



nomad bay

A L G A R V E



Welcome to Nomad Bay,
a high-end beach resort,
exclusively designed and
tailored to discerning
clients seeking bespoke
experiences.

· A L G A R V E ·



AMONG EUROPE'S
MOST EXCLUSIVE
SUMMER DESTINATION



Acclaimed by its mediterranean year-round climate, the Algarve is one of Europe's top beach destinations, and a world-renowned golf retreat. With residents from all Europe, and activities 365 days a year, it is also one of Portugal's leading region in terms of economic growth.





PERFECTLY
LOCATED

Overlooking the ocean and located in Carvoeiro,
a charming seaside village, Nomad Bay enjoys
unique views and countless activities.

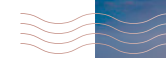


Offering an exceptional experience, find yourself seduced by its world-renowned beaches, warm waters, impressive rock formations, grottoes, multiple islets, and rich marine life.



ACTIVITIES FOR EVERYONE

Explore your adventurous side, relax with your family by the pool, or simply enjoy the surroundings. Whether you prefer golfing, sailing on the pristine waters, scuba diving or just relaxing under the sun, you are sure to find an experience to spark your day, every day.





ALL-IN-ONE LOCATION

Only a few minutes away from the beach, fine dining, beautiful golf courses and conveniently close to Faro International airport. Nomad Bay's location ensures excellent connectivity to what makes the Algarve fabulous, as well the exclusivity and intimacy of a private resort to enjoy with friends or family.

POINTS OF INTEREST

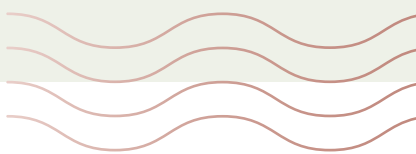
- | | | |
|----------------------------|-------------------------|-------------------------------|
| 1. Vale do Milho Golf | 6. Marinha Beach | 11. Bon Bon Restaurant |
| 2. Silves Golf | 7. Vale Covo Beach | 12. Rocha Beach |
| 3. Vale da Pinta Golf | 8. Algar Seco | 13. Boneca Bar (Algar Seco) |
| 4. Vale de Centeanes Beach | 9. Benagil Caves | 14. Faro Airport (45 min) |
| 5. Carvalho Beach | 10. Morgado Golf Course | 15. Portimão Airport (18 min) |



NOMAD BAY MASTER PLAN



- 1. Entrance
- 2. Guests arrival
- 3. Reception
- 4. Restaurant
- 5. Pool Bar and outdoor amenities
- 6. Residents Pool
- 7. Lot A
- 8. Lot B
- 9. Lot C
- 10. Lot D







DISTINCTIVE CONCEPT

74 high-end apartments with outstanding views, ranging from one to three bedrooms, all with private terraces, marketed within the Nomad Bay brand, and made available for rent through an in-house reservation centre.

SERVICES & AMENITIES

- Gated property with 24-hour reception
- Resort transportation and beach shuttle (high season)
- Pools, landscaped gardens and rooftops
- Restaurant & Bar
- Gym
- Underground parking & storage
- Serviced Rentals
- Maintenance & repairs
- Other on-demand services

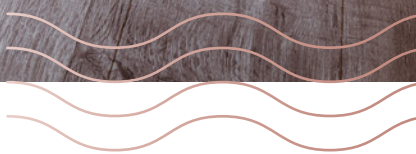




CAREFULLY DESIGNED
TIMELESS VALUE

All apartments feature floor-to-ceiling windows, fully blending the bright and spacious indoor spaces with the outdoor terraces. Globally inspired furniture and materials, attention to details at every step, delivering elegance, comfort and functionality.

AS A PRIMARY
RESIDENCE,
A VACATION
HOME, OR AS
AN INVESTMENT,
THERE IS A
NOMAD BAY
PROPERTY FOR
EVERY INVESTOR.





YOUR PRIVATE SANCTUARY

The simple designs of the apartments create a sense of retreat, an escape from today's demanding urban lifestyle. More than filling a set list of criteria's, each apartment is a gem by its aesthetics, positioning, style and privacy.





NATURAL MATERIALS INSPIRED BY THE WORLD

Thoughtfully curated interiors with tailored finishes, while using natural and sustainable materials. True and long-term value-add lies in the extensive creative design and craftsmanship of simple materials.





TOP REASONS TO INVEST

PRIME CONCEPT

Nomad Bay Algarve seamlessly blends the comforts of home with the services of world-class hotels. Perfectly located, each apartment collectively marketed within a branded high-end serviced rental experience, creating awareness and prestige to maximize future real estate value.

BOOMING ECONOMY AND LEADING EUROPEAN DESTINATION

The Algarve is one of Europe's most fancy summer destinations, and Portugal's top touristic region, representing 30% of national tourism income, which also makes it a perfect place to invest in a property.

Physical and social infrastructure, quality of life, a minimum of 300 days of sunshine, and the growing cultural diversity are adding to Algarve's potential.

The region is attracting an increasing number of new generations from all over the world thanks to its high-quality lifestyle, and numerous business opportunities.

PROPERTY MANAGEMENT & SERVICED RENTALS

Structured as a hotel chain with both centralized management and local on-site property staff, apartments are marketed within the Nomad Bay brand, and made available for rent through an internal reservation centre, and available on the main global rental platforms.

Investors are free to occupy their apartment seasonally, or year-round, as well as benefit from the resort's services and amenities. When they are abroad or simply not around, they may generate income through rentals.

GOLDEN VISA PROGRAMME WITH €400,000 MINIMUM INVESTMENT

BACKGROUND

Launched in 2012, the program has grown to be one of the most attractive immigration programs worldwide.

Thanks to Nomad Bay's location in the Algarve, the minimum amount required is reduced by 20%, enabling non-European citizens and their families to obtain residence, and a right to obtain citizenship after 5 years. The minimum stay requirement is 7 days per year only.

• BOOMING TOURISM

Since 2010, the number of passengers at Algarve airport grew almost 80%, reaching in 2019 over 9 million passengers, from 70 destinations. In 2018, Portugal was visited by 12.8 million international tourists, 20% of which specifically visiting the Algarve, only outnumbered by its capital Lisbon.

• RENTAL YIELD

While waiting for citizenship status, Nomad Bay handles the property management and rental of your apartment, for a complete peace of mind.

• NON-HABITUAL RESIDENTS

Other tax incentives, such as the NHR program, particularly attractive to retired individuals and young expats from the UK, France and Germany, add up to a true investment opportunity.

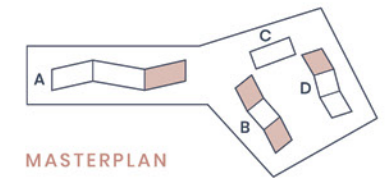
UNIT TYPE

T1-A

55,95m²
GROSS INDOOR AREA

16,45m²
TERRACE

72,40m²
TOTAL PRIVATE AREA



NO SCALE

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UNIT TYPE

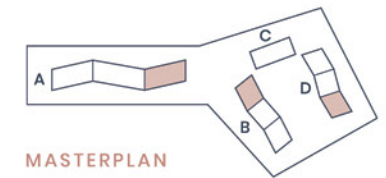
T2·A⁺

80,90m²
GROSS INDOOR AREA

38,90m²
TERRACE

119,80m²
TOTAL PRIVATE AREA

1
PARKING



NO SCALE

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UNIT TYPE

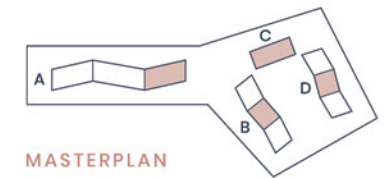
T2-B

82,40m²
GROSS INDOOR AREA

22,60m²
TERRACE

105,00m²
TOTAL PRIVATE AREA

1
PARKING



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UNIT TYPE

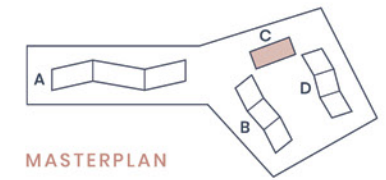
T2.C

81,25m²
GROSS INDOOR AREA

50,95m²
TERRACE

132,20m²
TOTAL PRIVATE AREA

1
PARKING



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UNIT TYPE (1/2)

T2-D

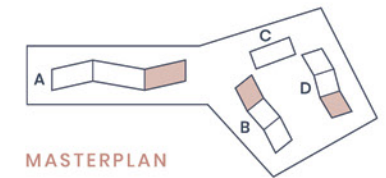
80,90m²
GROSS INDOOR AREA

38,90m²
TERRACE

129,95m²
ROOF TOP

249,75m²
TOTAL PRIVATE AREA

2
PARKING



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UNIT TYPE (2/2)

T2-D

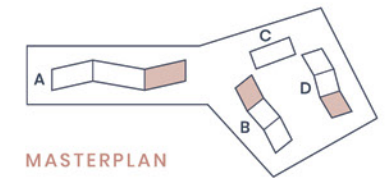
80,90m²
GROSS INDOOR AREA

38,90m²
TERRACE

129,95m²
ROOF TOP

249,75m²
TOTAL PRIVATE AREA

2
PARKING



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UNIT TYPE

T3-A

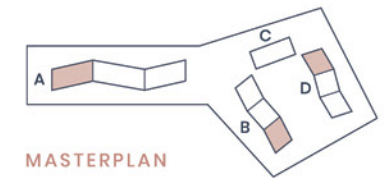
137,00m²
GROSS INDOOR AREA

55,95m²
TERRACE

192,95m²
TOTAL PRIVATE AREA

1
PARKING

1
STORAGE



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UNIT TYPE

T3-B

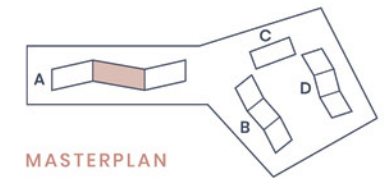
137,35m²
GROSS INDOOR AREA

39,10m²
TERRACE

176,45m²
TOTAL PRIVATE AREA

1
PARKING

1
STORAGE



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UNIT TYPE (1/2)

T3-C

137,00m²
GROSS INDOOR AREA

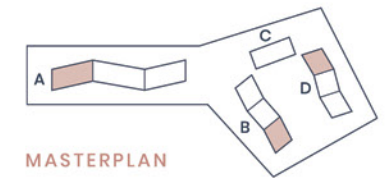
55,95m²
TERRACE

131,35m²
ROOF TOP

324,30m²
TOTAL PRIVATE AREA

2
PARKING

1
STORAGE



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UNIT TYPE (2/2)

T3.C

137,00m²
GROSS INDOOR AREA

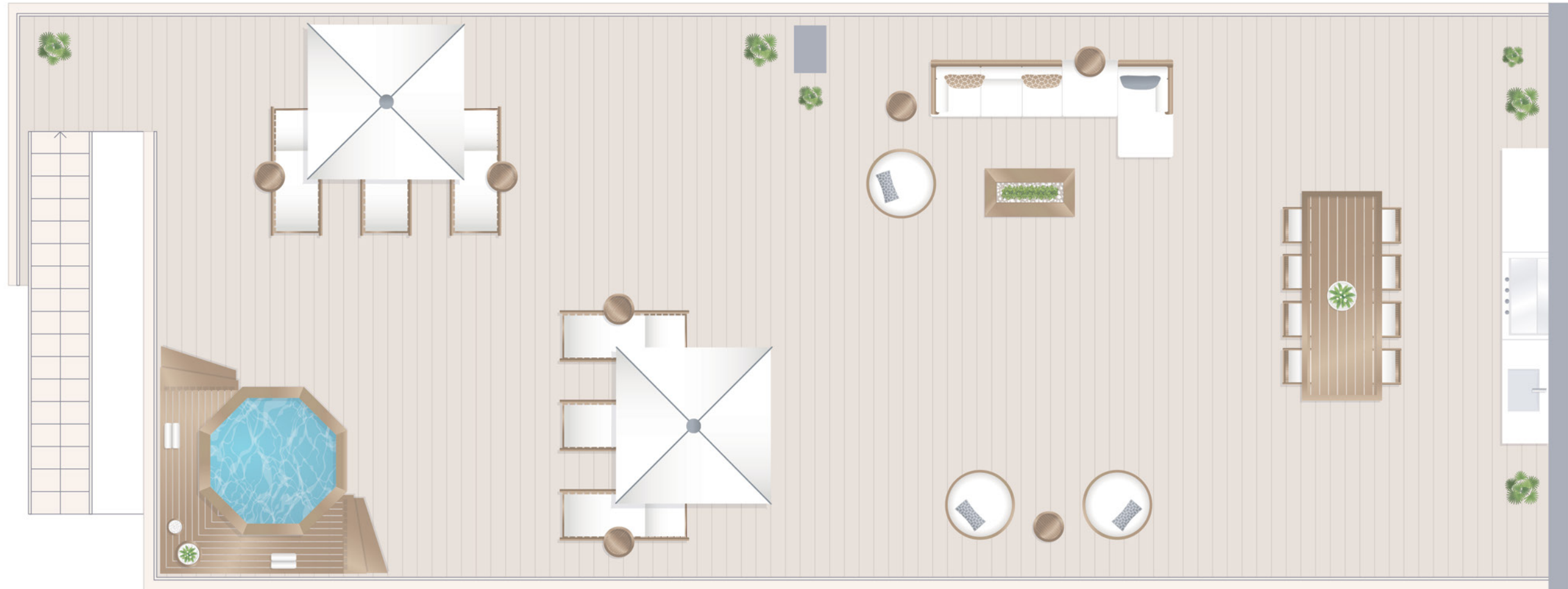
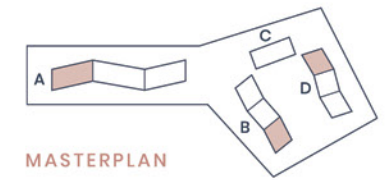
55,95m²
TERRACE

131,35m²
ROOF TOP

324,30m²
TOTAL PRIVATE AREA

2
PARKING

1
STORAGE



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