

Residences Royal Óbidos

Portugal property investment & passport



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The Michele Carby Practice

Located in the historic, walled town of Óbidos



Óbidos - Portugal

- About 45 minutes away from Lisbon, Silver Coast is a wonder, traveling inland through fertile lands, past historic sites of undeniable cultural importance. The surroundings of Royal Óbidos Spa & Golf Resort offer an irrefutably convincing motive to put your faith in this burgeoning region of Portugal.
- Known for its romantic beauty and imposing castle, Óbidos was given to Queen Isabel as a wedding gift by King Dinis. This hilltop town delights with its lovingly maintained, whitewashed buildings and cobbled lanes snaking within the castle walls, from which you can feast on spectacular views of the lagoon, coast and ocean beyond.



Óbidos - Portugal

- Just a few minutes from the Atlantic coastline, the Resort lies right next to two of Europe's major surfing sites: Peniche-Baleal and Nazaré. A choice of great beaches and harbor towns offering famed seafood specialties are joined by Óbidos Lagoon, another water sports hotspot, equally ideal for bird watching, similar to the Berlengas Islands, a stunning nature reserve encompassing an uninhabited rocky archipelago, 40 minutes boat ride off the coast.
- Comfortable in such majestic company, Royal Óbidos Spa & Golf Resort presides over all these natural and cultural treasures, just waiting to be enjoyed.





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Óbidos Lagoon

- The Óbidos Lagoon is considered the most extensive coastal lagoon system on the Portuguese coast. It is always mentioned as one of the most beautiful places on the western coast of the country.





Nazaré

- Nazaré has become a popular tourist attraction, advertising itself internationally as a picturesque seaside village.
- Located on the Atlantic coast, it has long sandy beaches (considered by some to be among the best in Portugal), attracting many tourists in the summer
- Nazaré is a very popular surfing destination because of the very high breaking waves that form due to the presence of the underwater Nazaré Canyon. It is home to the biggest surfable waves on the planet.

Peniche-Baleal Beach - The capital of the waves

- The little fishing town of Peniche is located in the center of west Portugal. The beach, which is about 5 km north of Peniche, is one of Portugal's most stunning beaches and is uniquely positioned from a geographical perspective, offering ideal conditions for both beginners surf lessons and good options for experienced surfers with several surf spots.
- Peniche is the most important surf region along the Portuguese coastline. It is called the capital of the waves and has become one surf epicenter.
- Mixed in with the old-world charm, modern day Peniche's restaurants, boutique hotels, and beach bars are built around the surf scene. You can experience this place like a local immersed in the waves, colours, food and sounds of Portugal.



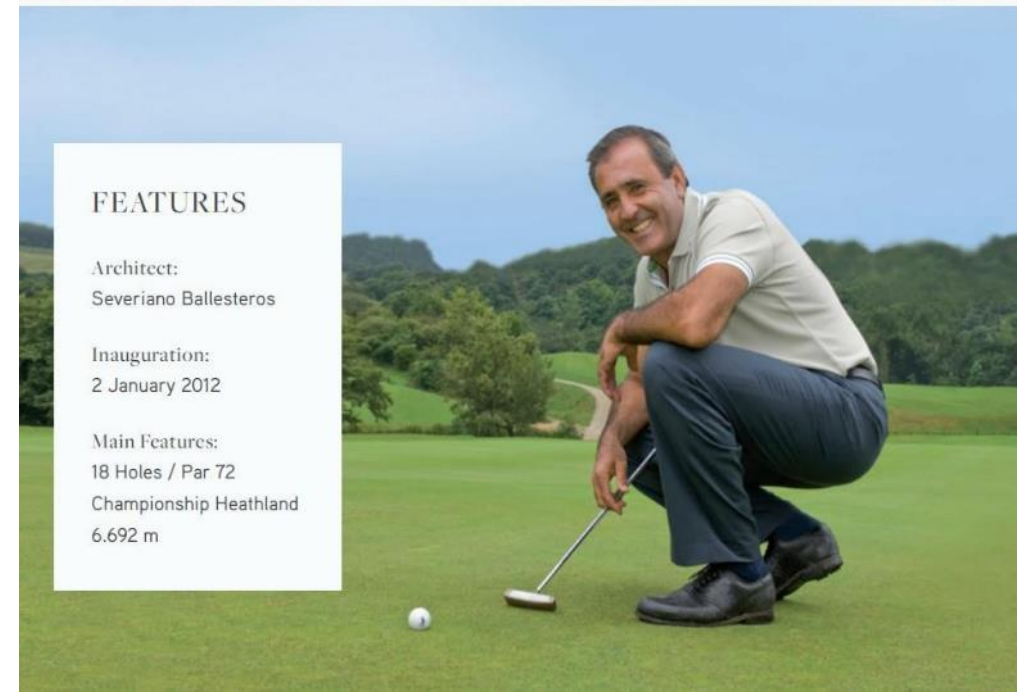


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Royal Óbidos Resort

- The Resort includes a golf course and a five star hotel designed by Philippe Starck, with spa and conference rooms alongside a luxury development of villas and apartments.
- The 18 hole championship golf course designed by Seve Ballesteros offers magnificent golf and ocean views, a Clubhouse with pro-shop, restaurant, bar, members' lounge and a large terrace with incredible views over the golf course and the ocean beyond.



FEATURES

Architect:
Severiano Ballesteros

Inauguration:
2 January 2012

Main Features:
18 Holes / Par 72
Championship Heathland
6.692 m



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The Investment

- **350k EUR - GV Fund Option**
- **64 Studios & 64 1Bedrooms Unit**
- **Full Title Deed – Hotel Residence**
- **From EUR 350,000 – 500,000**
- **Rental Income of 5% per year for 5 years = 25% paid upfront**
- **100% Buyback Optional once Citizenship/PR Obtained in Year 6**
- **Owner can use 6 weeks per year**



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Luxury Resort - Óbidos - Portugal



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GROUND FLOOR

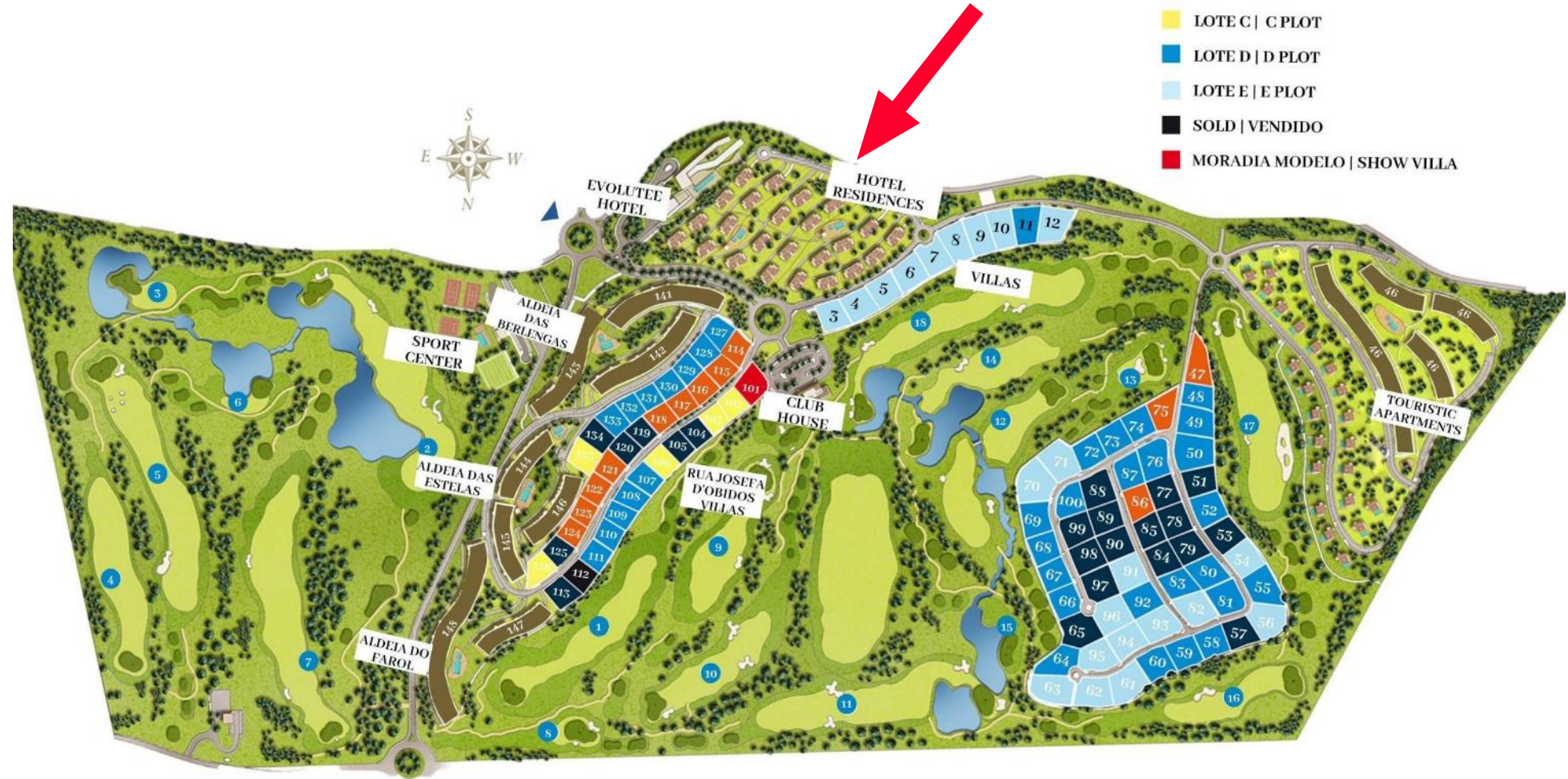
1. Entrance Hall – 4,10 sqm
2. Kitchenette – 4,20 sqm
3. Living Room – 26,85 sqm
4. Bedroom – 17,90 sqm
5. WC – 7,70 sqm
6. Terrace – 15,60 de 13,50 sqm
7. Storage Room – 2.50 sqm
8. WC – 6,80 sqm
9. Bedroom – 18,60 sqm
10. Terrace – 12,30 de 11,30 sqm





Golf & Resort ROYAL EVOLUTEE Villas & Apartments

- ▶ ENTRADA | ENTRANCE
- ROYAL ÓBIDOS GOLF COURSE
- APARTAMENTOS | APARTMENTS
- LOTE A | A PLOT
- LOTE B | B PLOT
- LOTE C | C PLOT
- LOTE D | D PLOT
- LOTE E | E PLOT
- SOLD | VENDIDO
- MORADIA MODELO | SHOW VILLA



!!! 25% RETURN UPFRONT !!!



- ❖ **GUARANTEE RETURN 5%/YEAR**
- ❖ **5 YEAR RETURN IS PAID AFTER PAYMENT**



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