

CLOSE TO THE BEACH AND A SUPERB PRICE FOR THIS AREA
Updated July 16, 2009

Just 28 two bedroom apartments in Salir do Porto for only **99,000 euros**. Each 2 storey block has 4 apartments in, so low level density and few neighbours. They are finished to the usual high standards including high quality designer kitchens and bathroom, and situated approximately 350m from the beach. Large communal pool, petanque and tennis court on site plus allocated parking. Apartment sizes are approx 71m² plus balconies and all apartments feature pool area views. **An exceptional purchase. 16 of the original 28 REMAIN FOR SALE.**



The Location

This project is situated in Salir do Porto and only 350m from the beach in the beautiful and ever popular São Martinho Bay. São Martinho do Porto is a lively tourist resort with all amenities within walking distance. Once a weekend retreat for the wealthy of Lisbon, São Martinho Bay has recently benefitted from a considerable regeneration programme. There is now a boardwalk which encompasses the entire bay allowing people to easily walk, jog, cycle etc, in a safe and clean environment. Most of the land surrounding the Bay is flat, ensuring it is no more than an easy stroll from the apartments to the seafront of São Martinho, with its many cafés, bars and restaurants. However if you prefer something a little more serene then the Social and Cultural centre in Salir do Porto is also just a short walk away. The horseshoe bay benefits from natural land formations which act as a breakwater, keeping the roaring Atlantic waves outside of the bay. Therefore the bay is very calm and safe for swimming, making this a very popular destination with families of all ages.



The Specifications

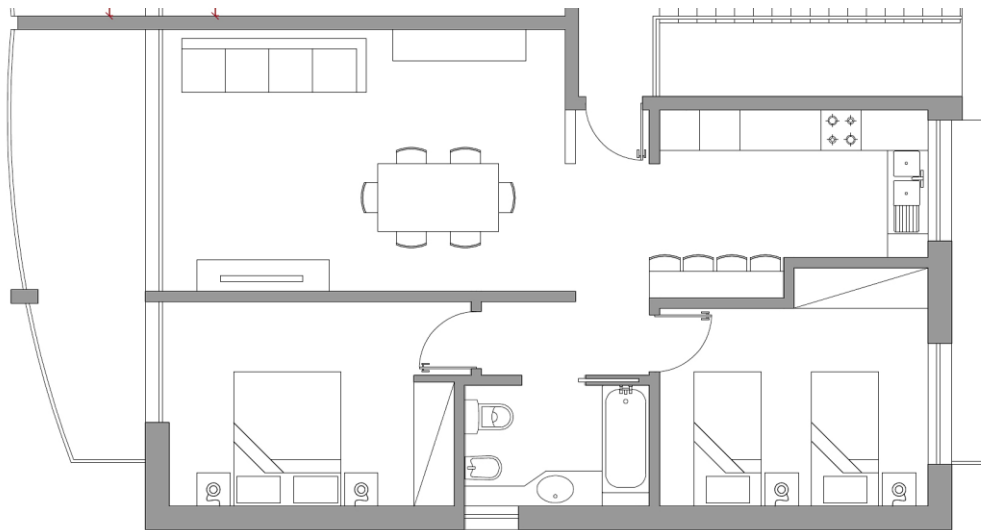
- All 2 Bedroom apartments
- Under floor heating and central vacuum systems
- Fully equipped Italian kitchen with electrical appliances
- Designer bathrooms
- Communal pool
- Communal tennis court
- Petanque & children playground
- Solar energy (for heated water)
- Pre-installation for aircon and alarm
- 7 Blocks of 4 apartments (2 ground Floor, 2 First Floor)



Costs

Property Cost	€ 99,000
IMT (Property transfer tax)	€ 484
Stamp duty (purchase)	€ 792
Stamp duty (mortgage)	€ 594
APPROX	€ 594
Legal fees APPROX	€ 1,600
Notarial deed	€ 1,800
Land Registry fee	€ 600
Total Tax and Fees	€ 5,870
% for total costs	5.9%

Sample Floor Plan

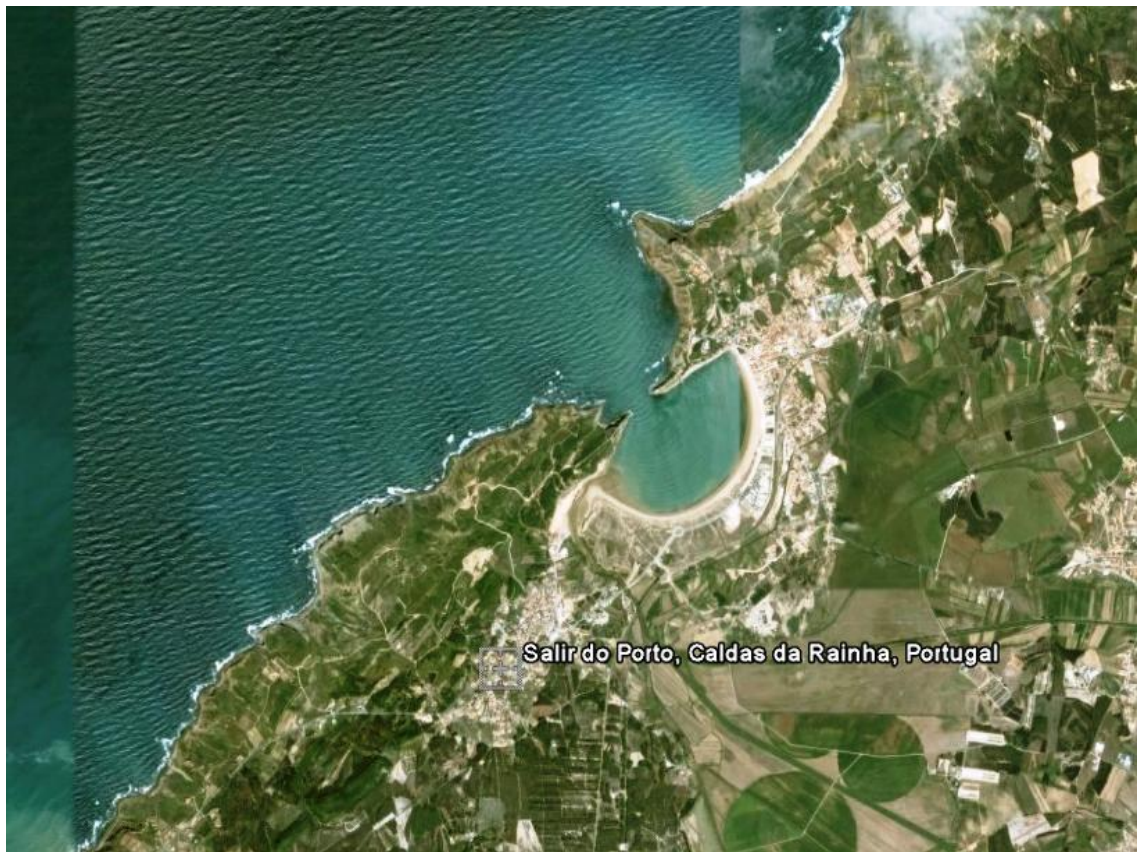


The Surrounding Area

Slightly further afield, a 10 minute drive to the south along the coast road will bring you to the beautiful and popular Óbidos lagoon at Foz do Arelho with its spectacular scenery, beach bars and outdoor sports of all descriptions from kite surfing to beach volley ball. 15 minutes from the apartments by car you will find the city of Caldas da Rainha which boasts every facility you would expect to find in a city from banks to supermarkets and hospitals to daily fresh produce markets. The nearby town of Óbidos is always a great place to take visitors. Some say it is the best example of a walled town anywhere in Europe. With its regular festivals being held all year round, wide range of Jingga bars and spectacular views over the surrounding countryside make this a very popular spot for both locals and tourists alike. If you are looking for a little more peace and quiet then 5 minutes to the north up the coast road you will find the long stretches of white sand of Salgado Beach where you hear little else other than rhythmic pounding of the Atlantic waves on the shore. This is a great place to 'get away from it all' and just chill out. Another 10 minutes further north again brings you to the beautiful town of Nazaré. Another popular spot with locals and tourists, it is steeped in tradition yet still knows how to party. This is the place to be for New Year's Eve in Portugal.



Visit <http://www.visit-sao-martinho-do-porto.com/html/ing-index.html> for full info



Satellite View of the Bay



São Martinho Bay viewed from the Atlantic Ocean side.



View North up the coast past Salgado Beach to Nazaré

More Information

Nearest Airport : Lisbon at 60 Miles

Nearest Ferry : Bilboa at 529 Miles

Nearest Motorway : A8, junction 21 at 5 Kilometres



Reservations now being taken

6,000 euros to secure

1st payment 25% - less 6,000 euros deposit within 30 days

2nd payment 25% when construction starts

3rd payment 25% when property wind and watertight

4th payment 25% on completion (approximately 20 months)

Mortgages available

Only 16/28 available