

Discover contemporary living at its finest. This exclusive development in Carvoeiro blends modern design, premium amenities, and a serene atmosphere, creating the perfect holiday home and rental investment.

A Modern Haven

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Location

The village itself is a charming blend of traditional Portuguese architecture and modern conveniences. Stroll through its cobblestone streets lined with whitewashed houses, local shops, and inviting restaurants serving fresh seafood and regional delicacies. In the evenings, the village comes alive with a lively atmosphere, featuring live music, cultural events, and a warm, welcoming community.

Carvoeiro's prime location makes it an excellent base for exploring the Algarve's treasures. Just a short drive away, you'll discover the historic town of Silves, celebrated for its impressive Moorish castle, narrow cobblestone streets, and fascinating history.

Alternatively, head to Ferragudo, a quaint fishing village with charming streets and a picturesque harbor, where you can enjoy a leisurely meal with stunning views of the Arade River. For a more bustling experience, Portimão offers a lively marina, excellent shopping, and a vibrant nightlife scene.

Whether you're seeking beach relaxation, golfing excellence, historical exploration, or a taste of authentic Algarve culture, Carvoeiro is your gateway to an unforgettable experience in southern Portugal.

MORE THAN A DESTINATION



THE RESORT

EVERY DAY FEELS LIKE A VACATION

Resort Map and Amenities

- 24/7 Reception & Security
- Gated Community
- Private Numbered Parking
- Shuttle Service
- Restaurant & Bar
- Indoor Pool
- Outdoor Pool
- Wellness Center With Sauna
- Gym
- Padel Courts
- Multisports Field
- Kid's Playground
- Landscaped Gardens
- Bicycle Rent Year-round



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The Apartments

VARIETY OF LAYOUTS

Discover a collection of exquisite apartments designed to suit your lifestyle, offering a variety of layouts including studios, one-bedroom, and two-bedroom options.

EXCLUSIVE FEATURES

Some residences boast exclusive gardens, perfect for tranquil outdoor living, while others offer breathtaking sea views that create a serene and inspiring ambiance. Indulge in ultimate relaxation on rooftop terraces featuring luxurious jacuzzis, or enjoy the convenience of modern, high-end kitchens equipped with premium appliances, elevating everyday living to a new level of sophistication.

104

Luxury
Apartments

5% ROI

Guaranteed Annual
Return for 3 Years

Sea Views

The Essence of
Algarve Living

From € 285.000

Fully Furnished



DIVINE HOME



Studio With Terrace (T0)

VALUE

Starting from € 285.000

TOTAL AREA AND LIVING SPACES

55.60 m² of Total Area or 48.80 m² of Total Area
11 m² or 10 m² of Terrace

OUTSIDE SPACES

Enjoy private terraces & relax in privacy. Walk to your terrace and unwind in the comfort of your own outside space.



DIVINE HOME



Studio With Garden (T0)

VALUE

Starting from € 330.000

TOTAL AREA AND LIVING SPACES

80.60 m² of Total Area or 73.80 m² of Total Area
25 m² of Garden

OUTSIDE SPACES

Enjoy private gardens & relax in style. Walk straight outside to play sports, go to the gym, to lunch or to the pool.



DIVINE HOME



Studio With Rooftop Terrace and Jacuzzi (T0)

VALUE

Starting from € 370.000

TOTAL AREA AND LIVING SPACES

91.60 m² of Total Area
36 m² of Rooftop Terrace

EXCLUSIVE ROOFTOP

Enjoy private rooftops & breathe the 360° views. Relax in the privacy of your own jacuzzi, and create lifetime memories.



DIVINE HOME



1-Bedroom Apartment With Terrace (T1)

VALUE

Starting from € 415.000

TOTAL AREA AND LIVING SPACES

97,80 m² of Total Area

20 m² of Terrace

OUTSIDE SPACE

Enjoy private terraces & relax in privacy. Walk straight to your terrace and unwind in the comfort of your own outside space.



DIVINE HOME



1-Bedroom Apartment With Rooftop Terrace and Jacuzzi (T1)

VALUE

Starting from € 470.000

TOTAL AREA AND LIVING SPACES

156,80 m² of Total Area
59 m² of Rooftop Terrace

EXCLUSIVE ROOFTOP

Enjoy private rooftops & breathe the 360o views.
Relax in the privacy of your own jacuzzi, and
create lifetime memories.



DIVINE HOME



2-Bedroom Apartment With Terrace (T2)

VALUE

Starting from € 535.000

TOTAL AREA AND LIVING SPACES

111,20 m² of Total Area

22 m² of Terrace

OUTSIDE SPACE

Enjoy private terraces & relax in privacy. Walk straight to your terrace and unwind in the comfort of your own outside space.



DIVINE HOME



2-Bedroom Apartment With Garden (T2)

VALUE

Starting from € 610.000

TOTAL AREA AND LIVING SPACES

161,20 m² of Total Area

50 m² of Garden

OUTSIDE SPACE

Enjoy private gardens & relax in style. Walk straight outside to play sports, go to the gym, to lunch or to the pool.



DIVINE HOME



2-Bedroom Apartment With Rooftop Terrace and Jacuzzi (T2)

VALUE

Starting from € 645.000

TOTAL AREA AND LIVING SPACES

178,20 m² of Total Area
67 m² of Rooftop Terrace

EXCLUSIVE ROOFTOP

Enjoy private rooftops & breathe the 360o views.
Relax in the privacy of your own jacuzzi, and
create lifetime memories.

Financials

PAYMENT PLAN

- €10.000 Reservation Fee
- 20% on Promissory of Purchase and Sale (-€10.000)
- 80% on Deed

ANNUAL RETURN ON INVESTMENT

- Forecast for 2027 Full Season – 5% to 7%
- Guaranteed a minimum 5% annual return for the first 3 years on the Real Estate Investment

TAXES – IMT & IS

- 7% IMT
- 0.8% IS



Financials

CONDOMINIUM - PERIODIC INSTALMENT

The following services of common use are included in the calculation of the periodic instalments:

- TV, Internet e CCTV;
- Common areas maintenance and conservation including gardens, paths, and swimming pool;
- Common areas infrastructures and equipment's;
- Cleaning of the common areas;
- Insurances

Water and Electric spply of the common areas;

- Improvements and acquisitions of equipment's for the commmons areas when needed;
- Shuttle to the beach;
- Padel & Gym;
- Desinfectation;
- Auditing and revision of the accountancy;
- Sinking Fund of 10% of the Condominium expenses, not including the management fee;
- Management Fee of the Condominium of 15% of the total budged but not including the sinkink fund.



Financials

RENTALS

1. Assuming that the exploitation is based in the "rental pool" model whereas the sharing of the revenues and payment of the rental is made by category of house (T0; T1 or T2) and the sharing of the costs is done by the calculation of the permillage of each unit;
2. The units of accommodation are fully equipped with a 4* plus upmarket standard, excluding bed-linen and towels;
3. The expenses related to taxes and related there of the property (IMI), supply are supported by the owners;
4. Costs related to Reception, In-house Amenities, OTA's commissions, linen and towels, housekeep cleaning, laundry, multi-risk insurance, and uniforms are included in the touristic exploitation;
5. The Management Fee charged by Prime Resorts is of 20% of the total turnovers of touristic development;
6. Quarterly reporting with results and main KPIs of the rental pool will be provided to the Owners.
7. The use of the units in the rental pool, by the Owners is free of charge up to a maximum of 8 weeks per year considering the following breakdown: 1 week in June or July; 1 week in May or September; 6 weeks between October and April of the other year; If the Owners find that their property is available between October and April, with 7 to 14 days' notice, they are permitted to occupy it privately at no cost.

PROPERTY MANAGEMENT DETAILS



Financials

Rentals

1. Duration of the contract of 5 years with an automatic renovation of 5 years periods;
2. Touristic development level of service considered for the units (TO; TO+1 and T2) in the Rental Pool considered in the proposed included budget:
 - Daily cleaning and every time the change of customers;
 - Linen change twice per week and always over the change of customers;
 - Hygienic cleansing of the bed-mattresses every 3 years;
 - Permanent attending service by staff of remote automatic attendance;
 - Reception open service between (08h00 to 20h00);
 - Bilingual reception service;
 - 24h concierge;
 - 24h surveillance, presence or CCTV;
 - Credit cards accepted for payments;
 - Cleaning and servicing of the including swimming pool, gardens and equipments;
 - Cleaning and maintenance of the public areas and walking paths;
 - Garbage service;
 - Mail delivery.

PROPERTY MANAGEMENT DETAILS



Why Choose Divine Home?

PROVEN EXPERTISE

Divine Home brings years of proven expertise to the real estate market, backed by a deep understanding of Portugal's property landscape. With a dedicated team of professionals, we have successfully guided countless clients through buying and selling homes, always delivering exceptional results. Our track record is built on trust, transparency, and an unwavering commitment to excellence, making us the trusted choice for all your real estate needs.

HOLISTIC APPROACH

At Divine Home, we provide a full-service solution designed to simplify every step of your real estate journey. From expert market advice and seamless transaction management to dedicated after-sales support, we handle it all with precision and care. Our comprehensive approach ensures a stress-free experience, helping you make your dream property a reality.

CLIENT-CENTRIC

We are committed to building trust and delivering results through integrity and transparency.

