Finding the perfect property in the Algarve is a fun and exciting process; a chance to explore the region, discover exactly what you are looking for and to then make the most of your new home.

Making the move to the Algarve

Finding your ideal property
It has never been easier to find the perfect property for you in the Algarve thanks to the wealth of professional, experienced and reliable real estate agencies across the region—all offering a wide selection of properties to meet the needs of every client and budget.

From farmhouses in the countryside, to apartments with sea views, the choice in the region is extensive and a visit to a local agent can help prospective buyers not only to narrow down the choices, but also find out more about the many fiscal benefits of buying a property in the Algarve.

Coming to the Algarve to view properties in person is often the best way to find out if a property is right for you, but thanks to agents listing their properties online, you can draw up a wish list from the comfort of your own home wherever you are in the world.

Paperwork doesn’t have to be stressful
Once the I’s are dotted and the T’s crossed then it is time to make the move to your new property in the Algarve. Removal services to bring belongings from the UK or other parts of Europe over to the Algarve are easy to find, with a number of local companies offering a frequent and professional service. Not only can you arrange for your home goods to be shipped over securely and quickly, you can arrange for vehicles and also outsized items, and there are even specialist pet transportation companies to move beloved pets between countries with all the correct paperwork and unrivalled attention to detail.

Before you put your personal stamp on the property you may want to consider doing work, small or large on the property. Moving changes

A quick way to give a property a fresh look is to paint both the inside and outside of a home or to invest in some new soft furnishings or lighting. There is a wide choice of retailers in the Algarve where you can go and choose top quality products in every colour and meeting every budget imaginable.

Not everyone is a fan of DIY but luckily painters, builders, interior designers and architects in the Algarve are of a great standard, with many professional gardeners or landscape architects to help.

Whether you are looking to decorate part of your home or are considering a bigger project such as constructing a swimming pool, there is a solution to meet your needs in the Algarve.

For large building projects it is advisable to speak with an architect to ensure that plans meet building regulations and all licenses are correct. Architects can also help with plans and even suggest builders and other contractors to work with on projects.

The mixture of independent retailers and high street brands in the Algarve allows property owners to find all the personal touches they need to really make their home their own.

Insight and out
Once you have updated your kitchen, replaced your windows or doors or simply found the perfect piece of furniture to complete your home you can turn your attention to the outside of your property.

If you have an apartment then perhaps a compact barbecue or potted plants are what you are looking for, larger gardens may need professional landscapers to help.

There is an enormous choice of gardening options in the Algarve, to make the most of the fantastic alfresco lifestyle we enjoy here—choose everything from artificial lawns to save on water, to sustainable planting options to suit your style and budget.

Return on your investment
While a property in the Algarve is a fantastic investment in itself, many people who are unable to live in the property full time choose to rent out their property for either long term or holiday rentals.

The Algarve continues to be one of the most popular summer holiday destinations in Europe and its appeal in the low season is also increasing thanks to the excellent year round weather, facilities, sporting opportunities and events. A property management company in the Algarve can not only arrange all bookings for a property, but can also manage all other aspects including cleaning, garden maintenance, meet and greet and everything else to ensure your home is kept exactly as you would keep it yourself.

Moving in

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Not everyone is a fan of DIY but luckily painters, builders, interior designers and architects in the Algarve are of a great standard, with many companies speaking English and offering a professional and complete service.

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Far more than just curtains

The Curtain Centre has built an enviable reputation for providing a top quality curtain service, but did you know that the professional and friendly team at The Curtain Centre can offer much more than just curtains?

As well as offering a bespoke measuring, making and fitting service of curtains, poles and tracks, The Curtain Centre also offers the same impeccable service for blinds and carpets.

Choose from a wide range of different styles and colours of blinds, including both wooden and aluminium Venetian blinds, vertical blinds, roller, pleated and also Roman.

When it comes to choosing the perfect blinds for your room, the professional team at The Curtain Centre can assist whether you are looking for special fabrics for blackout or simply want something with a specific colour or pattern – there is a fabric solution to meet every need.

All of the blinds from The Curtain Centre are manufactured in Spain and are therefore ideal to cope with the weather and conditions of homes in the Algarve.

Carpets may not be common in homes in the Algarve but they are a truly luxurious finish to any property and make a huge difference, not only to the look of a home but also to the acoustics and warmth.

Carpets from The Curtain Centre are made here in Portugal and can be fitted in most areas of the home, including in bedrooms, stairways and cinema rooms.

The Curtain Centre employs a fitter, Barrie, with more than 30 years of experience in fitting carpets in both domestic and commercial situations and he has worked in the UK and the Algarve, giving him an in-depth knowledge and providing him with an unrivalled technique.

While Barrie is the master of fitting carpets, manageress Emma has more than 10 years' worth of retail experience in the curtains, blinds and carpet sector and draws on her wealth of knowledge to be able to offer friendly advice to customers who may be struggling to find exactly what they need.

The Curtain Centre also offers a free measuring service and prompt personalised quotations. The showroom is open from Monday to Friday from 10am until 5pm for anyone who would like to drop in and view the vast selection of samples or to arrange a measure.

The current owners have been running the business for two years now and they are going from strength to strength.

For more information Tel: 289355442 or email thecurtaincentre@gmail.com

Create your own extraordinary kitchen space

Located in Tavira, in the eastern Algarve, the bulthaup Citrina showroom is managed by Diana Távora. Visitors will find a renovated and discreet warehouse which displays the latest in German kitchen design technology.

Diana hopes that Algarve residents will understand that bulthaup is about more than simply a well-designed kitchen. She notes: “The depth of research and care that goes into creating every bulthaup living space takes into detailed account the rituals, routines, functional requirements and enjoyment of its users, resulting in a perfectly calibrated design that is innovative and intuitive, smart and sensuous. In addition, bulthaup’s specialist planning team and expert installers will ensure a seamless project from start through to completion.”

bulthaup affords clients the freedom to let their design ideas and dreams be fully realised. Clients can create their own unique living space with a variety of hand-selected materials that match the character of the space and the people that live in it. Hand-finished forms harmonise with human ergonomics and the surrounding architecture. The b3’s precisely engineered functionality works simply and perfectly. This freedom of design continues right down to the finest kitchen detail.

Form and function merge to create a single entity in bulthaup products and both their design and utility are tailored to the individual. Adapted accurately to the personal processes of the user, a bulthaup kitchen environment makes the work easier, whether it is about creating storage space, preparing and serving dishes, or working around the water point and cooktop. The end result is an overall better quality of life.

bulthaup invites people to spend precious moments together.

We will be glad to welcome you to our renovated bulthaup showroom in the Algarve. Extraordinary moments happen on ordinary days. Every day can be extraordinary. With bulthaup. Contact: Diana Távora, bulthaup Citrina, Rua das Salinas nº1, 8800-337 Tavira-Algarve tel: (+351) 281 325 625, diana.tavora@citrina.pt, www.citrina.bulthaup.com
At home with perfection.
Created through the perfect marriage of form and function.
Make the most of your outdoor living space... for longer!

The new Plaza Viva with Optistretch from the leading German brand Weinor, is designed to withstand more robust weather.

An elegant textile, patio awning that not only provides sun protection but remains stable with gusty winds and showers meaning you can enjoy your patio without any interruptions.

The Optistretch system holds the fabric captive on all 4 sides making it highly tensioned with no light gap around the edges. A telescopic post is available to lower the inclination at one corner allowing even easier rain drainage. The Optistretch system is also available for the WGM Top, that can be fitted above or below any existing pergolas.

We are very proud to present our Moonich Lounge collection. Soft, airy indoor and outdoor lounge pieces. Weatherproof collection using Sunbrella®. Special collections featuring the vibrant Missoni® fabrics. Hard-wearing armchairs and sofas for use indoors and outdoors that are particularly light and durable. This makes them extremely flexible – you can always reposition them, set them up, change them, adjust them... Just the way you need them or where they are most beautiful!

Please contact us for expert advise on our large range of interior and exterior solutions including awnings, screens, louvre roofs, blinds, shade sails, bespoke shutters, mosquito nets and more!

We pride ourselves on high quality, expertise and sustainability. Therefore we only stock from topend manufactures with a proven track record!

Contact us for all your sun, wind and rain solutions. Toldolanda Lda., the awning specialist - Tel. 914 609 517, Facebook, www.toldolanda.com and info@toldolanda.com

Toldolanda quality expertise and sustainability | info@toldolanda.com | www.toldolanda.com | 914 609 517 | Portimão
Making your money work for you in Portugal

Portugal has much to offer the expat. It has sun, excellent hospital care, renowned international schools and wonderful food. It also has a relatively low cost of living as well as excellent air transport links with all the major UK and European destinations.

One of the most attractive things about Portugal for UK and US expats is its favourable pension taxation rates; non-habitual residents incur no tax on their pensions for their first ten years of residence, while after that they are taxed only at Portugal’s marginal rates - a scheme that is also open to those who are in employment.

However, the country’s bureaucracy can sometimes be frustrating and may even seem to present obstacles to your objectives. As such, now may be the right time to ensure that your money works for you in the best possible way by making financial plans for your future in Portugal.

Here at Blacktower we work to ensure that our clients receive the financial products and services that best advance their financial objectives and circumstances.

With an office in the heart of Portugal’s Algarve and another in Cascais, near Lisbon, our representatives can ensure that all of your inheritance tax planning, pension planning, pension transfer schemes and savings and investments are in safe hands.

Whether you wish to discuss your general wealth management needs or require QROPS or SIPPs, or perhaps you want to plan overseas asset management, talk to the independent financial advisers in our Algarve and Cascais offices to gain the clarity and confidence you need for your financial future.

Talk to us today by calling 289 355 685 (Quinta do Lago) or 214 648 220 (Cascais). Email info@blacktowerfm.com or visit www.blacktowerfm.com

Confidence is priceless

Our advice, your advantage

Knowing you’ve chosen wisely is always a great feeling, but sometimes you might need a little extra help and advice in order to make the best decisions. When planning for retirement, a little knowledge is just not enough. Blacktower has more than 30 years’ experience helping to make retirement wealth plans that work.

- UK & International Pension Transfers
- Retirement Wealth Portfolios
- International Investments

Get in touch today at:

info@blacktowerfm.com
+351 214 648 220 (Cascais)
+351 289 355 685 (Quinta do Lago)

Edificio Jornalpe, Rua Cesaltina Fialho Gouveia, 703, 2645-038 Cascais

Edificio Mapro, Estrada da Quinta do Lago, 8135-106 Almancil

www.blacktowerfm.com

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If you are looking for a complete wellness solution, then look no further than the “Wonder” cabin

A 3-in-1 Wellness Suite that provides a traditional Finnish Sauna, Turkish Steam Bath and Experience Shower (everything from a Mountain Mist to Tropical Deluge) – with an optional aromatherapy system that complements the type of shower selected.

Combining the best of German technology with Italian style, the “Wonder” is manufactured in Italy by Carmenta and supplied exclusively throughout Portugal by Good Life Spas. The “Wonder” cabin is not only stylish it’s a technological marvel, incorporating the highest quality materials available, including; Corian benches, 316 Stainless steel frames and high density insulation in the structural panels.

Available with a choice of interior finishes and extras, the “Wonder” can be supplied in a variety of sizes and layouts to accommodate up to 9 people.

Why not call into our elegant showroom in Almancil and see the quality for yourself. Our display models show the superb build quality, options and stunning design.

While there you might also want to see our impressive range of Spas, Finnish Saunas, Banho Turco and medically endorsed Full Spectrum Infrared Saunas, we really are your one-stop-shop for anything related to wellness.

Not only can you be confident of unbeatable quality and the most exclusive wellness products available in Portugal, you can rest assured of the best after-sales service available on the Algarve... Just ask our existing customers.

And – Don’t forget we stock the widest range of Spa Water Care Products, Accessories and Spa Parts on the Algarve, including; replacement Thermal Covers, Pumps, Jets and Filters.

For further details, please contact Good Life Spas on Tlf: 289 358 415, or visit the website at www.glspas.com.

Concretseal Solution - sealing with InnerSeal

Unique, durable, cheap, fast, non toxic!

Our sustainable solution concepts for masonry and concrete problems in new construction and renovation are used in cellars, facades and balconies.

Solution for damp walls - Horizontal bar

Especially for the rehabilitation of exposed walls, we have a rehabilitation system, which is particularly time-saving and cost-saving, but extremely effective to eliminate moisture problems. Extensive excavations on the outside are not necessary in our procedure. Our barrier with InnerSeal sits indissolubly deep in the masonry and not in front of it and thus even withstands negative pressure. Thus, both laterally horizontal barriers against rising dampness and surface treatment with this system are carried out.

The injection procedure

InnerSeal is inserted into the masonry in order to prevent moisture from being transported capillarily in the masonry; this is done by holes with a diameter of about 14 millimeters drilled at a distance of 10 centimeters to a depth of about 2/3 of the wall thickness. The aim of this measure is to distribute InnerSeal over the entire masonry cross section. InnerSeal permanently blocks the pores (capillaries) of the masonry. As a result, capillary water transport can no longer take place and the overlying masonry can dry.

InnerSeal of the injection

InnerSeal solves water immobility or moisture problems in concrete and mortar, lime or cement-containing building materials by means of a permanent, moisture-diffusion-enhanced depth impregnation. It protects permanently against moisture and aggressively corrosive chemicals. It makes mineral building materials pressure-impermeable, resistant to acids and salts, and strengthens them.
Wellness Suites designed for your home
find out more at glspas.com

good life spas

Showroom: Main Avenida Almancil
Tlf: 289 358 415
E: sales@glspas.com
W: www.glspas.com
New look kitchens for less

A new look kitchen is an affordable option when you choose a bespoke service from Mr Fussy.

Mr Fussy is able to supply and provide the professional installation of new replacement kitchen doors, drawer fronts, panels and a whole host of other made to measure, quality controlled items to give your kitchen a completely new look at a fraction of the price.

Choose from a range of colours and styles to suit all tastes and enjoy a fully encompassed and streamlined service - from initial inquiry all the way through to becoming a satisfied client.

Exceptional attention to detail is observed in every kitchen, while the fully detailed quotation ensures that clients can see exactly what they will be getting before works even begin.

To complete a full kitchen, professional tradesmen can be sourced to attend to any minor building alterations if required by the client and at all times work is carried out professionally, quickly and without leaving any mess.

Find out more about all the different options available for updating your kitchen, including the opportunity to buy new worktops, by contacting Mr Fussy for a quotation.

Tel 966521828, email: newkitchendoorsalgarve@yahoo.com

Take a look at the main site www.homestyledoors.co.uk

The main photo shows the kitchen after Mr Fussy’s renovation work and the inset shows how the kitchen looked before.

QP Savills

QP Savills deals with some of the most exclusive and exciting properties in and around Quinta do Lago and Vale do Lobo.

As the local Savills associates, we have access to over 700 owned and associate Savills offices worldwide, and more than 30,000 people in over 60 countries throughout the Americas, Europe, Asia Pacific, Africa and the Middle East. With this exceptional back-up, we are well placed to help vendors sell their property. For buyers, our local property portfolio features over 200 properties alone.

Our 20 years of experience in the local property market allows us to offer in-depth knowledge and experience of the local market, and anyone who knows QP Savills and has dealt with Alison, Kerstin, and the team will know we are passionate about property and providing a truly first class service to all of our clients.

The QP Savills team is made up of a group of like-minded individuals. Dynamic, hard working and prepared to go the extra mile to achieve the desired results of our clients. Our team is highly qualified and experienced in the local property market and, above all, enjoy what they do.

“We make it our business to support you, to explain all the options, procedures and pitfalls and to carefully guide you through the entire process from purchasing, owning and selling property in the area. Our goal is to help you meet yours - and make the process not only enjoyable and memorable but also ensuring we protect your best interests while achieving your objectives”.

“Coming to work is a joy. Not only do we work in the beautiful surroundings of the Quinta do Lago and Vale do Lobo areas, but the properties we represent are stunning and our clients some of the most interesting and accomplished professionals from across the world.”

Give us a call if you are interested in buying, selling, up-sizing or down-sizing!

Please let us know if we may offer you a valuation and we are more than happy to discuss your options in this property market. We pride ourselves not only on the quality of our portfolio, but also in the quality of the service we provide.

Kerstin, Alison and the rest of the Special Agents

For more info please contact us at +351 289 396 073 or info@quintaproperties.com
The Portugal News • 21 Oct 2017

Market Report September 2017

2017 is officially the best year in sales from our point of view. Until this year, 2007 was by far our most successful year closely followed by 2016 in number of sales and sales volume achieved, 2011 the least impressive.

During the first 8 months of this year we have surpassed our achievements of 2007 and sales have exceeded Euro 100m in total sales volume. In certain sections, the market is most certainly a vendors market again and there is less property on the market than there has been in over 10 years and prices are on the increase.

High costs do pay off
On the bright side, the high running costs contribute to the spectacular environment of these 2 resorts. Infrastructure and facilities are second to none and with the continued reinvestment of the developers, buyers confidence runs high and we are seeing demand out weigh supply. This has increasingly been the case over the past 5 to 7 years with many older properties (15 years and older generally) being demolished and replaced with big new state of the art properties which according to our Savills colleagues around the globe compete well with the very best properties they have seen.

New developments and a new era for the Algarve
Developers are keenly aware that wealthy travellers from around the globe are interested in the Algarve. Marriott’s most glamorous branch, the W Hotel is coming to the Gale area just west of Albufeira. Due to open in the winter 2018/19, the beachfront resort will comprise of a very glitzy 136 room hotel with spa restaurants and over 50 branded apartments. Anantara are in Vilamoura and the Viceroy are opening in combination with Quinta da Ombria in Loule.

Exciting things are happening. The sleepy Algarve has come a long way since tourism began in the 60s. Who would have guessed?

QP Savills, often referred to as the Special Agents, have been active in the Quinta do Lago and Vale do Lobo market for over 20 years. Here a view on the property market as Brexit looms, the Pound weakness and summer draws very slowly to an end.

As our market continues to be dominated by the British (60%), the question we are regularly asked is: Has Brexit affected the market? Surprisingly our buyers and vendors over the past 8 months say NO! Brexit has not influenced their decisions.

Digging a little deeper, we have made some interesting observations. Most of our sales (55%) are due to people selling and immediately reinvesting in another local property. Our clients seem disinclined to take their money out of this Euro based property market. So indirectly Brexit is having an effect on the market as the Pound continues to lose its value during the somewhat chaotic negotiations in Brussels. Our clients feel their Euro based assets are a "safe bet" as the predominant reasons to buy continue to be lifestyle, decisions to own a property here seem elementary.

New buyers to the market (40%) are also influenced by the fluctuation in the currencies. Todays buyers are sophisticated and well informed and many, who have been flirting with a purchase, have decided not to wait for the Pound to decrease any further and make that purchase now.

So, yes Brexit is having an influence but, as no one really knows what Brexit will mean, the current effect of Brexit is the falling value of the Pound and yes this is having a profound effect on our client’s local property investment decisions.

Supply and demand
So we have almost all of our sellers reinvesting in property (95%) and many new buyers coming into the area and the obvious consequence of this is a lack of property on the market. Buyers have over the past 10 years never had as little to choose from as they do now and this is pushing prices up. Up until the end of last year beautiful big villas within our area were regularly achieving around Euro 4.5m. This year we have seen this threshold increase significantly with more houses being sold for between Euro 5m and 8m and some even at over Euro 10m. Some may find this astonishing but Savills research shows that when compared to other European markets our top property prices have some way to go. Top prices achieved in France for second homes bought by foreigners have reached in excess of Euro 25m over the past 12 months.

We do not doubt that many of our clients could and have owned properties in these other areas but choose the central Algarve now for the following reasons (the most common answers and in no particular order): ease of access, weather, security, food, people, no global wealth tax, the NHS program, no traffic and last but certainly not least, they have been coming here with their families for years. It literally is a second home to many UK buyers.

Having said all that, the actual number of British buyers is the same but the actual % of Brits is down from 75% in 2016 to 60% so far this year. There is no major change to the number of Irish buyers at around 10% but what we are happy to observe is that for the first time in many years we have a significant number of German and Swiss buyers equalling 12%. The remainder of the buyers are from other northern European countries and a small number are from outside of Europe. A healthy mix of buyers makes for a healthier market. Interestingly enough, here in our area and in stark contrast to other markets around Portugal and the Algarve, we have no French, Scandinavian, Italian, Middle Eastern or Chinese buyers at all.

And it is not all rosy. Where our market cannot compete, is in rental income. Running costs are high and even if properties are rented out aggressively, as costs are paid yields are not exciting. This explains why our market does not appeal to the Golden Visa buyer, who generally invests between Euro 500K and 750K and as these buyers do not need to occupy their properties at all, they do insist on rental income.

Developments like Pine Cliffs, Amendoeira and Quinta da Ombria who offer guaranteed rental income and city properties in Lisbon which rent well to long term tenants, are far more attractive to the Golden Visa buyer than a villa in Quinta! Well, we can’t win them all!
What Wellness Dreams are made of!

Wellness Dreams let their work do the talking for them, by providing the best quality hot tubs in the Algarve and supporting customers with excellent service throughout, and Thomas Grunewald from Wellness Dreams would like to thank his customers for another fantastic year.

Recent product line changes at Wellness Dreams, including new products from Villeroy & Boch Hot Tubs as well as the Swimspa have proved to be very successful with clients. The Villeroy & Boch spas incorporate new technology and jetpacks that allow customers to customise their personal jet configuration. While the Riviera Hot Tubs from Germany have successfully managed to meet both modern contemporary design demands and the highest levels of manufacturing. Most would agree that these hot tubs are very stylish and boast a completely new design and appearance alongside renowned German quality throughout. Riviera Hot Tubs are far more than just a hot tub, they are also an eye-catching piece of furniture and art which is a necessary fixture in any luxury home. One of the features of the Riviera Hot Tub is the daybed which can be used to cover and convert a hot tub into a sun lounger. While a normal covered hot tub can lead to a loss of space when it is not in use, it can now be a functional area at any time of the day and even when the hot tub is not in use itself. A new holding system stores the cover while in use and disappears into the side of the tub when the cover is on. This means no more lifting of covers and is just another exciting feature of these exceptional hot tubs.

The Swimspas have also proved to be hugely popular because there is no need for property owners to gain a license for the swimspa yet they are still able to have all of the enjoyment of a larger pool thanks to it coming complete with underwater bicycle and it being able to absorb the force of the body while still providing a great workout. For more information tel: 912 356 287, email: wdalgarde@gmail.com or visit our website: www.algarvehottubs.com

Thomas Grunewald from Wellness Dreams
When Mateus Kitchens was established in 1969 in the area of household appliances, we made it our policy to be associated with well-known brands, such as BOSCH, SIEMENS, AEG, ELECTROLUX, ZANUSSI, TEKA, SMEG, FRANKE, RODI among others. Association with these and other brands over the last 46 years has ensured credibility and confidence for our clients.

Our company has a long tradition of combining innovation, design with functionality, technology and comfort in the wonderful world of custom kitchens, wardrobes, wood floors and wooden doors.

The range of materials used in our products include solid wood, wood veneer, lacquered, laminated and melamine. We have quality to suit all budgets.

We have vast experience, great versatility and have great pleasure in offering a first class service to our clients, providing a full service with free quotes and design all over the Algarve.
The Estate Agency of Choice

One Select Properties was founded on a love for the Algarve, and determination to share our passion for this stunning region of Portugal. We believe that the temperate climate and relaxed atmosphere provide the perfect location both for living and investing in property.

And whether you are a buyer or a seller, our specialist knowledge of the Quinta do Lago and Vale do Lobo areas, our experience and commitment, help make it possible for you to own the property you desire. Property sales in the Algarve present exciting opportunities. So, if you are seeking a new lifestyle or an investment, One Select Properties is here to help.

As an independent real estate agent we provide a personal service for property in the Algarve that makes the One Select Properties team a pleasure for you to do business with - whether you are a buyer or a vendor. We know that people prefer to do business with those they like and trust. Many of our clients from around the world who come to us to talk about Algarve property remain friends long after their sale or purchase has been successfully concluded.

We believe that the strength and length of our relationships is the true measure of our success, rather than the number of villas and houses we sell.

Our founder José Carvalho has spent his entire career spanning nearly thirty years in real estate. Driven by a vision to position the Algarve as a leading global destination for living, retirement and investment, he has contributed to the success of the prestigious resort of Quinta do Lago since its very early days.

For many years, José dreamed of pursuing this vision independently, and in 2015, this dream became reality when he launched One Select Properties.

Our service does not stop when we have found the perfect houses or villas. Algarve properties are unique and distinctive. Our local knowledge, and our network of solicitors and tradespeople help us ensure the process of buying or selling and of moving is problem-free.

Our intention was not to be the largest real estate agent in the region but in line with José’s values, to be recognised as the best and most trusted; by providing a new level of service to our clients when making their property sale, purchase and investment.

Please contact us for more information: +351 289143940 or +351 912287989
Quinta Shopping – Nr 12, Quinta do Lago, 8135-862 Almancil.
http://www.oneselectproperties.com
marketing@oneselectproperties.com
Let’s Keep Your Pool Ready!

With Summer having come and gone, it’s the perfect time to address your swimming pool needs.

Whether you are readying a pool that you have been using for years, or you are getting ready to enjoy your new swimming pool, proper start-up will have you enjoying the waters faster! It can even help prevent problems into the summer.

Have your pool grouting checked. Lack of proper grouting can lead to increased bacterial growth as well as problems with the pool tiling. When filling your pool, remember that the water level should always reach the approximate halfway point (at a minimum) of the skimmer opening. Always maintain your pool equipment according to the manufacturer’s instructions. Continuous disinfections throughout the year are a must! Regular pool maintenance will ensure that you can enjoy your swimming pool all-season-long as well as eliminate chances that swimmers can catch water-borne infections.

You should regularly check your chlorine and pH levels to ensure proper chemical balance for your swimming pool water. Change the sand in your filter to promote healthy swimming. Warmer water? If you don’t have your pool covered, now is the time to ensure that you can prolong the swimming season by installing a solar bubble cover to increase the pool water temperature by up to 8ºC as well as decrease evaporation.

Our made-to-order solar bubble manual pool covers are manufactured here in the Algarve and can be installed within 72 hours of the time the order is placed. Our covers can be fabricated to fit most pool sizes and unique shapes.

Call a Professional

You’ve got the tips, so what are you waiting for? Don’t forget, if you need anything to help get your swimming pool ready for your family fun, you can contact us for a professional service - It’s easier and more affordable than ever!

Whether you need a new swimming pool, to renovate an old pool or a simple pool cleaning, leave it to the Algarve’s professional pool technicians. For more information, please call Aqua Pura on 918 143 491, Norberto Pools 916 982 085, visit, www.aquapura.com.pt or www.norbertopools.com.pt.

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Archichulitmate - When only the ultimate is good enough

With a showroom and offices located on the Vale do Lobo road in Almancil and in Vilamoura, and more than 18 years of experience, Archiultimate offers complete architectural and interior design solutions.

From the very first concept of a project all the way through the design, building and completion of interiors and exterior areas for private homes, stores, restaurants and hotels, Archiultimate is there every step of the way.

One of the many strengths of the company includes remodeling existing spaces into exciting, practical and visually stunning properties - each combining undeniable style and exclusivity.

Many high end prominent brands, such as Kartell, Missoni Home, Flos and Vondom can be found in the Archiultimate showrooms in Vale do Lobo and Vilamoura, to help give clients inspiration and to highlight trends that match their own personal style.

Susana Marques is the interior design consultant for Archiultimate and sees her work more than just a profession but also a passion with her aim being to create complete, efficient solutions in her interior architecture projects.

Whether a client is looking for home solutions for their villa or apartment, for design solutions for a rental property or even for commercial contract purposes, she is able to find the perfect solution.

Completing the other half of the team is Noel Silva Marques who, together with a team of professionals, focuses on the design and quality of architectural projects in the residential, commercial and contract fields.

Each stage of every individual project demands complete dedication, from the conception and selection of the final materials, through to the final execution, with the team always ensuring to combine the very best aesthetics seamlessly with total functionality.

Contact Archiultimate for all your architectural, interior design, project management and construction needs.
Top quality linen, bedding and soft furnishings at exceptional prices

Buy your sheets, towels, bedspreads, throws and much more directly from Linen-etc and find your ideal bedding solutions at exceptional prices.

Linen-etc manufacture their own products in Portugal on their own label to meet the specific design and size needs of clients who are looking for beautiful, practical and hardwearing linen for both Portuguese, British and European sized beds. All products are made to coordinate with style ranges, allowing for complete looks for less, for every room of your home and including specialist items such as blackout curtains in various colour options and products designed specifically with a warmer climate in mind including pillow and duvet protectors and toppers at prices up to 60% less than found in the UK.

Because Linen-etc supplies both trade and the public they are able to beat the prices offered in major stores in the UK by up to 40% and are happy to provide no obligation quotes to allow customers to directly compare prices and quality. Linen-etc supply the public and businesses, ensuring that linen, towels and other items can be washed at 60 degrees in commercial laundries. The same top quality products at the best prices are offered across a range of three product types: Essential, Comfort and Deluxe, to meet the needs and budget of each individual client and Linen-etc can guarantee the quality of products at the best price.

If you are looking for curtains then look no further as Linen-etc sell curtain pairs in different widths of 117cm, 168cm and 229cm and varying lengths to prevent the need for alterations or ill-fitting window dressings. For durable, high quality products to meet your budget and needs, contact the professional and highly trained staff at Linen-etc and pick from their vast choice of products in stock or visit their online store to buy from the comfort of your own home.

Linen-etc deliver their products across the Algarve and you can be sure the team will always go the extra mile!

For further information about the products and services from Linen-etc please visit www.linen-etc.com, email info@linen-etc.com, call 282 697 791 or visit them directly at their retail outlet on the EN125, Budens, 8650-070
Buying or selling a property in the Algarve?

Allow us to help you along the way

We get it, tons of estate agencies are out there waiting to help you purchase or sell a property in the Algarve, and everyone will tell you they are the best. But “World’s number 1 coffee” isn’t usually the best coffee out there, is it?

Let us tell you why we really are different:

We keep it personal

In a country where everyone seems to take so much time for everything, Estate Agents seem to take no time for you at all. We understand that buying a house is a big step. Regardless of whether it is your first property abroad, your new primary residence, or an investment property. We are a small team of multi-lingual people that know what it is like to come to Portugal from abroad, so we understand the big step that you are taking, let us take it with you.

We are specialists

Founded by Natascha Hunt, an expert in real estate with 20 years of experience. We simply have all the contacts, know-how, and experience to find the best property for you, in the best area for you, at the right price. We source only high quality properties in each category and guarantee that we have personally viewed and evaluated every single one.

We help you every step of the way

You might find it quite intimidating to buy a property abroad, especially if you are not accustomed to the country (yet). But that is what we’re here for. We will help you not only with the property search, but with every step of the way. We help you when you need a solicitor, a notary, an architect, a decorator, a builder, a bank, or just general information about the area. We will help you before, during and beyond the process.

What our clients are saying about us:

“We found Natascha to be very knowledgeable about the real estate market. She made our experience easy, stress-free and she helped us every step of the way. We would recommend Natascha and her company wholeheartedly.”

Dr. Gert and Zoya Fieder, Berlin

We feel that property searches need a very personal approach, and in our experience; the smaller the team, the more personal it is, so the better experience you’ll have!

To get a head start into your property search, have a read through the Information and Blog sections of our website. There are details of the property buying process, a downloadable E-book guide and lots more. Knowledge is power and helps avoid unwanted surprises!

Let’s find your perfect property in Portugal together, contact us at any moment for free advice.

CONTACTS

Property Specialists Algarve
Tel: +351 912 488 155
Email: info@propertyspecialistsalgarve.com
Website: www.propertyspecialistsalgarve.com
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Property Ref: PSA1093

Majestic Luxury Villa

€2,350,000

Praia da Luz, Algarve

4 bedroom suites with panoramic ocean views
Private heated pool, Sauna, Jacuzzi, Turkish bath
Wine cellar and Garage for 4 cars
Algarve Manta Properties • specialists in the East Algarve region

Concentrating from Vila Real de Santo António (border town to Spain) to Luz de Tavira and inland from these areas.

We have a multilingual team and the company is owned by Sarah, who is English and António who is Portuguese. We formed in 2007 after previous years of working for other companies and from the start have been very busy over the years, forming good bonds and working relationships. We are a company with a good portfolio of apartments, and houses to suit all budgets and tastes. Our friendly team is experienced and professional with a good reputation for honesty and quality. Our aftercare is second to none, owners feel that they can always come to us and turn into lifelong friends. If you want to be relaxed to make a fair and balanced judgement about your purchase, we are the right people to help you.

We have contacts with English-speaking lawyers and can guide you through the very straightforward process of purchase in Portugal. For people who wish to promote their home for sale with us, we have a full service and good publicity. We advertise on 33 websites worldwide, and have various newspaper and magazine adverts on a regular basis. We have a partner in Sweden who brings inspection trips every year and we advertise in 3 Swedish, one French and one English property exhibition fair annually. Whether it is to buy or sell we welcome your contact.
sarah@algarvemanta.pt
geral@algarvemanta.pt
00351 911041862
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Specialists in the Eastern Algarve area. Feel at home with us...

Cabanas de Tavira // €149,500 (£131,000)
- Two bedroom apartment
- Veranda
- Shared pool
- Open plan kitchen/living room
- Equipped kitchen
- Air conditioning
- Two bathrooms (one ensuite)
- Close to all restaurants etc
  (Ref: 2148)

Manta Rota Beach // €159,000 (£139,000)
- Two bedroom apartment
- Air conditioned
- Open plan living
- First floor
- Patio and bbq on ground floor
- Fitted wardrobes
- Built in 2008 81.55m² including patio
- Close to facilities
- 7 Mins on foot to beach
  (Ref: 2187)
RESIDENTS OF PORTUGAL AND UK PENSIONS - Trusted pension planning guidance from the experts for expats

Pensions that remain in the UK are subject to unique tax liabilities and obligations. Transferring these pensions to another jurisdiction under the Qualifying Recognised Overseas Pension Regime (QROPS) can help you protect your pension funds from double taxation and UK inheritance taxes and charges.

How Your Pension Will Be Taxed in the UK

Pension payments in the UK are taxed as earned income in most cases. Under the current rules established in 2006, all types of approved schemes have the same tax treatment as registered pension schemes. This includes small self-administered schemes, personal pensions, self-invested pension plans, and occupational schemes.

Even if you are not a UK resident, you will be taxed on income that originates in the UK, such as a UK-based pension. UK pension payments are taxed at the individual’s UK marginal tax rate. Currently UK income tax is capped at 45% at the top rate. Some countries have Double Tax Agreements (DTA), with the UK. If you are a resident of one of these countries, such as Portugal, you will only be taxed in your residing country except under certain circumstances.

Double Tax Agreements between the UK and Portugal

The Double Tax Agreement signed with Portugal ensures that pensions and annuities paid in consideration of past employment are not taxed simultaneously by both countries, but only in the country where the individual resides. If you are a tax resident in Portugal, your pension income will only be taxed by Portugal. Pensions that are not in consideration of past employment are also taxable by Portugal. Government service pensions have separate provisions and rules regarding double taxation.

Why You Should Transfer UK Pensions Under QROPS Regime

Although UK-based pension payments will not be subject to UK income tax under the UK/Portugal DTA, they will be subject to the 55% lump sum tax under the UK inheritance tax. The so-called Death Tax is applicable from age 75; between 55 and 75 there is the possibility that a pension pot can pass to immediate family members without any taxation (this depends on the individual’s tax residence). The payments will also be subject to the Portugal income tax at rates up to 53% on Portugal Tax Resident.

Transferring your UK pension to Malta or Gibraltar will protect your pension from the 55% tax on lump sum payments as long as you have not been a resident of the UK for at least 5 years when you receive the payment. Payments will still be subject to the UK income tax after transfer to either country. Because of the Double Tax Agreement in Malta, pension payments will not be subject to Malta income tax. However, pensions transferred to Gibraltar will be subject to a 2.5% tax on income (although foreign tax credits are available in Portugal).

If you qualify for non-habitual tax residency, it may be advantageous to apply. Whether the pension is located in the UK, Malta, or Gibraltar, your pension funds will be exempt from income tax in Portugal. Your pension will then be taxable at the lower income tax rates available in the country where it is located. Even with non-habitual tax residency, it is still useful to transfer your pension to Malta or Gibraltar in order to protect your pension from the 55% lump sum payment tax in the UK.

Blacktower strives to ensure its clients receive the financial advice and products that work for them. In addition, we can help you navigate language, bureaucratic issues and any pertinent cultural differences. Get in touch with us today to find out more – visit www.blacktowerfm.com or call our office directly on 289 555 685 (Quinta do Lago) or 214 648 220 (Cascais).

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When only the best will do!

PVC Directo - The very best in bespoke windows and doors

Perfectly fitting, stylish and safe windows and doors can make all the difference to a home and at PVC Directo the young, professional team is able to provide a complete window and door service to meet all of your needs.

Double glazed windows and doors not only give a fresh and modern look to any property, they are also vital in helping to cut down on expensive heating and cooling bills. Correctly fitting windows and doors can eliminate drafts and leaks to considerably reduce heating bills in the winter while also helping to keep properties cool in the summer.

The benefits of double glazing also extend to security with windows and doors from PVC Directo being solid and shock proof, while the double glass sheets provide thermal and acoustic insulation to keep unwanted noises out at all times.

PVC Directo are specialists in all PVC windows and doors and complete single windows or entire homes with customised quotes to fit every requirement. Choose your own style, colours and finishes to create a look that is personal to you and your home and view all options available at their easy to find showroom located in the Vale de Lousas Retail Park in Alcantarilha.

PVC Directo services include the assembly of doors and windows in PVC, aluminium, aluminium shutters, mosquito nets, standard blinds, electric blinds and conservatories.

PVC Directo also include a free home visit to take measurements, discuss options and draw up budgets, before a final decision by the client is made. From then onwards it will take an estimated two to three weeks for the bespoke products to arrive from suppliers and be fitted - all at an unbeatable cost.

Enquiries can be made seven days a week, so if you’re looking to fit new doors and windows or simply need maintenance for existing ones, why not give them a call today, or visit their showroom at Vale de Lousas Retail Park, Alcantarilha.

For more information, call PVC Directo on: (+351) 282 317 472 or email info@pvcdirecto.com or visit www.pvcdirecto.com

Follow us on Facebook www.facebook.com/pvc.directo
Vernon – A reputation for property success

As one of the longest established real estate agencies in the Algarve since the 90’s, Vernon Real Estate is able to provide both buyers and sellers with an unrivalled level of service – every step of the way. Based in Carvoeiro, the multilingual team draws on their years of experience in the industry to provide a holistic approach to buying and selling property in the Algarve, covering all elements from finding an ideal property to handing over the keys and beyond.

The wide portfolio of villas, apartments and plots of land listed with Vernon enables the team to be able to find the perfect property solution for every buyer, no matter what their budget or requirements, with properties on the books ranging from sea view apartments to countryside plots and luxury villas.

For those looking to sell their Algarve property, the team is able to use its wide network of longstanding contacts to find the right buyer and the right price. Working across various marketing platforms both nationally and internationally, you can be sure that your property will reach the right audience for a swift and stress-free sale.

Vernon Real Estate has built a strong reputation for a bespoke service to meet the needs of every client, with the professional, reliable and friendly team available to help buyers and sellers with their Algarve property today.

Contact the team to find out more about properties for sale, to list your Algarve property for sale or to find out more about the many fiscal and lifestyle benefits of investing in property in Portugal.

Contact Mobile +351 912 511 631
T +351 282 357 109
info@vernonalgarve.com

Bricomarché is a one-stop shop for all your home DIY and garden needs with the large store in Portimão offering everything you need to make your building dreams come true.

The Portimão branch of Bricomarché first opened in 2009 and is part of the larger Grupo os Mosqueteiros, which also includes the Intermarché supermarket chain, and follows the company ethos of providing high quality products at everyday low prices - all year round.

Covering a total area of 1,415 square metres, with 274 of these dedicated to gardens and building materials, the Portimão Bricomarché offers clients more than 20,000 products divided into five different areas of DIY, decoration, building materials, gardens and the pet shop. The wide range of products available makes Bricomarché the only brand in Portugal to offer products across all five areas under one roof.

The impressive reputation of Bricomarché is reflected in the professional and personalised service provided by the team who are able to offer a range of services including technical assistance, custom wood and material cutting, customer support, free quotes, financing solutions, home delivery, after sales service, assembly and installation, paint mixing and gift certificates.

Open 7 days a week from 9am until 9pm in Cabeço do Moche, Lote 1, the team of specialised professionals are available every day to help and to work with you to make your projects come to life.

Visit Bricomarché today to share your idea and to take advantage of top quality products at the very best prices! Bricomarché stores are managed by independent entrepreneurs with 100,000 euros required to open a store.

Bricomarché currently has 37 points of sale in Portugal and has more than 600 stores in France and Poland. By 2020 the Bricomarché brand intends to invest 60 million euros in Portugal with the opening of 15 new points of sale with the goal to reach a total of 50 stores throughout the country.

For further information about Bricomarché please contact their store in Portimão, email udmrecrutamento@mosqueteiros.com or visit www.bricomarche.pt

See our advert on page 12
“Architecture Is Everyone’s Business”

And ‘out of the box’ is this studio’s state of mind.

Studio Arte is one of a kind. Once you enter their atelier, in downtown Portimão, you’re immediately drawn to some amazing details around the place: a huge Saint Mary, a chair with a lamp that falls above your head, a shiny orange canary singing, in short - the home of the creators.

But who are they, and what do they do?

Let’s call it a platform. Joana Dalmau Pinto and João Carriço are the main architects, working side by side with various junior architects. Georgia de Vlieger takes care of the interior design, and Arnold Aarssen is the one who leads the team with his concepts and creative/project direction. The platform works with other important partners, so it offers a large range of services.

For them, architecture is much more than just walls and spaces. It is a whole concept and the reflection of a lifestyle and someone’s needs, such as natural elements or light. Rather than creating hyper tech houses, they prefer the eco-way and in finding more organic (yet efficient) solutions. For the studio it is essential to keep up with new economical building technics, from wood to light weight structures, all cleaner and smarter solutions. Rehab projects in city centres see old buildings transform into cozy shelters in their hands, like CASA XAROCO (Carvoeiro) or CASA LILA (Silves), never losing the sophistication that characterises their work. It adds a huge value to the properties and investors are more than interested in these projects. But if you are looking for other projects, then you must meet CASA CAPRICÓRNIOS (Carvoeiro) or CASA XYZA (Ferragudo), among many others. Clients are happy and so are they, mostly because the final result fits their needs, and importantly, their budgets too, which can go from A to Z, because as they say: “Architecture is everyone’s business”.

New exciting projects coming soon, like the redevelopment of the old Feitoria building, that will be transformed into a luxurious 50 boutique apartment and hotel facility.

by Marta Nobre
Moving in the right direction

Algarve Removals has been successfully relocating its clients’ belongings and online shopping orders with its weekly service between the UK and the Algarve for 15 years. Increase in demand has seen some major expansion developments.

In addition to the present Alcantarilha Warehouse, where you can arrangepick-ups and long-term storage, two convenient, new collection points have opened in Almancil and Tavira, to serve the Eastern Algarve. Major investments also include two new depots secured in the UK and Malaga, to assist with the new UK–Costa del Sol branch of the operation, along with two new vans to complement the fleet.

Algarve Removals are a family-run business steered by managing director John Scott who has many years’ experience in the transport and removals trade. Algarve Removals was created to provide a service which enables customers to have anything from 1 box to a full house moved from the UK to Portugal and from Portugal back to the UK. We are on hand to give you advice on your removal and offer a personal service using our own professional staff, warehousing facilities and vehicles in both the UK and Portugal.

Algarve Removals can give you an accurate, free, no obligation estimate for the cost of your removal and can offer a part/full packing service tailored to your requirements. Your personal effects will be treated with the utmost care, ensuring a trouble-free removal from start to finish.

Algarve Removals also offer an online shopping service. It’s simple: shop online with any major retail store and have your purchased items sent direct from the supplier to our Essex warehouse. We can then either deliver to our Algarve Depot for you to collect or to your property in Portugal.

Algarve Removals have full storage facilities in the UK, Algarve and Ireland and all our facilities are purpose-built storage warehouses which are secure and alarmed at all times.

For more information contact John Scott on: (+351) 289513851 or visit: www.algarveremovals.com

Call us now for a FREE quote

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Local Depots at: Alcantarilha - Almancil - Tavira

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**DISCOUNT TEE TIMES**

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We can help you generate money from your luxury Algarve Villa

SpringVillas offers unique and integrated solutions for luxury villa owners looking to profit from their properties in the Algarve through holiday rentals and maximizing their income, while having absolutely no worries or any kind of work to do.

We clearly distinguish ourselves from the typical holiday rental agencies as we have both integrated solutions and tailor-made services for our guests.

We are not mere and simple intermediaries. We do much more than that.

Actually, although we are the ones who carry out the entire intensive sales operation to maximize revenue we are also the ones:

1) who perform all daily operations through our dedicated and specialized teams (cleaning, welcoming, maintenance, guests support, after-sales and after-stay support, extra services such as chef, massages, etc.),
2) who idealize and prepare the villa for this business if necessary and
3) who generally take all the running costs and risks related to the holiday rental business, maximizing the owner’s final income.

With us, owners will spend no time taking care of their villas, will have no costs in running it, will have no worries at all and will actually have plenty of time to enjoy themselves wherever they are in the world while maximizing their income.

Our target audience is the medium and high segment of holiday makers and we aim to deliver the best holiday experience to all our guests. To make this possible we are very selective on the villas we pick for our portfolio and we constantly maintain them, as it is extremely important for the villa to have high quality, great and unique facilities and to present an immaculate general condition.

Owners are assured their property will always be seriously taken care of and will most likely increase their property value with our additions and work.

If you have a luxury villa in Algarve and if you’re looking for the right partner to monetize your property, maximize your income and run a holiday rental business while having no worries or work, please visit us at www.springvillas.net or contact us directly on springvillasalgarve@gmail.com/ (+351) 92 01 35 294.

Are you looking to monetize your luxury villa in Algarve through holiday rentals?

SpringVillas is your right partner...

www.springvillas.net  springvillasalgarve@gmail.com  (+351) 92 01 35 294
Pure Pools, providing a warm pool throughout the year

With air temperatures still like summer, your pool is looking very inviting, but is the water temperature to your liking?

A titanium heat pump is the most reliable and ecological way to heat your pool. They are highly efficient and capable of heating your pool throughout the year to temperatures of 28°C, and above if required. The technology works by taking free heat from the ambient air and transferring it into the pool water, making them up to 600% efficient.

With the hot gas/reverse cycle defrost function, they will continue heating your pool even when air temperatures drop. This option comes as standard when supplied by Pure Pools. This means they are very reliable in the cooler months.

In order to further lower energy consumption, maximise savings, and to protect the environment, we always recommend installing a cover to a heated pool. We supply a comprehensive range of bubble covers and automatic slat covers. The Automatic Covers also carry the French Safety standard NF P90-308 for child protection.

With over 20 years of experience we offer sound advice to our customers and provide excellent back up and repair services. Based in Lagos, Pure Pools are pool specialists that cover the whole of the Algarve. We provide a service which is second to none, supplying Spas; Pool Heaters; Covers and Safety Fencing etc. of the highest standard, as well as offering a swimming pool maintenance service. References available if required.

Pure Pools Office (+351) 282 760 033, mobile: 919 517 868 or 919 851 016, info@purepools.com, www.purepools.com

* Pool Heating
* Child Safety Covers
* Automatic Covers
* Child Safety Fencing
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* Covering the Algarve

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