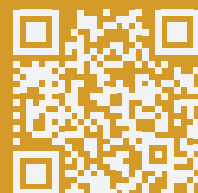
On too many occasions I have seen potential

buyers put off by dated furniture or bad interior decor. Although the sofa or the lamp shade may not be the actual asset that the new buyer is acquiring, we cannot deny that first impressions are everything and you never want this to be the reason that your house is not considered for future buyers. There is a reason why new properties are designed with white interiors, light carpentry and neutral tiles or flooring. These are shades and colours that are unoffensive to the eye and create a space that is calm, tranquil and zen. This is the environment that you want to create for people visiting your home for the first time, to rent or to buy. •



**Discover more valuable insights from Portugal Realty's property specialists**

Visit the website at [www.portugal-realty.com](http://www.portugal-realty.com) or contact Dylan and his team for more information.



## Add value to your home in Portugal with finishing touches

Be careful with your choices, but also have fun with it! Choose finishings that are meaningful to you and your family, that reflect the way you live or aspire to live...



João Menino - Chief Engineer  
PRESROP - PORTUGAL CONSTRUCTION

*Decorating your new home in Portugal can sometimes seem overwhelming. The “secret” is to approach this task room by room. And remember, you can always change things in the future as your interior — and your lifestyle — evolves.*

When building your home in Portugal remember that spaces are continually evolving. Whether it's due to a change in our personal taste or lifestyle, or simply because objects come and go. So when the time comes to choose interior finishings, it is important to keep this in mind to make the best decisions. Not only in terms of cost, but also in terms of aesthetics and functionality.

It is common for clients to concentrate all their efforts on one or two rooms, like the kitchen and living room, at the expense of others. At Presprop, we suggest looking at each space individually and each one will play an important role in your future home. Even the smallest details sometimes make a big difference. Here are some tips to achieve this goal:

**Living and dining rooms** – An open-plan interior design will create a larger sense of space and light, but also allow you to be creative when choosing accessories and furniture. Be inspired by the feeling you're trying to create and at the same time prepare the space technically for what you are considering. For example, deciding beforehand design details will allow you to make the best decisions in regard to things such as the distribution of electric sockets, or lighting solutions.

Do you prefer a statement light feature hung over your dining table or recessed ceiling light? Where do you want to place your TV and furniture items? These are some questions you should ask and having the necessary support at this early stage of your





investment is sometimes the best option to not only save you time, but also money and unnecessary hassle.

**Kitchens** – Practical kitchens make life easier, but that doesn't mean you have to sacrifice personality for functionality! Consider which details are important for you. From various styles of kitchen islands, to backsplashes, or where to place the sink... These are some examples of "small" details that have to be decided in the construction phase but represent a huge impact on the style and design of your kitchen.

**Bedrooms** – As bedrooms are the most personal and intimate spaces of your home, they should also be warm, comfortable and offer plenty of storage space that is key to

keep things tidy. We also recommend that the master bedroom has its own on-suite bathroom, for maximum comfort and privacy.

**Bathrooms** – These should also be about functionality and comfort. Too many decorative pieces in the bathroom aren't very practical, so think about what you need in each bathroom and how to make the space work for you.

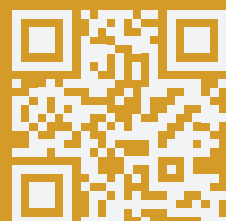
**Outdoors** – One of the best ways to expand your interior space is to create a direct connection to the outdoors, namely through floor to ceiling windows that will also allow plenty of natural light. Add value to your home by creating garden areas and external terraces that will enhance your living experience.

The goal is to enjoy your home to its fullest! •



## Want to build a home in Portugal?

Presprop is a leading construction company in the Silver Coast of Portugal, offering modern new build homes that stand out for their design and quality. Find out more here: [www.presprop.com](http://www.presprop.com).



# The importance of furniture & decor in your holiday home's success

In today's highly competitive Tourism market, holiday homes that convey the best "mood" are the ones that will receive the highest rental yields... It's not just about offering the best location. It's all about delivering the best client experience!



*The best way to capture the attention of holiday guests may be with professional photos but modern decor and contemporary furniture are what will truly make a difference in catching the client's eye and improving the overall guest experience...*

Sandra Filipe - Reservations Supervisor  
SCH HOLIDAY HOMES

At a time when the Tourism market is rapidly changing due to the new challenges of a completely digital age, the holiday home rental market is no exception.

Currently, almost 100% of our holiday home reservations are based on visual content and this shows the importance of image to ensure the success of this business.

We capture the attention of our guests and raise interest through photos of our homes, all equipped with a modern decor and contemporary furniture that conveys comfort, tranquillity, class and elegance.

Professional photos undoubtedly help to make the property stand out from the competition, but a house with modern and appealing furniture and decoration will increase the probability of it being shared on social networks by clients that have stayed, and therefore also increase the visibility and credibility of a holiday home.

Ensuring a hassle-free client experience is also one of the crucial factors for the success of a

holiday home and every detail is important for a good customer experience. Consider details that can go unnoticed at first sight such as: the durability of the furniture and equipment (since they are subject to intensive use), a properly equipped kitchen, an outdoor and indoor dining area, as well as comfortable living areas that provide moments of well-being and family interaction.

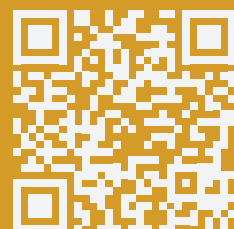
In order to provide a good service to our guests, it is also important to take into account that the speed and efficiency of the cleaning and sanitization process between bookings is directly related to the choice of furniture and decoration pieces. Details such as the choice of materials and colour of carpets and towels, for example, can influence the effectiveness and efficiency of the housekeeping team.

At first glance it may seem complicated, but it need not be. Get an experienced holiday rental and property management company with a complete solution specially designed to meet those challenges and secure higher rental yields. •



**Looking to rent your holiday home?  
Contact Sandra to find out how...**

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# Holidays in the Silver Coast

## NAZARÉ & SÃO MARTINHO DO PORTO



### Discover the “Real Portugal”

A mix of old and new, beach and countryside, vibrant and peaceful... The Silver Coast of Portugal is considered to be one of Portugal’s best-kept secrets. Untouched by mass tourism, this gorgeous coastline still maintains the genuine feel of Portugal and its people, offering lots of things to do and see all year round. A perfect place to enjoy an unforgettable holiday...



### Cais - Waterfront Holiday Apartment

Ref. SCH044

This 5-bedroom apartment is in one of the most remarkable places of São Martinho do Porto, in the Silver Coast. It accommodates comfortably up to 10 people. Located on the pier, the sea is right on your doorstep and you only have to walk a few minutes to reach the beach.



### Palhanas Villa - 3-Bedrooms

Ref. SCH039

Located in the heart of the village of Salir do Porto, this villa is only 850m from the beach and 200m from the local supermarket, restaurants and cafés. This new development has plenty of outdoor space, with a lawn area and a large communal swimming pool.



## Sunset 2-Bedroom Apartment

Ref. SCH041

This holiday apartment is just 800m from the famous São Martinho do Porto Bay. It has a spacious and fully furnished outdoor terrace where you can enjoy meals outdoors or sunbathe. On the roof terrace, you have a fantastic swimming pool with panoramic views.



## Muralha 2-Bedroom Apartment

Ref. SCH036

Located in Sitio - Nazaré, this apartment offers an excellent view over Praia do Norte beach, known for the giant waves surfed by Garrett McNamara.

The pool on the terrace is the perfect place to watch the sunset!



## Villa Atlantico 3-Bedroom Villa

Ref. SCH046

This spacious villa is located in the seafront villa of Salir do Porto, the perfect spot to enjoy the Silver Coast's best beaches, restaurants and tourist spots. With a modern decor, outdoor swimming pool and private jacuzzi, it has everything you need for a perfect family holiday!

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# Why so many Belgian families find their dream home in the Silver Coast

From the affordable cost of living to the abundance of nature, beautiful beaches and places to discover all year long... the Silver Coast invites families from all over the world to discover a simpler, yet happier, way of life...



*I have been fortunate to introduce the Silver Coast to families who have found their dream home here and later shared their experiences with friends and family who have also fallen in love with this region...*

Tim Demeyer - Sales Director  
IMMO PORTUGAL BELGIUM

Portugal's popularity increases year after year as families from all over the world make the move permanently or invest in a second home for the holidays. But why Portugal? And why is Portugal so popular amongst Belgian investors?

One of the main reasons is the affordable cost of living. From enjoying fabulous food to buying real estate, the fact is the Silver Coast allows families from Belgium to enjoy an excellent quality of life at unbeatable prices. For example, for 300.000 Euros you can buy a personalised new villa, with modern architecture, a private pool/garden and quality finishings near some of Portugal's best beaches. Near the coast in Belgium, it's hard to find an apartment for that budget!

Also, the beaches in the Silver Coast have something to offer for any lifestyle. If you are a young family and prefer calmer waters and a small community atmosphere, a beach such as São Martinho do Porto is the perfect location. A short drive away there are several other options of beaches that are completely different. From Praia do Norte that has ideal conditions for surfing to Salgado where kilometres of golden

sand is the perfect setting for long walks along the shore... the Silver Coast's beaches have something to offer all tastes!

Another reason is the typical Portuguese lifestyle that this region has preserved despite its increasing popularity. Regardless of being in a popular seaside town such as Nazaré, the vibrant city of Caldas da Rainha or a quaint countryside village, the Silver Coast maintains an authenticity that is present in daily life. You can feel this "Old World" vibe in traditional restaurants, local farmers' markets but also in the welcoming nature of the locals.

It is well known that Portugal is one of the safest countries in the world to live in and you can truly feel this on the Silver Coast. There is an easy and laid-back lifestyle that has captivated Belgian investors from all walks of life and ages. Not to mention its beautiful landscape and monuments!

Life in Portugal is simple, and it's a wonderful privilege to be able to share this lifestyle. If you'd like to know more about my own experience with Portugal, please contact me! •



# Simple Life Home Pack Properties

Portugal Interiors will help you find a complete furniture and decor solution for these beautiful properties in the Silver Coast of Portugal...



## New build villas next to São Martinho bay & Salir village centre

Ref. SCLP623

Aldeia dos Sobreiros villas are located in a traditional fishing village set between the sea and the countryside. These modern 3-bedroom homes are inspired by Portugal, including several traditional details, such as Portuguese natural cork, ceramic tiles and "calçada" pavement. Within walking distance to São Martinho Porto bay and the centre of Salir do Porto village.





Monte da Baía  
VILLAS



## New build villas in Salir do Porto



Ref. SCLN427.C

New residential development with 16 new-build villas, each with a private pool, facing a central praça and communal garden. With two levels, the layout and areas of the villas vary depending on the plot, so you can choose which design best suits your lifestyle. The open-plan layout and large windows allow you to enjoy the sunshine and beautiful views all year round.

**Key features:**

- Private swimming pool
- Possibility to choose finishings
- Fully equipped modern kitchen
- Energy-efficient 'capoto' thermal insulation & solar panels
- Close to several famous Silver Coast beaches & historical sites
- Simple Life Home Pack





## Villas with private pool in São Martinho do Porto



Ref. SCLN426

Rediscover the joy of simple community life! Designed for natural living, Vale do Paraíso Villas are in the heart of a small farming community by the sea. This new residential development includes 10 new-build villas with a single-level contemporary layout, on plots ranging between 451 and 770 m<sup>2</sup>. Each villa has its own private garage and a private pool for relaxing in the sun.

Set in the tranquil countryside which was once an ancient lagoon, these villas are ideal for permanent residency, as a second home to enjoy holidays in Portugal, or an investment for tourism rentals in a privileged location next to São Martinho do Porto.

### Key features:

- Private swimming pool
- Choice of modern materials and finishes
- Modern open-plan layout
- Simple Life Home Pack







## Apartments in downtown São Martinho do Porto



Ref. SCLN425.1

With construction in full swing, these 18 new construction apartments for sale are located in a modern condominium that is ideal for full-time living or as a second residence for unforgettable vacations on one of the best beaches of the Silver Coast.

**Key features:**

- 1, 2 & 3 bedrooms
- Roof terrace with 360° views
- Roof top swimming pool
- Selection of quality finishes
- Spacious balconies
- Underground parking
- Simple Life Home Pack





## New apartments with pool in Sítio Nazaré



Ref. SNLN017

Muralha do Sítio Apartments are located in the old fishing village of Sítio, next to the famous giant waves of the Nazaré. An opportunity to buy an apartment in a traditional seaside community, located within the ancient "muralha" of Sítio, a stone wall that has protected the local fishing community and pilgrims for millennia. This new construction project is a condominium with 20 luxury apartments, with spacious living areas, a rooftop pool with sea views and private underground parking.

### Key features:

- Selection of quality finishes
- Spacious balconies
- Rooftop sundeck and pool
- Solar panels
- Private underground parking
- Excellent rental potential
- Simple Life Home Pack





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