LUXURY LIVING IN ALGARVE - PORTUGAL

FINAL PHASE
Pine Hills is a spectacular development of villa apartments nestled in Vilamoura on the Algarve, waiting to host your next perfect holiday, or perhaps your next property purchase. Whether you’re getting away for an activity packed family holiday or just an Algarve weekend break, Pine Hills’ sleek contemporary accommodation offers quite simply the best apartments in Vilamoura for comfort, aesthetic, and service, with proximity to amenities yet peace and tranquility within its realm. Choose from 1 and 2 bedroom apartments or 3 bedroom penthouses for your ultimate Algarve getaway or foreign property investment.
Along with Quinta Do Lago and Vale Do Lobo, the stunning marina town of Vilamoura, is one of the three corners of the Algarve’s coveted Golden Triangle. The area is famed for its abundance of tournament-quality golf courses, luxurious accommodation options, designer retail, quality local restaurants, and of course the beautiful climate and myriad of pristine halcyon beaches on which to enjoy this.
VILAMOURA

Pine Hills is located near the famous Vilamoura Marina and Quarteira Promenade, both have an array of bars and restaurants to whet any appetite. Watch the boats dock while enjoying some fresh tuna in Vilamoura marina, or catch a sunset by the beach while having tapas on the promenade.
On landing in Faro airport, you’re only 20 minutes drive from your idyllic destination in Pine Hills. The complex is adjacent to Vila Sol golf course, a 5-star, 27-hole championship course that has been voted one of the best in Europe. The Marina of Vilamoura is less than five minutes’ drive away offering beautiful dining by the sea, busy nightlife and chic shopping. The closest beach is Praia da Falésia, a six kilometer stretch of golden sand, the name of which translates literally as Beach of Cliffs, due to the red and orange coloured cliffs that protect the backdrop of approximately half the beach. The beach stretches all the way from Vilamoura to Albufeira, and is dotted with beach bars and restaurants. It’s long enough never to be overly crowded and has a wealth of activities available such as paragliding, surfing, jet-skiing or even just lounging on the pristine sand.

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The Pine Hills resort has been exquisitely created with the blissful enjoyment of our guests in mind. If you’re coming to the Algarve seeking tranquility but accessibility, sleek design with a personal touch, Pine Hills is for you.

The complex itself is set on beautifully landscaped gardens enveloping its turquoise jewel in the centre, the 300m² pool. Further facilities on the grounds include:

- A children’s pool to allow the little guests get wet in safety
- A poolside bar to attend to your sun lounging drink and snack needs
- A mini market to purchase essentials on those days when you fancy staying poolside
- A fully equipped gym to keep the exercise endorphins flowing even on holiday
- A treatment room, where you can choose from a selection of relaxing treatments such as massage, manicure and pedicure, to enhance the depth of your leisure
- 24-hour reception and concierge always on hand to answer your questions and provide service
- 24-hour security providing constant peace of mind
- A complimentary shuttle bus is on hand to bring you to Quarteira be it to catch the sunset on the promenade, or to Vilamoura to enjoy a meal in one of the local restaurants or a cocktail in one of the marina’s many bars, or for a day on the beach
- Airport shuttle bus - the bus also offers transport to Faro airport for your departure

ENJOY AND RELAX AT THE RESORT
Pine Hills boasts eight deluxe one-bedroom apartments that are fully furnished and decorated to a very high standard with a sofa bed in the living area suitable for a 3rd guest. A spacious lounge offers TV with several international channels.

The apartments all have free wi-fi and are conditioned in the lounge and bedroom. A fully fitted kitchen with microwave, fridge, freezer, crockery, dishwasher, and washing machine, ironing board, iron comes as standard in each apartment.

Purchase from €335,000
All 32 of Pine Hills’ 2 bedroom apartments have identical mod cons as their one bedroomed version only more space for a larger group. The sofa allows for a fifth guest with its conversion to a bed. The master bedroom is en suite.

Purchase from €470,000
The nine three bedroom penthouses promise unparalleled luxury. A private lift brings you from your garage, to your apartment and then up again to your private roof terrace. Dine beneath the stars and revel in the tranquil Pine Hills ambiance.

Purchase from €795,000

- 3 bathrooms
- 2 garage spaces
- Private storage
- Private roof terrace
- Wraparound balcony of 205m²
- Panoramic 360° views of Vilamoura all the way to the Atlantic Ocean.
BEAUTIFULLY APPOINTED INTERIORS
- Contemporary ceramic tile skirting boards to match floors, all with underground heating
- High quality internal white doors
- TV and telephone ports
- Modern floor to ceiling wardrobes with ample storage space
- Sleek minimalist style kitchens
- Integrated kitchen appliances
- Mains smoke detectors

ENERGY EFFICIENT HEATING AND WATER
- Each apartment has its own individual solar panels
- Zoned underfloor heating to efficiently manage energy consumption

BATHROOMS AND EN-SUITES
- Exceptional attention to detail and the highest craftsmanship, each bathroom is fitted with custom engraved taps
- Villeroy and Boch sanitary ware
- Fully tiled floor and walls with underground heating
- Rain feature shower heads
- His and hers sinks

Specifications
FACILITIES
- Gated secure community
- 24 hour security
- 24 hour reception
- Concierge service
- Beautifully landscaped gardens designed by Jardín Vista
- Fully equipped gym
- Pool bar and mini market
- Children’s pool
- 300m² pool

FEATURES
- Large terraces in all apartments
- Direct access lifts to apartments in penthouses
- Private underground parking space and storage unit with each apartment
- Featured fireplace in all apartments
- Video entrance system
- Reduced mobility friendly
- Personal storage spaces
Awards and Testimonials

Our Algarve villa apartments were awarded for their excellence in four categories of ‘Best Mixed Use Development’, ‘Best Residential Development’, ‘Best Apartment Condominium’ and ‘Best Leisure Interior’ at the European Property Awards in 2019, proving the high level of quality and design at Pine Hills. The apartment also won the ‘Best Apartment in Portugal’ in 2018.

Trip Advisor also awarded Pine Hills Vilamoura a certificate of excellence for rentals in 2018.

We booked a two-bedroom apartment and it was fabulous! Rooms were comfortable and spacious, amenities in the apartment were great. Each apartment had a terrace which was great, it protected from the breeze and had sun on it all day. The pool was great, really big and lovely setting! A total sun trap!

The snack bar was great with things to buy for the apartments but also toasties and drinks available to have buy the pool.

Would absolutely recommend this hotel and would like to stay again!

Gillian Mullan, Algarve apartment renter, Dublin, Ireland

★★★★★ on Trip Advisor
**The Non Habitual Residency (NHR)**

Created by the Portuguese government to drive foreign investment, the NHR incentive allows professionals to pay only 20% flat-rate income tax on qualifying foreign income, or for retirees, zero income on both pension and other non-Portuguese investment earnings. This is valid for a period of ten years after which Portugal’s marginal income tax rate is applied.

**Finance**

To assist the smoothness of the purchasing process, Pine Hills have secured a very favourable mortgage offering from Novo Banco. Up to a maximum of 75% loan to value is available over a maximum of 30 years at low rates of circa 1.4%. This offer is subject to terms and conditions being fulfilled. Principle decision can be given in a mere 24 hours, getting the wheels of your Algarve property investment moving almost immediately.

**The Golden Visa**

This scheme is one of the most attractive in Europe for non-EU citizens and a massive boon to the health of the Algarve and Portugal real estate markets. The Golden Visa allows its holders to work, live and study in Portugal and grants five year residency to applicants who meet certain criteria of either:

- Creating ten new jobs in Portugal.
- Transferring capital of €1 million to Portugal.
- Acquire immovable property worth €500,000 or more.

The property buying route is the most common route taken by those applying for the Golden Visa, and the visa is an attractive prospect for long term investment in Portuguese and Algarve property.

**Rental Yield**

All Pine Hills homes offer a rental contract option with gross yields of 5% (net 4% after Maintenance and Management fee deduction). The company Previsao Optima Unipessoal LDA has been set up specifically by Pine Hills guaranteeing rental yields on our Algarve homes.

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**Investment and Residency**

Should you want to make your visit to Pine Hills more permanent, The Golden Triangle has become a mecca for smart investors and homebuyers. Whether you want to include the area in your portfolio, relocate with new residency options, or just enjoy the Algarve lifestyle, the area is welcoming of investment and expats alike.
A development by MESPIL
Management company: Previsao Optima
Unipessoal LDA
To enquire about purchasing, contact info@mespil.ie

If you’re interested in purchasing in Pine Hills, join us on an inspection trip to Portugal. Contact us at info@mespil.ie and we will arrange a callback.

Join us on an inspection trip