

PORTUGAL

THE SIMPLE LIFE

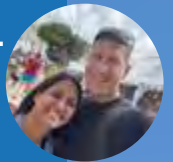
An Insider's Perspective to Investing & Living in Portugal

Silver Coast Portugal

Home of the Simple Life

OUR HOME IN PORTUGAL

Simple Life Home Buyers share their experience of finding a dream home



INVESTING IN PROPERTY

The 7 steps to safely buy a home in Portugal



SPECIAL DOSSIER

An insider's perspective to living on Portugal's authentic Silver Coast



Edition # 4



PODCAST: Portugal The Simple Life - Why?

200 episodes later, every week our record-breaking podcast receives thousands of listeners from all walks of life and nationalities



The Complete Property Solution

The SIMPLE LIFE HOME BUYER service, exclusive to Leisure Launch Group, includes the 7 steps to safely buy a new-build home in Portugal



Investing in Portugal: A unique location is key

Tim Demeyer explains why choosing the right location for your dream home in Portugal is key to securing your real estate investment



Portugal Inheritance and Taxes: A Simple Guide

Estate planning is relatively simple in Portugal. Sofia Cardoso covers the practicalities of preparing your investment in Portugal for your loved ones



Welcome to the Silver Coast - Home of the Simple Life

SPECIAL DOSSIER: Welcome to "The Real Portugal," a captivating region where everyone instantly feels at home!



The American dream in Portugal

What makes thousands of Americans look to Portugal for a simpler way of life? Dylan Herholdt let us in on his clients' experiences



An Insider's Perspective to Investing & Living in Portugal

PORTUGAL THE SIMPLE LIFE is a free platform for anyone looking for a Simple Life in Portugal, including weekly Podcasts, a Magazine, Social Media and an online portal with Blogs and loads of helpful information!



PODCAST



BLOG



MAGAZINE

DOWNLOAD
PREVIOUS ISSUES
ON OUR
WEBSITE

www.portugal-the-simple-life.com



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Also available in Dutch and French.
Download your copy from our website.

Cover photo: Traditional wooden boat and fisherman in Nazaré, Silver Coast - Portugal

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DAVIDE PATRICIO
Chairperson
LEISURE LAUNCH GROUP

Portugal from an insider's perspective

During the global pandemic, people found themselves with a unique opportunity to reflect on their lives as they witnessed the world go into lockdown. It quickly became apparent to us that **we were privileged to live in this incredible country, Portugal**. The Portuguese people demonstrated a remarkable calmness and simplicity in their approach to handling the crisis. This realization inspired us to **share the essence of the Portuguese way of life** with the rest of the world.

To kickstart this endeavour, we decided to sponsor a Podcast by Dylan Herholdt called "Portugal - Simple Life", inviting listeners to experience the country's unique character for kindness and simplicity. With the podcast, we hoped to share with the world an insider's perspective on all things Portugal.

The response to the Podcast has been overwhelmingly positive, garnering support from thousands of listeners worldwide. Encouraged by this reception, we made the decision to expand into a comprehensive **free information platform dedicated to people who aspire to buy a home in Portugal**. This expansion included the development of a dedicated website, engaging blogs, a YouTube TV channel, an active social media presence, and a magazine.

As we ventured into these various mediums, **PORTUGAL - THE SIMPLE PODCAST** emerged as **the most recognised English-language Podcast centred around Portugal**. Its popularity has grown exponentially, reaching audiences in an impressive 68 countries. With millions of downloads and views, it has become a go-to resource for individuals seeking **an authentic and insightful understanding of Portugal's rich culture and lifestyle**.

This success could be attributed to our unwavering commitment to presenting **Portugal from an insider's perspective**. By featuring captivating interviews, sharing personal stories, and exploring lesser-known aspects of the country, **we aim to share with our global audience the essence of Portugal and its people**. The platform's accessibility and engaging content resonate deeply with people from diverse backgrounds, further fuelling its popularity and establishing it as a trusted source for all things Portugal. Through our expansive media platform, we continue to **celebrate Portugal's simplicity** and offer an enriching experience that **connects people around the world** with the beauty and charm of this remarkable country.

Welcome to the Simple Life! •

PODCAST

Portugal The Simple Life - Why?

200 episodes later, Portugal The Simple Life is not only a record-breaking podcast, it's a community of like-minded people from all walks of life who tune in weekly to celebrate a simpler way of life...

At the end of each episode, Dylan Herholdt, the host of Portugal The Simple Life, poses a simple yet profound question to his guests: **"Portugal the simple life, why?"** Their reactions are priceless. Smiles light up their faces, and sometimes, there's even a contented sigh before they answer. Expressing their feelings about Portugal is not easy—it's like trying to describe a deep love that defies words.

How does one begin to explain a love for a country that is not always our birthplace. After all, many of the guests on the Podcast are not Portuguese, and some have lived in Portugal for only a few years or months. Many quickly add that they love their home country, "don't get me wrong", but... **"There is just something special about Portugal"**. And that "something special" is what brings together thousands of listeners from all over the world, every week, to tune in to another episode of PORTUGAL THE SIMPLE LIFE - **Portugal's most popular English-speaking podcast**.

Launched in

March 2020, during the challenging times of the COVID-19 pandemic, this podcast began as a way to connect people who couldn't physically meet. It quickly evolved into a thriving global community. Dylan, who is also Sales Director at PORTUGAL REALTY, one of the most reputable real estate agencies in Portugal, explains that the only common thread among his guests is their connection to Portugal. It's this shared bond that ignites conversations, sparks curiosity and inspires listeners to immerse themselves in the beauty of **Portugal's simple life**.

Portugal The Simple Life Podcast serves as a bridge, bringing together individuals from all walks of life who appreciate Portugal's authenticity. Through heartfelt discussions, personal stories and insightful interviews, listeners gain a deeper understanding of Portugal's rich culture, picturesque landscapes and warm-hearted people.

Beyond the podcast episodes, the community also thrives through interactions on social media platforms. It's a place where people who have a desire for a simpler life can share their experiences, exchange tips and recommendations, and forge connections that transcend borders.

Dylan's personal experience

"Thanks to my experience with Portugal, both as a Certified Realtor and as a foreigner who chose this country as home, I have **first-hand knowledge of the challenges foreigners face when they move to Portugal**. As a South African who moved to Portugal over a decade ago, I have walked in my clients' shoes and understand the cultural differences. Hosting the podcast has given me an even greater insight because now I have the great pleasure of listening to both sides. The voice of the Portuguese who were born and live here, some of whom have lived all around the world and eventually return to Portugal. And also the stories of **foreigners, from all walks of life, who have fallen in love with or made Portugal their home**", explains Dylan.

Sharing happy stories

"Not everything we talk about in the podcast is about property, but I love sharing stories of my clients because they resonate with our audience. Doug and Thao's story was definitely worth sharing!"

LISTEN TO THE
PODCAST ON
OUR WEBSITE



Doug and Thao from California were guests on episode 49, Season 2, of Portugal The Simple Life Podcast



The podcast is available on Apple, Spotify and all major podcast platforms

Thao simply searched 'simple life Portugal' on Google

During the COVID lock-down, this American couple found themselves dreaming of a simpler life and searching for a place where that could become a reality. After extensive online research and typing 'simple life Portugal' into Google, they decided to leave their bustling lives in California behind. Now, they are proud homeowners in Nazaré, on Portugal's Silver Coast.

"I get so many e-mails from people saying that the Podcast has not only helped and informed them, but literally has changed their lives, inspiring them to make the move towards a simple life in Portugal. It's just amazing... It's a real privilege to be a part of this."
- Dylan

Portugal The Simple Life does, however, have a **series of episodes specially dedicated to people who are looking for property** and want to know more about the process. In the new series of episodes **"Portugal Property Talks"**, Dylan's guests share insider tips for finding the right property, pitfalls to avoid and also straightforward answers to the most asked questions regarding buying a property in Portugal.

"I know what foreign homebuyers worry about, the doubts and daunting scenarios that sometimes play in their heads in the early stages of planning their move or investment in a holiday home in Portugal. With the 'Portugal Property Talks' episodes, I get to share some of my experience and that of property specialists with decades of experience. Real people, who have done and seen it all, and are in a position to keep things real and simple". •

Podcast Guests



There is just something special about Portugal...

"I think Portugal has changed me in that I probably live life a little bit slower. (...) On our drive to school, we often pass the shepherd with his goats. I love that. (...) It's frozen in time, in many respects, and there are these traditions and ways of doing things that will not change. The fishermen bringing the fish in at the early hours of the morning, the markets, the restaurant owners purchasing fish from their guy... "

- **Doctor Amanda Foo-Ryland, Award-winning TEDx speaker**

"I always thought I would travel, but I've really stuck here since I've been a mum (...). There is no other place I would want to bring up my children."

- **Jacqueline de Montaigne, Muralist**

"Everything you get for the price you pay in Portugal is just unreal (...). We were getting a detached house, all new, spick and span, with a garden, a pool (...) and close to the beach! (...) For that amount, I could get a very old apartment here in Antwerp, on the 6th or 7th floor, with not even a nice view."

- **Fred di Bono, TV producer/former rock-star**

"The Portuguese people are the nicest, gentlest people in Europe and not because of a hidden agenda, it's just part of their DNA!"

- **Steven Braekeveldt, CEO of Ageas Portugal**

Portugal's most popular
English-speaking
podcast!

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PORTUGAL
THE SIMPLE LIFE

OUR PRESENCE ACROSS EUROPE

Portuguese properties at an international exhibition near you!

The trends are clear: more international homebuyers are eyeing Portugal for their next property purchase. Dive deep into these opportunities at an international property exhibition near you!

A Place in The Sun Live: A UK Showcase

For British homebuyers in search of a **simpler life** overseas, don't miss out on A Place in The Sun Live. This celebrated property exhibition makes its rounds in major cities such as London, Manchester, Birmingham, and Dublin. **Stop by the PORTUGAL REALTY™ stand to grab your free issue of Portugal The Simple Life magazine.**

At the **PORTUGAL REALTY™** stand, a seasoned team of certified Realtors are eager to share their insights on Portugal. Gain valuable insights into living and investing in Portugal.

Save a seat for the special Live Seminars at 'The Hub'. Here, Dylan Herholdt, the voice behind PORTUGAL THE SIMPLE LIFE PODCAST, dishes out his top recommendations and pro tips on mastering the Portuguese property landscape. These live sessions offer invaluable advice, helping you smoothly navigate the Portuguese property landscape. •



SAVE THE DATE!

Follow us on social media to know where the next shows will take place!

Discover the Magic of Second Home Expo and Beurs

For over 20 years, Second Home Expo and Beurs have been a hallmark event in both the Netherlands and Belgium, hosted in the cities of Utrecht, Maastricht, Ghent, and Antwerp. Catering to home buyers with dreams of owning a second home abroad, **IMMO PORTUGAL™** has been a constant exhibitor. Don't miss out on the exclusive "Portugal The Simple Life" live seminar, where we share expert advice and insider tips on navigating the Portuguese property market.

Visit the **IMMO PORTUGAL** stand to collect your free "Portugal the Simple Life" magazine and talk to the team of certified Realtors who are on hand to dispel any uncertainties about property in Portugal and offer a first-hand

account of life and investment on the Silver Coast. In the words of Tim Demeyer, Sales Director at **IMMO PORTUGAL™**, "these expos are invaluable, providing critical insights into the Portuguese property market and offering a wonderful chance to reconnect with our existing homebuyers. It's always a joy for us to be a part of this experience!" •



Home of the Simple Life

Portugal Realty™ is a leading Portuguese realtor trusted by thousands of families since 1995 to buy a home in Portugal.

If you are looking for a simple life filled with beautiful beaches, stunning landscapes, good food, great wines, and amazingly kind and warm people, you have come to the right place!



REALTOR

Find all our properties at

www.portugal-realty.com



Home of the Simple Life

Portugal's most recognised Dutch language real estate agent.
Specialising in new build villas and apartments,
on the Silver Coast of Portugal.

With offices in both Portugal and Belgium, we offer our extensive
market expertise to serve our homebuyers better!



Visit our offices in
BELGIUM OR **PORTUGAL**



www.immoportugal.com



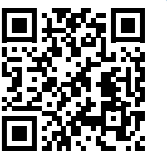
REALTOR

TIPS FOR INTERNATIONAL INVESTORS

Dutch TV show 'Way of Living' showcases Portugal's Silver Coast



Watch this
episode here:



Way Of Living, the premier Dutch-language overseas property series, showcases the scenic Silver Coast of Portugal in a recent episode. A regular feature on channel RTL4, the program, anchored by Sanne Heijen and Arno Raymakers, embarks on worldwide adventures to discover idyllic locations perfect for second homes. This passionate pair is dedicated to unveiling top property investments for their devoted Dutch and Flemish-speaking global audience. The magnificent Silver Coast of Portugal, celebrated for its iconic coastline and Simple Life, takes centre stage in this episode. Tim Demeyer and his team at **IMMO PORTUGAL™** were elated to host the renowned Dutch TV personality, Sanne Heijen.

Sanne's explorative journey captured the awe-inspiring stretches of the iconic coastline, from Vale Furado, Nazaré, Praia do Salgado, São Martinho do Porto, to Foz do Arelho. Viewers were also led through the historic allure of towns such as Óbidos, Alcobaca, and Caldas da Rainha, which boasts its vibrant open-air daily farmers' market. Accompanied by Tim Demeyer, Sales Director at IMMO PORTUGAL, Sanne delved into some of the Silver Coast's prime property hotspots.

An ardent champion of the region, Tim has been instrumental in connecting many Dutch and Belgian homebuyers to this slice of Portuguese paradise. "What, then, captivates Dutch language buyers about the Silver Coast?" asks Sanne, Tim articulates: "This region offers a genuine taste of Portugal's authenticity and epitomizes the essence of Portuguese charm. The burgeoning global appeal stems from the promise of the **'Simple Life'** and a **pocket-friendly cost of living.**" Expounding further, he says, "Residing on the Silver Coast can be 35 to 40% cheaper than life in the Netherlands or Belgium, translating to exceptional value for one's money." He continues, "With its crisp air, fresh Atlantic fish, vibrant markets like Caldas da Rainha, and a relaxed ambience, residents here undoubtedly lead a healthier life".





SIMPLE LIFE HOME BUYER

The Complete Property Solution

When you buy a SIMPLE LIFE HOME BUYER property from IMMO PORTUGAL™ or PORTUGAL REALTY™, you will benefit from the support of a group of property specialists. All the support you need under the same roof!



When you see this symbol on an IMMO PORTUGAL or PORTUGAL REALTY property, you'll know it benefits from the exclusive SIMPLE LIFE HOME BUYER services



DENISE VIEIRA
Project Manager
LEISURE LAUNCH GROUP

The SIMPLE LIFE HOME BUYER service is exclusive to the Leisure Launch Group, a full-service group of companies, each a specialist in their area of expertise. With over **25 years of experience assisting foreign homebuyers in Portugal**, Leisure Launch Group companies understand the challenges of purchasing a property abroad. And we have the **market experience** and **local knowledge** to get the job done in time and on budget!

7 steps to safely buy a new-build home in Portugal

There are essentially 7 steps to safely buy a new-build home in Portugal. The good news is **our homebuyers do not need to make this journey on their own**, as they have their very own Project Manager to accompany them every step of the way!

STEP 1 - Realtor

The first step is to appoint a licensed

Realtor you can trust, with local market knowledge and experience. IMMO PORTUGAL™ and PORTUGAL REALTY™ are part of the **most trusted real estate group on the Silver Coast of Portugal**, with over two decades of experience and thousands of homes delivered.

Our team of internationally certified realtors speaks several languages and understands first-hand the challenges that come with safely buying a property abroad.

They help each homebuyer select and safely purchase the new-build home of their dreams.

STEP 2 - Project Management

Having secured the new-build home of their dreams, each homebuyer is allocated a **Project Manager** who represents them in all the dealings with the builder. Project Managers, such as myself, are fluent in both English and Portuguese, with hundreds of properties successfully delivered under careful supervision. Our work is to ensure that each "Key-In-Hand" property is delivered without complications or unwanted

surprises!

STEP 3 - Certification & Utilities

There is no need for our homebuyers to navigate Portuguese bureaucracy on their own! Our technical team attend to the process of registration, licensing and certification on their behalf. And when the property is ready to connect utilities, we take care of everything, including water, electricity, gas and internet connections.

STEP 4 - Home Decor & Furniture

With **PORTUGAL INTERIORS™** (www.portugal-interiors.com), each homebuyer can benefit from a complete solution to furnish and decorate their home! This service includes everything needed to enjoy a home, from furniture to decor, ambient lighting, crockery, cutlery, appliances, linen and curtaining. A professional interior decorator and stylist works closely with each homebuyer to understand their taste, then furnish and decorate the home ready to enjoy!

STEP 5 - Accounting & Tax

There is also no need to wade through a minefield of tax legislation. The

PORTUGAL ACCOUNTING™ (www.portugal-accounting.com) team of registered public accountants represent and guide our homebuyers in all issues related to Portuguese tax, special incentive programmes, fiscal representation, accounting, social security and tax submission.

STEP 6 - Property Management

With over 20 years of experience in hospitality, our property management team at **SCH SOLUTIONS™** (www.sch-solutions.com) ensures that each Simple Life Home Buyer property is managed and maintained to the highest standard.

STEP 7 - Holiday Home Rentals

And finally, if our homebuyers decide to

let out their property, we guarantee each guest a hotel experience in the luxury of a holiday home! **Silver Coast Hospitality™** (www.silvercoasthospitality.com) is the leading holiday home rental company on the Silver Coast of Portugal. With decades of experience in the hospitality industry, SCH professionally promotes and rents our clients' properties through its international holiday rentals platform. •

The 7 steps to safely buying a home in Portugal

From start to finish, the Leisure Launch group of companies takes care of all 7 steps, providing all the support needed to transition to a simple life on the Silver Coast of Portugal!



SET COURSE FOR A SIMPLER LIFE

São Gabriel Beach Apartments



Steeped in ancestral heritage, São Martinho do Porto Bay was once the home of fishermen and shipbuilders. **The calm waters of this bay witnessed the masterful craftsmanship of shipbuilders who built magnificent caravels,** instrumental in Portugal's great maritime expeditions.

Legends abound of the iconic vessels crafted here, including the illustrious 'Nau São Gabriel' which led Vasco da Gama's voyage to India and later embarked on the inaugural sail to Brazil.

The village of São Martinho do Porto, located on the Silver Coast of Portugal, is famous for its natural shell-shaped bay, beautiful beaches and scenic landscapes. In addition to its calm waters and picturesque beach, São Martinho do Porto offers

a charming village centre with various shops, restaurants and cafés. Experience unparalleled beauty and tranquillity on this property. **A rare opportunity to have uninterrupted views of São Martinho Bay with the opening to the sea!**

Relax on your balcony as the setting sun casts its enchanting glow over the bay, while boats gracefully sail in with the backdrop of a setting sun. A luxurious refuge for beach living!

Honouring an ancient bond with the sea

SÃO GABRIEL BEACH APARTMENTS are meticulously crafted to maximise the fabulous views of the natural shell-shaped bay of São Martinho do Porto and the sea.

The architects have honoured the past by including in the design the illusion of a majestic vessel floating on the water with its bow pointed to the sea. Spacious balconies elegantly depict wave patterns, emulating the sea's rhythmic motion.

Enjoy **panoramic views of the sea and countryside from the comfort of a roof-top pool and sundeck,** with direct access by lift. Or step onto a stunning beach, where golden sands and calm waters beckon.

An exceedingly rare investment opportunity

The opportunity to buy new-build beach properties in São Martinho do Porto is exceedingly rare, primarily due to stringent planning regulations that zealously safeguard the village's



authenticity and pristine natural surroundings.

This scarcity is especially noteworthy in the beachfront setting of SÃO GABRIEL BEACH APARTMENTS, with sweeping views of the dunes, the bay and the majestic Atlantic Ocean. **Opportunity awaits!**

A home inspired by the sea - From your window, the resplendent blues of the ocean serve as a constant reminder of the idyllic paradise that awaits.

An iconic residence in São Martinho do Porto

Exquisitely designed to enhance the enchanting allure of this historic seaside village, SÃO GABRIEL BEACH APARTMENTS embody a **remarkable architectural concept**, meticulously crafted to create the illusion of floating atop the serene waters. Geometric and wooden elements are a reference to the ancient caravels, while the ground floor is adorned with a mosaic of gorgeous blue tiles, mirroring the tranquil hues of the Atlantic Ocean.

Your gateway to beach living

At SÃO GABRIEL BEACH APARTMENTS you are surrounded by the best of the Portuguese simple life in a village deeply rooted in History and Tradition! All year round, there are always local events and authentic Portuguese experiences to discover. From the

famous New Year's Eve celebrations to relishing in a sugary 'Bola de Berlim' on the beach... enjoy the simple life in São Martinho do Porto!

A singular location on Portugal's Silver Coast

For those who have been touched by the magic of this enchanting place, memories are etched into their heart forever. It is a place of healing, renewal and connection with the natural world. A place where the troubles of the world seem to fade away and the beauty of life is renewed.

São Martinho do Porto is more than just a destination; it is a sanctuary for the soul. A place of wonder, a place of peace, a place that will forever hold a special spot in the hearts of all who have experienced its wondrous magic.

A traditional Portuguese seaside village

Nestled within the picturesque landscape of São Martinho do Porto lies a **wondrous shell-shaped bay, a true marvel of nature's artistic prowess.**

With its gentle curves and pristine golden sands, the bay exudes an ethereal aura, a tranquil haven locals lose themselves in its serene beauty. São Martinho do Porto is a timeless treasure, an awe-inspiring sight that leaves a lasting impression on all who behold it. It is a place where one can revel in the majesty of nature, where time seems to stand still, and worries fade

away.

A true gem of the Silver Coast, the bay is a must-visit destination for anyone seeking to experience the wonder and enchantment of Portugal's coastal beauty.

A true gem of the Portuguese coast

Discover an idyllic haven of unspoiled natural beauty and coastal living at SÃO GABRIEL BEACH APARTMENTS. Immerse yourself in the quintessential beach home experience, relishing the invigorating scent of the ocean, the warmth of the sun, the crispness of the sea breeze, and the soothing calls of seagulls soaring above.

In the evening, the bay becomes a hub of activity, with restaurants, bars, and cafes lining its shores.

Visitors can indulge in fresh seafood, sip on a cocktail, and watch the twinkling lights of the boats out at sea. Sao Martinho do Porto offers visitors a unique blend of natural beauty, tranquillity and vibrant activity that is sure to leave a lasting impression.

Portugal's best family beach

São Martinho do Porto holds a special place in the hearts of all who have been fortunate enough to behold its breathtaking beauty. It is a place that evokes emotions that are difficult to put into words, a place where the soul feels at peace, and the heart is filled with wonder and awe. •

ABOUT THIS
PROPERTY
& MORE

Click here:



Our property journey in Portugal

Ken and Lisa from the UK discovered Portugal's Silver Coast during a visit to 'A Place in the Sun Live', in London. In this article, they share their journey as Simple Life Home Buyers...

Tell us about your family...

We are Ken and Lisa and have two children: Rhys, 21 and Anais, 20. Lisa is a born and bred Londoner, whilst I have lived all over the UK but consider myself a Welshman. We are self-employed mortgage and protection brokers based and living in North London. Rhys is working in the film and TV industry, and Anais is currently studying Criminology, in her second year of university.

What was your experience with Portugal before you purchased this property?

We had travelled to Portugal in the past, but these visits were always the Algarve, the typical Brit destination.

Lisa has connections ancestrally to Portugal as her family are of Goan descent (Goa was a Portuguese colony from 1510 to 1961) so we always felt



that Portugal was in her blood to some degree. We loved the climate and the locals are always very friendly.

Why did you choose the Silver Coast to invest in Portugal?

In fairness, we did not really choose the Silver Coast, it chose us!

We had in the back of our mind that Portugal could be a destination we could holiday in and work from, given the time zone is the same as the UK. Then in later years possibly make the move to live there, the only issue is that I am a bit of

a beach and sea person and Lisa is a city person and we were at odds as to where we would look.

"We decided to go to the London Place in the Sun exhibition in 2022 to get a bit more of a reality check and to ask questions to further our understanding about what a move would really involve. It was this that led us to learn about the Silver Coast."

We met the team from PORTUGAL REALTY, and they told us all about an area (Silver Coast) we had not even thought about as we had not previously heard of it.

Dylan Herholdt from PORTUGAL REALTY was a guest speaker along with a few others and he spun his love of the region and we thought that this could be what we were looking for.

Everything about it sounded right, less touristy, more the REAL Portugal, great beaches and surfing plus only an hour away from Lisbon and a little further away from Porto.

We decided to do a trip and explore the area and see a few opportunities in and around São Martinho do Porto. We never expected to make a big decision to buy on this trip, it was purely explorative.



'Casas da Aldeia' are in the heart of a traditional Portuguese community



Ongoing construction works of "Casas da Aldeia" villas in Alfeizerão

Can you share how PORTUGAL REALTY helped you make the decision to buy?

When we arranged to visit Dylan, he wanted to have a breakdown of what it was that we really wanted from the property, so he could set about creating a tour that would deliver this. Initially, this started with a FaceTime call when we were still in the UK and then later, the actual meeting in the flesh in São Martinho do Porto.

From the start, Dylan was warm and welcoming and he took us on a full day exploration of not only the developments but the area. This was amazing, we really felt that he was not trying to sell us the property but showing us the beauty of the Silver Coast and what that could offer us.

Having a home is one thing but loving where you live comes with the things that surround you and the area was just breathtaking!

Did the buying experience meet your expectations?

We had no preconceived ideas of what buying in Portugal would be, and in fairness we are still going through the experience as the property is still under construction.

We know that the bureaucracy in Portugal can be slow, and we have experts in place e.g., solicitors to help us navigate the red tape.

What type of support did you receive during the building process?

We have been allocated a Project Manager from Leisure Launch Group and she is helping us with all aspects of the build as we go along.

We are arranging a visit soon to look at materials such as tiles and discuss the internal details, which will allow us to catch a glimpse of the work being done as well.

Do you feel that having access to several services under the same roof is a plus for international clients?

I do. If we had to do this on our own and tried to deal with the builders plus any other aspect of this, I feel it would have created a lot more stress and been much more time-consuming.

"Having a team that knows what they are doing and have experience with international clients has made this experience for us better than I thought it would be."

What advice would you give to someone who is planning to buy a property in Portugal?

Get guidance from people who know the area and have established links in the region you want to buy in. We felt the relationships that Dylan and PORTUGAL REALTY had cultivated were important, as the builders know them and there is a strong connection with the other services that you will need when buying a property abroad. As the Silver Coast is made up of several small areas, I am sure everyone knows each other, and this made it just feel that all the dots were connected.

Do your research and check out the company and how long it has been established. At the end of the day, trust your gut as this is such an important decision for most people, both financially and emotionally. •



SIMPLE LIFE HOMEBUYERS

"I have been exceptionally lucky to find these folks!"

Peter Talibart



Portugal's beautiful landscape and friendly atmosphere were some of the reasons why Canadian-born Peter Talibart decided to invest in a holiday home here. Today, he and his wife Rachael are proud homeowners of a gorgeous villa overlooking the stunning coastline south of Nazaré...

Tell us about yourself...

I am a Partner at a large U.S. law firm, Seyfarth Shaw. My wife is one of the world's pre-eminent landscape photographers. Her specialty is waves. Our daughter studies musical film scoring in the U.S. and our son is a chef at one of London's leading restaurants.

What was your experience with Portugal before you purchased a property?

As a family, we have always loved Portugal and have had many wonderful holidays there. Portuguese people are warm and friendly. The country is clean, beautiful and safe. The food is amazing. The beaches are world-class.

Why did you choose the Silver Coast to invest in Portugal?

We thought that the Silver Coast would be a wonderful place to have a home because it is easy to get to both Lisbon and Porto, both amazing cities, within a couple of hours. The travel links are great. The area is beautiful, with many authentic towns and world-class history. Óbidos is an example. Also, we will be

able to see the biggest waves in the world from our deck. We cannot imagine a more fantastic location.

How did PORTUGAL REALTY help you decide to buy?

PORTUGAL REALTY has been magnificent. Friendly, helpful and highly professional. We are all becoming friends.



Miradouro do Facho villas are set on a sea-facing ridge in São Martinho do Porto

Did the buying experience meet your expectations?

I expected it to be much harder than it has been, to be honest. The PORTUGAL REALTY staff were really helpful.

What type of support did you receive during the building process?

We received good practical advice in the spirit of getting a deal done to mutual benefit. There was no gamesmanship at all. We also were given good advice about the fit-out and many good suggestions.

Do you feel that working with a company that belongs to Leisure Launch Group, and where you have access to more services, such



From start to finish, this SIMPLE LIFE HOME BUYER property went through all 7 steps

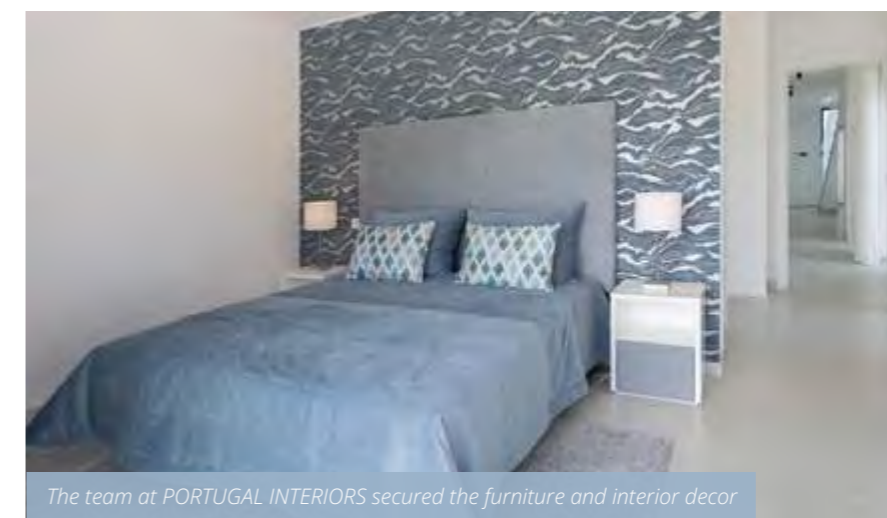
as Portugal Interiors, is a plus for international clients?

Absolutely! As a non-Portuguese buyer, I could have been at a real disadvantage.

I am looking forward to working with a designer to decorate the interior with locally sourced sustainable furniture. That was very important to us. We want the local economy to benefit as much as possible from our presence in Portugal, and to be good members of the community.

What advice would you give to someone living abroad who is planning to buy a property in Portugal?

Talk to Dylan at PORTUGAL REALTY. I also have a wonderful Project Manager who has worked with PORTUGAL REALTY to deliver the house of my dreams. I have been exceptionally lucky to find these folks. •



The team at PORTUGAL INTERIORS secured the furniture and interior decor



Embracing Opportunity: The Advantages of Buying Property in Portugal

For those intrigued by the prospect of owning property in Portugal, the appeal stretches far beyond aesthetics. The allure of a simpler life, sun-soaked landscapes and a rich cultural tapestry is complemented by a range of practical advantages, making it a compelling investment for the future.



DAVIDE PATRICIO
Chairperson
LEISURE LAUNCH GROUP

Beyond Aesthetic Pleasures

Amidst Portugal's charming villages and hospitality of its people, lies a sense of tranquillity that transcends beauty. The unhurried pace of life and immersive cultural experiences provide a harmonious blend of relaxation and adventure, fostering a balanced lifestyle.

Investment Beyond Boundaries

While Portugal's inherent charm is a draw, its potential as an investment should not be underestimated. The country's real estate market boasts consistent growth, making it a viable option for those anticipating capital gains. By purchasing property now, you position yourself to benefit from escalating housing demand, thereby ensuring financial stability down the road.

Rising Demand, Multiplying Returns

Portugal's burgeoning reputation as a

destination for tourists, digital nomads and retirees, which together fuels a corresponding demand for housing. This dynamic fuels property value growth and opens avenues for potential rental income. As you strive toward property ownership in Portugal, you align yourself with Portugal's evolving real estate landscape.

Envisioning a Secure Tomorrow

Amidst global economic uncertainties, the security of property ownership in Portugal takes on added significance. Your investment remains robust, serving as a buffer during economic fluctuations. The appreciation of property value safeguards your financial interests, fortifying a tangible asset for your future.

Affordable Living and a Nurturing System

Portugal offers not only financial advantages but also a practical, holistic ecosystem. Its affordability, access to quality healthcare, education, and a support system tailored for ageing seamlessly merge. As you grow older, Portugal's welcoming community provides nurturing surroundings, ensuring your well-being when self-care

becomes challenging.

Unquantifiable gains equally compelling

Investing in Portuguese real estate offers clear financial advantages, however the unquantifiable gains are equally compelling. Portugal is an ancient country which boasts a modern economy with a high quality of life and an affordable cost of living, within a society marked by political stability and minimal divisiveness. Add to this the personal safety assured by low crime rates, and Portugal emerges as not just a financially sensible option, but also a haven for a secure and peaceful life for your family.

In conclusion, Portugal beckons as more than just an aesthetic haven. It's an investment that transcends visuals, aligning harmoniously with your aspirations for a balanced future. As demand surges and property values climb, your investment flourishes, offering both sanctuary and financial security. Embrace this journey and let Portugal's charm become an intrinsic part of your investment strategy, guiding you toward a prosperous and nurturing tomorrow! •

Building a Simple Life

PRESPROP is a leading construction company on Portugal's Silver Coast that specialises in "Key-in-Hand" properties, having successfully built hundreds of quality homes for families and real estate investors from all over the world, on time and on budget.



**PROJECT
MANAGEMENT**

www.presprop.com



Aldeia dos Sobreiros Villas is a prime example of a SIMPLE LIFE HOME BUYER client experience and property, exclusively marketed and sold by IMMO PORTUGAL and PORTUGAL REALTY.

THE SIMPLE LIFE HOME BUYER EXPERIENCE

From the virtual tour to the handover . . .

Aldeia dos Sobreiros is a tranquil enclave of modern homes that seamlessly blend contemporary design with traditional Portuguese elements. These single-level homes, with open-plan living spaces, three bedrooms, and a private pool, incorporate materials like cork, ceramics, and “calçada”, reflecting Portugal’s rich heritage. The project stands as a sanctuary, offering both modern luxury and a deep connection to the country’s traditions.

The SIMPLE LIFE HOME BUYER’s comprehensive service ensured every homebuyer was supported from the introductory virtual tour with the REALTOR to the final delivery of their new home.

This level of convenience, transparency, and satisfaction is exclusive to properties under the SIMPLE LIFE HOME BUYER umbrella. Located in the idyllic seaside village of Salir do Porto, along the southern shores of São Martinho do Porto Bay on Portugal’s Silver Coast, these magnificent villas went up for sale just as the COVID-19 pandemic and subsequent travel bans took effect. In response to this significant challenge, the teams at IMMO PORTUGAL and PORTUGAL REALTY became trailblazers in Portugal by adopting virtual technology, revolutionising the landscape of real estate transactions. Taking innovation further, the Leisure Launch

Group invested in an online platform integrating real photos, drone footage, and 3D technology. Through this platform, Realtors personally guide clients on a virtual journey across Portugal’s Silver Coast, allowing them to explore these picturesque locations from the comfort of their own homes.

“As a Project Manager, I serve as the vital link between the Portuguese builder and the client. I consider it a privilege to use my expertise, ensuring that the experience of constructing a new build in Portugal is simple, seamless and stress-free for my clients.”



Tânia Leal
PROJECT MANAGER

“From the comfort of their own spaces, I took my homebuyers on a virtual journey across Portugal’s Silver Coast. Through our immersive online tours, they got a first-hand feel of the villas and their picturesque settings. This allowed them not only to experience the Silver Coast from multiple perspectives, but also to understand each location intimately. The virtual experience helped them save time and travel costs while providing clarity, ensuring that each property perfectly matched their aspirations.”

Bruno Valentim
CERTIFIED REALTOR



In essence, clients could safely purchase their dream home without ever having set foot in Portugal.

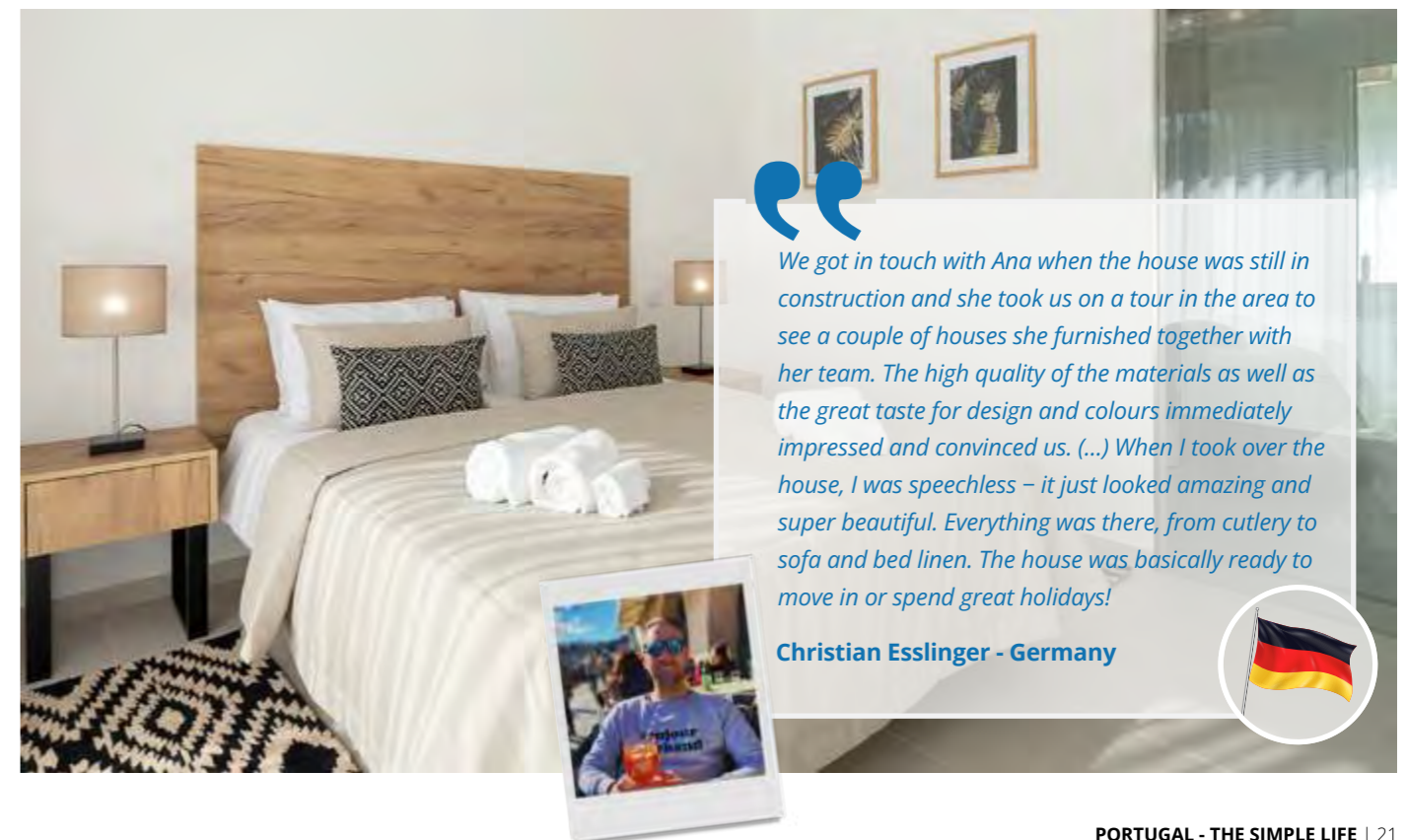
The commitment to the homebuyers didn’t end with the villa sales; every subsequent step in the buying and building process epitomised simplicity. The Project Management team was instrumental in this phase, navigating traditional bureaucratic challenges and

streamlining decision-making to ensure an efficient construction phase for the homebuyers.

In Aldeia dos Sobreiros, this critical phase was overseen by Project Manager Tânia Leal. Collaborating closely with each homebuyer during construction, the villas were built by **PRESPROP™** (www.presprop.com) — one of the Silver Coast’s leading builders. Tânia served as

the primary contact for buyers, liaising with all parties, answering queries, and catering to the unique needs of each SIMPLE LIFE HOME BUYER.

“During the COVID pandemic, travelling to Portugal became impossible. As a result, we encountered homebuyers who had never visited the country. All our client meetings were conducted via Zoom. While this presented



We got in touch with Ana when the house was still in construction and she took us on a tour in the area to see a couple of houses she furnished together with her team. The high quality of the materials as well as the great taste for design and colours immediately impressed and convinced us. (...) When I took over the house, I was speechless – it just looked amazing and super beautiful. Everything was there, from cutlery to sofa and bed linen. The house was basically ready to move in or spend great holidays!

Christian Esslinger - Germany





challenges, the experience proved uniquely rewarding. We ensured our clients received regular construction updates and made the process of selecting finishes enjoyable. The most heartwarming moment was witnessing the tears of joy when our buyers finally settled into their fully furnished homes, ready to begin a new chapter,” Tânia reflects.

Despite the challenges of the COVID pandemic, our buyers were delighted and pleasantly surprised when the builder began delivering finished homes ahead of schedule in Autumn 2022, a textbook example of the SIMPLE LIFE HOME BUYER service’s efficacy for our clients.

Like all SIMPLE LIFE HOME BUYER properties, from inception, this project was meticulously designed to guarantee a secure investment, instilling additional confidence and assurance in homebuyers.

Aldeia dos Sobreiros perfectly marries a prime seaside location with stunning modern architecture, private pools, and numerous distinctive features that elevate its appeal.

The architectural and design team infused the project with elements reminiscent of traditional Portuguese settlements, particularly those who harvest cork from the “sobreiro”, a protected oak and a symbol of national pride. These homes showcase authentic Portuguese accents, including natural cork wall panels, captivating Portuguese-inspired ceramic tiles, and hand-laid outdoor terraces crafted from natural limestone “calçada”. This is a heartfelt nod to the history, the terrain, and the people that render Portugal so enchanting.

Designed on a single level, the villas foster a harmonious flow from indoor spaces to the outdoors.

The kitchen, dining, and living areas embraced an airy open-plan layout, accentuated by expansive floor-to-ceiling windows. These vistas extend the living areas directly onto the generously proportioned plots, each complemented by a private pool. Throughout the construction phase, the nuances of the design and material choices were elucidated to every homebuyer. And whenever specific decisions loomed, Tânia was on hand, ensuring clarity and ease in the decision-making process. There was no need for homebuyers to navigate multiple suppliers or stores; all their requirements were addressed via online Zoom calls or from the comfortable environs of Leisure Launch Group’s offices in São Martinho do Porto.

Once construction concluded, the excitement intensified.

For any SIMPLE LIFE HOME BUYER property, the handover marks a pinnacle moment, when homebuyers step into their new sanctuaries!

Throughout this phase, SIMPLE LIFE HOME BUYER experts maintained their commitment to a seamless experience, orchestrating all certifications, utility setups, and requisite post-purchase support. Their offerings transcended

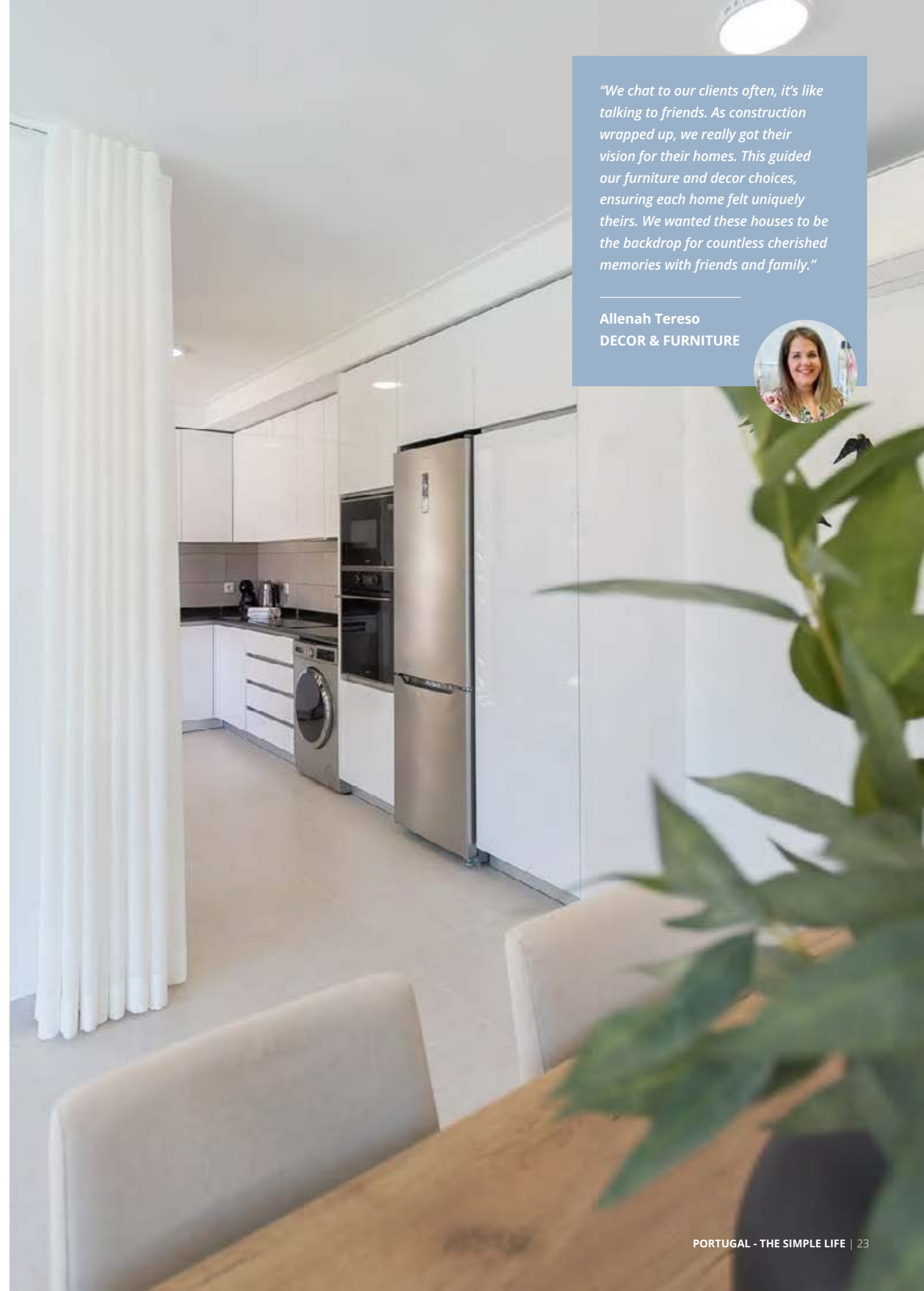
“Each villa was decorated with our all-inclusive, hassle-free furniture solution. Yet, what our clients cherished most was the personal touch, ensuring their taste and essence shone through in the end design and decor. Stepping into their fully furnished homes, they immediately felt that comforting sense of ‘I’m home.’”



Ana Silva
DECOR CONSULTANT

“We chat to our clients often, it’s like talking to friends. As construction wrapped up, we really got their vision for their homes. This guided our furniture and decor choices, ensuring each home felt uniquely theirs. We wanted these houses to be the backdrop for countless cherished memories with friends and family.”

Allenah Tereso
DECOR & FURNITURE



mere transactions; they encapsulated the exhilaration of commencing a fresh chapter in a meticulously organised, stress-free environment.

The furnishing and interior decor team from PORTUGAL INTERIORS delivered items of exceptional quality and design, providing tailored support, and forging a deeper emotional bond between each homebuyer and their new home.

Given the diverse expertise of the teams involved, Simple Life Home Buyers also benefited from Accounting and Tax services. When the homebuyers

from Aldeia dos Sobreiros stepped into the **Portugal Accounting™** (www.portugal-accounting.com) office, Certified Public Accountants, who are seasoned professionals familiar with similar processes and clients of comparable backgrounds and cultures, awaited them.

This integrated service, all housed under one roof, sets the Leisure Launch group apart.

The all-encompassing assistance didn't cease post-construction. Property Management and Holiday Home Rental services, still within the same corporate family, remained closely intertwined with all preceding stages. •

"Our clients were buying in a country where they were unfamiliar with the tax system, the language, and our regulatory and legal procedures. Knowing in advance that we had already accompanied hundreds of investors in the same situation, gave them added peace of mind."

Sofia Cardoso
SENIOR
ACCOUNTANT



Silver Coast Hospitality

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INVESTING IN PORTUGAL

A unique location is key to secure your real estate investment



TIM DEMEYER
Sales Director
IMMO PORTUGAL

While navigating Portugal's property landscape, it's essential to appreciate the nation's unique blend of history, culture, and stunning coastal beauty . . .

I'm often asked, **"What truly makes a property stand out?"** Beyond surface features like design and location, it's **the emotional connection a property offers** that genuinely sets it apart. Does the property reflect your aspirations? Is it in tune with the way you live? Can you envision a harmonious future there without straining your finances? Such questions are crucial in finding the perfect home.

As a Certified Realtor, my primary aim is to facilitate this connection. However, I'm also deeply passionate about ensuring the longevity and security of your investment.

When considering resale in the future or possibly renting out the property, subtle aspects such as design, build quality, and location become paramount.

But what defines a 'prime location'? A knowledgeable Realtor, deeply rooted in the Portuguese property market, can shed light on a property's potential based on its attributes. Among these attributes, location is undeniably supreme. **Unique and unparalleled locales promise future value growth.**

In Portugal, due to strict coastal preservation regulations, homes close to the sea, especially new constructions, are

rare. Thus, when a new seaside property emerges on the market, it's quickly acquired.

Consider properties on Portugal's Silver Coast, such as **Vale Furado Beach & Nature Retreat** or **São Gabriel Beach Apartments**. They aren't merely apartments by the sea; they're genuine investment opportunities.

Vale Furado Beach & Nature Retreat Apartments, for instance, are located in a breathtaking spot near Nazaré, where coastal luxury finds its place. These apartments boast beach-inspired architecture and generous living spaces that seamlessly merge with panoramic Atlantic views.

Such homes are exceptional, especially considering their location between a

protected coast, a nature reserve, and the 'Pinhal do Rei'. They're the ideal retreat for those who value leisurely beach walks and the serenity of a seaside sanctuary.

Then there's São Gabriel Beach Apartments in São Martinho do Porto. Opportunities to relish the uninterrupted views of São Martinho's iconic shell-shaped bay are rare, making these properties truly special.

Rigorous regulations ensure the village's inherent charm remains preserved, marking this luxurious property, with its natural vistas and rooftop pool, as a promising future investment.

Investment Tips, From Me to You

If you've embarked on the journey to buy a home in Portugal, here's my advice: Choose locations beloved by both locals



and international visitors.

While investment security is crucial, the personal bond you form with the property is invaluable. Opt for homes that resonate with your spirit, allowing

you to immerse yourself in Portugal's unmistakable charm and relaxed ambience, all while feeling confident that you've made a robust investment that will appreciate over time. •



After regular visits to fairs regarding a second stay abroad, our search ended up at IMMO PORTUGAL. Tim made the first contacts and we were pleasantly surprised at how he did everything he could to arrange the necessary documentation and agreements. (...) Everything went smoothly from purchase, implementation to delivery. (...) We are very satisfied with IMMO PORTUGAL and can now enjoy our spot under the Portuguese sun and 'The Simple Life'!

Ghislain, Valerie and Reshum - Belgium



A REFUGE BY THE SEA

Vale Furado - Beach and Nature Retreat Apartments



VALE FURADO - BEACH AND NATURE RETREAT APARTMENTS are in an **exclusive location, just north of Nazaré beach** and on the borders of a natural reserve.

Imagine relaxing under the sun while surrounded by a royal pine forest with centuries of history and the beach just a short walk away.

A perfect home for anyone who enjoys walking on the beach all year round and a laid-back lifestyle in a very peaceful seaside village. Arriving home will always feel like a holiday! **Open your window and let in the saltiness and sound of the Atlantic...**

Live surrounded by nature and the sea

This protected coastline is wedged between a natural reserve and the Pinhal do Rei, the king's forest.

The natural beauty of the coastline and tranquillity of the surrounding landscape will take your breath away!

Exclusive location on the borders of a natural reserve

Beaches such as Vale Furado, with its natural beauty and red cliffs embracing the cove beach where the locals love to watch the sunset.

To the North, Paredes da Vitória invites you to spend a day at the beach with the family and enjoy a fabulous meal of the freshest seafood and fish you'll ever taste!

A 'Mecca' for surfing

Other pristine Silver Coast beaches nearby include the world-famous Nazaré, known for its World Record for the biggest waves ever surfed!

A stunning coastline which stretches along kilometres

São Pedro de Moel, with its romantic lighthouse and quaint village, is another mandatory stop, especially for anyone who loves hiking or cycling along the coastline.

Excellent rental potential

The property is in a **popular location among Portuguese holidaymakers and international tourists**, who enjoy the Silver Coast region of Portugal all seasons.

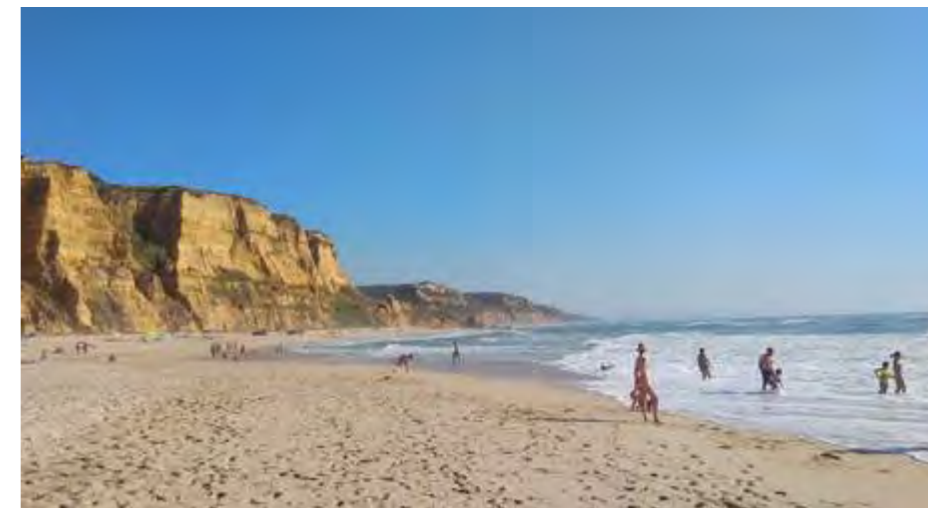
Located just an hour from Lisbon Airport, VALE FURADO - BEACH AND NATURE RETREAT APARTMENTS is your opportunity to buy a sea view property in a fabulous location!

Arriving home will always feel like a holiday

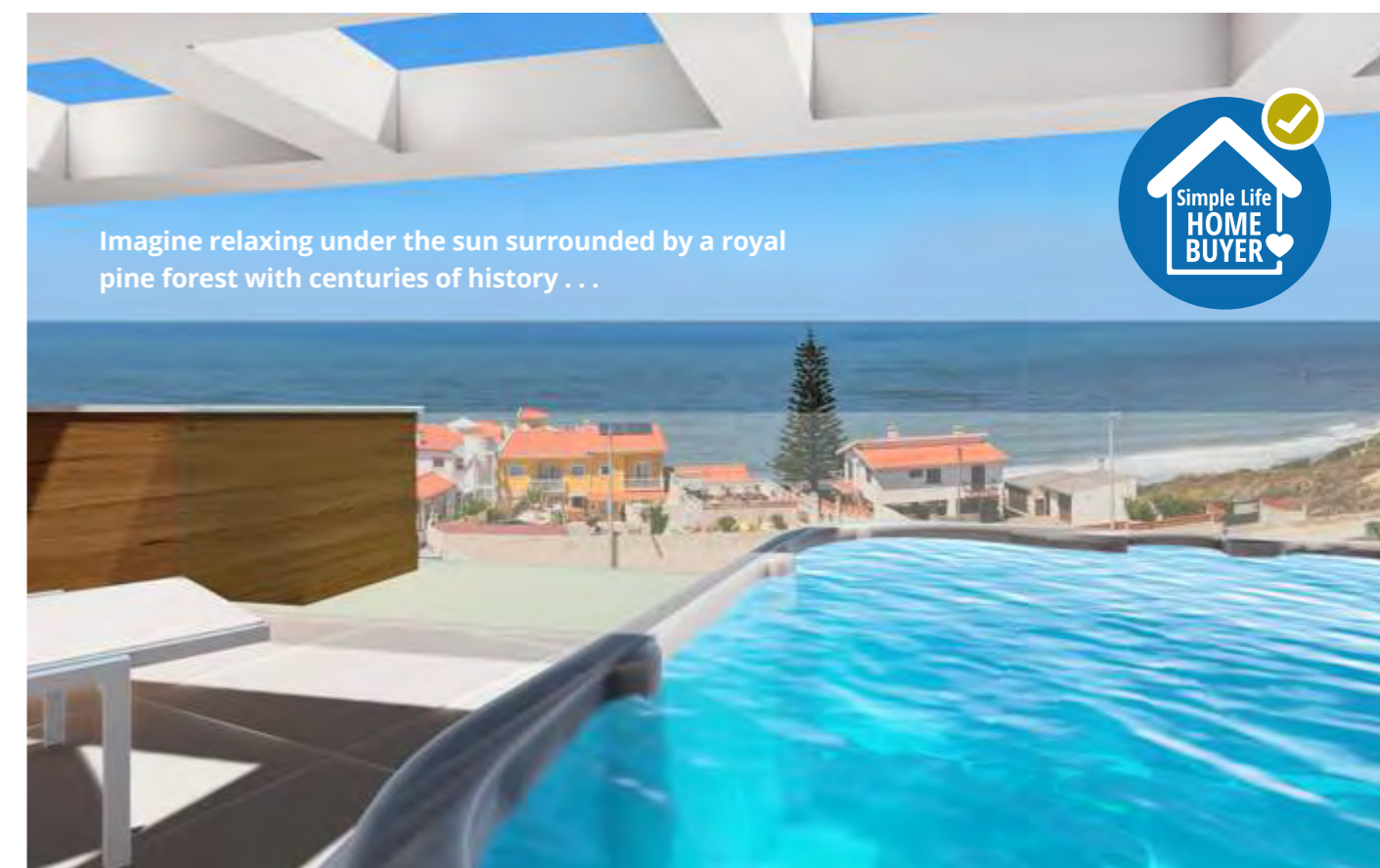
The apartments have a **beach-inspired design with natural elements and spacious living areas that seamlessly connect indoor and outdoor spaces**, all with views over the Atlantic. Just open your window and let in the saltiness and sound of the sea!

A home designed for relaxation & comfort

The apartments are in a **private condominium** that includes a **spacious communal pool with sea views** and plenty of space for sun loungers. Penthouse units have indoor access to a private roof-top terrace, with a covered area perfect for outdoor furniture and enjoying the amazing sea views! •



This SIMPLE LIFE HOME BUYER property is within walking distance to the beach



Imagine relaxing under the sun surrounded by a royal pine forest with centuries of history . . .



ABOUT THIS
PROPERTY
& MORE
Click here:



Transforming Homes for Simple Life Homebuyers



ALLENAH TERESO
Managing Director
PORTUGAL INTERIORS

In the enchanting world of Portugal's Silver Coast, life takes on a unique hue. And for the select few new home owners known as Simple Life Homebuyers, this corner of the world offers something truly exceptional.

Simple Life Homebuyers have chosen a path where simplicity and elegance coexist seamlessly, and in this special community of homebuyers, they're welcomed with open arms and treated as friends.

PORTUGAL INTERIORS is at their side for the next stage of their Portugal journey, that is to furnish and decorate their new home.

Simple Life Homebuyers select a decorator from the PORTUGAL INTERIORS team, **a seasoned expert with over two decades of experience**

in the art of transforming houses into stunning homes.

"We simplify the often complex process of furnishing and decorating, making the transition from a new house into a home an absolute breeze".

We understand that the process of furnishing and decorating a home in a foreign country can be daunting, filled with countless decisions and challenges in sourcing quality local suppliers to furnish your home in Portugal while you are living in another country. **What distinguishes PORTUGAL INTERIORS, is our many years of experience and unwavering commitment to doing the groundwork** of preparing the decoration and furniture for our Simple Life Homebuyer clients.

Our care is meticulous, we have a **selection of furniture packs** that Simple Life Homebuyers can choose from or simply mix and match to suit

their own taste. **As foreigners to Portugal, our clients appreciate that their presence should always benefit the communities in which they live,** so we source from local manufacturers and suppliers. We select only the best quality, each piece and detail necessary to complete a home — from the smallest teaspoon to the wallpaper to the cosiest sofa.

Simple Life Homebuyers rest easy knowing that PORTUGAL INTERIORS has the experience to take care of everything.

Having furnished hundreds of homes, we have the unique experience of catering exclusively to foreigners who like you fit into one or more of these categories of Simple Life Homebuyers. Like you, some Simple Life Homebuyers plan to use their new Portuguese house as a second home, or maybe rent it out for holiday getaways, or, like many others, possibly intend to do both (rent

& holiday) — using it for family holidays and then renting it out through the SCH holiday homes rental programme. PORTUGAL INTERIORS has you covered!

When our Simple Life Homebuyer clients work with us, they have **the comfort and peace of mind of knowing that they will walk into a home that is furnished and decorated for them, ready to live in.** Every piece, every detail, carefully chosen to create not just a living space but a sanctuary — a place where cherished moments of the new Portuguese life are waiting to unfold.

For Simple Life Homebuyers, PORTUGAL INTERIORS makes the journey not only simple but also special.

We transform houses into homes, turning the dream of life on the Silver Coast into a beautiful reality.

As our Simple Life Homebuyer clients embark on this exciting chapter, PORTUGAL INTERIORS stands by their side, ensuring that their new life in Portugal is as unique and delightful as they are.

Welcome to Portugal, welcome to the Simple Life. •



We could see the eye for design and that everything was nice and high quality, and we really liked it. It only took about a week, working with Allenah through Zoom. She showed us samples in order to get everything ordered just in time. (...) Portugal Interiors did a great job of doing a mock-up and showing us images of what things would look like. But as good a job as they did, it couldn't reflect how nice it really was when we walked in for the first time. We were just blown away by how beautiful, and perfect... and everything was put together so nicely! We were just overjoyed and impressed.

Paul and Wendy Durham - USA



HOME BUYERS IN PORTUGAL

A simple and secure homebuying experience

Buying your dream home in a foreign country is a thrilling yet daunting experience. Where do you begin? How can you navigate the complex process smoothly? The answer lies in teaming up with experienced, certified real estate professionals specialising in international transactions.

Leisure Launch, the umbrella group for PORTUGAL REALTY™ and IMMO PORTUGAL™, sets the gold standard in real estate professionalism. As a member of both the **National Association of REALTORS® (NAR)** and the **Portuguese realtors association (APEMIP)**, the company mandates that its Realtors adhere to **stringent ethical guidelines** and earn the Certified International Property Specialist (CIPS) credential backed by NAR. This dual membership reinforces Leisure Launch's unwavering commitment to ethical practices while advocating for the **interests of international property buyers in Portugal**. Luis Cardoso, Leisure Launch's CEO, stresses that obtaining international certifications isn't an afterthought; it's embedded

in the group's DNA. For a quarter-century, they have invested in elevating the professionalism of their team of Realtors to **guarantee clients an unparalleled buying experience in Portugal**.

When you work with Leisure Launch's certified team of Realtors, you benefit from **years of proven experience** that demystifies the intricacies of the property-buying process in Portugal. But they're more than just a real estate group; Leisure Launch Group offers an all-encompassing property solution, called **SIMPLE LIFE HOME BUYER - the complete property solution**. This comprehensive service has a proven record of assisting thousands of international home buyers to **safely purchase a home in Portugal**.

In the challenging realm of Portugal's international real estate market, Leisure Launch's blend of experience, ethics, and in-depth market understanding sets them apart from the competition.

It's this support that equips clients with the confidence and resources they need to **make the dream of owning a home in Portugal a seamless reality**, complete with a full-service property solution. •



 **PORTUGAL
INTERIORS**

Furnishing a Simple Life

The Complete Furniture & Decor Solution
to professionally furnish and decorate your home in Portugal.

A simple and hassle-free experience!
You only need to make a handful of choices
instead of a million little ones, and we do the rest.


**HOME DECOR
& FURNITURE**

www.portugal-interiors.com

LIVE IN A COUNTRY LOCATION THAT TOUCHES THE SEA

Encosta do Salgado Villas



In this SIMPLE LIFE HOME BUYER property, nature is at your doorstep with hiking and cycling trails that connect you to this iconic coastline

Located between the countryside and the sea, at ENCOSTA DO SALGADO VILLAS you can enjoy the best of both worlds. The fresh Atlantic breeze and the sea are just uphill, where the beautiful Salgado beach awaits you with a wide stretch of golden sand, and in front a traditional Portuguese village surrounded by green fields.

The connection with nature is ever present in this location, with hiking trails that connect you to the village and sea. This connection with nature is also present in the layout of each spacious plot, which takes advantage of the terrain's natural slope while maximising privacy and space in each of the split-level villas.

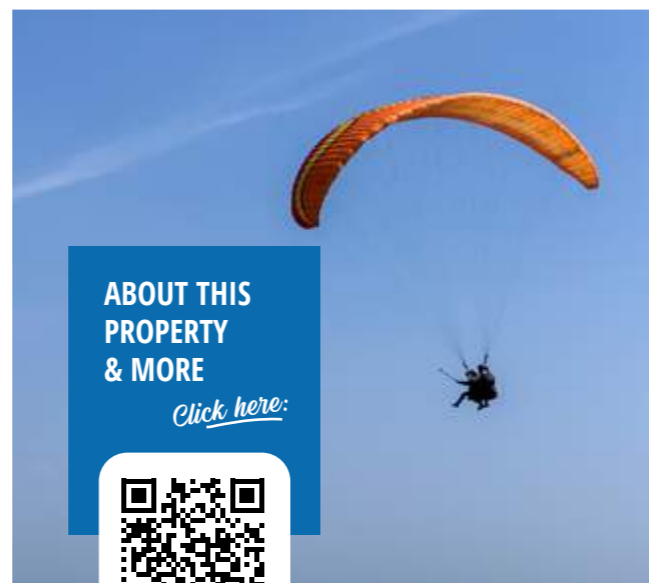
Ancient Portuguese communities who settled on the Silver Coast built their homes midway up the “encosta”, knowing that the natural slope of the terrain would shelter

them from the Atlantic breeze. The architect was inspired by this ancient knowledge, creating a low-density community that stems from the landscape's natural slope, offering **uninterrupted views of the countryside and village**, as well as a south-facing orientation that bathes the homes in sunshine all day.

Designed to blend naturally with the landscape . . .

The homes have a modern, open-plan design, with panoramic views over the valley, each with spacious gardens and a private swimming pool. A safe place for children to ride their bicycles and play in the street, with “cul de sacs” and a caring community to look out for them.

Organic materials, such as natural stone walls, blend beautifully with the surrounding landscape and the bright interiors flow seamlessly between the indoor and outdoor areas. Just walk out your door to the



ABOUT THIS PROPERTY & MORE

Click here:



surrounding green hillsides, where the occasional windmill stands out against the blue of the Atlantic and horizon.

Families love this location for its proximity to the village, nature and beaches . . .

On one side, the green of the Silver Coast's agricultural fields, where local farmers grow their crops the old-fashioned way and the air carries the scent of country flowers. On the other side, the fresh Atlantic breeze, where the sea is just uphill and a wide stretch of sandy beach and endless horizon awaits you.

Salgado Beach is a dream location for anyone who appreciates peaceful strolls next to the ocean, kilometres of pristine golden sand where the only sounds you will hear are waves crashing against the shore and a distant seagull.

Enjoy the breathtaking scenery and local backroads . . .

Traditional Portuguese windmills or the occasional herd of sheep are part of



the experience while discovering the natural landscape. You can hike inland or along the coast, and there is so much to explore, including vestiges of the century-old pilgrim routes, the ancient church of São Gião or the farmlands once cultivated by the Cistercian monks. Just a short stroll from the home is the centre of Famalicão, an authentic Portuguese village with its quaint church square and bandstand, cafés, restaurants and a pharmacy. A place to be part of the community and enjoy Portugal's simple pleasures! Nazaré is a 3-minute drive from the home, as well as Praia do Norte — the

location where Garrett McNamara, the American professional big wave surfer, broke the World Record for the biggest wave ever surfed!

A highly sought-after location for all generations . . .

An excellent option for permanent living or a second home for unforgettable holidays. Lisbon International Airport is only an hour's drive. A home designed with your well-being in mind, yet very close to several famous beaches, hiking and cycling trails and fabulous restaurants! •



Portugal Inheritance and Taxes: A Simple Guide

Portugal, with its rich culture and history, attracts people from all walks of life. Understanding inheritance laws and taxes will help to ensure your spouse and children benefit from your legacy...



SOFIA CARDOSO
Senior Accountant
PORTUGAL ACCOUNTING

By default, Portugal follows the “community of assets” marital regime, but alternatives exist. Consulting a lawyer will clarify how this impacts your estate. Meanwhile, here are basic guidelines.

How Inheritance Works in Portugal

1. No Will: If you die without a will (intestate), Portuguese law dictates how your estate is divided. Your spouse and children are primary inheritors. If married, half the shared assets automatically go to your spouse. The other half is divided equally among the spouse and children. In case there are more than three children, specific rules apply.

2. Mandatory heirship: While Portuguese law respects your wishes through a will, it has “mandatory heirship” rules. This means you can’t disinherit your spouse or children entirely. They are entitled to a minimum of their “legitimate share” of the estate. However, the remaining part can be freely allocated.

Inheritance Tax in Portugal

Portugal abolished its inheritance tax for spouses, descendants, and ascendants in 2004. Instead, there’s Stamp Duty, which is 10% of the inheritance value. However, direct family members (like



spouses and children) are exempt from this duty. So, if you want all your inheritance to go to your spouse and children, you’re in luck because there’ll be no Stamp Duty or inheritance tax for them.

Protecting Your Family’s Inheritance

1. Draft a Will: While Portuguese law provides default protection for your spouse and children, drafting a will gives you more control. If you have a preference for a particular country’s inheritance laws (like your home country), ensure you express this choice clearly in your Portuguese will.

2. Consider Legal Residency: If you’re

not resident in Portugal, becoming one can make the inheritance process smoother. Portuguese laws often favour residents, particularly regarding exemptions and tax benefits.

3. Consult an Expert: Cross-border inheritance can be complex, and the implications can vary based on your specific situation. It’s essential to consult with a legal or tax expert familiar with both Portuguese laws and the laws of your nationality.

In summary, Portuguese laws generally favour the direct family in matters of inheritance. By being informed and proactive, you can ensure your spouse and children receive the maximum benefit from your legacy. •

Balancing a Simple Life

No need to wade through a minefield of tax legislation on your own! As a SIMPLE LIFE HOME BUYER, we will be with you every step of the way!

Our team of registered public accountants will accompany you in all issues related to Portuguese Tax, Special Incentive Tax Programmes, Fiscal Representation, Accounting, Social Security and Tax submission.



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& TAX**

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WELCOME TO THE Silver Coast! HOME OF THE Simple Life

SPECIAL DOSSIER: Welcome to 'The Real Portugal', a captivating region where everyone instantly feels at home! Prepare to unravel the hidden gems and fascinating secrets of this incredible region...



Foz do Arelho beach



Discover the Silver Coast



What makes the Silver Coast so special?

"The home of the simple life", the Silver Coast offers a taste of a more authentic Portugal, a place that envelops you in its warm embrace, inviting you to immerse yourself in the true essence of this stunning region. From the instant you arrive, its genuine charm and welcoming ambience will captivate you.

Step into a world where time seems to slow down, and every moment becomes an opportunity to create lasting memories. The Silver Coast offers a delightful blend of rich history, breathtaking landscapes and vibrant traditions that will leave you spellbound.

Explore ancient cobblestone streets that whisper tales of the past, where each corner holds a story waiting to be discovered. Immerse yourself in the vibrant local markets, filled with warm wishes of a "*bom dia*" and aromatic fruits and veggies that awaken your senses.

The Silver Coast also boasts a diverse and stunning natural landscape, with picturesque sea-facing cliffs, enchanted forests that are centuries-old and a golden coastline that stretches as far as the eye can see. Whether you're a nature enthusiast or simply seeking a peaceful haven for holidays or a simpler way of life, this region has something to offer everyone.

But it's not just the scenery that makes the Silver Coast truly special; it's the people. Prepare to be embraced by the warmth and friendliness of the locals, who are eager to share their traditions and hospitality with visitors from near and far. You'll quickly find yourself feeling like a part of the community, as if you've known each other for a lifetime.

Indulge in the region's delectable cuisine, where traditional flavours and fresh ingredients combine to create a culinary experience like no other. From savoury dishes to mouth-watering desserts, every bite will take you on a delightful journey through the authentic flavours of Portugal's Silver Coast.

Whether you're a seasoned traveller or embarking on your first adventure, the Silver Coast invites you to uncover its hidden treasures and embrace its authenticity. Get ready to make unforgettable memories and feel at home in this extraordinary region that captures the true essence of Portugal...



Silver Coast



SILVER COAST PORTUGAL

Tracing the path of authenticity from North to South



São Pedro de Moel

The Silver Coast is quickly emerging as one of Portugal's most sought-after destinations for homebuyers. Although it remains a hidden gem to many, there are several compelling things that contribute to its growing popularity.

So before we uncover this region's hidden treasures and share our insider's perspective, we must first do what the Portuguese love most: dive into the past!

Centuries in the making

Centuries ago, this amazing stretch of coastline was known for much more than its giant waves and breathtaking landscapes,

so diverse as the **rugged cliffs of São Pedro de Moel** or the red cove **beach of Vale Furado**.

In an era when the sea embraced the foothills of Óbidos Castle and the fertile fields surrounding Alfeizerão and Nazaré (once the ancient Lagoon of Pederneira), these lands served as strategic ports and the birthplace of one of the most incredible chapters of Portugal's history.

In the calm waters that bathe the coast that today is **São Martinho do Porto Bay**, legend has it that several Portuguese caravels were built here. Including the famous Nau São Gabriel that sailed Vasco da Gama to India and later accompanied the Portuguese on their maiden sea voyage to Brazil.

Home of the Simple Life

Today, this deep connection to the sea remains ingrained in the local communities.

On the Silver Coast, the sea is not just a place to take a dip on summer holidays. It's a friend you visit in the winter with your family for a lazy walk on the sand. A companion for a cafe on an outdoor terrace. A sensory experience each time you open your window and smell the 'maresia'. A unique terroir you can taste on local wines and produce. The Silver Coast is simply a way of life...

From North to South, prepare to be amazed by the Silver Coast's authentic mix of **breathtaking beaches**, ancient history, traditions, flavours and an amazing laid-back lifestyle where we take time to appreciate the simple life. •



Penedo da Saudade Lighthouse in São Pedro de Moel

PORTUGAL'S OLDEST FISHING VILLAGE

Unveiling the Authentic Traditions of Nazaré



Nazaré

Welcome to Nazaré, renowned for its giant waves and stunning beaches! However, this charming fishing village holds much more than just thrilling surfing adventures and picturesque shores. Its history, folklore, and centuries-old traditions deeply rooted in the sea offer a captivating exploration waiting to unfold.

A local favourite: traditional grilled sardines over a slice of Portuguese bread



Traditional fishing boats

At the heart of Nazaré's sandy beach, **traditional wooden fishing boats** stand proudly, gazing out over the ocean. These vibrant boats symbolize the village's longstanding fishing heritage, which traces back centuries to the time of the Phoenicians. Gone are the days when Nazaré's fishermen braved perilous waters in these humble vessels that often succumbed to the rugged coastal conditions. Today, with the safety of the marina and advancements in fishing practices, risks have diminished, and modern fishing boats are equipped for the task. However, the people of Nazaré hold their humble origins dear, honouring the courage and sacrifices of their ancestors. Throughout the village, this legacy and pride still thrive, ensuring the rich maritime traditions endure.

The seven skirts of the Nazaréne women

One of the most vibrant aspects of Nazaré's authenticity lies in its traditional costumes, with the **famous "seven skirts"** taking centre stage. As you stroll along the village's cobblestone streets, you'll notice the women of Nazaré wearing these skirts with great pride. Among various biblical, mythical and magical explanations surrounding the number seven, locals often share that the skirts represent



Nazaré's traditional costume has an ancestral connection with the sea and the fishing heritage of the town's people

the seven virtues, the seven days of the week, the seven colours of the rainbow and, of course, the seven waves of the sea. In the past, as they patiently awaited the return of their husbands and sons from the sea, the women would sit on the sand, vigilantly counting the waves. Each layer of their skirts served not only as a cover, protecting their heads and shoulders from the Atlantic breeze, but also as a means of tracking the necessary seven waves required for their loved ones' safe return. The women understood that the boat would only reach shallow waters after seven calming waves.

Although the fishing community remains strong, today the women of Nazaré adorn these skirts more as a cherished tradition than a practical necessity, particularly during festive occasions when they proudly wear their finest seven skirts, intricately embroidered and adorned with lace at the hems.

Fish drying racks of Nazaré

As you wander along the waterfront near Nazaré's beach, you'll encounter picturesque **lines of fish drying racks** basking in the open air. This time-honoured tradition not only captivates the curiosity of tourists but also fills the locals with a sense of pride.

The "*peixeiras*" (fish sellers) diligently lay out their sun-dried fish each day, offering a delicacy highly cherished by both Portuguese and foreign visitors eager to taste its unique flavour. Among the array of naturally sun-dried fish are mackerel, sardines, marmots and octopus. Passed down through generations, this ancestral practice



Traditional fish drying racks on the beach

originated from the necessity to ensure sustenance during the long and harsh winters when fishermen were unable to provide for their families. Sun drying the fish naturally became the sole means of preservation in the absence of refrigeration.

Honouring an ancient devotion to 'Senhora da Nazaré'

Nazaré also captivates with its rich tapestry of ancient superstitions, myths and legends. Among these captivating tales, one stands out: the legend of Our Lady of Nazaré. According to legend, in 1182 D. Fuas Roupinho was hunting a deer in Sitio of Nazaré when he realized his horse was going to jump over the rocky cliffs and fall into the sea. Beneath his feet rested an image of Our Lady of Nazaré and he cried out for her help. Miraculously, his horse came to an abrupt halt, its front hooves suspended in mid-air—an awe-inspiring moment that has been immortalized in the exquisite tiles adorning the interior of the **Ermida da Memória chapel**. This sacred sanctuary, built over 800 years ago by D. Fuas himself, stands as a testament to the enduring power of faith and the extraordinary bond between the people of Nazaré and their beloved Lady.

Whether you find yourself enchanted by the miraculous or simply captivated by age-old legends, one thing remains undeniable: Nazaré is a place where magic and wonder coexist, creating a truly extraordinary atmosphere! •



Beautiful tiles inside the Ermida da Memória chapel

"Nazaré is more than just a place, it's a way of life, a treasure trove of beauty, culture, and community. To live in Nazaré is to embrace the ocean's power, the warmth of our people, and the richness of our traditions. It's a life filled with adventure, a deep sense of belonging, and a true appreciation for the simple joys of life.

As a proud Nazarene, I invite you all to experience the magic of Nazaré for yourselves, to feel the salt on your skin, the sand on your feet, the freshness of the ocean breeze, the rhythm of our traditions in your heart, and the warmth of our community as your own. Nazaré is not just a place it's a love story waiting to be written in the hearts of all who visit.

May the sea always sing its songs into your soul as it does in ours.

Welcome to Nazaré!"



Denise Vieira, Project Manager
LEISURE LAUNCH



Vibrant colours are a hallmark of Nazaré's time-honoured striped beach tents

FAMILY-FRIENDLY, SAFE, WELCOMING... Why the Silver Coast feels like “home”



On Portugal's Silver Coast, neighbours are more than just acquaintances — they are friends. This delightful region greets foreigners with open arms and a warm, friendly mindset, making it feel like a true home away from home.

The Portuguese people have an authentic appreciation for the simple pleasures that enrich life. Whether it's savouring a leisurely lunch with a breathtaking view, spending quality time with friends at a cosy cafe, or playing with your children on the sandy beaches, the Silver Coast offers abundant opportunities to indulge in this **laid-back and simple lifestyle**.

What sets the Silver Coast apart is its blend of **modern conveniences** and **tranquil living**. Here, you'll find all the facilities you need to meet your daily needs without the hassles and congestion of big cities. From well-equipped schools and healthcare centres to thriving local businesses, life on the Silver Coast is filled with happiness and vitality.

Portugal's best family beach

Step into paradise at São Martinho do Porto, known as **Portugal's best family beach**. This coastal gem lives up to its reputation with its iconic shell-shaped bay and tranquil waters, making it a true haven for families seeking a memorable summer getaway. As the sun shines, the charming bougainvillea-lined streets of the historic centre and the waterfront adorned with traditional cloth beach tents come alive, attracting a vibrant mix of locals and visitors to the Silver Coast.

São Martinho do Porto Bay holds a special place in the

hearts of many, including local holiday homeowners, who have cherished this treasure across generations. It's a place where genuine traditions thrive, and families can embrace a welcoming and family-friendly atmosphere that ensures unforgettable holidays.

Things to do

The beach offers an array of activities that cater to families of all ages. Dive into the bay and enjoy thrilling water adventures, such as pedal boat rides, sailing, canoeing or kayaking. Between the **river beach of Salir do Porto** and São Martinho do Porto Bay lies a hidden gem—the wooden walkway. This enchanting spot, one of the Silver Coast's most beautiful locations, offers a serene escape. During the quieter seasons, the occasional seagull and the gentle ocean breeze will be your companions as you stroll along this picturesque pathway!

Healthy outdoor living

The Silver Coast is also a dream for nature lovers, offering plenty of space to breathe in the fresh air and embrace the beauty of the surroundings. Take, for example, the centuries-old **Cistercian Monastery of Alcobaça** or the Parque Verde, a picturesque park built along the Alcoa river. With its walking paths, cycling routes, a theatre for open-air performances, and ample space for sports and recreation, this park seamlessly blends land, water and nature in perfect harmony. Enjoy a panoramic view from the park's cafeteria, play sports on the multipurpose fields, or let the little ones explore the children's playground.



"Life is all about choices, right? I am so happy to have chosen such a wonderful country to be raising my two young girls in! The Portuguese people are so friendly and welcoming of our international family, and most of all we are safe and we are living in a slow-paced and relaxed environment where we have the time to truly enjoy the simple things!"

Allenah Tereso,
Managing Director
PORTUGAL INTERIORS

Nature truly comes alive in this remarkable oasis. For a peaceful retreat, visit **D. Carlos I Park in Caldas da Rainha**. Nestled amidst historical buildings, this bucolic refuge offers a serene escape. Immerse yourself in the lush greenery, admire beautiful art installations, and enjoy traditional Portuguese elements like the charming "*coreto*." Take a leisurely boat ride, stroll through the garden pathways, or unwind with a cup of coffee in the outdoor "*esplanadas*" of the nearby cafes. Whether it's sitting on wooden benches under ancient trees or lounging on the fantastic lawn in front of the Jose Malhoa Museum, D. Carlos I Park provides endless spaces for relaxation. On sunny days, locals flock to the park, lying on the grass, reading, chatting, and simply basking in the delightful weather.



Animal lovers will be enchanted by the **pine forest of Nossa Senhora da Confraria da Nazaré**, where red deer roam freely in their natural habitat. It's a captivating sight that brings you closer to the wonders of wildlife.

The Silver Coast also boasts an incredible network of hiking paths and walking trails, both inland and along the coast. Among the most popular are the **wooden walkways of Foz do Arelho** — a sanctuary of fresh air, natural landscapes and awe-inspiring views. As you wander along these walkways, following the natural contours of the northern hillside, the majestic sea serves as a stunning backdrop. You'll encounter straight stretches, stairs, and seven viewpoints equipped with rotating benches, offering a 360-degree panorama of the surrounding beauty. On clear days, the distant Berlengas archipelago reveals itself on the horizon. And during the magical "golden hour", the sunset over the Atlantic casts a spell, adding an extra touch of enchantment to this remarkable place.

Local healthcare services

When it comes to healthcare, rest assured that the Silver Coast region also provides excellent options. Both **private and public healthcare services** are readily available, including various family and specialized medical clinics. In fact, the region is home to the largest public hospital in the area. You'll also find Europe's oldest thermal hospital in Caldas da Rainha, where unique health and wellness services continue to be provided to this day. •



ORGANIC FRUITS, VEGGIES & FRESH FISH

Discover the spirit of the local “praças”

When it comes to Portuguese cuisine, simplicity and freshness are the true stars that make every dish a delight for the taste buds. The secret behind the mouth-watering flavours lies in the use of local ingredients, which ensure the unparalleled freshness and quality of traditional Portuguese recipes. And if you're looking for the ultimate source of local produce, fresh fish and quality meat, look no further than the vibrant local markets of the Silver Coast!

What better way to kickstart your simple life in Portugal than by visiting your village's market? From locally grown fruits and vegetables to artisanal cheese, fragrant flowers and freshly caught fish. The traditional “mercados” of the Silver Coast offer an abundance of flavours, freshness and quality!

Daily fresh fruits and veggies

A market that holds a special place in our hearts is the enchanting ‘Praça das Caldas,’ the only outdoor market in Portugal that is open every day.

While there are several places where you can find fresh

regional produce on the Silver Coast, including organic options, the experience of visiting the ‘Praça das Caldas’ is truly unparalleled. Let's start with its location—nestled in one of the oldest squares of Caldas da Rainha, surrounded by historic buildings adorned with stunning nouveau art architecture and traditional Caldas da Rainha ceramic tiles. The market's lively stalls and beautiful cobblestone streets make it a picture-perfect destination! Here, you'll discover several delights, from freshly picked fruits and vegetables grown by local vendors to an array of delicacies like warm, crusty bread, delectable pastries, artisanal cheeses, savoury “chouriço”, dried fruits, aromatic honey and even vibrant flower bouquets. This local market also showcases traditional Portuguese handicrafts, and at the far end of the square, a charming kiosk awaits, inviting you to savour a cup of Portuguese coffee after your shopping adventure. Locals in Caldas love visiting ‘Praça das Caldas,’ particularly on Saturday mornings, when the streets come alive with colour and camaraderie. Between friendly “bom dia” greetings and conversations with the vendors, who are known by name to several generations of loyal customers, you'll experience the true essence of this community.

You can also buy local fruits and veggies in the municipal markets of Alfeizerão, Alcobaça and Nazaré!

From the sea directly to your plate...

Thanks to the proximity of two major fishing ports, Peniche and Nazaré, the Silver Coast also boasts the incredible advantage of offering the freshest fish available from Tuesday to Sunday. It's common knowledge among the locals that fish purchased on Mondays is not the catch of the day, as the boats don't sail on Sundays!

While many supermarkets along the Silver Coast offer an excellent selection of seafood, it is in the local markets where you can truly immerse yourself in the authentic art of buying fish. As soon as you step into one of these vibrant markets, you'll notice the strong bonds formed between the vendors and their loyal customers. It's not uncommon to find families who have been purchasing fish from the same trusted “peixeira” for generations. These remarkable vendors possess unrivalled expertise in not only recommending the best fish for each dish but also preparing it to perfection.

Beyond their role as vendors, the men and women who sell fish at the markets of the Silver Coast are cherished friends who are known by name to their clients. They take the time to understand exactly how their customers prefer their fish prepared, whether it's filleted, whole, sliced, or diced. They go above and beyond to ensure your satisfaction!

At the renowned **fish markets in Alfeizerão, Nazaré and Caldas da Rainha**, you'll discover a wide range of options that cater to your preferences. Whether you're seeking quality, variety or friendly service, these markets never disappoint. They are a true haven for fish lovers, where you can find the freshest catches and experience the joy of selecting your favourite fish with a smile. For those who crave the finest seafood, a visit to the shop located right next to the beach at Óbidos Lagoon is a must. Decomar, nestled between Óbidos Lagoon and Foz do Arelho beach, offers a delightful array of live shellfish, freshly caught in the lagoon by local fishermen. From the beloved green crabs, cockles and clams, to other delectable options like mussels, oysters and king crabs, there is no shortage of seafood delights to grace your table! Prepare for an unforgettable experience that not only guarantees freshness and excellent service but also rewards you with a breathtaking view of Óbidos Lagoon!

Indulge in the wonders of the sea, savour the flavours of the Silver Coast, and let the warmth of our hospitality accompany every bite! •



Dona Julia is the friendly face you'll meet at the fish stall in Alfeizerão's “praça”



Local clams in Nazaré's “Mercado Municipal”

“Shopping at Praça da Fruta is an absolute must for anyone living in Caldas da Rainha! I love everything about it! Starting with a coffee in the quiosque with the smell of the apples, the colours, the warm ‘bom dia’ from Dona Teresa who has been selling fruits and vegetables to my family for decades... It's simply wonderful!”

**Ana Osório, Certified Realtor
IMMO PORTUGAL**





FRESH & LOCAL FIRST

The Silver Coast's authentic cuisine

When it comes to culinary delights, the Silver Coast is a treasure trove of local, fresh, and authentic flavours. From charming seaside villages to bustling historical centres, the region offers a diverse array of restaurants that cater to every palate. Prepare yourself for a delightful journey through the culinary traditions that make the Silver Coast a gastronomic paradise!

One of the key elements that set the Silver Coast cuisine apart is its commitment to using locally sourced ingredients. This emphasis on freshness and quality shines through in every dish. From the catch of the day straight from the sea to the locally reared livestock, the Silver Coast restaurants take pride in offering you the very best. Along the picturesque coastline of the Silver Coast, you'll discover an abundance of charming eateries that capture the essence of seaside dining. Imagine savouring a delectable seafood platter while overlooking the tranquil waves. These coastal restaurants not only serve mouth-watering dishes but also provide a soothing ambience that transports you to a state of pure relaxation. Let the fresh sea breeze and the sound of crashing waves accompany your culinary journey!

Venture further inland, and you'll stumble upon hidden culinary gems that offer a glimpse into the heart of Silver Coast traditions. Nestled in quaint towns and villages, these restaurants boast menus filled with time-honoured recipes passed down through generations. From hearty stews to comforting pastries, each bite tells a story of the region's rich heritage. Immerse yourself in the warmth of these establishments as you savour the flavours of authenticity.

In addition to the remarkable cuisine, the Silver Coast's restaurants are known for their warm and friendly hospitality.

The dedicated staff goes above and beyond to ensure that your dining experience is nothing short of exceptional. Whether you seek recommendations, have dietary preferences, or simply want to engage in friendly conversation, they are always ready to accommodate your needs. Prepare to be welcomed with open arms and treated like family.

Delicious local dishes everyone must try

Whether you're a meat lover or a seafood enthusiast, the Silver Coast has something to satisfy every palate. For those who crave meat, the restaurants inland offer a tantalizing selection of simple yet incredibly delicious dishes. Indulge in prime cuts of grilled pork, beef and lamb that will make your taste buds sing. While in Alcobaça, make sure not to miss the unique and traditional "*Frango na Púcara*," a mouth-watering chicken dish cooked in a clay pot known as a "*púcara*."

If you're a fan of food that tastes like the sea, the region has a wealth of **fish and seafood** options that will delight



The Silver Coast's Top 10 restaurants

From North to South, the villages between São Pedro de Moel and Caldas da Rainha share some of the Silver Coast's best places to eat! Discover some of our favourite restaurants on Portugal's Silver Coast!



www.portugal-the-simple-life.com/post/top-10-restaurants-silver-coast

your senses! Grilled fish lovers shouldn't pass up the opportunity to taste "*Filete de Robalo*" (sea bass fillet) or sardines — one of Portugal's favourite dishes! Another local favourite is the unique "*Polvo à Lagareiro*" (traditional Portuguese roasted octopus) also freshly caught along the Silver Coast. In São Martinho do Porto, be sure to try the traditional lobster soup, and in Nazaré, the seafood rice or the aromatic "*caldeirada*," an amazing fish stew that will transport you to culinary bliss.

Shellfish fans will be in heaven with the green crabs, **cockles and clams sourced from the stunning Óbidos Lagoon**. And have you ever heard of "*percebes*"? These peculiar-looking delicacies, known as goose barnacles, are actually a beloved summer snack among the Portuguese. Don't be hesitant to give them a try!

Find a cosy "*esplanada*" with a breathtaking view of the sea, order your favourite Portuguese beer or a refreshing glass of white wine, and let the flavours of the ocean captivate your taste buds!



Local fisherman harvesting cockles in Óbidos lagoon



"Nothing beats drinking a beer or glass of wine at the end of the day, enjoying a '*petisco*' with my friends while watching the sunset over the Atlantic or going for a swim in the ocean! It's such an amazing privilege to live in a place where I can do this whenever I want, and not just on holidays!"

Rita Coutinho,
Certified Realtor
IMMO PORTUGAL



**Foz
do Arelho**

A sweet tooth's dream come true

Calling all sweet teeth! Prepare to have your cravings satisfied with an amazing array of **convent-inspired pastries** that have been the cause of the sin of gluttony on the Silver Coast for over five centuries! These recipes, crafted with obscene amounts of sugar and eggs, are deeply rooted in history. So although they are not the healthiest choice, they still continue to enchant locals and visitors alike.

Centuries ago, Portuguese explorers brought an abundance of sugar and spices to mainland Europe, and local monasteries and convents found a way to support themselves financially by creating these exquisite treats. Today, you can still taste the authentic flavours of these ancient recipes throughout the region.

One of the most beloved delicacies is the renowned **"Pão de Ló de Alfeizerão,"** a mouth-watering sponge cake with a creamy centre that will transport you to dessert heaven.

In Alcobaça, don't miss the opportunity to try the **bite-sized convent-inspired sweets**, such as the sugary **"castanhas de ovos"** (egg chestnuts) or the creamy **"cornucópia de ovos moles"** (egg-filled cornucopias). Even if you're not a fan of sweets, just the sight of these exquisite creations is a feast for the eyes.

Ginjinha de Óbidos in a chocolate cup

Of course, we couldn't leave out **one of Portugal's favourite liquors** in this amazing culinary journey through the Silver Coast!

Venture further south to the medieval town of Óbidos and treat yourself to the incredible **Ginjinha** cherry liqueur. While you can savour this delightful liqueur in a traditional glass cup, the true experience lies in sipping it from an edible dark chocolate cup. After enjoying



Traditional "conventual" pastries from Alcobaça

the Ginjinha, you can devour the cup itself — a true culinary adventure!

Thanks to the unique microclimate of the Silver Coast, the region produces the finest wild sour cherries in Europe, which have been used to create Ginjinha since the 17th century. Passed down through generations of families in Óbidos, the original recipe is cherished as a local treasure.

Don't hesitate to embark on a culinary journey along the Silver Coast, where delicious local dishes await your discovery. Let the landscape's beauty and the local's warmth enhance your dining experience. Embrace the local, fresh and authentic cuisine, and let the **Silver Coast restaurants** become the backdrop for your most cherished gastronomic memories. •



Tasting the local 'Ginjinha' is a must when visiting Óbidos

"When friends from France come to Portugal to visit, showing them Óbidos Castle and tasting a ginjinha in a chocolate cup is one of my favourite things to share with them! And also with my clients. There are so many fabulous restaurants and dishes to recommend. The Silver Coast is simply amazing for anyone who appreciates good food!"

Bruno Valentim, Certified Realtor
PORTUGAL REALTY



MY PORTUGAL

“The simple life is truly the best way to put it!”

*“Why wait until retirement to live the life we truly want?”
And just like that, our hearts were set on Portugal.*



CHARLOTTE HAM
Certified Realtor
PORTUGAL REALTY

From the moment I was born, I've been a multicultural person. My parents are Dutch, but I grew up in the sunny south of France. They came on a holiday over 40 years ago and never left. It's funny how history repeats itself because I feel like I'm following in my parents' footsteps. In 2019, my husband and I took a vacation to Portugal and fell head over heels for the country and its people. We made a decision that would change our lives forever.

During that September trip, we not only fell in love with the beautiful country, but we also fell in love with the warm-hearted people. We turned to each other and said, “One day, we will retire here.” Little did we know that fate had something else in store for us.

Returning to Berlin, where we were living at the time, was a harsh reality check. We were back in our tiny 50m2 apartment, surrounded by cold weather and rain. The stress of my job as a customer care manager took its toll, and I ended up experiencing a burnout. My husband, too, was unhappy with our lifestyle. After deep reflection and countless conversations, we came to a powerful realization: “Why wait until retirement to live the life we truly want?” And just like that, **our hearts were set on Portugal.** Unfortunately, COVID struck shortly after our decision, delaying our plans. But in November 2020, we packed our cats into the car, bid farewell to our jobs, and embarked on a four-day journey to Portugal to start afresh. Today, with the possibility of remote work, it's easier to embrace the lifestyle we've always dreamt of while maintaining our careers. The biggest change in our lives is the **abundance of sunlight.** Waking up to sunshine streaming through my bedroom windows has completely

transformed the way I start my day. I've come to realize that sunlight is vital for my well-being.

Moving from a bustling city to a charming village is exactly the environment we envisioned for our daughter to grow up in. It's everything we hoped for and more.

Contrary to my initial worries, **everything has been smoother than I imagined.** Within two months of moving, we found a place to call home, secured jobs, and began a new life.

The personal advice I give my clients is: if you want it, go for it. Don't look at other people's failures.

I've been pleasantly surprised by the **kindness and hospitality of the Portuguese people.** They embrace expats with open arms, and many of them speak English fluently. When we moved in, our neighbours warmly welcomed us with thoughtful gifts. It's a heart-warming feeling to be

embraced and accepted. As someone who enjoys cooking, I'm delighted by the **local market prices.** They are often on par, if not cheaper, than supermarket prices. Food is an essential part of my life, so having the possibility to have **fresh fruits and vegetables on a daily basis** is a dream come true.

When describing Portugal, the simple life is truly the best way to put it.

The country offers good food (and wine), beautiful weather, and kind-hearted people. What more could I ask for?

Currently, most of my friends are fellow expats. I don't believe it's solely due to a language barrier but rather the shared experience we all have. We've gone through the same journey and moved to Portugal for similar reasons.



However, thanks to my daughter attending the local kindergarten, we've been invited to birthday parties and play-dates, which has expanded our local community. What I truly admire about the Portuguese is how they find joy in life's small pleasures, take pride in their traditions and culture, and, above all, love sharing them with others. As an expat, **I've always felt included and welcomed by the Portuguese community.** Even though my husband and I aren't Portuguese, navigating important aspects of life, such as pregnancy, giving birth, registering our child at the municipality, obtaining her passport, and finding a kindergarten, has been surprisingly easy. Everything was well-explained, and **people were incredibly helpful along the way.**

Choosing to raise my child in Portugal has been a fantastic decision.

Safety is a top priority when considering a child's well-being, and **Portugal provides a safe environment.** We live on the ground floor and sleep with the windows open, a testament to the **peace of mind** we have here. •

One day, I found myself at the local market just before it closed. An adorable elderly lady packed three bags of fresh fruits and vegetables for me. However, to my dismay, I realized I had taken the wrong purse and didn't have my wallet or any money to pay for my groceries. I apologized, expecting an awkward situation. However, the lady simply looked at me and said, “You live here, right?” “Yes, I'm from here,” I replied. She smiled and said, “Oh, no worries. Take the bags and pay me tomorrow.” This kind of empathy and trust is rare to find in many countries, but it still exists among the Portuguese people, and it's something I truly cherish.



The American dream in Portugal



DYLAN HERHOLDT
Sales Director
PORTUGAL REALTY

What has happened in America? What attracts American buyers to Portugal? What makes thousands of Americans want to venture into parts and cultures unknown, not only as holidaymakers, but as homeowners?

The great American migration is real. According to a Coldwell Banker report, 92% of high net-worth Americans have actively considered investing in property outside of the U.S., with an estimated 67% already owning property overseas. These are staggering statistics, and it's not just the super-wealthy. We are seeing record increases in middle-income earners looking to make the trip across the Atlantic for a new life in Portugal. But why?

I deal with hundreds of clients looking to purchase real estate in Portugal, roughly 50% of these are made up of Americans and Canadians. Everyone has different reasons why, but here are some commonalities that I have picked up in the last few years.

Safety

Ranked as one of the **safest countries in the world**, Portugal's calm lifestyle and low crime rate are attracting many. It is well documented that America has a problem with gun violence and school shootings, this is almost non-existent in Portugal. For people looking to be in a place where their children are safe at school, where there is very little violent crime, where streets are safe at all hours day and night, then Portugal is incredibly appealing.

Political stability

Politically speaking, Portugal is relatively



stable. The country is predominantly social-democratic and has been this way for decades. It is a country that very much knows where it has been and where it wants to go and while there is always room for improvement, the political system is solid and there isn't the animosity that one experiences in the U.S. between Republicans and Democrats.

The people

When asking 'Why is Portugal special?', look no further than its people. **Portuguese people are incredibly warm, open and welcoming.** Most of my clients feel this immediately upon arrival. Welcoming and helping is very much part of Portuguese culture and DNA, no matter where you are from. **Portuguese people are happy to communicate in English**, love taking time to have a conversation, are curious

and generally respect people's private choices and beliefs. Family is at the centre of Portuguese life, children are loved, cared for, valued and it's commonplace, still today, for teachers to hug their students and for random strangers to help with your children.

Portugal is a country that can be best described as warm, not just the weather, but the way this place makes you feel. A calm lifestyle, peaceful surroundings, a connection to nature and friendly people will make just about everyone feel at home.

Cost of living

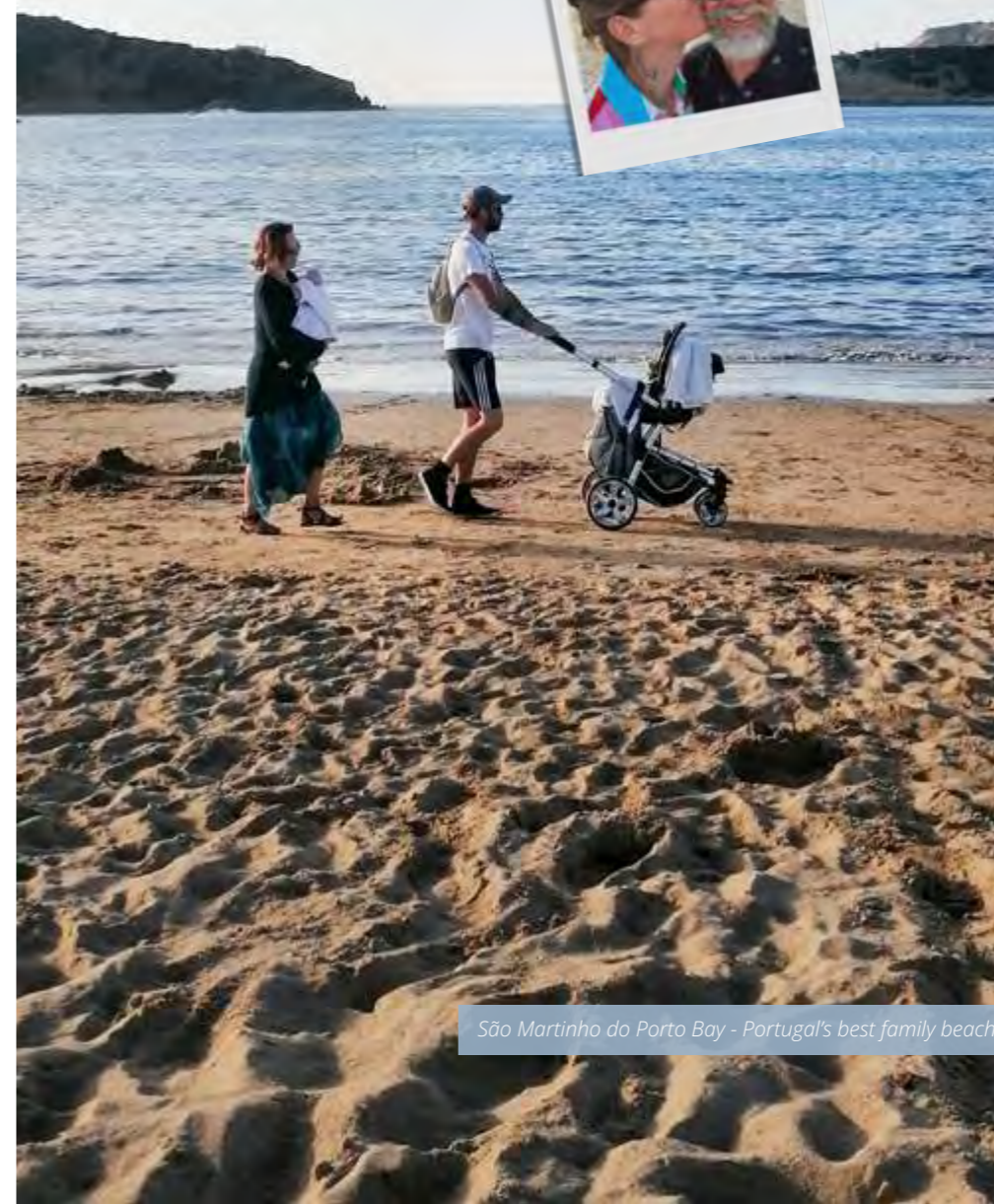
In comparison with many locations in the U.S., the cost of living in Portugal is very affordable. Wine is exceptionally good and well-priced, eating out is reasonable, grocery shopping is



Moving to Portugal from the U.S. takes a lot of coordination, focus, paperwork, and patience. When we finally arrived, we were exhausted but elated to start a new, easy-going, stress-free life. But there is still so much to learn and navigate that it takes more time than you'd expect to feel that things are truly easy-going and stress-free.

When it came to buying our new apartment though, we were in good hands with PORTUGAL REALTY from day one. (...) And now that we have moved into our beautiful new apartment, we are at ease and happy to have our own bit of paradise in peaceful Portugal.

Emily and Rick - USA



São Martinho do Porto Bay - Portugal's best family beach

inexpensive and utility costs are much lower than many other places in both Europe and the U.S.

A middle to high-income household can live comfortably in Portugal, even more so when one moves out of the larger cosmopolitan areas.

Portugal has also made various tax programs available to foreign investors and residents, which makes your money go that much further.

Quality of life

Americans and Canadians in particular are looking for warmer winters. The **climate all over Portugal is superb**, with plenty of sunshine, no hurricanes or tornadoes, unpolluted air and plenty of beautiful beaches and green areas throughout the country.

For some, Portugal reminds them of childhood and time gone by, with traditional farmers' markets very much part of daily life.

Parks and beaches are free and available to everyone. Taking time to enjoy a beer or a coffee on an outdoor terrace and watch the world go by is part of daily life. **People come here to escape the rush, to slow down and live a simpler life.**

Infrastructure and social system

Portugal may appear, at first glance, to be stuck in time and old-fashioned, but this could be no further from the truth. The country boasts a well-established infrastructure. **A superb public transport network, efficient banking system, good motorways and fast internet make living the simple life more comfortable.**

In addition, Portugal boasts one of the best medical systems in the world. Whether private or public health care, residents have access to top-notch healthcare. •

Managing a Simple Life

Our Property Management and Holiday Home Rental services result from over 20 years of experience in the hospitality industry and a network of valued partnerships.

We understand the challenges of owning a home in a foreign country, we offer the complete solution for our property owners.

PROPERTY IN PORTUGAL

Maintaining your holiday home in tip-top shape

Maintenance and care of your home in Portugal requires proactive care and attention by the homeowner. Here are some essential tips to help keep your property well-maintained so that you can enjoy Portugal to the fullest!

Regular Inspections: Schedule regular inspections of your holiday home to identify any potential issues early on. This includes checking for leaks, plumbing problems, electrical issues and signs of pests. Catching problems early can save you from expensive repairs down the line.

Secure the Property: Although Portugal is a very safe country and most homeowners choose not to install an alarm system or security cameras, regularly checking windows, doors and entry points for signs of damage or wear is always a good idea.

Cleaning and Maintenance: Schedule regular cleaning sessions to keep your holiday home clean and free from dust and dirt. This includes cleaning floors, surfaces, windows and appliances. Check for any signs of wear and tear, such as peeling paint or cracked tiles, and address them promptly.

Plumbing and Electrical Maintenance: Inspect plumbing and electrical systems periodically to identify leaks, faulty wiring or any potential hazards. Fix any issues promptly and always hire professionals for maintenance and repairs.

This also includes climate systems such as home air conditioning systems and solar panels. Check your equipments' manuals for specific maintenance care. For example, most solar panels may need cleaning following winter where dust and debris can accumulate. And don't forget that air conditioning systems may need to change or clean air filters. These important maintenance tasks will improve the efficiency of your equipments!

Insurance and Documentation: Ensure your holiday home is adequately insured against any potential risks, such as natural disasters, theft or damage. Keep all relevant documentation, including insurance policies, warranties and contact information for local contractors or service providers, in a safe and accessible place.

Preparedness for Absences: Before leaving your holiday home unoccupied for an extended period, take necessary precautions. This includes shutting

off water valves, unplugging electrical appliances, securing doors and windows, and notifying your local contact of trust or property management company of how long you will be absent.

Sea air equals humidity: Coastal living in Portugal brings increased humidity due to the sea air. Modern homes are well-insulated, but to ensure a comfortable environment, follow the locals' advice: periodically open windows for air circulation and use a basic humidifier on rainy days. These simple steps will help maintain your home dry and cosy.

The more sensible approach would be to appoint a professional property management company in your area to do property management for you.

Maintaining and caring for your holiday home is essential to ensure its longevity and to provide a pleasant experience for yourself and your guests. By following these tips and maintaining regular communication with local service providers, you can keep your holiday home abroad in excellent condition and enjoy worry-free stays for years to come! •

FEEL THE CENTRE. . .

Village Nazaré Central Apartments



Village
NAZARÉ CENTRAL APARTMENTS

Located on the Silver Coast, Nazaré is much more than just Portugal's oldest fishing village... it's also our most famous!

Nazaré is internationally known for its World Record-breaking giant waves, recently featured in the HBO hit docuseries "100 Foot Wave", with American big-wave surfer Garrett McNamara. However, its uniqueness has been well-known to the Portuguese for centuries!

Land of pirates and ancient myths, this beach town offers a mix of culture, traditions, amazing local cuisine as well as breathtaking landscapes.

Portuguese say that life is over when you tire of all the things to see, do and taste in Nazaré, a vibrant village that has captivated the world's attention while maintaining its authenticity and centuries-old charm.
To live in the centre of Nazaré is to be a local, member of an authentic community!

Walk to the beach, restaurants, shops . . .

To have a home in the centre of Nazaré is to experience close up the authentic 'simple life' on Portugal's **Silver Coast**, a region rich in history, culture, traditions and a welcoming community... a place to call home.

A 2-minute walk to the beach and the village farmers' & fish market, shops, services, restaurants and much more make daily life simple and joyful. "Bom dia" will be the first



Portuguese words that you will utter in a village of happy people.

VILLAGE NAZARÉ CENTRAL APARTMENTS are a beautiful holiday home in the heart of the village. **An excellent investment with a fabulous location and obvious rental potential!**

Be local in this community

To live in the centre of Nazaré is to be part of this authentic Portuguese community, experiencing up close its ancient traditions.

The uniqueness of an unfiltered simple life, the fishing boats returning with the day's catch, the ladies of the seven skirts ('sete saias'), the fish on the charcoal fire, farmers selling their produce, the baker delivering fresh bread...

The people of Nazaré have a natural joy for life that's not only authentic... it's contagious!

An authentic living experience

VILLAGE NAZARÉ CENTRAL APARTMENTS combine this authentic experience in the heart of the village with the **luxury of modern convenience.**

A modern layout, quality finishes and an energy-efficient construction, an ideal home for experiencing an authentic lifestyle with everything at your doorstep. Underground private parking means you can come and go as you please in all seasons. Additional features include: open-plan living connecting seamlessly with the outdoors, a fully-furnished modern kitchen, built-in wardrobes in all bedrooms, an elevator, and energy-efficient thermal/acoustic insulation throughout the building.

Sit back & unwind

On the roof deck, there is a communal pool and plenty of space for sun loungers. Penthouse owners have direct access from their apartments to a private sundeck on the roof. A sleek modern design combines large windows and open-plan living spaces. •



This SIMPLE LIFE HOME BUYER property has a fabulous location in Portugal's most famous beach

ABOUT THIS PROPERTY & MORE

Click here:



SIMPLE LIFE MEMBERSHIP CARD

Welcome to the Silver Coast, welcome home!

Since its launch, hundreds of Simple Life membership cards have been distributed to Simple Life Home Buyers and we are constantly adding more partners to the program, giving cardholders access to exclusive discounts and gifts when they purchase a property with PORTUGAL REALTY or IMMO PORTUGAL.

In 2022, PORTUGAL THE SIMPLE LIFE launched an exciting new membership programme to welcome homebuyers to their new home: Silver Coast, Portugal. Since then, the response has been incredible, with hundreds of families receiving their SIMPLE LIFE cards and special gifts.

The **Simple Life membership programme** was created to show clients appreciation and help homebuyers make the most of the Silver Coast region.

According to Luis Cardoso, CEO of Leisure Launch Group, "the response to the Simple Life programme has been truly heart-warming and we couldn't be happier with the positive feedback and excitement it has generated. It's really rewarding to see our homebuyers embrace the programme and reap the benefits it offers".

To learn more about the programme, visit Portugal The Simple Life website. •



Welcome to the Simple Life!

www.portugal-the-simple-life.com

To receive exclusive discounts & offers on the Silver Coast, ask for your Simple Life Membership Card!

Benefits in Hotels, Restaurants, Technology, Wine & Port Trade, Health & Wellbeing, Transport, Rentals & Car Services.

And when you buy property or refer another Simple Life Homebuyer you will also receive special gifts!



See the **SUPER BENEFITS** of the SIMPLE LIFE referral programme

Click here:





The complete property solution

"I couldn't be happier with the final result! The house is even more beautiful than the 3Ds I saw when I bought it and the support I received from my Realtor, to my Project Manager, my Accountant and my Interior Designer... Everyone was beyond professional, always attentive and helpful in making my family feel supported and welcomed in our new 'home'. Doing everything under the same roof and with a group of companies that have decades of experience accompanying clients such as myself has been an amazing experience."

Jack McAllister, USA



www.leisurelaunch.com

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