

OBRANA | GROUP

live. create. dream.

Obrana Construction, the project's developer, is one of the largest luxury property builders in the Silver Coast Region of Portugal.

Obrana's commitment to service and exceptional quality are echoed in their unparalleled testimonials.

Obrana's building excellence and total professionalism won Obrana Silver in the "Homes Overseas Magazine / British Airways / Daily Telegraph Award" for Best Portuguese Villa.

Obrana was selected for the renovation of the British Ambassador's Residence in Lisbon and the 5-star Lapa Palace Hotel and has featured in Portuguese & British press including UK television's "A Place in the Sun".

The Group's track record is a testimony of quality & integrity making Obrana developments a sound and attractive investment.



Sales: (+351) 916 606 652
Fax: (+351) 262 880 054

info@obrana.pt
www.obrana.pt

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The location plan in these particulars is to enable prospective purchasers to locate the property only. May 2011

Silver Coast HEIGHTS





Welcome to Silver Coast

With its stunning coastline of sandy beaches, clear waters and over three hundred days of sunshine, the Silver Coast of Portugal is fast becoming a favourite holiday and "second home" destination.

Being little more than 2 hours from most European capitals, and just 45 minutes drive from Lisbon Airport, the region offers tranquil landscape, a wealth of sports and leisure activities, superb traditional cuisine and friendly people.

With early buyers reaping handsome returns, this is a place to rediscover the joy of simple pleasures and quality lifestyle.





Silver Coast Heights

Set close to the historic town of Lourinhã, minutes from golden beaches and with breathtaking views of the Atlantic Ocean, Silver Coast Heights is an exclusive development of 13 three bedroom homes.

Developed by award winning British developers, Obrana, each home is a harmony of fine design, construction excellence and comfortable living.

From large windows that take full advantage of the Portuguese light to shimmering pools, from fully fitted kitchens to sundrenched terraces, a special place of stylish living awaits just for a discerning few.

The very essence of outdoor living

The unspoilt Silver Coast provides a wealth of delights from the miles of sandy beaches to the gentle green landscape dotted with ancient windmills, from quaint traditional villages to admirable world heritage sites.

The extensive coastline is a haven for water sports - sailing, surfing, windsurfing, scuba diving and fishing. Golfers can savour the pleasure, and challenge, of several world-class courses and for horse-lovers, an international standard equestrian centre is currently under construction.

For those looking for relaxation, these fine homes with spacious living areas, generously-sized terraces, private pools and landscaped gardens, provide a perfect contemporary retreat, away from the distractions of everyday life.





Interior Comfort

Each Silver Coast Heights home is finished to the most exacting standards using the finest materials and the best local craftsmen. Specifications have been chosen with luxury and functionality in mind where features such as open plan living - dining, high specification kitchens, large terraces, bedrooms with ensuite bathrooms provide easy and comfortable living.

Entrance hall and corridors

Front door - Aluminium panel door with security lock
 Floor - Ceramic tiles
 Skirting - white lacquered
 Walls - Plastered and painted
 Ceiling - Plastered and painted white

Sitting room / Dining room

Floor - Ceramic tiles
 Skirting - white lacquered
 Walls - Plastered and painted
 Ceiling - Plastered and painted white

Kitchen

Floor - Ceramic tiles
 Wall tiling - Ceramic tiles
 Ceiling - Plastered and painted white. Spot lighting
 Granite worktop / Luxury kitchen units
 Kitchen appliances include
 _Dishwasher
 _Fridge freezer
 _Built in oven
 _Gas hob
 _Washing machine
 _Ducted Stainless Steel extractor

Bedrooms

Floor & Skirting - Wood
 Walls - Plastered and painted
 Ceiling - Plastered and painted white
 Wardrobes - Built in

Bathrooms & En-suites

Floor - Ceramic tiles
 Wall tiling - Ceramic glass tiles
 Walls - Plastered and painted
 Ceiling - Plastered and painted white. Spot lighting
 Suspended whiteware
 Taps - Grohe
 Shower screens - Tempered glass
 Underfloor heating

Verandas & Terraces

Floor & Skirting - tiles
 Walls - Rendered and painted
 Ceiling - Rendered and painted

Woodwork

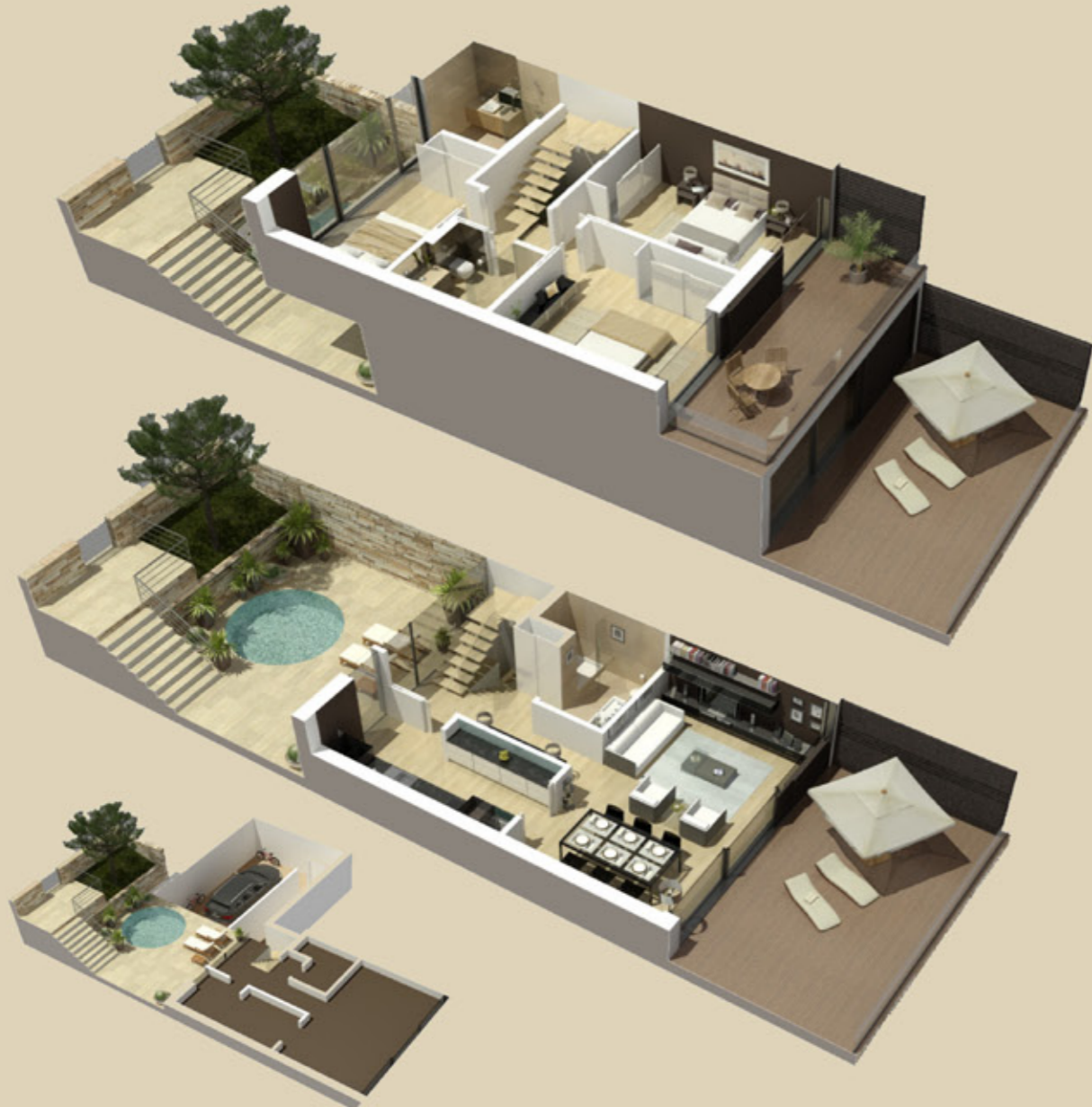
Internal doors - White lacquered
 Wardrobes - White lacquered

Inclusive Fixtures

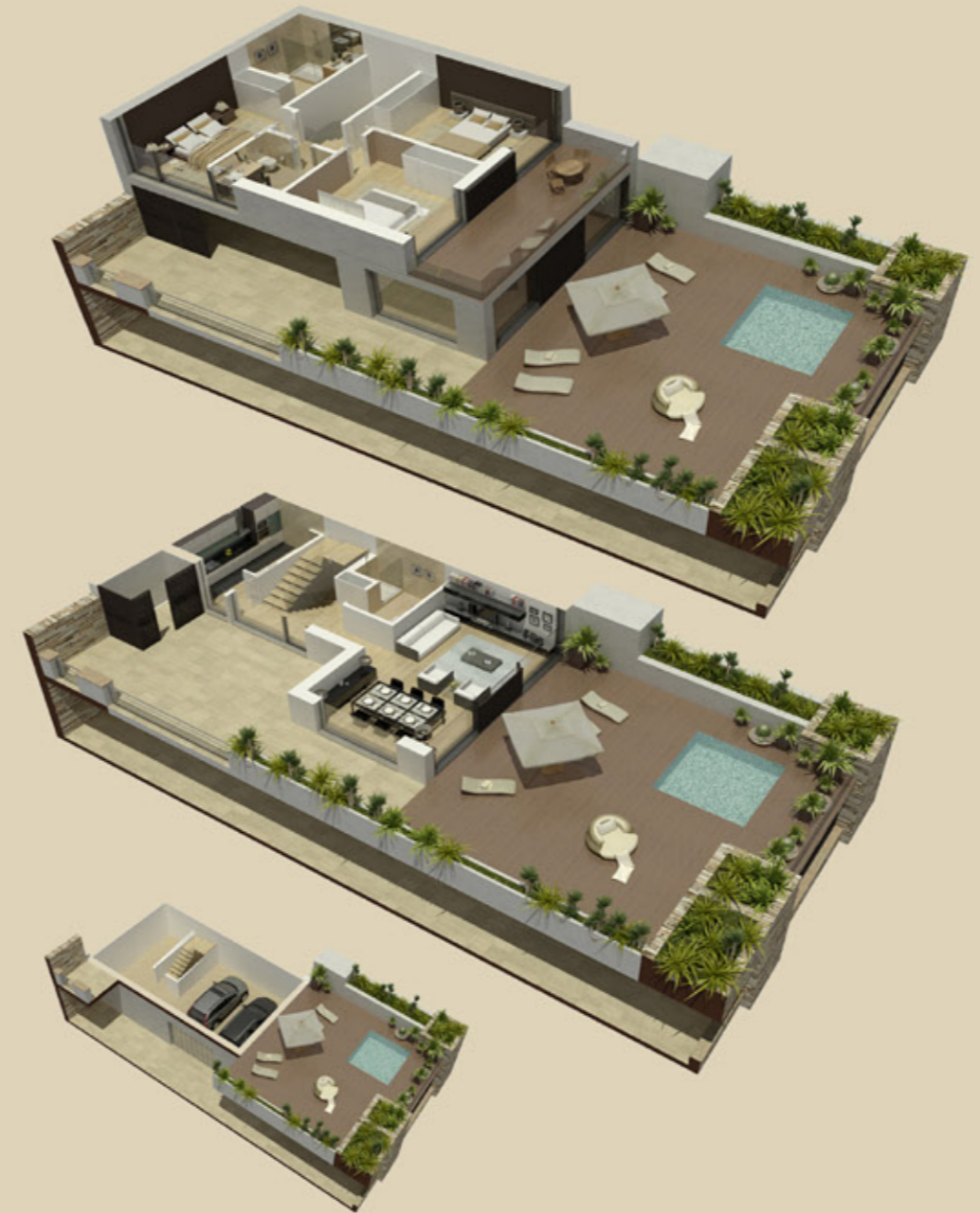
_Fully fitted 3-in-1 units (air-conditioning / heating / dehumidifiers)
 _Under-floor heating in bathrooms & kitchen
 _Wall mounted gas fired hot water with separate hot water storage tank
 _Double glazed windows with external shutters
 _TV and telephone sockets in living room and bedrooms
 _Conduits for security alarm system
 _Pre-installation for solar panels
 _Private Garages
 _Landscaped gardens
 _Pool or jacuzzi



Typical Floor Plans



PLOT E - Gross Build Area* 396sqm



PLOT C - Gross Build Area* 531sqm



PLOT A - Gross Build Area* 347sqm

* Includes terraces & lower ground floor

Making life easier

Silver Coast Heights is supported by a professional team who can help with every aspect of ensuring that you get the home that you want – from purchase, through furnishing, to management and rental. Whatever your needs, we can provide a tailored service that gives you peace of mind from start to finish.

- ✓ Lawyer
- ✓ Accountant
- ✓ Fiscal Representative
- ✓ Mortgage / Loan specialist
- ✓ Condominium Management
- ✓ Individual Property Management
- ✓ Rental Management
- ✓ Furniture Package



Silver Coast... a secure investment

THE INDEPENDENT

Portugal's Silver Coast offers value

New-build resorts promise to bring new interest and cachet to a region, and prices are predicted to double over the next five years.

Telegraph.co.uk

Why the Silver Coast is pure gold

The spectacular Silver Coast, celebrated for its Jurassic heritage, is less known and developed than the Algarve, and remains alluringly Portuguese in its cuisine, language and pace of life. But prices are set to climb, for the new A8 motorway has made the region hugely accessible, placing it within 45 minutes of the capital, Lisbon. What's more, the Portuguese government is keen to manage and control development of the coastline to preserve its natural heritage.

TIMESONLINE

Overseas property: Portugal's Silver Coast strikes gold

"smart money is moving to this charming area west of Lisbon"

4
CHANNEL FOUR TELEVISION

A PLACE IN THE SUN : 20 Best Places to Make Money

3rd Best : PORTUGAL : 360% return





Driving time to:

Beaches	5 min
Restaurants	5 min
Lourinhã Town	5 min
Golf Courses	20 min
Óbidos	25 min
Lisbon	45 min

Supermarkets, banks, pharmacy, Tourist Information can all be found in Lourinhã Town.



Silver Coast Heights ... a place to rediscover the joy of simple pleasures.