A modern villa with a large outdoor pool and lush landscaping. The villa features a white facade with large glass windows and a wooden slatted roof. The outdoor area includes a wooden deck, a long swimming pool, and several large, sculpted trees. The sky is clear blue.

One of the most  
stunning gated  
residential estates

04

ALGARVE  
LIFESTYLE,  
GOLF &  
CUISINE

07

LOCATION

09

VALE DO LOBO

10

EXTERIORS

17

FINISHINGS /  
QUALITY

17

INTERIORS

22

FLOOR PLANS

26

OCEAN  
PROPERTIES

27

PARTNERS

28

CONTACTS





## Algarve

Hidden Gem in Prime  
Location





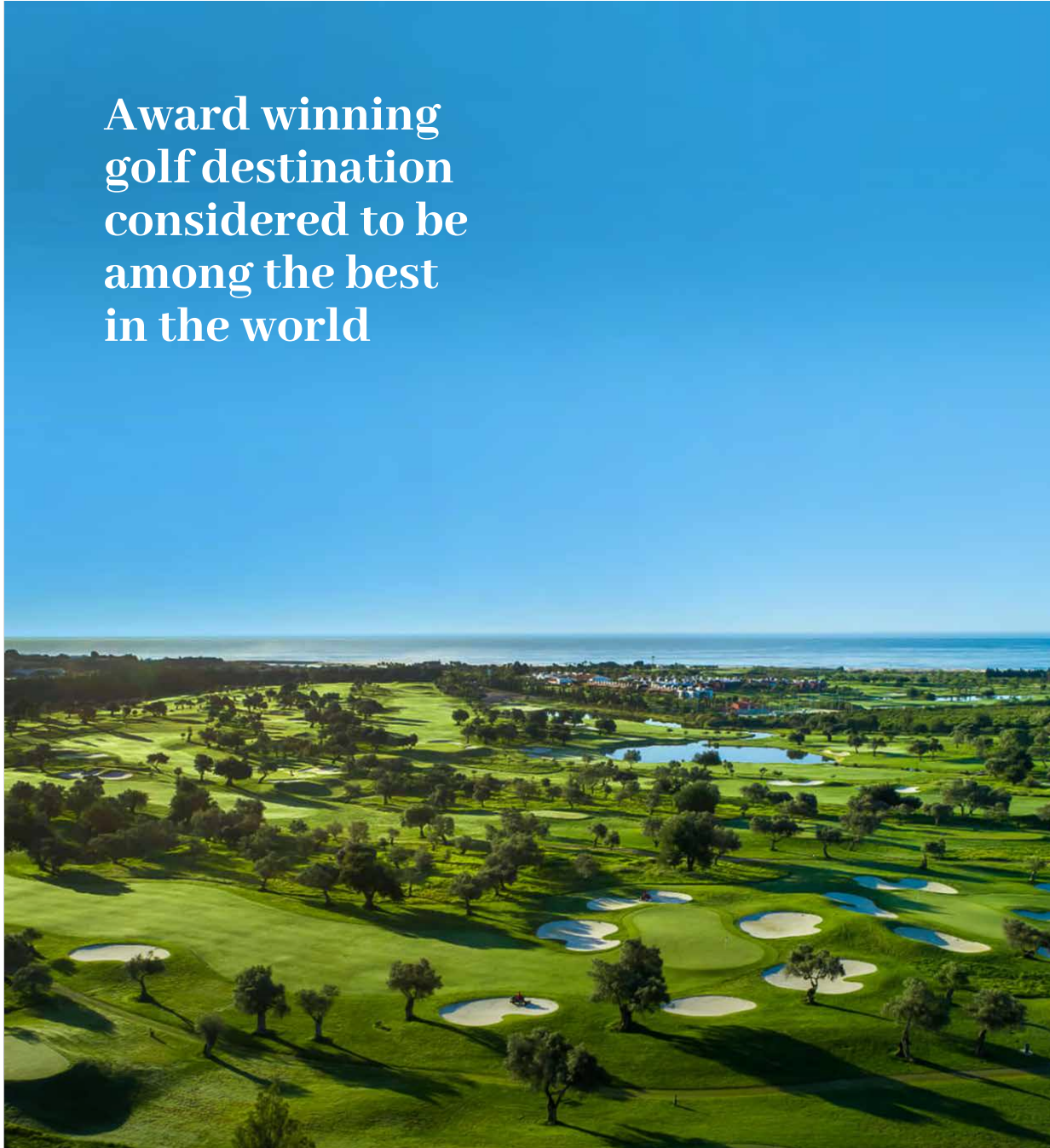


## Perfect beaches and beautiful weather all year round

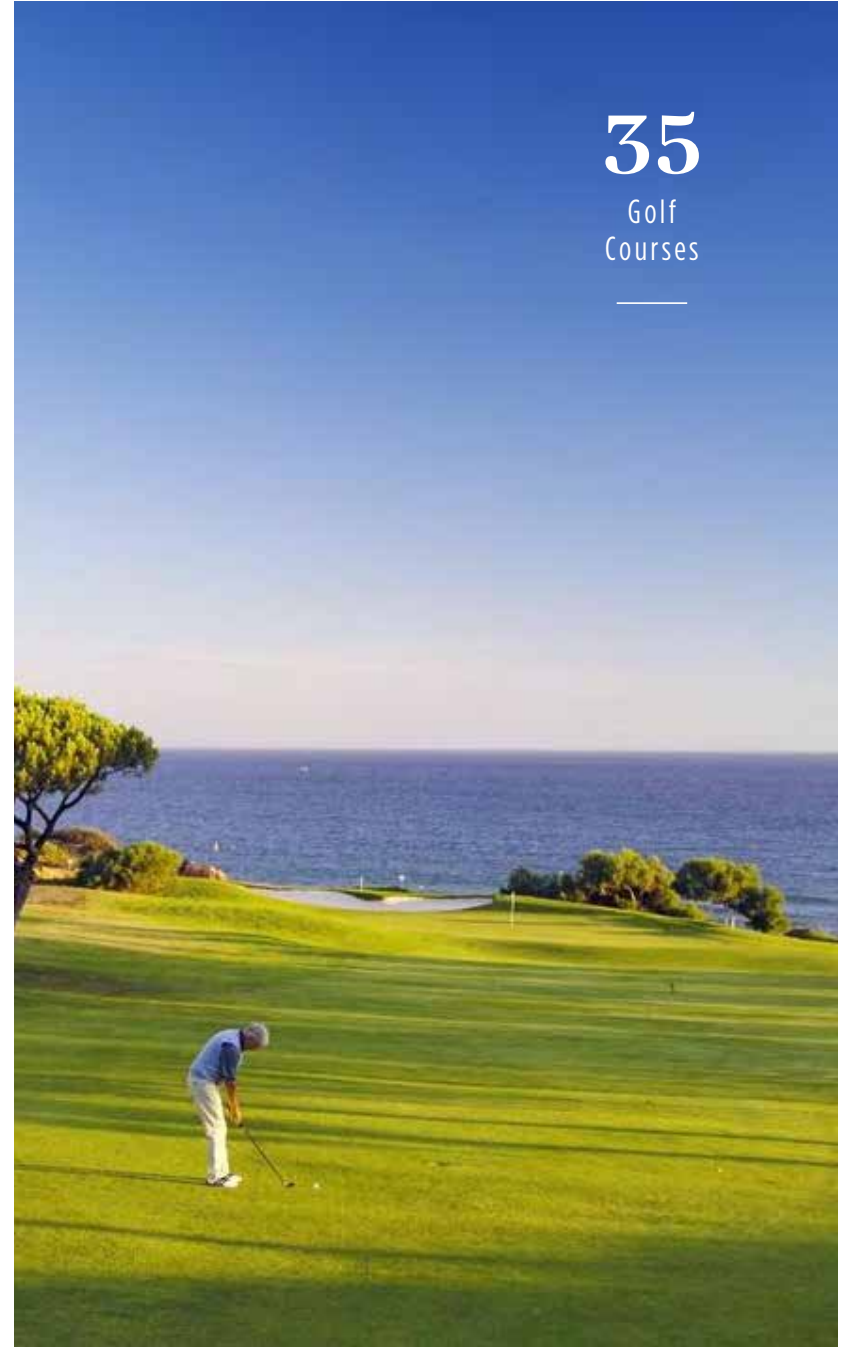
300 days of sunshine and the  
cleanest air in Portugal making  
this place absolutely unique



Award winning  
golf destination  
considered to be  
among the best  
in the world



35  
Golf  
Courses





An aerial night photograph of a coastal city, likely in Portugal. A wide river flows through the foreground, reflecting the city lights. A large, illuminated bridge with multiple arches spans the river. On the right bank, a large, white, historic building with a red-tiled roof and arched windows stands out. The rest of the city is densely packed with buildings, their lights glowing against the dark sky. The overall scene is a vibrant display of urban architecture and natural beauty.

## You will find beautiful historical architecture in cities like Tavira, Faro, Loulé Silves, or Lagos

It will give you a perfect balance  
between the untouched and quiet  
nature of Ria Formosa National Park  
and active energetic cities.





- 1 Vale do Lobo Ocean Golf Course
- 2 Vale do Lobo Royal Golf Course
- 3 Laranjal Golf
- 4 Quinta do Lago North Golf
- 5 Quinta do Lago South Golf
- 6 Pinheiros Altos Golf
- 7 San Lorenzo Golf

Vale do Lobo – Europe's finest golf and beach resort, is a haven of leisure and luxury. First class facilities and amenities, where ease of access is joined by seclusion and privacy.

Golf courses, nearby beaches with endless sand, several fine dining restaurants and beautiful beach bars. Golf is the highlight of this area: the resort features two championship golf courses, Vale do Lobo Royal and Vale do lobo Ocean.

Distances from VILA MODERNA

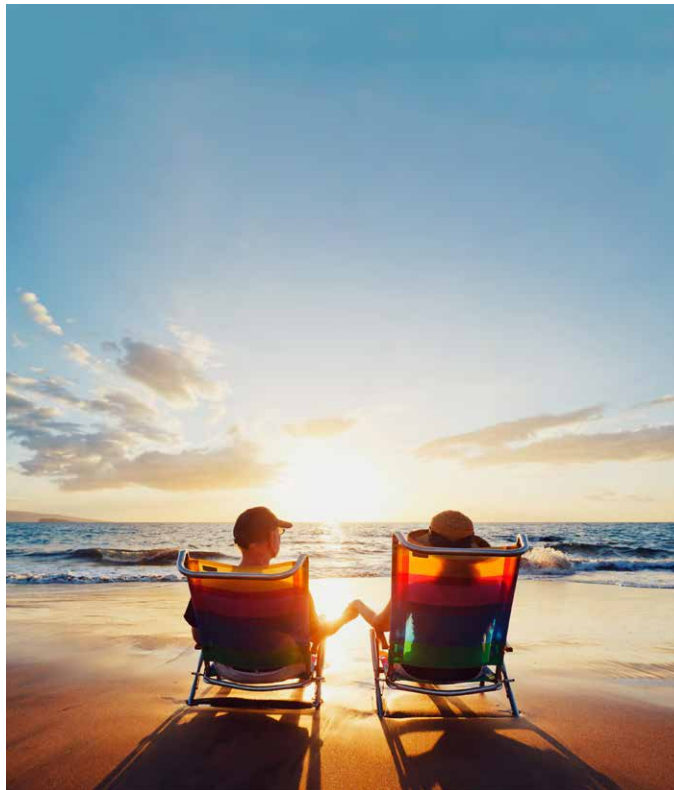
**Lisboa - 2h30min**

**Airport - 20min**

**Spain - 50min**

**Praça - 5min**





## Vale do Lobo

- ◻. Renowned for Luxury Real Estate investment
- ◻. Championship Golf courses
- ◻. Beautiful Beaches
- ◻. Modern lifestyle
- ◻. Everything for our prestige clients



START OF CONSTRUCTION AUTUMN 2021

10

Detached Villas

12.000<sup>M<sup>2</sup></sup>

Plot Size

**Gated  
condominium  
with perfect  
sunlight and  
lots of space**

Ten luxurious modern detached villas, adjoining Vale do Lobo, one of the best luxury resorts in Europe. Modern and safe condominiums is the new trend in the Algarve's Golden

Triangle real estate market.





## EXTERIORS





















446<sup>M<sup>2</sup></sup>  
Living Area

439<sup>M<sup>2</sup></sup>  
Terraces

540<sup>M<sup>2</sup></sup>  
Garden

**Vasco Vieira**

*The concept by  
famous architect  
Vasco Vieira  
and his studio .*





INTERIORS

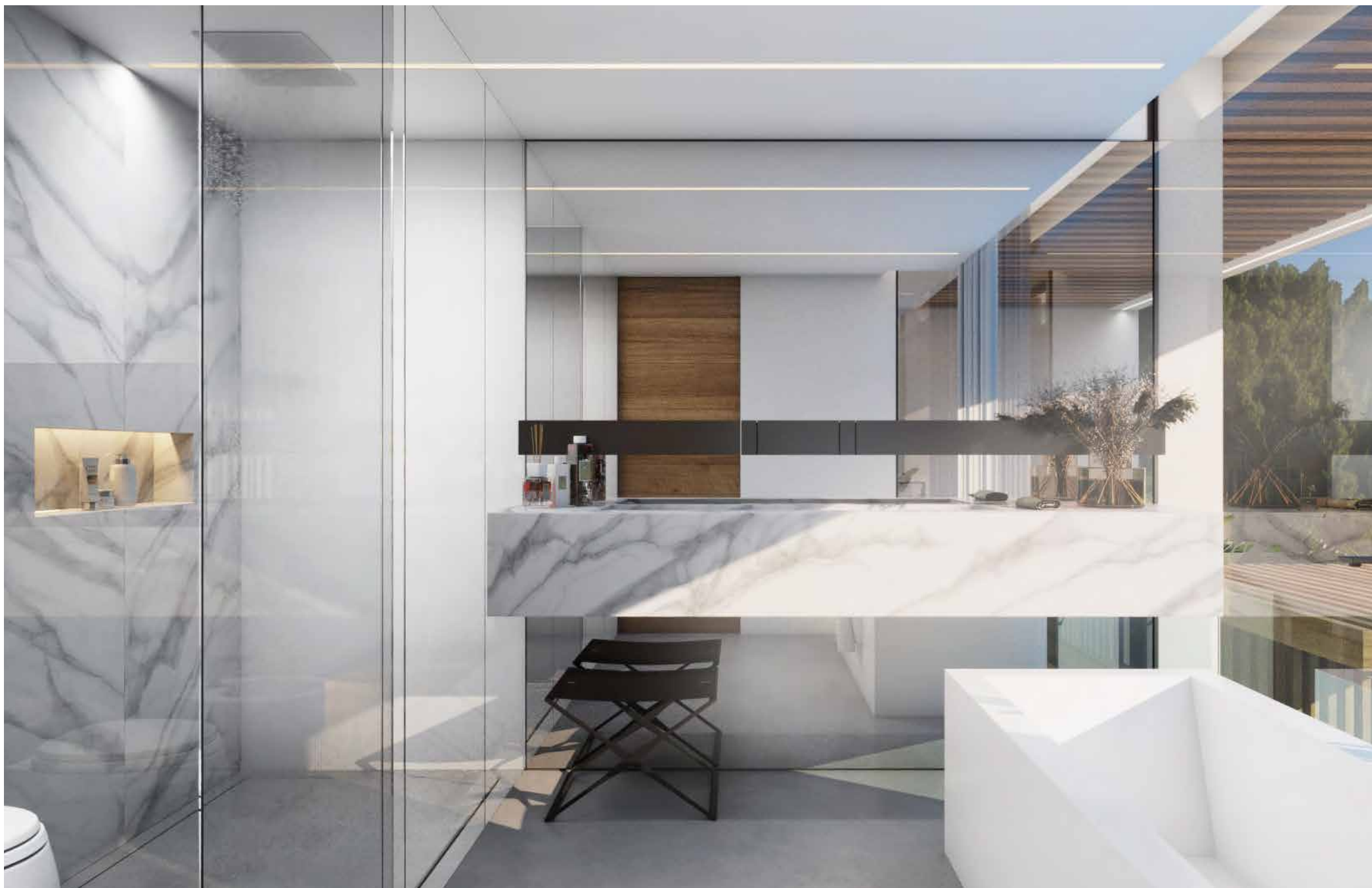
## High end finishing and features

Vila Moderna's  
features and  
specifications are  
creatively considered  
and planned to  
ensure a life lasting  
quality, comfort, and  
satisfaction.















6

Bedrooms

8

Bathrooms

3

Swimming  
Pools

Double height  
ceilings

Lift

Indoor  
garage





## FLOOR PLANS

Basement

- 1 GARAGE ..... 60m<sup>2</sup>
- 2 STORAGE ..... 131,37m<sup>2</sup>

TOTAL ..... 191.37m<sup>2</sup>







## FLOOR PLANS

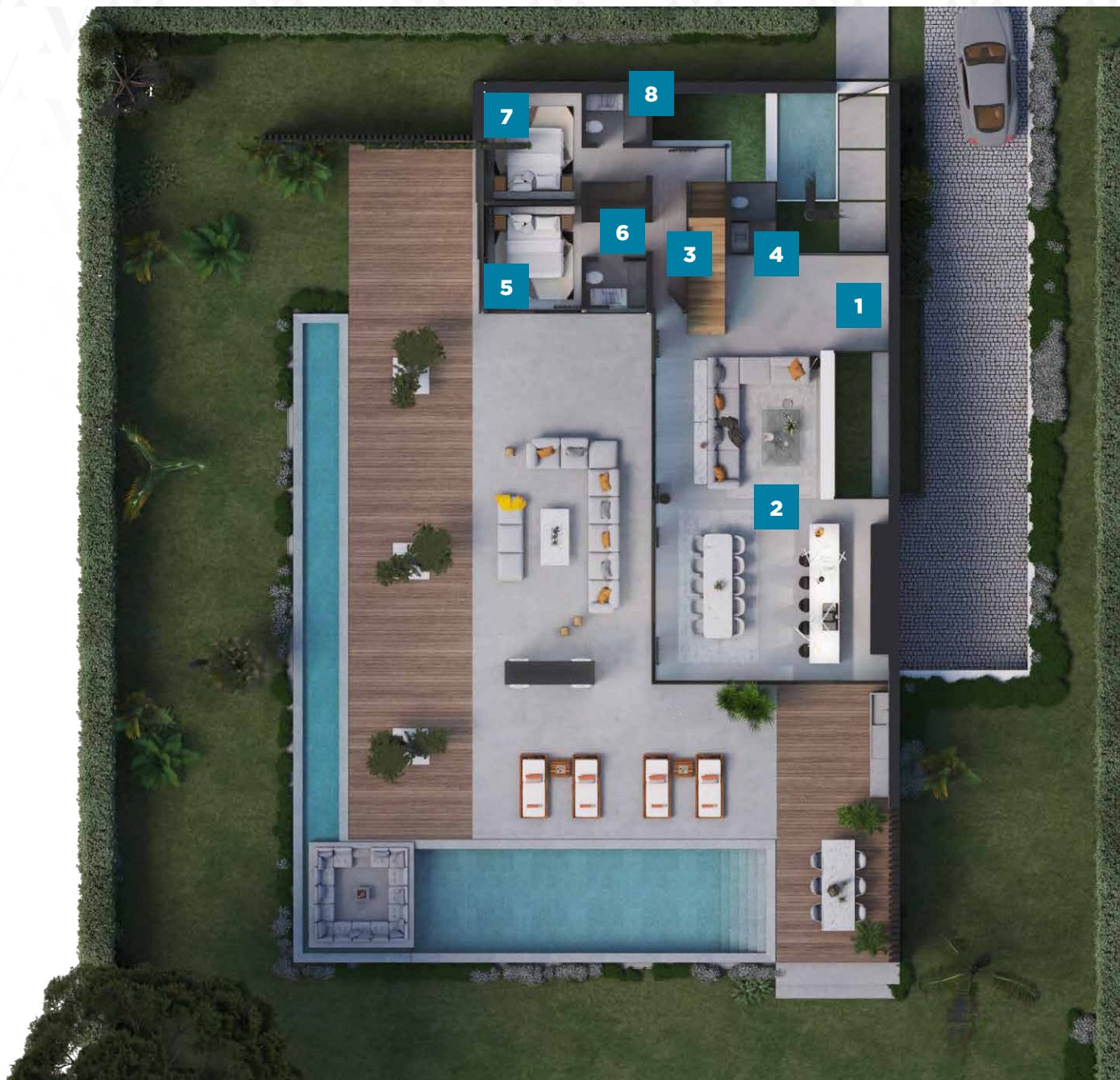
### Ground Floor

- 1** ENTRANCE + HALL ..... 19,66m<sup>2</sup>
- 2** LIVING ROOM WITH KITCHEN ..... 76,89m<sup>2</sup>
- 3** HALL 2 ..... 18,19m<sup>2</sup>
- 4** TOILET ..... 3,46m<sup>2</sup>
- 5** BEDROOM ..... 15,25m<sup>2</sup>
- 6** BATHROOM ..... 3,49m<sup>2</sup>
- 7** BEDROOM ..... 15,25m<sup>2</sup>
- 8** BATHROOM ..... 3,32m<sup>2</sup>

**TOTAL** ..... 155,52m<sup>2</sup>

Terraces ..... 241m<sup>2</sup>

Pool ..... 86m<sup>2</sup>







## FLOOR PLANS

### First Floor

- 1 BEDROOM .....16,23m<sup>2</sup>
- 2 BATHROOM ..... 3,79m<sup>2</sup>
- 3 COVERED TERRACE .....15m<sup>2</sup>
- 4 MASTER BEDROOM..... 25,71m<sup>2</sup>
- 5 COVERED TERRACE .....7m<sup>2</sup>
- 6 WARDROBE ROOM .....5,20m<sup>2</sup>
- 7 BATHROOM .....11,40m<sup>2</sup>
- 8 HALL .....15,14m<sup>2</sup>

TOTAL .....99,47m<sup>2</sup>







## FLOOR PLANS

Rooftop

- 1 TERRACE .....100m<sup>2</sup>
- 2 SWIMMING POOL.....12m<sup>2</sup>





Portuguese real estate development company founded by Todan Investment Group and Novo Venture Investment Fund. Our main activity comprises investment in development projects in the best area of Algarve.

We operate in the Golden Triangle area (Vale do Lobo, Quinta do Lago, Garrão and Almancil).

Our intent is to build modern, luxurious detached houses and apartment buildings in luxury condominium areas.

All our projects are distinguished by unique and modern architecture occur in real estate trend, not only in Algarve but also worldwide.

We believe that our experience and carefully selected local partners give us a chance to grow and we will play an important role in the algarve's real estate market in coming years.

## Building the future now

**Ocean Properties** - Quinta Shopping, N° 115, Quinta do Lago, 8135-024 Almancil - Algarve Portugal





## STRONG PARTNERS

The best in  
the industry.  
Recognizable.  
Reliable.  
Effective.

VASCO VIEIRA  
• ARQUITECTOS

*Award winning architect Vasco Vieira creates some of the most luxurious and exclusive villas in Portugal. Vasco has been changing the face of architecture in the Algarve through quality design and innovation. He creates works that are contemporary, yet maintain the essence of the Algarve thanks to the materials and quality of light employed.*

Millennium  
bcp

*BCP was incorporated on 17 June 1985 as a limited liability company organised under the laws of Portugal following the deregulation of the Portuguese banking industry. BCP was founded by a group of over 200 shareholders and a team of experienced banking professionals.*



**For more information, please contact:**

[sales@waratahalgarve.com](mailto:sales@waratahalgarve.com)

+351 289 358 316

Waratah Properties

Rua de Valverde

8135-037 Almancil · Portugal

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

30 years of experience in property market. Waratah Properties Algarve is leading sales and marketing team in the luxury property market, with a wealth of knowledge in the international real estate, particularly in Vale do Lobo, Quinta do Lago and the surrounding areas.



