

“A Natural Paradise with a
Micro Climate”



HOLBORN
The Michele Carby Practice



QUINTA
DO FORTE VELHO

luxury serviced villas

A WARM WELCOME

The Lakhani Group (TLG) is waiting to welcome you to your new majestic home in Bucelas. Notorious for building exquisite properties, TLG delivers homes from the future, changing the way we exist. Our mission is to build homes that enhance the natural beauty which surrounds them and prove that heaven really could be a place on earth.

Quinta do Forte Velho is a contemporary collection, 3-4 bedroom luxurious houses where owners can privately enjoy their own slice of paradise. Our design packages have been carefully selected to enable you to create a bespoke and unique home interior. Each package exudes an atmosphere in tune with it's surroundings, using high-end natural products.

One of the most famous and internationally recognized Wine Hub from the Lisbon region is Bucelas, a light and fruity white wine made using Arinto grapes. The greatest figures from Portuguese and international literature referred to this small-scale wine enthusiastically.

A light and fruity white wine made using Arinto grapes. Eça de Queirós, William Shakespeare, Charles Dickens and Lord Byron were firm fans. It is said that the vines in the Bucelas region have existed since the Roman era and the 2,200 years of experience in winemaking has produced something unique which, whether contested or not, ought to be drunk well chilled, preferably after a visit to the Museu do Vinho e da Vinha de Bucelas (Bucelas Wine and Vine Museum).

A Home in Quinta Do Forte Velho is a Smart Home, bringing cutting-edge experience to life and connecting you to your home in a way you never thought possible. Our Technology Add-On Package takes your home into the future, revolutionizing the way you live. Control Air conditioning, Electronics and your 24-hour Security right from your Smart phone.

Quinta do Forte Velho will be home to Lisbon's finest family clubs. Here, you can spend quality time with the family in the vicinity of indoor/outdoor heated pools, gym, outdoor playground, yoga studio, spa and many other amenities. The event space and coffee lounge will enhance and beautify the family time and also welcome business related activities.



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A MODERN EUROPEAN CANVAS

Lisbon is Portugal's largest and most wealthy city, and has a unique distinction of being Europe's furthest western capital city.

Lisbon is one of the gateways to the European continent, thanks to its seafront position, enjoying the mildest climates in Europe, with around 3200 hours of sunshine a year and benefiting from its proximity to northern Africa and the temperate Atlantic Ocean.

Today Lisbon is a highly popular city for real estate investment - Portugal is one of the top European countries that offers the best tax benefits and one of the current meccas of tourism - whether it is short term rentals and other types of offers for tourists - this capital city offers everything one needs for a high quality of life.

THE LOCATION

NEAR BY POINTS OF INTEREST

Quinta Do Forte Velho is a Greater Lisbon project situated in immaculate surroundings in Lisbon. It is surrounded by peaceful calm atmosphere, fresh air and beautiful sunsets. The thrilling viewpoints is a home to boundless beauty, and immeasurable opportunities for relaxation and adventure.

- Lisbon Airport
- Vialonga Shopping Mall
- Loures Shopping Mall
- Quinta da Romeira Event Center
- Morgado Lusitano, Horse Riding
- Wine Museum of Bucelas
- Hospital Beatriz Ângelo
- Sport Clube Recreativo do Cabo
- Belas Golfe
- United Lisbon International School





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LUXURY SERVICED VILLAS

These beautifully-designed villas offer a high specification. The developer has incorporated design considerations, inspired by contemporary Portuguese architectural finishes which include large patios and en-suite bathrooms.

These villas that have been perfectly placed overlooking the mountains in a setting of pleasant gardens, contemporary architecture and spectacular views.

We have carefully incorporated common areas for socializing and the unique-plan design maximizes the interior spaces, with the kitchen and living room opening onto and outside the decked area, complete with a fireplace and outdoor dining area; equipped with a BBQ and bar.

The villas are beautifully-crafted with mountain views that can be seen from every corner. Refined to perfection using the highest quality materials and lighting fixture.

Quinta do Forte Velho will provide both hassle free ownership and managed living. Your condominium charge will cover the following:

- Residents Membership to QFV Club
- 24 Hour Reception & Security
- Family Concierge and Porter Service
- Upkeep and Maintenance of Villas
- Your villa's reserve fund contribution (to fund future renovation and upgrade works)
- High Speed Wi-Fi
- Multi Risk Insurance
- TV Channels





CLUB HOUSE





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LUXURY SERVICED VILLAS



DETAILED FLOOR PLANS

FOUR BEDROOM VILLA | GROUND FLOOR



MODEL VILLA

GROUND FLOOR

INTERNAL AREA

Entrance Hall corridor	20.00m ²
Social Bathroom	01.90m ²
Storage	02.27m ²
Laundry Room	04.50m ²
Kitchen	11.66m ²
Dining Room	25.90m ²
Living Room	14.81m ²

TOTAL: 85.76m²

EXTERNAL AREA

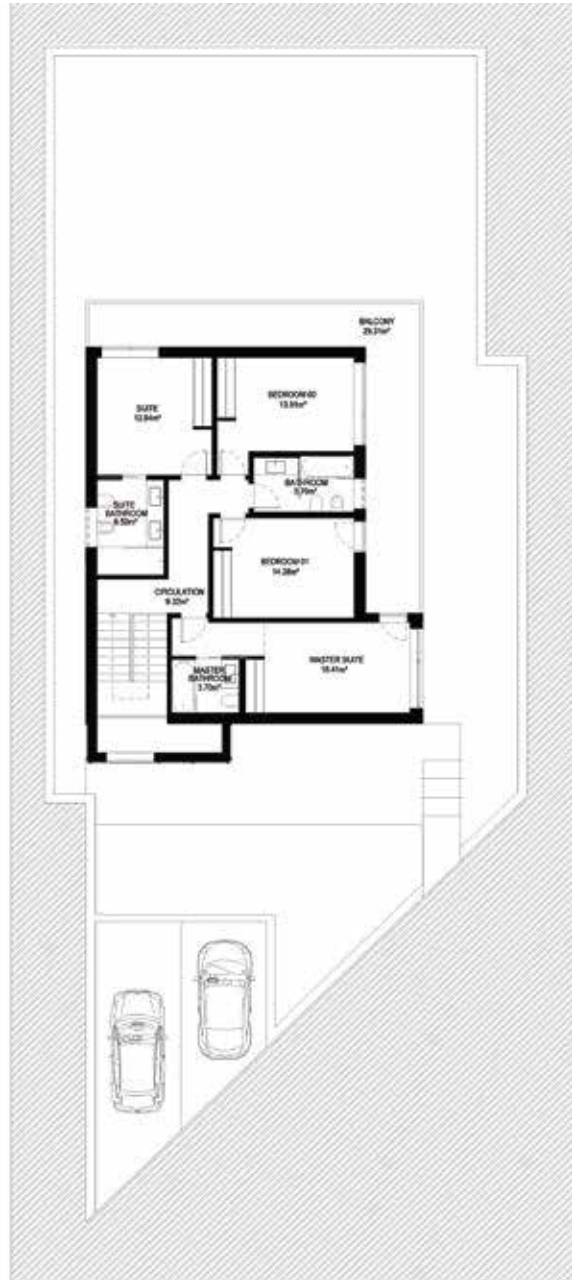
Outdoor Dining Area	47.73m ²
Garden	34.54m ²

TOTAL: 82.27m²

Parking	44.00m ²
Storage	14.20m ²

DETAILED FLOOR PLANS

FOUR BEDROOM VILLA FIRST FLOOR



MODEL VILLA

FIRST FLOOR

INTERNAL AREA

Master Bedroom	18.41m ²
Master Bathroom	3.70m ²
Bedroom 01	14.38m ²
Bedroom 02	13.91m ²
Shared Bathroom	05.70m ²
En Suite Bedroom	13.84m ²
En Suite bathroom	06.50m ²
Circulation	09.32m ²

TOTAL: 85.76m²

EXTERNAL AREA

Balcony	29.31m ²
Total	29.31m ²
Total First Floor	115.07m ²
PLOT AREA	412.00m ²

TOTAL: 260.00m²

DETAILED FLOOR PLANS

THREE BEDROOM VILLA GROUND FLOOR



MODEL VILLA

GROUND FLOOR

INTERNAL AREA

Entrance Hall & Corridor	14.64 m ²
Social Bathroom	2.00 m ²
Storage	2.20 m ²
Laundry Room	3.70 m ²
Kitchen	11.97 m ²
Dining Room	15.52 m ²
Living Room	25.84 m ²

TOTAL **78.87 m²**

EXTERNAL AREA

Outdoor Dining Area	41.45 m ²
Garden	196.61 m ²

TOTAL **238.06 m²**

Parking	44.00 m ²
Storage	14.20 m ²

DETAILED FLOOR PLANS

THREE BEDROOM VILLA FIRST FLOOR



MODEL VILLA

FIRST FLOOR

INTERNAL AREA

Master Bedroom	15.06 m²
Master Bedroom Closet	5.19 m²
Master Bathroom	6.37 m²
Suite 01	15.94 m²
EnSuite Bathroom 01	3.85 m²
Suite 02	17.97 m²
EnSuite Bathroom 02	3.67 m²
Circulation	8.09 m²

TOTAL 360.00 m²

EXTERNAL AREA

Balcony / Varanda	32.10 m²
TOTAL	32.10 m
TOTAL FIRST FLOOR	108.24 m²
PLOT AREA	412.00 m²

TOTAL 360.00 m²

*Totals are approximated and actual size may vary slightly



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KEY FEATURES

- 3 and 4 Bedroom Villas
- Gated Community with 14 Hectares Lush Forest
- 24/7 Security and Vigilance
- Community and Private Swimming Pool
- Tennis and Paddle Court
- Children's Gym and Playground
- Underground Parking
- Balconies and Terraces with Nature view in all the Villas
- Inbuilt Storage Cupboards In all Rooms
- Air Conditioning Installation In all Rooms
- Smart Home Features with Lighting Controls & Apple Siri
- Private Laundry Room
- Relaxed Living Room
- Kitchen Bar
- Large Indoor Dining Area
- Outdoor Dining Area with Canopy
- Underground storage rooms for all the Villas

ACCESSIBILITIES

- 4 Km away from Highway A1/CREL
- NO tolls, unlike Cascais or South Lisbon
- 16 min from the closet beach
- 15 min from Lisbon Airport



PRE LAUNCH - PRICE LIST

Valid until June 30, 2022

Aerial View #	Villa Ref.	Price	# of Bedrooms	# of Bathrooms	Footprint Area	Private Yard Area	Total Plot Area	Construction Area	Entrance Orientation	Private Pool (P) Jacuzzi (J)	Permilage	Condominium Monthly Fee (1st year)
1	A	671,455 €	4	3.5	103.7	385.4	489.0	220.1	NW	J	30.8	605 €
2	B	671,455 €	4	3.5	103.3	187.8	291.0	220.1	SE	J	30.8	605 €
3	C	673,225 €	4	3.5	105.0	215.1	320.0	220.7	NE	J	30.9	607 €
4	D	670,631 €	4	3.5	105.0	265.1	370.0	219.8	SW	P	30.8	604 €
5 (S)	E	375,285 €	2	2	128.4	421.6	550.0	123.0	SW	J	17.2	338 €
6	F	671,547 €	4	3.5	105.0	215.1	320.0	220.1	SW	J	30.8	605 €
7 (R)	G	671,547 €	4	3.5	104.3	218.8	323.0	220.1	NW	J	30.8	605 €
8	H	671,547 €	4	3.5	103.7	177.4	281.0	220.1	SE	J	30.8	605 €
9 (R)	I	671,547 €	4	3.5	104.4	252.6	357.0	220.1	NE	P	30.8	605 €
10	J	599,846 €	3	2.5	105.6	279.4	385.0	196.6	SE	P	27.6	541 €
11	L	599,862 €	3	3.5	97.0	189.1	286.0	193.0	NE	P	27.1	531 €
12	M	671,547 €	4	3.5	104.3	217.8	322.0	220.1	SE	J	30.8	605 €
13	N	671,547 €	4	3.5	105.0	196.1	301.0	220.1	NE	J	30.8	605 €
14	O	671,547 €	4	3.5	104.3	112.8	217.0	220.1	NE	J	30.8	605 €
15 (S)	P	671,547 €	4	3.5	104.1	337.0	441.0	220.1	NW	P	30.8	605 €
16 (S)	Q	690,769 €	4	3.5	110.9	348.2	459.0	226.4	NE	P	31.7	623 €
17 (S)	R	670,631 €	4	3.5	104.4	307.7	412.0	219.8	SW	P	30.8	604 €
18 (S)	S	588,862 €	3	3.5	96.7	287.3	384.0	193.0	NW	P	27.1	531 €
19	T	671,852 €	4	3.5	104.4	274.7	379.0	220.2	SW	P	30.9	606 €
20	U	588,862 €	3	3.5	96.7	349.3	446.0	193.0	SE	J	27.1	531 €
21	V	641,036 €	3	2.5	101.8	314.3	416.0	210.1	SW	P	29.4	578 €
22 (R)	X	588,862 €	3	3.5	96.7	263.3	360.0	193.0	SE	J	27.1	531 €
23 (R)	Z	645,917 €	3	2.5	135.1	259.9	395.0	211.7	SE	P	29.7	582 €
24	AA	638,595 €	3	2.5	117.2	245.8	363.0	209.3	NE	P	29.3	576 €
25	AB	512,737 €	3	2.5	127.7	246.3	374.0	168.1	E	J	23.6	462 €
26	AC	512,737 €	3	2.5	127.7	258.3	386.0	168.1	E	J	23.6	462 €
27	AD	512,737 €	3	2.5	127.7	119.3	247.0	168.1	E	J	23.6	462 €
28	AE	512,737 €	3	2.5	127.7	54.3	182.0	168.1	E	J	23.6	462 €
29	AF	512,737 €	3	2.5	127.7	54.3	182.0	168.1	E	J	23.6	462 €
30 (S)	AG	512,737 €	3	2.5	127.7	54.3	182.0	168.1	E	J	23.6	462 €
31	AH	512,737 €	3	2.5	127.7	114.3	242.0	168.1	E	J	23.6	462 €
32 (R)	AI	512,737 €	3	2.5	127.7	54.3	182.0	168.1	E	J	23.6	462 €
33	AJ	512,737 €	3	2.5	127.7	54.3	182.0	168.1	E	J	23.6	462 €
34	AL	603,507 €	3	2.5	145.1	284.9	430.0	197.8	E	P	27.7	544 €
35	AM	602,897 €	3	2.5	145.1	276.9	422.0	197.6	E	P	27.7	543 €
36 (R)	AN	602,897 €	3	2.5	145.1	244.9	390.0	197.6	E	P	27.7	543 €

(R) Reserved **(S)** Sold

*Pool and jacuzzi are not included in the price

Common Areas Services*

Reception & Staff Area

Personnel
Staff Area Hygiene Products
Reception Content Insurance
Reception Office Supplies

Common Areas

Pool Maintenance Materials/Supplies
Pool Personnel
Personnel
Water
Electricity
Cleaning Supplies
Garden Maintenance Materials/Supplies
ETAR Maintenance
Borehole Maintenance
General Maintenance Materials/Supplies
Road Repair
Liability Insurance
Landline Phone Service
Internet Service
Security System

Others

HOA Administrator
Accountant
Legal
Bank Charges
Legal Reserve

Touristic Services*

Personnel

Housekeeper Coordinator

Housekeepers

Shower Gel, Soap

Cleaning Supplies

Towel Change

Bed linens

Sanitization of Mattresses

Cash Deposit Service at Reception

Security

Villa Services

Water
Electricity
Pest Control
Landscaping
Maintenance and Conservation
Multirisk Insurance
Content Insurance
Liability Insurance
Landline
Internet
Security System
Property Tax (IMI)
Reserve Funds
Mortgage if Applicable

Other Services

Accountant
Legal
Bank charges
Common Areas Services
Touristic Services

INCLUDED ON CONDOMINIUM FEE

OWNER/ EXPLORATION ENTITY RESPONSIBILITY

*Basic package only, as per tourism of Portugal mandatory guidelines



MORGADO
LUSITANO
(In the vicinity of)



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HORSE RIDING CLUB



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GYM



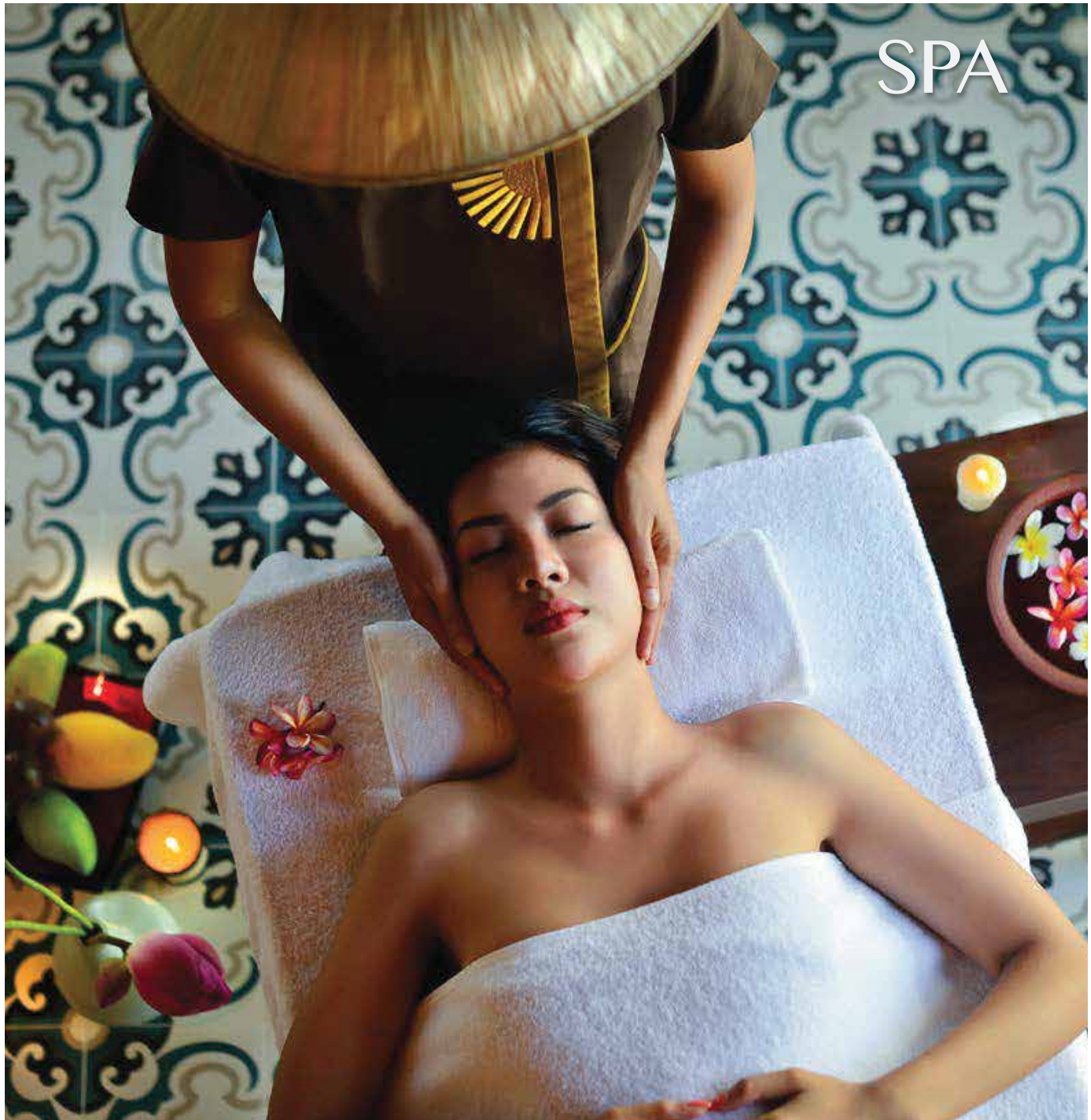
LIBRARY



CHILDEN
DAY CARE



BILLARD



SPA



MUSIC
STUDIO



EVENT

THE LAKHANI GROUP TEAM



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DEVELOPER: THE LAKHANI GROUP

In Real Estate since 1983, The Lakhani Group is always linked and aware of evolving trends and transitory fads, using the industry-wide knowledge and local expertise to deliver the best possible asset performance with the least possible volatility and the greatest potential for dependable, growing, long-term returns.

Our mission is to create value by developing, acquiring and managing quality real estate while providing excellent customer service. With a standard of seriousness in conducting good business with efficiency, thus, tranquility to its clients. Our staff is comprised of experienced professionals with extensive knowledge to suggest the best alternatives. In addition, we have a fully computerized system for greater flexibility in research and adaptation of the profile of the property to client requests.



THE LAKHANI FAMILY



THE LAKHANI TEAM

2018

Developer - Oasis Cosmopolita LDA

Contractor - Competente Vertente Construção civil, LDA

Project Manager - Lado Foliao, LDA

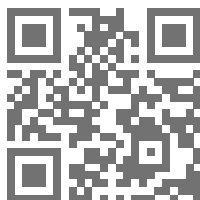
Architect - Joana Maia

Landscape Architect - Polen Arquitectura Paisagista

Real Estate Agency - Happy Again Unipessoal LDA

Engineer: GOClient - Gestão de Obras para Clientes

Health & Safety Coordinator - Antonio Morais da Costa



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Our Partners



PACT.. OREY DA CUNHA

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September 2021.



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www.realestateTLG.com

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HOLBORN

The Michele Carby Practice

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