

**QUINTA DE FARO**  
— PRIVATE LUXURY VILLAS —  
ALGARVE





### **The first private estate of villas in Faro.**

Faro is an authentic city with character ; protected by ramparts, the old town nestles the rich historical centre ; Faro is surrounded by gorgeous islands and beaches. We have believed in Faro and his potential; we found this orange tree field facing The Ria Formosa with stunning colours all day long; we then decided to create QUINTA DE FARO.

Quinta de Faro, a unique domain of 37 premium villas with their private pool and their matured Mediterranean gardens bathed in sunshine. A truly exceptional project co-signed by MJ Développement and Serip Groupe, Quinta de Faro estate, with its breathtaking view over the Ria Formosa, is a resounding success !

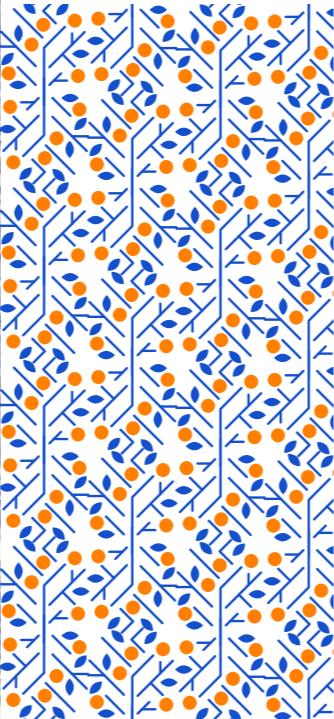
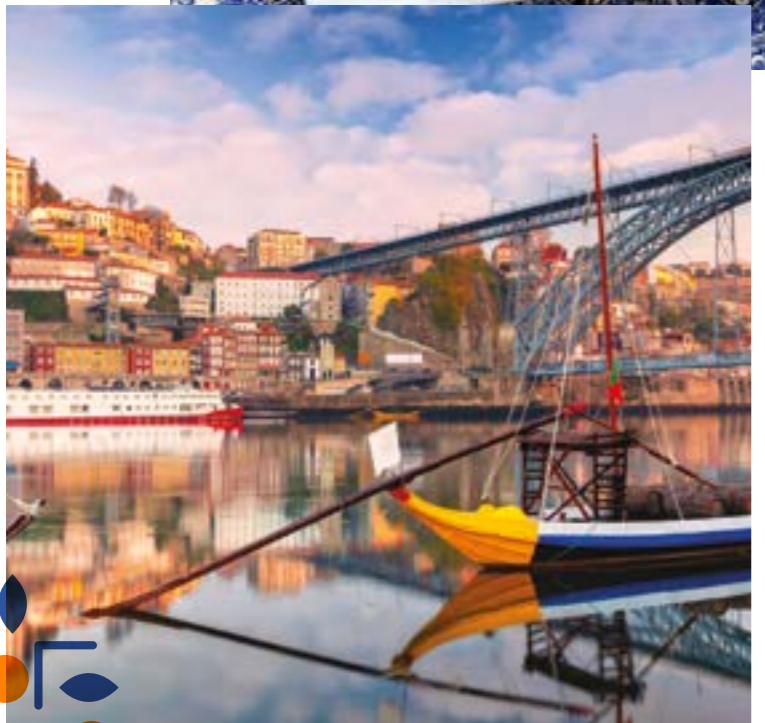
The 17 villas on phase 1 have made 17 happy owners in less than 10 months on the market.

9 new premium villas are now been released !  
Seize this opportunity to become the owner of a luxury villa at the gates of Faro, this peaceful and captivating city.



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## 01 LIVING OR INVESTING IN PORTUGAL



### NHR status

To be eligible for the benefits of NHR status (Non-Regular-Resident), you must apply for tax residence with the Portuguese authorities (and not have been a Portuguese tax resident for the last 5 years). To become a tax resident in Portugal one must have lived in Portugal for more than 183 days (consecutive or not) in the past year and prove that you wish to settle in the country permanently (purchase of property, long-term rental contract, etc.).

The tax exemption or reduction depends mainly on your activity and the origin of your income. This exemption is valid for employed or self-employed and for pensioners, however it may vary depending on whether or not you are classified as a "high value-added business".

For pensioners: Pensioners receiving only private sector pensions can benefit from a total tax exemption or a 10% tax on their income based on the year they moved to Portugal. Public sector pensions are taxed in the country of origin.

For a complete overview of the procedure for obtaining NHR status, please visit:

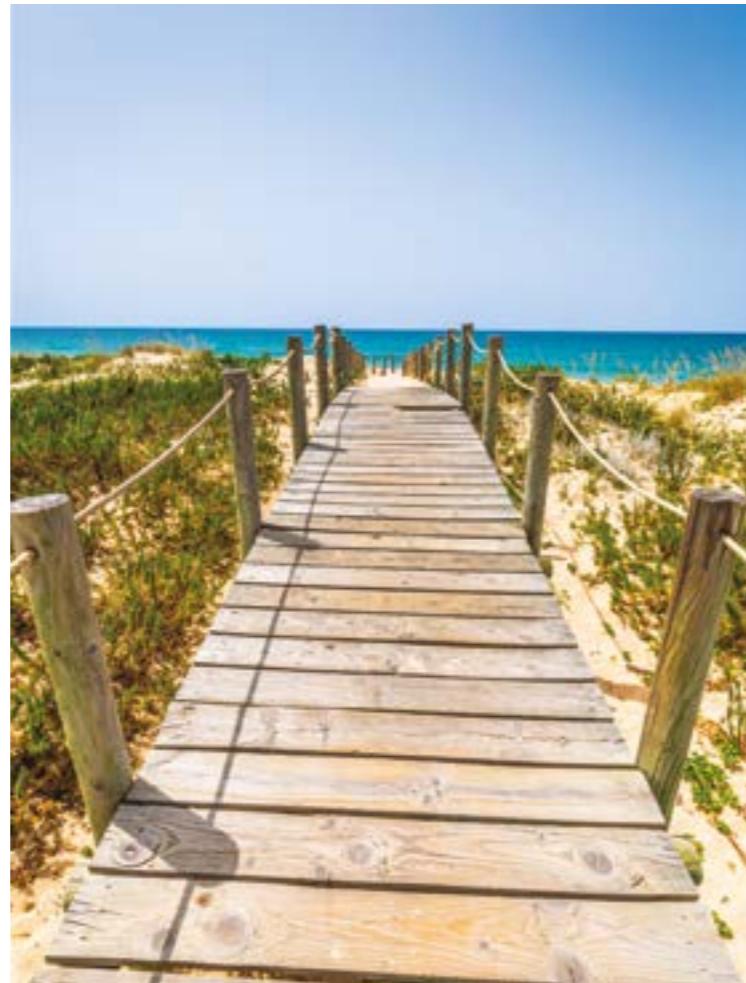
<https://www.lisbob.net/en/blog/nhr-status-portugal-non-habitual-resident-tax-guide>

## A dream destination set between mountain and sea

With more than 300 days of sunshine a year, Algarve has no less than 200 kilometres of coastline bordered by breath-taking white sandy beaches and crystal-clear waters. Referred to as "Europe's Caribbean", some of its stunning landscapes such as the mythical Benagil Caves in Albufeira are very famous.

Portugal's southern region is also known as a golf lovers' paradise. What could be better than perfecting your swing in Algarve? Home to more than 50 golf courses, Algarve is one of the most popular golf spots in Portugal, recognised by top professionals and legendary champions. The courses are all located near the ocean and are renowned for their beautifully maintained grounds year-round.

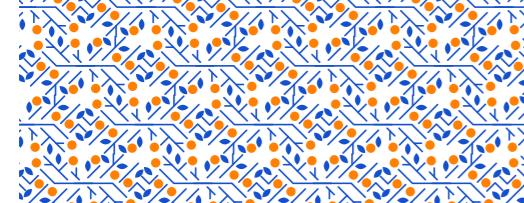
While the coast boasts a wide range of sporting activities, the hinterland mountains offer many signposted paths for wonderful walking or gastronomic excursions among the many wine and olive oil estates.



Beach - Faro



Marina - Faro



Vue aérienne - Faro



## Faro, a city full of enchantment

Faro, the capital of Algarve, has everything you could wish for, from its vibrant colours and peaceful atmosphere to the countless beauties it conceals. Faro has a lot to offer and you quickly get to love it!

Its historic city centre, shaped by colourful and flowery alleys, is filled with traditional restaurants, shops and bars with live music. Beyond the historic city walls, the modern city also bustles with year-round entertainment. The atmosphere is really authentic. You soon get used to the picturesque setting and blend in. Faro is an unspoilt and cosy town surrounded by the Ria

Formosa. This nature park between town and ocean is unique in the world for its biodiversity. The park is a network of saltwater lagunes and untouched islands, ideal refuge for both migrating birds and wildlife. The view is absolutely breath-taking as the sun displays its magical colours over the city



Historic city centre of Faro



### 03 THE MONTENEGRO DISTRICT

## A quiet and residential area

Bordered by the Ria Formosa lagune, Montenegro is a very popular district for its quietness and its easy access. A popular area for those who enjoy walking. Residents benefit from the nearby shops and amenities. Montenegro is a charming place with a blend of typical and modern surroundings, with residential areas and beautiful, colourful villas. This setting, with its sunrise and sunset colours, invites you to relaxation and well-being.





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ALGARVE



EUROPEAN  
PROPERTY  
AWARDS



ROLLS-ROYCE  
PHOTO CARS  
AUTHORISED DEALER  
P&LWOOD

AWARD  
WINNER

2021-2022

13

## The first luxury private villa estate in Faro

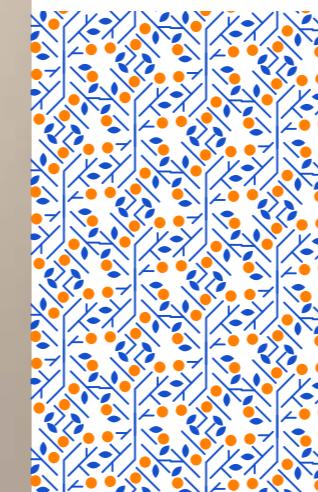
The "Quinta de Faro" estate is located in the heart of the iconic city of Faro, capital of Algarve - one of Portugal's most popular destinations. Overlooking the Ria Formosa lagune, within an enclosed and confidential estate of more than 5 hectares, it houses 37 luxury villas (17 villas on phase 1 sold in less than 10 months - 9 new premium villas on phase 2), each with private swimming pool. These contemporary architectural villas offer spacious interiors ranging from 299m<sup>2</sup> to 589m<sup>2</sup> (3 and 4 bedrooms) and are set

amidst lovely Mediterranean gardens that benefit from natural sunlight. The villas offer top-of-the-range services (en-suite bedrooms, equipped kitchen, cellar, sauna, gym, etc.) and the finest materials. Exceptional proximity to the centre of Faro and to the beaches. Amazing view in the foreground with the ocean in the background. Quinta de Faro is a haven of peace just a stone's throw from the bustling city centre of Faro, a place to let go and daydream. A co-development signed MJ Développement & Serip Groupe.

Bedroom - Villa 3 bedrooms



Living room - Villa 4 bedrooms





## 04 EXCEPTIONAL VILLAS

- 3 bedrooms, 2 levels
- Interior living area 378 sqm
- Land 972 sqm to 1097 sqm
- Private 49 sqm swimming pool



## 04 EXCEPTIONAL VILLAS

- 4 bedrooms, 2 levels
- Interior living area 348 sqm
- Land 789 sqm to 795 sqm
- Private 49 sqm swimming pool





Küchen - Villa 3 bedrooms

## 06 SERVICES AND FEATURES

The high standard of the villas' services is a strong reference to the Quinta de Faro project's upmarket positioning.

Each villa comes with its own landscaped patio with a gorgeous stone and mosaic fountain in the middle. A real open-air living area with an atmosphere inviting you to relax and unwind. The large glass entrance doors to the villas open onto spacious interior living areas bathed in natural light and designed to ensure maximum functionality.

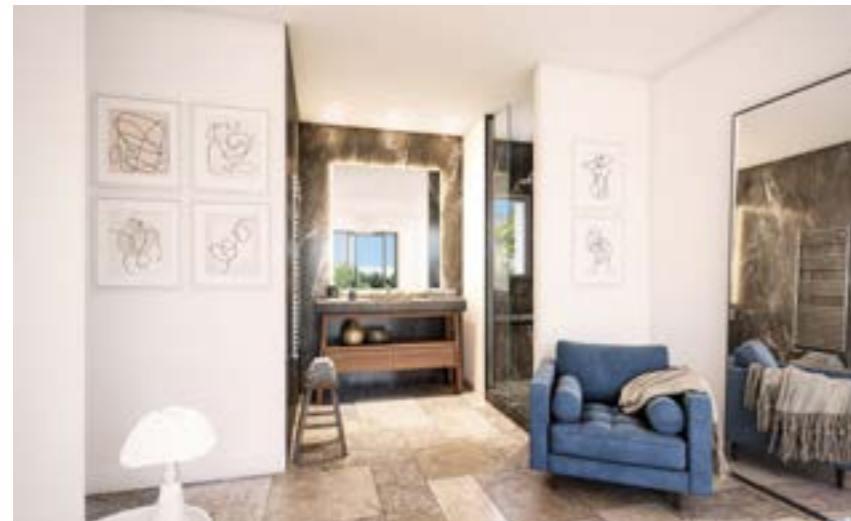
### Features

- Large dimension travertine in living room, kitchen, bedroom
- Marble wall and floor in shower room
- Large windows with double glazing against burglary
- Walls and ceilings plain paint
- Black aluminium exterior joinery
- Brushed aluminium door handles and finishes
- Concrete staircase
- Thermo-lacquered wrought iron railings (handcrafted ironwork)
- Electric sliding gate in thermo-lacquered wrought iron (handcrafted ironwork)
- Automatic roller shutter type garage door

Wine cellar



Bathroom - Villa



### Furnishings

- Fitted wardrobes and dressing rooms
- Kitchen fitted and equipped with Samsung, LG or Bosch appliances (double sink, taps, oven, induction hob, hood integrated into the central unit)
- Fitted bathroom with double washbasin
- Wall mounted towel dryer
- Extra flat shower tray
- Stone or mosaic shower tray
- Hanging toilet
- Reversible air conditioning
- Electric blinds
- Fitted wine cellar (for type C villas)
- Fitness and sauna area (for type C villas)

*The services, finishes and fittings are of a provisional nature, liable to be modified by the promoter.*

### Security

- Secure access by videophone
- Fully fenced estate.
- Caretaker and video surveillance system
- Vigik and digicode

### Outdoors

- Outdoor travertine floor
- Reinforced concrete pool, choice of mosaic colours
- Salt or chlorine filtration system
- Fenced garden
- Mediterranean landscaped garden (Olive tree, White or red rose, Bougainvillea, Butia, Laurel, Lavender, Rosemary...)
- Synthetic grass throughout the estate



Sport room



Office corner



Villa I by night - 3 bedrooms



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Les Terrasses de la Vanoise - Champagny-en-Vanoise (73)

## MJ Développement : quality as a trademark

Directors: Michaël Ruel (Chairman),  
Jean Etchepareborde (Associate General Manager)

Founded in 2007 in the Basque Country by two real estate enthusiasts, Michaël Ruel and Jean Etchepareborde, the group carries out high-quality real estate operations in France and abroad (more than 1800 properties built and sold). The Group's commitment and expertise have contributed to its many years of successful activity. With no less than 6 major property product ranges: City Centre, Serviced Residences, Prestige, Tertiary, International and Luxury Property, MJ Développement is a leading company in its sector. The MJ Development Group has an annual turnover of €50 million, a workforce of over 65 employees and offices in France, Mauritius and Portugal.



Villa Sainte-Maxime



## Serip Groupe : dream maker

Director: Joaquim Pirès (Chairman)

Joaquim Pirès, director of Serip Group, is one of the most renowned professionals in the Gulf of Saint-Tropez in the luxury real estate business. He has been designing exclusive villas with tailor-made services for over 35 years. A distinctive and highly prized architectural signature. Serip Group has to date built 600 luxury villas, employed more than 80 people and has designed some of the most beautiful villas in the Gulf of Saint Tropez for well-known personalities.



Living room - Villa Sainte-Maxime



Mythic Suites & Villas,  
Mauritius



Swimming pool - Villa Sainte-Maxime



Bathroom - Villa Sainte-Maxime



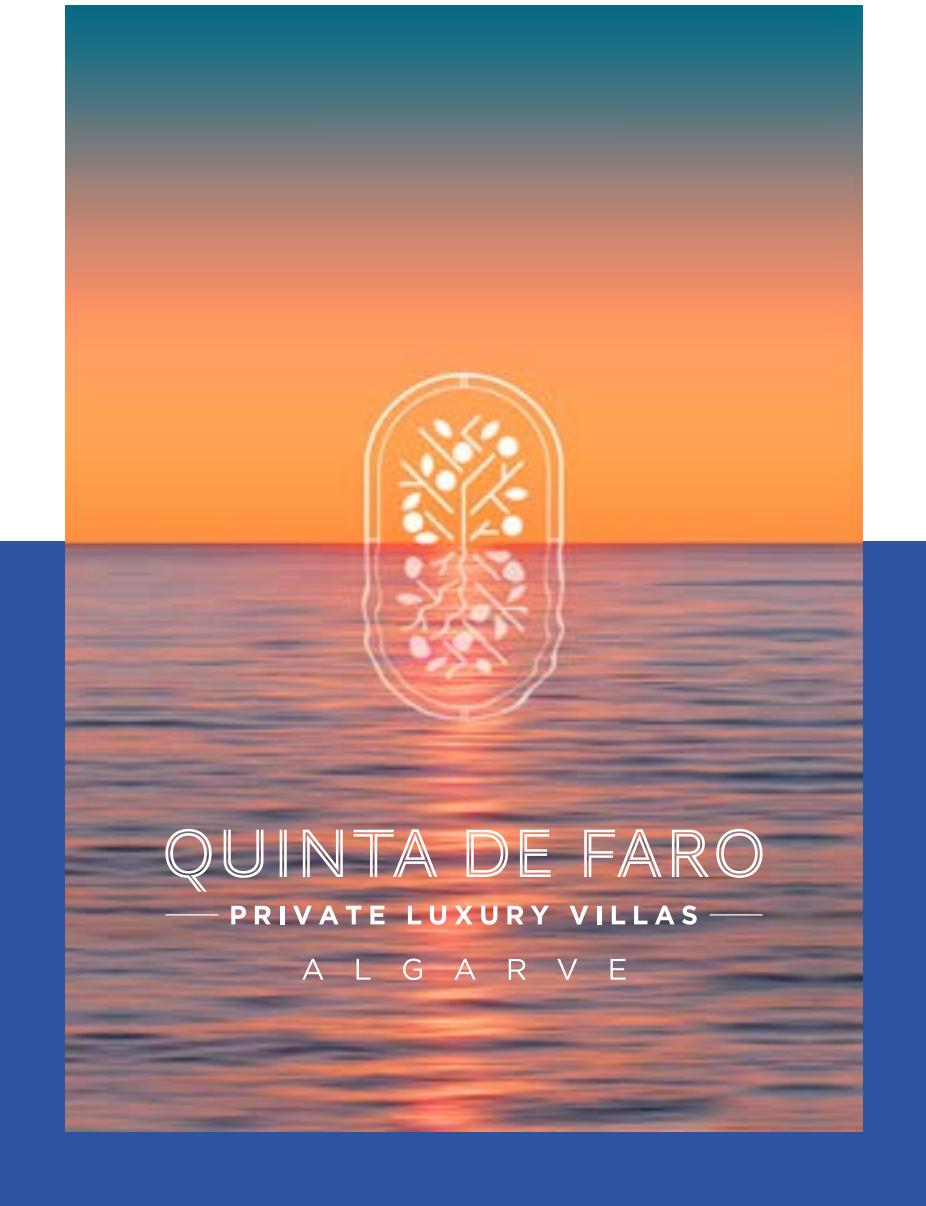
A co-production

MJ DÉVELOPPEMENT  
PROMOTEUR CONSTRUCTEUR

&



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