

SUMMER 2022

LAUNCH EDITION

# At Home

PORTUGAL PROPERTY



STYLISH LIVING ACROSS PORTUGAL AND BEYOND



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# Welcome to the first issue of At Home with Berkshire Hathaway HomeServices Portugal Property

Hello!

As the founder member of Berkshire Hathaway HomeServices Portugal Property back in 2010, my personal goal then was to provide a quality real estate experience and to be a resource for our customers throughout their lifetime. Today, that goal remains unchanged. Winning awards every single year since then, our mission statement remains the same. This year, the pinnacle award, winning the 'Best International Real Estate Website' this is partly due to having over 1,400 properties available for sale on our site. A lot of people trust us to work with them.

As we exit these challenging times and despite many predicting otherwise, the real estate market in Portugal has shown remarkable resilience. This may be due to the success that Portugal has achieved in largely containing the pandemic – introducing Portugal's 'Safe and Clean' initiative and of course, the warm, friendly people of Portugal being remarkably compliant – mask-wearing and uptake of the vaccine means we have one of the world's highest vaccination rates – currently at 88% of the population, which puts Portugal as the third most vaccinated country globally.

Portugal is also the fourth safest place in the world according to the Global Peace Index, compiled by the Institute for Economics & Peace (IEP) which measures the relative position of nations' and regions' peacefulness. So it's a great place to call home.

Perhaps because everyone now realises how important it is to turn dreams into reality, the demand for property in Portugal – both investment and lifestyle – has never been greater, with property prices growing in key areas of the country. Our homes are more than just the place we make our memories, they are instrumental in building our wealth throughout our lives. Assets such as this shouldn't be entrusted to just anyone.

You want to know that the real estate professional you are working with is committed to taking the necessary steps in today's fast-paced and technology-driven society to either pave the quickest path to finding a qualified buyer for your home or to help you find your dream home at the right price in the best location.

We are here to help you leverage the power, presence and prestige of the globally revered Berkshire Hathaway name. Our ability to achieve results in both buying and selling properties surpass the competition and it is this that makes us bigger, better and bolder.

Experience exceptional with Berkshire Hathaway HomeServices Portugal Property. We are very much looking forward to working with you.



Michael  
Vincent

CEO



[www.PortugalProperty.com](http://www.PortugalProperty.com)

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*“A home is one of the most important assets that most people will ever buy. Homes are also where memories are made and you want to work with someone you can trust. ”*

- Warren Buffett, Chairman and CEO,  
Berkshire Hathaway Inc.



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*Left: Albufeira, Algarve, page 28 for further details*

An aerial photograph of a coastal residential development. In the foreground, there is a lush green golf course with several sand traps and water hazards. A winding road cuts through the property, leading to a cluster of modern, multi-story houses with terracotta roofs. The middle ground is dominated by dense green trees and more winding roads. In the background, a large body of water, likely the ocean, stretches to the horizon. A long, narrow strip of land or breakwater extends into the water, creating a protected harbor area. The overall scene is bright and sunny, suggesting a clear day.

The true essence  
of ocean living

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# BERKSHIRE HATHAWAY HOMESERVICES

A name you can trust!

By Christy Budnick  
CEO, Berkshire Hathaway HomeServices



One of the many attributes that I most admire about Berkshire Hathaway HomeServices is the trust that is placed in its real estate companies and network members. Real estate is an extremely personal business and is one of the largest financial transactions a person might ever make. That's why trust is so important in this business and our network members pride themselves on delivering the highest quality of service and bring unparalleled experience to their clients around the world.

In 2021, the Berkshire Hathaway HomeServices global network represented more than USD\$179.9 billion in real estate sales volume. A testament to the fact that the network, among the few organizations entrusted to use the world-renowned Berkshire Hathaway name, brings to the real estate market a definitive mark of trust, integrity, stability and longevity.

Around the world, the Berkshire Hathaway HomeServices franchise network extends to more than 50,000 real estate professionals and nearly 1,500 offices across 12 countries including the U.S., Canada, Mexico, Europe, the Middle East, The Bahamas and India. The network is uniquely focused on growing its reach around the world with like-minded professionals who share the same vision and spirit of conducting business in the right way. With an importance placed on delivering the very best tools and services to our network members and their clients, our technology, marketing and opportunities for continued agent education set the path forward for us to keep up to

date with cutting-edge technologies, processes and innovation.

Among our many unique marketing practices that set Berkshire Hathaway HomeServices apart, is a collection of programs that connect real estate professionals from all around the world including our Global Open House series as well as our Global Developer Showcase. These virtual events connect our entire network each month and each quarter respectively, uniting more than 50,000 network agents at one time. Additionally, our global brand exposure is far and wide thanks to our Berkshire Hathaway HomeServices Prestige magazine and our marketing programs with well-respected periodicals and publishing companies including The Wall Street Journal, The Financial Times, Conde Nast and many more.

Berkshire Hathaway HomeServices is a trusted and well-recognized leader in the global real estate industry, and we will continue this legacy with a solid foundation and a firm eye to the future.

Kind regards,

*Christy Budnick*

CEO, Berkshire Hathaway HomeServices

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it's about what you experience.



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SILVER FOX, 48m, Baglietto, 10 guests





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## Exquisite Manor House

### Guide Price €6,995,000

This exquisite manor house is one of the most exclusive properties on the Algarve, benefiting from elegant bespoke interiors with a modern classic touch.

Nestled on a very private plot just north of Vilamoura, this is the perfect place for those who seek peace and tranquility, even though it is only a few minutes away from Vilamoura's world-class, award-winning marina, golf courses and golden sandy beaches.

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Location: Vilamoura, Algarve  
Bedrooms: 6  
Bathrooms: 9  
Plot: 3,870m<sup>2</sup>  
Reference: PP4440

Office: 308 800 878



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## Brand New Luxury Three-bed Duplex Apartment

**Price from €900,000**

Located on one of the most prestigious oceanfront golf resorts in Europe, offering modern finishes, stylish design, and practical living spaces and designed by Pritzker Prize-winning architects. The apartments are built to a very high standard with quality fixtures and finish throughout offering stylish accommodation integrated with the landscape and consists of an entrance hall, a fully equipped modern kitchen, and a living/dining room in an open floor plan solution with private ocean-view terraces.

---

Location: **Lagos, Western Algarve**  
Bedrooms: **2**  
Bathrooms: **3**  
Plot: **7,472m<sup>2</sup>**  
Reference: **PP6814**

Office: **308 800 878**



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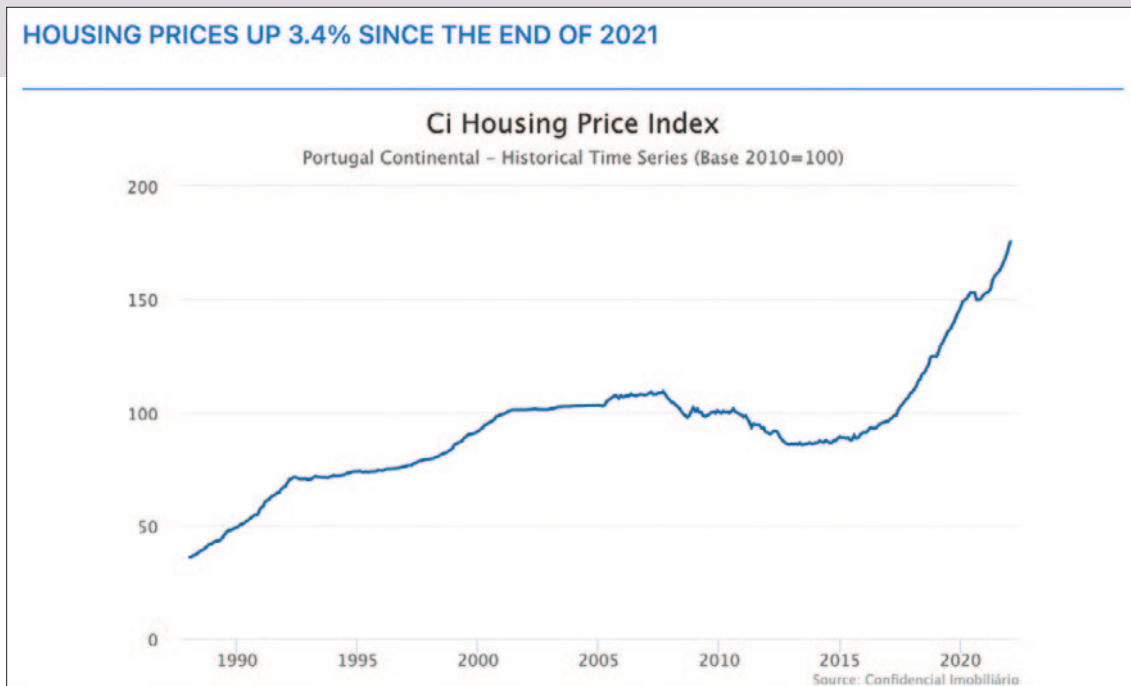


# PORTUGAL

## Market Overview

“2022 -  
Optimism and confidence”

### HOUSING PRICES UP 3.4% SINCE THE END OF 2021



**A**t the end of 2021, looking back over the year, the real estate market exceeded everyone's expectations.

Demand outstripped supply and domestic sectors saw prices increase by more than 10%.

The real estate market is of the utmost importance to the Portuguese economy. Real estate and construction activities account for 7.3% of total employment and the construction sector was responsible for 8.1% of Portugal's GDP in 2018. In addition, housing is the main asset of households: in 2017, real estate accounted for 48% of total family wealth.

#### STEADY PRICE INCREASE SINCE 2014

There has been a strong upturn in real estate transactions and a rise in housing prices with an increase of around 40% since 2013. Property prices in Portugal started to recover in 2014 and have been rising since. House prices rose by 4.9% in 2015, 5.7% in 2016, 7% in 2017, 9.7% in 2018, 11.7% in 2019 and 6% in 2020.

This rise is partly due to the popularity of Portugal as the 4th most peaceful country in the world (according to the Global Peace Index) and its political stability. However, the low availability of new property was caused by the pandemic and a lack of construction activity. In fact, 80% of transactions last year were on existing properties.

Additional factors that have galvanised the demand for housing in Portugal are the increase in overseas investors, including the Golden Visa investment scheme and the recent boom in tourism.

Housing was the highlighted sector in 2021, surpassing all previous levels of activity, with an estimated transaction of 190,000 homes accompanied by a strong rise in prices, up 10% compared to 2019, primarily caused again by the lack of supply.

In investment, there was a strong desire for the acquisition of commercial properties, 80% of the interest was from international investors, with the entry of several new operators, proving the attractiveness of the national market.



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### FUNDING FROM THE EU

Looking forward, the European Commission has agreed to Portugal's recovery and resilience plan. This is an important step towards the EU disbursing €13.9 billion in non-repayable grants and €2.7 billion in loans under the Recovery and Resilience Facility (RRF) over the period 2021-2026. This financing will play a key role in enabling Portugal to emerge stronger from the COVID-19 pandemic.

### HOUSING SALES WILL CONTINUE TO INCREASE

There are no restrictions on foreign property ownership in Portugal and transaction costs are generally low. Compared to the rest of Europe, property in Portugal is one of the lowest-priced with Lisbon the second cheapest capital city

to buy property in Western Europe (after Brussels).

GDP in 2022 is expected to grow at a rate of 4.6% according to Oxford Economics and return to pre-pandemic levels. It is anticipated that the market will be driven by demand pressures, with one of the main concerns inflation rates and production cost increases, limiting the liquidity of demand and development activity for the future. However, it is estimated that real estate will continue to record unprecedented performances with the number of homes sold in Portugal expected to increase by 10% in 2022. There is a good pipeline of new projects across the country now and a particular focus on sustainable building delivering net carbon objectives.



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- Portuguese Citizenship
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THE AUDACITY OF  
**EXCELLENCE**

“A classic designed for a lady”. So might some describe the Rolex Oyster Perpetual Lady-Datejust.





Maybe they're right. If "classic" means perpetuating tradition with a blend of elegance and precision, grace and resistance, beauty and technical performance. If being "a lady" means constantly pursuing a higher standard with unyielding determination. Then indeed the Lady-Datejust is a classic designed for a lady.

#### 1957. The Birth of an Icon

Audrey Hepburn was captivating Hollywood, Sylvia Earle obtained her Master of Science, Françoise Sagan was shaking up the literary landscape, Pat Smythe reigned supreme in equestrian sport, and fashion designer Adèle Simpson had New-York clamouring for her latest creations.

Women were changing. No less ladylike than their mothers, they were enjoying new, active lifestyles. Hans Wilsdorf, the founder of Rolex, understood this: the modern woman wanted to manage her time to control her destiny.

"The modern woman wanted to manage her time to control her destiny. She needed as much precision as men."

Hans Wilsdorf, the founder of Rolex

Left: M279138RBR-0015 £29,900

Above: M279174-0013 £6,400







And so was born, in 1957, Rolex's classic women's watch: the Lady-Datejust. A watch of smaller proportions built on unwavering standards of excellence. A watch for women that was every bit as reliable as a man's. With this innovation, the brand had broken new technical ground in terms of the case size, while also obtaining COSC chronometric certification for this small model.

The Lady-Datejust was inspired by audacity. It addressed not only a technical challenge but a cultural one, too: this watch would serve to further women's independence. An uncompromising creation, combining elegance and accuracy on the wrist of a modern, graceful and accomplished woman. A symbol of assertiveness expressed in exquisitely feminine form.

Incorporating several decades of watchmaking innovations, the Lady-Datejust has established itself as the ultimate classic women's watch: a piece of technical prowess made for women who believe in themselves.

*Left: M279381RBR-0012 £13,800*

*Above: 1957 Lady Datejust*

*Looking to Buy in Portugal? Let Lumon Light the Way.*



## SO, YOU'RE LOOKING TO BUY A PROPERTY IN PORTUGAL

From the incredibly warm climate to the stunning scenery, easy access to the beautiful ocean, and the genuinely affordable cost of living, there is much to do, see, and experience in Portugal. But of course, moving abroad means making an overseas payment and you'll want it to be quick, effortless and simple!

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# PORTO

‘Passionate Porto’

Where the old and the new  
exist in perfect harmony.



**P**orto is a small, vibrant city renowned for its stately bridges and for being producers of the fine port wine that made the city famous three centuries ago. The city is neatly divided by the Douro River and is one of the oldest European centres.

## WORLD HERITAGE SITE

The core of the city was proclaimed a World Heritage Site by UNESCO in 1996. World Heritage Sites are designated by UNESCO for having cultural, historical, scientific or another form of significance. The sites are judged to contain "cultural and natural heritage around the world considered to be of outstanding value to humanity". Porto certainly qualifies for that!

The nominated area is enclosed within the 14th-Century Fernandine city walls. It is chock-full with churches, monasteries, public buildings, a bishops palace and the cathedral. All buildings were erected between the 13th and 19th Centuries, based on a medieval town plan and using totally different building styles.

Porto is also linked to the development of Portuguese

shipbuilding and the conquests of Prince Henry the Navigator.

## THE DOURO RIVER

The Douro Valley could as easily be called the enchanted valley, such is the beauty and magic that its landscapes offer.

Departing from Porto, where the river flows into the sea and where the Douro wines (table wines and Port wine) are produced on its hillsides, there are various ways to get to know this cultural landscape; by road, by train, on a cruise boat and even by helicopter. None will leave you indifferent.

Following a route between the viewpoints that offer the best vistas, you need to cross the river from north to south and back again. But along the way you can admire breathtaking landscapes over the river and visit vineyards, towns and villages until you reach Miranda do Douro, the point at which the river enters Portugal.

Gaia on the south bank has the best views, looking across to the port warehouses of Downtown and the colourful







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townhouses. But residents reliant on their cars often prefer the north bank to avoid the inevitable queues on the picturesque bridges.

Wealthy locals live west of the centre in Foz, where the Douro meets the Atlantic Sea, conveniently close to international schools.

### **TOURISM**

And now, knowledgeable investors have seen the charms of Porto, with tourism growing, thus creating a thriving property market. Prices started rising in 2013, increasing by around 35% to date and by 13% in 2018 alone, however on average they are still 50% lower than Lisbon.

### **DOWNTOWN PORTO**

Downtown Porto has everything you need – shops, hip bars, cool pavement restaurants, five-star hotels and nightlife and there has been a boom in the number of tech company start-ups. Close to Porto are the small beaches of the Foz district, while the largest sandy beach is the Praia de Matosinhos.

In terms of gastronomy, this area is a good option. Ribeira also teems with restaurants and café terraces, as does Foz, which also has beautiful views over the sea. Portugal's cuisine is always a winner with tourists, but this is even more true in Porto and Northern Portugal. You can be sure of a good meal, accompanied by fine wines from the Douro or the fresh Vinho Verde typical of the region, in any

restaurant, from the finest to the most popular.

### **GOLDEN VISA, INVESTMENTS AND FUTURE TRENDS**

Investors looking for solid rental returns or the amended Golden Visa scheme are now considering the desirability of Porto, especially as Porto airport is small and calm and access to the city is very easy.

The city is seeing increased international investment, with over 50% coming from foreign direct investments. This is fueling growth and rehabilitation throughout the city and region.

With tech companies setting up their bases here, over 200,000 students and millions of tourists a year, the residential and commercial housing market has never been stronger.

Property prices continue to rise as key city neighbourhoods like Baixa, Cedofeita and Bomfim are getting completely rebuilt. Restoration of the iconic Bolhão Market epitomises the beautiful renaissance this city is undergoing - making Porto the city of the 21st century.

### **THE PERFECT COMBINATION**

Porto is the perfect combination of value and vivacity especially as it recently ranked 1st as the best small city to live in the world (Monocle 2021) and 3rd as the happiest city for ex-pats worldwide.





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## Exclusive Sea Front Villa

### Guide Price €5,400,000

At the edge of the World sits this exclusive & exquisite sea front villa and when it comes to views, it doesn't get any better than this.

This four bedroom property combines practicality and modernity in every way and makes for a fantastic family home and architectural showpiece.

Every room boasts a sea view be it the master bedroom or the laundry room, there are no exceptions.

---

Location: Albufeira, Algarve  
Bedrooms: 4  
Bathrooms: 6  
Plot: 2,680m<sup>2</sup>  
Reference: PP6963

Office: 308 800 878



[www.PortugalProperty.com](http://www.PortugalProperty.com)





## A Frontline Piece of Paradise in The Algarve

**Guide Price €1,500,000**

This Villa is in a spectacular location for magical frontline beach living on the beautiful Island of Armona. While offering a feeling of sheer tranquility and privacy, the modern architecture blends perfectly into the natural surroundings and has been designed with sustainability in mind. Offering three bedrooms with two on the ground floor and one on the top floor with astonishing views. A large open-plan living room kitchen area from which to further admire the astonishing surroundings.



---

Location: Armona Island, Algarve  
Bedrooms: 3  
Bathrooms: 1  
Plot: 9,023m<sup>2</sup>  
Reference: PP6780

Office: 308 800 878



[www.PortugalProperty.com](http://www.PortugalProperty.com)



# MADEIRA

## 'Magical Madeira'

Winner of 'Europe's Leading Island Destination 2020' at the World Travel Awards for its outdoor adventures.



Just an hour and 45 minutes by plane from Lisbon, the Madeira archipelago is made up of four groups of islands: Madeira, Porto Santo, Desertas and Selvagens.

Of these, only the two largest, Madeira and Porto Santo are inhabited. The other two, Desertas and Selvagens, are nature reserves.

If your definition of quality of life means safety, tranquillity, natural beauty and little traffic, then Madeira could be a great option. Far from the bustle of Lisbon and Porto, the island is calm and peaceful.

Without long hours spent in traffic, work is never too far from home, leaving you with more time for family. There are regular routes to and from the capital, Funchal, but less so for the smaller cities.

Cheaper housing and food contribute to a lower cost of living than on the mainland, especially when compared to cities like Lisbon and Porto. VAT is slightly lower than on the mainland (22%, 12% and 5% are the normal, intermediate

and reduced levels, respectively, compared to 23%, 13% and 6% on the mainland) and the absence of tolls and shorter commutes help keep monthly expenses down as well. This is one of the main attractions for people looking to move to Madeira.

### THE COSMOPOLITAN CITY OF FUNCHAL

Funchal is a cosmopolitan city and with the boom in tourism over the past years it has become increasingly developed. This is reflected in the shopping scene, with a growing supply of varied products. Gone are the days when shopping on the Island was considered difficult. The island of Madeira is characterised by an amazingly mild climate, all year round, ranging between 25° centigrade in the summer and 17° centigrade in the winter and with very moderate humidity. There are also several different microclimates so that in the space of just a few kilometres you can find a lot of variety.

Funchal is the main area for locals, where most of the services can be found. Calheta is a high demand area due to the sunny weather, beaches and the marina.



## PEACEFUL ACTIVITIES

The south of the island is sunnier, and the north is wetter. If you feel like going for a stroll, then you can count on cool temperatures to follow the "levadas" through the mountains and trails that are nestled into the heart of the Laurissilva forest, classified as Natural World Heritage by UNESCO. This forest, known for its beauty and diversity, has been considered one of the Seven Natural Wonders of Portugal. But if you'd rather go sailing, the sun and warm waters are just begging for a dive.

If you prefer more peaceful activities, then golf, trekking or hikes are excellent alternatives to get to know the natural characteristics of this evergreen archipelago up close.

## ADRENALIN JUNKIES

If you are into more radical activities, then you can paraglide or hang glide over the island, or discover the mountains by canyoning, climbing up to the higher peaks, going on a four-wheel-drive adventure, getting your adrenalin fix from a jet-ski or enjoying the feeling of freedom that comes from kitesurfing.

Water temperatures range between 19' and 24' C, making for fantastic conditions for snorkelling, diving, sailing, surfing, windsurfing and fishing, all year round. You can also catch some of the best waves in Europe off the beaches of Jardim do Mar, Fajã da Areia (São Vicente) or Porto da Cruz, or just set out on a boat ride along the coast, from where you can observe dolphins, whales and monk seals that cross the Madeira seas.

In terms of healthcare, residents of Madeira and Porto Santo have a network of 47 health centres at their disposal,

as well as several public hospitals and private clinics. Here, too, the tendency is towards increasing modernisation.

## GOLDEN VISA, INVESTMENTS AND FUTURE TRENDS

Since January 2022, Madeira qualifies as a Golden Visa programme region.

The price of property per square metre is now on average 1,969€ with prices having increased on average by 12.6% since February 2021. This increase was due to the constant growth in interest by foreign investors, either as their primary dwelling or as an investment, as there is a huge demand by tourists visiting the Island.

The most expensive area in Madeira is Funchal (the capital) with a price on average of 2,181€/m<sup>2</sup>, followed by Calheta with a price of 2,001€/m<sup>2</sup>.

The north coast is the area with the least demand, with the price per square metre in Santana (an area on the north) at around just 976€.

The forecast is for prices to continue to increase, particularly with the influence of the new Golden Visa regulations.

## WHAT'S TO LOVE?

Madeira is a destination rich in entertaining events with a programme full of shows, festivals and exhibitions taking place all year round. There are numerous opportunities to appreciate traditional gastronomic flavours and see Madeira partying, especially for the Carnival parades, the Flower Festival, the Atlantic Festival and above all, the end-of-year fireworks display.





“Jewellery should tell a story, there should be a tale behind each and every single piece. I like the idea that it lasts forever.”

Amber Le Bon





## KEEPING IT IN THE FAMILY

The feeling that Boodles is a family company comes through in everything that they do. If you talk to anyone who works at Boodles they'll say that being there feels like being part of a family. This isn't some heavily drilled corporate mantra: it comes from working in an environment where Nicholas, Michael, Jody and James understand that nothing beats the personal touch.







This deeply held conviction is what inspired the idea for Boodles in their latest campaign - touching upon family, and jewellery's special place in it - with well-known family members - the iconic British supermodel Yasmin Le Bon and her eldest daughter Amber, a DJ and model in her own right.

In these past few arduous years, living through a pandemic; family have proved to be more important than ever, and Yasmin and Amber tell their story perfectly.

Amber says, "Jewellery should tell a story, there should be a tale behind each and every single piece. I like the idea that it lasts forever, and it is so lovely to think of my jewellery as an heirloom that will be passed down from generation to generation, in a way, just like Boodles as a company has been passed down the family from the very birth of it in 1798."

Conveyed through the campaign is a strong sense of the importance of jewellery in creating memories, and telling stories. Yasmin expresses that "jewellery needs to be worn, it needs to have a life, you need to give it a tale to tell", and Amber agrees that "memories and jewellery go hand in hand together."

This year we have some exciting new extensions to some of our most loved collections such as Raindance and Secret Garden. All of course using SMO gold so our customers can wear their jewellery with pride knowing that the metal is one hundred percent traceable and ethically sourced.

[www.boodles.com](http://www.boodles.com)



## Stunning Villa In Restelo

### Guide Price €4,950,000

The view of Restelo is magnificent, covering the south bank of the Tejo, with the Cristo-Rei, the 25 de Abril Bridge, the sea of straw and the mouth of the river. Today, Restelo, formerly called Encosta da Ajuda, is one of the pleasant and calm districts of Lisbon. It is a truly passionate part of the city where the Tejo River meets the Atlantic Ocean. It is a little corner of Lisbon where you can breathe the pure air of the abundant vegetation, where you can dazzle and dream of the huge and exquisite houses and visit buildings of great historical importance.

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Location: Lisbon & Lisbon Coast  
 Bedrooms: 5  
 Bathrooms: 6  
 Plot: 6,972m<sup>2</sup>  
 Reference: PP3980

Office: 308 800 878



[www.PortugalProperty.com](http://www.PortugalProperty.com)





## Infinity Tower T1 Luxury Apartments Guide Price €420,000

The new Infinity project – a 26-storey tower – will allow you to see Lisbon as never before. Located in Campolide and with an absolutely amazing view of the green area of Monsanto Park and the Tagus River, the project offers three different housing concepts: Nature, River and City Flats. It features a diversified offer of services and infrastructures, such as for example outdoor and indoor swimming pool, health club, gym, spa, padel court, lifestyle management and concierge services.

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Location: **Lisbon & Lisbon Coast**  
Bedrooms: **1**  
Bathrooms: **1**  
Plot: **5,833m<sup>2</sup>**  
Reference: **PP5698**

Office: **308 800 878**



[www.PortugalProperty.com](http://www.PortugalProperty.com)



# WHY SELL YOUR HOME

## With Berkshire Hathaway HomeServices Portugal Property?

Berkshire Hathaway HomeServices Portugal Property is the largest real estate agency in Portugal. We are independently owned and operated and as part of the Berkshire Hathaway HomeServices network, we have the opportunity to attract more buyers and sellers globally.

**T**hrough its franchisees, Berkshire Hathaway HomeServices has a network of 50,000 agents and 1,500 offices, which means that we have greater access to state of the art technology including marketing and social media support and international listing syndication.

This may be your first time selling in Portugal, so let us explain the process and our role. Here we outline what is typically involved, although, of course, the team here at Berkshire Hathaway HomeServices Portugal Property will be with you every step of the way.

### INITIAL CONSULTATION

We will offer an initial no-obligation consultation with one of our Property Promotion Consultants where you will clarify your needs and expectations.

We will then:

- Carry out a market evaluation
- Share comparable prices and the latest market insight data
- Recommend simple property enhancements
- Design and implement the best-selling strategy
- Schedule marketing activities throughout our network
- Ensure professional photographs are taken (or video depending on your property value)
- Produce floor plans and work with you to create the best description of your home
- Recommend displaying a 'For Sale' board
- Show the property to prospective, pre-qualified buyers including virtual viewings
- Communicate marketing activities and feedback on viewings
- Optimise marketing and pricing as necessary

Wherever your dream home,  
we'll help you find it.





## THE OFFER

When a buyer is found we will:

- Receive and review the offer from the buyer
- Discuss and clarify the proposed terms and conditions
- Negotiate; consider counter offers
- Reach final agreement
- Draw up an offer and reservation form signed by both parties
- Obtain a deposit of at least €6,000

## THE CLOSING PROCESS

The sale of a property in Portugal is normally done in 3 stages - Reservation, Promissory and Final Deed. On average this can take between 1 and 3 months in total.

We will:

- Liaise with lawyers on both sides to ensure the sale is moving along in a timely fashion

- Ensure all parties are kept abreast of progress
- Push for best % deposit at the promissory stage of sale
- Get the promissory contract signed (usually within 2 - 4 weeks of the initial reservation after due diligence)
- Draw up the furniture/contents inventory (if necessary)
- Initiate the balance of funds from the buyer
- Oversee the contract signing 'final deed'
- Ensure the remainder of the funds are paid in full and all documents changed into the new buyer's name

## AFTER THE SALE (IF REQUIRED)

- Help you find your next home
- Assist you with relocation

To find out more, email us: [info@portugalproperty.com](mailto:info@portugalproperty.com) or call us on +351 308 800 878 or 0800 014 8201 free from the UK.



**NOW,  
MORE  
THAN  
EVER...**

**NOW, MORE THAN EVER . . .**  
YOU NEED TO KNOW  
THE DIFFERENCE BETWEEN  
JUST SELLING A HOME  
AND PROFESSIONALLY  
MARKETING HOME.

  
**BERKSHIRE  
HATHAWAY**  
HomeServices  
Portugal Property

# How much capital gains tax will you pay in Portugal?

By Gavin Scott, Senior Partner, Blevins Franks

[www.blevinsfranks.com](http://www.blevinsfranks.com)

If you are resident in Portugal, you will be liable for Portuguese capital gains tax when you sell a property or capital investments. This applies to worldwide assets. Non-residents are liable on assets located in Portugal.

Like many countries, Portugal imposes a capital gains tax on the sale of assets. It only applies to gains made on real estate and investments; personal items are not taxable and inheritances are only subject to a limited form of stamp duty.

Your exposure to Portuguese capital gains tax will depend on whether you are resident, how you own the asset and, with property, whether it is your main home.

## Capital gains tax for Portuguese residents

Residents in Portugal are liable to tax on gains made on worldwide property and investments acquired from 1 January 1989 onwards.

- Real estate gains are added to your other income for the year and taxed at the income tax scale rates, currently ranging from 14.5% to 48%.
- Shares, securities and bonds are taxed at a flat 28% rate (assets deemed to be from a 'tax haven' – including Gibraltar and Guernsey – are taxable at 35%).

The rules are actually quite generous for residents. For example, only 50% of the gain on the sale of real estate is liable to tax and you can receive inflation relief after two years of ownership. There are also exemptions available. There is no capital gains tax on the disposal of gold, other precious metals or on the disposal of cryptocurrencies such as bitcoins. This could be challenged if there are a series of transactions that suggest that the seller is actually trading.

## Main home exemptions for residents

If you reinvest the proceeds into another main home in Portugal – or anywhere in the EU/EEA that has a tax treaty with Portugal – you will not attract capital gains tax. To

qualify, you must do this within 36 months after the sale (or 24 months before) and also live in the property within six months of the three-year deadline.

Unfortunately, this exemption no longer applies to UK properties, so British expatriates selling their Portuguese home to return to the UK no longer benefit.

An additional capital gains tax relief was introduced in 2019 that can particularly benefit retirees. If you are either retired or aged over 65, gains are now exempt if you reinvest proceeds from your main home in an eligible insurance contract or pension fund within six months of sale.

## Rules for non-habitual residents (NHR)

Those with NHR status avoid liability for capital gains tax on certain worldwide gains, depending on which country has the taxing rights under the terms of the double tax treaty.

Where the gain is taxable in the source country – such as with UK real estate – there is no liability in Portugal for non-habitual residents. Gains are 'exempt with progression', however, so are still added to your annual taxable income to calculate your effective Portuguese tax rate. So, although not directly taxable, the gain could increase your overall tax bill.

Conversely, UK shares are taxable in the country of residence, so this gain is subject to Portuguese taxation under NHR.

## Capital gains tax for non-residents

Until now, non-Portuguese residents have been subject to a flat 28% tax rate on the full gain made from the sale of a property, shares, securities or bonds in Portugal, with EU residents having the option of being taxed as a Portuguese resident instead.

However, in 2021 the European Court of Justice ruled that this was discriminatory under EU law. We understand that





Portugal will therefore potentially change its tax law accordingly later this year, and that in the meantime Portuguese tax authorities are already applying the resident laws to non-residents in practice.

If you own Portuguese property through a non-resident corporate structure – such as a company or trust – the gains are now also taxable in Portugal. Since January 2018, where 50% or more of a non-resident company's value comprises of Portuguese real estate, the gain on the transfer of shares attracts 25% corporation tax (35% if from a blacklisted jurisdiction).

This only applies where the double tax treaty between Portugal and the company's country of incorporation gives Portugal taxation rights, for example, US-owned companies. For those who are not affected, such as companies based in the UK or Luxembourg, corporation tax is instead payable in those countries.

#### **Liability for UK capital gains tax**

Some gains from Portuguese assets are also taxable in the UK for UK residents.

Even Portuguese residents with UK property are now subject to UK taxes on capital gains, regardless of how it is owned. Liability for residential property has been in place for non-

UK residents since April 2015 but, from 6 April 2019, it also applies to UK land or commercial property.

Where tax is paid twice, the UK/Portugal double tax treaty ensures a credit can be given, although you will pay whichever amount is larger.

#### **Reducing your capital gains tax exposure**

With careful planning, it is possible to significantly reduce your tax liability. For example, certain types of life insurance policies can offer significant tax benefits in Portugal, so speak to a specialist wealth manager about which ones may help you and how.

An adviser with cross-border experience can help you find tax-efficient, compliant ways of managing your assets so that you do not pay more tax than you need to, in Portugal or the UK.

*Tax rates, scope and reliefs may change. Any statements concerning taxation are based upon our understanding of current taxation laws and practices which are subject to change. Tax information has been summarised; individual should seek personalised advice.*

**Keep up to date on the financial issues that may affect you on the Blevins Franks news page at [www.blevinsfranks.com](http://www.blevinsfranks.com)**

# THE BUYING PROCESS

With Berkshire  
Hathaway  
HomeServices  
Portugal Property

So you've found your perfect Portugal property, you have finances in place, what steps do you need to go through to secure your new home?



BERKSHIRE HATHAWAY  
HomeServices

## 2022 REAL ESTATE REPORT



### Markets Prepare For Busy —Though Steady-Paced—Year

**T**he buying and selling process in Portugal is uncomplicated and can be completed relatively quickly if the property documents are in order. For a private transfer of ownership, the process usually takes between 4 and 6 weeks.

Before any purchase, due diligence is performed by the buyer's lawyer and involves checking that all the property paperwork is in order and ensuring that there are no charges or encumbrances on the property. Additionally, if a survey is performed and a problem with planning arises, your lawyer will assess the situation and make his recommendations. The buying procedure is normally done in 3 stages - **Reservation, Promissory and Final Deed.**

**RESERVATION** – once you have agreed on a price that the vendor and buyer are happy with, both parties will appoint a local lawyer and be asked to put down a reservation fee of between €6,000 - €10,000. This is fully refundable and stays in your lawyer's account, not with the vendor. The reservation shows the vendor that you are serious about the purchase and they will normally agree to remove the property from the market for 2-4 weeks so that the lawyers can carry out legal checks on the property - documentation etc...

The vendor's lawyer will then forward all of the property documentation to the buyer's lawyer, who will then perform due diligence and prepare the contract. The agent will also

prepare an inventory list if any furniture is to be included, which is sent to the lawyers and attached to the contract.

**PROMISSORY CONTRACT** – Once the due diligence on the property has been completed by the buyer's lawyer the promissory contract (Contrato Promessa de Compra e Venda) is prepared. This is the second stage and the first legal contract signing for the vendor and buyer. At this point, the purchase/sale is legally binding for both parties. Under Portuguese law, should the buyer withdraw from the purchase they lose their entire deposit. If the vendor pulls out, then the vendor has to pay double the amount of the deposit to the buyer.

A 10% - 30% deposit is normally made, inclusive of the reservation fee already paid. This is usually carried out within 2-4 weeks of reservation.

**FINAL DEED** – The final deed (Escritura) is the last stage of contract signing and is the transfer of ownership to the buyer, which is signed at the notary's office.

The remainder of the funds are paid in full and the buyer's lawyer will register the new owner in the Land Registry (Registo Predial), utility bills are also changed into the new owner's name. The final deed date is typically confirmed at the reservation or promissory stage.

If the buyer or seller cannot be present, then they can give power of attorney to their legal representative.

### THE BUYING COSTS

Associated with every property purchase in Portugal are buying costs. They vary based on the price of the property and sometimes the type of development. We provide below an outline of these costs and what they cover.

Off-plan property: When you purchase an off-plan property in Portugal, one of the benefits is that only a small proportion of the buying costs are payable at the start. This is to cover the cost of the lawyers completing their preliminary checks. The rest of the buying costs are deferred until the Deed.

### TRANSFER TAX (IMT) AND STAMP DUTY:

These are the taxes charged by the Portuguese Government and apply to all property transactions.

### LAWYERS' FEES:

A lawyer can take care of all the legal issues involved in purchasing a property in Portugal. They will look after your interests at all stages of the transaction, making sure that all

licenses are in place, that the contracts are in order ready for signing and they will clarify any legal questions that you may have.

### NOTARY FEES:

The Notary is the official department from the government that will give you the officially certified documents that prove your ownership of the property.

### MORTGAGE STAMP DUTY:

This is an additional tax based on the amount of mortgage that you may take.

### REGISTRATION FEES:

The land registry will record you as the legal owner of the property and provide the lawyers with official confirmation.

### TRANSACTION COSTS BREAKDOWN:

Legal fees – between 1% and 2%

Notary and registration fees – between 1% and 2% (depending on what the notary charges)

Municipal tax – between 0% and 6% (depending on the value of the property)

Stamp duty – 0.8%

The property agents' fees are paid by the seller.

**Total buying costs – between 2.80% - 10.80%**

We recommend you budget 10% of the purchase price although it is often considerably less than this. When you reserve a property in Portugal you are given an exact breakdown of the costs involved so you can plan ahead. Obviously, we are with you every step of the way!









## HEAVEN SCENT

Known for creating some of the world's most-loved fragrances, Jo Malone CBE marks 10 years since launching her debut scent for Jo Loves - Pomelo.



Jo Malone CBE has been described as an 'English scent maverick' and the woman responsible for creating some of the world's most loved fragrances. Jo gained global cult status with the launch of her eponymous brand, Jo Malone London. In 1999, Jo sold the business to Estée Lauder Companies and remained Creative Director until she left in 2006.

Jo's passion for fragrance never subsided and in 2011 she was ready to once again take the world by storm with her new brand, Jo Loves, an innovative scent, bath, body and candle collection inspired by the

memories and moments in life that she loves.

Jo Loves bottles Jo's undeniable desire to create beautiful and unexpected fragrances, pioneering new products and entertaining experiences. Jo's creative seal of integrity, symbolised by the red dot, is stamped across everything that bears the Jo Loves name.

Sharing her new fragrance brand, Jo Loves with the world, Jo Malone CBE launched Pomelo in 2011, bottling Jo's undeniable desire to create beautiful and unexpected scents, whilst pioneering new products and entertaining experiences.



Evoking wonderful memories of a walk along a white sandy beach in Parrot Cay in the Turks and Caicos amongst sand dollars, against the clear blue sky, the Jo Loves signature fragrance Pomelo was born, encapsulating notes of pink pomelo, vetiver and suede.

Ten years on, Pomelo has become the brand's bestselling fragrance and a fragrance industry classic. Since the launch of the fragrance and iconic candle, the scent has been extended to include Bath & Body Ancillaries and the innovative Pomelo Hand Sanitiser

& Lotion Duo. To celebrate 10 years since the launch of Pomelo, inspired by the hand painted glass jars her father gave her as a child, Jo has worked with artist, Sophie Humphrey of @SophieAmeliaCreates to craft hand painted limited edition Pomelo Fragrance bottles. Each one of a kind bottle is beautifully hand painted with a floral design, which brings to life the fragrance inside.

"As a little girl, I used to watch my father as he hand-painted glass bottles.





“Each one of a kind bottle is beautifully hand painted with a floral design, which brings to life the fragrance inside.”

They were just beautiful. To celebrate 10 years of Pomelo and new beginnings, I asked the incredibly talented Sophie Humphrey to hand paint the story of Pomelo onto the glass bottles, just as my father had done many years ago. From sand dollars, to slices of Pomelo and beach grass, it tells us the story and reminds me of great adventures, trusting creativity and never giving up on my dream.

Happy Birthday Pomelo.” Jo Malone – CBE.

Jo's autobiography 'My Story' tells her remarkable full-life story – from modest beginnings struggling with dyslexia and leaving school without qualifications, to turning her fortunes around to become one of the world's most successful businesswomen.

[www.joloves.com](http://www.joloves.com)





## Portuguese Modern Style Country Villa

**Guide Price €1,200,000**

Here we are proud to present this luxury house in the District of Aveiro, Albergaria-a-Velha Council Alquerubim is a parish composed of five dispersed places in a radius of 8 km (Fountains, Ameal, Calvães, Pausas and Pinheiro). The house is located at the top of the hill over the Vouga Valley in Calvães.

The population of the parish is about 2,200 inhabitants distributed over those five places.

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Location: Aveiro, Silver Coast  
Bedrooms: 5  
Bathrooms: 5  
Plot: 3,100 m<sup>2</sup>  
Reference: PP4253

Office: 308 800 878



[www.PortugalProperty.com](http://www.PortugalProperty.com)



## A Palace with Heritage of Unparalleled Value

**Guide Price €6,000,000**

The whole main building is a testimony to the various renovations that exalted the space with objects of art and decoration. Each architectural aspect and each piece tells a part of the history of this place and each of its occupants. In the interior, on the north side, stands the atrium that opens to the great hall. In the atrium, the pavement consists of edged neo-Mudéjar style tiles, the walls are covered with tapestries and the coffered ceiling decorated with painted swans. On one of its walls remains a canvas with the arms of the family.

---

Location: **Lisbon & Lisbon Coast**  
Bedrooms: **17**  
Bathrooms: **10**  
Plot: **600,000m<sup>2</sup>**  
Reference: **PP5189**

Office: **308 800 878**



[www.PortugalProperty.com](http://www.PortugalProperty.com)



# PORTUGAL SAFETY

## Why buy in Portugal?

Portugal's position as the 4th most peaceful country in the world makes it an exceptional location for anyone looking to make a safe investment.



**P**ortugal is packed with reasons for investing in property. Its alluring weather with 300+ days of sunshine a year, golden sandy beaches, lush green varied landscape and iconic cities means it's bursting with versatility – there's something for everyone in Portugal. Not to mention the Portuguese people – they are a nation renowned for their friendliness and hospitality.

### PEACEFUL PORTUGAL

The 15th Global Peace Index report (GPI) presents the most comprehensive, data-driven analysis on trends in peace, its economic value and how to develop peaceful societies. It measures the peacefulness of 163 countries and territories, covering 99.7 per cent of the world's population.

There are 23 qualitative and quantitative indicators from highly respected sources and the indicators are grouped into three key domains: ongoing conflict, safety and security and militarisation.

Iceland remains the most peaceful country in the world, a position it has held since 2008. It is joined at the top of the index by New Zealand, Denmark, Portugal and Slovenia. Afghanistan is the least peaceful country in the world for the fourth consecutive year, followed by Yemen, Syria, South Sudan and Iraq.

This year's results show that the average level of global peacefulness deteriorated by 0.07 per cent whilst the full

impact of the COVID-19 pandemic on peacefulness is still unfolding.

"Portugal being considered one of the safest countries in the world is an asset to the quality of life of the Portuguese," says the Minister of Internal Administration, Eduardo Cabrita. He recalls all the work done in recent years, remembering that in 2014 the country occupied the 18th position in the ranking.

With the findings of the report placing Portugal as the 4th most peaceful country in the world, it is clear that Portugal has many more advantages other than its temperate climate, its gracious and friendly people and its political stability.

### CLEAN & SAFE

Portugal was also the first European country to receive the "Safe Travels" stamp awarded by the World Travel & Tourism Council (WTTC) which represents the Travel & Tourism sector globally. This stamp allows travellers to recognise Portugal as having adopted standardised global health and hygiene protocols to allow visitors to experience 'Safe Travels'.

Portugal has created a "Clean & Safe" programme, a stamp of approval to distinguish tourist activities that are compliant with hygiene and cleaning requirements for the prevention and control of COVID-19 and other possible infections.

### THINKING OF RETIRING HERE?

Portugal has been ranked as the best place in Europe and fourth in the world for retirees.

The 2022 Annual Global Retirement Index from 'International Living', has once again highlighted Portugal as a top destination for people from around the world to retire.

The Retirement Index is the most comprehensive and in-depth survey of its kind. The index, which has been produced for over 30 years, is informed by hundreds of opinions and real-life, on-the-ground experiences. They rank and score each of the 25 countries in the Index across the following 10 categories:

Housing, benefits and discounts, visas and residence, fitting in/entertainment, development, climate, healthcare, governance, opportunity and finally cost of living.

Portugal ranked highly across the board, but particularly in housing, benefits and discounts, healthcare, climate and fitting in/entertainment, finishing with a total score of 83.3 out of 100.

The only countries to rank higher than Portugal were

Panama with a score of 86.1, Costa Rica with 85.1 and Mexico with 83.8. After Portugal, came Colombia ranking 5th then Ecuador, France, Malta, Spain and Uruguay. The report also highlights the high level of English spoken across the country as English is taught in schools and the fact that cinemas offer movies in original languages with Portuguese subtitles.

The index takes into account reports from foreigners living in each country and according to the respondents "a couple can live comfortably, but not lavishly, on \$2,500 per month in parts of Portugal, but if you want to live in Lisbon, Porto, Cascais or the Algarve, you should bump that number up to \$3,000 or more".

But if you're not ready to retire, you can still live the dream life in Portugal as it has also just been ranked as the best place in the world to travel and work remotely in 2022, according to a survey by travel research website, Momondo.

### BEACH LIFE

The iconic Blue Flag is one of the world's most recognised voluntary awards for beaches, marinas and sustainable boating tourism operators. To qualify for the Blue Flag, a series of stringent environmental, educational, safety and accessibility criteria must be met and maintained.

Central to the ideals of the Blue Flag programme is the aim of connecting the public with their surroundings and encouraging them to learn more about their environment. As such, environmental education activities must be offered and promoted in addition to a permanent display of information relevant to the site in terms of biodiversity, ecosystems and environmental phenomena.

All Blue Flag sites are reviewed annually and awarded the Blue Flag for the duration of an operating season, which can last up to a full year. The Blue Flag awards aim to bring positive change through excellence.

Last year, **Portugal basked in that excellence by receiving the accolade for 372 of its beaches**, which is 12 beaches more than in 2020, plus 16 marinas and 11 tourist boats – a total of 399 awarded sites.

Each beach can be searched on their interactive website [www.blueflag.global](http://www.blueflag.global)

This is a place with a wonderful work-life balance, perfectly suited to every lifestyle. Find out why Portugal should be your country of choice.



## Amazing Villa with Pool and Ocean View

**Guide Price €1,000,000**

Amazing villa located in a really good residential, calm and safe area. With great views over Funchal Bay, with clear view. It has a big pool in the property. Ideal for living or for investment for tourism.

---

Location: Funchal, Madeira  
Bedrooms: 4  
Bathrooms: 8  
Plot: 862m<sup>2</sup>  
Reference: PP6914

Office: 308 800 878



[www.PortugalProperty.com](http://www.PortugalProperty.com)





## Villa V3 in Arco da Calheta, Ilha da Madeira

**Guide Price €1,250,000**

Fantastic three bedroom villa with infinity swimming pool, gardens, elevator, incredible views over the sea and mountains. Inserted in the countryside.



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Location: Calheta, Madeira

Bedrooms: 3

Bathrooms: 3

Plot: 900m<sup>2</sup>

Reference: PP6993

Office: 308 800 878



[www.PortugalProperty.com](http://www.PortugalProperty.com)



# WHAT MAKES PORTUGAL THE PLACE TO INVEST?

With more than 300 days of sunshine a year, beautiful beaches, exceptional quality of life and a low cost of living, Portugal's thriving property market makes it an incredible investment opportunity.

## 1. MORE INVESTORS INVESTED IN PORTUGAL LAST YEAR THAN EVER BEFORE

Foreigners acquired a total of 1,761 residential properties in Lisbon alone, representing a total amount of €923.1 million.

## 2. LOW INTEREST RATES

With the interest rates so extremely low in Portugal, it makes sense to leverage using borrowed capital from the banks to increase your return on property investment. Let's look at a positive leveraging example:

Purchasing in 2022 a €1million property using 30% of your own capital which is €300,000 and leveraging the remaining 70% from the banks (interest rate 1.5%) €700,000.

House prices in Portugal rose by 4.9% in 2015, 5.7% in 2016, 7% in 2017, 9.7% in 2018, 11.7% in 2019, 6% in 2020 and 10.6% in 2021.

If property prices were to rise by 10% in 2022, that would mean your €1million property would rise to €1,100,000. So the use of credit from the banks has greatly increased one's speculative capacity. The €300,000 own capital is now €300,000 + €100,000, so in truth, your capital has not risen by 10% but it has risen by a lot more.

Leverage is a fantastic investment strategy of using borrowed money to increase the potential return of property investment, particularly when interest rates are so low and can be fixed for up to 15 years with various banks in Portugal.

## 3. STRONG RENTAL MARKET FOR BOTH LONG AND SHORT TERM

Renting a house is 8.3% more expensive in 2022 than in 2021, the rental market is extremely strong. Demand outweighs supply in the mid to high-end property market for long-term rentals.

Not only is the long-term rental market extremely strong, but in coastal regions of Portugal, one can easily achieve in the summer months in one single week what would be considered the norm per month for a long-term rental.

## 4. SAFETY OF PORTUGAL

With the instability of the world, where better to invest than the fourth safest place on the planet! Post covid, more and more people choose to work from home and working from home in the fourth safest place in the world (according to the 2021 Global Peace Index) surely solidifies Portugal as a great country to invest in real estate. Add to this the best weather in Europe and great internet connectivity... people are realising this, hence why Portugal in 2021 saw more foreign investment in real estate than any other year.

Portugal also has world-renowned logistics and infrastructure in rail, airways and sea - both for passengers and cargo.

To summarise, Portugal has become an extremely popular country to invest in. There is nothing more satisfying than investing in a market with liquidity and where prices are surging. It increases the confidence of investors and entrepreneurs, who can cash their assets quickly and profitably.

# Inspiring Life Outside.

[www.jardissimo.pt](http://www.jardissimo.pt)

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Edifício Paris, 1º Andar, Bloco 1, nº6  
EN 125, 8400-395 Lagoa



+351 282 342 069 | [info@jardissimo.pt](mailto:info@jardissimo.pt)





## Portuguese Heritage Estate by The Ave River

**Guide Price €1,800,000**

This exquisite property, located just 25 minutes north of downtown Porto, embodies the history and richness of Portuguese heritage. Originally built by a noble family, this elegant estate has been cared for and maintained generation after generation to preserve a unique piece of Portuguese identity. The manor has copious space throughout its floors and annexes, with every part of the property telling a story. The preservation of all the original features gives the estate a timeless feel. The details throughout the home speak to the legacies left behind, and yet every part fits into the 21st Century.

---

Location: Porto & The Green Coast  
Bedrooms: 10  
Bathrooms: 11  
Plot: 8,205m<sup>2</sup>  
Reference: PP4367

Office: 308 800 878



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# THE POWER OF THE BRAND

As a proud member of the **Berkshire Hathaway** family of companies, **HomeServices of America**, a Berkshire Hathaway affiliate, brings together the most talented and experienced individuals in the industry whose sole focus is to create the best possible real estate experience for you.



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PURE

# LUXURY

The elegant New Range Rover defines modern luxury, providing more refinement, customer choice and scope for personalisation than ever before.



Range Rover is the original luxury SUV and has led by example for 50 years, combining serene comfort and composure with all-conquering capability. The New Range Rover is the most desirable yet, mixing breathtaking modernity and aesthetic grace with technological sophistication and seamless connectivity

With a suite of efficient mild-hybrid and plug-in hybrid5 powertrains – and a pure-electric Range Rover set to join the line-up in 2024 – plus a choice of four, five or seven-seat interiors available across Standard and Long Wheelbase body designs, the New Range Rover is at home in any environment.

Thierry Bolloré, Chief Executive Officer, Jaguar Land Rover, said: “The New Range Rover is a superb manifestation of our vision to create the world’s most desirable luxury vehicles, for the most discerning of customers. It writes the next chapter in the unique story of pioneering innovation that has been a Range Rover hallmark for more than 50 years.”

Land Rover’s new flexible Modular Longitudinal Architecture, MLA-Flex, underpins every aspect of this luxury SUV, from its



“The New Range Rover is a superb manifestation of our vision to create the world’s most desirable luxury vehicles, for the most discerning of customers.”

Thierry Bolloré, Chief Executive Officer, Jaguar Land Rover



unmatched capability and agile handling to its peerless refinement. By combining state-of-the-art engineering techniques with new levels of virtual development and Land Rover’s punishing development programme, the New Range Rover will deliver new levels of quality.

A pair of innovative Extended Range plug-in hybrid electric vehicle (PHEV) powertrains<sup>5</sup> provide CO<sub>2</sub> emissions below 30g/km, with a pure-electric driving range of up to 100km (62 miles),<sup>1</sup> delivering an expected real-world range of up to 80km (50 miles) – enough for typical Range Rover customers to complete up to 75 per cent of trips using electric power only<sup>7</sup>.

The new luxury SUV is available in SE,

HSE and Autobiography models. A First Edition will be available throughout the first year of production, based on the Autobiography and featuring a unique specification. It is exclusively available in a Sunset Gold Satin finish, among a choice of five exterior colours. Both Standard (SWB) or Long Wheelbase (LWB) body designs are available with five seats, while the New Range Rover LWB model is available with a third row for extended comfort for up to seven adults.

The new Range Rover SV5 is an exquisite interpretation of Range Rover luxury and personalisation from the experts at Special Vehicle Operations. The SV model is available in both SWB and LWB body designs, with exclusive

features including new SV Serenity and SV Intrepid design themes and a four-seat SV Signature Suite configuration.

#### Peerless Refinement

The New Range Rover makes every journey an occasion to be remembered, combining advanced technology with modern luxury to deliver peerless refinement for every occupant, including those in the new third-row seats. By eliminating unwanted noises, vibrations and distractions – and reducing the cognitive load on the driver and passengers – occupants will arrive at their destination feeling refreshed, even after the longest journeys.





### Breath Taking Modernity

The fifth-generation luxury SUV takes Land Rover's modernist design philosophy to the next level, with a contemporary interpretation of its trademark profile to create an incredible design statement. It continues to lead, bringing breathtaking modernity, aesthetic grace and sophistication to Land Rover's latest flagship.

Prof Gerry McGovern OBE, Chief Creative Officer, Jaguar Land Rover, said: "The New Range Rover is a vehicle with a peerless character, from the impeccable restraint of its exterior to the flawless tranquil sanctuary of its cabin. Informed by creative intellect and a desire for perfection, it doesn't follow fashion or trend, but by a modernist design philosophy, combined with over 50 years of evolution, it is quite simply the most desirable Range Rover ever created."

The New Range Rover is defined by three lines that can trace their origins back through the generations; the falling roofline, strong waistline and rising sill line. These trademark features combine with a characteristically short front overhang and a distinctive new boat tail rear – complete with practical split tailgate – to create an elegant profile that conveys Range Rover's peerless presence.

The unbroken waistline showcases Land Rover's attention to detail as the rounded edge of the door meets the glass in a simple, clean finish thanks to a specially engineered hidden waist finisher. The design-enabling technology combines with flush glazing, hidden-until-lit lighting and precise detailing to create the impression that the vehicle has been milled from solid.

The sophisticated surfaces provide a clean and contemporary appearance – and contribute to a drag coefficient of 0.30, making this the most aerodynamically efficient luxury SUV in the world

The luxurious interior is underpinned by modern, intuitive and relevant technologies, designed to work harmoniously with the finest materials and wellbeing innovations to create a calm sanctuary for all occupants – turning every trip into an experience to savour.

The exterior colour palette elevates New Range Rover's elegant proportions and clean surfaces while the interior options are more sustainable, responsible and progressive than ever. Customers have a wider choice of materials and finishes, including innovative textiles and tactile Ultrafabrics™ with a continuation of Land Rover's pioneering relationship with Kvadrat™ – Europe's leading manufacturer of premium textiles. It is combined with Ultrafabrics™ to create a defining materiality option that is lighter and generates only a quarter of the CO2 of traditional leather.





### Seamless Technology

The New Range Rover maintains its rich bloodline of pioneering innovation with a suite of technologies designed to effortlessly enhance convenience, efficiency, refinement and safety. Land Rover's latest Electrical Vehicle Architecture (EVA 2.0) is the enabler-in-chief and includes Software-Over-The-Air (SOTA) updates for more than 70 electronic modules, meaning the New Range Rover will constantly evolve, improve and remain up to date as it matures.

The New Range Rover revolutionises the in-car experience with seamlessly integrated Amazon Alexa<sup>2</sup>. Using intuitive natural voice commands goes one step beyond touchscreen or button interfaces in helping reduce cognitive load, providing a sense of effortless modern luxury. In this way, Alexa capabilities allow customers to manage everything from favourite infotainment features and music track selection to navigation or phone contacts – all while keeping their hands on the wheel, and eyes on the road.

Alexa voice AI is embedded within the New Range Rover, so users experience seamless interactivity and next-level convenience. Alexa capabilities also allow customers to check the news, weather and for any scheduled meetings using simple voice commands. The system can even turn on your lights at home and connect to other Alexa-enabled devices.

Alexa works in addition to Wireless Apple CarPlay<sup>®</sup> and Wireless Android Auto<sup>™</sup> and can be initiated either by saying

“Alexa” or pressing the Alexa button on the central touchscreen<sup>9</sup>. It does not need any phone or external device to operate – only details of a customer’s Amazon account and an internet connection – while wireless charging for Qi compatible smartphones keeps devices topped up.

### New Quality Benchmark

The New Range Rover has been designed, developed and engineered in the UK and, during this process, Land Rover has filed no fewer than 125 patents covering everything from its pioneering chassis technologies to its PHEV battery. Land Rover’s engineers used motorsport-derived simulation technology to put the vehicle through its paces in the virtual world more comprehensively and intensively than ever, completing more than 140,000 hours of computational analysis prior to physical testing.

A fleet of prototypes then embarked on a punishing global test and development programme, taking in extreme temperatures ranging from the 45C heat of the desert to the -30C cold of the Arctic.

The New Range Rover will be produced exclusively at the Solihull Manufacturing Facility in the UK, using a state-of-the-art production line housed in the building used to produce early Series Land Rovers. The historic building is the spiritual home of Land Rover and its reimagining as a new, ultra-modern centre for Range Rover production showcases the way the company protects its heritage.



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Algarve



# THE ALGARVE

## 'The soul of Portugal'

The sunny Algarve has long been a favourite with tourists and investors alike from across the globe. But why is Algarve property such a good investment?



The Algarve is probably the most well-known region in Portugal. There are many good reasons that the incredible southern coastline of Portugal attracts millions of visitors and investors each year: the fantastic climate, the good food, the stunning beaches and warm, clear water, just to name a few.

### REGIONS OF THE ALGARVE

The Algarve is split into 16 different concelhos (municipalities) which span the whole of the southern coast of the country. They are: Albufeira, Alcoutim, Aljezur, Castro Marim, Faro, Lagoa, Lagos, Loulé, Monchique, Olhão, Portimão, São Brás de Alportel, Silves, Tavira, Vila do Bispo and Vila Real de Santo António.

### THE CLIMATE

One of the main attractions of the Algarve is its incredible climate - the region gets on average over 300 days of sunshine per year! It benefits from hot summers and mild winters, with daily average highs of 33°C in July and an average temperature of 12°C in January, the coldest month of the year.

### BEACHES, FLORA AND FAUNA

Golden sandy beaches as far as the eye can see! The Algarve has a great selection of different beaches to choose from, from the picturesque Benagil caves to the otherworldly rock formations of Ponta de Piedade. The coastline along the southern coast of Portugal is typically characterised by dramatic limestone rock formations, dotted with arches and caves and surrounded by clear turquoise water.

Far from the wide beaches and steep cliffs, bright greens mixed with shades of brown in the vast plains of the Barrocal region invites anyone to experience a different Algarve, one that is covered with orange trees and orchards of fig, carob and almond trees. There are nature trails to follow, miles and miles of landscape with special geological features are here to be enjoyed in the tranquillity of the mountains.

### CULTURE

The Algarve has a vibrant cultural scene throughout the year, with many historical, musical and food festivals taking place. One of the highlights is the carnival in Loulé, which



involves ostentatious costumes and floats as well as lots of samba music. The carnival takes place usually each February and has done so for over 100 years, making it the oldest in Portugal. There are also medieval festivals every year in Silves and Albufeira and numerous internationally renowned music festivals in the summer.

### THE ALGARVE IN 2022 AND BEYOND

With the pandemic still firmly in the news, it seems it is something we all have to learn to live with. But it has left many people looking to move out of crowded cities for more space in lower-density areas. That coupled with the new "nomad" era, people find themselves with opportunities to search for pastures new. Where better than the beautiful Algarve, with wall to wall sunshine and a safe environment, is it any wonder we saw a huge rise in sales in Q3 and Q4 and demand outstripping supply.

In 2021 some 200,000 properties were sold across Portugal, that's a 16% increase from 2020 which was already up 10% on the year previous year, 2019.

And 2021 saw nearly a 10% increase in house prices across the Algarve with resort sales up by 30% mainly down to the end of the traditional Golden Visa and resorts having a further 12 months to complete giving people the flexibility and peace of mind.

The year-end showed an average house price increase of 12.1% across the country with bright expectations for the new year and buyer confidence at an all-time high.

### NUMBER CRUNCHING

Data released by the National Statistics Institute shows that, during the third quarter of 2021, the average price of

homes sold in the region was above the national average at €2,057 per square metre and with a growth of 13.9% compared to the same period last year.

In the district of Faro, the Algarve's capital, the most expensive municipality in which to buy a home was Loulé at €2,498 per m<sup>2</sup>, followed by Albufeira at €2,138, Lagos at €2,109, Tavira at €2,038 and Aljezur at €1,906.

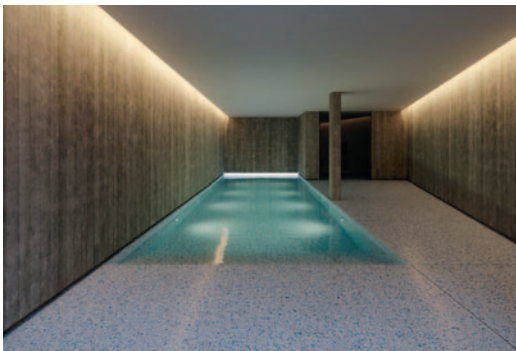
The most popular areas to buy real estate tend to be close to the coast – and this, therefore, makes prices more expensive, but recent data also shows that there has been significant demand for properties in inland areas of Portugal, perhaps due to changes in the Golden Visa regime.

2022 started with pandemic infections slowing and restrictions lifting. This fuelled interest and investment and house prices rose with a new acceleration seeing a price increase of 1.9% in January alone compared to December and 13.8% compared to the same month last year. (source: Residential Price Index from Confidencial Imobiliário).

For 2022, the consultants forecast a return to pre-pandemic levels across several property sectors. In the meantime, the top performers in 2021 – housing, industry and logistics and alternative-use real estate – are expected to continue to record unprecedented performances as market confidence rises post-pandemic.

The number of homes sold in Portugal is expected to increase by 10% in 2022, according to forecasts by consultancy firm CBRE. Whilst a report by Idealista says "resilience" was the watchword in the real estate sector in Portugal in 2021 and this is set to continue into 2022.





## New Luxury Development with River Views

**Guide Price €620,000**

We are very proud to present this new development in Vila Nova da Gaia, which provides excellent living, and spectacular river views. This new development will renovate a building that is part of the UNESCO World Heritage collection and create a brand-new property that will provide its residents with the best views of the city. There are 21 two-bedroom apartments, eight one-bedroom apartments and just one four-bedroom apartment available in this development. This is a great benefit for anyone ready to invest in this project, but only for a limited time.

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Location: Porto & The Green Coast  
Bedrooms: 2  
Bathrooms: 2  
Plot: 6,139m<sup>2</sup>  
Reference: PP4376

Office: 308 800 878



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## Located close to Parque Juarez Guide Price \$4,700,000

The house features mostly French doors all newly remodeled with high quality wood (rosa morada oak) frames and double pane windows featuring climate, dust and noise control of the highest standards. The ground floor at the main house of this outstanding property consists of a living room with a fireplace, a perfectly equipped kitchen, an elegant dining room, a spacious roofed terrace, and an ample bedroom with a full bathroom. The staircase leads to two spacious and luxurious bedrooms with en-suite bathrooms. Also on the second level is a tasteful studio/library with glass doors that open up to a wonderful terrace with lounge chairs, a small dining table and a bar.



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Company: Berkshire Hathaway  
HomeServices  
Location: San Miguel, Mexico  
Bedrooms: 4  
Bathrooms: 3.5  
Plot: 4,386 m<sup>2</sup>  
Office: 308 800 878



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# NEW YORK CITY CHIC...

Ladies shoes and bags via Givenchy, Yves Saint Laurent,  
Mulberry, Cartier, Christian Dior, Tod's and Fendi.

Photography © Edwin Ho







Left: Givenchy  
[www.givenchy.com](http://www.givenchy.com)

Middle & Right: Yves Saint Laurent  
[www.ysl.com](http://www.ysl.com)

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Mulberry  
[www.mulberry.com](http://www.mulberry.com)

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Left & Right: Cartier  
[www.cartier.com](http://www.cartier.com)

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DIOR



# GOLDEN VISA

## in Portugal

Since October 2012, foreign citizens wishing to enter and reside in Portugal have been able to do so under a Golden Visa/Golden Residence Permit rule.



**A** Golden Visa is a fast track for foreign investors from non-EU countries to obtain a fully valid residency permit in Portugal ("Golden Visa").

Since then more than 10,000 applicants have received their Golden Visas, generating over EUR 6 billion for the government.

### 10 YEARS OF SUCCESS

In January 2022, after nearly 10 years of a successful programme, the government, led by political pressure, decided to increase the minimum threshold of certain eligible investment activities and limit the areas where real estate investment can be executed.

The minimum investment amount for real estate will not change - €350,000 for a rehabilitation project and €500,000 for any other property. This price is reduced by 20% if the property is located in an area of low population density.

Residential property in urban areas such as Lisbon, Porto

and the Algarve will no longer qualify although there are some exceptions. Investors can buy residential and commercial real estate anywhere in Portugal's autonomous islands of Madeira and the Azores, worth at least €500,000 or €350,000 if investing in a rehabilitation project.

### COMMERCIAL REAL ESTATE

Investors can also purchase commercial real estate intended for services, commerce, tourism, aparthotels etc anywhere in the country worth at least €500,000 or €350,000 if investing in a commercial rehabilitation project and if the commercial property is located in a designated low-density area, then a 20% discount applies.

### REAL ESTATE INVESTMENT FUNDS

Real estate investment funds are an alternative to the real estate sector, given that this type of investment allows foreign investors to remain eligible to obtain the Golden Visa, as a way of continuing to invest in assets located on the coastline and metropolitan areas of Portugal, without resorting to direct investment in residential real estate assets.



The Portuguese government has explained that these changes are necessary to evenly spread foreign investment to other parts of the country. With the Lisbon and Porto real estate market thriving, the government is now focused on relieving pressure from metropolitan locations and encouraging foreign investment into other areas of Portugal.

#### **GOLDEN VISA STILL A VERY APPEALING REGIME**

The Golden Visa continues to be a very appealing regime, renowned as being one of the most popular in the world, it allows investors to live, work and study freely throughout the Schengen area and after five years they can apply for a Portuguese passport. For high net worth individuals, this is a gateway to freedom. It's not about relocating – but about creating future opportunities for family, either for an improved quality of life, access to better education, or a safe haven from political instability.

Investors can also add family members to their applications as dependents and there is no need for full relocation, as long as they comply with the minimum stay requirements of

just seven days in the first year and fourteen days in each subsequent period of two years.

#### **BHHS PORTUGAL PROPERTY – GV EXPERTS**

Our expertise in the marketplace allows us to provide a complete service – with a network of lawyers, banks, rental companies and tax advisors – we will assist you with the application professionally from start to finish.

Property is still the investment of choice for the majority of investors. Here at Berkshire Hathaway HomeServices Portugal Property, we have overseen a very large proportion of these visas, helping our clients gain Golden Visas every day of the year, which we are very proud of. We are Portugal's leading Golden Visa real estate agency.

Our team will happily guide any client through the buying process and lead them towards getting a Portuguese residency.

# LISBON

## Lively Lisbon

The city of the seven hills.



**L**isbon, in Portuguese Lisboa – a city, a port, the capital of Portugal and the centre of the Lisbon metropolitan area. Located on the Tejo River, it is the westernmost capital city in continental Europe and serves as the country's chief port, largest city and commercial, political and tourist centre. Lisbon owes its historical prominence to its natural harbour, one of the most beautiful in the world, from where the vessels from the Portuguese discoveries of the 15th and 16th centuries, would sail to define new maritime routes for commerce and new territories to conquer.

### A CITY WITH CHARACTER

The city centre was destroyed by an earthquake in 1755 but was rebuilt by the marquês de Pombal and has been reconstructed as a bustling modern metropolis. Lisbon was designated a European City of Culture in 1994 and in 1998 it hosted the World's Fair - Expo '98. That event sparked the city's biggest renewal project since the rebuilding that followed the 1755 earthquake, including the construction of the combined road-rail Vasco da Gama Bridge and other extensive upgrades of the city's transportation infrastructure.

Despite modernisation, Lisbon in many ways retains the air of a 19th-century city with the general outlines remaining as they have for hundreds of years. Lisbon is still a city of balconies and vistas. Some of the most striking of the latter can be seen from the 'miradouros', the terraces maintained by the municipality on seven of its hillsides. Many Lisboaetas, as the people of Lisbon are known, profess their city to have seven traditional hills, like Rome. For centuries, Lisboaetas have discussed the symptoms of an affliction they believe to be endemic in their city: 'saudade' meaning melancholy, a state of anxiety tempered by a fatalism that is said to be reflected in 'fado' - fate, the melodic but deeply emotional folk songs that can still be heard in specific restaurants, mainly in the historic quarters of Alfama and Bairro Alto.

### ECONOMY

Lisbon's economy has historically been based on the fishing industry. But since the 1970s other industries have migrated from the Baixa to other locales in the metropolitan area. Following the 1974 revolution, Lisbon's heavy industries were nationalised. By the 1980s they had been



reprivatized, with multinational companies dominating the technology and pharmaceutical industries. Since the 1990s services have become the dominant economic activity of Lisbon.

### SPORTS AND RECREATION

Lisbon has several sports and recreational areas. Many of the housing developments are planted with trees and grass, their small parks adding to Lisbon's collection of dozens of public gardens. The largest public park, Monsanto, covers about 3.5 square miles (9 square km) and has numerous recreational facilities. Rolling hills planted in the 1930s provide a windbreak for the city and are now thickly forested. There are also botanical gardens and a zoo within the city. Football is very popular in Portugal and two of the country's most prominent teams call Lisbon home: Benfica and Sporting Clube de Portugal.

### FUTURE OF THE LISBON REAL ESTATE MARKET

The market is expected to continue to grow as the fundamentals that drive demand are very solid, in that Portugal is one of the safest countries to live in, the cost of living is affordable, the price per m2 is still low compared with other main capitals, the quality of international schools plus of course the weather, food and the people.

The pandemic and the conflict in Ukraine are actually boosting demand. We can expect a substantial increase in the selling price of new properties until there is a decrease

in construction costs. The Golden area of Lisbon continues to drive the demand in the key areas of Baixa, Prince Real, Avenida Liberdade, Lapa/Santos and of course Cascais and Estoril.

The price per m2 in Lisbon varies from €5,000 per m2 up to €10,000 per m2 – with some exceptional properties going for €12,000 per m2.

### GOLDEN VISA

From January this year, the Golden Visa scheme changed resulting in the purchase of a property licensed for habitation in Lisbon no longer qualifying for the Golden Visa. However, the law specifically only refers to real estate meant for housing which means that investments in commercial real estate—such as hotels and pre-approved tourist apartments 'alojamento local' are still allowed in these regions in 2022 and beyond.

### UP AND COMING AREAS

Many new areas are starting to see a good appreciation in price per m2 including Alcantara, Beato/Marvila and Avenidas Novas, particularly with many new developments in the pipeline.

Invest in Lisbon with its traditional buildings, well-kept and loved, where not just the walls, but also ceilings are adorned with patterns of beautifully painted ceramic tiles called 'azulejos'. Discover why this whole city is one big museum.



INSIDER GUIDE TO THE  
**SUPERYACHT**  
**INDUSTRY**

For safe travel in comfort and style, a superyacht holiday offers peerless luxury and unbeatable access to some of the world's most lusted after and remote destinations.













Superyachting is a byword for luxury travel, enabling you to visit far-flung destinations in optimum comfort, while spending time with your nearest and dearest in the most hygienic, exclusive and safe environment possible.

Eat local dishes prepared by your private chef as you anchor in a secluded bay beneath clear-blue skies, dive into the warm, azure waters on a whim to splash around with some of your yacht's many water toys or ask your captain to plot a waymark for somewhere new when you tire of your surroundings. Chartering a superyacht – or even buying your own – can give you more freedom than you ever thought imaginable.

Headed by Jamie Edmiston, who has been Chief Executive since 2014, Edmiston has been at the forefront of yacht charters and sales for the last 20 years. With offices in London, Monaco, New York, Newport and Mexico City, Edmiston's brokers have their nose to the ground and can help find the perfect yacht for you.

Though travel has been out of bounds for many over the past year, a holiday on a superyacht is still possible in some locations right now, with more borders expected to open from spring onwards. Despite a difficult year for the industry, in 2020 Edmiston bucked the trend, ending the year having sold 23 yachts in the 30m+ category and with charter bookings surpassing expectations. However, with many charters carrying over from last year, demand is high, so booking early is essential.

Your safety is our number one priority, and you can book your charter with confidence with Edmiston, with brokers on hand to discuss contingency plans if any travel bans come into place between booking and time of travel.

So, whether you dream of cloudless skies in the Caribbean, island hopping in the Med, or taking a diving charter in the Indian Ocean, here are some of the reasons you should give superyachting a go.

#### **There's more choice than ever before**

Once the preserve of the supremely wealthy, with over 1,000 charter yachts across the world, with varying budgets, chartering a superyacht is now a lot more achievable than it once was. With prices starting from around €82,500 per week for a 35m yacht accommodating 10, going up to around €1,500,000 for a spectacular 93m motor yacht with a crew of 33, the scope is huge.

Whatever size you opt for, you can enjoy incredible amenities and exemplary service as you visit some of the world's most jaw-dropping locations (though remember you will need to budget for extra costs such as fuel, meals, bar bills, port dues, taxes and the discretionary crew gratuity).

#### **You can go anywhere**

Perhaps you've always dreamed of cruising the French Riviera aboard an Agatha Christie worthy 1930s vintage yacht or maybe you yearn for more adventure – seeing the bears in Alaska, going heliskiing in Russia or even taking an expedition to Antarctica. On a superyacht charter you can travel wherever your heart desires.

#### **It's perfect for all the family**

Superyacht charters are ideal for multigenerational holidays – Grandma and Grandpa can visit destinations they never dreamed they'd have a chance to go to again, while kids will love exploring the decks and making good use of the many toys in the garage.



### It's safer than other holidays

In these post-pandemic times, what could be safer than your own private club where you can keep to yourselves for the duration of your holiday? You might choose to jump in the tender and take a shore excursion to experience local culture, or you might prefer the sanctuary of your yacht where you can be sure that everything and everyone coming on and off has been thoroughly checked.

### It's what the doctor called for

The restorative appeal of a charter holiday shouldn't be underestimated. Time to connect with close friends and family, your own private spa where you can let your worries wash away, sunrise yoga sessions on deck and cosying up for cinema nights beneath the stars. On a charter holiday you really can do as little or as much as you like, and you and your guests will want for nothing. After the year we've all had, this sounds like a dream come true.

### And if you'd rather buy...

Of course, you might prefer to buy your own superyacht, rather than charter one, which can be a smart decision.

Owning a superyacht allows you to completely tailor the vessel to your needs all the while offering the utmost privacy and an incomparable cruising experience – after all, nothing can beat the discretion of your own crew.

You can also cruise with the assurance of total exclusivity (presuming you keep your yacht in private use), while the whole experience will be catered to you.

It also offers more flexibility – whether you want a smaller, nippier motor yacht like Polaris I, which can relocate from the south of France to Croatia overnight, or a more traditional sailing yacht like Zenji, aboard which you can sail beneath an arc of blue skies, whilst cutting through waters so clear you'll want to drop anchor and just dive right in.

And if you've been holding out for a long-awaited reunion, then larger yachts like Bleu de Nîmes and Boadicea can accommodate over 12 guests, creating a safe space away from prying eyes for the whole family. So, what are you waiting for? Whether you charter or buy with Edmiston, you will benefit from supreme knowledge of both the industry and the yachts we offer, and their expertise makes the whole process so much easier for guests thanks to their transparency and availability.

### Picking the right charter yacht

How much you spend on your charter will very much depend on the type of yacht you choose and how big it is. Motor yachts tend to be more expensive than sailing yachts – largely due to the amenities on board and the many water toys they come with – but sailing a yacht with the wind in your hair can be an equally thrilling experience.

Family-friendly yachts like Helios, Arbema or Safe Haven are great for charter guests who are looking to entertain children from morning until night, while you'll be reluctant to leave the Art Deco glamour of Malahne, lest you break the illusion that you're not actually living in 1930s Hollywood.

Serious sailors can choose from yachts like the Perini Navi Cup winner Roseheartly, her sister ship Asahi or the high-tech and high-performance sporty Shamanna. However, if you're an enthusiast who likes the look and feel of a sailing yacht but would prefer to putter along at your leisure and enjoy the secluded coves and bays of the Mediterranean, then Satori's ideal with her stunning good-looks.

For out-and-out luxury, Sunrays and Savannah have everything you could ask for, while for intrepid explorers, there is no better choice than a fully-fledged expedition yacht such as La Datcha, Planet Nine or Game Changer.

[www.edmiston.com](http://www.edmiston.com)





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THE ISLAND < THE LIFE > THE LABEL



[www.pinkhousemustique.com](http://www.pinkhousemustique.com)



## Luxury House with Pool for Sale in Pozuelo de Alarcon, Madrid Guide Price €8,300,000

2,400 sq m house with terrace in Pozuelo de Alarcon, Madrid. The property has seven bedrooms, nine bathrooms, swimming pool, eight parking spaces, air conditioning, fitted wardrobes, garden and heating.

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Company: Berkshire Hathaway  
HomeServices Madrid  
Location: Pozuelo de Alarcon, Madrid  
Bedrooms: 7  
Bathrooms: 9  
Plot: 10,000m<sup>2</sup>  
Reference: BHHS004239  
Office: 308 800 878







## Al Fairooz Tower, Dubai Marina Guide Price AED 6,000,000

This gorgeous, furnished and upgraded three bedroom apartment was made for you to call your own. This large corner apartment with a built up area of 2,133 sq ft exemplifies delightful character complemented by the glass windows which invite the natural light creating a bright and cozy atmosphere. You'll be greeted by high-quality finishes as you walk into this beautiful property. A lovely high end Italian kitchen with fully fitted Miele appliances welcomes you on one side and a spacious living and dining area on the other side is ready to host those family dinners and weekend gatherings.

---

Company: Berkshire Hathaway  
HomeServices Gulf Properties  
Location: Dubai, U.A.E.  
Bedrooms: 3  
Bathrooms: 3  
Plot: 2,133 sq ft  
Reference: RL921  
Office: 308 800 878





# MULTI-AWARD WINNING 10 years in a row!

Berkshire Hathaway HomeServices Portugal Property's website, [www.portugalproperty.com](http://www.portugalproperty.com), at the latest International Property Awards, has once again been recognised with the award for the 'Best Real Estate Agency Website – Portugal', a category that we have successfully won for the past 10 consecutive years.



*“These awards recognise the work we have been doing since 2008 and demonstrate the respect of the industry. They are a great source of pride and give us greater motivation to continue to do more and better.”*

- Michael Vincent, CEO

**W**e also secured the 'Best Real Estate Agency Website – Europe' and last but by no means least for the first time, the 'Best International Real Estate Agency Website' - making us the best in the world!

The awards are open to residential and commercial property professionals from around the globe. They celebrate the highest levels of achievement by companies operating in all sectors of the property and real estate industry.

An International Property Award is a world-renowned mark of excellence.

The awards are split into regions covering Africa, Asia Pacific, Arabia, Canada, Caribbean, Central & South America, Europe, UK and USA. Participants enter at their relevant national level and are judged by a highly respected and experienced team of over 100 industry professionals who cover the whole range of property disciplines.

Michael Vincent, CEO of Berkshire Hathaway HomeServices Portugal Property said:

“These awards recognise the work we have been doing since 2008 and demonstrate the respect of the industry. They are a great source of pride and give us greater motivation to continue to do more and better.”

## WHAT SETS OUR WEBSITE APART FROM THE REST?

We pride ourselves on having a website packed full of essential buying information to assist you every step of the way in investing in property in Portugal.

We are not a search engine! We have probably the largest selection of properties in one place from across prime areas of Portugal – currently over 1,100.

We get over 1.6M page views per month, we have over 20,000 active clients and over 170,000 visitors each month to our website. We are recognised as Portugal's leading real estate agency with offices throughout Portugal, from the Algarve in the south up to Porto in the north.

Our website utilises the latest technologies such as 3D modelling, 4K video and live chat - it remains extremely responsive, intuitive and speedy to navigate across all devices.

Finding the perfect home is all about being able to conveniently research exactly what you're looking for and save/share what you like. The search area makes it easy for new users to quickly search and refine listings without trolling through irrelevant listings.



#### WHY DO WE ENTER AWARDS?

Writing an award application forces us to look at our business from a different perspective and compare ourselves to our competitors. Once we've identified our strengths we can then go on to refine our business strategy and carry out necessary process improvements.

Winning an award builds recognition for the work that our team have been doing and certifies our place within the industry, especially as the awards have been judged by industry leaders and experts in our field.

And if you're the best - the best will want to work with you. Being recognised as the best in class and building our employer brand helps us attract new talent. This ensures that we solidify our reputation as a trustworthy brand that delivers.

Multi-award-winning [www.portugalproperty.com](http://www.portugalproperty.com) has a balanced design, a great user experience, quality content updated daily and optimisation for a speedy performance!

*“And if you’re the best - the best will want to work with you. Being recognised as the best in class and building our employer brand helps us attract new talent.”*



## An Ideal Hide-away in Pianello Val Tidone Guide Price €4.500,000

Surrounded by hills and well connected to the Municipality of Pianello Val Tidone, this property represents an ideal hide-away for those who want to live or spend their holiday away from the city. This estate is also recommended for those who imagine running a hospitality business close to Milan.

The property consists of four stone cottages, elegantly renovated and overlooking the hills of the Tidone valley, renowned for its beauty.

---

Company: Berkshire Hathaway  
HomeServices Maggi Properties  
Location: Piacenza, Italy  
Bedrooms: 12  
Bathrooms: 15  
Indoor plot size: 1,158 sqm  
Office: 308 800 878



[www.PortugalProperty.com](http://www.PortugalProperty.com)





## A Landmark, a Masterpiece and a Symbol of Long-standing Prestige

**Guide Price €200,000,000**

The 21,000 sq ft mansion is considered to be the jewel of its locality, with expansive lawns on the front and back, including 5,000 sq ft servant quarters. Standing majestically, this noteworthy property boasts of eminent architects visiting it from around the world, owing to its impeccable design and impressive architecture with explicit attention to detail.



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Company: Berkshire Hathaway  
HomeServices Orenda India  
Location: New Delhi, India  
Plot: 21,000 sq ft

Office: 308 800 878



[www.PortugalProperty.com](http://www.PortugalProperty.com)





## Frank Sinatra's Desert Hideaway - "Villa Maggio"

**Guide Price \$4,250,000**

A secluded, Mid-Century mountain retreat perched high above Palm Desert. Ideal for anyone who seeks to get away from the tumult of the COVID era, this "James Bond" lair-like compound on approximately 7.5 acres of land encompasses a five bedroom main house with five and half bathrooms, a self-sufficient three bedroom with five bathroom guest home, a one bedroom pool house with two bathrooms and saunas, a resort-style pool, a large exterior entertaining area with fire-pit, a lighted tennis court, helipad and parking for 24 cars.

---

Company: Berkshire Hathaway  
HomeServices California Properties  
Location: California  
Bedrooms: 9  
Bathrooms: 13.5  
Plot: 6,428 sq ft  
Office: 308 800 878







## A Sensational Lateral Apartment Overlooking Hyde Park

**Share of Freehold £7,800,000**

Full of charm and character this well-presented Grade II Listed four bedroom apartment located in the prestigious address of Hyde Park Gardens. This approx. 3000 sq ft lateral apartment benefits from wonderful south facing green views overlooking Hyde Park and access to the award-winning communal gardens. The apartment benefits from high ceilings throughout with a wonderful abundance of natural light.



Company: Berkshire Hathaway  
HomeServices London

Location: Hyde Park, London

Bedrooms: 4

Bathrooms: 3

External area (terraces): 44sqm

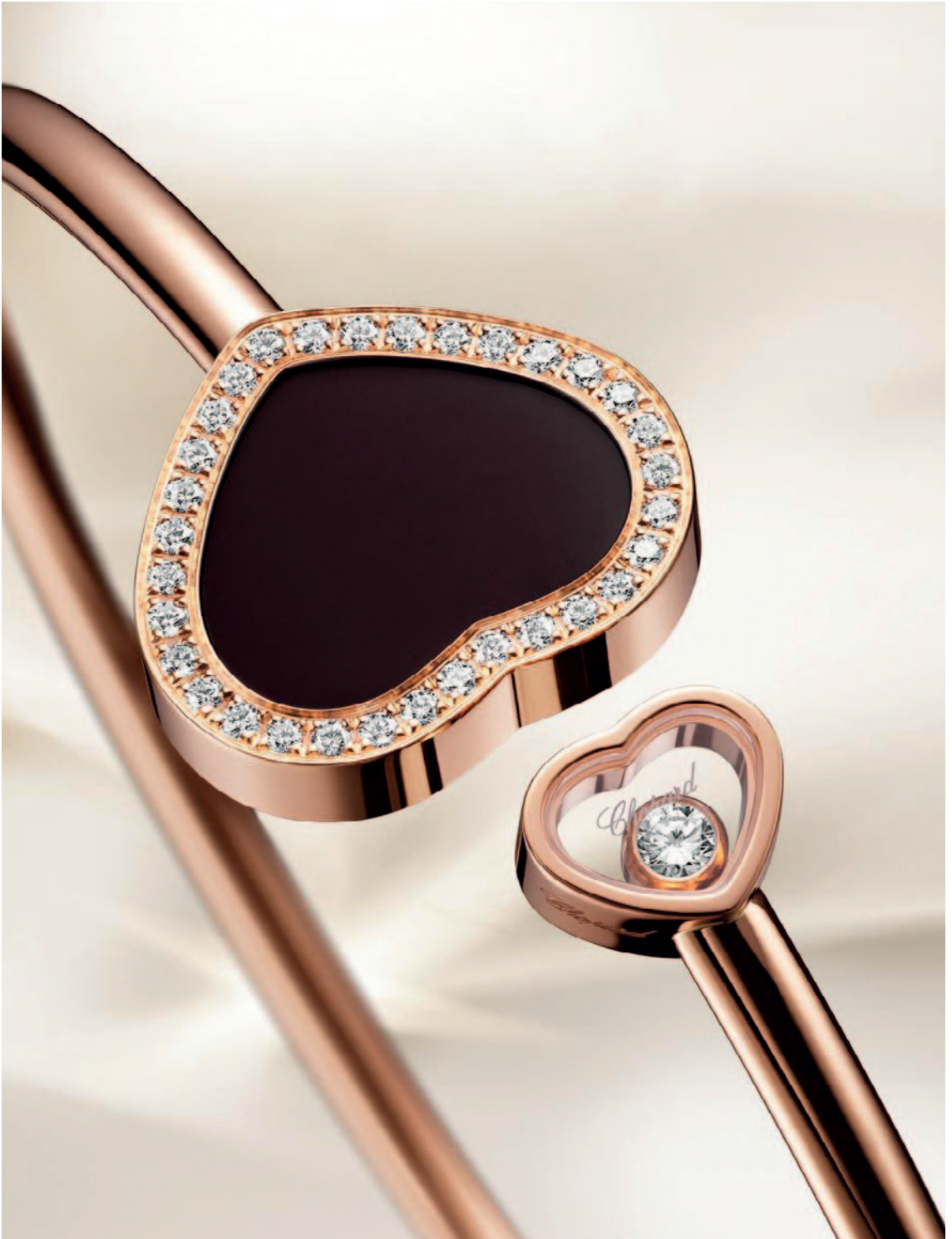
Office: 308 800 878



[www.PortugalProperty.com](http://www.PortugalProperty.com)









PASSION FOR  
**EXCELLENCE**

Founded in 1860, Chopard is one of the only remaining family-run watchmaking and jewellery companies owned by the Scheufele family.

Passion for excellence, craftsmanship, ensured by the work of the passionate Artisans who are experts in their respective fields, and innovation lie and the core of the Maison's values and are expressed through all its collections. Today, over 50 skills are mastered in house, including some of the rarest and most complex, always ensuring the highest standard of quality.



Through its contemporary creations, the Maison celebrates a positive vision of life and testifies a continued creative fearlessness, combined with perfected watchmaking expertise and jewellery-making acquired over successive generations. Chopard believes genuine luxury can only be achieved if combined with ethics, environmental and social responsibility. Since 2018, the Maison uses 100% ethical gold in the production of all its watch and jewellery creations.

Movement is of fundamental importance in Chopard's creative approach, a symbol of innovation in the field of watchmaking, and freedom in that of its jewellery. The iconic dancing diamonds featured in most of the Maison's collections appear to float weightlessly as they dance and swirl between two sapphire crystals, making one forget the passing of time. Performing free variations and dances as if they will do so forever, spinning according to the movements of the woman who wears them. These mesmerising dancing diamonds are set in a domed cylinder culet, invented by the Chopard workshops in the 1970s, allowing the gems to improvise the most extravagant movements without scratching the glass. An extensive amount of precision and skill are required to assemble the dancing diamonds within each creation, these skills allow

them to be perfectly water resistant as the exact right amount of uniform pressure is applied to the entire glass. Additionally, they guarantee that the diamonds are able to enjoy the right amount of space in which they can move playfully but yet always remain parallel to the dial, removing any risk of turning over and revealing their undersides.

Chopard's creativity is uniquely manifested in each of its collections. Launched in 1993, the Happy Sport model is the first watch to combine diamonds with a stainless-steel case and today, it remains one of the most iconic models and desirable in the industry. An authentic sense of *Joie de Vivre* is expressed by the Happy Diamonds creations, which are as audacious as they are playful with a truly free spirit. Generosity and caring for others are of central importance to Chopard and these values are emphasised in the Happy Hearts collection, perfectly combining the Maison's talisman heart and emblematic moving diamonds. Each collection features an array of models, available in many different variations and forms, perfect for everyday wear or a more elegant evening attire.

[www.chopard.com](http://www.chopard.com)





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LONDON



# OUR OFFICES

throughout Portugal...

Berkshire Hathaway HomeServices  
Portugal Property have a highly talented  
and experienced team of people



## Head Office: Vilamoura Marina

Avenida da Marina  
Urb. Marina Plaza,  
Bloco 26B Fracção C Loja 71,  
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## East Algarve Office

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## Vilamoura Hilton Office

Hilton Vilamoura as  
Cascatas Golf Resort & Spa  
Rua Da Torre D'Agua, Lote 4.11.1B,  
8125-615, Vilamoura, Portugal

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vm@portugalproperty.com

## Madeira Office

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19B Loja K, Madeira  
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madeira@portugalproperty.com



## COMING SOON...

## Azores Office

Rua Marquês da Praia e Monforte,  
nº25, Freguesia de São Sebastião,  
9500-089, Ponta Delgada, Açores





**“Live in the Most Spectacular Home on Park Avenue”**

**Guide Price \$17,900,000**

This extraordinary duplex Maisonette is the perfect blend of living in a private Townhouse, while experiencing white glove services in one of most prestigious, full-service luxury Rosario Candela Buildings in Manhattan. This premiere Park Avenue cooperative built in 1927 is located on the northeast corner of Park Avenue and 72nd Street.

Showings by appointment Mon-Thru-Friday 9AM - 4PM

Company: Berkshire Hathaway HomeServices New York Properties  
 Location: Park Avenue, New York  
 Bedrooms: 4  
 Bathrooms: 4.5  
 Reference: PRCH-3750106  
 Office: 308 800 878





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