

REAL ESTATE

Newsletter Summer 2009



VALE DO LOBO
ALGARVE

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A WARM WELCOME to the world of Vale do Lobo

Welcome to the first edition of the *Vale do Lobo Real Estate News*, which has been designed to bring you the very latest news on property and property-related matters at Vale do Lobo. We highlight our experiences in the current market, plus we reveal the resort's latest golf-front plots at the new Vale Real development. Dr. Thomas Kaiser kindly shares his experience of the Vale do Lobo Medical Centre and how he and his team meet round-the-clock challenges, whilst on a personal note, I'm very excited about our latest developments and the diversity of special homes we have to show you. I can vouch first hand that Vale do Lobo represents the epitome of community spirit and with an events calendar with something to cater for all tastes, this summer promises to be another highlight in the resort. The aim of this newsletter is to provide the latest information and also be the first step in discovering your very own dream home and the unique lifestyle of Vale do Lobo. Enjoy this first issue, and we are of course always grateful for any feedback or points of interest you may wish to share with us.

Maurice Elst, Real Estate Director
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The Vale do Lobo Real Estate team, from left to right: Dília Casimiro, Marisa Agostinho, Luís Revés, Thomas van Mierlo, Michiel Kramer and Real Estate Director Maurice Elst

Flying the flag
for real estate in the Algarve

Vale do Lobo in the current market

Whilst the economic climate is undoubtedly challenging for any business, Vale do Lobo is currently witnessing a strong surge in client activity, proving that it's unique beach-front location, diverse offer of real estate and year-round services continue to keep the resort one of the preferred resort destinations in Southern Europe. Interest remains strong, especially from the UK, Ireland, the Netherlands and Portugal. The resorts' strategy to continue to invest in the general infrastructures of the resort and the level of services provided guarantees a high quality experience for our property owners and guests. Unlike many other resorts in Southern Europe, Vale do Lobo has

defied the trend to reduce prices.

It is reassuring for our Property Owners also to learn that levels of property values are remaining steady in all areas of the resort and this is yet another tick in the box for buyers considering our resort.

During 2009 Vale do Lobo has already seen sales throughout the resort and interest remains strong with the summer season now well under way. The resorts rental accommodation has high occupancy levels during the peak season, confirming that it remains one of the prime destinations for high end holidays in Southern Europe, and as many Property Owners choose to rent their properties during this time it is indeed excellent news.

Family Focus

Vale do Lobo offers an outstanding year-round community spirit

Property Owners at Vale do Lobo have not just purchased a dream home, but a dream lifestyle; the resort is renowned for offering an astonishing range of services, facilities and events all year round and celebrates a family community spirit unlike no other. Golf, tennis, sailing, 2 kms of golden blue-flag awarded beach, swimming pools, bars, restaurants offering every type of cuisine, concerts and sporting and cultural events make this a place to truly treasure life. More importantly it is also offers an environment where holidaymakers feel completely safe - Vale do Lobo has its own Medical Centre, a security team patrolling 24 hours a day and a closed circuit TV system surveying the main areas of the resort, and perhaps one of the main reasons why so many families continue to choose to holiday or reside here. From the youngest to the young at heart, Vale do Lobo ensures there



is something for every member of the family to enjoy – from the Kangaroo Children’s Club, a Children’s playground and FunZone – the game console facility for teenagers – to water sports, the latest fashion collections at the resort’s boutiques, art exhibitions, the ultimate in health and beauty

at the Royal Spa and fun packed fitness classes. A special Internal Circuit Bus is available exclusively to Proprietors Club Members and holiday makers staying in the resort’s diverse range of accommodation, making every facility easily accessible. Numerous discounts along with complemen-



tary usage are also offered at numerous points throughout the resort, exclusively to Proprietors Club Members and Vale do Lobo guests. All in all, Vale do Lobo provides endless holiday and community year-round experiences, offering unique moments to be treasured by all the family.

Putting your family’s safety first

Vale do Lobo is one of the securest resorts in the Algarve

Vale do Lobo is officially one of the safest places to reside in the Algarve and this is largely due to its team of security patrols, 24-hour vigilance and CCTV - aided by the effective collaboration of the residential community – effective alarm systems to properties and of course an excellent relationship with the local police and medical authorities, ensuring that response times to any emergency calls that may arise are quicker

than ever. Property Owners and holiday makers will also be reassured to know that the resort’s security team are proficient in first-aid and defence– with training ongoing throughout the year, and Vale do Lobo was the first resort in the Algarve to pioneer the use of defibrillators. Increased patrols circulating the resort round-the-clock have ensured that every corner is monitored and many Property Owners also take reassurance



from the fact that their children can go to the *Praça* beach-side complex, for example, at night, or to the beach via the safe Internal Circuit Bus. Without a doubt there really couldn’t be a safer place in the Algarve for

families to enjoy some quality time together. It’s certainly another reason why Vale do Lobo continues to match every point when clients are looking for the ideal place for their dream home.

A taste of a true treasure

Experience Vale do Lobo first hand through it’s diverse holiday packages

For those who wish to experience the unique lifestyle that has become symbolic with Vale do Lobo, the resort offers a diverse selection of holiday packages for the entire fam-

ily. Options include golf and tennis activities and relaxation at the Royal Spa, and can be tailor-made to suit specific requirements. A wide variety of accommodation is available and

guests enjoy a number of special resort benefits. Full details are available from the main Resort Reception .

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Fine properties for Sale

A selection from our Real Estate Offices



Stunning penthouse with sea views – Oceanos Clube

These award-winning Oceanos apartments following a unique nautical themed design, boasting the latest fittings and equipment, are situated in a prime location at Oceanos Clube. Within walking distance of the beach, this split level two bedroom plus study apartment, with its spacious living/dining area, opens onto a south facing deck with a plunge pool offering stunning seaviews.

Property Facts:

Construction area: 120m²
Plot area: N/A

Ownership: Private
Price: €795.000,00



Spacious linked villa with golf views - Royal Golf Development

These newly designed properties are set along the stunning 12th fairway of Vale do Lobo's magnificent Royal Golf Course, attractively finished in natural stone and wood. The modern kitchen and bathrooms are the latest in design and these villas benefit from the highest quality equipment, each with their own swimming pool.

Property Facts:

Construction area: from 200m²
Plot area: N/A

Ownership: Private
Price: from €923.000,00



Luxurious penthouse with golf views – Royal Golf Development

This newly built two bedroom apartment surrounded by beautifully landscaped gardens, situated along the fairways of the stunning Royal Golf Course is attractively finished in natural stone and wood. Private access elevators directly into hallway and a reserved garage space for car and buggy. This apartment benefits from a roof top jacuzzi.

Property Facts:

Construction area: from 231m²
Plot area: N/A

Ownership: Private
Price: €830.000,00



New 4 bedroom villa with golf and sea views – Portas do Sol (CODE: 059)

This traditional villa was recently built on an ideal plot with beautiful sea and golf views. Fully equipped kitchen with sliding doors leading out onto the terrace, BBQ area, and infinity swimming pool. Three bedrooms on the ground floor, and master bedroom with ensuite bathroom on the first floor. All bedrooms have views of the landscaped garden, golf course and sea.

Property Facts:

Construction area: 233,70m²
Plot area: 1043m²

Ownership: Company
Price: €2.500.000,00

Real Estate highlights

Golf-front homes at Vale Real – JUST RELEASED



The recently launched Vale Real - Vale do Lobo's latest development - is already generating a huge amount of interest due to its spectacular setting and prime real estate location. Superbly positioned golf front plots await the discerning client, offering an unbeatable location for a number of exclusive new homes with the beautiful championship

golf course – the Royal – creating the perfect backdrop. Clients hoping to combine location with security, outstanding facilities and excellent investment value need look no further, with the added bonus of being able to design your own home through the resort's bespoke design service. The resort's own 5-star hotel will also be located

at the Vale Real development, offering a number of benefits to Property Owners in that location. Full details of the Vale Real development are available from the Vale do Lobo Real Estate Offices, located at the *Praça* and *Parque do Golfe* complexes. The resort's team of real estate consultants will be pleased to provide full details of buying

in Portugal and to assist you in finding a plot or property to suit your requirements.

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People & Experiences

Dr. Thomas Kaiser discusses year-round health care at the Medical Centre

Vale do Lobo's Medical Centre offers round-the-clock medical services to Property Owners and resort guests all year round, covering all aspects of family health care and emergency. The team of doctors, nurses and specialist consultants speak a number of languages, including Portuguese, German, Dutch and English, which ensures there is no risk of misinterpretation, also operating a call-out service. Dr. Thomas Kaiser has worked in the resort for over ten years and has the challenging job of overseeing the practise. Here he shares some of the highlights of resort health care.

"One of the main attractions to Vale do Lobo is its suitability for families, largely due to the extensive medical care we offer and of course unrivalled security levels. For example, we offer a special house call service, particularly appealing for families that travel with an elderly relative. We are just a telephone call away and can send a doctor or nurse to a property within 5 mins. Many clients looking to purchase homes abroad place

health as their primary concern, but Vale do Lobo Property Owners can rest assured that we are equipped to deal with every eventuality - in the event of an emergency you should call 289 354 444 (internal line 4444) within the resort and we will not only call the ambulance for you, but resort security will wait at the resort entrance to direct the ambulance to your property, priceless when time is of the essence. As in all EU countries it is important to carry your European Health Insurance Card, but you will still be seen at the hospital with just your passport. Health care in Portugal is of a high standard and English is widely spoken. Another point which many Property Owners find attractive is our close relationship with the Santa Maria and Gonçalo private hospitals in Faro and Lagos, which allows us to fast-track our patients for surgery or specific treatments. Our team of consultants is ever increasing, so that we cover most specialised areas, including midwifery, cardiology, paediatrics, dermatology, psychology



and nutrition, and we have just been joined by an acupuncturist, psychiatrist and an ear, nose and throat specialist. Meanwhile, Vale do Lobo offers excellent wellness facilities at the Royal Spa and the Fitness Centre and we are constantly working together on a number of initiatives, to shortly include Medi-Spa – bringing cosmetic procedures to the resort for the first time. All in all, we offer a comprehensive service and it is a pleasure to lead such a friendly, expert team. It is also with great pride that I can

say that we are acknowledged as a place you can trust, which is of course most important of all. I would always urge clients to contact the Medical Centre when in doubt as prevention is always better than cure. Enjoy the resort and let us take care of the rest!"

**Vale do Lobo
Medical Centre**
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