

# TAGUSPROPERTY

PORUGAL PROPERTY SEARCH & REAL ESTATE INVESTMENT

OCEAN AND GOLF RESORT





IN A PLACE OF UNSPOILED NATURE, WHERE  
THE WILD WEST OF EUROPE MEETS THE  
IMMENSITY OF THE ATLANTIC OCEAN, A NEW  
EXPERIENCE IS BORN, A NEW 5\* RESORT.

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NUM LOCAL INTOCADO, ONDE O OESTE DA EUROPA  
OCIDENTAL ENCONTRA A IMENSIDÃO DO OCEANO  
ATLÂNTICO, NASCE UMA NOVA EXPERIÊNCIA DE  
VIDA, UM NOVO RESORT DE 5\*.



## A UNIQUE DESTINATION UM DESTINO ÚNICO

### ONE HOUR FROM LISBON

Live all sorts of experiences within a short distance. Take advantage of a historical city full of stories to tell, an authentic city where old customs and ancient history combine with cultural, leisure and innovation.

### A UMA HORA DE LISBOA

Desfrute de todo o tipo de experiências a uma curta distância. Beneficie de uma cidade cosmopolita com muito para contar, uma cidade cheia de autenticidade, onde hábitos antigos e histórias seculares se cruzam com animação cultural, lazer e inovação.



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# A UNIQUE DESTINATION UM DESTINO ÚNICO

## NEAR ÓBIDOS

One of the most picturesque towns in Portugal, full of enriching experiences. Cobblestoned streets, traditional painted houses, historical monuments, delicious gastronomy and plentiful leisure activities, such as golf and surfing, are some examples of what you can enjoy . . .

## PRÓXIMO DE ÓBIDOS

Uma das cidades mais pitorescas de Portugal cheia de experiências enriquecedoras. As ruas de calçada, as casas tradicionais, os monumentos históricos, a gastronomia local e uma série de actividades de lazer, tais como o golfe ou o surf, são algumas das experiências que poderá desfrutar.



# CLOSE TO EVERYTHING PERTO DE TUDO



AWAY FROM  
EVERYTHING,  
INTO THE WILDERNESS

LONGE DE TUDO,  
INTEGRADO NA NATUREZA



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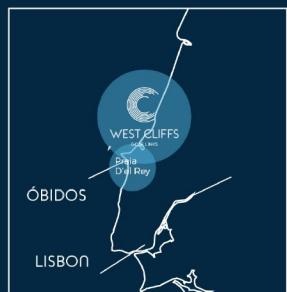
# TAGUSPROPERTY

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A 5\* RESORT BETWEEN ROLLING SAND DUNES INTERSPERSED WITH COASTAL  
VEGETATION AND AN EXCLUSIVE VIEW OVER THE ATLANTIC OCEAN AND ÓBIDOS  
LAGOON.

## BEM VINDO AO WEST CLIFFS OCEAN & GOLF RESORT

UM RESORT DE 5\* ENTRE DUNAS DE AREIA NATURAL E VEGETAÇÃO COSTEIRA,  
INTERCALADAS COM ÁREAS DE PINHAL E VISTAS EXCLUSIVAS SOBRE O OCEANO  
ATLÂNTICO E A LAGOA DE ÓBIDOS.



### DISTÂNCIAS | RELATIVE DISTANCES

- Óbidos – 15km (+/- 10min)
- Lisbon – 95km (+/- 50min)



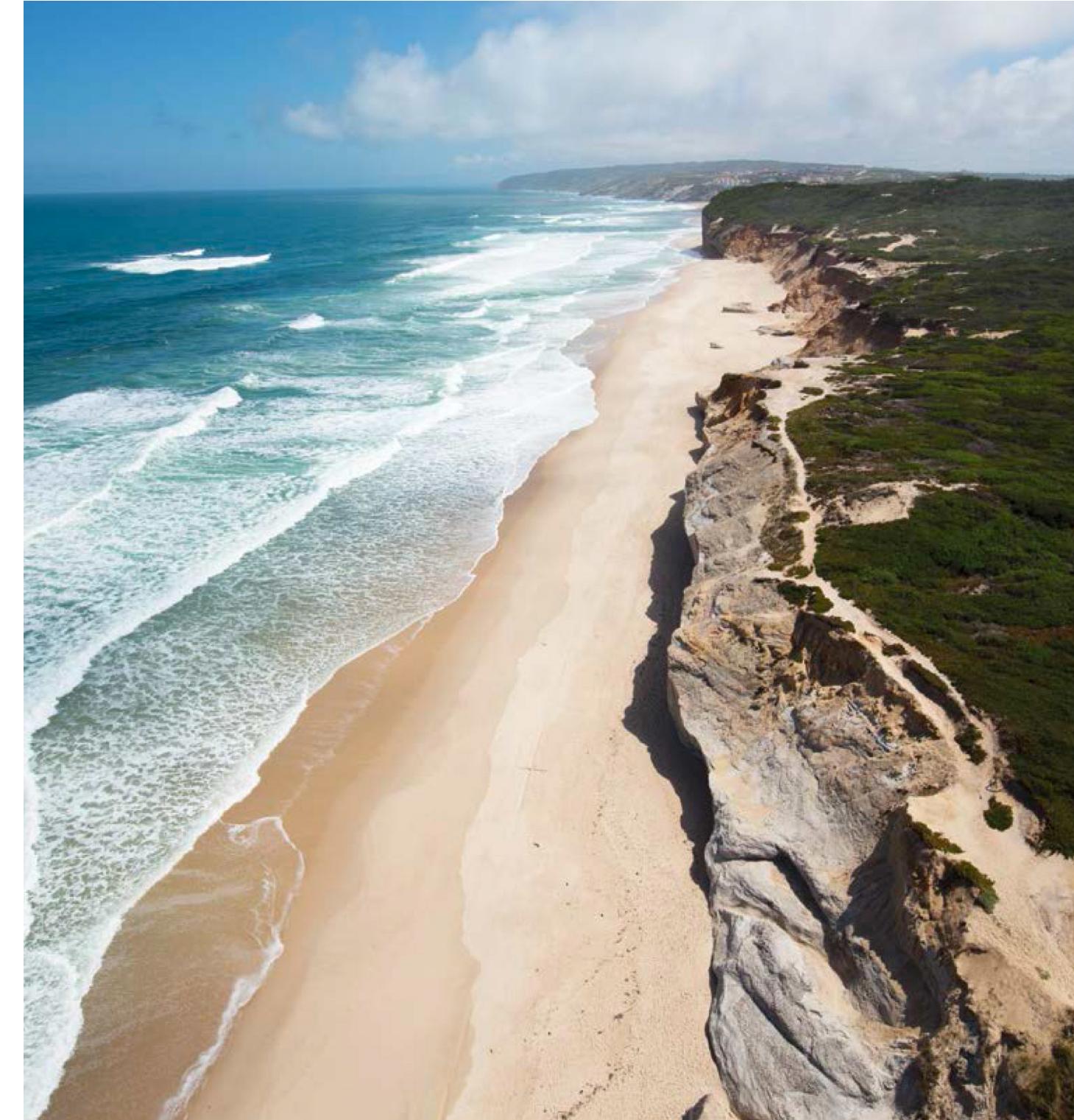
# RESORT MASTER PLAN

West Cliffs Ocean and Golf Resort is a 5\* resort designed by the renowned architectural offices of Sua Kay. The Resort has 230 hectares with 261 residential lots, consisting of luxury properties that include Villas, Twin Villas, Townhouses and Apartments.

West Cliffs is a high-quality private, gated resort with 24-hour security and a wide range of services. 1st phase services include a reception, restaurant, bar, 18-hole links golf course, golf pro shop, Real Estate office and Neighbour Service. Towards the end of the construction West Cliffs will also include two 5\* hotels, Spa, shared swimming pools, sports fields, supermarket, convenience store, laundry, and more.

O West Cliffs Ocean & Golf Resort, é um conjunto turístico de 5 estrelas, cujo conceito arquitetónico foi idealizado pelo Atelier de Arquitetura de renome internacional Sua Kay. O Resort dispõe de uma propriedade com 230 hectares, com 261 lotes habitacionais, referentes a propriedades de luxo, que incluem Villas (moradias independentes), Twin Villas (moradias geminadas), Townhouses e Apartamentos.

O West Cliffs é um Resort com um nível de qualidade superior, privado e totalmente vedado, com segurança 24h e uma oferta alargada de um conjunto de serviços que, na 1<sup>a</sup> fase de lançamento, inclui receção, restaurante, bar, campo de golfe de 18 buracos, loja de Golfe, escritório de Real Estate e diversos serviços de apoio. No final do seu desenvolvimento o West Cliffs incluirá ainda 2 hotéis de 5 estrelas, SPA, piscinas, campos desportivos, supermercado, loja de conveniência, lavandaria, entre outros.

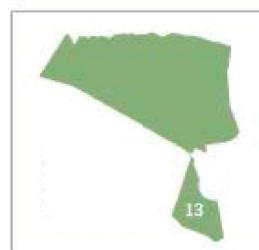


# RESORT MASTER PLAN



## LEGEND / LEGENDA

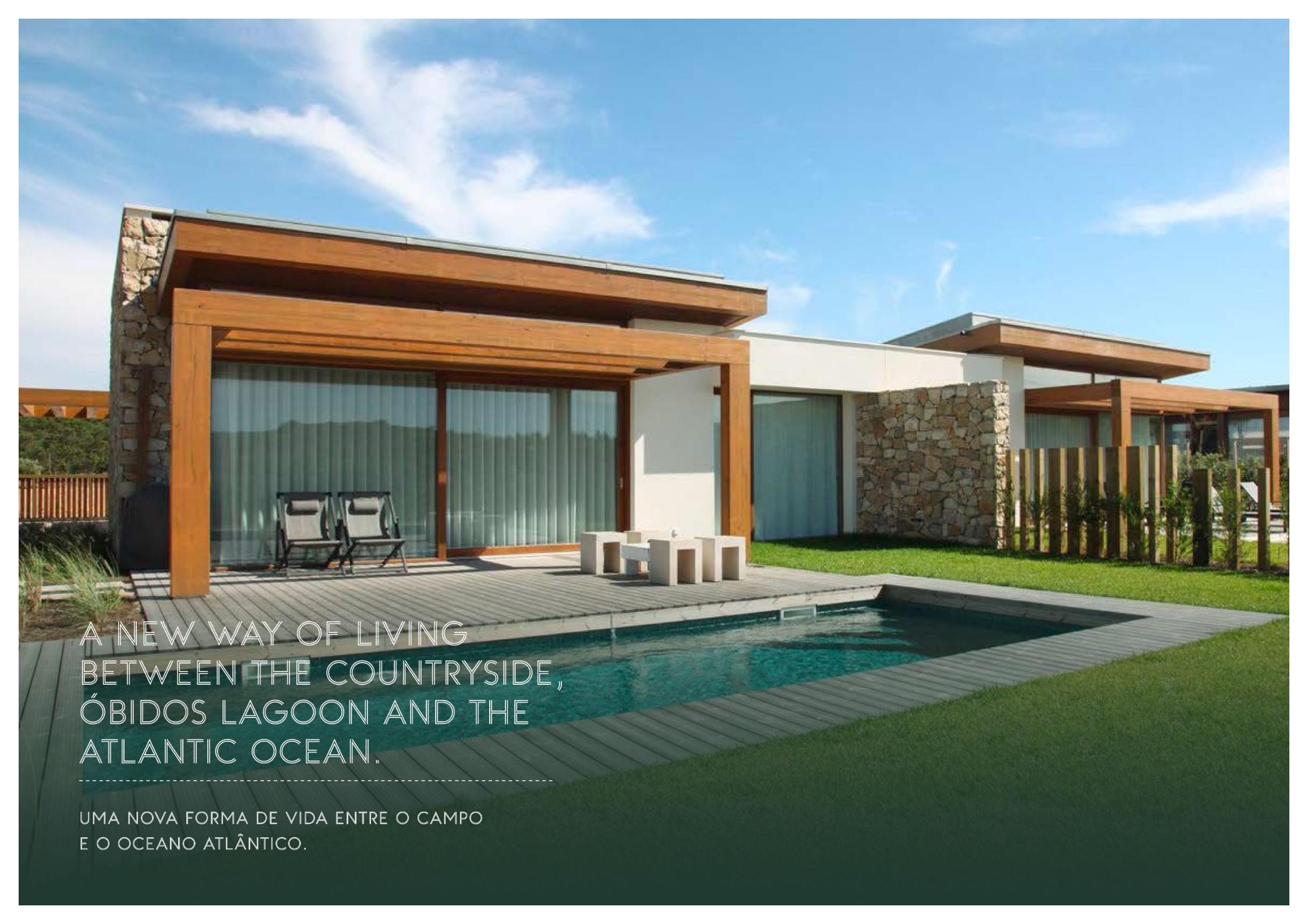
- 01 Reception / Receção
- 02 Resort Entrances  
Entradas do empreendimento
- 03 Golf Links / Campo de Golfe
- 04 Beach / Praia
- 05 Beach / Cliffs private access  
Acesso privado à Praia / Falésia
- 06 Villas / Moradias Independentes
- 07 Twin Villas / Moradias geminadas
- 08 Apartments / Apartamentos
- 09 Facilities / Equipamentos
- 10 Sports courts / Campo de Jogos
- 11 Hotel
- 12 Viewpoint / Miradouro
- 13 Hotel



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A NEW WAY OF LIVING  
BETWEEN THE COUNTRYSIDE,  
ÓBIDOS LAGOON AND THE  
ATLANTIC OCEAN.

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UMA NOVA FORMA DE VIDA ENTRE O CAMPO  
E O OCEANO ATLÂNTICO.

# TWIN VILLAS

THE VARIED LANDSCAPE HAS INFLUENCED  
EVERYTHING

A PAISAGEM LIDEROU A ARQUITECTURA

Living spaces that open out unashamedly to the nature that embraces them, transforming the way of life for residents. The link to nature is evident in various aspects, enhancing the close relationship between indoors and out through generous use of glass and employing identical materials which transcend to the outdoors, both visually and physically.

The choice of materials reinforces the link to nature lending the build into the landscape. A lifetime experience in constant harmony between land and water; countryside and beach.

Espaços que se abrem sem limites para a natureza que os envolve transformando-se numa experiência de vida para quem os habita. A proximidade à paisagem é também demarcada pela relação do interior para o exterior, através de grandes painéis de vidro, e pela harmonia dos materiais.

A escolha dos materiais respeitam e reforçam a ligação à natureza através da utilização de pedra, madeira, telha de barro e tons de terra. Uma experiência de vida em constante sintonia entre a terra e a água, o campo e a praia.

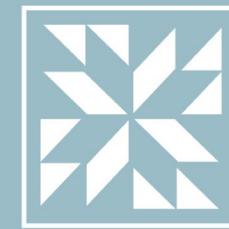




## TWIN VILLAS

CONSTRUCTION BETWEEN 145 M<sup>2</sup> AND 155 M<sup>2</sup> ON ONE LEVEL AND DUPLEX WITH VIEWS OVER TO THE ATLANTIC OCEAN, LAKES, FOREST AND GOLF COURSE.

ÁREA DE CONSTRUÇÃO ENTRE 145 M<sup>2</sup> E 155 M<sup>2</sup> EM PISO TÉRREO OU DUPLEX, COM VISTAS MAR, LAGOS, FLORESTA E CAMPO DE GOLFE.



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#### SERVICES

- Reception, concierge and security / 24 hour surveillance
- Conservation, maintenance and cleaning of common facilities
- Golf Course and Golf Academy
- Members lounge
- Restaurant and Bar
- Cleaning and laundry service

#### SERVIÇOS

- Recepção, portaria e Segurança/vigilância 24 horas
- Conservação, manutenção e limpeza das instalações comuns
- Campo e Academia de Golf
- Members lounge
- Restaurante & Bar
- Serviço de limpeza e lavandaria para as unidades de alojamento

# VILLAS

YOUR DREAM HOUSE IN HARMONY  
WITH NATURE

The house of your dreams can be developed in perfect harmony with nature. Renowned architects have taken inspiration from the variety of the landscape to create a range of design options that preserve the proximity with nature and the perfect integration between indoor and out. Design your own villa, with the help of our guidelines. The location is unique, the inspirations are all around – it's your choice. Let us know your requirements and we will work with you to accomplish your dream villa.

UMA CASA À SUA MEDIDA EM HARMONIA  
COM A NATUREZA

Construa a casa dos seus sonhos em perfeita harmonia com a natureza. Arquitectos de renome deixaram-se influenciar pela variedade da paisagem para criar projectos que se distinguem pela relação próxima com a natureza e por uma perfeita integração entre o interior e o exterior. Poderá desenhar o seu projeto com a nossa ajuda e orientações. O espaço é único, as inspirações são muitas, a escolha é sua. Diga-nos o que pretende e nós ajudamos a concretizar!



# VILLAS

LOTS OF LAND WITH AREAS OF 995 M<sup>2</sup> TO 3300 M<sup>2</sup> AND CONSTRUCTION AREAS BETWEEN 250 M<sup>2</sup> AND 390 M<sup>2</sup> WITH ATLANTIC OCEAN, FOREST, ÓBIDOS LAGOON AND GOLF VIEWS.

ÁREA DOS LOTES DE 995 M<sup>2</sup> A 3300 M<sup>2</sup> E ÁREA DE CONSTRUÇÃO ENTRE 250 M<sup>2</sup> E 390 M<sup>2</sup>, COM VISTAS MAR, LAGOA E CAMPO DE GOLFE.



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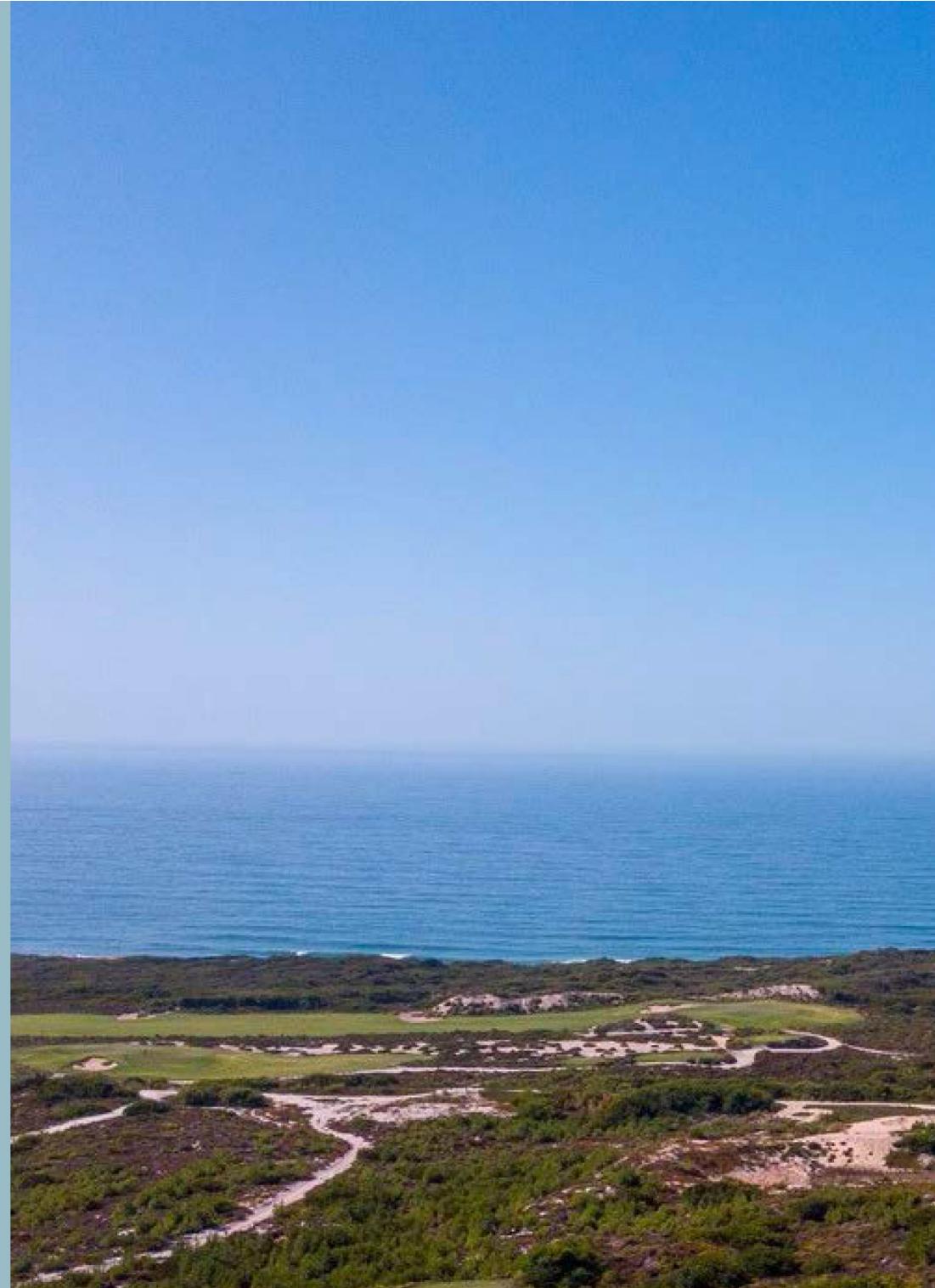
PORUGAL PROPERTY SEARCH & REAL ESTATE INVESTMENT

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- Serviço de limpeza e lavandaria para as unidades de alojamento



# APARTMENTS & TOWNHOUSES

WITH BREATHTAKING VIEWS OVER TO THE ATLANTIC OCEAN AND ÓBIDOS LAGOON, INTEGRATED AMONGST THE BEAUTY OF NATURE, ENJOY ALL THE COMMODITIES OF THESE CONTEMPORANEOUS PROPERTIES.

COM VISTAS DESLUMBRANTES SOBRE O OCEANO ATLÂNTICO E LAGOA DE ÓBIDOS, RESPEITANDO O CONCEITO DE INTEGRAÇÃO NO MEIO AMBIENTE, DISFRUTE DE TODAS AS COMODIDADES DE UM ESPAÇO CONTEMPORÂNEO.

## SERVICES

- Reception, concierge and security / 24-hour surveillance
- Conservation, maintenance and cleaning of common facilities
- Golf Course and Golf Academy
- Members lounge
- Restaurant and Bar
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## SERVIÇOS

- Recepção, portaria e Segurança/vigilância 24 horas
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# THE MATERIALS

## OS MATERIAIS

NATURAL STONE, WOOD, CONCRETE AND GLASS ARE USED TO PROVIDE A SIMPLE AND HARMONIOUS RELATIONSHIP BETWEEN LANDSCAPE AND THE BUILD.

A PEDRA NATURAL, A MADEIRA E O VIDRO FORAM OS MATERIAIS ELEITOS NA CONCEPÇÃO DESTAS MORADIAS PELA RELAÇÃO SIMPLES E HARMONIOSA QUE PERMITEM ENTRE A CONSTRUÇÃO E A PAISAGEM.



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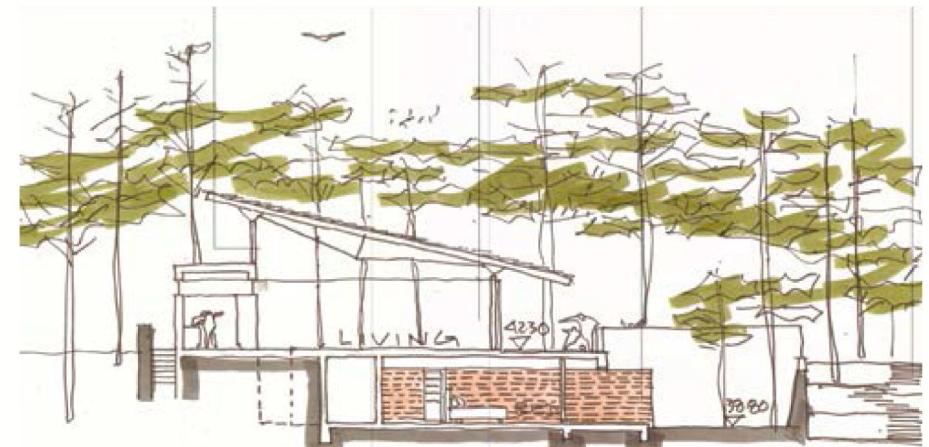
GLASS / VIDRO



WOOD / MADEIRA



STONE / PEDRA



# WEST CLIFFS GOLF LINKS

SCULPTED TO PRESERVE THE UNSPOILED NATURE

The golf course has been designed by Cynthia Dye (Dye Designs) to perfectly fit into the natural environment and create one of the most wonderful golf experiences. Nature is in abundance from every hole with a stunning view over the Atlantic Ocean.

One of the most stunning golf courses in the region and country as the first Dye Design course in Portugal.

ESCULPIDO PARA PRESERVAR A NATUREZA INTOCADA

O campo de golfe foi desenhado pela arquitecta Cynthia Dye da Dye Designs para se enquadrar perfeitamente no ambiente natural e criar uma experiência única. A natureza é abundante e de cada buraco há uma vista deslumbrante sobre o Oceano Atlântico.

Um dos campos mais deslumbrantes da região e do país, o primeiro campo Dye Design em Portugal.



MANAGED BY PRAIA D'EL REY

The West Cliffs Golf Course is managed by Praia D'El Rey Golf & Beach Resort, according to the highest standards of quality. The pedigree of Praia D'El Rey Golf & Beach Resort, combined with the expertise of its management and operations teams for more than 15 years, are the guarantee of a unique combined experience.

O Campo de Golfe West Cliffs é gerido pelo Praia D'El Rey, de acordo com os mais elevados padrões de qualidade. Os requisitos do Praia D'El Rey, combinados com a experiência de uma equipa com mais de 15 anos de experiência na gestão e operação, são a garantia de uma experiência única.

## IT WAS ALWAYS HERE

The varied and natural terrain was largely undisturbed in creating a unique and world-class 18-hole seaside links golf course overlooking the Silver Coast of Portugal.

*"The course layout is the result of a long term study of the terrain's conditions and characteristics, in order to preserve the natural beauty and ecological balance of the site. It seems as if it was always here." CYNTHIA DYE*

## ESTEVE SEMPRE AQUI

A paisagem variada e o terreno natural foram preservados para criar um campo de golfe único e de classe mundial de 18 buracos à beira-mar no coração da Costa de Prata.

*"O layout do curso é o resultado de um estudo de longo prazo das condições e características dos terrenos, preservando a beleza natural e o equilíbrio ecológico local.*

*Parece que esteve sempre aqui." CYNTHIA DYE*



# RECEPTION / CLUB HOUSE

## RECEÇÃO / CLUB HOUSE

The West Cliffs reception and clubhouse offers you an exclusive view over the Atlantic Ocean and the golf course. Developed by the prestigious architecture of Sua Kay, the architectural concept is based on the harmonious relationship with nature. Taking advantage of the natural light and enhancing the panoramic surroundings, the building is enveloped with large glazed walls. Balconies and terraces made with natural materials, such as wood, translate into high levels of quality and comfort, creating an eco-friendly environment. The building has two floors including Reception, Real Estate offices, all services connected to the golf course, social and private areas, à la carte restaurant and a large bar with panoramic views.

A receção e o club house do resort West Cliffs oferecem uma vista exclusiva sobre o Oceano Atlântico e o campo de golfe. Desenvolvido pelo prestigioso Gabinete de Arquitectura Sua Kay, o conceito arquitectónico baseia-se na relação com a natureza. O espaço aproveita a luz natural e oferece uma vista panorâmica sobre o mar, através de vãos envidraçados. Varandas e terraços feitos com materiais naturais, como madeira, oferecem um nível de qualidade superior, conforto e ambiente eco-friendly. O edifício tem 2 andares, incluindo a receção, escritório de Real Estate, todos os serviços ligados ao campo de golfe, zonas sociais e reservadas, um restaurante à la carte e um amplo bar com vista panorâmica.



The restaurant offers a menu based on the steakhouse concept, with national and international high-quality meats. Snack and à la carte menus make it ideal for golfers looking for a quick bite or relaxed lunches overlooking the Atlantic Ocean and the golf course.

O restaurante oferece um menu baseado no conceito steakhouse, com menus de carnes nacionais e internacionais de alta qualidade. Com snacks e menu à carta, este é o local ideal para golfistas à procura de refeições rápidas ou para almoços relaxados a contemplar o Oceano e o campo de golfe.

# PRAIA D'EL REY PARTNERSHIP

## PARCERIA PRAIA D'EL REY

### PRAIA D'EL REY GOLF & BEACH RESORT

West Cliffs has Praia D'El Rey as a partner complementing its offer.

Only 6 km away from West Cliffs, Praia D'El Rey is one of the best resorts in Portugal, offering an eclectic and ever-growing range of services and activities for accommodation, golf, food and beverage, and leisure.

Praia D'El Rey services are an important compliment to the premium service at West Cliffs.

O West Cliffs irá contar com a parceria do Praia D'El Rey como complemento à sua oferta.

A 6 km de distância do West Cliffs, o Praia D'El Rey é um dos melhores resorts em Portugal, oferecendo uma gama eclética de serviços e actividades, alojamento, golfe e lazer.

Os serviços Praia D'El Rey, irão complementar a oferta de um serviço premium no West Cliffs Resort.



# PRAIA D'EL REY FACILITIES

## SERVIÇOS PRAIA D'EL REY

### ACCOMMODATION | ALOJAMENTO

Praia D'El Rey is a premium lifestyle and holiday destination, offering all the facilities of a first class Golf & Beach Resort, including a 5 star Marriott Hotel with spa; self-catering luxury villas, town houses and apartments.

O Praia D'El Rey é um destino de férias e de vida premium, que oferece todas as comodidades de um resort de primeira classe Golf & Beach, incluindo um hotel Marriott e Spa 5 estrelas, Villas de luxo, moradias e apartamentos.



### LEISURE | LAZER

Praia D'El Rey is arguably one of the most stunning golf courses in Europe. Set among extensive pine forests and undulating dunes, with spectacular views over the Atlantic Ocean and the Berlengas Islands beyond.



Praia D'El Rey é indiscutivelmente um dos campos de golfe mais deslumbrantes da Europa. Situado entre extensas florestas de pinheiros e ondulantes dunas, com vistas espectaculares sobre o Oceano Atlântico.

### RESTAURANTS | RESTAURANTES

Praia D'El Rey has a wide food and beverage offer. You can sample your favourite flavours while relaxing in a friendly atmosphere at one of our restaurants and bars. Emprata, Tempera, Contato and Mare are some of the outlets you can enjoy.

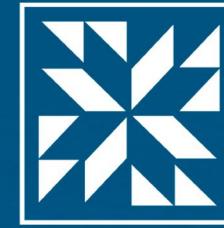
O Praia D'El Rey tem uma vasta oferta de Restauração. Poderá degustar os seus sabores preferidos enquanto desfruta de um ambiente relaxante num dos nossos restaurantes e bares: Emprata, Tempera, Contato e Maré são alguns dos locais que poderá escolher.



LANDSCAPE HAS INFLUENCED EVERYTHING.  
ENSURING IT REMAINS AS UNDISTURBED AS  
POSSIBLE HAS BEEN THE PRIME OBJECTIVE.

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A DIVERSIDADE NATURAL INFLUENCIOU TOTALMENTE O  
CONCEITO DESTE NOVO RESORT. PRESERVÁ-LA TANTO  
QUANTO POSSÍVEL FOI A NOSSA PRIORIDADE.



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# PLOTS/TERRENOS





### ESTIMATED AVERAGE CONDOMINIUM VALUE

	Monthly Value 2021	Monthly Value 2022	Monthly Value 2023
Twin Villas	59 €	74 €	82 €
Twin Villas Duplex	112 €	140 €	155 €
Apartments		100 €	111 €
Townhouses		107 €	119 €

Estimates for occupation and monthly revenue are shown in the table on the right. In order to calculate gross profit, subtract the cleaning and amenities fee from the owner share of revenue.

**For a property investment of €602,000, the gross estimated profit per year is €20,615, equivalent to a 3,4% yield.**

For a final yield calculation, other expenses must be taken into account. These expenses are:

#### **Condominium:**

Periodic contribution for condo cost varies per property, covering:

- Operational Costs
- Services (reception, concierge, security, garbage collection, gardening)
- Maintenance (street maintenance, water piping, etc.)
- Equipments (pools, children's playgrounds)
- Other Administration Costs
- Contingencies
- Fees and Commissions
- Reserve Fund – 4% of Total
- Management Fee – 20% of Total Expenses

#### **Utilities & Other:**

Estimated costs for a T3 Twin Villa:

- Garden maintenance – €65/month
- TV & Internet – €30/month
- Maintenance – €167/month
- Insurance – €10/month
- Property Tax – 0,36% of property value per year
- Water and Energy – €100/month
- IMT and IS (taxes related to property acquisition)

**The final estimated profit per year, when taking these estimated variable expenses into account, is equal to 16,253€.**

**This represents a yield of 2,5%\***

\* Includes IMT and IS costs. The owner still has to take into account rental taxes or personal income taxes, which are individual. Special statuses may apply to foreign residents.

Month	Occupancy Rate	Owner's Share of Revenue**	Cleaning & Amenities***
<b>January</b>	16%	461€	213€
<b>February</b>	14%	369€	171€
<b>March</b>	16%	556€	213€
<b>April</b>	37%	1,223€	469€
<b>May</b>	42%	1,634€	555€
<b>June</b>	53%	2,190€	683€
<b>July</b>	65%	5,489€	853€
<b>August</b>	90%	7,629€	1,186€
<b>September</b>	73%	3,011€	939€
<b>October</b>	65%	2,514€	853€
<b>November</b>	57%	1,577€	725€
<b>December</b>	52%	1,506€	683€
<b>Total</b>	48%	28,159€	7,544€

\*\* Already takes into account the 70% share of revenue;

\*\*\* Daily Fee is related to cleaning and amenities cost and estimated using 2019 values. Does not include water and electricity.

Renting your property at the West Cliffs can mean that 25% of home value is fully **paid back after 10 years.**

Interested in learning more? **Contact us.**



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