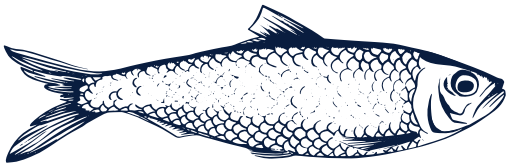
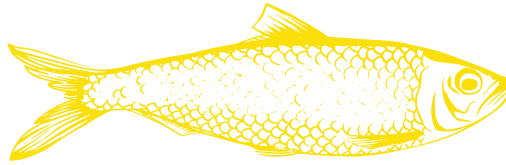
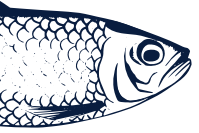
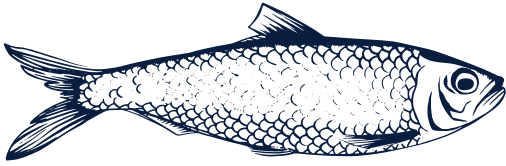
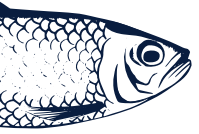
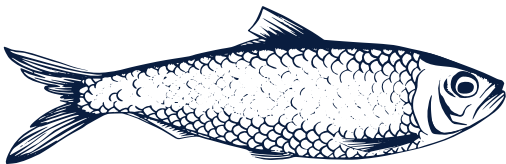
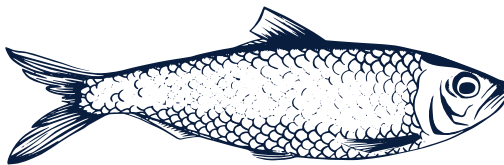
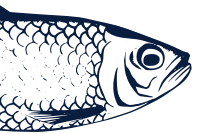
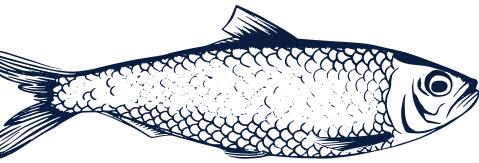
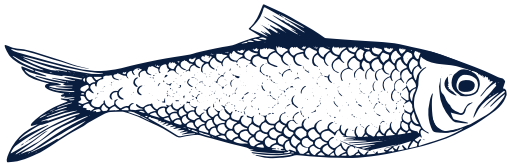
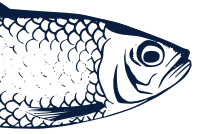


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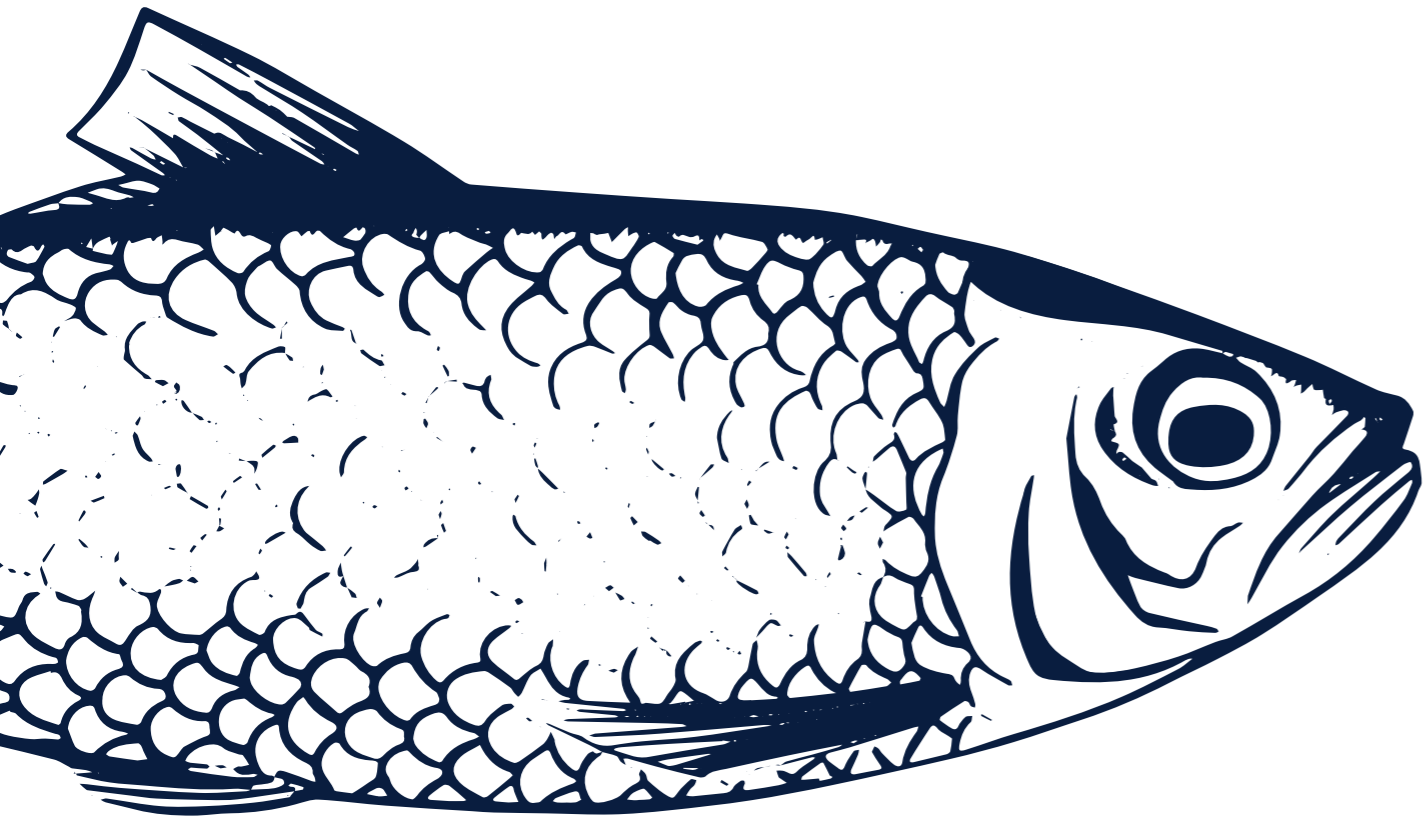
THE QP SAVILLS  
**PROPERTY  
BOOK**



QUINTA PROPERTIES



International  
Associate



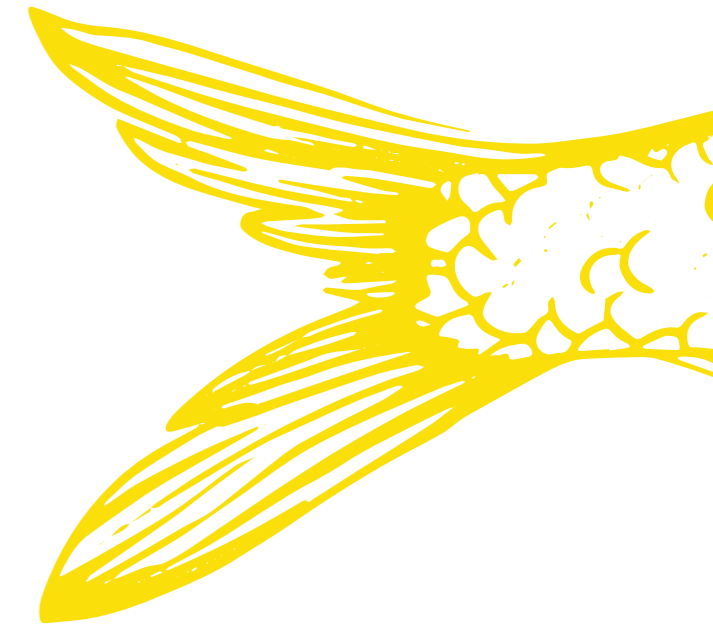
## Portugal's Most Enduring Symbol.

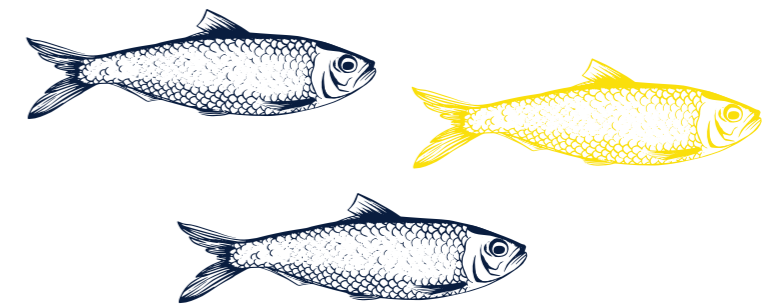
Few things capture the soul of Portugal quite like the sardine. Salted, grilled, eaten outdoors with good wine and good company - it is a ritual as old as the coastline itself.

Portugal's relationship with the sardine stretches back centuries. By the early 19th century, the canning industry had transformed this small Atlantic fish into a global export, and annual festivals made the grilled sardine a centerpiece of national celebration. Today it remains one of Portugal's most recognisable cultural icons, appearing on tiles, textiles and the plates of the finest restaurants in equal measure.

But the symbolism runs deeper than tradition. In coastal cultures across generations, sardines have represented prosperity and plenty - when the catch was good, communities thrived, and fortune favoured those who knew where to look.

In property, the same principle applies. The best opportunities are rarely the most obvious - they are identified early, understood properly, and secured with insight. Knowing where to look makes all the difference. While markets evolve, true quality endures. Like the sardine, it remains a symbol of lasting value - distinctive, resilient, and always in demand.





# Three Decades 27 Editions One Unwavering Passion.

Dear Friends,

There is something we have always admired about the sardine. Not just as Portugal's most beloved symbol, but as a reminder that the things of genuine, lasting worth - the ones rooted in place, in passion, and in trust - are the ones that endure.

That feels like our story too.

Almost thirty years ago, QP Savills opened its doors in the heart of the Algarve. Since then, through shifting markets and changing times, we have remained - growing, evolving, and leading, while staying true to what has always mattered most: exceptional properties, deep local knowledge, and the relationships we are privileged to build with each of you.

This 27th Edition of the QP Savills Property Book reflects that continued commitment. It is our most comprehensive yet - a curated showcase of the Algarve's finest homes, alongside trusted market insight and the kind of perspective that only three decades on the ground can give you.

None of it would mean anything without you. Thank you for your loyalty, your trust, and for being part of this story.

With warmth and gratitude,

**Alison Højbjerg & Kerstin Buechner**  
Owners, Directors, and Sisters





RAINDANCE  
**BOODLES**  
 1798



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# The Market - Our Perspective.

By Kerstin Buechner, Co-Owner & Director

As the Algarve moves through 2026, its luxury residential market no longer needs to prove itself. It has established itself as a mature, internationally recognised lifestyle market.

Portugal continues to consolidate its position as one of Europe's most compelling property markets, combining economic resilience, international appeal, and a lifestyle offering that remains difficult to replicate elsewhere in Europe.

Over the past decade, the country has evolved into a mature and increasingly sophisticated real estate market. While short-term fluctuations are inevitable in any property cycle, the underlying drivers of demand in Portugal remain firmly intact. For buyers in the luxury sector, particularly in

established markets in the Central Algarve, these dynamics are especially relevant. The combination of continued investment in world class facilities and services, the limited supply, sustained international demand and a stable economic environment continues to support both values and long-term confidence.

### ECONOMIC CONTEXT: STABILITY IN A SHIFTING WORLD

Portugal's economic performance has been notably resilient in recent years, particularly when viewed against a backdrop of global uncertainty.

According to analysis prepared by Kelcie Sellers, Associate Director, World Research at Savills, the Portuguese economy is forecast

Above:  
The QP Savills  
Management  
Team.

to grow by 2.3% in 2026 and 1.9% in 2027, following growth of approximately 1.9% in 2025. This places Portugal ahead of several larger European economies, reinforcing its reputation as a stable and attractive investment destination.

At the same time, Portugal's fiscal position has improved significantly. The country recorded a budget surplus of €1.3 billion in 2025, while public debt fell to 89.6% of GDP, its lowest level in sixteen years.

This progress has been recognised by international ratings agencies, including Fitch Ratings and Standard & Poor's, both of which have upgraded Portugal's outlook in recent months.

### SUPPLY CONSTRAINTS: THE STRUCTURAL DRIVER

The defining feature of Portugal's property market remains a persistent shortage of housing.

According to Fitch Ratings, this imbalance is expected to continue driving price growth in the short to medium term across the markets. The agency forecasts that average house prices could rise by a further 15% in 2026, following the strong growth recorded in 2025. We hasten to add that this is over the Portuguese housing market as a whole.

In their March 2026 outlook, Fitch notes there is little expected of a short-term correction: "We do not foresee a reversal in house prices in the short term due to limited supply and strong demand from both domestic and international investors."

Construction activity has increased, but remains below historical levels, particularly in prime locations where planning restrictions and land scarcity limit new development.

These constraints are particularly evident in lifestyle markets such as the Algarve, where environmental protections and low-density planning policies restrict expansion.

“  
By Q3 2025, sales had already exceeded the same period in 2024 by 14%, extending a multi-year trend.  
Kelcie Sellers  
- Associate Director, World Research at Savills

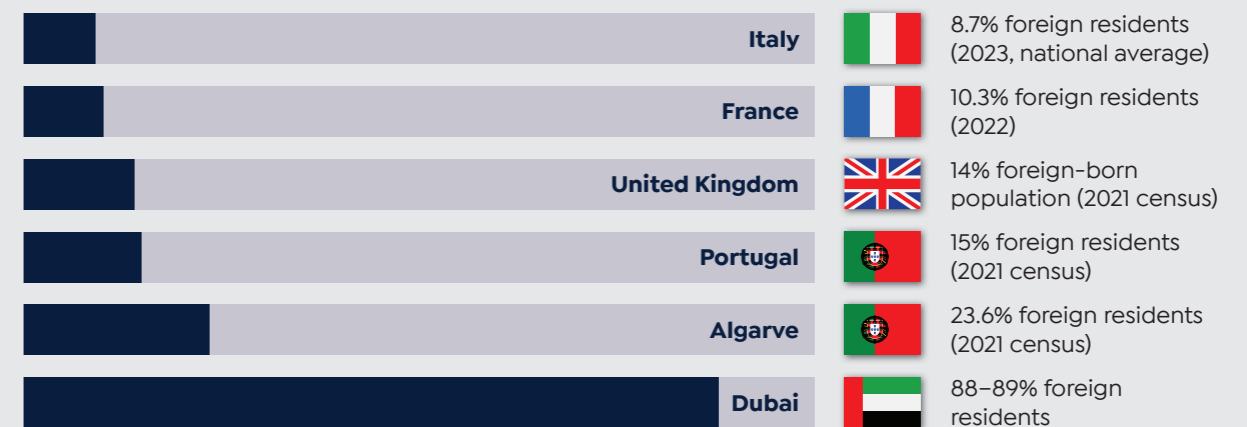
### POPULATION GROWTH & DEMOGRAPHICS (ALGARVE)

Algarve population (official census data):

- 2001: 395,000
- 2011: 451,000
- 2021: 467,000

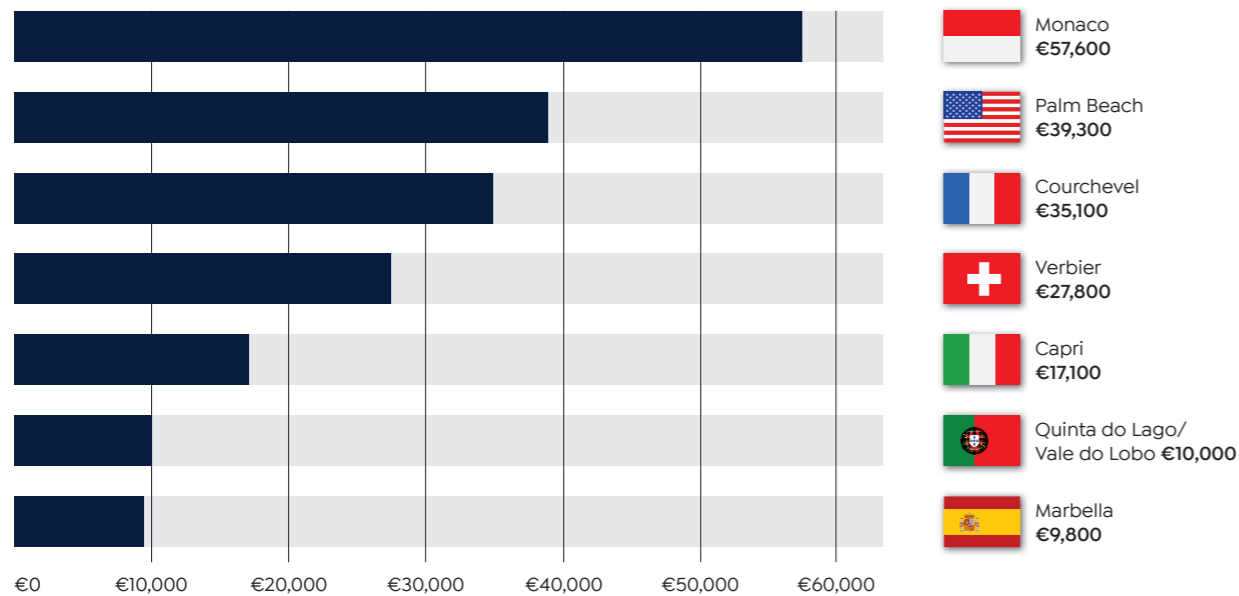
That's roughly +18% growth over 20 years.

By 2021, 23.6% of Algarve residents were foreign nationals:



This proves the Algarve is structurally international, not just a holiday market. In peak summer, the population effectively increases by 1 million people due to tourism.

PRIME PROPERTY PRICE COMPARISON



Average prime price per square metre (€)

PROPERTY VALUES

Portugal’s residential property market has continued to deliver strong growth, underpinned by a persistent imbalance between supply and demand. According to national bank valuation data, average property prices increased by approximately 16–18% in 2025, with median values rising from €1,965 per square metre in August to €2,111 per square metre by the third quarter, marking 21 consecutive months of growth.

Regional variation remains pronounced across Portugal, with Greater Lisbon recording average values of around €3,567 per square metre, while the Algarve continues to follow closely with approximately €3,467 per square metre in 2025, reflecting annual growth of 9.3%. When broken down into regions in the Algarve, Vilamoura and Lagos transactions have exceeded €6,000 per square metre – possibly explained by new higher quality properties being built and sold.

At the very top end of the market, average villa prices in Quinta do Lago and Vale do Lobo are now transacting between €8,000 and €12,000 per square metre, with the finest properties exceeding €15,000 per square metre. The latest generation of homes being developed within these resorts is

comparable with the very best internationally, both in terms of design and specification. A small number of exceptional “super villas” are currently available at prices well in excess of €20 million, and we are very proud to be entrusted with connecting these exceptional homes with the right buyers.

However, as pricing within these established resorts reaches levels that are beyond the reach of many wealthy buyers, demand is increasingly being pushed into the surrounding areas. This has led to substantial value growth in comparable properties outside the resorts, as buyers seek proximity to facilities while balancing value. This ripple effect is now firmly supporting price growth across the wider central Algarve, further reinforcing the region’s overall strength.

While these price levels may feel challenging for many in the Algarve, we firmly maintain there remains significant potential for continued growth. When compared with established prime markets such as Miami, the South of France, or Alpine destinations like Verbier and Courchevel, property values in the Algarve, even at the top end, remain relatively low. Importantly, many of the buyers active in these markets are the same international individuals, already accustomed to significantly higher pricing levels.

A DIVERSIFYING BUYER BASE

International demand remains one of the defining characteristics of the Portuguese property market. While there has been a noticeable increase in Portuguese buyers in the prime market, foreign purchasers continue to account for a significant proportion of transactions. In the Algarve, they represent over 30% of all residential purchases, rising to more than 80% in the luxury segment.

Traditionally, buyers have come from:

- The United Kingdom
- Ireland
- Germany
- The Netherlands
- Scandinavia

However, recent years have seen a clear diversification of demand. Americans, in particular, have become increasingly visible in the market.

While years ago many Europeans fled to America in search of opportunity and a better life, for some Americans today a move to Portugal carries a subtle echo of that same instinct. Rising healthcare costs in the United States, increasing political polarisation, and a growing desire for a calmer, more cohesive social environment are prompting many to look abroad. Rather than escaping hardship it is about stepping away from systemic pressures and choosing a lifestyle that feels more balanced, secure, and aligned with personal values.

The increase in American buyers is underpinned by a rapidly growing resident base, which has expanded to approximately 20,000 by 2024 and continues to accelerate into 2025, highlighting Portugal’s increasing appeal as a preferred lifestyle destination.

While the much-predicted mass American migration to Portugal has not fully materialised, there has, nonetheless, been a clear and notable increase in the number of Americans relocating. Lisbon and Porto remain their primary hubs, while in the Algarve there is a distinct concentration in the western region, with Lagos proving particularly popular. In the central Algarve, their presence in the luxury market remains relatively limited for now; however, a growing number are arriving in search of long-term rental properties before

committing to a purchase, and in doing so, are already setting new benchmarks, with rental levels reaching figures previously unseen in Portugal.

This broadening of the buyer base enhances the resilience of the market by reducing reliance on any single nationality.

Not only is Portugal attracting an increasingly international buyer base, but motivations for purchasing property are also evolving. Historically, over 80% of our clients were acquiring homes for holiday use. Today, that balance has shifted significantly, with approximately half of buyers purchasing with the intention of spending extended periods in Portugal or relocating entirely with their families.

This change is largely driven by lifestyle considerations. Portugal continues to offer an exceptional quality of life, but equally important is the growing flexibility of modern working patterns. Increasingly, professionals are able to work remotely or run their own businesses from home, making full or part-time relocation both practical and appealing.

“NHR 2.0” or the IFICI regime continues to attract these internationally mobile professionals. Designed to focus on highly qualified individuals, it offers a competitive 20% flat tax rate on eligible income for up to 10 years, alongside exemptions on certain foreign income streams. While more targeted than its predecessor, the scheme reinforces Portugal’s commitment to attracting global talent and remains an important factor supporting ongoing international demand.

Interestingly, a growing number of enquiries are now coming from buyers who have never previously visited the region. Instead, demand is being driven by strong word-of-mouth recommendations, with Portugal, and the Algarve in particular increasingly seen as a safe, welcoming and globally accessible destination for family life and gatherings.

The region’s appeal lies in its combination of climate, safety, infrastructure and lifestyle, supported by international schools, excellent healthcare facilities, year-round connectivity, and favourable tax regimes.

**36**  
The Algarve has evolved from a holiday and retirement destination into a year-round place to live, work and raise families. This shift is reflected in our current buyers, with many young families buying to relocate and make Portugal their home.  
Amy Kerins – Director of Marketing QP Savills

REMOTE WORK/DIGITAL NOMAD RANKING

Portugal regularly ranks in the Top 5–10 globally for remote working destinations (Savills/Nomad Index). Particularly strong in Central Algarve.



A curated collection of QP Savills and Savills market intelligence publications.

“Success in property isn’t created through trial and error, it comes from understanding the market and positioning correctly from the very start.”  
 Monica Mendes  
 – Chief Revenue Officer QP Savills

**MICHELIN-STARRED RESTAURANTS BY MARKET**

Portugal now has an impressive 53 Michelin-starred restaurants (2026 guide). Small in absolute terms, but taking the size of the country and the population into consideration, this is impressive.

Much like its property market, Portugal’s culinary scene is still evolving - offering quality, authenticity and increasing international recognition, but without the pricing levels or saturation seen in more established European destinations. Please refer to our directory starting on page 127.

**INTERNATIONAL SCHOOLS**

The Algarve has a high concentration of international schools per capita. Particularly strong in Central Algarve.

**SUNSHINE/CLIMATE**

The Algarve has 300 days of sunshine per year and 2,700–3,000 hours of sunshine annually. This is one of the highest in Europe.

**SAFETY**

Portugal consistently ranks in the Top 10 safest countries in the world (Global Peace Index). Usually around 6th–7th globally.

**US INVESTMENT IN PORTUGAL SKY-ROCKETS 149% SINCE 2019**

The United States has become the third largest source of foreign direct investment (FDI) in Portugal, surpassing China and the United Kingdom. Growth exceeded 149% in seven years.

**INSTITUTIONAL INVESTMENT**

Portugal’s real estate market is seeing a clear rise in institutional investment, reflecting growing international confidence and a shift towards more professional and regulated structures.

Data from the APFIPP (Associação Portuguesa de Fundos de Investimento, Pensões e Patrimónios) shows that assets held by real estate funds reached a record €28.9 billion in 2025, up 19.3% year-on-year. Much of this growth has been driven by the conversion of previously unregulated property holdings into structured investment vehicles, including REIT-style companies.

In 2025 alone, 82 new real estate investment companies were created, accounting for approximately €3.4 billion in assets under management.

While institutional capital is not directly active in the ultra-prime residential market, its influence is increasingly visible. There is already early evidence of this trend filtering into the private buyer market. Several investors are now entering Portugal via specialist real estate funds linked to residency structures, highlighting how new investment frameworks are creating additional pathways into the market.

Together, these trends point to a more mature, transparent and internationally aligned property market.



Above: Exquisite lakefront villa in Quinta do Lago  
 – Ref: 83083QP.

**PRIME CENTRAL ALGARVE MARKET FOCUS**

Market activity remains robust, particularly in the core price bands between €2 million and €8 million, with solid demand extending into the early €10 million range and occasional transactions in the high teens. Properties in prime locations continue to attract strong interest, with correctly priced homes often moving to offer within days, maintaining momentum and a clear sense of urgency among buyers.

Notably, this level of activity has persisted through what is traditionally considered the quieter winter period. Despite unusually poor weather at the start of 2026, transactional volumes have remained high, with over €80 million of agreed sales so far this year/at the time of going to print (mid-April). This represents a 142% increase versus the same period last year. This sustained pace of activity suggests that the market remains buoyant, even against a backdrop of broader political uncertainty.

Lifestyle factors continue to play an important role in supporting demand. Investment in golf facilities has elevated both pricing and quality, increasingly attracting a more affluent international clientele. At the same time, complementary lifestyle segments, such as equestrian property around Vilamoura, are gaining traction, further broadening the Algarve’s appeal within the luxury market.

“We’ve entered 2026 with our strongest and most experienced sales team yet, building on a record end to 2025 and a very strong start to the year. We greatly value the opportunity to meet clients in their homes, where we can offer thoughtful advice, current market insights, and accurate valuations and so empowering them to make informed and confident decisions.”  
 Iain Begg – Sales Director



**OUR MARKET OUTLOOK**

Looking ahead, the local property market is expected to remain strong. While forecasts from Savills suggest prime residential values will rise by approximately 4% to 5.9% in 2026, the key dynamic remains unchanged: high-quality stock, particularly in prime locations, continues to be in short supply.

For buyers, this means that opportunities still exist, but require decisiveness. The most desirable properties continue to attract strong interest and are often transacted quickly. Increasingly, buyers are having to look beyond their initial search parameters, whether in terms of location, style or budget in order to secure the right property.

For sellers, current market conditions remain favourable. With demand continuing to outweigh supply across many segments, particularly within the Golden Triangle and its surrounding areas, well-positioned properties are achieving strong results. However, pricing sensitivity is becoming more evident, and accurate positioning is key. Sellers should resist the temptation to be guided by headline transactions alone; the fact that some properties achieve exceptional prices does not automatically translate across the wider market. Properties brought to market with a clear understanding of their relative value, presentation and positioning are those that ultimately perform best.

More broadly, the market is evolving. Buyers are more informed, more international and more lifestyle-driven than ever before. As a result, the role of professional advice, grounded in both data and local knowledge, is becoming increasingly important.

In this environment, the ability to interpret the market, rather than simply observe it, will be what defines successful transactions in the year ahead.



Above:  
Remarkable villa  
with panoramic  
views near Santa  
Bárbara - Ref:  
98399QP.



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ADVOGADOS LAWYERS

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*Let us guide you*

View our Location

ADS\_6511



Top right: Monika Hanlon, Sales Executive. Bottom: Giselle Pisabarro, Loulé Sales Director; Iain Begg, Quinta do Lago & Vale do Lobo Sales Director; & Amy Kerins, Marketing Sales Director.

# QP Savills - Values That Have Defined Us for Almost 30 Years.

By Kerstin Buechner, Co-Owner & Director

At QP Savills, longevity is something we are proud of, but it is not something we ever take for granted. Experience matters, but only if it continues to evolve.

After so many years in the market, our standards have not softened; if anything, they have become sharper. We have never believed in coasting on reputation. We are only ever as good as the results we achieve for our clients and the respect we endeavour to earn in our market.

As a family-owned business, there is a strong sense of continuity and personal commitment at the heart of everything we do. That foundation is complemented by a highly experienced, world-class management team, bringing depth, perspective and professionalism across every part of the business. It is this combination of personal ownership and professional excellence that defines how we operate.

Average has never interested us. In a market where expectations are high, “good enough” simply is not. We are ambitious in the standards we set for ourselves, both for our clients and as a team. We are super competitive by nature because we like being market leaders, and that mindset keeps us focused, energised and constantly improving. Always with purpose, to provide the highest level of service and above all deliver outstanding results for our clients.

A large part of that comes down to people. We place enormous importance on who we hire and how we work together. Talent is essential, but so is mindset. Everyone at QP Savills shares a commitment to high

standards, continuous learning and a genuine desire to outperform, not just the competition, but our own expectations. Training, collaboration and accountability are part of our everyday culture.

We are fortunate to work with clients who are among the most accomplished and interesting individuals from around the world. They expect a great deal, and rightly so. We aim to match that in our professionalism, our attention to detail and the way we conduct ourselves. There is a shared understanding that excellence is not a one-off, but a consistent standard.

Results matter, but so does the experience along the way. We spend a significant part of our lives working together, so the environment we create matters. It needs to be driven, but also enjoyable; focused, but also supportive. We believe that when people share a common purpose and take pride in what they do, it shows in every interaction.

Above all, we are deeply grateful for the trust our clients place in us. We never take that responsibility lightly. We are often entrusted with some of their most valuable assets, homes that represent not only significant financial investment, but also personal meaning and memories.

And while we are proud of what has been built, we are far from finished. Over €2.3bn in local property sales since we started, we have not run out of energy; if anything, the vibrancy of today’s market continues to invigorate us. With ambition, curiosity and a clear sense of direction, we are looking ahead to new opportunities, new markets and new areas of growth. Watch this space.

“Everyone at QP Savills shares a commitment to high standards, continuous learning and a genuine desire to outperform, not just the competition, but our own expectations.”



**Kerstin Buechner**  
Co-Owner & Director



# Meet the Team.

We know we are in the property business - but we are even more in the people business. Good, honest and valued relationships are fundamental to everything we do, which is why we care so deeply about who is on our team.

Almost 40 multilingual sales and marketing professionals, each bringing deep local knowledge, genuine expertise and exceptional personal care to every property journey. We are proud of our team in every sense.

We are also, we like to think, a great bunch to work with! If you are looking for a rewarding and fun place to work, we would love to hear from you at [info@qp.pt](mailto:info@qp.pt).



**Alison Højbjerg**  
Co-Owner & Director



**Kerstin Buechner**  
Co-Owner & Director



**Monica Mendes**  
Chief Revenue Officer



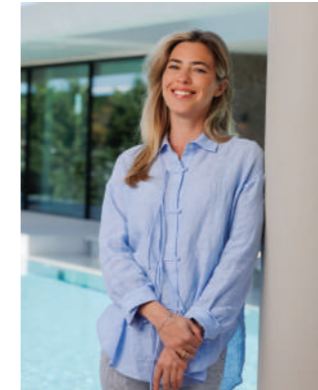
**Amy Kerins**  
Marketing Director



**Iain Begg**  
Quinta do Lago &  
Vale do Lobo Sales Director



**Giselle Pisabarro**  
Loulé Sales Director



**Stephanie Limpert-Peers**  
Executive Assistant to the  
Sales Director



**Rosário Marinho**  
Vale do Lobo Client Liaison



**Raquel Santos**  
Senior Sales Executive



**Nelia Mascarenhas**  
Sales Executive



**Stefan Cavelti**  
Sales Executive



**Alexandra Ciorba**  
Sales Executive



**Ana Campos**  
Sales Executive



**Monika Hanlon**  
Sales Executive &  
New Homes Sales Director



**Kelly Murtagh**  
Sales Executive

# Meet the Team.



**Tom Ward**  
Sales Executive



**Mónica Santos**  
Sales Executive



**Jorge Rodrigues**  
Sales Executive



**Renato Penas**  
Business Control &  
Finance Coordinator



**João Gomes**  
Finance Executive



**Tina Billington**  
Operations Coordinator



**Ângela Costa**  
Sales Executive



**Oliver Roche**  
Sales Executive



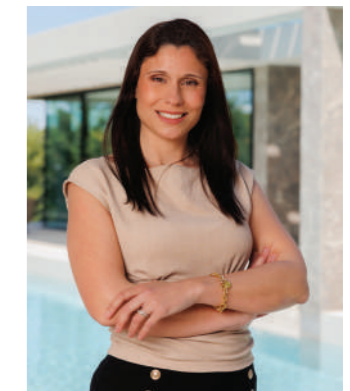
**Sónia Lourenço**  
Sales Executive



**Madison Marum**  
Marketing & Brand Lead



**Annica Højbjerg**  
Operations



**Jessica Póvoas**  
Operations Support  
Executive



**Miguel Almeida**  
Sales Executive



**Alastair Hanlon**  
Property Consultant



**Cila Uva**  
Listings Manager



**Bruna Duarte**  
Loulé Sales Support



**Carla Reis**  
Operations Support Executive



**Rita Dias**  
Operations Support



# Introducing our Chief Revenue Officer.

## Monica Mendes

Stepping into the role of Chief Revenue Officer marks an important milestone, not only in my own professional journey, but in the continued evolution of QP Savills.

Over the past several years, I have had the privilege of leading our Loulé office through significant growth, navigating changing market conditions while delivering strong outcomes for both our vendors and buyers. That experience has reinforced a simple principle: the best results are achieved when expertise, data and execution come together seamlessly.

The creation of a Chief Revenue Officer role reflects our commitment to taking that even further.

As QP Savills continues to grow, this role is focused on one key objective: enhancing the experience and results we deliver to our clients.

Why now? Because our clients' expectations are evolving.

Today's buyers are more global, informed and selective. Vendors expect not just exposure, but precision, in pricing, positioning and negotiation. In this environment, success is no longer just about activity; it is about clarity, strategy and execution at the highest level.

This evolution allows us to invest further in the areas that matter most to our clients.

For our vendors, it means more accurate pricing strategies informed by real-time market data, stronger international reach through a fully aligned global network, and more refined marketing that targets the right audience rather than simply generating volume. Every decision is designed to protect value and maximise results.

For our buyers, it means access to better opportunities, presented with greater transparency and insight. As we continue to invest in technology and data, we are able to understand preferences more precisely, match clients to the right properties more efficiently, and provide clearer guidance throughout the purchasing process. In a competitive market, this translates into better decision-making and, ultimately, better acquisitions.

A key part of this progression is our focus on systems and technology. By strengthening our internal infrastructure and creating a more connected, data-driven business, we are able to respond faster, communicate more effectively and deliver a more seamless experience across every touchpoint. For our clients, this means less friction, greater clarity and a higher level of service throughout the entire journey.

Ultimately, this role is about ensuring that, as we grow, our clients benefit from that growth. It allows us to operate with greater consistency across all offices, offer stronger partnerships across teams, and provide access to a wider range of high-quality opportunities both within the Algarve and beyond.

Personally, I am incredibly proud to take on this responsibility. For me, leadership is about ensuring that every client interaction reflects the standards we stand for; professionalism, transparency and results.

The next phase of QP Savills is focused on delivering an even higher level of service, supported by stronger systems, clearer strategy and a relentless focus on client outcomes.

Because at the end of the day, our success is measured by the results we achieve for our vendors and buyers - and our ambition is to continually raise that standard.

“  
As QP Savills continues to grow, this role is focused on one key objective: enhancing the experience and results we deliver to our clients.

Expertise at Every Step:

## Meet the Duo, Leading QP Savills in Quinta do Lago & Vale do Lobo.



Above: Iain Begg, Quinta do Lago & Vale do Lobo Sales Director; and Stephanie Limpert-Peers, Executive Assistant to the Sales Director.

At the forefront of our Quinta do Lago and Vale do Lobo offices is Iain Begg, Sales Director, supported by his Executive Assistant, Stephanie Limpert-Peers. Together, they ensure that every client receives a highly personalised, professional service, backed by strategic insight and market expertise.

With 20 years in the high-end property sector, Iain has earned a reputation for integrity, results, and meticulous attention to detail. Prior to relocating to the Algarve in 2022, he spent 16 years working in London's ultra-prime real estate markets - including Knightsbridge and Belgravia, as well as Notting Hill and Holland Park - where he successfully led top-performing offices. Since joining QP Savills, Iain has continued to deliver landmark sales, including the Algarve's first recorded residential sale over €20 million - a villa in Quinta do Lago.

Iain brings a combination of strategic thinking, deep market knowledge, and sharp negotiation skills that allow vendors to navigate the luxury property market with confidence. Whether you are considering selling, reviewing your property's value, or exploring investment opportunities, Iain offers a comprehensive overview of market trends and tailored advice that reflects both your goals and the unique characteristics of each resort.

From Berkshire in the UK, Stephanie began her career in marketing, gaining valuable experience working with luxury brands. She spent time as a property manager in the renowned alpine resorts of Courchevel and Val d'Isère where she developed a keen eye for exceptional properties. Stephanie joined QP Savills in 2022 as part of the sales team. Her strong work ethic and natural ability to build client relationships quickly established her as a valuable team member.

As Executive Assistant to the Sales Director, Stephanie plays an important role, ensuring

that every interaction is seamless and personal. Her organisational expertise, attention to detail, and ability to coordinate complex processes mean that clients benefit from a smooth, informed, and highly attentive service.

For vendors in the Quinta do Lago and Vale do Lobo area, working with Iain and Stephanie means more than listing a property - it means having a team that understands the market, the lifestyle, and the value of every individual home. Their combined knowledge and hands-on approach ensure that every step, from valuation to sale, is handled with the professionalism and discretion that clients expect in the luxury property sector. In addition, they are backed by an in-house marketing team of three, four dedicated operations staff and a financial team of three.

To discuss your property, review the current market, or explore investment opportunities in Quinta do Lago or Vale do Lobo, please contact Iain directly.

**Iain Begg**  
Sales Director,  
Quinta do Lago and Vale do Lobo

+351 918 024 147  
iain@qp.pt

**Stephanie Limpert-Peers**  
Executive Assistant to the Sales Director

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“For vendors in Quinta do Lago and Vale do Lobo, working with Iain and Stephanie means more than listing a property - it means having a team that understands the market, the lifestyle, and the value of every individual home.”



# Marketing That Moves with the Market.

By Amy Kerins, Marketing Director

Above: Amy Kerins, Marketing Director; Kerstin Buechner, Co-Owner & Director; Madison Marum, Marketing & Brand Lead.

In today's property market, exceptional homes require exceptional marketing. At QP Savills, we recognise that visibility alone is no longer enough. What matters is precision, reach, intelligence and, above all, the ability to connect the right buyer to the right property at the right time.

As market leaders in the Algarve, we never stand still. Reputation is important, but it is not a strategy. That is why we continually reinvest in our marketing, our people and our platforms. The launch of our new website is just one example - designed not simply to look impressive, but to perform intelligently, using advanced search functionality and data insight to connect buyers with properties more effectively.

We believe we operate with one of the largest dedicated marketing budgets in the Algarve. That scale allows us to compete not just locally, but internationally - ensuring your property is positioned in front of a truly global audience.

Crucially, we do not believe in a one-size-fits-all approach. Every property is different. Every owner's objectives are different. For that reason, we create personalised marketing strategies tailored to the positioning, price point and buyer profile of each home. From launch timing to media selection and digital targeting, the plan is built around what will generate the highest quality enquiries - not simply the highest volume.

Our sales and marketing teams work seamlessly together. Strategy is not developed in isolation; it is shaped by real-time market insight from our negotiators and informed by buyer feedback throughout the campaign. This integrated approach ensures agility and alignment at every stage. Being part of the Savills Global Network further strengthens our offering. We work closely with international colleagues across key markets, supported by a newly launched internal platform that enhances property sharing and cross-border collaboration. In addition, we leverage the expertise of the

London-based Savills Marketing team of more than 80 specialists, amplifying our reach and refining our strategy beyond what any standalone local agency could achieve.

Our database is another key asset. It is highly engaged, carefully managed and nurtured through personalised communication journeys within our CRM system. We remain in regular contact with serious buyers through direct outreach, private previews and client events - ensuring properties are often introduced before they ever reach the wider market.

Alongside this, we run targeted digital advertising managed by our specialist team, supported by strategic outdoor campaigns, press placements and the development of beautiful and targeted sales and marketing collateral. Every channel has a purpose. Every decision is data-informed.

Marketing, however, is evolving faster than ever. Artificial intelligence, data automation and digital targeting are reshaping how buyers search and how properties are discovered. We have invested in the right expertise to ensure we remain innovative, efficient and highly targeted - while never losing sight of the human relationships that remain central to our business.

We use AI to enhance what we do, not replace it. Automation allows us to streamline repetitive processes and refine audience targeting, ensuring our time and expertise are focused where they add the greatest value: advising clients, negotiating strategically and building meaningful buyer relationships. It means your property marketing is both intelligent and personal.

Everything we do is focused on one objective: generating the strongest possible buyer interest and securing the best outcome for our clients.

In a market that continues to evolve, intelligent, proactive marketing has never been more important. And neither has choosing the right partner to deliver it.

**“As market leaders in the Algarve, we never stand still. Reputation is important, but it is not a strategy. That is why we continually reinvest in our marketing, our people and our platforms.”**



Amy Kerins  
Marketing Director



Your Property, Introduced to the World:

# The QP Savills Global Advantage.

One of the defining strengths of QP Savills is the depth of its connection to the global Savills network – an almost 30-year partnership that combines local expertise with truly international reach.

Savills is one of the world’s foremost real estate advisory and services firms, with roots stretching over 170 years. Headquartered in London, the company has built a global reputation for trusted advice, deep market insight, and a commitment to long-term client relationships. Today, Savills employs more than 42,000 professionals across over 70 countries, working collaboratively to deliver expertise, intelligence and opportunities for clients worldwide.

For property owners, this relationship provides a powerful advantage. While QP Savills offers deep knowledge of the Algarve’s prime property market and long-established relationships within the local community, Savills brings global scale, insight and connectivity that extends far beyond the region.

This global network plays an increasingly important role in the Algarve property market. Buyers are rarely drawn from a single country or region. Instead, interest comes from a wide international audience – from across Europe, the United Kingdom, and increasingly further afield. Being connected to an international network allows properties marketed by QP Savills to reach these audiences in a way that purely local agencies simply cannot.

Digital visibility is a key part of that reach. Savills operates one of the most visited estate agency websites in the United Kingdom, attracting millions of visits each month from buyers searching for property globally. With visitors accessing the platform from hundreds of territories worldwide, it provides a powerful gateway through which international buyers can discover homes in the Algarve.

Importantly, this exposure is not passive. Savills offices and teams across major international markets are actively engaged with clients seeking lifestyle and investment opportunities abroad. Through close

“**Through an internal referral platform, agents and associates are connected across the Savills network, allowing teams to share leads, buyer requirements and property opportunities instantly across borders.**”



**Victoria Garrett**  
Head of Global Residential (Excluding UK)



**Jelena Cvjetkovic**  
Director, International Residential Network



**Odge Davey**  
Head of International Sales



**Niki Riley**  
Global Residential PR Director

collaboration between offices, properties can be introduced directly to buyers who may already be working with Savills advisors in their home markets.

Through an internal referral platform, agents and associates are connected across the Savills network, allowing teams to share leads, buyer requirements and property opportunities instantly across borders.

For vendors, the impact of this connectivity is significant. A property marketed locally by QP Savills is not limited to local exposure; it becomes part of a much larger international ecosystem. Sales teams in London, Dublin, Lisbon, Dubai, New York and beyond can quickly identify opportunities that match their clients’ requirements and introduce them directly to the Algarve market.

This level of collaboration allows properties to reach highly relevant audiences far more efficiently than through traditional marketing channels alone. It also enables QP Savills to draw on specialist knowledge from across the network, ensuring clients benefit from the combined insight of professionals working in markets around the world.

For buyers, the system provides a seamless way to explore international opportunities through trusted advisors. For sellers, it ensures their property is presented to a global audience with both scale and precision.

In an increasingly international property market, this combination of local expertise and global connectivity is invaluable. By working closely with the Savills network, QP Savills ensures that every property benefits not only from strong local representation, but also from the reach, intelligence and relationships of one of the world’s most respected real estate brands.

For property owners, it means their home is not simply marketed locally – it is introduced to the world.





Thinking Globally, Acting Locally:

# A Conversation with Savills Head of Global Residential (Ex UK).

Amy Kerins, Marketing Director, sat down with Victoria Garrett, Savills Head of Global Residential (Ex UK) to speak with her about her role.

Can you tell us about your role in Savills?

In my current role I am Head of Global Residential (Ex UK) for Savills and responsible for the day-to-day strategic management and expansion of Savills Global Residential platform into new markets. I work closely with regional teams to deliver strategic advice, cross-border sales, and exceptional client service across key global cities,

aligning Savills strategic ambition to grow and strengthen our global residential presence.

Can you explain what the Savills Global Network is and how it connects offices around the world?

From our London office, we put buyers, sellers and developers directly in touch with our local property experts, using market analysis, new trends and regulation knowledge to help them navigate the often complex buying and selling processes of certain territories.

Above:  
Amy Kerins,  
Marketing  
Director, and  
Victoria Garrett,  
Savills Head  
of Global  
Residential  
(Ex UK).

All of our team has extensive experience of cross border property sales. Many have lived, worked or been educated around the world, and each has their areas of expertise. Working across 60 countries in Europe, North America, Africa, Asia and Australia, we cover many regions and languages, including French, Italian, Spanish, German, Russian, Croatian, Chinese and Arabic.

We work with private and institutional clients alike. Over time, we have worked on a vast range of new-build schemes around the world – from boutique developments to major mixed-use schemes, some of which were game-changers in their areas or countries. Aside from helping to market new-build property to buyers, we also help developers search for sites to acquire for development.

How important is QP Savills within the Savills Global Network?

QP is regarded as one of our key Associate partners in our Global Network and is one of our longest standing associates at over 25 years. Over that time we have created a deep-rooted and trusted relationship between us.

From a client's perspective, what is the real advantage of being represented by us rather than a purely local agency?

Our focus and mantra is to be client centric in everything we do. This, combined with the extent of our global network of offices and the depth of our knowledge about the local markets, allows us to confidently offer an all-encompassing service to buyers and sellers globally. We see ourselves as being the world's largest boutique agency that works hand in hand with each other across markets and jurisdictions, offering our clients a human and tailored offering.

What makes Savills particularly effective at connecting Algarve properties with buyers from markets like the UK, Northern Europe and beyond?

The Savills buyer network aligns well with the Algarve's demand profile. UK buyers remain the dominant international buyer, accounting for over two-thirds of all international buyers in the Algarve followed by the Irish. Because of Savills unparalleled visibility and brand recognition in the UK and Northern Europe, the firm is positioned exactly where the majority of demand is originating from.

Are you seeing increasing demand from international buyers looking at lifestyle destinations such as the Algarve? What is the international view of the market here in the Algarve?

The Algarve continues to position itself as one of Europe's most desirable lifestyle-led property markets, and recent data shows that international appetite is growing across multiple buyer groups. The appeal of the Algarve has changed over the last five years from not just being a fantastic holiday destination but a year-round place to live, work and raise a family. The Algarve is seen as having a very active and healthy lifestyle with fantastic golf facilities, as an area of natural beauty that is very safe and has a rapidly expanding number of international schools which are all major motivations for relocating families.

In simple terms, what does the Savills International Network allow us to do for clients that others cannot?

Savills operates through more than 700 offices across 70+ countries, with over 42,000+ professionals. This gives us access to tens of thousands of active global buyers that smaller or local agencies could never reach. Because of a truly global, joined up footprint, particularly in the UK, Europe, the US, and Asia, we can directly introduce Algarve properties to the international buyers who dominate demand. UK buyers, for example, remain the largest buyer group in the Algarve. This gives our clients a competitive advantage in attracting the right purchasers.

“Because of Savills unparalleled visibility and brand recognition in the UK and Northern Europe, the firm is positioned exactly where the majority of demand is originating from.”





## Savills Private Office.

Established in 2007 to serve ultra high net worth clients, the Savills Private Office is built on the principles of discretion, exclusivity, and exceptional service. Led by Alex Christian and Rory McMullen, the 25-strong global team brings together leading real estate experts who deliver comprehensive, tailored, and confidential advice across the full spectrum of Savills services.

With representatives spanning North America, the French Riviera, the French Alps, Monaco, Spain, Italy, Dubai, Thailand, Singapore, Vietnam, Brussels, Hong Kong, India, and Bahrain, the Private Office offers truly global reach combined with deep local expertise.

Backed by over 165 years of industry leadership, Savills has earned a reputation that is both distinguished and unrivalled, making it a trusted partner for clients seeking world-class property advice.

For our clients, the reach this unlocks is unmatched. When you list with QP Savills, your property is not simply marketed locally - it is presented to a curated network of ultra high net worth buyers. It will be exposed to serious, qualified buyers through trusted private channels.

Above: Rory McMullen and Alex Christian, Co-Heads, Savills Private Office.



TIMELLESS DESIGN

# Melissa Jane

INTERIOR DESIGN



QUINTA SHOPPING

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Instagram icon melissajaneinteriors



## Our Clients Say it Best.



A big thank you to **Nelia!** She accompanied us with great patience over a long period of time, showed us many properties and repeatedly shared good creative ideas with us. During the purchase process, she coordinated buyers, sellers and solicitors. She provided fantastic support during the handover, and even wrote to the utility companies to support us! A truly special kind of collaboration! We would gladly work with her again. Thank you, Nel!

- C.F.



I worked with **Ângela** for over a year, and she went above and beyond not only with house searching but helping with all other sorts of things necessary with moving to Algarve Portugal. I would highly recommend her.

- A.R.



First class; professional, proactive, customer service. By very far the best agency we have ever dealt with. Keep up the great work!

- P.T.



**Stefan** was excellent throughout this process. We never felt under any pressure to buy. Stefan's relaxed and calm management style was hugely beneficial to the process and we would have no hesitation in recommending him and the team at QP Savills to others looking to purchase in the area.

- A.W.



We live seven time zones and 5,600 miles away from the Algarve. **Raquel** so quickly earned our trust that we thought we knew her forever. Never have we had someone pour so much energy, perseverance, and kindness into finding us exactly what worked for our family. We are so appreciative.

- D.M.



A big thank you to **Iain and Monica** at QP Savills for their incredible help with selling my house. Professional, kind, and truly dedicated, I couldn't have asked for better support. Highly recommended!

- A.G.G.



Well we finally got our dream house today, all down to the wonderful **Sónia** from QP Savills! We were ready for a long 4 month slog of viewing properties but Sónia knew where we really wanted to be and the very third house we viewed, she helped us to acquire it. She was with us all the way, but stayed professional, representing both the property owner and ourselves who have been a buyer with the company before. They are the best, so professional, always there and I honestly don't know what I'm going to do without her by my side looking after us in the future. Thank you to **Monica Mendes** too! She kept us up to date with the company and what they could do for us while we sold our house and got the new one. Simply THE Best! Both of these wonderful ladies are now friends. Muito obrigado.

- T.T.

 **RAMOS & ASSOCIADOS**  
LAW FIRM

Legal Advice  
for International  
Clients in Portugal





# The Selling Journey.

A step-by-step guide to selling your property with confidence



Selling your home is more than just a transaction, it's a journey, and one that should be handled with care, clarity, and the right guidance at every stage. Below, we outline the key steps to help you understand what to expect and how we support you throughout the process.

## 1 THE VALUATION

Every successful sale begins with a well-informed valuation. We recommend arranging a valuation with a trusted, experienced agent. Our team would be delighted to visit your property and provide a detailed assessment of value, positioning, and current buyer demand.

This is also an opportunity for you to understand how we work, our approach, our market insight, and how we would position your property to achieve the best possible result.

At this stage, it's also wise to seek tax advice, ensuring you have a clear understanding of any financial implications before proceeding.

## 2 YOUR CHOICE OF REPRESENTATION

Selecting the right agent is one of the most important decisions you will make. The right partner will not only maximise your property's exposure but also position it correctly in the market to achieve the best possible outcome. At QP Savills, our approach is tailored, strategic, and backed by real-time market intelligence and a strong international network.

Clear communication, responsiveness, and a proactive approach should be a given. Be mindful of inflated valuations offered purely to secure your instruction. Accuracy and honesty will always serve you better in the long run.

In the Algarve, fees typically range between 4% and 5% (plus VAT), payable by the seller. While it can be tempting to focus on fees, the true value lies in the quality of representation, negotiation, and ultimately, the final result.

You will also need to decide whether to appoint a sole agent or multiple agents.

Above:  
Giselle Pisabarro,  
Loulé Sales  
Director and  
Iain Begg,  
Quinta do Lago  
& Vale do Lobo  
Sales Director.

While multiple agents can increase exposure, it can sometimes lead to mixed messaging and overexposure in the market. A more considered, well-managed approach often delivers stronger results. Once you are comfortable, terms are agreed, and a marketing agreement is signed.

## 3 POSITIONING YOUR PROPERTY

Before launching onto the market, we take the time to position your property correctly. This includes confirming exactly what is being sold, whether as a property (asset sale) or within a company structure, and understanding the implications of each. We will guide you through this, so you are best placed when offers are presented.

We also clarify what is included in the sale, such as furniture, fixtures, fittings, or artwork, ensuring there is no ambiguity later in the process.

Together, we agree on pricing, timing, and the most suitable marketing strategy, whether that's a full public campaign or a more discreet, off-market approach, depending on your objectives.

## 4 PREPARING FOR MARKET

First impressions matter. We will advise you on how best to present your property, whether that involves light refreshing, staging, or simply ensuring everything is shown at its very best. Professional photography and video are arranged as standard, ensuring your property is showcased to the highest level.

At the same time, we recommend instructing your lawyer early and beginning to collate the necessary documentation. Having everything prepared in advance allows the process to run smoothly once a buyer is found.



At QP Savills, our approach is tailored, strategic, and backed by real-time market intelligence and a strong international network.

Typical documentation includes:

- Tax Record (Caderneta Predial)
- Land Registry Certificate (Registo Predial)
- Habitation Licence (Alvará de Utilização)
- Deed (Escritura)
- Energy Certificate
- Identification (Passport/ID & Fiscal Number)
- Approved Plans
- Company documentation (if applicable)

We also encourage you to share any useful insights about the property, recent upgrades, running costs, or any nuances a buyer should understand.

Viewing arrangements will be agreed in advance, ensuring everything runs seamlessly and with minimal disruption.

## 5 VIEWINGS, OFFERS & SALE AGREED

Once your property is launched, we begin introducing qualified buyers and arranging viewings.

Our role is to manage the process carefully, gathering feedback, maintaining momentum, and guiding negotiations with your best interests at the forefront.

When offers are received, we will present them clearly and advise you on the strength of the buyer, any conditions attached, their ability to proceed, and proposed timelines, ensuring you are fully informed before making any decisions.

## 6 LEGAL PROCESS, EXCHANGE & COMPLETION

Once a sale is agreed, the legal process begins. Lawyers are formally instructed, and in many cases, a Letter of Intent is prepared and signed. The buyer's lawyer will then prepare the Promissory Contract (CPCV) and carry out due diligence on the property.

Upon signing the CPCV, a deposit is typically paid (usually 10%), securing the agreement between both parties.

Completion follows on the agreed date, when the Final Deed (Escritura) is signed before a notary or lawyer. At this point, ownership is officially transferred and registered.

### OUR ROLE THROUGHOUT

Throughout this journey, our role is to guide, advise, and represent you, ensuring the process is as smooth, informed, and successful as possible.

Every property is unique, and so is every sale. Our approach is always tailored, discreet where needed, and focused on achieving the very best outcome for you.

# Key Decisions When Buying Property in the Algarve.

Buying property in the Algarve is, in many ways, a straightforward and well-regulated process. Transactions can often complete within two to six weeks when supported by experienced professionals. However, the process itself is only one part of the journey. The more important, and often more complex aspect, lies in the decisions made before a purchase is agreed.

For today's buyer, particularly in the prime market, success is defined not just by securing a property, but by making informed choices that align with long-term lifestyle and investment goals.

## LOCATION: DEFINING THE RIGHT FIT

One of the first and most important decisions is location. The Algarve offers a diverse range of options, from the established, resort-led environments of Quinta do Lago and Vale do Lobo to the increasingly sought-after countryside surrounding Loulé and the wider Central Algarve.

Each area appeals to a different type of buyer. Resort locations tend to attract those seeking convenience, security, and strong rental potential, making them particularly appealing for investors and second-home owners. Families are often drawn to areas with proximity to international schools, amenities, and year-round infrastructure, while retirees may favour quieter settings that still offer accessibility and lifestyle benefits. Inland locations provide greater space, privacy, and value per square metre, and are increasingly popular with those looking for a more permanent base.

There is no universal "best" location, only what is best suited to the individual buyer and their priorities.

## NEW BUILD VS RESALE

Another key consideration is whether to purchase a new build or a resale property. New builds can offer modern building

materials and construction techniques, energy efficiency, and minimal maintenance, often with the added benefit of warranties and modern specifications. However, they can come at a premium and availability is increasingly limited in prime locations.

Resale properties, on the other hand, may offer more character, established surroundings, and in some cases, better positioning within mature developments. In more established areas, resale homes often sit on larger plots, something that is becoming increasingly valuable to buyers. They can also present opportunities for value enhancement through refurbishment.

## RENOVATION VS TURNKEY

For some buyers, the appeal of creating a bespoke home through renovation is compelling. The Algarve offers a range of opportunities, from farmhouses and apartments to older villas in prime locations.

However, renovation requires time, patience, and careful project management. Buyers should be realistic about timelines, costs, and the complexities involved.

Turnkey properties can provide immediacy and simplicity. They can allow buyers to move in or begin renting immediately, offering a more predictable and often less demanding route. But if you are buying at pre-construction stage, there can be a wait.

## RENTAL INVESTMENT VS PERSONAL USE

Understanding the intended use of the property is essential. Buyers seeking rental returns should prioritise what appeals to the rental market - proximity to beaches, golf, and resort facilities remains key. Rental demand is highly seasonal, with significantly higher returns achieved during the peak summer months.

Those buying primarily for personal use may place greater emphasis on privacy, layout,



Above:  
*Incomparable House in Quinta do Lago - Ref: 83502QP.*

and lifestyle features. Increasingly, many buyers are looking for a balance of both, using their property part of the year while generating income when not in residence.

## FINANCIAL AND TAX CONSIDERATIONS

Portugal remains attractive from a tax perspective, but it is essential to take professional advice. Purchase costs typically include property transfer tax (IMT), stamp duty, legal fees, and notary and registration costs.

Buyers should also consider ownership structures, ongoing tax obligations, and any applicable incentives. We always encourage buyers to compare projected running costs across different property types and locations, as these can vary significantly.

Clear financial planning at the outset helps avoid surprises later in the process. For more information, please see our article on Taxation on pages 48 and 49, and Running Costs on page 44.

## THE BUYING PROCESS

Once a property is selected, the legal process typically takes between two and six weeks. It begins with a letter of intent, followed by due diligence carried out by the buyer's lawyer. A promissory contract is then signed, at which point a deposit (typically



10%) is paid, before completion at the final deed (escritura).

Whether purchasing privately or through a corporate structure, the principles remain the same: clarity, transparency, and legal protection for both parties.

It is also helpful for buyers to have their documentation and paperwork prepared in advance, as this can significantly streamline the process and avoid unnecessary delays.

## MISTAKES TO AVOID

One of the most common mistakes is focusing too heavily on the property itself, rather than the broader context. Location, resale potential and long-term demand should always be considered.

Underestimating renovation timelines, failing to seek proper legal and tax advice, or making decisions based on short-term trends rather than long-term value can all impact the overall success of the purchase.

## WHAT EXPERIENCED BUYERS SAY

Choosing the right property broker is as important as choosing the right property. An experienced local agent can provide access to off-market opportunities, realistic guidance on value, insight into licensing or construction restrictions, and a clear understanding of which areas will best suit a buyer's lifestyle. This expertise often prevents costly mistakes and ensures a smoother journey from first viewing to final deed.

Perhaps most importantly, seasoned buyers recognise that the Algarve is not a short-term market. Its strength lies in stability, lifestyle, and enduring appeal. Those who approach their purchase with a long-term perspective tend to achieve the greatest satisfaction - both personally and financially. And one thing they almost always say is that they wish they had bought sooner!

# A Property Owner's Perspective.

Experience, insight and lessons learned

Tony Tighe, has both bought and sold property in the Algarve. QP Savills Sales Executive, Sónia Lourenço, spoke to Tony to ask him how he found the process of each and what insight he would share with anyone considering selling or buying.



Above: QP Savills Client, Tony Tighe.

## How long have you lived in the Algarve, and what originally brought you here?

I've been living in the Algarve full time for the past three and a half years, but my connection goes back much further. I first came here on holiday in 1992 and bought my first property in Quinta do Lago in 1997.

## Have you seen the Algarve change during your time here? If so, in what way?

Within the Golden Triangle, the change has been significant. The scale and design of properties today are completely different - larger, more contemporary, and far more architectural. You can almost identify the decade a home was built in just by its design.

The Algarve has also grown in terms of population and diversity. I marvel at the membership at my Golf Club for example (Vila Sol), in that the members come from literally all over the world.

## You've recently both bought and sold property in the Algarve - what shaped those decisions?

We sold our townhouse because we were too quick to buy it in 2023 and it was just not right for us. With the associated taxes, it wasn't a decision taken lightly, but we recognised it early and acted on it.

The positive thing is that it led us to a home that truly suits us. It reinforced the importance of taking time, being clear on what you want, and not compromising on the fundamentals.

## What were the most important factors for you when choosing an agent?

You must be certain that the one you choose is professional, knows the market and, in fact, leads the market. I want to deal with an agency that has gravitas and a presence in the potential areas where we want to live. Most important of all are people. You must be able to trust the people you are going to be working with. They are going to be out there selling your property or identifying the property you want to purchase. I'm a people-person so it

is imperative for me that I like, trust and get on with the contact at the agency.

## Why did you decide to purchase your property through QP Savills?

I purchased my 2023 property through QP Savills and had been impressed with their professionalism. I got to know Sales Director, Monica Mendes, and she is an excellent communicator, who kept in touch with us over the years. I have been a PR person for most of my working life; indeed I'm a Fellow of the Chartered Institute of Public Relations and I had been very impressed with their marketing. The image they project within the Golden Triangle is one of knowledge, the biggest and the best. I felt that they owned and led the market, hence they were right for me.

## How did you find the buying process this time?

When wanting to identify and buy a property this time, I naturally contacted Monica as the first port of call. In turn she introduced me to Sónia, and she was going to be our day-to-day contact. We hit it off straight away and from the outset she understood exactly what we wanted. With this purchase we wanted to take our time and learn from our previous mistakes. We viewed the first two properties we were shown. They were good, really good in fact, but they were not quite right. I came out of the second viewing and said to my wife, "We've got four months of this now darling". How wrong was I? The third house Sónia showed us hit the mark. We couldn't believe it but agreed it was exactly what we wanted and we made an offer straight away. What I valued most from Sónia were her communication skills, she kept us informed right throughout the process. She was very professional, but she was on our side.

## Was there anything about the process that surprised you?

The biggest surprise in the whole process for me was the speed in which we found our perfect home in the perfect place exactly where we wanted to live. It did worry us given our previous experience, but we knew where we wanted to live and exactly what we wanted for our new home.



**You must be certain that the one you choose is professional, knows the market and, in fact, leads the market. I want to deal with an agency that has gravitas and a presence in the potential areas where we want to live.**

# Your Questions, Answered.

**Sales Directors, Iain Begg and Giselle Pisabarro along with Amy Kerins, Marketing Director answer some of the most commonly asked questions.**



## Questions Our Property Owners Often Ask

### How is the market?

**Iain:** Markets naturally move through cycles, but the Algarve continues to attract strong international demand driven by lifestyle, security and long-term investment appeal. Rather than looking only at headline trends, we analyse buyer behaviour, enquiry levels and transaction activity in your specific price segment to give you a clear and accurate picture of current conditions. For more please refer to our market report on page 8.

### What nationalities are buying at the moment?

**Amy:** Historically buyers with QP Savills have been dominated by the British followed by the Irish. While these still represent the largest percentage of our buyers (approx. 50% and 15% respectively), we are seeing

more activity from the Portuguese (11%) as well as a mix of northern Europeans (German, Benelux) as well as the French. We have seen a small and gradual increase in American buyers, but perhaps not the influx most were expecting. However, it's early days and we expect more to come as the Algarve moves onto their radar.

### Is my property getting enough exposure?

**Amy:** Your property benefits from a comprehensive marketing strategy combining targeted digital campaigns, exposure across the Savills International Network, our highly engaged buyer database, and local and international media. We regularly review performance data and buyer engagement to ensure the property is reaching the right audience and generating meaningful enquiries. It is also important not to over-expose a property - balance is key.

### Are the viewers serious buyers?

**Iain:** We carefully qualify buyers before arranging viewings to ensure they are genuinely interested and aligned with the property. Our team maintains regular dialogue with buyers, allowing us to understand their motivations, timelines and level of readiness, which helps ensure viewings are both purposeful and productive.

We can provide an overview of the level of interest the property has generated and the feedback we've received from viewings. Our role is to ensure you have a clear understanding of the market context so you can make an informed decision.

### Do buyers typically have financing approved before making an offer?

**Giselle:** Most buyers in this market are cash purchasers, particularly international buyers. However, where financing is involved, we always encourage buyers to have pre-approval in place before progressing to formal negotiations to ensure the process runs smoothly.

*Left:  
Amy Kerins,  
Marketing  
Director; Iain  
Begg, Quinta  
do Lago & Vale  
do Lobo Sales  
Director; Giselle  
Pisabarro, Loulé  
Sales Director.*

### Are there things we can do to make the property more attractive?

**Giselle:** Presentation can play an important role in creating a strong first impression. Simple adjustments such as decluttering, enhancing lighting, improving outdoor spaces or minor cosmetic updates can sometimes make a meaningful difference. We are always happy to provide guidance based on what today's buyers are responding to most strongly.

### Should we adjust the asking price?

**Iain:** Pricing strategy is one of the most important factors in achieving the best outcome. We constantly monitor buyer feedback, viewing levels and comparable sales in the market. If we believe a price adjustment would improve momentum or attract a wider pool of qualified buyers, we will advise you accordingly. Our goal is always to position the property correctly to maximise both interest and final value.

## Questions Our Buyers Often Ask

### How do property values here compare with other areas of the Algarve?

**Iain:** Prime resort locations such as Quinta do Lago and Vale do Lobo typically command higher values than other areas of the Algarve due to their established infrastructure, security, amenities and international reputation. Buyers are investing not only in the property itself, but also in the lifestyle, privacy and long-term desirability of these resorts.

### Is it a good time to invest now?

**Giselle:** Timing the market perfectly is always difficult, but prime resort property tends to perform best when viewed as a long-term lifestyle and investment decision. The Algarve continues to benefit from strong international demand, limited supply in prime locations, stability and excellent quality of life - all factors that support long-term value.

### Are there charges associated with houses in Quinta do Lago?

**Iain:** Due to the fact that the majority of roads within the resort are public, resort fees remain low. Generally speaking one only has to pay for security costs unless you are in a condominium within one of the resorts. Owners have the option to join various facilities like The Campus, or one of the golf clubs etc.

### What has the historical price growth been in the resort?

**Iain:** Prime resort property has historically shown strong and consistent long-term growth, supported by limited supply, international demand and the quality of the environment and infrastructure. While markets naturally move through cycles, these resorts have remained among the most resilient segments of the Algarve property market.

### How easy is it to get golf membership?

**Iain:** Golf memberships are oversubscribed generally speaking but there are options available. Our team can introduce buyers to the relevant contacts and explain the different options available, whether for regular play or more flexible access.

### Are the resorts mainly holiday homes or do many people live here year-round?

**Iain:** While historically many properties were used as holiday homes, Quinta do Lago and Vale do Lobo have increasingly become year-round communities. Improvements in international connectivity, remote working, international schools and infrastructure mean many owners now live here for much longer periods or permanently.

### How long does the buying process usually take?

**Giselle:** The buying process is generally straightforward if the paperwork is in order. Once a price is agreed, the process to exchange typically takes between two to six weeks, with completion to follow to suit both parties.

## Running Costs.



Running costs for a property in the Algarve can vary significantly depending on its age, size, and location.

Older homes, especially those built 20 to 30 years ago, are typically less energy efficient than newer properties. While modern homes are usually easier to heat and cool, they are often larger and may include a range of features that contribute to higher energy usage.

In prime resorts such as Quinta do Lago and Vale do Lobo, owners benefit from first-class infrastructure and dependable water, electricity, and waste services. That convenience is reflected in the cost, with maintenance, cleaning, and other support services generally priced at a premium compared with other areas.

Rural properties, on the other hand, are often more independent. Many have private water sources,

septic systems, and gas storage, helping to reduce dependence on public utilities. Services in countryside locations can also be more cost-effective than those in established resort communities.

New-build homes are typically designed to higher efficiency standards, with better insulation, modern heating and cooling systems, and more sustainable construction materials. As a result, they can offer lower utility costs as well as reduced maintenance requirements over the longer term.

We are happy to provide prospective buyers with current running cost information for every property in our portfolio.

### Estimated Running Costs of a 4-Bedroom Villa

Estimated Annual Cost	Quinta do Lago & Vale do Lobo	Central Algarve
IMI & AIMI Property Tax	€7,020	€1,550
Resort Membership / Condo Security	€2,100	N/A
Cleaning Services	€7,800	€5,000
Garden Maintenance	€7,488	€6,500
Swimming Pool Maintenance	€1,560	€1,300
Electricity	€6,240	€5,250
Gas	€780	€780
Water (including sewerage & rubbish removal tariffs)	€7,800	€1,900
Security (alarm monitoring and surveillance)	€2,500	€1,200
Communications (internet and phone)	€900	€1,000 (Inc. Cable/Satellite TV)
Cable / Satellite TV	€780	N/A
Home and Contents Insurance	€2,730	€2,000
Property Management	€3,900	€3,500
<b>Total Estimated Annual Costs</b>	<b>€53,598</b>	<b>€29,980</b>

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## Moving to Portugal:

# Visa Options Explained.

Portugal has become one of Europe's most appealing destinations for those seeking a new lifestyle abroad. Whether you're retiring, working remotely or fancy a change of lifestyle, the Algarve has a habit of feeling immediately right.

If you are considering moving to Portugal, the visa options available depend largely on your nationality. The requirements differ for EU citizens and nationals from outside the European Union.

## EU Citizens

Citizens of European Union countries have the most straightforward path to living in Portugal. Thanks to freedom of movement within the EU, there is no visa requirement to enter or reside in the country.

EU nationals can move to Portugal at any time and remain indefinitely. If staying longer than three months, you must register

your residence with the local town hall. This process results in the EU Citizen Registration Certificate (Certificado de Registo de Cidadão da União Europeia), which confirms your right to live in Portugal and is valid for five years. After five years of legal residence, EU citizens can apply for permanent residency. For many European buyers, this simple process makes purchasing property and relocating to Portugal particularly accessible.

## Non-EU Nationals

Nationals from outside the EU and Schengen Area, including the United Kingdom, United States, Canada, Australia and many other countries, must obtain a residence visa if they plan to live in Portugal long term.

Several visa options are available depending on your circumstances.

### D7 VISA (PASSIVE INCOME VISA)

The D7 visa is one of the most popular routes for those relocating to Portugal. It is designed for individuals who can demonstrate stable income from pensions, investments, rental income or other passive sources. Minimum income requirements are linked to Portugal's national minimum wage. As a guide, applicants must demonstrate approximately €920 per month for a single applicant. This increases by around 50% for a spouse (approximately €460 per month) and by 30% for each dependent child (approximately €276 per month). Applicants must also demonstrate sufficient savings and financial stability to support their relocation.

### DIGITAL NOMAD VISA (D8)

Portugal's Digital Nomad visa allows remote workers employed by companies outside Portugal to live in the country while continuing their professional activities abroad. Applicants must demonstrate a minimum monthly income of approximately €3,680, equivalent to around four times the Portuguese minimum wage. Proof of remote employment or independent professional activity is required, along with evidence of savings, typically in the region of €10,000 to €12,000. This visa has become increasingly popular among internationally mobile professionals seeking a base in Europe.

### ENTREPRENEUR OR BUSINESS VISA (D2)

The D2 visa is intended for individuals wishing to establish, invest in or relocate a business to Portugal. Unlike some other residency routes, there is no fixed minimum income threshold. However, applicants must present a credible business plan demonstrating economic activity, sustainability and potential contribution to the Portuguese economy. In practice, immigration authorities often expect to see evidence of financial capacity, which may range from approximately €5,000 to €50,000 depending on the nature and scale of the proposed business.

### NHR 2.0 OR IFICI REGIME

Portugal's former Non Habitual Resident regime has been replaced by a more targeted programme known as NHR 2.0 or the IFICI regime. While the original scheme offered broad tax advantages across multiple income streams for ten years, the new framework focuses on attracting highly qualified professionals in fields such as technology, scientific research and innovation. Eligible individuals may benefit from a flat 20% tax rate on qualifying Portuguese employment or self employment income, along with potential favourable treatment of certain foreign sourced income. Applicants must become Portuguese tax residents and meet specific professional eligibility criteria.

### GOLDEN VISA

Portugal's Golden Visa remains one of Europe's most practical routes to residency for non-EU nationals, though the programme has changed considerably since 2023. The stay

requirement is seven days in Portugal during the first year and 14 days in each subsequent two-year period, with full Schengen Area access throughout. After five years, holders can apply for permanent residency or citizenship, though anyone serious about the latter should take current legal advice as proposed changes to Portugal's Nationality Law are working through parliament and the position is not yet settled. Real estate no longer qualifies as an investment route. The dominant option today is a minimum €500,000 subscription into a qualifying regulated fund, typically spanning private equity or venture capital. A €250,000 cultural heritage donation route also remains available. Spouses, dependent children and dependent parents can all be included in the application. In practice, most buyers now use the fund route for residency and make a separate property purchase for lifestyle purposes. The two decisions are entirely independent, and combining them remains a clean and efficient approach for international buyers who want a foothold in Portugal without relocating full-time.

### FAMILY REUNIFICATION

Once residency is granted, immediate family members such as spouses and dependent children may apply to join the primary applicant through family reunification. The main applicant must demonstrate sufficient financial capacity to support dependents. Income requirements typically increase by around 50% of the national minimum wage for a spouse and 30% for each dependent child.

Residence visas are typically granted for an initial period and then converted into residency permits after arrival in Portugal. These permits can be renewed and may eventually lead to permanent residency or citizenship after several years of legal residence.

Navigating visa options can feel complex, particularly as regulations continue to evolve. At QP Savills, we work closely with trusted legal professionals to ensure our clients receive clear, up to date guidance at every stage. We are pleased to connect buyers with experienced specialists such as **Dr. Josué Coelho**, who can provide tailored advice and support throughout the residency application process, helping you move forward with confidence as you plan your relocation to Portugal.



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The Right Legal Partner

# A Conversation with Dr. Josué Coelho of International Law Office.

When it comes to buying or selling property in Portugal, the right legal partner is not just helpful - it is essential. We have had the privilege of working closely with Josué Coelho and his team at International Law Office, and their expertise speaks for itself. We sat down with Josué to learn more about his practice, his perspective on the current market, and the advice he gives his clients when navigating one of life's most significant transactions.

**Can you tell us about you and your business? How long have you been in the Algarve?**

I'm originally from Faro, where I was born and raised, so the Algarve has always been home. In 1993, I moved to Lisbon to study law, and it was there that I met my business partner, Tiago Luís - despite the fact that we are both from Faro.

After completing my degree in 1998, I returned to the Algarve to begin my legal career. I qualified as a senior lawyer in 2000, and in 2002 we founded our firm, Tiago G. Luís - Josué S. Coelho (International Law Office). More than two decades later, we remain firmly established in the region, combining deep local knowledge with a long-standing commitment to excellence.

**Do you specialise in property law?**

Property law - particularly within the luxury segment - is at the heart of our practice. We specialise in high-end conveyancing, advising clients on some of the most exclusive real estate transactions in the Algarve. Our work is centred around Quinta do Lago and Vale do Lobo, where we assist a predominantly international clientele. We understand that purchasing property in

Above:  
Dr. Josué Coelho,  
International Law Office.

“**Property law - particularly within the luxury segment - is at the heart of our practice. We specialise in high-end conveyancing, advising clients on some of the most exclusive real estate transactions in the Algarve.**

Below: Dr. Tiago Luís and Dr. Josué Coelho,  
International Law Office.

these prestigious locations is not simply a transaction, but a lifestyle investment. Our approach is defined by discretion, precision, and a highly personalised service, ensuring that every aspect of the process is handled seamlessly and in full compliance with Portuguese law.

**How have you seen the market change in recent years? If so, what are those changes?**

The Algarve has undergone a remarkable transformation in recent years. Areas such as Quinta do Lago and Vale do Lobo have become increasingly attractive to international buyers seeking not only holiday homes, but permanent residences and long-term investments. This has naturally driven demand - and with it, property values - particularly in the prime and luxury segments. At the same time, buyers have become more sophisticated, with a clear focus on quality, lifestyle, and security. Alongside this growth, we have also seen important regulatory developments, making expert legal guidance more essential than ever to ensure that acquisitions are both secure and fully compliant.

**What are some of the biggest challenges you face?**

Working with an international clientele means navigating different expectations and legal cultures. One of our key roles is to bridge that gap, ensuring that clients feel informed and confident throughout the process. Additionally, while the Algarve market is dynamic and fast-paced, administrative procedures can at times be more measured. Managing this balance requires experience, attention to detail, and clear communication.

**What advice would you give to buyers and investors in the Algarve?**

For international buyers, engaging an independent lawyer from the outset is essential. Proper due diligence is the foundation of a secure investment. For investors, it is important to take a long-term perspective and fully understand the legal and tax framework. The Algarve continues to offer exceptional opportunities, particularly in prime locations. Above all, choosing the right professional guidance ensures that the experience of acquiring property in the Algarve is not only secure, but truly enjoyable.

**And what advice would you give to property sellers?**

For sellers in the Algarve's prime market, preparation and presentation are key. A high-quality property should be marketed in a way that reflects its true value, with a well-considered pricing strategy and strong international exposure. It is also important to have the right professionals in place from the beginning. Working with an experienced real estate agent and an independent lawyer helps ensure that all documentation is correct and that the process runs smoothly. Today's buyers are well informed and expect transparency and efficiency. Having everything prepared in advance can make a significant difference and help avoid delays.

**To contact International Law Office:**  
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INTERNATIONAL  LAW OFFICE



# A Practical Guide to Property Taxes in Portugal.

For many buyers, Portugal's lifestyle appeal is what draws them in first: the climate, the safety, the sense of community and the overall quality of life. However, alongside finding the right property, it is essential to understand the applicable tax framework. The Portuguese system is well-established and, with appropriate guidance, entirely manageable.

## IMT – PROPERTY TRANSFER TAX

IMT is a one-off tax payable upon the acquisition of real estate in Portugal. The applicable rate depends on the purchase price, the type of property and its intended use (e.g. primary residence or secondary/investment property). For primary residences, progressive rates currently range from 0% for lower-value properties up to approximately 7.5% at the higher end. The exemption threshold is periodically updated and is increasing to €106,346 in 2026. By way of illustration, the acquisition of a €1 million primary residence would typically result in an IMT liability in the region of €60,000, depending on the applicable brackets and final calculation.

## STAMP DUTY – IMPOSTO DO SELO

Stamp duty is also payable at the time of acquisition and is calculated at a flat rate of 0.8% on the declared purchase price. For example, on a €1 million property, the applicable stamp duty would amount to €8,000. Where financing is involved, additional stamp duty applies to the loan amount and potential interest, with rates varying depending on the term of the loan (generally up to 0.6% for longer-term financing).

## IMI – MUNICIPAL PROPERTY TAX

IMI is an annual municipal property tax levied on property owners. It is calculated based on the property's taxable value (Valor Patrimonial Tributário – VPT), rather than the acquisition price or current market value. Rates are set by each municipality and generally range between 0.3% and 0.45% for urban properties. By way of example, a property with a VPT of €1 million located in a municipality applying a 0.35% rate would result in an annual IMI liability of approximately €3,500. Certain municipalities may grant reductions, particularly for families with dependents or in relation to energy-efficient properties.

## AIMI – ADDITIONAL MUNICIPAL PROPERTY TAX

AIMI applies to higher-value residential real estate holdings and is often referred to as a "wealth tax". For individuals, Portuguese residential property is subject to AIMI on the portion of the VPT exceeding €600,000. The applicable rates are 0.7% on taxable value above €600,000, 1% on value exceeding €1 million and 1.5% on value exceeding €2 million. Married couples or partners may opt for joint taxation, effectively doubling the exemption threshold to €1.2 million.

For properties held within a company structure, tax obligations including IMI and AIMI may differ from individual ownership, so tailored professional advice should be sought to fully understand the applicable costs.

## RENTAL INCOME TAX

Income derived from the rental of property located in Portugal is subject to Portuguese Personal Income Tax (IRS). Non-resident individuals are generally taxed at a flat rate of 28% on net rental income. Portuguese tax residents may opt either for this flat rate or for aggregation with other income, in which case progressive rates apply (currently ranging from approximately 14.5% to 48%). A range of expenses may be deducted, including maintenance costs, management

fees, insurance and certain financing-related expenses, subject to specific conditions.

## CAPITAL GAINS TAX

Capital gains tax may arise upon the disposal of property. For Portuguese tax residents, only 50% of the gain is subject to taxation, with that amount being aggregated with other income and taxed at progressive IRS rates. Following recent legislative changes, non-resident individuals are now, in most cases, subject to the same regime, meaning that 50% of the gain is considered for tax purposes and taxed at progressive rates, rather than being subject to a flat rate. An exemption may apply in respect of the sale of a primary residence, provided that the proceeds are reinvested in another main residence within the EU or EEA, typically within 36 months after the sale or up to 24 months prior, subject to specific legal requirements.

## OTHER COSTS TO FACTOR IN

In addition to taxation, property ownership involves ongoing costs such as condominium fees, maintenance, insurance and utilities. These will vary depending on the property type, location and level of services, and should be factored into any investment decision. Please refer to the Running Costs article on page 44.

## A NOTE ON PROFESSIONAL ADVICE

Portugal benefits from a well-established professional ecosystem supporting real estate investment, including experienced lawyers, tax advisers and financial consultants with international expertise. Given that tax legislation evolves and individual circumstances vary, the above should be considered a general overview rather than specific advice. Tailored guidance should always be obtained prior to any investment decision. For personalised tax advice in relation to property ownership in Portugal, QP Savills clients may be introduced to trusted specialists such as **Gabriela Neves**, who works closely with international investors navigating the Portuguese tax landscape.



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Tax, Structure & Strategy

# A Conversation with Gabriela Neves from Taxwise Portugal.

## Can you tell us about you and your business?

I am a tax and financial consultant based in Portugal, advising both international and domestic clients on structuring their investments in a compliant and tax-efficient manner. Through Taxwise, we provide bespoke advisory services across personal and corporate taxation, real estate investments, cross-border structuring and wealth planning. Our work is highly tailored. We support clients throughout the entire investment lifecycle - from initial structuring to ongoing compliance - ensuring that each decision is aligned with their long-term financial and personal objectives. In a market that has become increasingly regulated and sophisticated, our role is to bring clarity, technical expertise and strategic foresight.

## How have you seen the market change in recent years? If so, what are those changes?

The Portuguese real estate market has evolved significantly. What was once driven largely by lifestyle buyers and tax incentives has become a far more mature and regulated environment.

### Key developments include:

- Increased scrutiny from tax authorities and regulators;
- The gradual shift and reconfiguration of tax regimes, including changes to the non-habitual resident framework;
- A more sophisticated investor profile, with greater focus on long-term value;
- A stronger emphasis on substance, transparency, and compliance.

As a result, real estate decisions are no longer purely transactional - they are increasingly part of a broader financial and tax strategy.

## What are some of the biggest challenges you face?

One of the main challenges is managing the complexity of cross-border situations, particularly when clients have assets, income streams or tax exposure in multiple jurisdictions. Another significant challenge is aligning expectations. Many investors approach the Portuguese market with outdated assumptions regarding tax benefits. Our role is to provide a realistic

and technically robust framework, ensuring both compliance and efficiency. Additionally, the pace of legislative change requires constant monitoring. Ensuring that structures remain compliant and effective over time is an ongoing and dynamic process.

## What advice would you give to buyers and sellers?

### For buyers:

- Structure before you invest: the way you acquire an asset has long-term tax implications.
- Understand your tax residency: this will determine how your income and gains are taxed.
- Take a holistic view: real estate should be integrated into your overall wealth and succession planning.
- Avoid short-term thinking: sustainable structures are more valuable than immediate tax savings.

### For sellers:

- Plan your exit in advance: capital gains tax exposure can often be optimised with proper planning.
- Review your structure before disposal: small adjustments can have a significant tax impact.
- Consider timing and jurisdiction: where you are tax resident at the time of sale is critical.
- Seek advice early: last-minute planning rarely delivers optimal results.



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## Family Roots, Advanced Science & a Fresh Vision for Algarve Wellbeing.

**Founders of Vida Pura, Sofia and Olivia Guilherme, spoke with QP Savills Marketing Director, Amy Kerins about their wellness clinic based in Almancil. What began as a shared curiosity about the body's natural ability to heal has evolved into a deeply considered approach to wellbeing, centred around cellular health and regeneration.**

Combining science-led therapies with a more holistic, human approach, Sofia and Olivia have created a space that feels both advanced and deeply personal. In this interview, we explore their journey, their vision, and why the Algarve has been the perfect place to build a business focused on wellbeing.

**What first brought you to the Algarve - and what made you decide to build a business here rather than elsewhere?**

The Algarve has always been a big part of our lives. Our dad is half Portuguese, so we spent a lot of time every year here growing up, eating in the same family-run restaurants

and building roots that never really went away. Moving here full-time last year felt less like a big move and more like finally aligning our lives with where we'd always felt at home.

When we looked around, we noticed there weren't many advanced wellness clinics like the ones we were familiar with in England. The region has a growing, health-conscious, international community, and we knew that therapies like hyperbaric oxygen and red light could really support people's recovery and long-term wellbeing. We both love connecting with people and genuinely helping them feel better, and that's what sparked Vida Pura into life.

**What surprised you most about running a business in the Algarve compared to your previous location?**

We came into this at very different life stages - I (Olivia) had just finished A-levels, and I (Sofia) came from a background in property management and development in England, alongside a business management degree. So we were learning a huge amount in real

*Above:  
Sofia and Olivia  
Guilherme,  
founders of  
Vida Pura.*



**For businesses that are serious about quality and innovation, like ours at Vida Pura, it's a really exciting environment to grow in.**

time. One of the biggest surprises has been just how diverse the community is here.

**How would you describe the business environment here today? Has it evolved in recent years?**

The Algarve is changing quickly. It's no longer just somewhere you come for a few weeks in summer - more people are choosing to live here all year, many working remotely or relocating from abroad.

Even just in Almancil, we've seen new projects and concepts opening up, which creates a real sense of momentum. There's a feeling that standards are rising and that there's room for fresh ideas. For us, that made it the ideal time to introduce Vida Pura: a clinic focused on advanced wellness therapies in a place that's ready for something a little different.

**Were there any challenges to setting up or scaling your business here, and how did you overcome them?**

Definitely. Adjusting to the difference in bureaucracy compared to England was a big one. Not being fully fluent in Portuguese made dealing with lawyers, accountants and official paperwork more complex, and we quickly realised that processes here move at their own rhythm.

We got through it by surrounding ourselves with trusted local professionals and taking the time to really understand how things work here instead of fighting it. It required patience, but it also made us far more hands-on and resilient as young founders.

**Do you find the Algarve supports a good balance between professional ambition and quality of life? How does that impact your business?**

Yes, massively. One of the things we appreciate most about the Algarve is that you can be ambitious without sacrificing your health in the process. The slower pace, the light, and even something as simple as being able to go for a walk or a relaxed dinner at a local restaurant after work makes a difference.

**How has being based in the Algarve influenced your clients, network, or the way you operate your business?**

Being here has made us more globally minded but also more personal in our approach. Our clients expect both expertise and a genuine human connection, so we've built Vida Pura around a high-touch, tailored experience rather than something generic.

The close-knit feel of the Algarve means people talk; recommendations travel quickly, and many clients become regular faces in the clinic. At the same time, we stay connected to a broader network of practitioners beyond Portugal, which keeps our perspective current and innovative.

**What would you say to someone who still sees the Algarve purely as a retirement or holiday destination?**

We'd say they're missing a big part of the picture. The Algarve still offers everything people love about holidays - the beaches, the weather, the relaxed atmosphere - but there's now a younger, dynamic community living alongside long-term residents.

More professionals, entrepreneurs, and families are choosing to base themselves here year-round. For businesses that are serious about quality and innovation, like ours at Vida Pura, it's a really exciting environment to grow in.

**Looking ahead, do you see the Algarve becoming more of a hub for entrepreneurs and businesses? Why?**

We do. The combination of lifestyle, accessibility, and an international population makes the Algarve increasingly attractive to people who want more than just a city life. As more year-round residents arrive, the demand for better services and new ideas only increases. That opens doors for entrepreneurs across different sectors. For us, it means being part of a wave of businesses that are helping the region evolve, while still keeping the warmth and authenticity that made us fall in love with it in the first place.





## Why High-Net-Worth Investors are Rethinking Wealth Management in a Changing World

For high-net-worth individuals (HNWIs), wealth management has evolved far beyond simple portfolio construction. Today, preserving and growing wealth requires a far more integrated approach that combines investment management, tax efficiency, estate planning and international structuring.

Global economic uncertainty, shifting tax regimes and increasing regulatory complexity mean that many affluent investors are reassessing how their wealth is structured. In the UK, for example, changes to pension rules and the evolving treatment of inheritance tax are prompting families to review long-term succession strategies earlier than in the past. At the same time, geopolitical events and market volatility are reinforcing the importance of diversification across asset classes and jurisdictions.

For internationally mobile investors and expatriates, these considerations become

even more complex. Holding assets across multiple countries can expose individuals to overlapping tax systems, differing reporting requirements and currency risk. Without careful planning, this may lead to inefficiencies that erode long-term wealth.

This is where professional wealth management and financial advice may become particularly valuable. Experienced advisers help clients bring structure and clarity to their financial affairs, helping to ensure that investment strategies align with personal objectives, family circumstances and long-term legacy planning. Increasingly, this involves working with discretionary investment managers, tax specialists and estate planning experts to deliver a coordinated approach.

Another key theme among HNW investors is the growing focus on intergenerational planning. As significant wealth transfers are expected over the coming decades, many families are prioritising structures that

help protect assets while enabling smooth succession to the next generation.

Ultimately, effective wealth management is not simply about chasing investment returns. It is about building a resilient financial framework that can adapt to changing markets, evolving legislation and personal life events. For affluent individuals and families, thoughtful planning and expert guidance remain essential to preserving wealth and opportunity for the future.



# Planning That Fits The Life You Want



At Blacktower Financial Management, we help you to plan confidently before, during and after a move to Portugal.

With decades of experience supporting expatriates, Blacktower offers guidance grounded in practical knowledge of international living.

Start planning your move to Portugal today.

[info@blacktowerfm.com](mailto:info@blacktowerfm.com)  
[www.blacktowerfm.com](http://www.blacktowerfm.com)



Speak to Blacktower today to discover how our cross-border expertise can help you achieve your financial goals with confidence: +351 289 355 685 • [info@blacktowerfm.com](mailto:info@blacktowerfm.com)

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# QP Savills Quinta do Lago.

Where It All Began



Above: Ana Campos and Tom Ward, Sales Executives;  
Iain Begg, Quinta do Lago & Vale do Lobo Sales Director.



Nearly three decades ago, QP Savills opened its doors here with a team of four and one computer between us. Today, this office is our headquarters, our heartbeat, and the place where we have led the market ever since.

This is where records have been broken, milestones celebrated and some legendary client parties held. It is home to our largest team - including our incredible marketing team, listings manager and operations team - all working together to deliver an experience that goes far beyond a simple property transaction.

Our Quinta do Lago office is led by Sales Director Iain Begg, working closely with Executive Assistant Stephanie Limpert-Peers, and Listings Manager, Cila Uva. Together they combine strategic oversight with a deeply personal approach, ensuring every client feels genuinely looked after from first conversation to final signature.

The depth of experience behind the team is hard to match. Collectively, our professionals bring more than 200 years of expertise in luxury real estate, with seven dedicated sales agents focused exclusively on Quinta do Lago and its surroundings - giving vendors unrivalled local knowledge and market intelligence.

That expertise has helped build QP Savills into the market leader at one of Europe's most prestigious residential addresses. Through economic cycles and periods of global uncertainty, we have grown year after year, trusted by owners who understand that the right advisor makes all the difference.

Quinta do Lago continues to draw serious international buyers - attracted by world-class golf, outstanding wellness and sports

facilities, beautiful beaches and award-winning restaurants, all within a secure and expertly managed environment. Just twenty minutes from Faro International Airport, it offers the rare combination of accessibility and true tranquility.

Limited supply, sustained demand and nearly thirty years of on-the-ground expertise - backed by the global reach of the Savills network - mean QP Savills remains the natural first call for anyone with property in Quinta do Lago.

This is where it all began. And we are just as proud to be here today.

**Quinta do Lago Office:**  
25 Avenida da Gondra  
Quinta do Lago,  
8135-162 Almancil, Portugal

+351 289 396 073  
info@qp.pt





## Aproquila: The Independent Voice for Quinta do Lago Property Owners.

Quinta do Lago is one of the Algarve's most prestigious residential destinations, and at the heart of its owner community stands Aproquila - the independent association dedicated entirely to the interests of property owners within Quinta do Lago.

As a non-profit organisation, Aproquila exists for one purpose: to safeguard and enhance the quality of life of its members. Through ongoing dialogue and strategic engagement with key local bodies - including Quinta do Lago S.A., Infraquinta E.M., Vigiquinta, and Loulé Câmara - the association advocates on behalf of owners on matters ranging from security and health standards to the careful management of the resort's outstanding natural environment.

What sets Aproquila apart is that it is run by property owners, for property owners. Members can call in at the Help Desk at the Quinta do Lago roundabout at any time to seek guidance, raise concerns, or simply get pointed in the right direction. If Aproquila can't resolve an issue directly, they'll ensure you're connected with someone who can.

Membership also brings access to the Aproquila Privilege Card - an annually renewed benefit that opens

the door to exclusive invitations and discounts from a carefully selected range of prestigious businesses in and around Quinta do Lago. Two personalised cards are available per household, valid from 1st January to 31st December each year. To explore the full list of partners and their offers, visit [Aproquila.com](http://Aproquila.com).

Whether you're a long-standing owner or newly arrived, Aproquila is your community hub - and your strongest advocate.

**For Membership enquiries please contact:**  
+351 289 394 324 or +351 919 354 121

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



Inspired Architecture Inspired Design





# Setting up a Business & Making a Community in the Algarve.

Tucked into the sun-drenched heart of Quinta do Lago, Lahana has quietly earned a reputation that goes well beyond its menu. Built on a deep-rooted passion for nourishing food, exceptional coffee, and the simple joy of human warmth, Lahana has cultivated something increasingly rare: a true sense of community. Whether guests are lingering over an organic açai bowl, savouring a specialty coffee, or cooling down with an iced matcha, the experience feels unhurried, generous, and real.

We spoke with owner Alana Carroll, the force behind Lahana's growing presence, to learn more about how Lahana came to be.

**What initially drew you to the Algarve, and what convinced you it was the right place to establish your business?**

Having spent summers in Portugal throughout my childhood and having special memories here, I always felt a strong connection to the Algarve. After previously living in Australia, where café culture plays a central role in bringing people together, I wanted to bring a sense of community and warmth to the Algarve. With the international

community growing considerably, I felt there was a genuine gap in the market for a space where people could come together, connect and feel a real sense of belonging to a community. It has been incredible to see Lahana become exactly that, a place where people come for more than a coffee or açai but to feel part of something greater.

**What has been the biggest unexpected difference about doing business here compared to where you were before?**

I found the pace of doing business in the Algarve took some adjustment. Things move more slowly here, decisions take longer, processes are unhurried, and the immediacy one might expect elsewhere doesn't really apply. That said, I made a conscious decision to embrace this whilst running a business, as that unhurried approach to life is a significant part of what makes the Algarve so unique and I felt it was important to lean in and respect that. I believe aligning my own business approach with the culture here feels like a really healthy balance, not resisting the local rhythm and embracing the positive aspects it has to offer when navigating business dynamics.

“**There is a rich and growing sense of community here, shaped by people from a wide range of cultures and backgrounds who are bringing fresh perspectives, new business ideas, and diverse ways of life to the region.**”

**Lahana**  
Buganvilla Plaza  
10, Quinta do Lago,  
8135-106  
Almancil  
+353 858 484 579

**How would you characterise the business landscape in the Algarve today, and how have you seen it change over time?**

I believe the business environment here has evolved considerably in recent years, particularly since Covid. The Algarve was traditionally viewed as a seasonal destination, with most commercial activity concentrated in the summer months. That has shifted noticeably as more people are now choosing to live here year-round and embrace the quieter seasons, which has created a real and growing demand for businesses that serve a permanent, settled community.

**What challenges did you encounter when setting up or growing your business here, and how did you navigate them?**

The Algarve is a wonderful place to build a business with its strong tourism, a well-established international community, and an exceptional quality of life. That said, the bureaucratic landscape felt like a real challenge when setting up Lahana. Registration, licensing, and tax compliance can be slow and administratively demanding. However, I found having the right support in place and building a trusted local network made a considerable difference.

**What would you say to those who still view the Algarve primarily as a holiday or retirement destination?**

The Algarve has undergone a remarkable transformation in recent years and has

truly come into its own as far more than a holiday destination. There is a rich and growing sense of community here, shaped by people from a wide range of cultures and backgrounds who are bringing fresh perspectives, new business ideas, and diverse ways of life to the region. I believe the accessibility of remote working made it feasible for people to choose Portugal as their home as it has become a place where people are not just visiting, but choosing to put down roots due to the quality of life and the welcoming and safe environment that exists.

**In what ways has being based in the Algarve benefited you, both professionally and personally?**

On a personal level, living and working here has given me the opportunity to be really intentional about work-life balance, which has always been something important for me. Even during the high season, there is a sense of balance that feels very natural here. I believe it is due to the pace and quality of life and the beautiful raw nature that surrounds us. Professionally, I was struck by the local business community with such a diverse and accomplished group of people, all with fascinating backgrounds and a real willingness to connect and share their experiences openly.





## By the Water's Edge.

Exceptional villa with private  
spa & sweeping lake views

Exclusively For Sale By





There is a particular kind of quiet that belongs only to the lake. Not silence – birdsong, water, the distant sound of someone teeing off on the Quinta do Lago South Course – but an absence of the noise that follows you everywhere else. This villa has that quality in both directions, and once you have experienced it, everything else feels slightly compromised.

Lakefront villas of this quality in central Quinta do Lago are genuinely scarce. This one has been loved by one family for many years – it is ready, now, for its next very lucky owners.

Built in 2014 with traditional Algarve character on the outside and contemporary precision within, this seven-bedroom lakefront villa is the kind of property that reveals itself slowly. The Edwin Loxley kitchen is one of the finest in any private residence we have seen in Quinta do Lago. And the covered outdoor kitchen and dining terrace beyond it tells you how this house was really meant to be used. Long evenings, good wine, no particular reason to be anywhere else.

The lower ground floor deserves a moment of its own. Spa, sauna, steam room, gym, bar, wine cellar, cinema room. Less a basement, more a private members club that happens to be a part of your house. The owner's children, now grown, apparently made very good use of it over the years. You can see why.

**From the front gate.**

Casa do Lago restaurant is a short buggy ride away. The beach at Quinta do Lago is a 10 minute drive. The kids can walk to The Campus. Dinner at Dano's Sports Bar is close enough to be spontaneous.

**Only here.**

A lakefront position in central Quinta do Lago with this level of finish, this degree of privacy, and direct water frontage.

**Across the year.**

July and August belong to the family – the pool, the lake, long days that stretch past ten o'clock. But October is when this property shows a different side. The light changes, the resort quietens, and the lake



in the early morning becomes something quite extraordinary. Owners who only visit in summer are missing the best of it.

**The detail that stays with you.**

The master suite terrace sits directly over the lake. At dawn, before the rest of the house is awake, it is entirely possible to feel as though you are the only person in the Algarve.

The owner is selling for the simplest of reasons – life has moved on and the family visits less. That straightforward motivation, from someone who has clearly loved this property, tells you something in itself. This will not be an easy place to leave.

There is more to this property than any article can convey – we would love to tell you the rest.



**If you would like to find out more contact our Quinta do Lago Sales Director, Iain Begg.**

**+351 918 024 147  
iain@qp.pt**



**Quinta do Lago**  
Bedrooms: 7  
Build: 1,098m<sup>2</sup>  
Plot: 3,165m<sup>2</sup>  
Ref: 83083QP  
**€19,950,000**

# Designed Without Compromise.

This villa is, without a doubt,  
one of the most desirable  
addresses in Quinta do Lago





Completed in 2026, designed by one of Portugal's most considered architectural voices, Jutta Hoehn, and finished with a level of material detail that very few newly built properties in the Algarve can match. Some houses are built to impress. This one was built to live in - and the difference is felt the moment you step inside.

Set apart from the golf course by water, surrounded by landscape that is lush even by the Algarve's standards, the villa sits quietly in its setting rather than competing with it. The burnt-wood entrance door and Crittall-style glazing tell you immediately that someone has thought carefully about this. Everything that follows confirms it.

**From the front gate.**

Quinta do Lago Shopping, with its independent shops, restaurants and bars, is a 5 minute drive. Quinta do Lago beach is 12 minutes by buggy. The South and North Course are 5 minutes by buggy. The Campus and Watersports on the lake are close enough that younger guests can get there independently. Casa Velha or Bovino's Steakhouse for dinner are an 8 minute drive.

**Only here.**

Seven en-suite bedrooms, a private spa level with its own internal garden, a rooftop terrace with open-sky views - and a position on one of the most genuinely desirable addresses in Quinta do Lago. Completed in 2026 and finished to a standard that very few newly built properties in the resort can match, this is a property where luxury and natural tranquility have genuinely found the same address.



**Across the year.**

Quinta do Lago in September is different from Quinta do Lago in July - quieter, warmer in a different way, the light lower and richer. This villa, with its strong connection to the surrounding landscape, earns its keep across every season. The wellness level and cinema make winter weekends as appealing as summer ones.

**The detail that stays with you.**

The internal garden on the lower level draws natural daylight into what should, by rights, feel like a basement, but in fact, like a spa in a boutique hotel that nobody else knows about.

The material choices throughout - JMM carpentry, Panorama diamond-glass windows, Antonio Lupi and Dornbracht bathrooms, Tom Dixon and Kelly Wearstler furniture alongside bespoke Portuguese pieces - reflect a project where every decision was made carefully. To see it only in photographs is to understand almost nothing about it.

We have spent a lot of time in this house and we are still finding things to love about it - we would love to show you why.



**If you would like to find out more contact our Quinta do Lago Sales Director, Iain Begg.**

**+351 918 024 147  
iain@qp.pt**



**Quinta do Lago**  
Bedrooms: 7  
Build: 1,061m<sup>2</sup>  
Plot: 2,250m<sup>2</sup>  
Ref: 97965QP  
€16,950,000

# ALISLAW

VENCES, RYAN & ASSOCIADOS

Sociedade de Advogados – SP, RL

**Law Firm  
Portuguese Lawyers  
& English & Irish Lawyer**

Our firm provides a full range of legal services and support for our clients in all branches of law, particularly company, commercial, tax, administrative, real estate, civil liability, banking and tourism.

**Our Services**

- Property Law - A Complete
- Portuguese Conveyancing Service
- Succession Law - Wills and Probate
- Litigation

**Algarve Office:**  
**+ 351 289 390 080 | algarve.geral@allislaw.pt**

Justin Ryan - Irish and English Solicitor  
Dora Isabel Moleiro  
Cátia Cardoso  
João Filipe Luís

**Lisbon Office:**  
**+ 351 213 421 504 | lisboa.geral@allislaw.pt**

Joaquim Morgado Vences  
Isabel Ferreira Barata  
Cláudia Romba



## A Statement of Intent.

Some properties earn their reputation through history. Others through sheer ambition of vision.

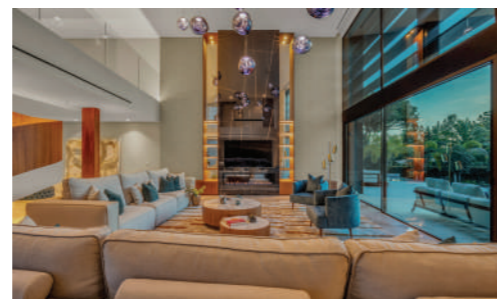


Very few properties stop a room full of experienced agents in their tracks. This one did. Best Luxury House in Europe at the 2025 European Architectural Design Awards - and every person on our team who has walked through it will tell you the same thing: the award is deserved, and the photographs still don't do it justice.

Some properties announce themselves quietly. This is not one of them. Voted Best Luxury House in Europe at the European Architectural Design Awards 2025-2026, this villa occupies an elevated position above the lake with uninterrupted views across the golf course, the dunes and out to the Atlantic. It is, by any measure, a serious statement.

Approximately 1,015 square metres across three floors. A double-height entrance hall, custom chandelier and feature staircase that establish the scale before you have taken ten steps inside. What follows is a home that has been considered at every level and in every direction - Porcelanosa ceramic floors, American walnut joinery by JMM, Edwin Loxley oak kitchen cabinetry, Origin Acoustics sound throughout. A double-sided fireplace connects the snug room to the outdoor terrace, where the cascade pool drops away toward views over the 18th hole and the lake beyond.

“As the sun arcs westward, colour floods the terraced pools and the horizon over the legendary 18th hole of São Lourenço.”  
Monika Hanlon, Sales Executive



“From this exceptional vantage point, four of life's greatest pleasures unfold - manicured fairways, a serene lake, the Atlantic horizon, and rolling sand dunes. Inside, a sweeping staircase sets the tone for everything that follows.”  
Nelia Mascarenhas, Sales Executive



**A day in the life.**

The morning begins on the master suite terrace. By nine, someone is in the gym. The home office, overlooking the bonsai garden, is occupied by ten. Lunch happens outside, naturally. The afternoon belongs to the pool, the terrace, the view that QP Savills Sales Executive, Monika Hanlon, described as one that floods with colour as the sun arcs westward over the legendary 18th hole of São Lourenço. By evening the rooftop - heated pool, outdoor kitchen, bar, 360-degree views - has become the only place anyone wants to be.

**Only here.**

An elevated lake and sea view of this breadth, in central Quinta do Lago, with four en-suite bedrooms on the upper levels, a cascading pool, a four-car garage, Golf Trackman simulator, cinema, private office and a rooftop pool that faces the Atlantic. This is a configuration that does not exist elsewhere in the resort. The award is not the point - the experience of being here is. But it is worth noting that independent judges agreed.

**The detail that stays with you.**

A discreet staff entrance providing direct kitchen access on the main floor - the kind

of considered detail that separates a house designed to be lived in from one designed to be photographed. And the temperature-controlled wine display, positioned just off the dining room, which suggests that whoever conceived this house understood that the best evenings are the ones that are never rushed.

Strict building regulations within the UNESCO-protected Ria Formosa have ensured that Quinta do Lago has remained exactly what its founders intended. That protection is also what makes a property like this so difficult to replicate.

Every one of our agents who has walked through this property has asked to go back - we think you will understand why the moment you arrive.



**If you would like to find out more contact our Quinta do Lago Sales Director, Iain Begg.**

**+351 918 024 147  
iain@qp.pt**



**Quinta do Lago**  
Bedrooms: 6  
Build: 1,015m<sup>2</sup>  
Plot: 2,890m<sup>2</sup>  
Ref: 95966QP  
P.O.A



# One Green Way.

One of the Most Exclusive Communities in the Algarve

As a gated community at the heart of Quinta do Lago, One Green Way offers the perfect balance of ground breaking design, elite facilities, and the opportunity to invest in one of the Algarve's most prestigious addresses.

Curving alongside the North Course of Quinta do Lago, 27 contemporary villas and 62 apartments, combine luxury living with exceptional amenities, allowing residents to embrace every moment. With high-quality materials, cutting-edge technology, and thoughtful design, each property is crafted to elevate daily life. Private landscaped gardens and shared neighbourhood spaces, create a harmonious Mediterranean environment to enjoy and share.



Apartment Prices starting at: €4,400,000  
Villa Prices starting at: €8,350,000

# ONE GREEN WAY



More Than a Business:

## QP Savills & its Commitment to the Algarve Community.

As we have grown, so has our commitment to the community around us - built on three pillars: direct financial contributions, active team involvement, and community engagement, focused on the causes we care most about: social support, children and education, the elderly, and animal welfare.

We are proud to support a range of charities and organisations doing vital work across the Algarve, including: Sociedade de São Vicente de Paulo, which supports the poor and those in need; Casa da Primeira Infância, which provides temporary housing for at-risk children; ACCA, which helps children in need across the Algarve; Casa de Santa Isabel, an orphanage for children in Faro; Refood Almancil, which works to reduce food waste and hunger locally; and Madrugada, which supports people affected by life-limiting illness.

We also support organisations that bring culture into the community, including Amigos de Música, a local group of classical music lovers who support young Portuguese musical talent, and the Algarve Chamber Music Festival, whose mission is to make exceptional music accessible to all - a festival whose inaugural concert took place in January 2026.

We are proud of what we have built, not just as a company, but as active members of the community we are fortunate to call home.

Every year, a proportion of our fees go directly to charitable causes. And for our clients, that contribution can be personal - if there is a Portuguese organisation close to your heart, we are always happy to support it on your behalf.



# QP Savills Vale do Lobo.

An established leader in the Algarve's first luxury resort



*João Gomes, Finance Executive; Renato Penas, Business Control & Finance Coordinator; and Tina Billington, Operations Coordinator.*



Vale do Lobo has long been a core market for QP Savills, where we have built a strong, established presence and a reputation for delivering results within one of the Algarve's most iconic and tightly held resorts.

Our office, positioned at the entrance to the resort, keeps us closely connected to both the community and the flow of international buyers drawn to it. This visibility, combined with years of on-the-ground experience, has enabled us to build a trusted foothold in the area.

The office is led by Sales Director Iain Begg, supported by Stephanie Limpert-Peers, whose combined approach brings both strategic direction and meticulous execution. Together, they ensure a highly focused, results-driven service tailored to each client. They are supported by a team of seven dedicated sales agents specialising in Vale do Lobo, alongside wider marketing, operations and international support teams.

We are further strengthened by Rosário Marinho, our dedicated Vale do Lobo Client Liaison, whose longstanding relationships within the resort and nuanced understanding of the community add another layer of insight and connection for our clients.

Our strength in Vale do Lobo lies in the combination of deep local expertise and the global reach of the Savills network. This allows us to position properties far beyond the local market, connecting vendors with a highly qualified international audience that few others can access.

This is reflected in our performance. The Vale do Lobo office has grown significantly in recent years, with business levels increasing

in line with rising demand for the resort. Buyer interest remains consistently strong, particularly for properties close to the beach, golf courses and the Praça (the square). Frontline and walkable locations continue to command premium attention, attracting both returning clients and new international buyers entering the market.

For vendors, this combination of established presence, proven performance and global connectivity offers a clear advantage. Vale do Lobo is a market we know intimately - and one where we continue to deliver results.

**Vale do Lobo Office:**  
Avenida do Mar  
Vale do Lobo  
8135-034 Almancil, Portugal

+351 289 009 810  
vdl@qp.pt



# A Personal Introduction to Your Vale do Lobo Client Liaison.

**Rosário Marinho works as QP Savills Client Liaison for Vale do Lobo.**

Before joining QP Savills, I spent six years working within the resort as Customer Relationship Manager at the Proprietors Club. During that time, I worked closely with property owners on a daily basis, building trusted relationships and gaining a deep understanding of the community and the people who make it so unique.

That experience gave me valuable insight into the expectations, priorities and lifestyle considerations of Vale do Lobo owners. Discretion, trust and personal service have always been central to my approach - qualities that I felt naturally aligned with the philosophy of QP Savills, and a large part of why I was so pleased to join the team.

Relationships have always been at the heart of the property market in Vale do Lobo. For many owners, the resort represents not only a significant investment but also a deeply personal connection to one of the Algarve's most established and sought-after communities. Understanding this balance between lifestyle and property value is something I have lived and worked with throughout my career - and it is central to everything I bring to my role at QP Savills.

I work closely with Iain Begg, our Sales Director, to give clients additional support and insight. Whether you are actively considering selling, exploring your options for the future, or simply seeking an updated understanding of current market conditions, I am here to provide clear and informed guidance.

Drawing on both my local knowledge and the wider expertise of the QP Savills team, I help owners understand key factors such as pricing, positioning and timing - all essential elements when navigating the prime property market.

Vale do Lobo continues to attract strong international interest, with buyers drawn

to its established reputation, world-class amenities and unique lifestyle offering. As the market evolves, I believe that access to accurate insight and thoughtful, personalised advice has never been more important for property owners.

By maintaining close relationships within the community, I aim to ensure that owners benefit from both an on-the-ground perspective and the broader market intelligence that comes from being part of the QP Savills and Savills International Network.

If you own property in Vale do Lobo, or are considering your options in the future, we would love to hear from you. That personal connection is what I value most - and I look forward to being a trusted point of contact for you.

**Iain Begg**  
Vale do Lobo Sales Director  
+351 918 024 147  
iain@qp.pt

**Rosário Marinho**  
Vale do Lobo Client Liaison  
+351 910 785 237  
rosario.marinho@qp.pt



“  
Strengthening that connection with owners is the role of Rosário Marinho, who recently joined the team as Client Liaison for Vale do Lobo.”

**Vale do Lobo**  
Bedrooms: 5  
Build: 538m<sup>2</sup>  
Plot: 1,140m<sup>2</sup>  
Ref: 96233QP  
€6,950,000



## A Vasco Vieira Designed Villa.

One of the most considered new builds we have seen in Vale do Lobo in recent years. Architect Vasco Vieira has done something rare here - created a house that feels entirely inevitable, as though the plot and the architecture arrived at each other naturally. QP Savills sold the plot, and from the moment we saw what Vieira intended to do with it, we understood why it had found the right hands. Completion will be in 2026.

Vasco Vieira Arquitectos is not a studio that does flourish for the sake of it. Every decision here has been earned. The brief was a sloping plot in one of Vale do Lobo's more secluded pockets, and rather than flatten the terrain or fight it, Vieira worked with it. The house steps down through the landscape in a way that feels almost geological. You don't notice the engineering because it has been absorbed entirely into the experience.

That experience begins before you reach the front door. A suspended walkway crosses a reflecting pool - a deliberate pause between the outside world and whatever comes next. It sounds architectural in the abstract. In person, it works. By the time you step inside, something has already shifted.

A five-suite villa on a sloping plot that has been worked with rather than against, resulting in a house that steps through the landscape as though it grew there. Two

pools - one integrated into the social level, one on the rooftop. A suspended entrance walkway over a reflecting pool. A leisure level designed around how people actually live. And a position within Vale do Lobo that is genuinely private without being remote. That balance is harder to find than it sounds.

The slatted elements on the lower suite level filter light across the day, casting shadow patterns that shift slowly across the floors and walls. It is the kind of detail that does not photograph particularly well and yet, in person, is the thing you keep noticing. It is also the thing that tells you the most about this project - that someone thought carefully about what it feels like to be inside this house at three o'clock on an October afternoon, not just what it looks like in a brochure.

Vasco Vieira has created something genuinely special here - we would love to walk you through it.



**If you would like to find out more contact our Vale do Lobo Sales Director, Iain Begg.**

+351 918 024 147  
iain@qp.pt



**ATLANTIC PINES**  
RESIDENCES

**A Rare Opportunity  
in One of the Algarve's  
Most Sought-After  
Locations.**

QP Savills is proud to act as exclusive agent for Atlantic Pines, a collection of 28 three and four bedroom villas designed by world-renowned Portuguese architect Frederico Valsassina. Close to Vale do Lobo, with interiors by Andrez Andrez and landscaping by PROAP, Atlantic Pines is set across three thoughtfully conceived zones: Atlantic, Pines, and The Avenue.

Sustainability is woven into the fabric of the project from the ground up. Developer Draycott, a Lisbon-based investment manager with a €400m track record in real estate investments including Sublime Comporta, has placed environmental responsibility at the heart of every design and material decision. The result is a development built not only for today's buyers, but as a lasting asset for future generations.

The sand-coloured facades and wooden accents create a serene atmosphere and complement the outdoor spaces, while rooftop terraces evoke the traditional Algarve in a thoroughly contemporary way.

The architecture throughout prioritises the relationship between interior and exterior. Large openings draw the eye outward to private gardens, shaded pergolas, and poolside terraces, and the villas have been carefully positioned along the sloping terrain to minimise visual impact and preserve the existing pine landscape. Plot sizes range from 293sqm to 1,545sqm and build sizes from 210sqm to 316sqm, with each villa offering private pools, roof terraces, carports and pre-installation for electric car chargers.

Well-designed, turnkey product in this location is genuinely rare, and demand remains as strong as ever. With completion scheduled for H2 2028, there are only a limited number of homes still available. The window to secure one of the remaining villas at Atlantic Pines is narrowing.

**For further information,  
please contact our New Homes  
Sales Director, Monika Hanlon.**

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info@qp.pt



# QP Savills Loulé.

Providing a first-class service in the heart of the Algarve



Above: Ângela Costa and Jorge Rodrigues, Sales Executives; Bruna Duarte, Loulé Sales Support; and Jéssica Póvoas, Operations Support Executive.

Set in the charming heart of Loulé, the QP Savills office stands as one of the region's most influential hubs for luxury real estate. With more than two decades of experience as Savills Algarve associate, the Loulé branch has become a symbol of heritage, expertise, and forward-thinking vision, qualities that have helped shape the central Algarve property landscape.

QP Savills has experienced remarkable growth in recent years, marked by rising enquiry levels and consecutive record breaking performance across the Algarve. These trends are mirrored in Loulé, where international buyers continue to seek a rare combination of culture, lifestyle, and investment potential. In 2025 alone, the Loulé office doubled its sales numbers, a testament not only to the market's strength but also to the expertise and dedication that define the team.

At the core of the Loulé branch is a warm, highly experienced team that is deeply in tune with the town's evolving property landscape. The specialist agents, our dedicated sales executives cultivate a culture built on collaboration, trust, and genuine connection. As Sónia, one sales executive explains, "Loulé isn't just where we work, it's where we build relationships. People come to us because they want guidance, not pressure. And they stay with us because we truly care."

The Loulé office specialises in premium homes that reflect the area's distinctive blend of tradition and contemporary sophistication. While QP Savills is known for its collection of exclusive properties across the Algarve, Loulé offers something uniquely compelling: a mixture of historic charm, cultural richness, and tranquil countryside living.

The team works extensively with properties in the historic centre, elegant hilltop villas with sweeping views, stylish modern homes, and estates within Loulé's picturesque rural surroundings. Their expertise aligns closely with the company's broader focus on luxury sales, consultancy, and development opportunities, ensuring clients receive well rounded guidance tailored to their lifestyle and investment aspirations. One sales executive, Mónica Santos, puts it perfectly: "Loulé attracts people who want authenticity. They fall in love with the market,

the cobbled streets, the mountains in the distance, and they want homes that reflect that feeling."

The office's success is underpinned by its reputation for professionalism, attention to detail, and the ability to pair clients with homes that genuinely match their aspirations. As the team often notes, clients want confidence. They want to feel they are in the right hands. And the results show that they are.

Loulé itself has become one of the Algarve's most desirable destinations, embracing its rich heritage while expanding its modern amenities. The region's stability, strong infrastructure, and high speed connectivity continue to attract both lifestyle driven buyers and long term investors. Contemporary design is also reshaping the upper tier of the market, with innovative architecture responding to international tastes. This reflects a broader Algarve trend, where luxury homes merge modern elegance with traditional Portuguese influences. As one client summarises, "People want the Algarve lifestyle, but with refinement. And in Loulé, you get exactly that, a balance of serenity, culture, and sophistication."

**Loulé Office:**  
Praça da República, 55  
Loulé  
8100-270 Loulé, Portugal

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loule@qp.pt



## The Rise and Rise of the Loulé Market.

The Loulé area has become increasingly attractive to international buyers seeking privacy, space and authentic Algarve lifestyle, while still remaining within easy reach of the coast and key amenities. As demand for these properties grows, providing owners with knowledgeable, strategic guidance has never been more important.

Giselle Pisabarro's promotion to Loulé Sales Director reflects both her expertise and ability to build strong relationships with buyers and sellers alike. Having already been part of the QP Savills team, Giselle has developed a detailed understanding of the Algarve property market and the clients it attracts.

In her new role, she will focus on continuing to grow the company's "Country" business around Loulé, supporting property owners with clear market insight, strategic advice and a tailored approach to positioning their homes for sale.

Giselle brings extensive international experience to the role, with a background in financial markets spanning more than 20 years. Her career has included equity and derivatives trading, institutional sales and team leadership, working closely with both local and international asset managers and investment banks. This experience has given her a strong understanding of market dynamics, negotiation strategy and the importance of delivering results for clients.

Properties in the Loulé region often appeal to a diverse international audience, from those seeking traditional farmhouses and renovated quintas to contemporary countryside villas offering privacy and lifestyle. Successfully marketing these homes requires a nuanced understanding of both the property itself and the motivations of the buyers who are drawn to this part of the Algarve.

Giselle works closely with the wider QP Savills team to ensure every property benefits from a considered marketing strategy, strong international exposure and the advantage of the Savills global network.

For owners, the objective is always the same: to provide informed guidance on pricing, positioning and timing, ensuring each property is presented in the strongest possible way to the market.

Demand in the area is growing as prices continue to increase closer to the coast, thus driving more interest in the surrounding areas.

As the Algarve continues to evolve as a year-round destination for international buyers, the countryside around Loulé has become one of its most dynamic and appealing property markets. Strengthening the team in this area reflects QP Savills commitment to supporting both buyers and sellers with expertise, insight and long-term relationships.

Through her experience and market perspective, Giselle brings an analytical yet highly personal approach to her role - ensuring property owners benefit from both strategic advice and the trusted service that defines QP Savills.

**Giselle Pisabarro**  
*Loulé Sales Director*  
**+351 913 901 972**  
[giselle.pisabarro@qp.pt](mailto:giselle.pisabarro@qp.pt)



“  
**Giselle Pisabarro's promotion to Loulé Sales Director reflects both her expertise and ability to build strong relationships with buyers and sellers alike.**

*Below: Giselle Pisabarro, Loulé Sales Director.*

**JAIME  
COUTINHO**  
ARQUITECTO

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[jaimecoutinho.com](http://jaimecoutinho.com)

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## Country Life.

**Exquisite villa with breathtaking ocean views in Loulé**

There's a road outside Loulé that doesn't give much away. Narrow, unassuming, the kind that makes you wonder if you've taken a wrong turn. The owners thought exactly that when they first drove down it. Then they reached the viewpoint, and that was that.

They'd been holidaying in the Algarve for years before deciding to look for something to keep. They wanted character, not a new build. Somewhere quiet but not remote, close to golf and beaches and the kind of restaurants that don't advertise themselves. They viewed a lot of properties before this one, and nothing had come close.

What they found here was a steep plot of land that other buyers had dismissed as unbuildable. They saw it differently. The silence was remarkable. The views across to the ocean were extraordinary. The access to the motorway was far quicker than you'd expect. They bought it, and then spent three years negotiating to acquire the neighbouring land as well, purely to protect the outlook they'd fallen for.



The house has been built around an existing ruin and is the result of that same instinct for doing things properly. Original walls were preserved wherever possible. Antique fireplaces were sourced from France. The doors were made by a craftsman in Marseille. The hardwood floors came from a 14th century monastery near Beaune. None of this was the easy route, and all of it shows.

Inside, four en suite bedrooms, generous open plan living areas, a wine cellar and a six car garage sit alongside underfloor heating, ducted air conditioning, solar systems and an A-rated energy profile. The infrastructure is entirely modern. The atmosphere is something else entirely.

South-facing terraces and an infinity pool mean the outdoors is usable for most of the year. Faro Airport is 25 minutes away. Loulé, with its market and restaurants closer still.

This house will appeal to a particular kind of buyer. Families relocating to the Algarve, or looking for a holiday home that keeps drawing you back. Couples thinking long term, who care about quality and comfort and not having to constantly fix things.

People who know exactly what they want and who are looking for a home with some

history to it, something that was made with care and has a story to tell.

The villa is a rare combination of restored historical features, serious craftsmanship and fully modern systems, sitting on a generous plot with panoramic ocean views in one of the more sought after parts of the Central Algarve. Homes like this don't come up often, and when they do, they tend to go to buyers who recognise quickly what they're looking at.

The owners are selling because the time is right. This has been a genuinely loved home, and it shows in every decision that was made when building it. For whoever comes next, the story is already well started. All that remains is to continue it.



If you would like to experience it for yourself, contact our Loulé Sales Director, Giselle Pisabarro.

+351 913 901 972  
giselle.pisabarro@qp.pt



Loulé  
Bedrooms: 4  
Build: 725m<sup>2</sup>  
Plot: 5,361m<sup>2</sup>  
Ref: 97098QP  
€4,500,000



Further Up the Coast...

# Six Senses Comes to Comporta.

Comporta has long been known, quietly and selectively, among those who understand Portugal. Tucked along the Alentejo coast, just 90 minutes south of Lisbon, it is a place of extraordinary natural beauty: pine forests, rolling dunes, and miles of Atlantic shoreline. This remarkable stretch of coastline is set to welcome a residential offering as rare as the landscape itself.

QP Savills, as part of the Savills International Network, is proud to present Six Senses Residences Comporta. Set within the Pinheirinho estate, the development brings together 58 private residences and a 70-key

Six Senses hotel within the resort estate. Designed by the acclaimed London and New York practice Michaelis Boyd, the two-to five-bedroom homes are conceived to dissolve the boundary between inside and out. Forest Apartments and Villas sit among the pines, Sand Dune Villas are oriented to capture the western sunlight, and 14 generous Lake Villas enjoy private gardens and sweeping views across the lake and its surrounding amenities.

What makes Six Senses Comporta genuinely compelling, however, is not simply the architecture. It is the philosophy behind it.



**“This remarkable stretch of coastline is set to welcome a residential offering as rare as the landscape itself.”**

Since 1995, Six Senses has been a global pioneer of wellness-led hospitality, and every element of life here reflects that commitment: from the spa’s biohacking treatments and sound healing rooms to the on-site organic gardens that supply the all-day restaurant. Residents also benefit from the brand’s celebrated ‘Sleep With Six Senses’ and ‘Eat With Six Senses’ Programmes, alongside a dedicated ‘Grow With Six Senses’ children’s offering.

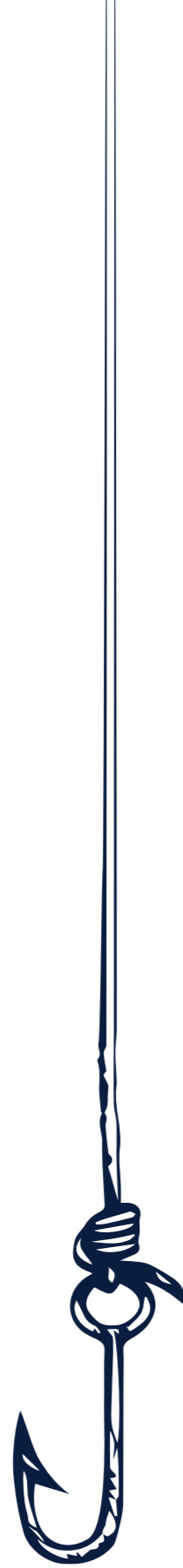
As a residence owner, the privileges extend far beyond the villa gate. A 24/7 concierge, private pool maintenance, a personal buggy service is available on request across the estate, access to resort facilities, and an optional Six Senses-managed rental programme together create a truly effortless ownership experience. There is also, for those who seek it, the quieter pleasure of simply belonging somewhere exceptional.

QP Savills is delighted to represent these residences, offering clients direct access to one of the most anticipated launches in Portugal. Backed by decades of experience in the country’s prime property market and an international network, our team provides a clear, informed approach to securing the right opportunity within this unique setting.

For buyers seeking a primary residence, a second home, or a sound investment in one of Europe’s most sought-after coastal destinations, Six Senses Comporta represents a singular opportunity.

**To find out more contact:**

**QP Savills**  
**+351 289 396 073**  
**info@qp.pt**  
**www.qp.pt**



## QP Savills Portfolio.

**We're hooked on property in the Algarve, and have been for decades.** What follows is a carefully chosen collection of some of the finest homes the Algarve has to offer. Spanning Quinta do Lago, Vale do Lobo and the broader Central Algarve, each property has been selected to reflect the quality and variety that defines our portfolio - and we're confident more than a few will have you hooked from the very first viewing.

If you're still searching for something you haven't yet found, please do visit one of our offices or get in touch - many of our most sought-after properties are available exclusively through our team.

**+351 289 396 073**  
**info@qp.pt**  
**www.qp.pt**



# Properties - Quinta do Lago.

## EXTRAORDINARY CONTEMPORARY VILLA WHERE LUXURY MEETS NATURE

Striking contemporary villa on an elevated plot of over 6,000m<sup>2</sup> (inc adopted land) at the end of a quiet cul-de-sac with direct golf access. Roof terrace with cocktail bar, panoramic golf-to-ocean views, heated saltwater pool, cinema, gym, sauna, and wine room.

**Quinta do Lago**  
 Bedrooms: 6  
 Build: 1,481m<sup>2</sup>  
 Plot: 2,880m<sup>2</sup>  
 Ref: 83502QP  
 €24,500,000



## A METICULOUSLY-DESIGNED AWARD-WINNING VILLA ON A LARGE PLOT

Award-winning Interior Design Villa of the year crafted for fine Algarvian living. Set on an elevated plot of over 5,000m<sup>2</sup> (including adopted land) with cinema room, two bars, exceptional entertaining spaces, and a guest annex.

**Quinta do Lago**  
 Bedrooms: 7  
 Build: 1,155m<sup>2</sup>  
 Plot: 2,815m<sup>2</sup>  
 Ref: 83456QP  
 P.O.A.



## LANDMARK VILLA WITH ROOFTOP JACUZZI & STARGAZING TERRACE

Impressive villa within walking distance of the Quinta do Lago lake, with panoramic views over the ocean, lake, and golf course. Rooftop terrace with 16-person jacuzzi, indoor pool, cinema, gym, wine cellar, and private studio apartment.

**Quinta do Lago**  
 Bedrooms: 7  
 Build: 1,345m<sup>2</sup>  
 Plot: 2,430m<sup>2</sup>  
 Ref: 83629QP  
 P.O.A.



## LAKEFRONT VILLA WITH WELLNESS SUITE & ELEVATED OCEAN VIEWS

Designed by architect Vasco Vieira with direct lake access and elevated sea views from the rooftop terrace. Suspended fireplace, rooftop plunge pool and bar, indoor pool, cinema, gym, and treatment room.

**Quinta do Lago**  
 Bedrooms: 8  
 Build: 943m<sup>2</sup>  
 Plot: 2,495m<sup>2</sup>  
 Ref: 84585QP  
 €19,500,000



**METICULOUSLY DESIGNED VILLA WITH SPA, POOL & ROOFTOP RETREAT**

Elegant modern villa with a double-height entrance, double-sided fireplace, and sea views from the rooftop terrace and bar. Heated pool, spa, sauna, hammam, cinema, wine cellar, and a self-contained two-bedroom guest apartment.

**Quinta do Lago**  
 Bedrooms: 7  
 Build: 1,401m<sup>2</sup>  
 Plot: 2,815m<sup>2</sup>  
 Ref: 90010QP  
 P.O.A.



**SOPHISTICATED VILLA WITH ROOFTOP TERRACE WITH LAKE & SEA VIEWS**

Modern villa with panoramic lake and golf views, heated pool, rooftop terrace with kitchenette, cinema, gym, steam and massage room, wine storage, and lift to all floors.

**Quinta do Lago**  
 Bedrooms: 7  
 Build: 9,88m<sup>2</sup>  
 Plot: 2,200m<sup>2</sup>  
 Ref: 84363QL  
 P.O.A.



**BRAND NEW GOLF-FRONT VILLA WITH ROOFTOP TERRACE & 360 VIEWS**

Newly built villa set on the 9th hole of São Lourenço Golf Course with panoramic golf and sea views. Designer kitchen, rooftop terrace, wine store, bar, yoga and massage rooms, lift, and double garage with EV charging.

**Quinta do Lago**  
 Bedrooms: 6  
 Build: 967m<sup>2</sup>  
 Plot: 2,113m<sup>2</sup>  
 Ref: 10117QP  
 €16,995,000



**STRIKING VILLA WITH INFINITY POOL, ROOFTOP JACUZZI & PANORAMIC SEA VIEWS**

Contemporary villa near the beach with far-reaching sea views. Double-height atrium, circular lift, infinity pool, indoor spa pool, rooftop jacuzzi, cinema, gym, and three-bedroom guest suite with separate entrance.

**Quinta do Lago**  
 Bedrooms: 7  
 Build: 1,030m<sup>2</sup>  
 Plot: 2,030m<sup>2</sup>  
 Ref: 83244QP  
 €14,500,000





**RARE FRONT-LINE PLOT WITH SEA, GOLF, & RIA FORMOSA VIEWS**

Rarely available front-line plot with uninterrupted views over the Ria Formosa, golf course, and Atlantic Ocean. Over 4,000m<sup>2</sup> of land (inc adopted land) with potential to build a house approaching 1,000m<sup>2</sup> including basement.

**Quinta do Lago**

Bedrooms: N/A  
Build potential: 1,000m<sup>2</sup>  
Plot: 2,070m<sup>2</sup>  
Ref: 97280QP  
P.O.A.



**PRIME SOUTH-FACING DOUBLE PLOT WITH APPROVED PROJECT**

Rare south-facing double plot overlooking the South Course, with full planning approval for a ten-bedroom villa. Existing habitable house, and potential to split the plot in two, golf title included, and prime position near The Campus and top restaurants.

**Quinta do Lago**

Bedrooms: 10  
Build potential: 1,871m<sup>2</sup>  
Plot: 4,231m<sup>2</sup>  
Ref: 97275QP  
€12,995,000



**A STUNNING VILLA WITH OVER 5,000M<sup>2</sup> OF LAND**

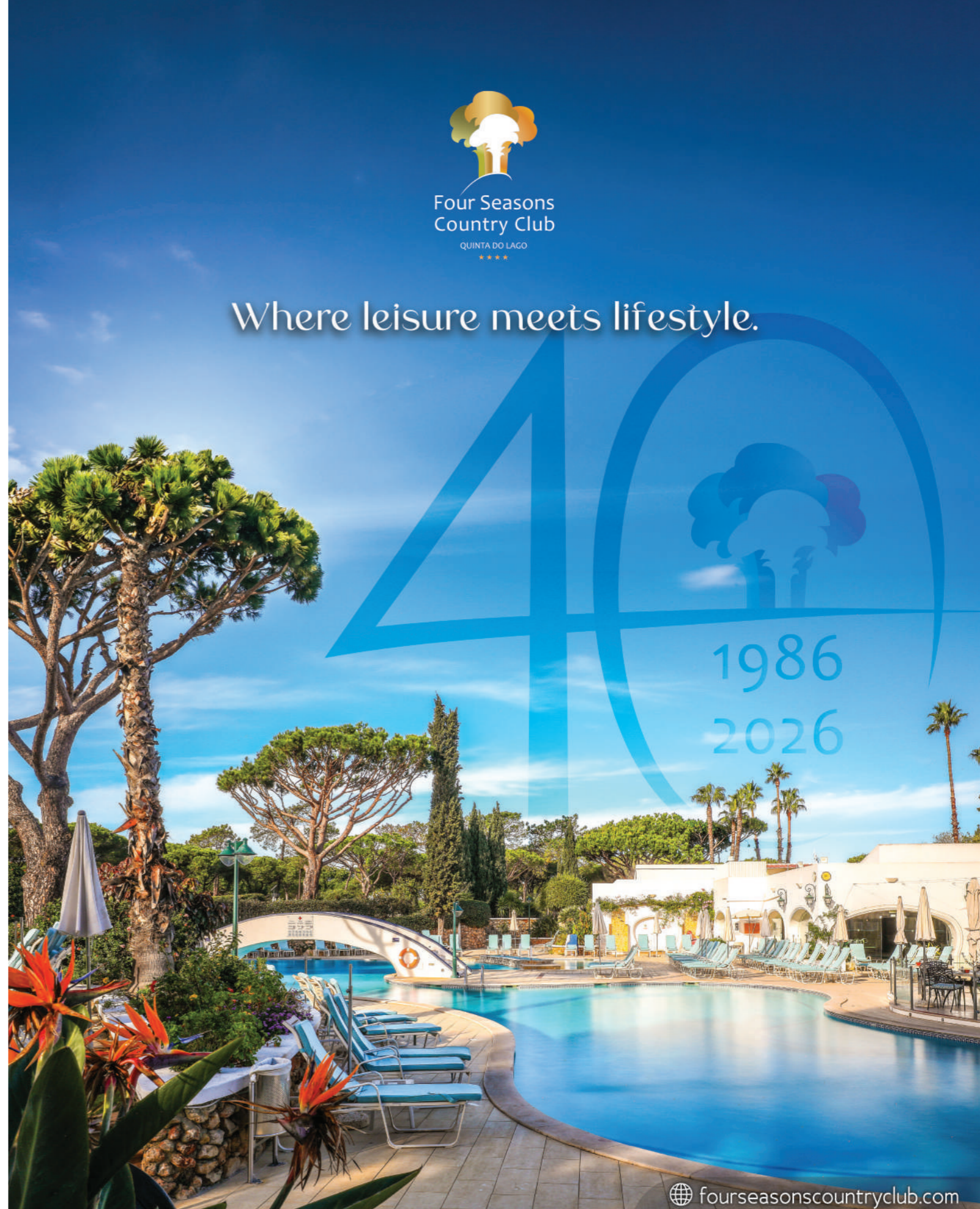
South-facing contemporary villa with Italian bathrooms, Control4 home automation, heated pool, outdoor kitchen, extensive landscaped garden, cinema, wine cellar, and sauna, steam room and jacuzzi.

**Quinta do Lago**

Bedrooms: 6  
Build: 835m<sup>2</sup>  
Plot: 2,270m<sup>2</sup>  
Ref: 83338QP  
P.O.A.



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**COUNTRYSIDE VIEWS CLOSE TO THE COAST**

Set on a beautifully landscaped plot in Quinta do Lago, this villa offers far reaching countryside views. Highlights include a double height entrance hall, handmade Loxley kitchen, games room, heated pool, barbecue area, double garage, and excellent features throughout, all close to golf, beaches and restaurants.

**Quinta do Lago**  
 Bedrooms: 6  
 Build: 850m<sup>2</sup>  
 Plot: 2,325m<sup>2</sup>  
 Ref: 83462QP  
**€11,995,000**



**PRIME GOLF FRONT VILLA FACING WEST**

Refined villa on a generous and quiet plot with direct golf course access. Climate-controlled wine cellar, heated pool, integrated sound system, double garage, and a domed principal suite with terrace.

**Quinta do Lago**  
 Bedrooms: 5  
 Build: 513m<sup>2</sup>  
 Plot: 2,516m<sup>2</sup>  
 Ref: 83581QP  
**€7,950,000**



**SIGNATURE VILLA WITH DOUBLE-HEIGHT CEILINGS & GUEST APARTMENT**

Striking villa with floor-to-ceiling windows, double-height ceilings, and a grand fireplace room divider. Wine cellar, cinema, games room, sauna, triple garage, and a self-contained one-bedroom guest apartment and easy access to amenities.

**Quinta do Lago**  
 Bedrooms: 6  
 Build: 1,037m<sup>2</sup>  
 Plot: 2,992m<sup>2</sup>  
 Ref: 19006QP  
**€9,750,000**



**FRONT LINE VILLA STRAIGHT ONTO THE BOARDWALK AND RIA FORMOSA**

Villa set on a plot with approximately 4,000m<sup>2</sup> of green area leading down to the boardwalk and Ria Formosa. Set over two floors with beautiful lake & sea views.

**Quinta do Lago**  
 Bedrooms: 4  
 Build: 302m<sup>2</sup>  
 Plot: 3,968m<sup>2</sup>  
 Ref: 98336QP  
**€7,500,000**



**LARGE PLOT WITH APPROVED PROJECT FOR A GOLF FRONTAGE VILLA WITH ROOFTOP VIEWS TO RIA FORMOSA**

Approved project by architect João Cabrita on a golf-front plot with adopted land. Rooftop terrace with jacuzzi and panoramic views towards the sea, with garden, pool, and lift to all floors.

**Quinta do Lago**  
 Bedrooms: 5  
 Build potential: 1,354m<sup>2</sup>  
 Plot: 3,085m<sup>2</sup>  
 Ref: 84347QL  
**€8,500,000**



**GOLF FRONT VILLA WITH UNBEATABLE VIEWS**

Classically built villa with a vaulted entrance hall, sweeping staircase, and garden leading directly to the fairway. Sea and golf views, swimming pool, jacuzzi, wine cellar, and a kitchen with SMEG appliances.

**Quinta do Lago**  
 Bedrooms: 4  
 Build: 488m<sup>2</sup>  
 Plot: 2,065m<sup>2</sup>  
 Ref: 83173QP  
**€6,950,000**





**SOUTH-FACING LINKED VILLA ONLY  
MOMENTS FROM THE BEACH**

Renovated south-facing villa within a gated community of just 12 residences, and walking distance to the beach. Vaulted entrance hall, designer kitchen, private terrace with BBQ, and extensive sun terraces surrounding a communal heated pool.

**Quinta do Lago**  
Bedrooms: 4  
Build: 281m<sup>2</sup>  
Plot: N/A  
Ref: 84628QP  
€3,950,000



**TOWNHOUSE IN PINHEIROS ALTOS**

Renovated townhouse within Pinheiros Altos with private garden. Low maintenance, west-facing orientation, and access to a communal pool.

**Quinta do Lago**  
Bedrooms: 3  
Build: 183m<sup>2</sup>  
Plot: N/A  
Ref: 08055QP  
€1,350,000



**GARDEN APARTMENT IN  
SÃO LOURENÇO VILLAGE**

Ground floor apartment with a private garden and lake and golf views, within walking distance of the beach and Ria Formosa. Recently updated, with a wood burning fireplace, condominium pool, and tennis court.

**Quinta do Lago**  
Bedrooms: 2  
Build: 109m<sup>2</sup>  
Plot: N/A  
Ref: 54003QP  
€1,150,000





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## Properties - Vale do Lobo.



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### SOUTHWEST FACING VILLA OVERLOOKING THE ROYAL GOLF COURSE

Renovated villa with traditional Portuguese charm, southwest-facing with sea and golf views over the Royal Course. Heated pool, two-tiered terrace with BBQ, bioethanol fireplace, and a short walk from the beach.

**Vale do Lobo**  
Bedrooms: 4  
Build: 306m<sup>2</sup>  
Plot: 1,600m<sup>2</sup>  
Ref: 95072QP  
€4,150,000





**GOLF-FRONT VILLA WITH SEA VIEWS**

Warm and characterful villa positioned along the 2nd hole of the Ocean golf course, with stone-clad walls, wood finishes, and traditional Portuguese touches. Heated saltwater pool, fireplace, carport, and private office with terrace.

**Vale do Lobo**  
 Bedrooms: 4  
 Build: 373m<sup>2</sup>  
 Plot: 925m<sup>2</sup>  
 Ref: 97407QP  
**€6,000,000**



**ELEVATED PLOT WITH SEA VIEWS & PLANNING UNDERWAY**

Elevated plot with sea views and planning permission expected imminently to significantly extend the existing three-bedroom villa. Opportunity to create a substantial home with rooftop terrace, jacuzzi, and pool.

**Vale do Lobo**  
 Bedrooms: 3  
 Build potential: 460m<sup>2</sup>  
 Plot: 980m<sup>2</sup>  
 Ref: 95136QP  
**€2,850,000**



**FRONTLINE GOLF PLOT WITH APPROVED VILLA DESIGN**

Frontline golf plot with an approved project by architect Jaime Coutinho for a contemporary villa across three levels as well as a rooftop terrace with golf and sea views, and lift access.

**Vale do Lobo**  
 Bedrooms: 5  
 Build potential: 600m<sup>2</sup>  
 Plot: 1,700m<sup>2</sup>  
 Ref: 95679QP  
**€2,725,000**



**TIMELESS PORTUGUESE CHARM WITH POOL**

Traditional villa with timeless character, a large fireplace, multiple terraces, and a pool. Warm and inviting layout with outdoor dining, garage, and a master suite with private terrace overlooking the pool.

**Vale do Lobo**  
 Bedrooms: 3  
 Build: 272m<sup>2</sup>  
 Plot: 1,040m<sup>2</sup>  
 Ref: 98174QP  
**€2,450,000**



**BRIGHT TOWNHOUSE WITH ROOFTOP SEA VIEWS**

Well-kept townhouse in the heart of Vale do Lobo with a rooftop terrace and panoramic sea views. Open-plan living, rear patio garden, and walking distance from the Praça and beach. Ideal as a holiday home or rental investment.

**Vale do Lobo**  
 Bedrooms: 3  
 Build: 116m<sup>2</sup>  
 Plot: N/A  
 Ref: 97950QP  
**€1,100,000**



**LOCK-UP-AND-LEAVE APARTMENT WITHIN CLOSE PROXIMITY TO FACILITIES**

Ground floor apartment with two bedrooms, two bathrooms, and a private outdoor area with green views. Close proximity to Tennis Valley, and the Golf Clubhouse.

**Vale do Lobo**  
 Bedrooms: 2  
 Build: 76m<sup>2</sup>  
 Plot: N/A  
 Ref: QUI 200063  
**€550,000**





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## Properties - Near Quinta do Lago & Vale do Lobo.



### ICONIC FRONTLINE VILLA WITH PANORAMIC RIA FORMOSA & SEA VIEWS

Frontline line villa designed by Jaime Coutinho with panoramic views over the Ria Formosa, a 16 metre saltwater pool, roof terrace with summer kitchen, cinema room and a self contained guest apartment. Boardwalk access to Quinta do Lago.

**Ancão**  
Bedrooms: 5  
Build: 702m<sup>2</sup>  
Plot: 2,931 m<sup>2</sup>  
Ref: 98346QP  
€8,750,000



### DISTINGUISHED RESIDENCE NEAR THE GOLDEN TRIANGLE

Designed by architect Jutta Hoehn, this refined villa offers an elevator, wine cellar, domotic system and underfloor heating. A double driveway, two-car garage and carport provide generous parking, all set in a prime Algarve location.

**Loulé**  
Bedrooms: 6  
Build: 1,055m<sup>2</sup>  
Plot: 3,777m<sup>2</sup>  
Ref: 96132QP  
€7,950,000





**TURNKEY VILLA IN QUINTA DO MAR NEAR THE BEACH**

Beautifully refurbished villa in a quiet cul-de-sac with a heated pool, mature garden, roof terrace with forest views and a versatile lower level.

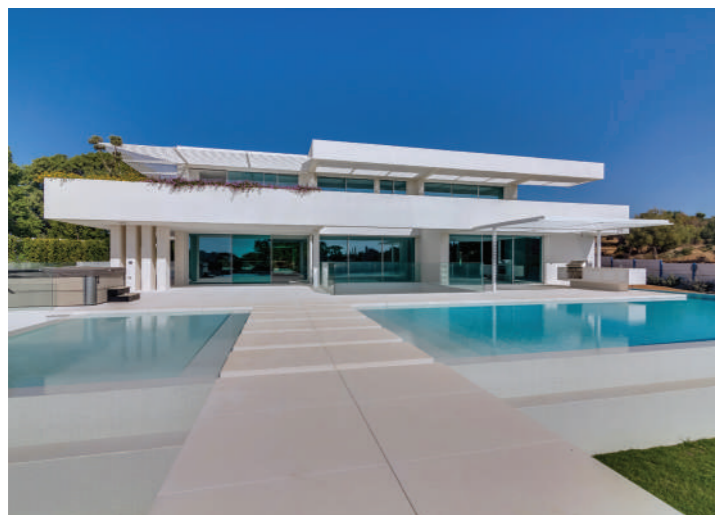
**Ancão**  
 Bedrooms: 4  
 Build: 482m<sup>2</sup>  
 Plot: 910m<sup>2</sup>  
 Ref: 08045QP  
**€5,500,000**



**CHARMING VILLA WITH TENNIS COURT ON A LARGE PLOT NEAR QUINTA DO LAGO**

Classic villa on a large plot with private tennis court, heated pool, and lush gardens with orchard. Offering an estate-like feel only moments from Quinta do Lago and Vale do Lobo.

**Almancil**  
 Bedrooms: 4  
 Build: 450m<sup>2</sup>  
 Plot: 5,275m<sup>2</sup>  
 Ref: 98134QP  
**€4,250,000**



**LUXURY VILLA WITH INFINITY POOL, CINEMA & A GUEST APARTMENT**

Contemporary villa with a grand double-height entrance, state-of-the-art kitchen, heated infinity pool, jacuzzi, outdoor kitchen, cinema room, and a self-contained one-bedroom apartment. Bespoke finishes throughout.

**Vale Formoso**  
 Bedrooms: 5  
 Build: 674m<sup>2</sup>  
 Plot: 2,415m<sup>2</sup>  
 Ref: 95445QP  
**€4,995,000**



**A NEWLY REFURBISH VILLA ONLY MOMENTS FROM VALE DO LOBO**

Fully refurbished villa across three levels, with a full floor master suite, heated pool, outdoor kitchen, fire pit lounge, and a landscaped southwest facing garden.

**Almancil**  
 Bedrooms: 5  
 Build: 407m<sup>2</sup>  
 Plot: 1,815m<sup>2</sup>  
 Ref: 72021QP  
**€3,995,000**



**COASTAL VILLA WITH ROOFTOP TERRACE ONLY MOMENTS FROM THE BOARDWALK & RIA FORMOSA**

Architect-led renovation of a contemporary villa with a light filled open plan interior, heated salt water pool, mature gardens and only moments from the boardwalk and Ria Formosa.

**Ancão**  
 Bedrooms: 4  
 Build: 287m<sup>2</sup>  
 Plot: 1,564m<sup>2</sup>  
 Ref: 85356QP  
**€4,750,000**



**SPACIOUS FAMILY VILLA WITH PRIVATE POOL IN THE VILLAGE NEAR VALE DO LOBO**

Detached villa across three levels with a vaulted living room, gas fireplace, private pool, mature gardens, three car garage and a games room. An ideal holiday home or full time residence.

**Almancil**  
 Bedrooms: 4  
 Build: 547m<sup>2</sup>  
 Plot: 963m<sup>2</sup>  
 Ref: 98213QP  
**€2,500,000**



# Properties - Central Algarve.



## RARE DOUBLE-PLOT VILLA WITH HEATED POOL & GOLF VIEWS

Contemporary villa on a rare double plot in the heart of Vilamoura, with golf and lake views. High-spec finishes, smart-home systems, gym, sauna, heated pool, six-car garage and a self-contained apartment.

**Vilamoura**  
 Bedrooms: 5  
 Build: 777m<sup>2</sup>  
 Plot: 2,394m<sup>2</sup>  
 Ref: 97944QP  
**€6,200,000**



## PANORAMIC OCEAN VILLA PERCHED IN THE HILLS OF GOLDRÁ

Striking villa with panoramic ocean views, this home combines a refined layout with high-spec finishes. Infinity pool, wine cellar, gym, fire pit, outdoor kitchen, and full smart-home systems throughout.

**Goldra**  
 Bedrooms: 3  
 Build: 343m<sup>2</sup>  
 Plot: 3,440 m<sup>2</sup>  
 Ref: 98015QP  
**€5,950,000**



## A QUIET CUL-DE-SAC HIDING SOMETHING EXTRAORDINARY

Designed by architect Jutta Hoehn, this contemporary villa sits in a quiet cul-de-sac in Vila Sol with open golf views. Rooftop terrace, outdoor kitchen, saltwater pool, wine cellar, and garage for up to ten cars.

**Vilamoura**  
 Bedrooms: 4  
 Build: 595m<sup>2</sup>  
 Plot: 1,649m<sup>2</sup>  
 Ref: 96706QP  
**€4,800,000**



## A VILA SOL CLASSIC WITH POOL, PERGOLA & GOLF VIEWS

Golf-facing villa within the prestigious Vila Sol condominium, within walking distance of the course, restaurants and Vilamoura Marina just a short drive away. Swimming pool, thatched pergola, rooftop terrace and multipurpose lower level.

**Vilamoura**  
 Bedrooms: 5  
 Build: 430m<sup>2</sup>  
 Plot: 2,246m<sup>2</sup>  
 Ref: 98342QP  
**€3,500,000**



## TURNKEY CONTEMPORARY VILLA, MINUTES FROM VILAMOURA MARINA

Newly built villa in Vilamoura with premium finishes throughout. Saltwater pool, landscaped garden, laundry chute, multipurpose lower level, and two-car garage. Close to the Marina, golf courses, and the International School.

**Vilamoura**  
 Bedrooms: 4  
 Build: 294m<sup>2</sup>  
 Plot: 1,432m<sup>2</sup>  
 Ref: 98305QP  
**€3,400,000**



## WAKE UP TO THE ATLANTIC - RARE OCEANFRONT PROPERTY

Rare first-line beach property on Faro Island with direct sand access and uninterrupted ocean and Ria Formosa views. Two independent sections, approved redevelopment plans, strong rental history, and four private parking spaces.

**Faro Island**  
 Bedrooms: 6  
 Build: 129m<sup>2</sup>  
 Plot: 391m<sup>2</sup>  
 Ref: 98319QP  
**€3,250,000**





**PRIME ALGARVE NEW-BUILD WITH ROOFTOP TERRACE & OCEAN VIEW**

New-build contemporary villa minutes from Vale do Lobo and Quinta do Lago. Rooftop terrace with jacuzzi and uninterrupted sea views, swimming pool, cinema room, self-contained staff quarters, and double garage.

**Vale Formoso**  
 Bedrooms: 5  
 Build: 733m<sup>2</sup>  
 Plot: 1,212m<sup>2</sup>  
 Ref: 97943QP  
**€3,095,000**



**UNDERSTATED LUXURY IN THE HILLS ABOVE LOULÉ**

Contemporary villa in an elevated position in Vale Telheiro, Loulé, with panoramic countryside views. Traditional Algarvian character meets refined modern design, with landscaped gardens, swimming pool, and generous terrace spaces throughout.

**Vale Telheiro**  
 Bedrooms: 4  
 Build: 299m<sup>2</sup>  
 Plot: 8,841m<sup>2</sup>  
 Ref: 98371QP  
**€2,700,000**



**A PRIVATE COUNTRY ESTATE NEAR LOULÉ - GUEST HOUSE INCLUDED**

Set on seven hectares near Loulé with a suspended fireplace, heated saltwater pool, fire pit, and fruit orchards. Independent guest house, three-car garage, carport, photovoltaic panels, and borehole on a fully private plot.

**Benafim**  
 Bedrooms: 3  
 Build: 372m<sup>2</sup>  
 Plot: 7 ha  
 Ref: 98291QP  
**€2,500,000**



**CONTEMPORARY RESIDENCE WITH PANORAMIC COASTAL VIEWS**

Designed by Jutta Hoehn within an exclusive condominium in Santa Bárbara, with sweeping views over the Algarve coastline. Lift, pool terrace, BBQ area, EV charger, and panoramic master suite terrace.

**Santa Bárbara de Nexe**  
 Bedrooms: 4  
 Build: 359m<sup>2</sup>  
 Plot: 140m<sup>2</sup>  
 Ref: 200027  
**€2,150,000**



**HILLTOP VILLA WITH SEA VIEWS**

Elegant single-level villa with unobstructed ocean, countryside, and church views. Gas fireplace, heated saltwater pool, rooftop terrace, self-contained apartment, and three-car garage. Five minutes from Loulé centre.

**Loulé**  
 Bedrooms: 3  
 Build: 350m<sup>2</sup>  
 Plot: 1,364m<sup>2</sup>  
 Ref: 98169QP  
**€1,495,000**



**EXCLUSIVE CORNER TOWNHOUSE IN A SOUGHT AFTER CONDOMINIUM**

Townhouse within the gated L'Orangerie condominium in Vilamoura, walking distance from three Dom Pedro golf courses. Rooftop terrace, private garden with BBQ, communal pool, and 24-hour on-site security.

**Vilamoura**  
 Bedrooms: 2  
 Build: 208m<sup>2</sup>  
 Ref: 98408QP  
**€1,400,000**



# Take a Trip Around the World.

QP Savills is proud to offer the largest luxury property portfolio in the Algarve - but that's just the beginning. Our partnership with Savills connects clients to sought-after properties through an international network - delivering world-class options and a standard of service that knows no borders.

Whether you are looking for a home that is here on the Algarvian coast or somewhere far beyond it, you'll always have access to exceptional properties and the exceptional service to match.

To find out more contact:

**QP Savills**  
 +351 289 396 073  
 info@qp.pt  
 www.qp.pt



## ALPHEN DRIVE | SOUTH AFRICA

A majestic home set against a sweeping backdrop of mountain and valley, Alphen Drive offers an exceptional lifestyle of refined luxury with a distinctly African character. Timeless in its architecture and generous in its proportions, this is a property of quiet grandeur in one of South Africa's most celebrated addresses.

Bedrooms: 8  
 Bathrooms: 7  
 Plot: 4,3124m<sup>2</sup>  
**R70,000,000**



## SENDHOLME | SURREY | UK

Built in 1863 by celebrated Victorian architect George Devey, Sendholme is a magnificent Grade II listed country house showcasing distinctive snecked sandstone, brick diapering and exceptional period craftsmanship throughout. Once home to Captain William G. Hargreaves, the estate has been sensitively enhanced over generations, with beautifully landscaped gardens, a cascading water feature and interiors framing sweeping views across its extensive private grounds.

Bedrooms: 8  
 Bathrooms: 5  
 Build: 1,470m<sup>2</sup>  
 Plot: 48 ha  
**£9,850,000**



## FOUR WINDS | BARBADOS

Poised along one of the most coveted stretches of Barbados' west coast, Four Winds is a Palladian-style estate set on 2.5 acres with 350 feet of direct frontage onto the pristine white sands of Gibbs Beach. A rare and grand offering in one of the Caribbean's most desirable locations.

Bedrooms: 10  
 Bathrooms: 11  
 Build: 1,763m<sup>2</sup>  
 Plot: 2.5 acres  
**\$42,000,000**



**CLONHUGH LODGE | IRELAND**

Set within approximately 111 acres of private parkland, Clonhugh Lodge is a remarkable contemporary country estate with direct frontage onto Lough Owel. Designed in a period style for modern living, the house is surrounded by landscaped gardens and open countryside, with elevated views across the lake.

Bedrooms: 6  
Bathrooms: 6  
Build: 1,114m<sup>2</sup>  
Plot: 44 ha  
**€8,000,000**



**CHALET | MEGÈVE | FRANCE**

Situated in the prestigious Mont d'Arbois area, this timeless Alpine chalet sits on a generous 1,466m<sup>2</sup> plot and strikes an elegant balance between traditional mountain character and contemporary comfort. A beautiful and well-considered home in one of France's most refined winter destinations.

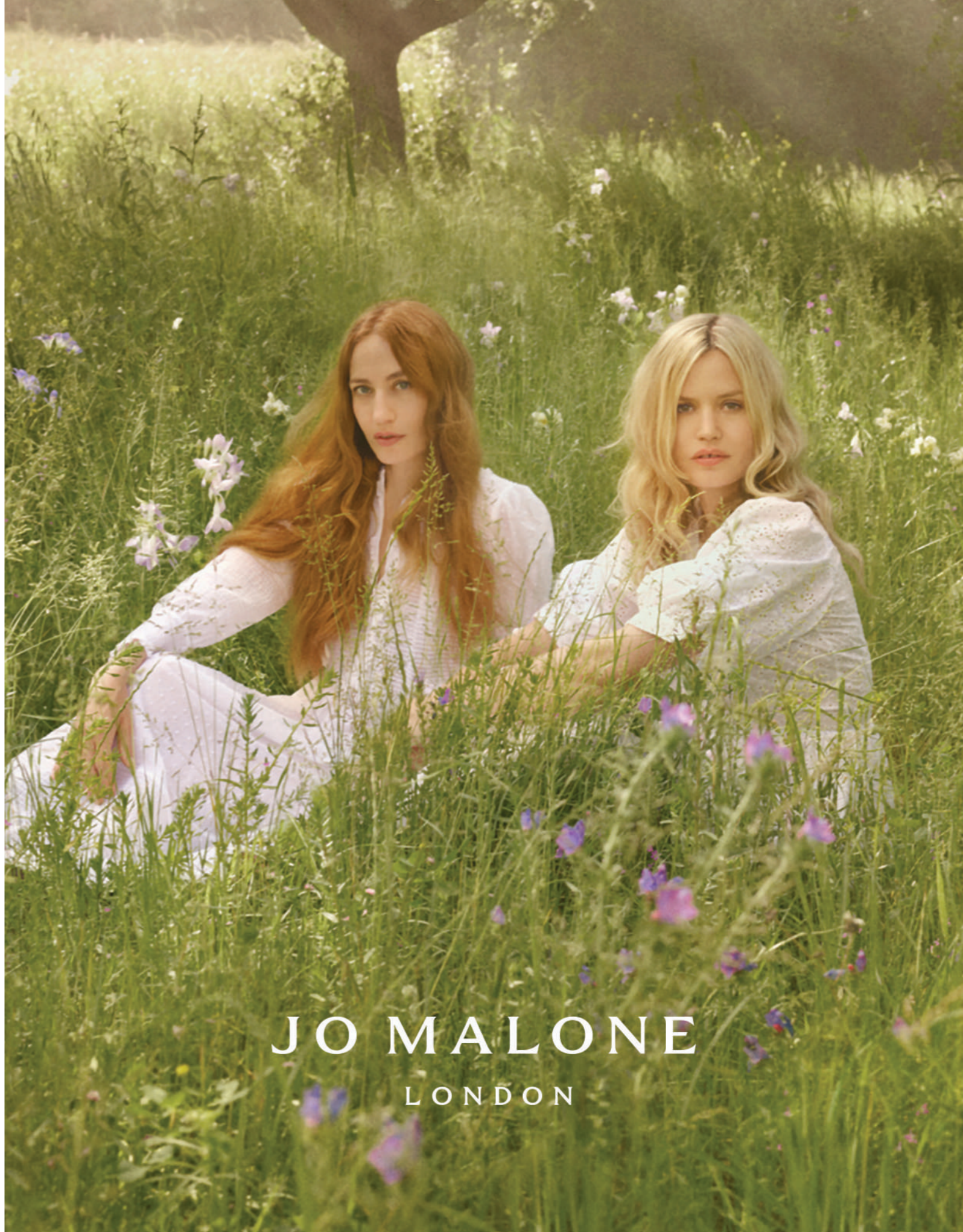
Bedrooms: 6  
Bathrooms: 5  
Build: 339m<sup>2</sup>  
**€4,100,000**



**LA TÈNE | VAL D'ISÈRE | FRANCE**

Completed in November 2025, La Tène is among the most accomplished ski chalets currently available in Val d'Isère. Offering exceptional scale, refined interiors and a true ski-in, ski-out position on the Santons piste, it represents a genuinely rare opportunity in one of the Alps' most prestigious resorts.

Bedrooms: 7 + 2 staff bedrooms  
Bathrooms: 10  
Build: 1,000m<sup>2</sup>  
**€25,000,000**



**JO MALONE**  
LONDON



# Directory - To Help You.

Note: Dial +351 from abroad.

## EMERGENCY SERVICES

- Police, Ambulance & Fire Brigade **112**
- Medical Centre (Emergency and out-of-hours) | Vale do Lobo **917 214 326**
- GNR | Loulé **289 410 490**
- GNR | Almancil **289 351 530**
- IBC Security | Almancil **289 093 344**
- Team 6 Vigiquinta (Security service) | Almancil **289 394 494**

## ACCOMMODATION

- Conrad Algarve Hotel | Quinta do Lago **289 350 700**
- Dona Filipa Hotel | Vale do Lobo **289 100 980**
- Dunas Douradas Beach Club | Almancil **289 351 300**
- Four Seasons Country Club | Quinta do Lago **289 357 000**
- Quinta do Lago Hotel | Quinta do Lago **289 350 350**
- Quinta Jacintina | Almancil **289 350 090**
- Tivoli Marina | Vilamoura **289 303 303**
- Viceroy at Ombria Algarve | Loulé **289 078 300**
- Victoria Golf Resort & Spa | Vilamoura **289 317 000**
- Vila Joya Hotel Restaurant & Spa | Galé **289 591 795**
- Wyndham Grand Algarve | Quinta do Lago **289 000 300**

## ARCHITECTS

- Core | Almancil **289 147 361**
- Jaime Coutinho | Almancil **289 390 930**
- João Cabrita | Quinta do Lago **912 518 664**
- Jutta Hoehn | Almancil **289 394 792**
- Luc Vanstalle | Quinta do Lago **289 398 087**
- Vasco Vieira | Vilamoura **289 321 476**

## BUILDERS

- Andrei Radu - Character Construction | Almancil **915 125 720**
- Eugénio Martins Construções | Almancil **289 302 079**
- GET | Almancil **289 098 974**
- Guedes Vidal | Almancil **289 351 540**
- Iberia Construction | Loulé **289 359 520**
- Luis Negócio | Almancil **912 052 655**
- Netos Construtores | Loulé **289 410 960**
- Norberto Pools | Almancil **916 982 085**

## CONSULATES

- British Embassy | Lisbon **213 924 000**
- Embassy of the Netherlands | Lisbon **213 914 900**
- Embassy of Switzerland | Lisbon **213 944 090**
- Embassy of France | Lisbon **213 939 100**
- German Embassy | Lisbon **218 810 210**
- Embassy of Ireland | Lisbon **213 308 200**
- US Embassy & Consulate | Lisbon **217 273 300**

## CATERING

- Second Serve | Vilamoura **+44 7917 633 903**
- Quinta Chef | Almancil **911 582 932**

## FINANCIAL SERVICES

- AFC Tax Intelligence | Quinta do Lago **289 310 620**
- Blacktower Financial Management | Quinta do Lago **289 355 685**
- Blevins Franks Wealth Management | Loulé **289 350 150**
- Fiber Pay | Quinta do Lago **+44 (0)20 8068 6711**

- Gabriela Neves - Taxwise | Quinta do Lago **925 626 866**
- Abacus Financial Services Limited | Almancil **289 394 780**

## FLORISTS

- Ely Flores | Almancil **914 135 292**
- Florista Paula | Loulé **936 869 991**

## INTERIOR DESIGNERS

- Andrez Andrez | Quinta do Lago **918 398 290**
- Design Studio by Rory | Vale Formoso **289 147 527**
- Dunas Living | Almancil **289 355 333**
- Equilibrio Interiors | Vale do Lobo **289 397 059**
- Interior Design by Jutta Hoehn | Almancil **289 394 792**
- Melissa Jane Interiors | Quinta do Lago **289 397 194**
- Pure Allure Interior | Vale do Lobo **919 186 453**
- Reflexões Contemporary Design | Almancil **289 393 500**
- Quinta Style | Quinta do Lago **289 358 007**
- Vanessa Roff | Almancil **919 901 742**
- Vilaça Interiores | Almancil **928 342 293**

## INTERNATIONAL SCHOOLS

- Aspire | Almancil **289 392 238**
- Brave Generation Academy | Loulé **913 578 362**
- Bright | Loulé **289 154 800**
- Educan Algarve | Loulé **289 422 148**
- Montalvo | Loulé **912 914 056**
- Nobel Algarve | Almancil & Lagoa **282 342 547**
- Vilamoura International School (CIV) | Vilamoura **289 303 280**

## LANDSCAPE ARCHITECTURE, GARDEN CENTRES

- Bloom Landscaping | Almancil **289 109 803**
- Jardim Vista | Almancil **289 356 977**
- Naturalgarve | Almancil **289 396 106**
- Perfect Gardens | Almancil **913 097 914**

## LOCAL LAWYERS

- Andrea Viegas - Andrea Viegas Law Firm | Quinta do Lago **289 355 478**
- Elia Apolo - Elia Apolo Advogados | Almancil **289 395 570**
- Josué S. Coelho - International Law Office | Faro **289 887 440**
- Justin Ryan - All is Law | Almancil **289 390 080**
- Luís Borges, LLB Advogados | Loulé **289 401 090**
- Pedro Hilário - DPH Legal | Faro **289 824 529**
- Ramos & Associados | Almancil **289 413 063**
- Rita Branco - Allawyers | Almancil **289 399 720**
- Ronald Swyer | Almancil **917 242 575**
- Biscaia, Viegas & Associados | Almancil **289 398 493**
- Tiago Felizardo - Allawyers | Almancil **289 399 720**
- Tiago G. Luís - International Law Office | Faro **289 887 440**

## LOCAL PROJECT MANAGEMENT/ SURVEYORS

- Forbes Project Management | Almancil **289 350 270**
- Gonçalo Lourenço - GL Services | Loulé **916 680 670**
- Jeff Mauger | Faro **914 626 385**
- Paulo Gregório, Porticone | Quarteira **919 727 058**
- Peter Densham MRICS | Almancil **917 238 518**
- Rui Henriques - Trena | Vilamoura **927 558 085**

**MEDICAL SERVICES**

- Canham Vet Clinic | Almancil **289 395 799**
- Dentist and Medical Centre | Vale do Lobo **289 398 009**
- Dentist Quinta Shopping | Quinta do Lago **918 734 463**
- Faro District Public Hospital | Faro **289 891 100**
- Hospital de Loulé | Loulé **289 249 750**
- Medical Centre | Quinta do Lago **289 398 411**
- Pharmacy Nobre Passos | Almancil **289 395 611**
- Algarve Private Hospital (HPA) | Alvor & Gambelas **282 420 400**
- Lusíadas Private Hospital | Vilamoura **289 892 040**
- Veterinarian Clinic Torrejão | Loulé **289 422 286**
- Veterinarian Hospital | Loulé **289 422 424**

**OUTDOOR FURNITURE SUPPLIER**

- Dunas Living | Almancil **289 355 333**
- Megabox | Almancil **289 356 135**
- Natural Living Home | Almancil **289 356 064**
- Status Concept | Almancil **289 391 045**

**RENTAL AGENTS & PROPERTY MANAGEMENT COMPANIES**

- Blue Sky Villas | Almancil **289 356 047**
- Management Works | Almancil **289 356 047**
- SandyBlue | Almancil **289 392 236**

**RESTAURANTS, CAFÉS & BARS**

- A Quinta (Portuguese Cuisine) | Almancil **925 223 838**
- Alambique (Portuguese Cuisine) | Vale do Lobo **289 394 579**
- As Velas | Quinta do Lago | (International & Portuguese cuisine) **289 357 000**
- Authentic (Portuguese Cuisine) | Almancil **289 005 782**
- Barbacoa Steakhouse | Almancil **911 021 775**
- Botânico (International/Modern European cuisine) | Vale do Lobo **289 098 810**
- Bovino Steakhouse | Quinta do Lago **289 007 863**
- Brava (Mediterranean/European cuisine) | Almancil **289 393 874**
- Brisa do Mar Hotel (Portuguese Cuisine) | Quinta do Lago **289 350 350**

- Butchers (Steakhouse) | Almancil **960 045 930**
- Café Calcinha | Loulé **934 250 079**
- Casa do Lago (Mediterranean/seafood cuisine) | Quinta do Lago **289 394 911**
- Casa Velha (Portuguese Cuisine) | Quinta do Lago **289 394 983**
- Casavostra (Italian Cuisine) | Almancil **289 397 565**
- Dano's Sports Bar & Restaurant (Steakhouse & Grill) | Quinta do Lago **289 351 901**
- Don Giovanni (Italian Cuisine) | Almancil **911 001 940**
- Koko (Italian-Mediterranean cuisine) | Quinta do Lago **289 356 087**
- Lobos (British bistro with a Mediterranean twist) | Vale do Lobo **289 009 852**
- Paixa (Portuguese/Mediterranean cuisine) | Vale do Lobo **964 079 585**
- Parilla Natural (Steakhouse) | Almancil **289 350 040**
- Pequeno Mundo (International cuisine) | Almancil **289 399 866 / 927 960 423**
- Pure Boutique Café (Health-conscious cuisine) | Quinta do Lago **289 390 708**
- Genco (Italian Cuisine) | Almancil **289 396 025**
- Sabores do Churrasco (Brazilian Cuisine) | Loulé **961 943 424**
- Spikes (International/European cuisine) | Vale do Lobo **289 353 406**
- Sr. Frango (Portuguese Grill) | Almancil **289 393 756**
- The Cheeky Pup (British/pub-style cuisine) | Quinta do Lago **289 358 205**
- The Shack (Mediterranean/pub-style cuisine) | Quinta do Lago **289 381 225**
- Tribulum (Mediterranean/European cuisine) | Almancil **289 397 784**
- Il da Villa (Portuguese/European Cuisine) | Loulé **915 744 972**
- Café Zíque (A La Carte Tapas) | Loulé **289 043 931**
- Cesteiro (Portuguese Cuisine) | Vilamoura **910 503 906**
- Clay Oven (Indian cuisine) | Albufeira **289 586 868**
- United Kitchens of India (Indian cuisine) | Vale do Lobo **925 154 104**

**BEACH RESTAURANTS**

- 2 Passos | Vale do Lobo **289 396 435**
- Água Qlub | Vilamoura **913 811 307**
- António Tá Certo | Almancil **289 396 456**
- BJ's Oceanside | Quarteira **910 698 479**

- Cabana Sass' | Quarteira **966 234 340**
- Dunes | Almancil **289 356 050**
- Gigi's | Quinta do Lago **964 045 178**
- Izzy's | Almancil **289 396 984**
- Julia's | Almancil **289 396 512**
- Maria's | Almancil **289 358 675**
- Sandbanks | Vale do Lobo **289 398 429**
- Thai Beach Club | Vilamoura **289 322 471**
- The Bold Octopus | Vale do Lobo **289 143 218**

**MICHELIN STAR RESTAURANTS**

- Alameda (Portuguese Cuisine) | Faro **289 824 831**
- Austa (Portuguese Cuisine) | Almancil **965 896 278**
- Bon Bon (Portuguese Cuisine) | Carvoeiro **282 341 496**
- Gusto (Mediterranean fine dining) | Conrad Hotel Quinta do Lago **289 350 700**
- Ocean (Seafood fine dining) | Hotel Vila Vita Parc Porches **282 310 100**
- Vila Joya (Portuguese Cuisine) | Galé **289 591 795**
- Vista (Portuguese Cuisine) | Portimão **282 460 280**

**SPAS, HAIR & BEAUTY SALONS**

- Alma by Laura | Vilar do Golf **962 862 444**
- André Philippe Hair Concept | Loulé **939 168 556**
- B Hair Design | Almancil **289 828 013**
- Conrad Algarve Hotel & Spa | Quinta do Lago **289 350 830**
- 7 Spa - The Hilton Hotel | Vilamoura **289 320 950**
- Serenity Spa - Pine Cliffs | Albufeira **289 501 200**
- Estetica Beauty Salon | Quinta Verde **912 560 153**
- Jim Hair Artist | Almancil **914 452 315**
- Man Cave Barbershop | Quinta do Lago **289 394 392**
- Philippe Stabile Hair Salon | Quinta do Lago **289 356 370**

**MISCELLANEOUS**

- Algarve Auto Valet (valet car service) | Quarteira **915 356 513**
- Algarve Express (transportation service) | Almancil **289 393 707**

- Algarve Removals (removals & transport) | Almancil **289 393 707**
- Apolónia Supermarket | Almancil **289 351 440**
- AquaPura Pool Covers | Almancil **918 143 491**
- AquaShow (indoor & outdoor waterpark) | Quarteira **289 315 129**
- ArtCatto Art Gallery | Loulé **912 267 351**
- Autódromo Internacional do Algarve (Motorsports complex) | Portimão **282 405 600**
- Cinnaroma Bakery | Loulé
- Cool Charters (Boat rental service) | Vilamoura **934 228 116**
- CI Broker | Almancil **289 392 452**
- Daniella Meca, Massage Therapist | Quinta do Lago **965 431 788**
- Edjóia Fine Jewellery | Quinta do Lago **961 659 207**
- In The Pink Fine Photo Gallery | Loulé **289 462 320**
- International Airport | Faro **289 800 800**
- Karting (Amusement center) | Almancil **289 399 899**
- Pedras de Proteção (Healing therapies with Crystals/Home cleansing at home) | Loulé **968 112 875**
- ProPaint (Paint Shop) | Almancil **918 885 395**
- Snail Shop Barber Shop | Quarteira **914 262 404**
- Termoflux (Energy Certificates) | Almancil **289 355 935**
- Vilamoura Dream Cruises | Vilamoura Marina **939 418 375**
- Vinhas de Nexe (Vineyard Tours & Wine Tasting) | Santa Bárbara de Nexe **912 699 903**
- Wines&Co | Almancil **289 030 928**
- Wired EU, Home Automation | Albufeira **925 568 828**

**SPORTS**

- The Campus (Modern sports complex) | Quinta do Lago **289 381 220**
- Monte Rei Golf & Country Club | Tavira **281 950 960**
- Pinheiros Altos Golf Bookings **289 359 900**
- Quinta do Lago Golf Bookings **289 390 705**
- São Lourenço Golf Bookings **289 396 522**
- Vale do Lobo Golf Bookings **289 353 000**
- Vale do Lobo Gym & Space **289 353 468**
- Vale do Lobo Tennis & Padel **962 105 056**
- Vila Sol Golf Course | Quarteira **289 320 370**
- Vilamoura Golf Course | Vilamoura **969 509 037**



## Our Offices.

With three offices in Quinta do Lago, Vale do Lobo, and Loulé (serving the Central Algarve), we're perfectly placed to meet all your property needs. Our offices are positioned across the Algarve's most prestigious addresses, placing our expertise exactly where it matters most.

Call us or come in for a chat - our team is always happy to help!



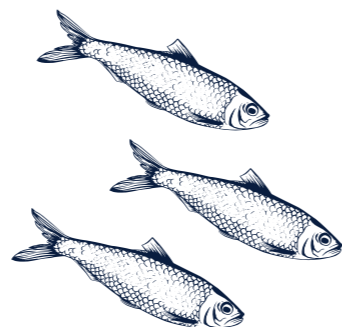
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Vale do Lobo  
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vdl@qp.pt



**QP Savills Loulé**  
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