



Development brief for
Varandas da Cabanas 47 Luxury apartments
Cabanas /Conceicao
Tavira

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AlgarvePropertyShops are happy to offer 47 new high quality apartments on the Verandas de Cabanas Development for sale. We have been appointed as a sales and marketing agent by the developers. The complex expected completion is first phase of 24 apartments with the pool and gardens in December 2023 and the second phase of 23 apartments by August 2024.

- **Overview:**
- Situated in a quiet area of the quaint picturesque fishing village of Cabanas/Conceicao in the council of Tavira ,this is a select development of 1,2 and 3 bedroom apartments and Penthouses, finished to a very high quality with large terraces and each penthouse will have its own private roof solarium with sea and countryside views.
- Offering all sectors of the market the perfect home to fit their needs. Built within a community development with communal gardens and a heated swimming pool ,and offering sea views these really are a great investment.
- With Faro airport just 40 minutes away, Conceiceo train station close by and the A22 motorway on hand, Cabanas is easily accessible by road, air and railways. Cabanas really is easy to reach and only minutes away from many wonderful places to visit. Just 15 minutes further on the A22 and you are in Spain's Ayemonte and also 1 hour further to the City of Culture, Seville. Residents will also enjoy a whole host of local amenities and attractions on their doorstep - local shops are plentiful, a major shopping centre with a multi-cinema in Tavira is close by, many restaurants and coffee shops to sit and people watch. With over 7 golf courses within 20 minutes radius one of which is Monte Rei Portugals number 1 golf course and Europes number 10. We also have miles of sandy beaches there is plenty for all to do and see. Also Portugal has been voted best place in the world to retire in 2022 by Travel website.



Details:

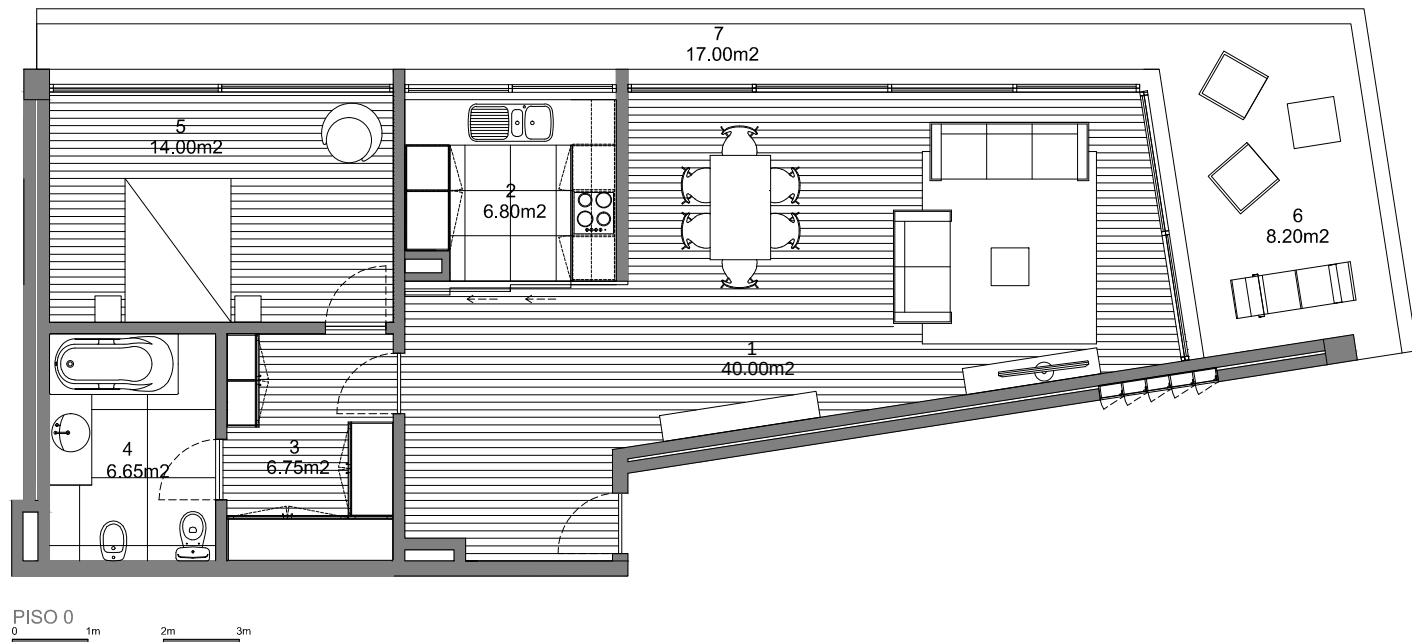
Lawyers:	Tavira Lawyers www.taviralawyers.com		
Launch Date:	2022		
Completion Date:	Full site estimated	Completion summer	20 24
Number of Units:	47 Apartments of 1,2 and 3 bedrooms		

Unit Specs:	1 Bed	2 Bed	3 Bed
Square Meter:	From . 100sq mtr	from 115sq mtr	from. 170 sq mtr
Prices from:	€ 232,000	€265,000.00	€425,000

Reservation Fee:	€10,000	will form part of the promissory contract payment
Deposits:	30%	With the signing of the promissory contract and 2 further payments Of 15% during construction
Rental:		Rental management package from Algarve Property Shops
Other Costs:	IMT	Due on Completion
	Legal Fees	Approx. 1%
Notes:	Mortgages	Mortgages are available subject to status
	Furniture	Furniture packs are available speak with Wendy

Rentals:	High Season	weekly	Low Season	monthly
2 bed		€1,250		€1250
3 bed		€1,750		€1,500
2 bed penthouse		€2,000		€1,500
3 bed penthouse		€2,500		€2,500

Varandas De Cabanas T1 GF



T1

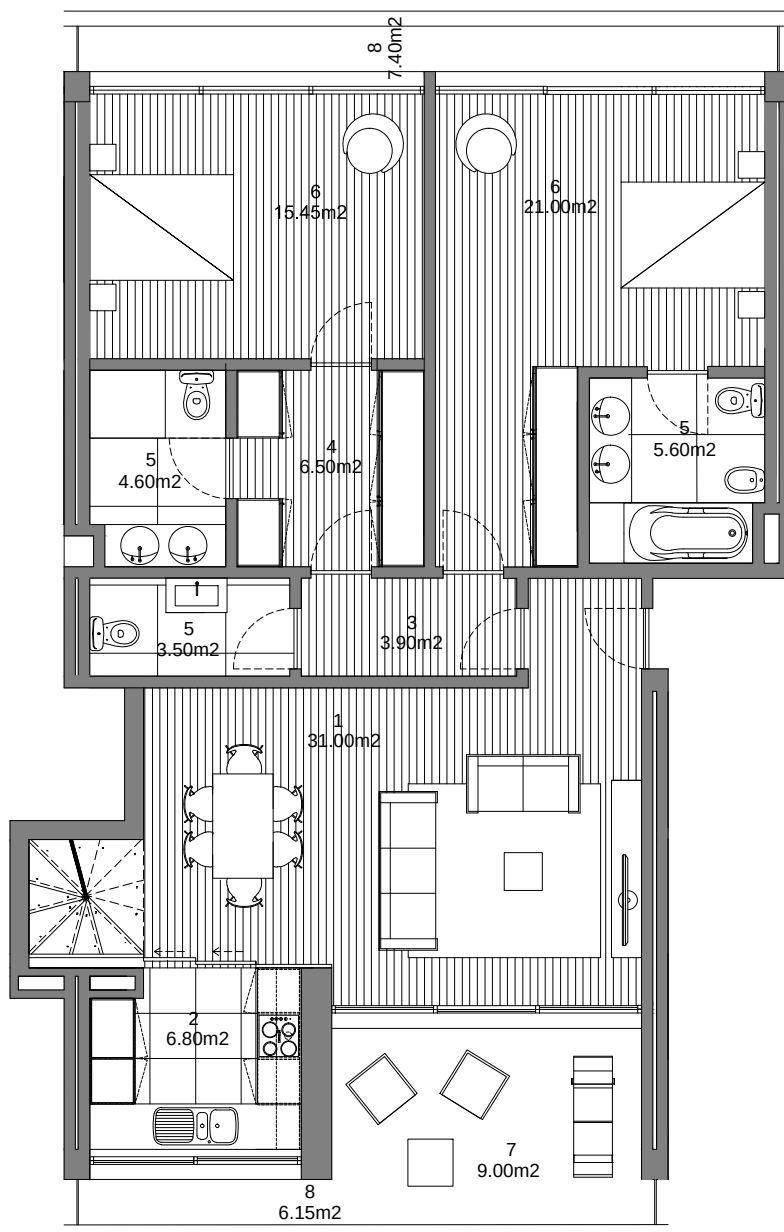
ÁREA HABITAÇÃO 93,00m²
 ÁREA TERRAÇO 8,20m²
 ÁREA VARANDA 17,00m²

LEGENDA DE COMPARTIMENTOS

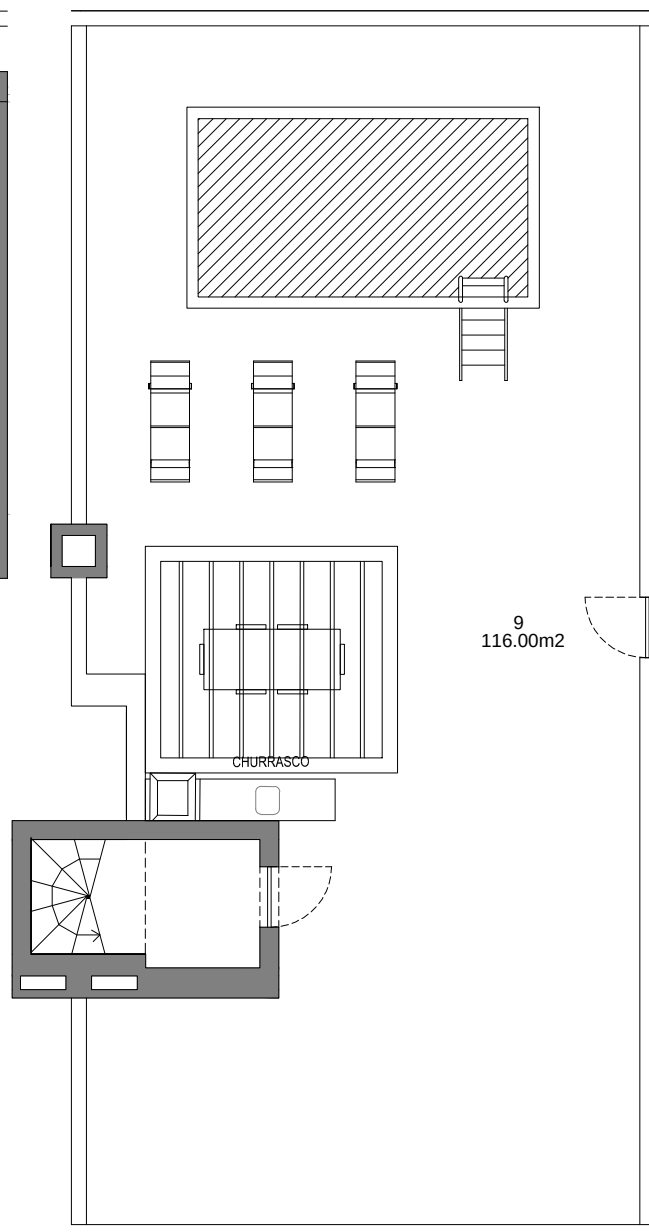
- 1 Sala
- 2 Cozinha
- 3 Roupeiro
- 4 W.C.
- 5 Quarto
- 6 Terraço
- 7 Varanda



Varandas De Cabanas T2 PH



PISO 2
0 1m 2m 3m

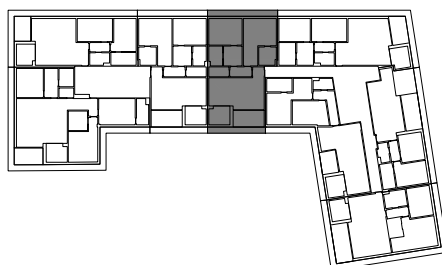


COBERTURA

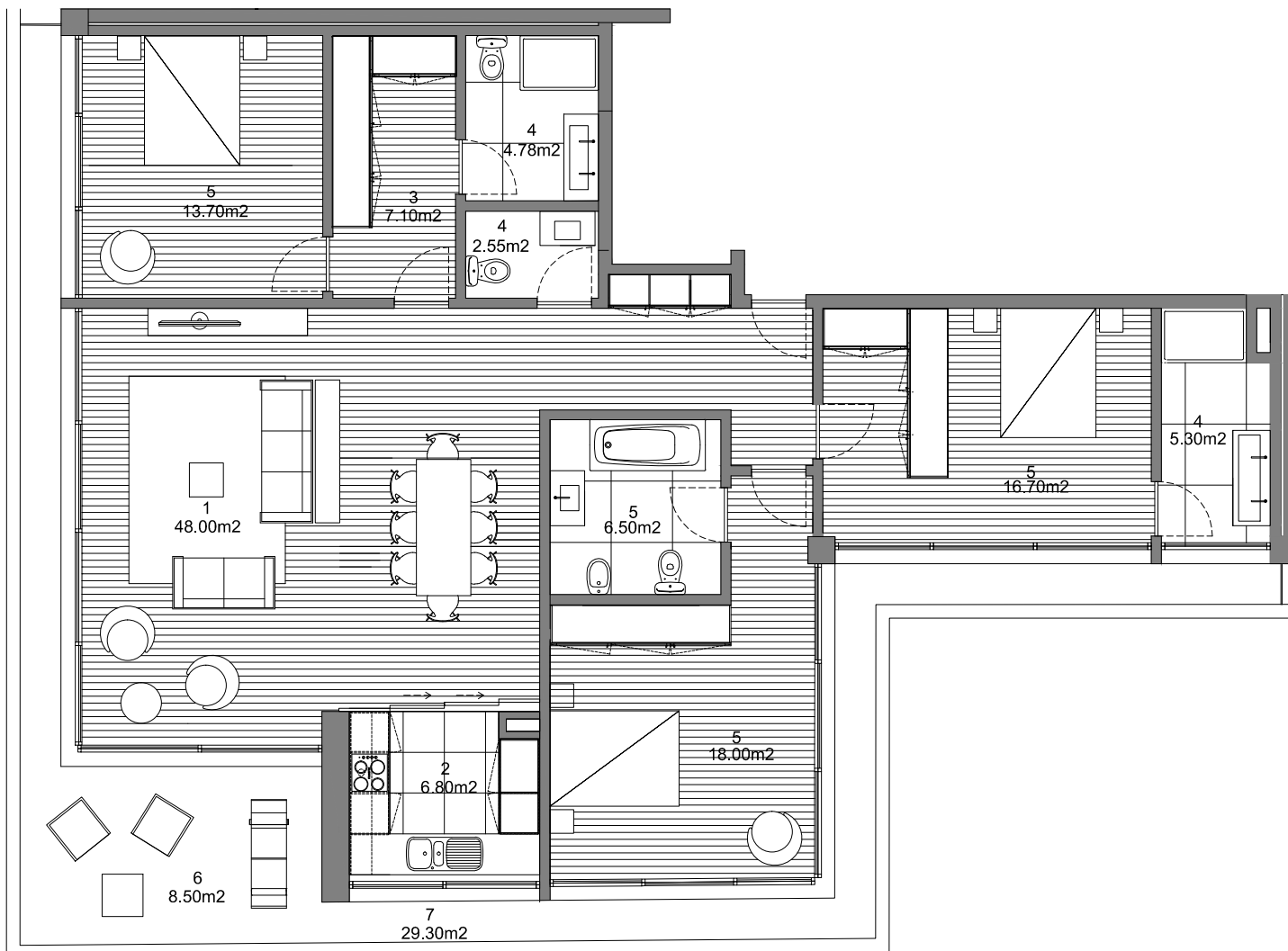
T2

ÁREA HABITAÇÃO 122,00m²
ÁREA TERRAÇO 9,00m²
ÁREA VARANDA 6,15m²

LEGENDA DE COMPARTIMENTOS
1 Sala
2 Cozinha
3 Hall
4 Roupeiro
5 W.C.
6 Quarto
7 Terraço
8 Varanda
9 Cobertura



Varandas De Cabanas T3 FF



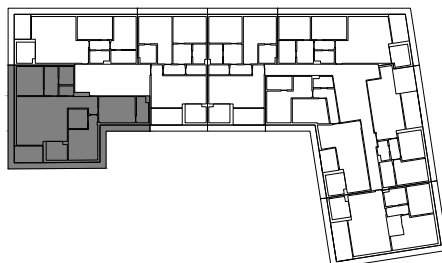
PISO 1
0 1m 2m 3m

T3

ÁREA HABITAÇÃO 150,00m2
ÁREA TERRAÇO 8,50m2
ÁREA VARANDA 29,30m2

LEGENDA DE COMPARTIMENTOS

- 1 Sala
- 2 Cozinha
- 3 Roupeiro
- 4 W.C.
- 5 Quarto
- 6 Terraço
- 7 Varanda





















Cabanas from Benamor golf club



Some local amenities

- Quinta da Ria and Quinta da cima 2 sister courses 5 minutes from the development, while Benamor golf club is just 800 metres .



Tavira is surrounded with miles of beautiful white sandy beaches





- **Local Area:**
- Tavira is the local town, a beautiful fishing town with stunning architecture and history and is known as the Algarve's hidden jewel. It is set on an inland waterway and narrow cobbled streets support a myriad of beautifully externally tiled shops and restaurants. There are some 32 Churches of which to tour. View the town from the watch tower or enjoy a drink on the roof terrace hotel, one of three in Tavira. Restaurants offer local fresh fish and huge fresh steaks, paired with the finest quality wines. All are priced within a budget that would allow plenty of spare money for shopping.
- Cabanas itself a typical fishing village and is set amid rolling countryside and is by the sea. It has an island beach which can be accessed by water taxis at €2 a trip. The beach is stunning - kilometre after kilometre of beautiful white sand with beach bars and restaurants along its length. It has been voted in the top 3 in Europe.
- There are many golf courses close to the development, two of which are shown above Quinta De Ria and Quinta da Cima .Monte Rei Portugals number 1 golf course designed by the great Jack Nicklaus is 15 minutes drive, this is possibly one of the most beautifully maintained courses in the world. www.monte-rei.com With 7 golf courses within a short drive it can be a golfers paradise recently voted as the worlds best destination for golf <https://www.iagto.com/awards> <http://epaper.theportugalnews.com/mobile/index.html> .As well as golfers, Cabanas appears to have two further rental markets. These would be the retired folk who tend to holiday here from September through to April. The second group, are families who start holidaying from April through till September.
- The position of Cabanas is fantastic. 3 Kilometres inland there is the A22 motorway which links the whole of the Algarve. To put some perspective on it, Seville in Spain is within 1.5 hours and Lagos at the far end of the Western Algarve is only 60 minutes away. Also Lisbon the capital city is 2 hours from the Algarve .

Tavira photos



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Portuguese_eyes / Vitor Oliveira

• Facilities:

- Communal heated swimming pool with wc and showers.
- Pool bar /snack bar .
- on site condominium office
- Manicured communal gardens
- Secure underground parking available with 60 extra parking spaces around the development
- Basement storage unit for all apartments
- Communal meeting rooms
- Elevator access from basement to all floors
- Transport service available
- Onsite maintenance person
- Rental and management package available from Algarve Property Shops
- Cleaning and Laundry service available
- 10 minutes to the beach
- Imported granite from India to all apartments and hallways
- All penthouses have large roof solarium with sea views and with outside kitchen, and BBQ .
- These properties qualify for clients who require the Golden Visa