



praia d'el rey

GOLF & BEACH RESORT
ÓBIDOS PORTUGAL

the beachfront (plot 165)

Available off plan – due for completion spring 2011

The pride of Praia D'El Rey, these are the resort's most spectacular properties constructed right on the beach just steps away from the shoreline, offering frontline unobstructed ocean views, a one of a kind for the Silver Coast region. Price includes furniture packages on all properties and a 3 year 5% guaranteed rental income per annum.

Property	Fraction	Construction Area m2	Covered Terrace m2	Total Area m ²	Sales Price (Euros)	Comments
T3 Townhouse	A	210,30	25	235,30	RESERVED	West facing. Ocean Front
T3 Townhouse	B	171	23,80	194,80	654,500	West facing. Ocean Front
T3 Townhouse	C	171	23,80	194,80	654,500	West facing. Ocean Front
T3 Townhouse	D	171	23,80	194,80	654,500	West facing. Ocean Front
T3 Townhouse	E	171	23,80	194,80	654,500	West facing. Ocean Front
T3 Townhouse	F	171	23,80	194,80	654,500	West facing. Ocean Front
T3 Townhouse	G	171	23,80	194,80	654,500	West facing. Ocean Front
T3 Townhouse	H	171	23,80	194,80	654,500	West facing. Ocean Front – ON HOLD
T3 Townhouse	I	171	23,80	194,80	654,500	West facing. Ocean Front
T3 Townhouse	J	171	23,80	194,80	654,500	West facing. Ocean Front
T3 Townhouse	K	163,70	23,80	187,50	621,500	West facing. Ocean Front
T3 Townhouse	L	163,70	23,80	187,50	621,500	West facing. Ocean Front
T3 Townhouse	M	163,70	23,80	187,50	621,500	West facing. Ocean Front
T2 Townhouse	N	139,90	34,32	174,22	489,500	West facing. Ocean Front
T2 Townhouse	O	139,90	34,32	174,22	489,500	West facing. Ocean Front
T2 Townhouse	P	139,90	34,32	174,22	489,500	West facing. Ocean Front
T2 Townhouse	Q	139,90	34,32	174,22	489,500	West facing. Ocean Front
T2 Townhouse	R	139,90	34,32	174,22	489,500	West facing. Ocean Front
T2 Townhouse	S	139,90	34,32	174,22	522,500	West facing. Ocean Front
T2 Townhouse	T	139,90	34,32	174,22	522,500	West facing. Ocean Front
T2 Townhouse	U	139,90	34,32	174,22	522,500	West facing. Ocean Front
T2 Townhouse	V	139,90	34,32	174,22	522,500	West facing. Ocean Front
T2 Townhouse	W	139,90	34,32	174,22	522,500	West facing. Ocean Front – ON HOLD
T2 Townhouse	X	139,90	34,32	174,22	RESERVED	West facing. Ocean Front
T2 Townhouse	Y	139,90	34,32	174,22	RESERVED	West facing. Ocean Front
T2 Townhouse	Z	139,90	34,32	174,22	RESERVED	West facing. Ocean Front
T4 Townhouse	AA	230	16	246	RESERVED	Excludes furniture, incl. pool, NW facing. Ocean front
T4 Townhouse	AB	230	16	246	1.210,000	Excludes furniture, incl. pool, NW facing. Ocean front
T4 Townhouse	AC	230	16	246	RESERVED	Excludes furniture, incl. pool, NW facing. Ocean front



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the beach residences (plot 465)

Available off plan – due for completion end of 2010

Located right on the beach, with unobstructed ocean and golf views, these 14 two and three-bedroom apartments are unique on the Silver Coast.

Below these apartments lies the Village Square, with its indoor and outdoor bars and restaurants.

Property	Fraction	Level	Construction Area m2	Covered Terrace m2	Total Area m ²	Sales Price (Euros)	Comments
T3 Duplex	B	0 & 1	138.58	57.4	195.98	545,000	SW facing with full sea view
T3 Duplex	J	0 & 1	138.58	57.4	195.98	545,000	SW facing with full sea view
T2 Apartment	K	0	97.18	20	117.18	316,181	SW facing with full sea view
T2 Apartment	L	1	102.31	16.5	118.81	382,504	SW facing with full sea view
T2 Apartment	N	1	97.18	16.5	113.68	365,062	SW facing with full sea view

vila da praia (plot 462)

Available to move into now

Property	Fraction	Block	Level	Construction Area m2	Covered Terrace m2	Total Area m2	Sales Price (Euros)	Comments
T2 Apartment	A	21	0	119.40	17.30	136.70	346,750	Living room faces SW – view of passageway
T2 Apartment	B	21	0	117.70	18.30	136.00	345,000	Living room faces SW – 4m above pool terrace
T2 Apartment	I	21	1	117.20	19.20	136.40	350,000	Living room faces SW – Oblique sea view
T2 Apartment	N	22	0	118.85	18.10	136.95	342,500	Living room faces NW – 4m above pool terrace
T2 Apartment	P	22	1	118.85	19.15	138.00	348,500	Living room faces NW – Oblique sea view
T2 Apartment	U	22	1	118.60	18.30	136.90	346,000	Living room faces NW – Oblique sea view
T2 Apartment	AB	25	1	117.50	21.10	138.60	350,000	West facing, countryside and sea views.
T2 Apartment	AG	25	1	117.50	21.10	138.60	350,000	West facing, countryside and sea views.
T2 Town house	AM	23	0 and 1	145.25	1.10	146.35	366,000	South facing, overlooking pool.
T2 Town house	AN	23	0 and 1	141.15	1.10	142.25	356,000	South facing, overlooking pool.
T2 Town house	AO	23	0 and 1	145.35	1.10	146.45	366,000	South facing, overlooking pool.

vila da praia (plot 463)

Available to move into now

Property	Fraction	Block	Level	Construction Area m2	Covered Terrace m2	Total Area m2	Sales Price (Euros)	Comments
T2 Town house	AI	28	0 and 1	146.10	1.10	147.20	404,800	Overlooks pool 30.51 m2 of open terraces
T2 Town house	AK	28	0 and 1	141.25	1.10	142.35	391,462	Overlooks pool 21.45 m2 of open terraces



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vila da praia (plot 464)

Available to move into now

Property	Fraction	Block	Level	Construction Area m2	Covered Terrace m2	Open Terrace m2	Total Area m2	Sales price (Euros)	Comments
T2 Apartment	I	31	1	117.20	19.20	N/A	136.40	395,000	Full sea view
T2 Town house	P	32	0 and 1	147.80	17.25	17.50	165.05	465,000	Full sea view
T2 Town house	U	33	0 and 1	141.40	17.40	17.70	158.80	475,000	Full sea view

N.B. The above price includes one underground parking space per property which is allocated at the time of purchase. Additional parking spaces and underground storage areas are available upon request.

vila da praia (plot 466)

Available to move into now

Property	Fraction	Block	Level	Construction Area m2	Covered Terrace m2	Total Area m2	Sales Price (Euros)	Comments
T2 Apartment	F	8	0	117.30	18.25	135.55	354,870	Large private terrace
T2 Apartment	K	8	0	117.30	18.25	135.55	365,985	Large private terrace
T2 Apartment	M	8	1	117.30	20,70	138.00	372,600	North facing terrace
T2 Apartment	W	7	0	112.50	13.60	126.10	328,055	SW facing lounge with large open terrace - pool view
T2 Apartment	Z	7	0	114,00	11,60	125,60	330,000	SW facing lounge with large open terrace - pool view
T2 Apartment	H	8	1	117.30	20.70	138.00	372,600	NW facing lounge and terrace – oblique sea view
T2 Apartment	AD	6	0	117.30	18.25	135.55	365,985	Excellent sun and excellent terrace. Garden views
T2 Apartment	AF	6	1	117.30	20,70	138.00	372,600	South facing lounge and terrace
T2 Apartment	AI	6	0	117.30	18.25	135.55	365,985	Excellent sun and excellent terrace. Garden views
T2 Apartment	AK	6	1	117.30	20,70	138.00	372,600	Excellent sun and garden views
T2 Duplex	Y	7	1 and 2	124,20	9,00	133,20	375,000	Lounge on upper level with sea views
T3 Apartment	AJ	6	0	146,00	18.07	164.07	442,989	South facing lounge with large open terrace
T3 Apartment	E	8	0	146,00	18.07	164.07	442,989	Large private terrace
T3 Apartment	G	8	1	146.00	23.90	169.90	458,730	West facing terrace - some sea views
T3 Apartment	L	8	0	146,00	21,40	167.40	435,240	Large private terrace
T3 Apartment	N	8	1	146.00	23.90	169.90	458,730	North facing terrace
T3 Apartment	AC	6	0	146.00	21.40	167.40	435,240	Excellent sun and excellent terrace. Garden views.
T3 Apartment	AE	6	1	146.00	23.90	169.90	458,730	South facing lounge and terrace



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T3 Apartment	AG	6	2	146.00	N/A	146.00	394,200	South facing lounge and open terrace
T3 Apartment	AL	6	1	146.00	23.90	169.90	458,730	Excellent sun and garden views
T3 Town house	B	9	0 and 1	185.50	12.50	198.00	564,300	Also has a SW facing terrace – oblique sea view
T3 Town house	C	9	0 and 1	185.50	12.50	198.00	564,300	Also has a SW facing terrace – oblique sea view
T4 Town house	A	9	0 and 1	203.15	18.20	221.35	629,519	Covered terrace and another SW facing
T4 Town house	D	9	0 and 1	203.15	18.20	221.35	629,519	Covered terrace and another SW facing

N.B. The purchase price includes one underground (allocated) parking space per Apartment. The Town Houses have one private car space adjoining the house and another double garage underground (Block 8). These are allocated at the time of the purchase. Additional underground storage areas are available to purchase upon request.

vila do golfe – phase 2 (plot 401)

Available off plan – due for completion beginning 2010

Set along the 5th hole, these exclusive three and four bedroom villas with golf view gardens and terraces are designed to provide exceptional comfort and security.

Property	Unit	Closed Construction Area m2	Covered Terrace m2	Total Area inc. Garage m2	Approx. Plot size m2	Sales Price (Euros)	Comments
T3 – Linked villa	C	200.73	32.28	233.01	337.46	575,000	Oblique sea view and golf views 8 x 4m Pool, Separated garage fits 1 car
T3 – Linked villa	H	197.44	31.64	229.08	447.62	625,000	Oblique sea view and golf views 8 x 4m Pool, separated garage fits 1 car
T3 – Detached villa	I	206.26	25.30	231.56	469.73	655,000	Oblique sea view and golf views 8 x 4m Pool, attached garage fits 1 car
T4 – Detached villa	J	253.13	30.70	283.83	468.46	780,000	Oblique sea view and golf views 8 x 4m Pool, attached garage fits 2 cars

vila dos príncipes (plot 395) Resale

Available to move into now

Situated in the centre of the Golf course and only 50 meters from the Clubhouse, this private gated community offers spectacular views to greens and driving range, mature gardens and swimming pools.

Property	Fraction	Door No.	Construct Area m2	Covered Terrace m2	Open Terrace m2	Total Area m2	Sales Price (Euros)	Comments
T3 Townhouse	AD	C4	160,66	22,92	16,80	200,38	RESERVED	West facing. Views to garden and swimming pool
T3 Townhouse	CQ	B25	167,76	18,80	14,40	200,96	385,000	South facing view overlooking the 9 th fairway.

aldeia da praia





praia d'el rey

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Properties complete; interiors awaiting purchasers selection

Arguably the finest properties on the resort, situated next to the golf course, these ten **luxurious villas** offer dramatic views over both the golf course and the Atlantic Ocean.

Plot Nº	Type	Plot area m2	Closed Construction Area m2	Covered Terrace m2	Total Area m2	Sales Price (Euros)	Comments
550	V4	1.453	376	118	494	1.205,000	South facing pool with views of the ocean and golf course
552	V4	1.339	376	118	494	1.200,000	South East facing pool with views of the ocean and golf course
553	V4	1.604	376	118	495	1.250,000	South facing pool with views of the ocean and golf course
554	V3	1.035	317	140	457	1.000,000	Corner plot with views of the ocean and golf course
555	V4	1.200	360	117	477	RESERVED	West facing pool with views of the ocean and golf course
556	V4	1.396	376	127	503	RESERVED	West facing pool with views of the ocean and golf course
557	V4	1.416	376	127	503	RESERVED	West facing pool with views of the ocean and golf course

Total price includes one year pool and garden maintenance.

Plots

Location	Plot Nº	Area m2	Construction Area m2	Sales Price (Euros)
Aldeia dos Navegadores	H 109	2.950	885	590,000
Vila da Praia	172	2.350	700	500,000

Payment Options

Vila da Praia/VD Príncipes

Payment Schedule

5% Reservation
 15% Signature of contract
 80% Deed and handover of keys

The Beach Residences

Payment Schedule

Reservation deposit: €10,000
 10% - €10,000 Contract
 10% Start of construction
 10% Start of construction + 9 months
 70% Deed and handover of keys

Vila do Golfe – Phase 2/ Aldeia da Praia

Payment Schedule

5% Reservation
 45% Signature of contract
 50% Deed and handover of keys

The Beachfront

Payment Schedule

Reservation deposit: €10,000
 10% - €10,000 Contract
 10% Start of construction
 10% Start of construction + 6 months
 70% Deed and handover of keys



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There is a 2 year guarantee on the fixture and fittings and a 5 year structural guarantee. All prices are exclusive of IMT, Notary and Registration costs.

The Báltico Group reserves the right to alter prices and technical specifications without prior notice.