



LAGOS BEACH & SPA RESORT

LAGOS, ALGARVE, PORTUGAL

A new development situated opposite the Dona Ana Beach will offer 279 studio apartments to be used as holiday homes and/or rental investment suites. Located on one of the most beautiful beaches in Portugal, with all front facing suites having stunning sea views from all floors. The development will operate as a quality 4 star facility providing a unique investment opportunity and is ideal for Golden Visa purchasers.

Suites will be professionally decorated and fully furnished to a modern standard. Included will be a bathroom with premium fixtures, as well as air-conditioning/heat, 49" flat-screen TV, mini fridge, tea and coffee facilities. Also, access to rooftop and ground restaurants, executive lounge, health club, spa circuit, rooftop and ground pools, a zen garden, event rooms with catering service, kids club and parking lot, managed by the hotel.

Within a short stroll you can be basking in sunshine on a golden beach or submerging yourself in Portuguese history. This property provides an excellent location to vacation, but buyers can also expect a guaranteed return of 7% per year on purchase price, making this an extremely beneficial opportunity for the savvy investor.

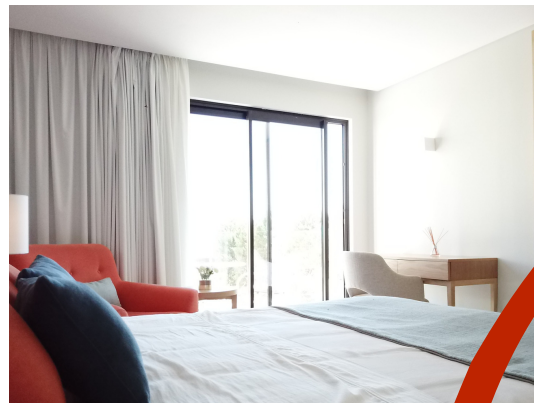
DEVELOPMENT STYLE







UNIT STYLE



UNIT DETAIL

- Development consisting of 279 units, 239 available, construction commenced in 2018, expected completion: summer 2020
- Units comprise of fully furnished studio apartments
- Air-conditioning, 49" flat-screen TV, mini fridge, tea and coffee facilities
- Luxurious communal areas such as: restaurant with executive lounge, health club, zen garden, children's club, modern event rooms, along with an additional rooftop restaurant and a swimming pool
- Spa circuit: pool/interior Jacuzzi, sauna, Turkish baths and massages
- Car parking will be available to guests

PURCHASING PROCESS

- Reservation deposit: made via clients solicitor. (Standard €5,000)
- Promissory Contract: 20% (includes reservation) deposit. Can be conditional of mortgage approval
- Promissory on standard purchase within 2 weeks of reservation deposit
- Promissory on Golden Visa within 30 days of reservation deposit
- Deed Signing: remaining 80% (Ownership transfer signed at notary, with translators if required). Completion required within maximum of 90 days
- Acquisition costs and payment of; stamp duty, IMT tax, registration fees, notary fees, remaining legal fees. (Typically 6% - 8% of purchase price) offered by development company from €12,500 up to €20,500

ADDITIONAL CONDITIONS

- Portuguese bank guarantee buyback option after 5 years for 100% of purchase price
- IMI Taxes, (Aprox. €300/yearly) per unit, paid by owner
- Free condominium costs for 15 years (Aprox. €6000/yearly), renewable with each rental service contract

PRICE LISTS

LAGOS BEACH RESORT & SPA								
Floor	Unit	Apartment	Typology	Sea View	Properties	Works	Total Price	Condition
1	C	103	T0	Y	179,000 €	20,000 €	199,000 €	
	E	105	T0	Y	179,000 €	20,000 €	199,000 €	
	G	107	T0	Y	179,000 €	20,000 €	199,000 €	
	I	109	T0	Y	179,000 €	20,000 €	199,000 €	
	J	110	T0	Y	179,000 €	20,000 €	199,000 €	
	K	111	T0	Y	179,000 €	20,000 €	199,000 €	
	M	113	T0	Y	179,000 €	20,000 €	199,000 €	
	O	115	T0	Y	179,000 €	20,000 €	199,000 €	
	Q	117	T0	Y	179,000 €	20,000 €	199,000 €	
	S	119	T0	Y	179,000 €	20,000 €	199,000 €	
	U	121	T0	Y	179,000 €	20,000 €	199,000 €	
	W	123	T0	Y	179,000 €	20,000 €	199,000 €	
	D	104	T0	N	129,000 €	20,000 €	149,000 €	
	F	106	T0	N	129,000 €	20,000 €	149,000 €	
	L	112	T0	N	129,000 €	20,000 €	149,000 €	
	R	118	T0	N	129,000 €	20,000 €	149,000 €	
	T	120	T0	N	129,000 €	20,000 €	149,000 €	
	V	122	T0	N	129,000 €	20,000 €	149,000 €	
	AB	128	T0 + terrace	Y	179,000 €	20,000 €	199,000 €	
	AC	129	T0 + terrace	Y	179,000 €	20,000 €	199,000 €	
AD	130	T0 + terrace	Y	179,000 €	20,000 €	199,000 €		

LAGOS BEACH RESORT & SPA								
Floor	Unit	Apartment	Typology	Sea View	Properties	Works	Total Price	Condition
2	AJ	203	TO	Y	189,000 €	20,000 €	209,000 €	
	AL	205	TO	Y	189,000 €	20,000 €	209,000 €	
	NA	207	TO	Y	189,000 €	20,000 €	209,000 €	
	AP	209	TO	Y	189,000 €	20,000 €	209,000 €	
	AQ	210	TO	Y	189,000 €	20,000 €	209,000 €	
	AR	211	TO	Y	189,000 €	20,000 €	209,000 €	
	AT	213	TO	Y	189,000 €	20,000 €	209,000 €	
	AV	215	TO	Y	189,000 €	20,000 €	209,000 €	
	AX	217	TO	Y	189,000 €	20,000 €	209,000 €	
	AZ	219	TO	Y	189,000 €	20,000 €	209,000 €	
	BB	221	TO	Y	189,000 €	20,000 €	209,000 €	
	BD	223	TO	Y	189,000 €	20,000 €	209,000 €	
	BF	225	TO	Y	189,000 €	20,000 €	209,000 €	
	BG	226	TO	Y	189,000 €	20,000 €	209,000 €	
	BH	227	TO	Y	189,000 €	20,000 €	209,000 €	
	BJ	229	TO	Y	189,000 €	20,000 €	209,000 €	
	BL	231	TO	Y	189,000 €	20,000 €	209,000 €	
	BN	233	TO	Y	189,000 €	20,000 €	209,000 €	
	BP	235	TO	Y	189,000 €	20,000 €	209,000 €	
	AI	202	TO	N	139,000 €	20,000 €	159,000 €	
	AK	204	TO	N	139,000 €	20,000 €	159,000 €	
	AM	206	TO	N	139,000 €	20,000 €	159,000 €	
	AS	212	TO	N	139,000 €	20,000 €	159,000 €	
	AU	214	TO	N	139,000 €	20,000 €	159,000 €	
	AW	216	TO	N	139,000 €	20,000 €	159,000 €	
	AY	218	TO	N	139,000 €	20,000 €	159,000 €	
	BA	220	TO	N	139,000 €	20,000 €	159,000 €	
	BC	222	TO	N	139,000 €	20,000 €	159,000 €	
	BE	224	TO	N	139,000 €	20,000 €	159,000 €	
	BI	228	TO	N	139,000 €	20,000 €	159,000 €	
	BK	230	TO	N	139,000 €	20,000 €	159,000 €	
	BM	232	TO	N	139,000 €	20,000 €	159,000 €	
	BO	234	TO	N	139,000 €	20,000 €	159,000 €	
	BS	238	TO	N	139,000 €	20,000 €	159,000 €	

LAGOS BEACH RESORT & SPA								
Floor	Unit	Apartment	Typology	Sea View	Properties	Works	Total Price	Condition
3	BY	303	TO	Y	189,000 €	20,000 €	209,000 €	
	CA	305	TO	Y	189,000 €	20,000 €	209,000 €	
	CC	307	TO	Y	189,000 €	20,000 €	209,000 €	
	CE	309	TO	Y	189,000 €	20,000 €	209,000 €	
	CG	311	TO	Y	189,000 €	20,000 €	209,000 €	
	CI	313	TO	Y	189,000 €	20,000 €	209,000 €	
	CK	315	TO	Y	189,000 €	20,000 €	209,000 €	
	CM	317	TO	Y	189,000 €	20,000 €	209,000 €	
	CO	319	TO	Y	189,000 €	20,000 €	209,000 €	
	CQ	321	TO	Y	189,000 €	20,000 €	209,000 €	
	CS	323	TO	Y	189,000 €	20,000 €	209,000 €	
	CU	325	TO	Y	189,000 €	20,000 €	209,000 €	
	CV	326	TO	Y	189,000 €	20,000 €	209,000 €	
	CW	327	TO	Y	189,000 €	20,000 €	209,000 €	
	CY	329	TO	Y	189,000 €	20,000 €	209,000 €	
	DA	331	TO	Y	189,000 €	20,000 €	209,000 €	
	DC	333	TO	Y	189,000 €	20,000 €	209,000 €	
	DE	335	TO	Y	189,000 €	20,000 €	209,000 €	
	DI	339	TO	Y	189,000 €	20,000 €	209,000 €	
	BX	302	TO	N	139,000 €	20,000 €	159,000 €	
	BZ	304	TO	N	139,000 €	20,000 €	159,000 €	
	CB	306	TO	N	139,000 €	20,000 €	159,000 €	
	CD	308	TO	N	139,000 €	20,000 €	159,000 €	
	CH	312	TO	N	139,000 €	20,000 €	159,000 €	
	CJ	314	TO	N	139,000 €	20,000 €	159,000 €	
	CL	316	TO	N	139,000 €	20,000 €	159,000 €	
	CN	318	TO	N	139,000 €	20,000 €	159,000 €	
	CP	320	TO	N	139,000 €	20,000 €	159,000 €	
	CR	322	TO	N	139,000 €	20,000 €	159,000 €	
	CT	324	TO	N	139,000 €	20,000 €	159,000 €	
	CZ	330	TO	N	139,000 €	20,000 €	159,000 €	
	DB	332	TO	N	139,000 €	20,000 €	159,000 €	
	DD	334	TO	N	139,000 €	20,000 €	159,000 €	
	DF	336	TO	N	139,000 €	20,000 €	159,000 €	
DH	338	TO	N	139,000 €	20,000 €	159,000 €		
DJ	340	TO	N	139,000 €	20,000 €	159,000 €		

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Floor	Unit	Apartment	Typology	Sea View	Properties	Works	Total Price	Condition
4	DN	403	TO	Y	199,000 €	20,000 €	219,000 €	
	DP	405	TO	Y	199,000 €	20,000 €	219,000 €	
	DR	407	TO	Y	199,000 €	20,000 €	219,000 €	
	DT	409	TO	Y	199,000 €	20,000 €	219,000 €	
	DU	410	TO	Y	199,000 €	20,000 €	219,000 €	
	DV	411	TO	Y	199,000 €	20,000 €	219,000 €	
	DX	413	TO	Y	199,000 €	20,000 €	219,000 €	
	DZ	415	TO	Y	199,000 €	20,000 €	219,000 €	
	EB	417	TO	Y	199,000 €	20,000 €	219,000 €	
	ED	419	TO	Y	199,000 €	20,000 €	219,000 €	
	EF	421	TO	Y	199,000 €	20,000 €	219,000 €	
	EH	423	TO	Y	199,000 €	20,000 €	219,000 €	
	EJ	425	TO	Y	199,000 €	20,000 €	219,000 €	
	EK	426	TO	Y	199,000 €	20,000 €	219,000 €	
	EL	427	TO	Y	199,000 €	20,000 €	219,000 €	
	EN	429	TO	Y	199,000 €	20,000 €	219,000 €	
	EP	431	TO	Y	199,000 €	20,000 €	219,000 €	
	ER	433	TO	Y	199,000 €	20,000 €	219,000 €	
	ET	435	TO	Y	199,000 €	20,000 €	219,000 €	
	EV	437	TO	Y	199,000 €	20,000 €	219,000 €	
	EX	439	TO	Y	199,000 €	20,000 €	219,000 €	
	DM	402	TO	N	149,000 €	20,000 €	169,000 €	
	DO	404	TO	N	149,000 €	20,000 €	169,000 €	
	DQ	406	TO	N	149,000 €	20,000 €	169,000 €	
	DS	408	TO	N	149,000 €	20,000 €	169,000 €	
	DW	412	TO	N	149,000 €	20,000 €	169,000 €	
	DY	414	TO	N	149,000 €	20,000 €	169,000 €	
	EA	416	TO	N	149,000 €	20,000 €	169,000 €	
	EC	418	TO	N	149,000 €	20,000 €	169,000 €	
	EE	420	TO	N	149,000 €	20,000 €	169,000 €	
	EG	422	TO	N	149,000 €	20,000 €	169,000 €	
	EI	424	TO	N	149,000 €	20,000 €	169,000 €	
	EM	428	TO	N	149,000 €	20,000 €	169,000 €	
	EO	430	TO	N	149,000 €	20,000 €	169,000 €	
EQ	432	TO	N	149,000 €	20,000 €	169,000 €		
ES	434	TO	N	149,000 €	20,000 €	169,000 €		
EU	436	TO	N	149,000 €	20,000 €	169,000 €		
EW	438	TO	N	149,000 €	20,000 €	169,000 €		

LAGOS BEACH RESORT & SPA								
Floor	Unit	Apartment	Typology	Sea View	Properties	Works	Total Price	Condition
5	FG	507	TO	Y	199,000 €	20,000 €	219,000 €	
	FI	509	TO	Y	199,000 €	20,000 €	219,000 €	
	FJ	510	TO	Y	199,000 €	20,000 €	219,000 €	
	FK	511	TO	Y	199,000 €	20,000 €	219,000 €	
	FM	513	TO	Y	199,000 €	20,000 €	219,000 €	
	FO	515	TO	Y	199,000 €	20,000 €	219,000 €	
	FQ	517	TO	Y	199,000 €	20,000 €	219,000 €	
	FS	519	TO	Y	199,000 €	20,000 €	219,000 €	
	FU	521	TO	Y	199,000 €	20,000 €	219,000 €	
	FW	523	TO	Y	199,000 €	20,000 €	219,000 €	
	FY	525	TO	Y	199,000 €	20,000 €	219,000 €	
	FZ	526	TO	Y	199,000 €	20,000 €	219,000 €	
	GA	527	TO	Y	199,000 €	20,000 €	219,000 €	
	GC	529	TO	Y	199,000 €	20,000 €	219,000 €	
	GE	531	TO	Y	199,000 €	20,000 €	219,000 €	
	GG	533	TO	Y	199,000 €	20,000 €	219,000 €	
	GI	535	TO	Y	199,000 €	20,000 €	219,000 €	
	GK	537	TO	Y	199,000 €	20,000 €	219,000 €	
	GM	539	TO	Y	199,000 €	20,000 €	219,000 €	
	FD	504	TO	N	149,000 €	20,000 €	169,000 €	
	FF	506	TO	N	149,000 €	20,000 €	169,000 €	
	FH	508	TO	N	149,000 €	20,000 €	169,000 €	
	FL	512	TO	N	149,000 €	20,000 €	169,000 €	
	FN	514	TO	N	149,000 €	20,000 €	169,000 €	
	FP	516	TO	N	149,000 €	20,000 €	169,000 €	
	FR	518	TO	N	149,000 €	20,000 €	169,000 €	
	FT	520	TO	N	149,000 €	20,000 €	169,000 €	
	FV	522	TO	N	149,000 €	20,000 €	169,000 €	
	FX	524	TO	N	149,000 €	20,000 €	169,000 €	
	GB	528	TO	N	149,000 €	20,000 €	169,000 €	
	GD	530	TO	N	149,000 €	20,000 €	169,000 €	
	GF	532	TO	N	149,000 €	20,000 €	169,000 €	
	GH	534	TO	N	149,000 €	20,000 €	169,000 €	
	GJ	536	TO	N	149,000 €	20,000 €	169,000 €	
GL	538	TO	N	149,000 €	20,000 €	169,000 €		

LAGOS BEACH RESORT & SPA								
Floor	Unit	Apartment	Typology	Sea View	Properties	Works	Total Price	Condition
6	GT	605	TO	Y	209,000 €	20,000 €	229,000 €	
	GX	609	TO	Y	209,000 €	20,000 €	229,000 €	
	GY	610	TO	Y	209,000 €	20,000 €	229,000 €	
	GZ	611	TO	Y	209,000 €	20,000 €	229,000 €	
	HB	613	TO	Y	209,000 €	20,000 €	229,000 €	
	HD	615	TO	Y	209,000 €	20,000 €	229,000 €	
	HF	617	TO	Y	209,000 €	20,000 €	229,000 €	
	HH	619	TO	Y	209,000 €	20,000 €	229,000 €	
	HJ	621	TO	Y	209,000 €	20,000 €	229,000 €	
	HL	623	TO	Y	209,000 €	20,000 €	229,000 €	
	HN	625	TO	Y	209,000 €	20,000 €	229,000 €	
	HO	626	TO	Y	209,000 €	20,000 €	229,000 €	
	HP	627	TO	Y	209,000 €	20,000 €	229,000 €	
	HR	629	TO	Y	209,000 €	20,000 €	229,000 €	
	HT	631	TO	Y	209,000 €	20,000 €	229,000 €	
	HV	633	TO	Y	209,000 €	20,000 €	229,000 €	
	HX	635	TO	Y	209,000 €	20,000 €	229,000 €	
	GU	606	TO	N	159,000 €	20,000 €	179,000 €	
	GW	608	TO	N	159,000 €	20,000 €	179,000 €	
	HA	612	TO	N	159,000 €	20,000 €	179,000 €	
	HC	614	TO	N	159,000 €	20,000 €	179,000 €	
	HE	616	TO	N	159,000 €	20,000 €	179,000 €	
	HG	618	TO	N	159,000 €	20,000 €	179,000 €	
	HI	620	TO	N	159,000 €	20,000 €	179,000 €	
	HK	622	TO	N	159,000 €	20,000 €	179,000 €	
	HM	624	TO	N	159,000 €	20,000 €	179,000 €	
	HQ	628	TO	N	159,000 €	20,000 €	179,000 €	
	HS	630	TO	N	159,000 €	20,000 €	179,000 €	
	HU	632	TO	N	159,000 €	20,000 €	179,000 €	
	HW	634	TO	N	159,000 €	20,000 €	179,000 €	
	HY	636	TO	N	159,000 €	20,000 €	179,000 €	

LAGOS BEACH RESORT & SPA								
Floor	Unit	Apartment	Typology	Sea View	Properties	Works	Total Price	Condition
7	IO	711	TO	Y	209,000 €	20,000 €	229,000 €	
	IQ	713	TO	Y	209,000 €	20,000 €	229,000 €	
	IS	715	TO	Y	209,000 €	20,000 €	229,000 €	
	IU	717	TO	Y	209,000 €	20,000 €	229,000 €	
	IW	719	TO	Y	209,000 €	20,000 €	229,000 €	
	IY	721	TO	Y	209,000 €	20,000 €	229,000 €	
	JA	723	TO	Y	209,000 €	20,000 €	229,000 €	
	JC	725	TO	Y	209,000 €	20,000 €	229,000 €	
	JD	726	TO	Y	209,000 €	20,000 €	229,000 €	
	JE	727	TO	Y	209,000 €	20,000 €	229,000 €	
	JI	731	TO	Y	209,000 €	20,000 €	229,000 €	
	JK	733	TO	Y	209,000 €	20,000 €	229,000 €	
	JM	735	TO	Y	209,000 €	20,000 €	229,000 €	
	JO	737	TO	Y	209,000 €	20,000 €	229,000 €	
	JQ	739	TO	Y	209,000 €	20,000 €	229,000 €	
	IF	702	TO	N	159,000 €	20,000 €	179,000 €	
	IH	704	TO	N	159,000 €	20,000 €	179,000 €	
	IJ	706	TO	N	159,000 €	20,000 €	179,000 €	
	IP	712	TO	N	159,000 €	20,000 €	179,000 €	
	IR	714	TO	N	159,000 €	20,000 €	179,000 €	
	IT	716	TO	N	159,000 €	20,000 €	179,000 €	
	IV	718	TO	N	159,000 €	20,000 €	179,000 €	
	IX	720	TO	N	159,000 €	20,000 €	179,000 €	
	IZ	722	TO	N	159,000 €	20,000 €	179,000 €	
	JB	724	TO	N	159,000 €	20,000 €	179,000 €	
	JF	728	TO	N	159,000 €	20,000 €	179,000 €	
	JH	730	TO	N	159,000 €	20,000 €	179,000 €	
	JJ	732	TO	N	159,000 €	20,000 €	179,000 €	
	JL	734	TO	N	159,000 €	20,000 €	179,000 €	
	JN	736	TO	N	159,000 €	20,000 €	179,000 €	



LAGOS

Lagos, one of the most attractive and historically important towns on the Algarve. Within imposing 14th century walls, the centre is a maze of winding cobbled streets that are home to over 350 bars and restaurants. The two main squares are a hub of activity, especially during the summer months when street performers and local musicians are on hand to entertain, making it a lovely spot to sit and watch the world go by. Meanwhile, down the palm-lined avenida and across the bridge are two marinas, where a wealth of bars and cafes provide a popular meeting point for the town's well-established expat community to come together for a coffee, or to enjoy the sunset with one of the many wines to choose from. For the adventurous there's no shortage of things to do; paddle boarding, surfing, kit and wind surfing to name a few. As a tourist town facilities are open year round.





A HISTORY...

Rich with a navigational history initiated by King Henry the Navigator, it was from Lagos many of Portugal's famed explorers such as Vasco da Gama, Ferdinand Magellan among others, set off for the New World beginning the Age of Discovery and the first wave of globalisation and trade as we know it today. Lagos today is better known for its wide selection of beautiful beaches, rock formations and stunning sunsets, as well as bars, restaurants, fresh food and seafood markets and general peacefulness.



RENTAL INCOME POTENTIAL

This property investment has been designed to reduce the investors risk and support high returns. Individual units will be offered freehold with a guaranteed yield of 7% and the possibility to achieve 10% in accordance with the resort's occupancy rate.

Investors will have a bank guarantee from a Portuguese Bank and the development company granting an optional buyback after five years of activity for 100% of the price.

Property and rentals management services are included in the purchase package and taken care of by the development group on behalf of the investor. Investors also benefit from free condominium and maintenance services costs in the first fifteen years of ownership. Owners will have suites available for personal use for fourteen days per year, and remaining will be targeted for rental profit.

- 7% guaranteed income
- Up to 10% profitability
- 14 day owner use yearly

PROPERTY & RENTALS MANAGEMENT SERVICES

These are fully managed investment suites, to provide investor hassle free ownership. Full property maintenance and rental management services will be provided by developer.

PROJECT DEVELOPER

LAGOS, ALGARVE, PORTUGAL

The developer begun activity based on the impetus of "Give New Worlds to the World", which follows a Portuguese concept dating back to the era of discovery when Portuguese navigators found their way to new lands and cultures. The main motive is to embrace the potential of antique city areas and give them a new sense of life.

Constantly creating new challenges and reaching for new achievements, their ambition for progress dictates their way of being.

In 2017, they started looking into other opportunities whilst, simultaneously, recovering and refurbishing the emblematic Golfinho Hotel, which will now be known as - Lagos Beach Resort & SPA.



IDEAL HOMES INTERNATIONAL

ALGARVE, PORTUGAL

Ideal Homes Portugal and Ideal Homes International (IDEIA FABULÁSTICA Mediação Imobiliária Unipessoal LDA) form a multi-award winning and leading real estate agency based in Portugal, with offices in the Algarve, Lisbon and Spain.

Ideal Homes Portugal provides custom builds and resales, as well as mortgage, property and rentals management services for its clients purchasing in Portugal. Ideal Homes International provides buyers a robust portfolio of new and resale properties in Portugal, Spain, Florida, Thailand, Cyprus, Cape Verde and Bulgaria. Additional services to aid overseas buyers such as currency exchange, insurance, legal, tax and residency consultancy are also available through trusted partners.

The company has an established reputation for best in class service trusted by savvy buyers and expert investors looking to buy holiday homes, permanent residences and investment properties around the world.

IDEALHOMES

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