

CARVOEIRO



Green Homes
built for year-round living

Algarve | Portugal

High quality villas set in a gated garden community

Located just a few minute's drive from Carvoeiro town centre within walking distance of beaches and restaurants, Carvoeiro Gardens represents the realisation of one of the last remaining development plots in this highly sought after area.

- 16 three-bedroom villas, 1 five-bedroom villa and 1 studio apartment for sale
- Magnificent gardens
- Electric underfloor heating throughout and air conditioning
- 1 heated communal swimming pool
- Mini-golf/ Putting green course integrated into the gardens



The allure of Praia do Carvoeiro

Since the dawn of tourism in the Algarve, the quaint fishing village of Praia do Carvoeiro has charmed visitors with its magnificent coastline, beaches and relaxed way of life.

Unlike many other coastal resort towns in Southern Europe, Carvoeiro has been developed sensitively, with no high-rise construction and respect for local architectural heritage.

Sports enthusiasts are spoiled for choice with numerous golf courses, a tennis centre and extensive water sports facilities all available in the local area. Amongst the most popular attractions are the rock

formations and grottoes of the sandstone cliffs, such as the famous Benagil sea cave.

Local restaurants serving fresh grilled fish and seafood specialities, along with fine dining options and international restaurants for all tastes make Carvoeiro an excellent destination for lovers of good food.

Drive times from Carvoeiro

- 40 minutes from Faro International Airport
- 15 minute drive from Silves with its historic castle
- 10 minute drive from Algarve International school
- 5 minutes from golf courses



Winter living and summer rental return

Property owners not wishing to spend the summer in the Algarve can benefit from peak season rental income, which can cover running costs and provide an excellent investment return.

With mild winter temperatures, the outdoor lifestyle can be enjoyed to the full in the Algarve and whilst Carvoeiro quietens down after the summer months, the local community and many foreign residents ensure an active community life all year round.

Well-constructed, energy-efficient homes such as our properties at Carvoeiro Gardens make winter living an attractive option.

During the weeks when owners do not wish to use their villas themselves, the operator handles the rental to tourists. Truly turn-key, as all upkeep, gardening, maintenance as well as the rental operation is handled by the experienced Carvoeiro Clube Group.

Relax, we have it covered

Carvoeiro Clube Group are the market leaders in property management in Carvoeiro- Lagoa area with over 35 years of experience in rentals and property management services. Offering a yield guarantee and

the peace of mind that your investment is in the right hands, Carvoeiro Clube Group provides a full-service rental and management package for Carvoeiro Gardens property owners.



- Resort Management
- Condominium Management
- Accounting & Administration
- Rentals
- Housekeeping & Laundry
- Security Services
- Startup's for new owners
- Insurance
- Garden Services
- Pool Services
- Repairs & Maintenance



The green heart of Carvoeiro gardens

Offering views over the ocean to the south and the Monchique mountain-range to the north, Carvoeiro Gardens is situated in the very heart of the Algarve. That is why it was important to ensure that the landscaping design embraces its environment - trees, shrubs and vegetation which are indigenous to the Algarve and thrive in our climate. Expansive lawns and palm trees can be found all over the world, but this would not be genuine. Rather, the aim was to show off the natural beauty of this stunning corner of the world.

The plot of land on which this project has been developed stood untamed for decades beforehand, meaning nature was allowed to run its course. When this project was planned, it was planned around the existing trees and shrubbery, so as to maintain the natural flora & fauna that has developed on-site over the years. This natural landscape has been sensitively enhanced and integrated with additional plantations, all of which, however, also respect the region and suit the theme of authenticity.

Energy-efficient homes built for year round living

The villas at this project have been especially designed to ensure comfortable year-round and winter living. Great care has been taken with the use of fully insulated foundations, positioning the floors a full half metre above ground level. The properties have a high standard of full thermal insulation, featuring under-floor heating and air conditioning. Space has been meticulously planned to avoid wasting energy, with generously proportioned open-plan living spaces and less space apportioned to bedrooms, hence reducing heating and cooling costs. Upkeep of the communal

gardens and heated swimming pool is shared between all owners.

- High grade marble floor-tiles both inside and outside
- Electrical underfloor heating
- Double glazed windows and doors
- Solar powered hot water production
- Bathrooms with walk-in shower
- Quality appliances throughout
- Daikin air conditioning
- Premium SANTOS kitchens & Silestone kitchen tops



Floor plans

3 Bedroom villa - T3A

- Bedrooms upstairs and living space downstairs
- Gross construction area 150m²
- Terrace area 28,36m² (ground floor) + 4,48m² (first floor)
- Private gardens vary from 100 to 400m²



3 Bedroom upside-down villa - T3B

- Living-area upstairs and bedrooms downstairs
- Gross construction area 150m²
- Terrace area 22,62m² (first floor)
- Private gardens vary from 100 to 400m²



5 Bedroom villa near pool - T5

- Living-area upstairs and bedrooms downstairs
- Gross construction area 300m²
- Terrace area 28,41m² (first floor south side) + 29,87m² (first floor north side)



Studio apartment - T0

- Located above the reception
- Gross construction area 87m²
- Terrace area 8,73m² (first floor)



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