



EXCLUSIVE
LIVING
SINCE
1962

EXCEPTIONAL PROPERTIES AT VALE DO LOBO



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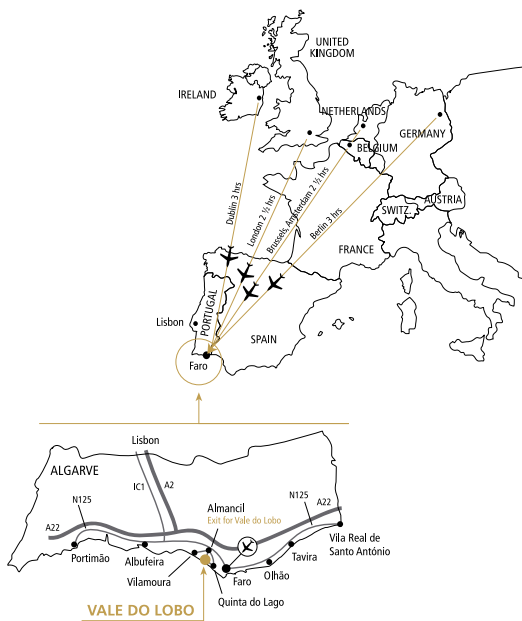
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VALE DO LOBO
ALGARVE

Golf & Beach Resort

WELCOME TO VALE DO LOBO



Founded in 1962, Vale do Lobo was the first development in the Algarve and is today the largest luxury resort of its kind in Portugal operated by the same company.

With a total area of 450 hectares and approximately 1,500 residential and holiday properties, Vale do Lobo is a self-contained community offering endless facilities and services in a unique location.

The resort has an enviable portfolio of sports and leisure facilities including two 18-hole golf courses - the Royal and the Ocean - and a diverse line-up of entertainment and events throughout the year, not to mention 24-hour security vigilance and medical assistance.

The outstanding facilities and exclusive location make Vale do Lobo the ultimate year-round family destination.

Founded	1962, the first resort in the Algarve
Size	The largest luxury resort in Portugal – approx. 450 hectares
Length of own beach	Approximately 2 km
Number of villas and apartments	Over 1,500 owned outright; 50 properties in co- ownership
Outline planning permission	For 500 more villas and a luxury hotel
Properties available for rental	150 plus 75 in co-ownership
Total number of visitors per year	Approximately 750,000
Tennis	One of the largest tennis facilities in Portugal: 14 courts, 1 paddle/ mini court, gym and swimming pool
Golf	2 x 18-hole golf courses; the Royal and the Ocean
Other sports / facilities	Water-sports, football and many others
Other facilities	Wellness Centre (Royal Spa, Fitness Centre and Medical Centre), 15 restaurants and bars, supermarket, newsagent, post office, bank, rent-a-car, internal shuttle bus, shopping centre, extensive conference facilities and round-the-clock security vigilance.
Faro International Airport	15 minutes distance



REAL ESTATE AT VALE DO LOBO

EXPERTS IN DELIVERING HOMES DESIGNED FOR YOU

From spacious one-bedroom apartments to five-bedroom detached villas, complete with private swimming pool, garden and tennis court, there is something to suit every budget and requirement at Vale do Lobo.

Numerous styles of linked villas and apartments are available to purchase off-plan, from the classic Portuguese to the unflinchingly modern, all with top-quality finishings. Meanwhile, a wide choice of plots is available throughout the resort, to cater for the tastes and needs of all clients wishing to build their own dream home, one which will fit harmoniously into the environment.

Vale do Lobo is one of the very few, if not the only resort in the Algarve that handles the entire project in-house - from purchase of land through to design, planning and construction, and even interior design and landscaping. The resort has experts on hand to guide and advise the buyer through every stage of building a new home, with an assurance of the highest quality workmanship.

Indicative property values at Vale do Lobo

- Studios from €256.000
- Apartments from €693.000
- Townhouses from €695.000
- Linked villas from €925.000
- Plots for custom designed villas from €1.150.000



LATEST DEVELOPMENTS

NOW AVAILABLE



ROYAL GOLF DEVELOPMENT

(linked villas and apartments)

An exclusive development designed for the discerning client - located along the 12th hole of the stunning Royal Golf Course - with clusters of two- and three-bedroom townhouses (Royal Golf Villas) and two- and three- bedroom apartments (Margarida Apartments). Diverse designs are available, adapted for a wide range of requirements and budgets. Traditional architecture and contemporary lines have been combined, with features such as stone-clad walls and exposed timber ceiling trusses cleverly incorporated with glass, stainless steel and wood panelling. Decked terraces, barbecue areas, overflow plunge pools and/or terrace Jacuzzis, multipurpose basements, and parking for cars and golf buggies are other highlights. Perfect for families and golfers alike.

Villas range from 2 bedrooms with pool to 3 bedrooms with pool, priced from €923.000.

Apartments range from 2 bedrooms with roof Jacuzzi to 3 bedrooms with swimming pool, priced from €830.000.

VALE DE SANTO ANTÓNIO

(semi detached villas, townhouses and apartments)

The latest luxury development is a truly unique, entirely enclosed and gated development nestling within the welcoming Vale do Lobo community and protected by security teams, providing a private and safe location for your new home. Vale de Santo António covers an area of 8.5 hectares and can be found in a prime position close to the Vale do Lobo Tennis Academy, just a five minute walk from the stunning Garrão beach.

A total of 119 residences are available in this exclusive location, each one adopting a modern-day, Mediterranean themed design.



2 bedroom apartments of approx. 100m², priced from €854.000.

2 bedroom townhouses of approx. 120m², priced from €993.000.

3 bedroom townhouses of approx. 150m², priced from €1.034.000.

4 bedroom semi-detached villas of approx. 220m² priced from €1.900.000.

LATEST DEVELOPMENTS

NOW AVAILABLE



OCEANO CLUBE

(detached plots and villas)

Some of the last true beachfront land available in Portugal; Oceano Clube directly overlooks the Atlantic waves and is flanked by a stunning nature reserve. With no property being more than a few minutes walk from the beach this area is primarily allocated to plots for customised villas, where clients can make the house of their dreams indeed a reality.

Plot sizes range from 800m² with a construction area of 225m², to 4500m² with a construction area of 350m².
Plot prices from €1.300.000.



VALE REAL

(detached plots and villas)

Premium land intertwining with the greens of the beautiful Royal Golf Course, this development will eventually accommodate 283 luxury residences – including custom-built villas, linked villas and apartments.

The necessary infrastructures are now complete, with the first detached plots for custom-built villas being released to the market.

This exclusive development will also be home to a luxurious five-star hotel.

Plot sizes range from 841m² with a construction area of 314m², to 1600m² with a construction area of 500m².
Plot prices range from €1.150.000.



PROPERTY MANAGEMENT

Vale do Lobo takes the stress out of owning a property abroad by offering tailored management services through the Proprietors' Club. The "Home First" programme at Vale do Lobo covers all aspects of home ownership, including account management, housekeeping, garden and pool maintenance, provision of quotations for home refurbishment, insurance, security and rental of the property while the owners are not in residence, if required.

Vale do Lobo's Proprietors' Club Members are issued with a Courtesy Card which provides significant discounts at shops, services and facilities throughout the resort.

Benefits enjoyed by Proprietors' Club Members at Vale do Lobo:

- 55% discount on Royal and Ocean Golf Course green fees
- 50% discount on use of the Tennis Academy courts and gym
- 20% discount at the Vale do Lobo Wellness Centre (Fitness Centre and Royal Spa)
- Up to 20% discount at any of the resort's restaurants and bars and 10% discount at the shops in the resort
- Complimentary use of an internal shuttle bus
- Complimentary use of the resort's swimming pools (*Praça* and Tennis Academy)
- Access to the Club Members own private lounge "Club of Clubs"
- Round-the-clock security vigilance and assistance in the event of an emergency





BUILDING A HOUSE IN VALE DO LOBO

STEPS OF THE PROCESS

1. MEET WITH YOUR REAL ESTATE CONSULTANT

The first step for each client is to meet with one of the team of experienced real estate consultants, who can advise on financial, legal and other aspects of building in Portugal with which you may not be familiar. This is the time to discuss your hopes, tastes, requirements and budget.

2. TOUR OF THE RESORT

Taking these into account, the real estate consultant will tour you around the different areas and show you the options within Vale do Lobo so you can decide which could potentially suit you and your family.

3. DESIGNING YOUR HOME

Upon reserving the plot of your choice, you and your real estate consultant will begin to discuss design with one of the resort's design architects. The architect will show you styles and elements of existing properties to discover your personal tastes, and propose a design which takes best advantage of your chosen plot, in the style you prefer and integrating elements that you have chosen from existing properties or models.

4. COSTINGS

There follows the process of integrating your feedback and getting the design just right, upon which the final design is costed by the Construction Department.

5. AGREEING THE CONTRACT

Upon your approval of the costing, a contract is signed. At this point you will meet a representative of the Proprietors' Club, to discuss the resort benefits you will enjoy as a property owner and the property management services available to you.

6. OBTAINING YOUR DEEDS

Meanwhile, the resort's legal department obtains the property deeds from the local council, and the licensing department makes and submits technical drawings to obtain the construction license.

7. CONSTRUCTION BEGINS

Next, the construction department selects the appropriate builder from the contractors with which it habitually works, a Vale do Lobo project manager is assigned to your project, and building commences. At different phases throughout the building process you will choose finishes, with the help of your project manager.

8. KEYS TO YOUR NEW HOME

Upon completion of building, landscaping and interior decoration, if requested, the villa is officially handed over from Vale do Lobo to you and your dream becomes a reality...

DISCOVER THE UNIQUE LIFESTYLE OF VALE DO LOBO

Vale do Lobo offers a home away from home in the heart of the sunny Algarve, catering for the every need of its residents and visitors. Year-round events and activities take place, ensuring there is always something for everyone to enjoy, whilst the resort boasts extensive leisure facilities and a very friendly community ambience.

Vale do Lobo has its own round-the-clock Medical Centre, a security team patrolling 24 hours a day and a closed circuit TV system surveying the main areas of the resort, which ensures it couldn't be safer, and a regular shuttle bus service carries passengers around the resort, making all facilities – such as the bank, newsagent, post office and boutiques – all easily accessible.

For visitors, a range of holiday break packages help to take best advantage of the resort, combining golf/tennis coaching or spa breaks with accommodation. Vale do Lobo offers apartments to large luxury villas, with each property benefiting from daily maid service and frequent linen changes, not to mention stunning locations, beautiful furnishings, welcome packs, and 24-hour reception assistance.

The Vale do Lobo Wellness Centre offers a whole new concept in wellbeing through the luxurious Royal Spa, a state-of-the-art Fitness Centre, hair salon and nail studio, bringing the very latest in health and beauty services to the resort.

At the Royal Spa, ten indoor and two outdoor treatment rooms are complemented by facilities including saunas, steam rooms and a pool, each enveloped in beautiful décor and a tranquil ambience. The Fitness Centre is equipped with the most up-to-date Technogym fitness and weight training equipment and classes - such as spinning and yoga – and personal training sessions also take place.

Vale do Lobo is renowned for its golfing community, boasting an excellent Clubhouse and daily activities calendar, whilst being home to two challenging and beautiful golf courses, the Royal and the Ocean.

The Royal Golf Course has rolling fairways set amidst pine trees and beautiful lakes surrounded by wild flowers. Its famous 16th hole, with cliff-top carryover is one of the most celebrated golfing images in the world.

The Ocean Golf Course features undulating fairways which run alongside a nature reserve, before leading gently down to the shores of the Atlantic, and treats golfers to some of the most spectacular views in the Algarve – the beautiful par-3 15th runs alongside the beach.

Vale do Lobo offers something for every member of the family to enjoy year-round and has become the premier reference for offering unbeatable facilities in an unrivalled location.

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Any information contained in this document is subject to change.

For further information, please contact:

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