

DIVINE HOME[®]

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SUSTAINABLE NEW LUXURY RESIDENCES



Albufeira Green Residences

02

WELCOME TO GREEN LUXURY

Memorably encapsulating the concept of eco-luxury real estate, Albufeira Green Residences offers environmentally conscious homemakers, holidaymakers and investors an exciting opportunity in the heart of one of the Algarve's most coveted seafront resort towns. Combining exceptional build and finish quality with impressive green credentials, this contemporary design condominium makes the very most of its prime location, adding another facet to a neighbourhood carefully being formed by the respected developer.

LOCATION LOCATION

The Algarve, synonymous with quality of life, year-round outdoor activities, scenic beauty, beaches, golf courses and so much more, provides the inspiring backdrop for this apartment complex.

A well-served, highly accessible, safe and modern base, as much for a permanent home as for relaxing holidays, the Algarve is in easy reach of Europe's major cities, with regular flights into Faro International Airport, as well as excellent direct motorway links to Lisbon (2h30m) and Seville (2h25m).





ALBUFEIRA

Centrally located, just 35 minutes from the airport, Albufeira has long been known for its ability to combine modern-city facilities with the traditional charm of the Algarve. Facing the Atlantic, with an incredible total of 25 Blue Flag beaches, Albufeira excels as a 21st-century destination, providing a lively centre for leisure, entertainment and sporting

pursuits, while at the same time offering the latest in contemporary services, easily able to meet your requirements. The condominium itself is found in a peaceful yet central part of the city, close to shops, restaurants, the local private hospital, and a mere 20-minute walk to Praia dos Pescadores and Oura beaches.



PART OF A COMMUNITY

Expertly developed, Albufeira Green Residences is one of the last elements to be built in the Quinta dos Figos neighbourhood, a carefully curated residential area of individual houses and apartment buildings sharing an identity founded on quality of construction and life. The developer can look back over 30 years in the Portuguese real estate industry and more besides, working to core values of sustainability and environmental management. The Quinta dos Figos neighbourhood is one of several developments around Portugal, and a fine example of innovation and commitment of building new communities.



MASTER PLAN

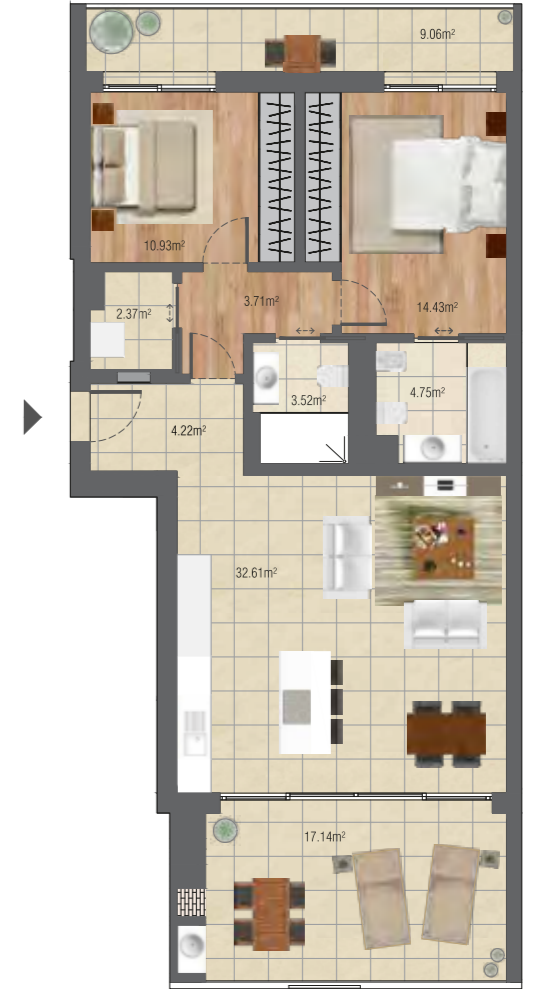


Offering luxury and space, the private condominium ensures exclusive living in apartments of various configurations, from studio to three-bed duplex, each enjoying generous living areas and balconies, and underground parking. Quality continues outdoors, with a large pool and children's pool, social and relaxation areas, all enclosed by landscaped gardens.

- 1 Garden
- 2 Pool for adults
- 3 Children's pool
- 4 Relaxation zone
- 5 Herb garden
- 6 Children's playground
- 7 Gym
- 8 Reception

2 BEDROOM APARTMENT

Details	
Private Area	93.89m ²
Balcony Area	26.20m ²
Total private area	120.09m ²
Parking	1





3 BEDROOM APARTMENT

Details	
Private Area	116.96m ²
Balcony Area	44.38m ²
Total private area	161.34m ²
Parking	1



GREEN FINISHES

In a clear reflection of the developer's commitment to innovation and sustainability, conceived to impressive green parameters, incorporating a series of eco-friendly features to minimise environmental impact and ensure energy savings 45% above average.

Beyond high-performance thermal insulation, the development features sensor-activated communal LED lighting and car charging provisions.

The final decision on individual finishes, after taking into account home automation, A appliances, electric shutters, generous double-glazed windows/doors, reversible air conditioning, or laminate and ceramic flooring, relies on client selection, with two finish options, 'City' and 'Beach', determining floorings, kitchen and bathroom finishes. Adding further exclusivity and allure, rooftop apartments feature spacious terr complete with jacuzzi, while ground floor apartments enjoy private gardens.





FACILITIES

communal areas, inside and out, stylishly complement the individual properties, bringing quality and variety to condominium life. The 2200m² outdoor space provides room for rest, relaxation and fun, with an adult and children's pool, lush, landscaped gardens and a children's playground. Indoors there is a well-equipped gym, and underground parking lots.



APARTMENTS TYPOLOGY

Studio Apartment	41 m ²
1 Bedroom Apartment	56 - 58 m ²
2 Bedroom apartment	92 - 129 m ²
3 Bedroom apartment	114 - 150 m ²



WHY PORTUGAL

Portugal has become a focus of media attention in recent years, and for all the right reasons. Beautiful, stable, safe, welcoming and able to offer exceptional living standards, Europe's most southwestern nation is much more than sun, sea and surf.

Besides highly attractive tax conditions, Portugal is a culturally and historically diverse country, in which rich heritage blends with scenic beauty, gastronomic excellence and a modern outlook embracing the future.

With a recent past dedicated to fully updating infrastructure, human resources and technology standards, Portugal has firmly positioned itself as one of the best places in Europe for business investment.

A safe and stable environment, with fantastic Mediterranean climate, ideal for outdoor activities, such as golf on award-winning courses, and stunning surroundings, make it irresistible.

Indeed, Portugal is no stranger to 'Best Place to Retire' reports, often topping the list, and for a multitude of reasons: excellent and low-cost healthcare; one of Western Europe's lowest costs of living; a warm and welcoming people; a delicious Mediterranean-style cuisine (including Michelin-starred restaurants); history, culture and scenic beauty; and widely-spoken English.

And Portugal is certainly keen on attracting investors to the country, having created enticing financial incentive schemes to help convince potential property buyers.

Non-Habitual Residency (NHR)
The non-habitual tax residency regime, for example, ensures great tax advantages to those eligible to reside in Portugal (EU/Swiss citizens), with advantages including a fixed rate of 10% on pension income for ten years.

