

# Bridgehead CAPITAL



## **Avenida dos Bombeiros 767 – Estoril**

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**An opportunity to purchase a unique villa at a substantially discounted price.**

**Current Valuation-€4,500,000 Sale Price-€2,800,000**



## **Investment Opportunity**

BCL is pleased to offer an opportunity to purchase of a truly spectacular villa in the heart of Estoril. The villa is nearing completion and is expected to be completed by the end of July 2011. Once a sale has been agreed there will be sufficient time between 'Promissory Contract' and 'Deed' to complete the works.

This villa is surrounded by landscaped gardens and has magnificent harbour views. Five minutes walk from the centre of Estoril; it has five bedroom suites and one staff suite. The house comprises of living room, dining room, TV Room, office, gymnasium, and two pools (inside & out). It comes with a landscaped garden, air conditioning, central heating, central vacuum, sound system, and home automation. It also has photovoltaic panels for electricity generation and solar panels for hot water.

There is garaging for four cars.

**Plot Area: 2387m<sup>2</sup> (25,700 ft<sup>2</sup>)**

**House Area: 1190m<sup>2</sup> (12,800 ft<sup>2</sup>)**





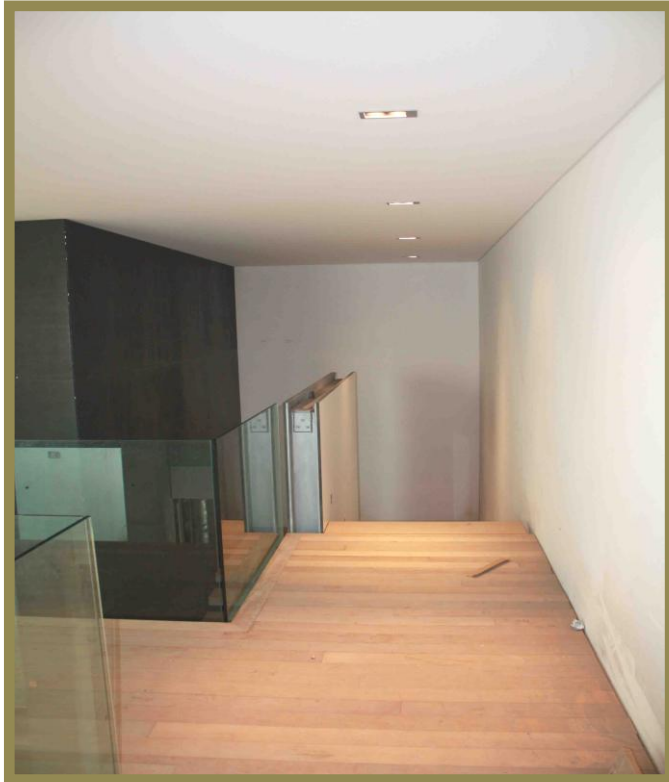
30 minutes from Lisbon and situated between the Sintra Mountains and the Atlantic Ocean, Estoril is surrounded by beautiful beaches.

The house is close to two Championship Golf Courses (Oitavos and Quinta da Marinha), 10 minutes from the Marina and the historic town centre. For those with equine interests, there is an Equestrian Centre or alternatively, a fabulous Racket Club.

The house is close to some fantastic beaches: Guincho beach is famous for surfers and windsurfers or for those lazier moments Tamariz beach has calmer seas and is surrounded by charming restaurants.

## **Why Portugal?**

BCL believes that with the well publicised difficulties in Portugal at the moment, it has created a window of opportunity to buy in well established, prime parts of Portugal at very attractive levels not seen for many years.



## **Why Estoril?**

Long established as the cosmopolitan holiday destination for the rich and famous on the Portuguese Riviera, Estoril has an elegance more associated with resorts on the Cote D'Azur. Only a short trip from Lisbon, Estoril has a wonderful nightlife, one of Europe's largest casinos and all the infrastructure for a great time - beaches, golf courses, an equestrian centre and even a motor-racing circuit.

It is also host to a number of International Sporting events throughout the season;

### **April**

Cascais Dragon Winter Series Sailing Championships

**Estoril Open Tennis Championship**

**Portuguese Open - Oitavos Golf course**

**Moto GP Portugal Estoril**

### **June**

Guincho Wave Contest Windsurfing, Guincho Beach Cascais

### **August**

Artesanato Fair in Estoril

Festival of the Oceans

Traditional Boats Encounter in the Cascais bay

Sintra Portugal Pro Bodyboarding Championship

### **May**

Portugal Audi Med cup Trophy Sailing Estoril

### **July**

Estoril Jazz Festival

Estoril Fashion & Art Festival

Global Champions Tour CSI 5\*Show Jumping

International Lusitano Thoroughbred Festival

### **September**

**Le Mans Series 1000km Estoril**

### **October**

**Portuguese Moto GP Estoril**

## **Valuation - Comparables**

The comparable information we have found suggests that the plot would be valued at around 750€ per m2 and 2.500€ for per m2 of villa construction. This would work out at: €4,765,250.00

Deutsche Bank carried a mortgage valuation on the villa in March 2011 and valued the property at €4,500,000

## **Rental Prices in Estoril:**

For a house such as this the market price for rental would be between £2,000 and £3,000 per week from May to October.

More information can be supplied should there be interest in renting out the villa

## **Climate**

The warmest months are June, July, August and September when the temperature is around 25°C (78°F)

During winter the average daytime maximum is about 16°C with approximately 5-6 hours of sunshine per day. Spring months gradually warm up with average maximum temperatures reaching up to 22°C (72°F) for approximately 10 hours of sunshine per day.

## **Tax Issues**

For tax advice investors are encouraged to contact the BCL nominated fiscal representative in Portugal. As a general principle, however, the UK and Portugal have a 'Double Tax Treaty' in place which enables UK investors to off-set Portuguese tax liabilities / withholdings against UK liabilities.

## **Reservation Procedure**

For further information and/ or to reserve a property, please contact:

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