

Silver Coast

RESIDENCE

OBRANA | GROUP
live. create. dream.

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





Make Silver Coast Residence your preferred holiday & investment destination.

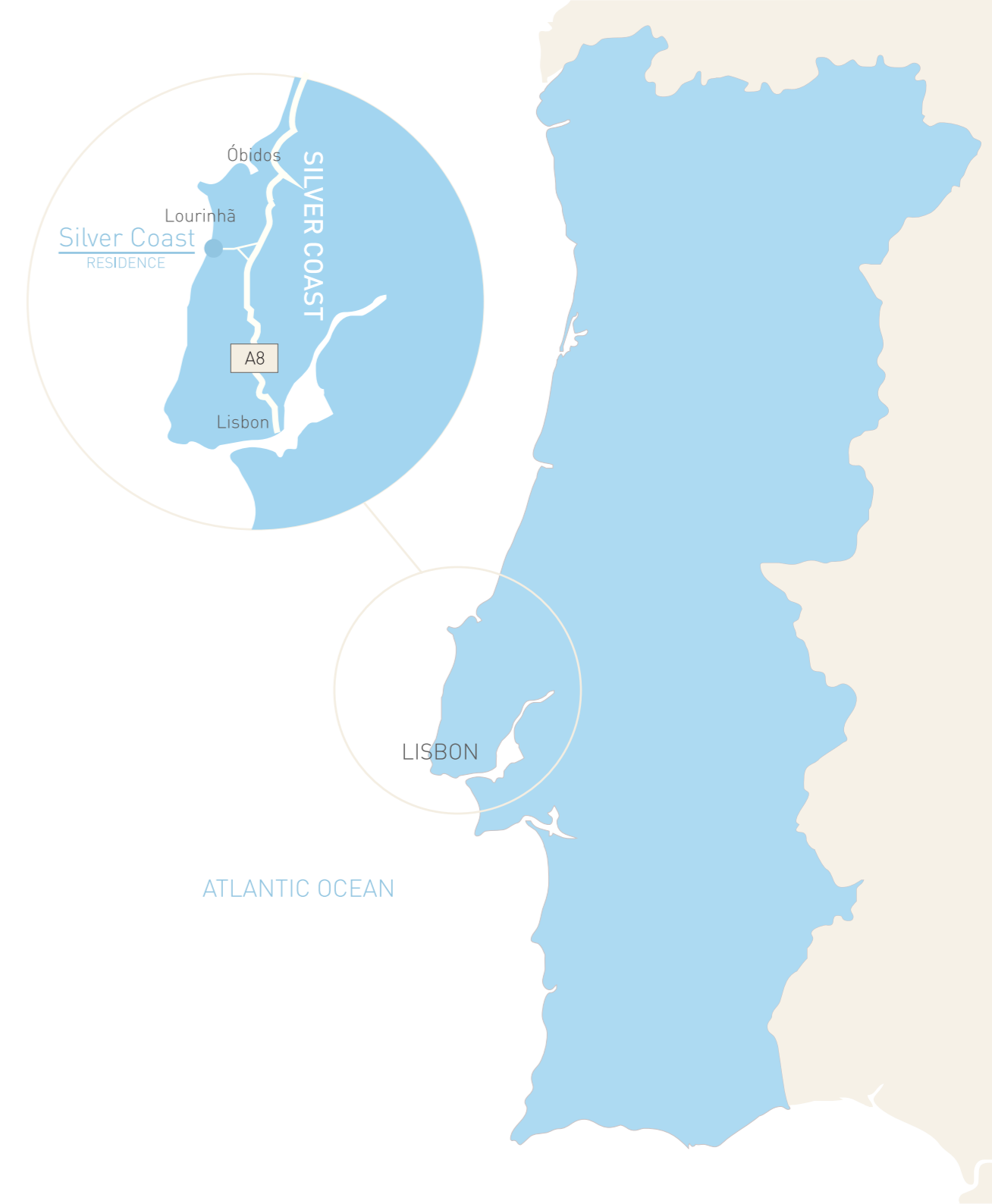
Silver Coast Residence

This outstanding development of 15 three bedroom homes with breathtaking views of the Atlantic Ocean is located in one of the undiscovered jewels of Portugal's Silver Coast- Areia Branca - literally White Sands.

Just 45 minutes drive from the capital Lisbon, close to historic Lourinhã town and minutes from long stretches of soft sandy beaches, this part of Portugal is becoming a sought after "second home" destination where early buyers are reaping handsome returns.

Developed by award winning British developers, Obrana, each home is built to exacting standards that marry traditional Portuguese exterior with quality & modern interiors.

With the regions all year round mild climate, clean powdery beaches, friendly people, gastronomic food, intriguing medieval towns, championship golf courses, Silver Coast Residence offers you the perfect holiday and investment home.



Designed for external harmony

Specially designed to be in perfect harmony with the natural surroundings, Silver Coast Residence echoes the elegance of typical Portuguese architecture, yet offers all the comforts and luxury of modern lifestyle.

Clay roof tiles, calçada paths, Ferrogres floor tiles, ironwork balconies, pergolas are just some of the traditional Portuguese features you will find in these beautiful homes set in landscaped gardens around a central pool.

Terraces and balconies make the most of the ocean views and offer an ideal place to relax in the sun.

All properties have individual parking in the basement together with lockable storage – ideal to leave personal items should you wish to rent your home. 11 properties have their own private garden – perfect for evening barbeques.





Interior Comfort

Each home is finished to the most exacting standards using the finest materials and the best local craftsmen. Specifications have been chosen with luxury and comfort in mind. Features such as open plan living - dining rooms, modern kitchens and bathrooms, built in wardrobes, air conditioning provide for an easy living lifestyle but always with a touch of elegance.

Entrance hall and corridors

Front door - Aluminium panel door with security lock
Floor & Skirting - Ceramic tiles
Walls - Plastered and painted
Ceiling - Plastered and painted white
Stairs 'Moleanos' stone

Sitting room / Dining room

Floor & Skirting - Ceramic tiles
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 - Bosch
_ Dishwasher
_ Fridge freezer
_ Built in oven
_ Gas hob
_ Washing machine
_ Ducted Stainless Steel extractor
_ Stainless Steel sink and drainer
_ Single lever mixer tap

Bedrooms

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

Bathrooms & En-suites

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

Verandas & Terraces

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

Woodwork

Internal doors - beech
Wardrobes - beech
Handrails Wooden handrails on all internal staircases

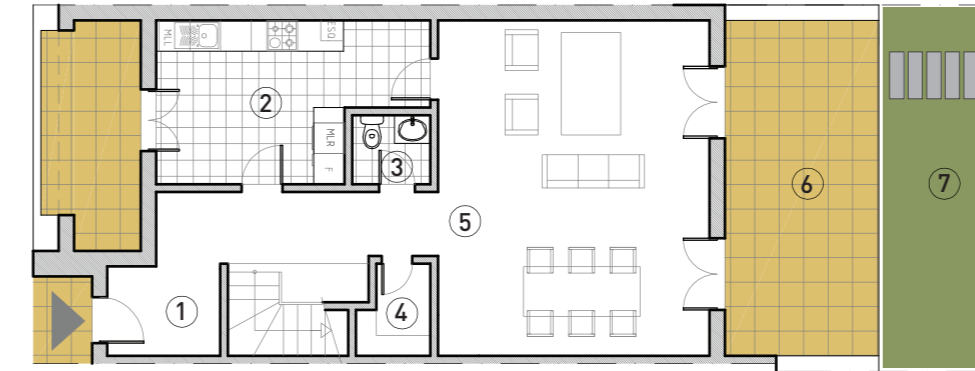
Inclusive Fixtures

- _ 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 roll-up external shutters
- _ Windows in white aluminium
- _ TV and telephone sockets in living room and bedrooms
- _ Conduits for security alarm system
- _ Pre-installation for solar panels
- _ Allocated parking in basement
- _ Individual storage areas in basement
- _ Landscaped gardens.
- _ Private gardens (in some properties)
- _ Large condominium pool
- _ Separate baby pool

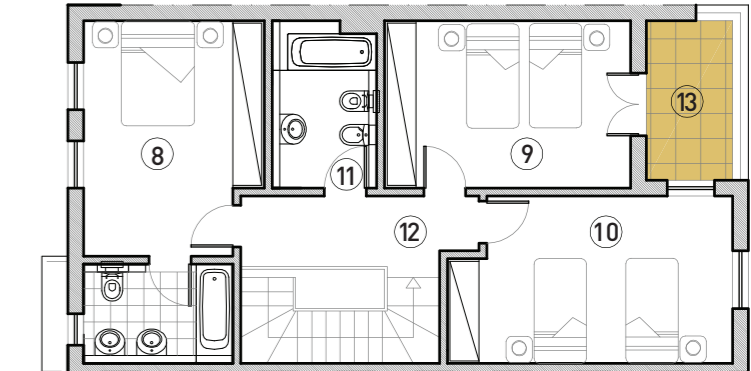


Aerial view

Typical floor plans



GROUND FLOOR



FIRST FLOOR

Silver Coast Residence is an outstanding development of 15 three bedroom homes with breathtaking views of the Atlantic Ocean.

Each homes provides luxurious living where large terraces and gardens are designed to ensure full enjoyment of the Portuguese sunshine.

Built around a large condominium pool and close to beaches, restaurants and other amenities, Silver Coast Residence offers a perfect holiday and investment home.

Driving time

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.

Ground Floor

1. Hall	17.7m ²
2. Kitchen	14.9m ²
3. Bathroom	2.1m ²
4. Storage	2.3m ²
5. Living & dining room	34.8m ²
6. Terraces	30.2m ²
7. Garden	71m ²

First Floor

8. Master bedroom & ensuite	20m ²
9. Bedroom 1	15.2m ²
10. Bedroom 2	16.3m ²
11. Bathroom	6.2m ²
12. Hall	6.0m ²
13. Terraces	20.6m ²

Allocated basement parking	1 car
Lockable storage	7.4m ²

Gross Build Area (inc. terraces & Storage) 210m²

Measurements are approximate only.

Making life easier

Silver Coast Residence 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





The experts outlook on the Silver Coast

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.

THE
INDEPENDENT

Portugal

Buying property in Silver Coast Portugal offers good prospects for rental from both the local market and from holidaymakers, and with the potential of significant property price rises on the Silver Coast Portugal, this could be the ideal place to invest in a holiday home.

PropertyMagnate
.com

Investors Strike Gold In Portugal's Silver Coast

Buyers who snap up properties in Portugal's Silver Coast region could see their investment double over the next few years.

Homes
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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.

Telegraph.co.uk

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

3rd Best : PORTUGAL : 360% return

4
CHANNEL FOUR TELEVISION

Overseas property: Portugal's Silver Coast strikes gold

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

TIMES ONLINE

About Obrana

Obrana Construction is the largest luxury villa builder in the Silver Coast Region of Portugal. 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. Furthermore they were selected for the renovation of the British Ambassador's Residence in Lisbon and the 5-star Lapa Palace Hotel. Obrana has also been featured in Portuguese & British press including UK television's "A Place in the Sun".

Obrana Construction is part of Obrana Group. The Group provides real estate solutions to individuals and corporations seeking to invest in Portugal. Activities include:

_Construction

_Renovation

_Land and Resort Development

_Planning & Consulting

_Public works

_Sales & Rental.



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