

EXCEPTIONAL APARTMENTS FOR SALE ON THE SILVER COAST, PORTUGAL

As seen on the Move Channel and A Place in the Sun

Apartments, Abelheira Village, Oeste Region Portugal

JUST 20 STUNNING APARTMENTS AVAILABLE OFF PLAN IN SILVER COAST LOCATION

ONE & TWO BEDROOM units

One bedroom available from only 48,000 Euros – 3 LEFT!



~~Two bedrooms from 73,000 Euros. SOLD OUT~~

ABELHEIRA VILLAGE,

- Prices include all white goods, and transfer tax.
- Under floor heating and central vacuum system
- Fully equipped Italian kitchen with electrical appliances
- Designer bathrooms
- Communal pool (villas with private pool)
- Communal tennis court
- Solar energy (for heated water)
- Pre-installation for aircon and alarm

Availability is subject to change at any time; a property remains available until a reservation deposit is paid.

We are inundated with enquires for these apartments and expect the development to sell out shortly so we would urge your urgent attention here. Mortgages are pre approved subject to status and with mortgage percentages being up to 80% subject to status.

Property Cost	€ 48,000
IMT (Property transfer tax)	€ 2,066
Stamp duty (purchase)	€ 384
Stamp duty (mortgage)	€ 288
Legal fees - APPROX	€ 1,600
Notorial deed	€ 1,800
Land Registry fee	€ 600
Total Taxes and Fees	€ 2,606
% for total costs	5.4%

Artist Impressions of the new Village at Abelheira



Other Projects from this Boutique developer



Location in Detail



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

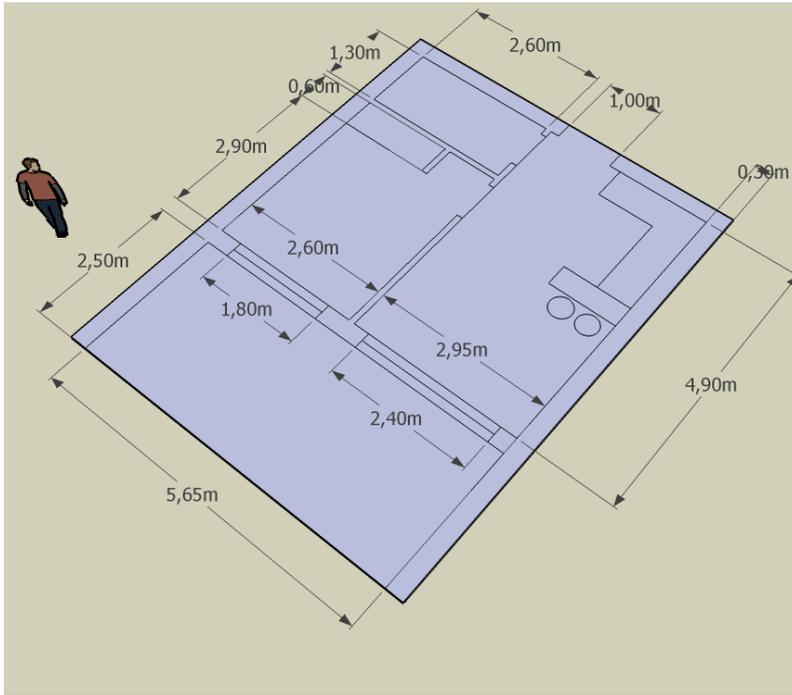
3rd payment 25% when property wind and watertight

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

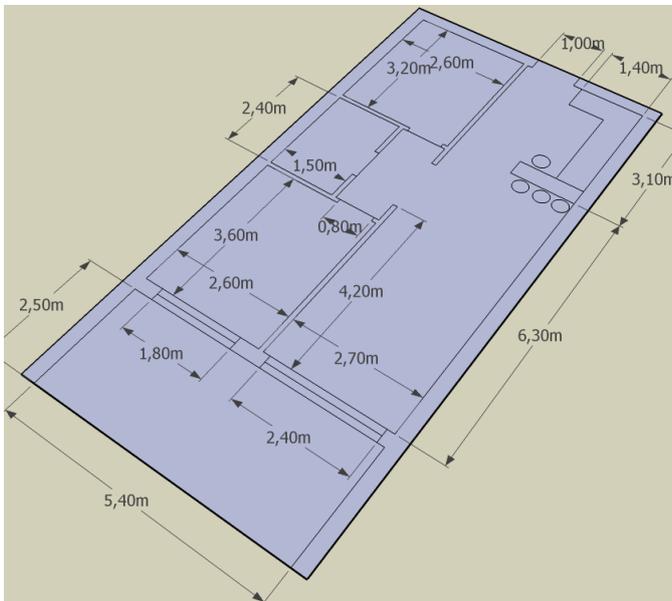
Mortgages available

- 1 Prices include under floor heating, all white goods, and transfer tax for the apartments.
- 2 Availability is subject to change at any time; a property remains available until a reservation deposit is paid. A reservation deposit is 6000 euros.

3D FLOORPLANS



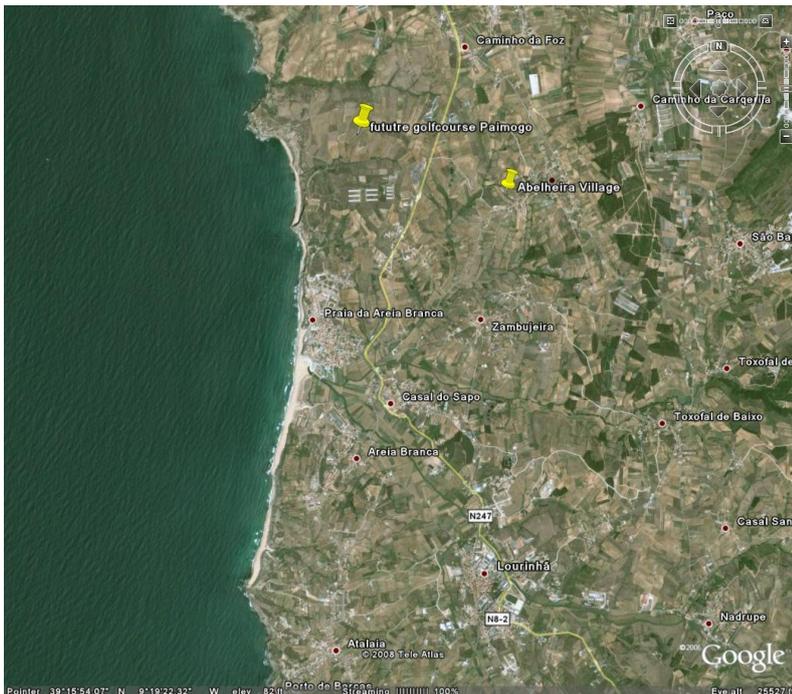
ONE BEDROOM APARTMENT ABELHEIRA VILLAGE, SILVER COAST PORTUGAL FROM 48,000 EUROS



THE VIEW FROM THE DEVELOPMENT



OCEANVIEW ABELHEIRA VILLAGE



About the Oeste Region

The Oeste (West) Region of Portugal, just an hour north of Lisbon, is an area of protected and outstanding natural beauty with spectacular cliffs, pristine beaches and local towns and villages steeped in history. Sample mouth-watering local cuisine, in particular the seafood - accompanied of course, by the Region's excellent local wine. This Region truly has something for everyone.

The new Paimogo golf resort will be created nearby

Oeste Attractions:

- Golf
- Tennis
- Surfing
- Diving
- Health/Beauty
- Restaurants
- Local Heritage

Other areas within the Oeste region include:



Berlenga Islands

The Berlenga Islands are situated 12Km from Cape Carvoeiro in a small archipelago called the Berlengas. Berlenga Island itself, filled with mystery and beauty, is a nature reserve for the nesting of various species of birds and the preservation of various reptiles and other animals. You will also find there typical plants and flowers endemic to Portugal. Laced with grottoes and coves, the Berlenga Islands are an hour's journey

by boat from Peniche. It also has a 17th-century fort. The island is famous for its number of diving locations.

Caldas Da Rainha

The Estremadura on the lower half of the Costa De Lisboa (Lisbon Coast) is the alternative Algarve in every sense of the word. Discerning visitors who were familiar with the Algarve twenty years ago will find much that is familiar here. Sixty miles north of Lisbon is an area totally unspoiled, which boasts quite an extraordinary wealth of architecture and fascinating towns. The beaches equal any in the Algarve, and the countryside is open and undeveloped with fertile rolling hills just as beautiful as the famous Minho ranges.



Obidos

Once the wedding present of a queen, the preserved medieval town of Óbidos lying 100 km north of Lisbon is without doubt one of Portugal's most classic walled settlements.

Walking the ramparts, visitors can enjoy views of windmills, vineyards, and surrounding farmlands. In the residential area below, narrow cobblestone streets are lined with whitewashed houses sporting terracotta roofs. The shops are piled high with local handicrafts, while in spring the town is ablaze with geraniums, morning glories and bougainvilleas. Obidos is famous for being the site where the 10-year-old Afonso V married his cousin aged 8, the Church of Santa Maria also boasts exquisite 17th-century tiles and a fine Renaissance tomb.

Peniche

Partly enclosed by 16th-century walls, Peniche is almost entirely dependent on the sea. It's fishing industry and harbour, the fishermen, the trawlers, and the seagulls really make the atmosphere of this town, with its whitewashed houses and narrow streets. No wonder it has excellent fish restaurants which specialize in all sorts of seafood and shellfish dishes. Peniche also affords the visitor facilities for deep-sea fishing.

Tourists are also curious to visit the Fortaleza, a 16th-century fortress, overlooking the sea that was used as a prison during the repressive former regime that ended in 1974.

Golf in Portugal

This region is prime golfing territory, with no less than 12 first class courses all within easy reach. Amongst the best, and in addition to Praia Del Rey, are Penha Longa - beautifully located and providing a superb test with spectacular views, the stunning Oitavos Dunes and Golden Eagle. The quality and variety of courses is virtually unrivalled within Portugal. The courses are far quieter than

the busy Algarve and we have access to agencies who offer greatly discounted green fees. The new Paimogo golf resort will be created near by.

Local Courses :

- Praia Del Rey
- Penha Longa
- Beloura
- Oitavos Dunes
- Golden Eagle



Praia Del Rey is truly one of Portugal's finest and provides a magnificent, championship standard test. This par 72, 6662m course has a mix of true links and woodland holes combining perfectly to present a memorable experience. The coastal holes in particular provide a breathtaking setting.

Casa Pela Praia is located 250m from the first tee and practice facilities, with driving range, two putting surfaces, bunker / pitching green.

Full details of these courses as mentioned and others are available here.

<http://www.portugalgolfcourses.com>
<http://www.quintadamarinha-oitavosgolfe.pt>
<http://www.caesarparkpenhalonga.com>
<http://www.eav.pt>
<http://www.camin.pt>
<http://www.aroeira.com>
<http://www.atlanticogolfehotel.com>