

QUINTA DE FARO

— PRIVATE LUXURY VILLAS —


A L G A R V E






## **An oasis at the heart of Algarve**

Fine sandy beaches framed by gigantic, strangely shaped rock formations plunging into a turquoise ocean. Mediterranean scrubland, pine forests, lemon, almond and orange groves... Algarve is a land of breath-taking landscapes.

Paradise on earth! Faro, its capital, is an important historical and cultural heritage city, boasting a plethora of tourist attractions. The historic centre, the beautiful islands and the Ria Formosa nature reserve contribute to making Faro a lively city all year round.  As both a city and a seaside resort, it has successfully kept its authenticity and character intact, distinguishing it from other coastal seaside resorts.

In this unique setting, 10 minutes from the centre, in the Montenegro district, MJ Développement and Serip Group have designed an exclusive project: Quinta de Faro, the first prestigious villa estate in Faro. Facing the Ria Formosa and the ocean, it consists of  37 luxury villas with private swimming pools and Mediterranean gardens bathed in sunshine.



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## NHR status

To be eligible for the benefits of NHR status (Non-Regular-Resident), you must apply for tax residence with the Portuguese authorities (and not have been a Portuguese tax resident for the last 5 years). To become a tax resident in Portugal one must have lived in Portugal for more than 183 days (consecutive or not) in the past year and prove that you wish to settle in the country permanently (purchase of property, long-term rental contract, etc.)

The tax exemption or reduction depends mainly on your activity and the origin of your income. This exemption is valid for employed or self-employed and for pensioners, however it may vary depending on whether or not you are classified as a "high value-added business".

For pensioners: Pensioners receiving only private sector pensions can benefit from a total tax exemption or a 10% tax on their income based on the year they moved to Portugal. Public sector pensions are taxed in the country of origin.

For a complete overview of the procedure for obtaining NHR status, please visit:  
<https://essencial-portugal.com/fr/actualite-portugal/rnh-portugal-questions-frequentes/>



## Golden Visa

The Golden Visa is aimed at foreign nationals from non-EU countries in order to obtain an official residence permit valid in Portugal. Under this scheme, non-EU citizens who commit to an investment of up to €500,000 in Portugal can obtain residency in the country, and are only required to stay in the country for 7 days during the first year. This scheme\* allows investor to enter and/or leave the country, and to travel freely within the European countries that are part of the Schengen Area.



*\*Device valid until 12/31/2021*



To find out if you are eligible for the Golden Visa, visit:  
<https://getgoldenvisa.com/portugal-golden-visa-program>



## A dream destination set between mountain and sea

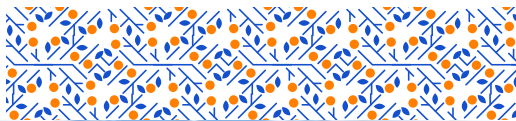
With more than 300 days of sunshine a year, Algarve has no less than 200 kilometres of coastline bordered by breath-taking white sandy beaches and crystal-clear waters. Referred to as "Europe's Caribbean", some of its stunning landscapes such as the mythical Benagil Caves in Albufeira are very famous.

Portugal's southern region is also known as a golf lovers' paradise. What could be better than perfecting your swing in Algarve? Home to more than 50 golf courses, Algarve is one of the most popular golf spots in Portugal, recognised by top professionals and legendary champions. The courses are all located near the ocean and are renowned for their beautifully maintained grounds year-round.

While the coast boasts a wide range of sporting activities, the hinterland mountains offer many signposted paths for wonderful walking or gastronomic excursions among the many wine and olive oil estates.



*Albufeira*



*Algarve hinterland*







## Faro, a city full of enchantment

Faro, the capital of Algarve, has everything you could wish for, from its vibrant colours and peaceful atmosphere to the countless beauties it conceals. Faro has a lot to offer and you quickly get to love it!

Its historic city centre, shaped by colourful and flowery alleys, is filled with traditional restaurants, shops and bars with live music. Beyond the historic city walls, the modern city also bustles with year-round entertainment. The atmosphere is really authentic. You soon get used to the picturesque

setting and beautiful. Faro is an unspoilt and cosy town surrounded by the Ria Formosa. This natural park between town and ocean is unique in the world for its biodiversity. The park is a network of saltwater lagoons and untouched islands, ideal refuge for both migratory birds and wildlife. The view is absolutely breath-taking as the sun displays its magical colours over the city.



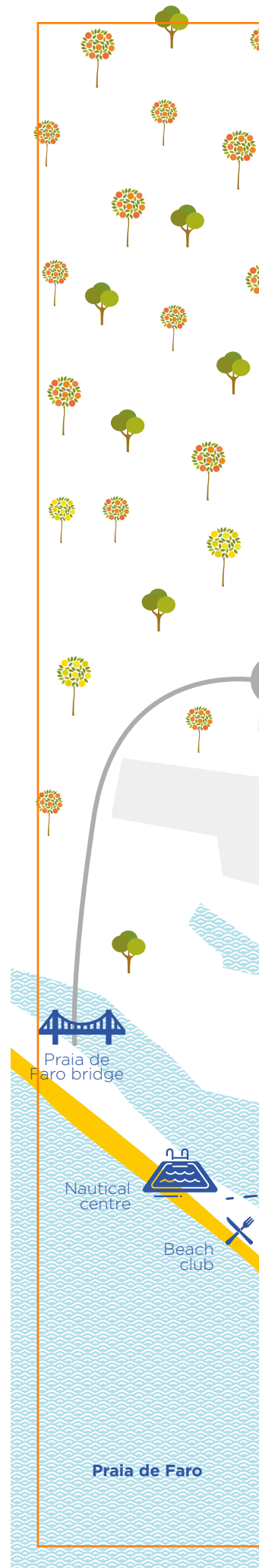
Historic city centre of Faro

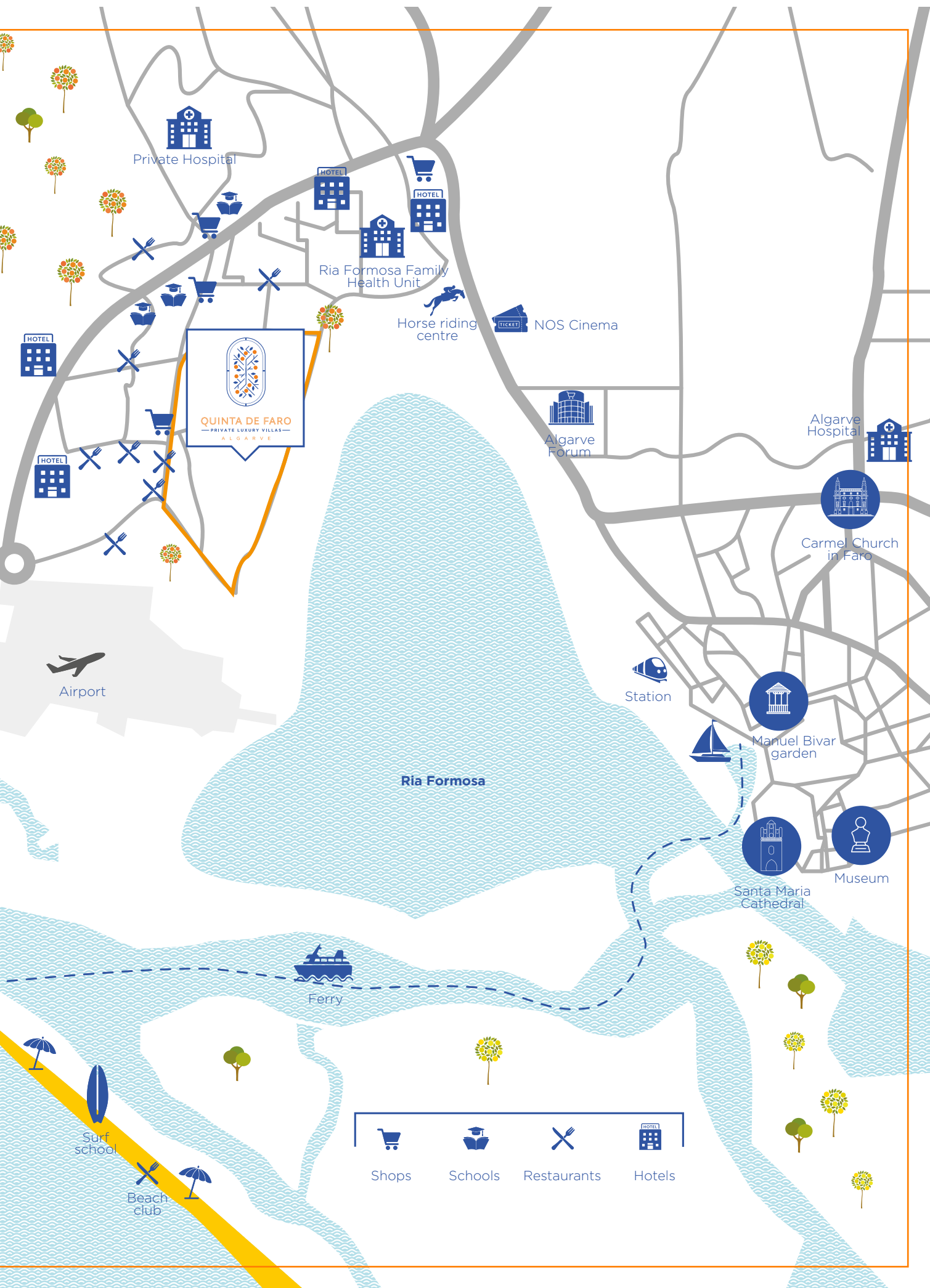


## 03 THE MONTENEGRO DISTRICT

### A quiet and residential area

Bordered by the Ria Formosa lagoon, Montenegro is a very popular district for its quietness and its easy access. A popular area for those who enjoy walking. Residents benefit from the nearby shops and amenities. Montenegro is a charming place with a blend of typical and modern surroundings, with residential areas and beautiful, colourful villas. This setting, with its sunrise and sunset colours, invites you to relaxation and well-being.





Private Hospital

HOTEL

HOTEL

Ria Formosa Family Health Unit

Horse riding centre

NOS Cinema

  
**QUINTA DE FARO**  
PRIVATE LUXURY VILLAS  
ALGARVE

Algarve Forum

Algarve Hospital

Carmel Church in Faro

Airport

Ria Formosa

Station

Manuel Bivar garden

Santa Maria Cathedral

Museum

Ferry

Surf school

Beach club



Shops



Schools



Restaurants



Hotels



QUINTA DE FARO  
— PRIVATE LUXURY VILLAS —  
ALGARVE



## The first luxury private villa estate in Faro

The "Quinta de Faro" estate is located in the heart of the iconic city of Faro, capital of Algarve - one of Portugal's most popular destinations. Overlooking the Ria Formosa lagoon within an enclosed and confidential estate of more than 5 hectares, it houses 37 luxury villas, each with private swimming pool. These contemporary architectural villas offer spacious interiors ranging from 230m<sup>2</sup> to 599m<sup>2</sup> (3 and 4 bedrooms) and are set amidst lovely Mediterranean gardens that benefit from natural sunlight. The villas offer

top-of-the-range services (en-suite bedrooms, equipped kitchen, cellar, sauna, gym, etc.) and the finest materials. Exceptional proximity to the centre of Faro and to the beaches. Amazing view in the foreground with the ocean in the background. Quinta de Faro is a haven of peace just a stone's throw from the bustling city centre of Faro, a place to let go and daydream. A co-development signed MJ Développement & Serip Groupe.





Henri Matisse

GALERIE MATHIS  
Le Buisson - 1

04 QUINTA DE FARO / MASTERPLAN







### 3 VILLAS TYPES

- 3 bedrooms villas, single storey
- 4 bedrooms villas, single storey
- 4 ou 5 bedrooms villas, double storey

C Concierge



**QUINTA DE FARO**  
 — PRIVATE LUXURY VILLAS —  
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VILLA A

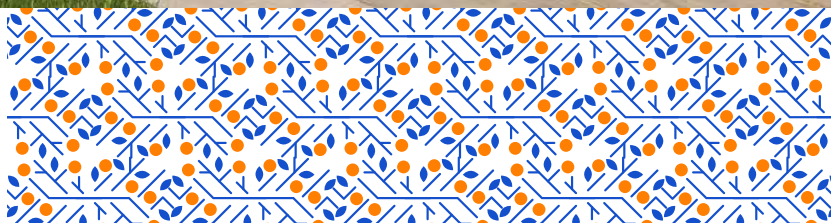
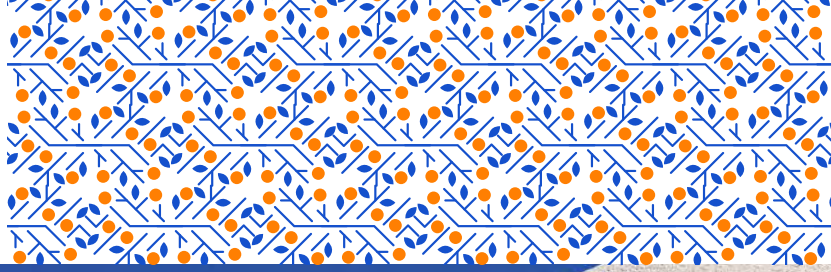
- 3 bedrooms on ground floor
- Interior living area from 250 sqm to 324 sqm
- Land 896 sqm to 1194 sqm
- Private 36 sqm swimming pool





VILLA B

- 4 bedrooms on ground floor
- Interior living area of 304 sqm
- Land of 1453 sqm
- Private 36 sqm swimming pool





VILLA C



- 4 or 5 bedrooms, first floor
- Interior living area from 448 sqm to 563 sqm
- Land from 754 sqm to 1121 sqm
- Private 36 sqm swimming pool



## 06 SERVICES AND FEATURES

The high standard of the villas' services is a strong reference to the Quinta de Faro project's upmarket positioning. Each villa comes with its own landscaped patio with a gorgeous stone and mosaic fountain in the middle. A real open-air living area with an atmosphere inviting you to relax and unwind. The large glass entrance doors to the villas open onto spacious interior living areas bathed in natural light and designed to ensure maximum functionality.

### Features

- Large dimension  line in living room, kitchen, bedroom
- Marble wall and floor in shower room
- Large windows with double glazing against burglary 
- Walls and ceilings plain paint
- Black aluminium exterior joinery.
- Brushed aluminium door handles and finishes
- Concrete staircase
- Thermo-lacquered wrought iron railings (handcrafted ironwork)
- Electric sliding gate in thermo-lacquered wrought iron (handcrafted ironwork)
- Automatic roller shutter type garage door



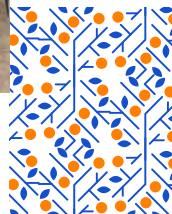
Bedroom



Bathroom

### Furnishings

- Fitted wardrobes and dressing rooms
- Kitchen fitted and equipped with Samsung, LG or Bosch appliances (double sink, taps, oven, induction hob, hood integrated into the central unit)
- Fitted bathroom with double washbasin
- Wall mounted towel dryer
- Extra flat shower tray
- Stone or mosaic shower tray
- Hanging toilet
- Reversible air conditioning
- Electric blinds
- Fitted wine cellar (for type C villas)
- Fitness and sauna area (for type C villas)



Wine cellar





Patio

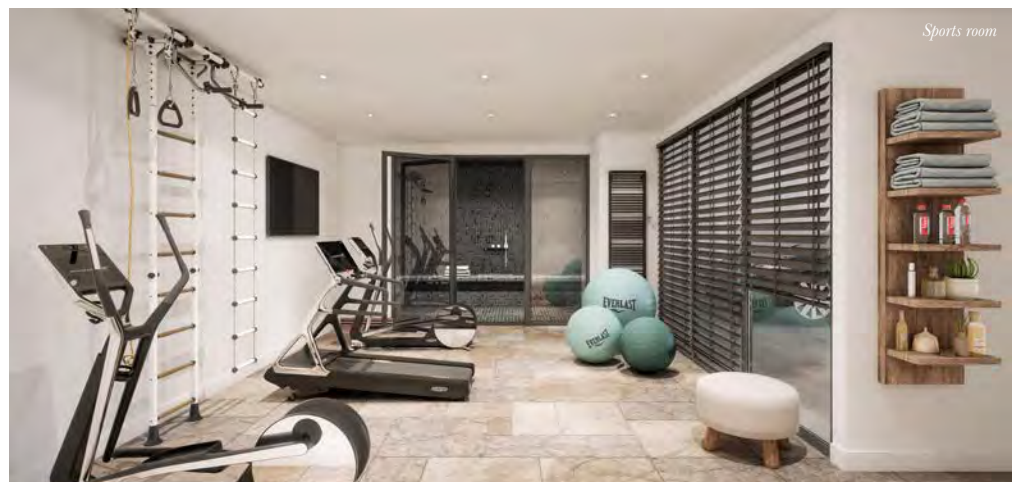


### Outdoors

- Outdoor travertine floor
- Reinforced concrete pool, choice of mosaic colours
- Salt or chlorine filtration system
- Fenced garden
- Mediterranean landscaped garden (Olive tree, White or red rose, Bougainvillea, Butia, Laurel, Lavender, Rosemary...)
- Synthetic grass throughout the estate

### Security

- Secure access by videophone
- Fully fenced estate.
- Caretaker and video surveillance system
- Vigik and digicode



Sports room

*Les Terrasses de la Vanoise  
Champagny-en-Vanoise (73)*



## MJ Développement : quality as a trademark

Directors: Michaël Ruel (Chairman),  
Jean Etchepareborde (Associate General Manager)

Founded in 2007 in the Basque Country by two real estate enthusiasts, Michaël Ruel and Jean Etchepareborde, the group carries out high-quality real estate operations in France and abroad (more than 1800 properties built and sold). The Group's commitment and expertise have contributed to its many years of successful activity. With no less than 6 major property product ranges: City Centre, Serviced Residences, Prestige, Tertiary, International and Luxury Property, MJ Développement is a leading company in its sector. The MJ Development Group has an annual turnover of €50 million, a workforce of over 65 employees and offices in France, Mauritius and Portugal.



*Legend Hill, Mauritius*



*Sainte-Maxime Villa*



## Serip Groupe : dream maker

Director: Joaquim Pirès (Chairman)

Joaquim Pires, director of Serip Group, is one of the most renowned professionals in the Gulf of Saint-Tropez in the luxury real estate business. He has been designing exclusive villas with tailor-made services for over 35 years. A distinctive and highly prized architectural signature. Serip Group has to date built 600 luxury villas, employed more than 80 people and has designed some of the most beautiful villas in the Gulf of Saint Tropez for well-known personalities.



*Sainte-Maxime Villa*

*Sainte-Maxime Villa*



A co-production by

**MJ DÉVELOPPEMENT**  
PROMOTEUR CONSTRUCTEUR

&



SERIP GROUPE



Création et réalisation : **EXIGENCES** - 0303 52 31 89 00 - Documents et illustrations non contractuels. Illustrations basées à la libre interprétation des artistes, destinées à exprimer une intention architecturale d'ensemble et susceptibles d'évolution. Art Studio. Crédits photos: Adobe Stock.

**OFFICE FRANCE**

Head office MJ Développement  
55 avenue d'Espagne 64600 Anglet  
Tél. (+33) 05 59 03 13 00  
Fax. (+33) 05 59 03 04 11

**OFFICE FARO**

Sales office Quinta de Faro  
Lobby Hotel Faro (Groundfloor Hotel)  
Dom Francisco Gomes 2  
8000-168 Faro, Portugal

Tél. (+351) 927 608 964  
info@quintadefaro.com

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