



Development brief for
Varandas da Cabanas 47 Luxury apartments
Cabanas /Conceicao
Tavira

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Important Notice: No description or information given about the property or its value, whether written or verbal or whether or not particulars ("information") may be relied upon as statement of representation or fact. The seller/lesser has no authority to make any representation, accordingly any information given is entirely without responsibility on the part of the seller/lesser. The developer operates a policy of continuous development and individual features such as elevation treatments, room sizes and interior fittings may vary from time to time. Please note that plans contained within this brochure are not to scale and room sizes are approximate. These properties also qualify for the Portugal Golden Visa

Algarve Property Shops are happy to offer 47 new high quality apartments on the Verandas de Cabanas Development for sale. We have been appointed as a sales and marketing agent by the developers. The complex expected completion is first phase of 23 apartments in December 2020 and the second phase of 24 apartments by summer 2021.

- **Overview:**

- Situated in the quaint, picturesque town of Cabanas, the development is a select development of 1,2 and 3 bedroom apartments and Penthouses, finished to a very high quality with large terraces and each penthouse will have its own private roof solarium.
- Offering all sectors of the market the perfect home to fit their needs. Built within a community development with communal gardens and swimming pool ,and offering sea views these really are great value.
- With Faro airport just 20 minutes away, Conceiceo train station close by and the A22 motorway on hand, Cabanas is easily accessible by road, air and railways. Just 15 minutes further on the A22 and you are in Spain, offering the City of Culture, Seville. Cabanas really is easy to reach and only minutes away from many wonderful places to visit.
- Residents will also enjoy a whole host of local amenities and attractions on their doorstep - local shops are plentiful, a major supermarket is close by, a multi-cinema, many restaurants and coffee shops to sit and people watch. With over 7 golf courses within 20 minutes radius and miles of sandy beaches there is plenty for all to do and see.



Details:

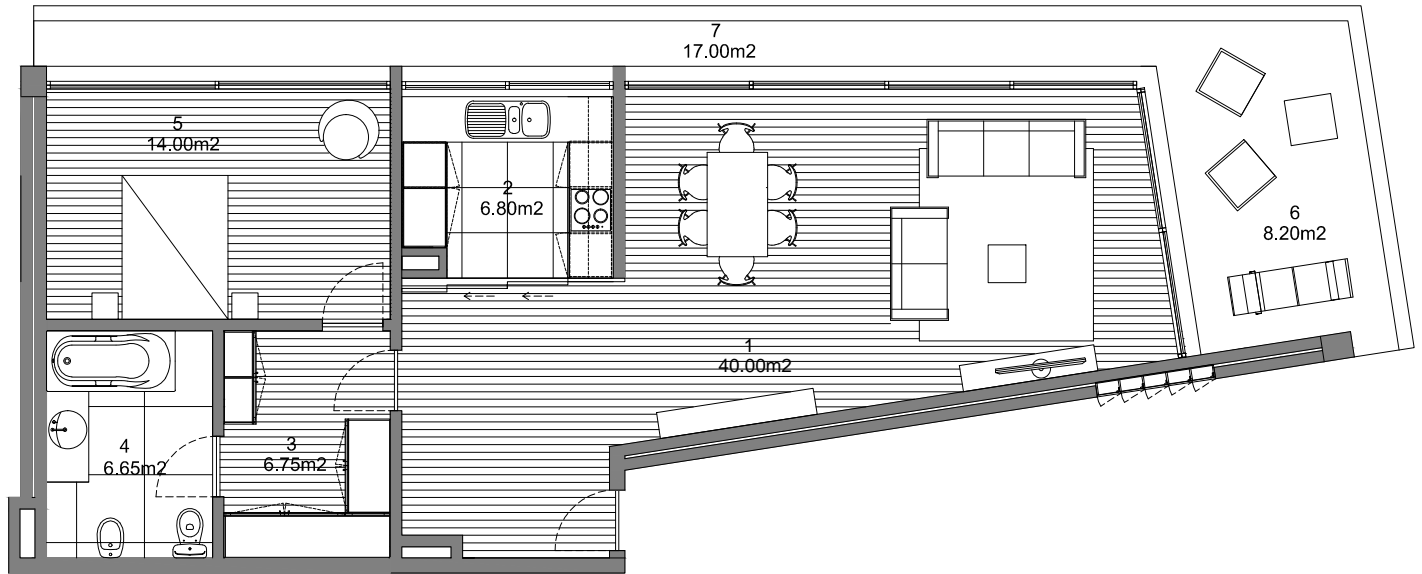
Lawyers:	Tavira Lawyers	www.taviralawyers.com
Launch Date:	2019	
Completion Date:	Full site estimated	Completion April 20 21
Number of Units:	47 Apartments of 1,2 and 3 bedrooms	

Unit Specs:	1 Bed	2 Bed	3 Bed
Square Meter:	From . 90sq mtr	from 100 sq mtr mtr .	from. 155 sq mtr
Prices from:	€ 200,000	€250,000.00	€320 000

Reservation Fee:	€10,000	Refunded on completion or mortgage refusal
Deposits:	30%	With the signing of the promissory contract and 2 further payments Of 10% during construction
Rental:		Rental management package from Algarve Property Shops
Other Costs:	IMT	Due on Completion
	Legal Fees	Approx. 1%
Notes:	Mortgages	Mortgages are available subject to status
	Furniture	Furniture packs are available speak with Wendy

Rentals:	High Season	weekly	Low Season	monthly
2 bed		€1,000		€800
3 bed		€1,250		€1,000
2 bed penthouse		€1,500		€1,500
3 bed penthouse		€2,000		€2,000

Varandas De Cabanas T1 GF



PISO 0
0 1m 2m 3m

T1

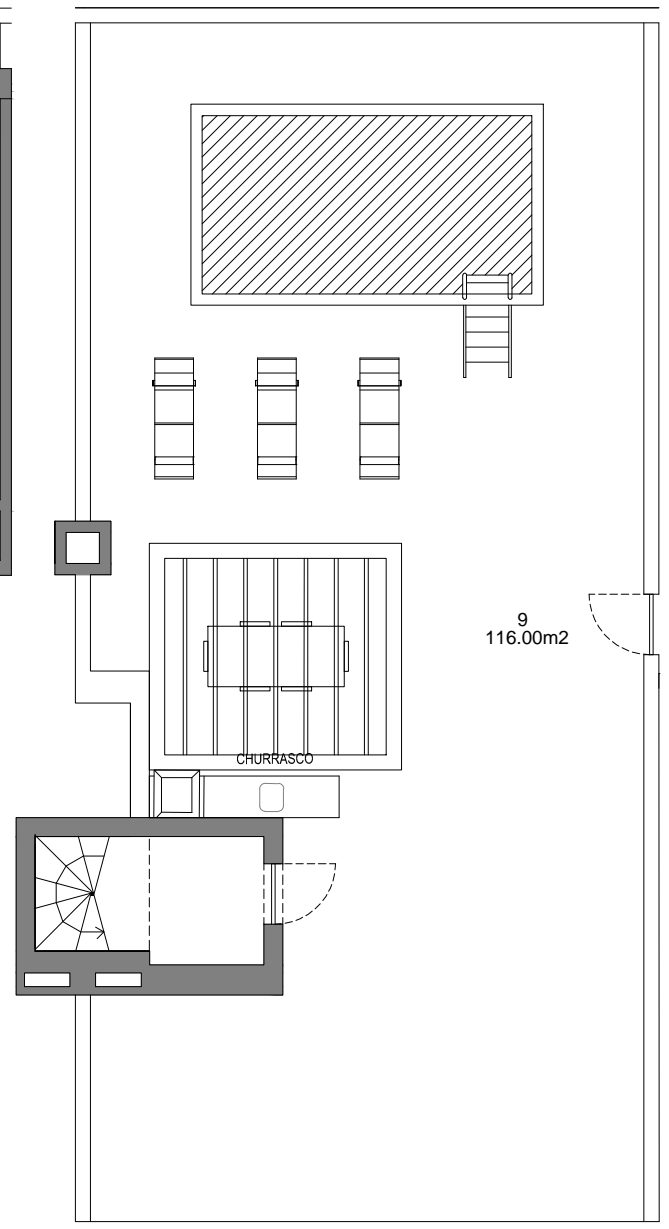
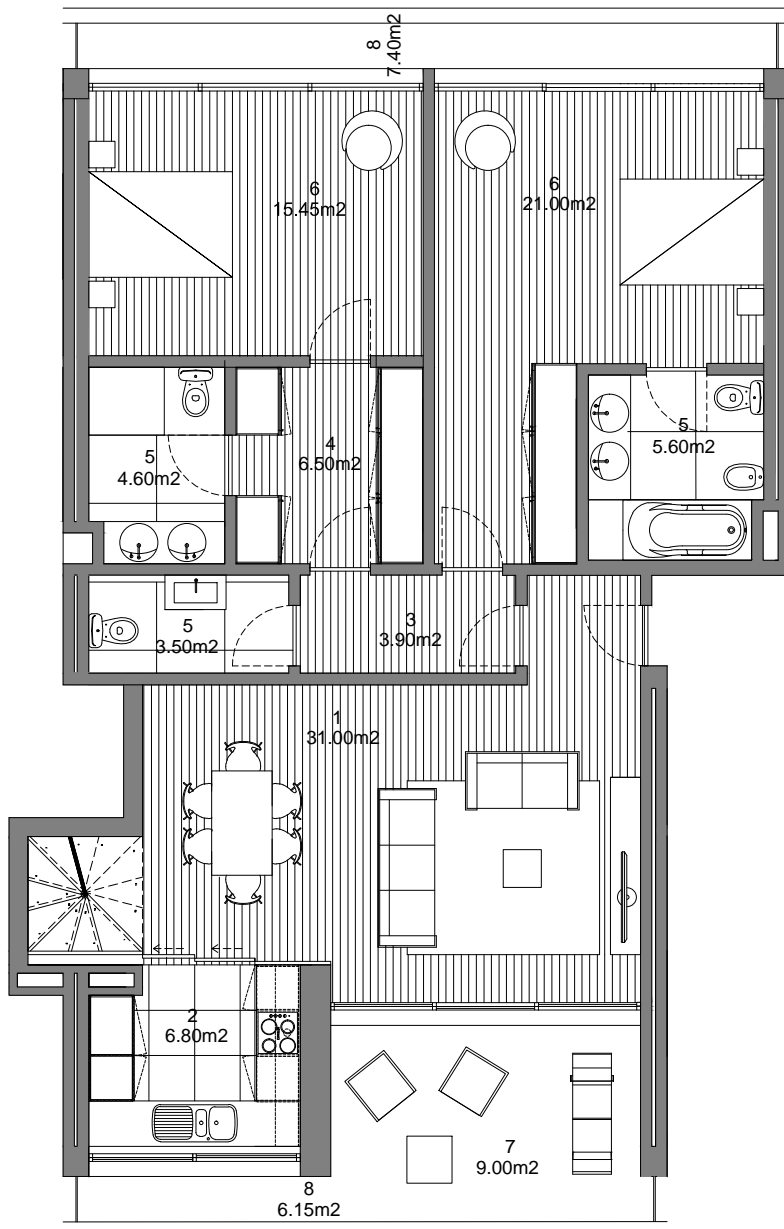
ÁREA HABITAÇÃO 93,00m2
 ÁREA TERRAÇO 8,20m2
 ÁREA VARANDA 17,00m2



- LEGENDA DE COMPARTIMENTOS
- 1 Sala
 - 2 Cozinha
 - 3 Roupeiro
 - 4 W.C.
 - 5 Quarto
 - 6 Terraço
 - 7 Varanda



Varandas De Cabanas T2 PH



PISO 2
0 1m 2m 3m

COBERTURA

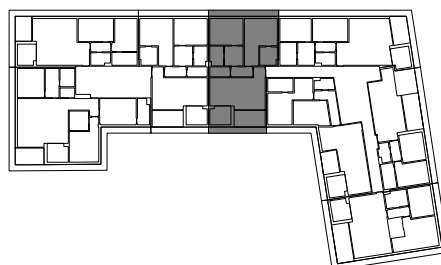
T2

ÁREA HABITAÇÃO 122,00m²
 ÁREA TERRAÇO 9,00m²
 ÁREA VARANDA 6,15m²

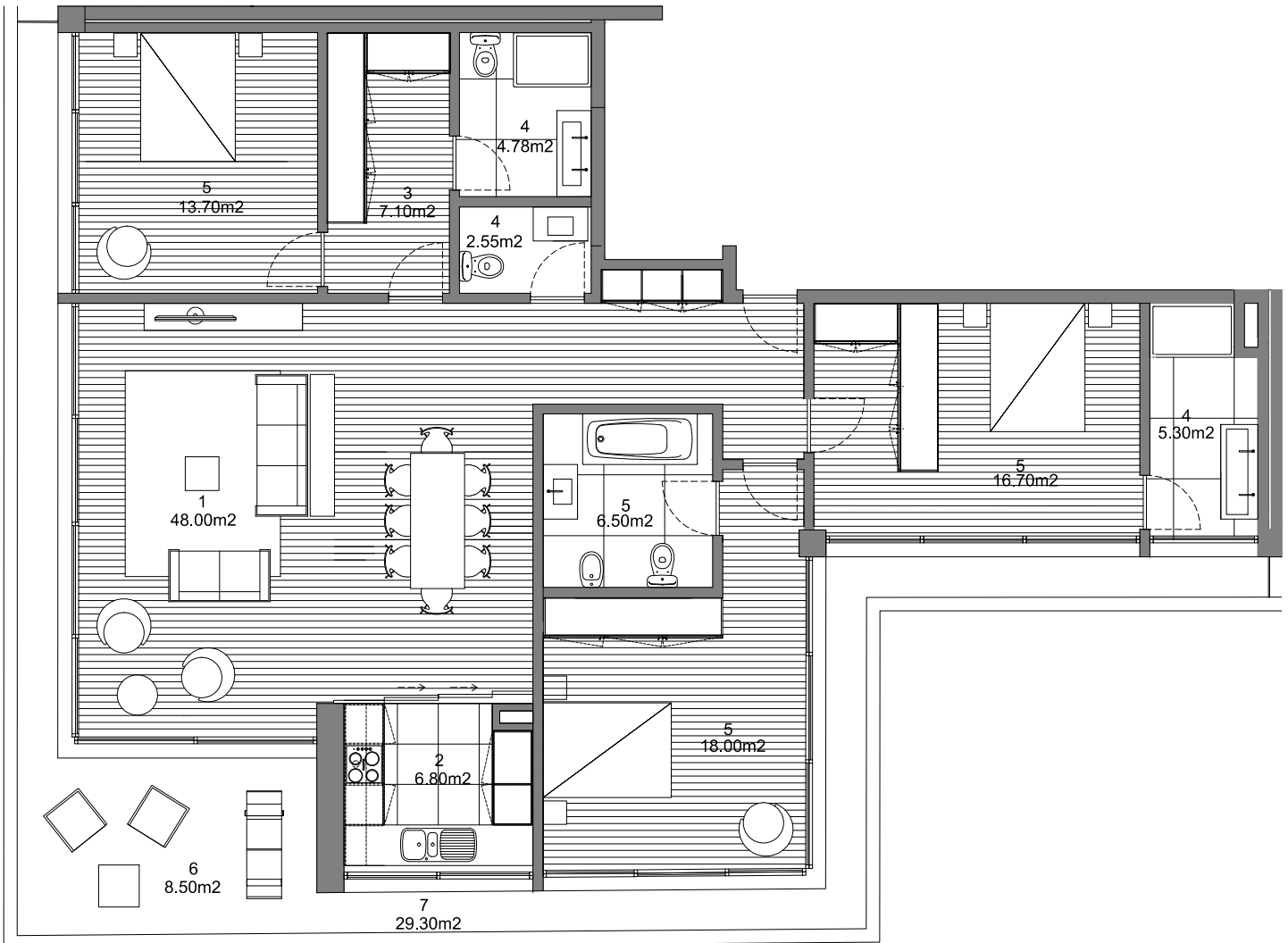


LEGENDA DE COMPARTIMENTOS

- 1 Sala
- 2 Cozinha
- 3 Hall
- 4 Roupeiro
- 5 W.C.
- 6 Quarto
- 7 Terraço
- 8 Varanda
- 9 Cobertura



Varandas De Cabanas T3 FF



PISO 1
 0 1m 2m 3m

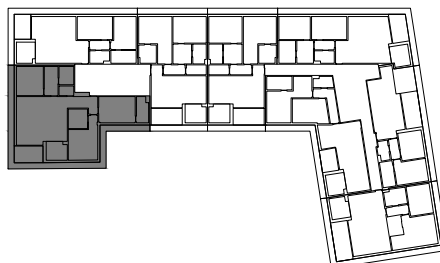
T3

ÁREA HABITAÇÃO 150,00m2
 ÁREA TERRAÇO 8,50m2
 ÁREA VARANDA 29,30m2



LEGENDA DE COMPARTIMENTOS

- 1 Sala
- 2 Cozinha
- 3 Roupeiro
- 4 W.C.
- 5 Quarto
- 6 Terraço
- 7 Varanda





















Cabanas from Benamor golf club



Some local amenities

- Quinta da Ria and Quinta da cima 2 sister courses 5 minutes from the development, while Benamor golf club is just 800 metres .



Tavira is surrounded with miles of beautiful white sandy beaches





- **Local Area:**

- Tavira is the local town, a beautiful fishing town with stunning architecture and history and is known as the Algarve's hidden jewel. It is set on an inland waterway and narrow cobbled streets support a myriad of beautifully externally tiled shops and restaurants. There are some 32 Churches of which to tour. View the town from the watch tower or enjoy a drink on the roof terrace hotel, one of three in Tavira. Restaurants offer local fresh fish and huge fresh steaks, paired with the finest quality wines. All are priced within a budget that would allow plenty of spare money for shopping.
- Cabanas itself a typical fishing village and is set amid rolling countryside and is by the sea. It has an island beach which can be accessed by water taxis at €2 a trip. The beach is stunning - kilometre after kilometre of beautiful white sand with beach bars and restaurants along its length. It has been voted in the top 3 in Europe.
- There are many golf courses close to the development, two of which are shown above Quinta De Ria and Quinta da Cima .Monte Rei Portugals number 1 golf course designed by the great Jack Nicklaus is 15 minutes drive, this is possibly one of the most beautifully maintained courses in the world. www.monte-rei.com With 7 golf courses within a short drive it can be a golfers paradise recently voted as the worlds best destination for golf <https://www.iagto.com/awards> <http://epaper.theportugalnews.com/mobile/index.html> .As well as golfers, Cabanas appears to have two further rental markets. These would be the retired folk who tend to holiday here from September through to April. The second group, are families who start holidaying from April through till September.
- The position of Cabanas is fantastic. 3 Kilometres inland there is the A22 motorway which links the whole of the Algarve. To put some perspective on it, Seville in Spain is within 1.5 hours and Lagos at the far end of the Western Algarve is only 60 minutes away. Also Lisbon the capital city is 2 hours from the Algarve .

Tavira photos



© C. Rozay - Voyagevirtuel



Portuguese_eyes / Vitor Oliveira

• Facilities:

- Communal swimming pool heated in winter with wc and showers.
- Pool bar /snack bar .
- On site condominium office
- Manicured communal gardens
- Secure underground parking available with 60 extra parking spaces around the development
- Basement storage unit for all apartments
- Communal meeting rooms
- Elevator access from basement to all floors
- Transport service available from condominium office
- Onsite maintenance person
- Rental and management package available from Algarve Property Shops
- Cleaning and Laundry service available
- 10 minutes to the beach
- Imported granite from India to all apartments and hallways
- All penthouses have large roof solarium with sea views and with outside kitchen and BBQ.
- These properties qualify for clients who require the Golden Visa
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