

# One Nature

COUNTRY CLUB & RESIDENCES

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# Country Club & Residences



# Concept

**The best of two worlds.**

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Imagine a place where the comfort and privacy of a private condominium meet the exceptional service of a five-star hotel.

Now envision that this location is situated on one of the most beautiful islands in the Atlantic Ocean, equidistant between North America and the European continent.

Welcome to One Nature Country Club & Residences.



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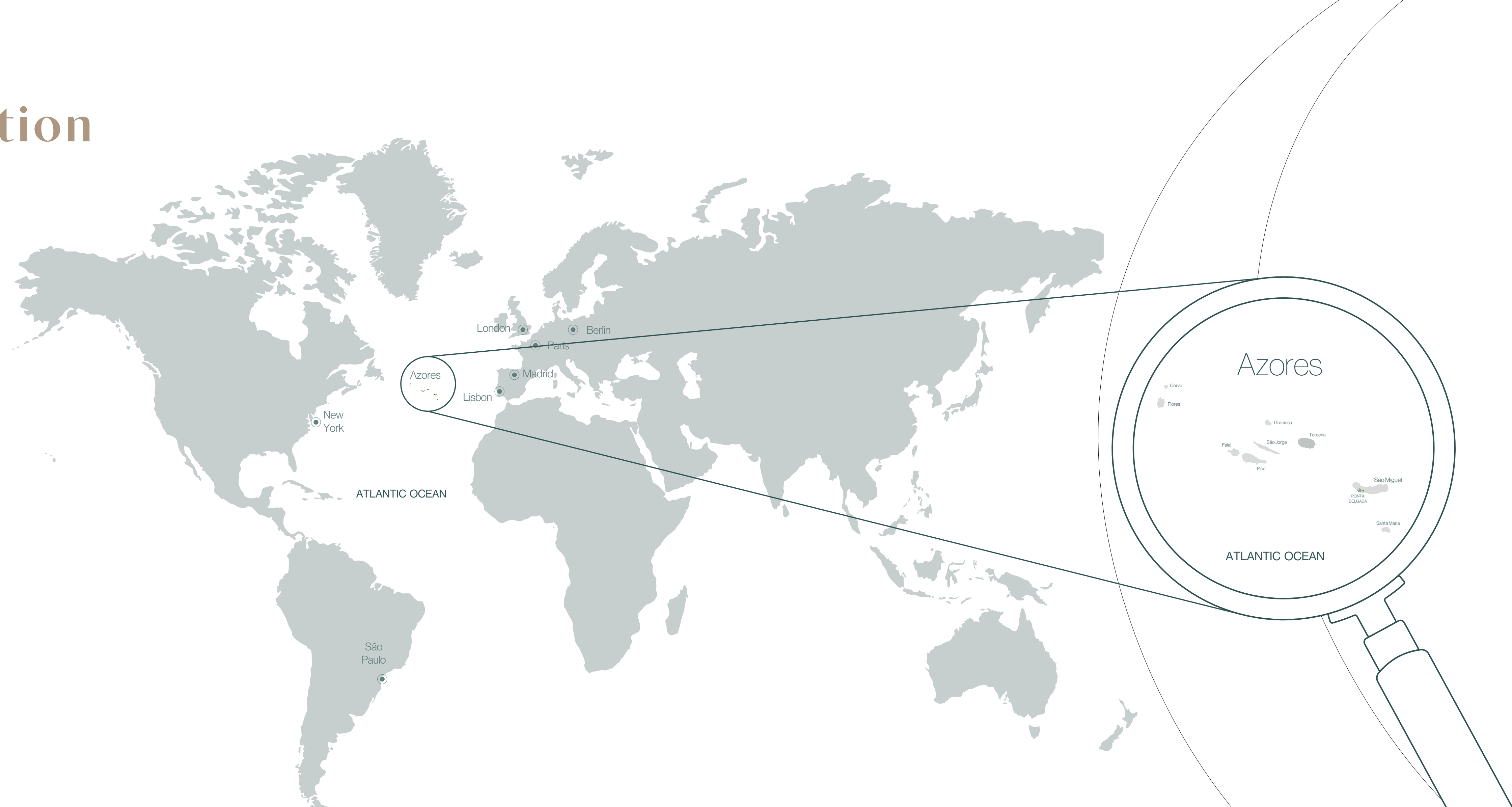


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Illustrative image



# Location





# São Miguel - Azores



- Airpot - 12 minutes
- Public Hospital - 12 minutes
- Private Hospital - 5 minutes
- University - 12 minutes
- Pópulo Beach - 2 minutes
- Batalha Golf - 15 minutes

- 01 Sete Cidades - 30 minutes
- 02 Lagoa do Fogo - 15 minutes
- 03 Lagoa das Furnas - 35 minutes
- 04 Pico da Vara - 45 minutes



# Masterplan





# Comfort & Privacy



# Private Condominium

**A secret in the Atlantic  
kept by nature itself.**

One Nature is a private condominium of exclusively use of its owners and guests, designed for both individuals seeking a permanent residence and those looking for a vacation home to use during select periods, which can also be rented out for the remainder of the year.

It consists of single-family homes with a private pool (Villas) and Townhouses, along with common green spaces and a private club that offers a range of services and facilities for leisure and physical activity, enhancing the experience for residents and guests alike.





# Townhouses

Homes that combine  
community and privacy.

The townhouses have been thoughtfully designed to merge the island's natural elements with the materials used indoors.

The colors and furnishings are inspired by nature, creating a warm and relaxing atmosphere.



2 to 4 Bedrooms  
(all en-suite)



Terrace



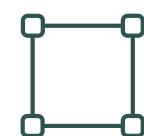
Sea View



Private Garden



Parking



110 to 269 m<sup>2</sup>  
1,185 to 2,895 sqf









# Villas

Villas that blend seamlessly with the stunning beauty of São Miguel Island.

Spacious yet inviting villas, featuring large windows and terraces that provide natural light and breathtaking views of the Azores.

The colors and materials used prioritize comfort and blend harmoniously with the island's landscape.



3 to 5 Bedrooms  
(all en-suite)



Heated Pool



Terrace



Sea View



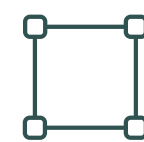
Private Garden



Parking



Underfloor  
Heating



288 m<sup>2</sup>  
3.100 sqf.









# Country Club

The hotel experience  
in a private condominium.

The Country Club aims to be an extension of its members' homes and has been designed to provide a range of amenities and hospitality services.

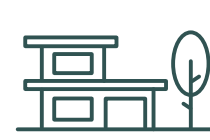
The Country Club will feature a welcome desk (with concierge services), a Bistro Bar & Lounge offering light meals (and take-away service for residents/members), a night entertainment area, and a Seniors Club.



Outdoor & Indoor Pool



24h Security



Club House



Pickleball Court



SPA



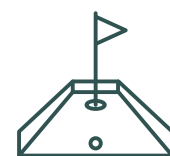
Fire Pit



Gym



Volley and Football Field



Mini Golf



Playground



Kid's Pool



Concierge Services



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# Country Club

## Operating guidelines

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### Membership eligibility:

- Property owners;
- Individuals invited by the Country Club;
- Tourists staying in properties managed by the Country Club.

### Use by Guests:

- Members will have a limited number of guest entries (non-members) to avoid overcrowding the club;
- Possibility of purchasing daily access for guests of a member, subject to availability.

### Membership Fees:

- Principal member: 1,100 euros/year;
- Spouse and direct family members (ascendants or descendants): 450 euros/year/person.



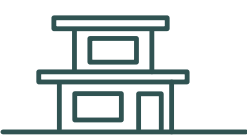


# Common Areas

The care and attention  
to detail of a five-star hotel.

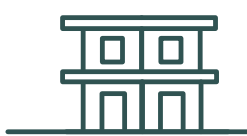
The experience offered by One Nature will largely depend on the care taken with the shared areas used by all owners. For this reason, One Nature will maintain all common areas in perfect condition, specifically the entrance, walkways, and all landscaped, recreational, and leisure areas not integrated within the boundaries of the residences.

Residents will be expected to contribute to the maintenance of the common areas, ensuring that they remain a source of pride and enjoyment for everyone. This contribution will be reflected through the following monthly maintenance fee:



Villas

30%  
of the National  
Minimum Wage



Townhouse

10%  
of the National  
Minimum Wage





# Premium Services



# One Nature Services

The resident is our guest.

At One Nature, we prioritize the tranquility of our residents above all else. To achieve this, we offer services designed to assist our clients from the moment they decide to purchase their property, through condominium and property services, and extending to the management of rentals if applicable





# Acquisition Services

We assist in the purchasing process.

## Pre-Purchase:

- We assist in organizing everything you need in the acquisition process, including legal, tax, and logistical advisors.

## Purchase:

- Complete home setup
- Interior decoration (including furniture, bedding, etc.)
- Exterior decoration and equipment
- Registration for utilities





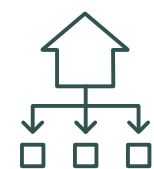
# Property Management Services

We make the experience of living at One Nature unique.



Quality & Conservation

Quality standard is guaranteed by the proper functioning and maintenance of the infrastructures, as well as the security of the entire development.



Property Development

The management and operation of the entire development are ensured by a Management Entity designated by the Developer.



Maintenance

The Management Entity ensures the maintenance, preservation, and proper functioning of all existing infrastructures and services.



Services

All services associated with the maintenance and preservation of common areas are shared among all owners according to the type of property they own.



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# Extra Property Management Services

Designed to provide you with the peace of mind you need to enjoy what truly matters.



Cleaning Services



Bed Linen Service



Replacement of tableware and cutlery



Corrective and Preventive Maintenance



Safety Checks



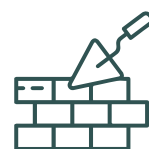
Private Garden and Pool Maintenance



Small Works and Repairs



Utility Payments



Minor Adjustments to the Property





# Tourism & Income

**We help you maximize  
your investment.**

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Owners can enjoy a unique environment and a range of services while simultaneously maximizing their investment, enhancing the value of their property, and taking advantage of the tourism growth that the Azores have been experiencing.

The Azores have increasingly attracted a type of tourism (both national and international) that values exclusivity, and they can find the perfect destination at One Nature.

To ensure a balance of interests among all stakeholders, a set of procedures related to the use of properties has been established to maintain the exclusive and private nature of the development, even within the context of local accommodation activities.

- Short rentals to tourists (or other) can only be conducted through the Country Club, which will manage it.
- Within the development itself, specific areas have been designated primarily for local accommodation.
- Properties with tourist potential will have a management and income package provided by the Country Club, referred to as the “Touristic Income Pack” (TIP) or Flex.





# Touristic Income Pack (TIP)

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## Conditions:

- Duration: 10 years
- Fixed rent paid by the Country Club (up to 4,3% of the property's value);
- Property use by the owner: up to 6 weeks per year (4 in low season and 2 in high season, excluding July and August);
- Annual courtesy membership of the Country Club for the owner;
- Costs covered by the Country Club:
  - Management;
  - Maintenance;
  - Utilities;
  - Marketing;
  - Reception;
  - Furnishings, equipment, and accessories;
  - Common condominium costs;
  - Insurance.





# The Flex Option

More Flexibility to the owners.

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- Only the Country Club can operate short term rentals, to protect the brand, experience, and property values.
- The owners define rental periods;
- All property management costs will be covered by the owner;
- Costs related to rental management (marketing, reception, management) will be covered by the Country Club;
- Revenue share: 70% to the owner | 30% to the Country Club (net of VAT and platform fees)







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The information contained in this brochure is merely indicative and does not have a contractual nature. It may be changed without prior notice.

Architecture



Developer

