

VILLAS AMENDOEIRA



QUINTA DOURADA

LUXURY LIVING

[WWW.QUINTADOURADA.COM](http://WWW.QUINTADOURADA.COM)  
ALBUFEIRA . ALGARVE . PORTUGAL



the perfect location for  
your dream property

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### Masterplan

- Apartments Pinheiros
- Townhouses Oliveira
- Villas Figueira
- Villas Sobreiro
- Clubhouse
  
- - - Phase 1







## Quinta Dourada

### Welcome

With a choice of elegant villas, townhouses and apartments, Quinta Dourada combines contemporary design with state-of-the-art luxury living. Along with exquisite finishes, each of the 89 properties boasts high-specification equipment, including underfloor heating and pre-installed domotics with the possibility to turn each property into a smart home.

Different furniture packages will be offered as optional, so that you can fully enjoy your leisure time. Sustainability is also key – eco-friendly features and A rated energy efficiency come as standard, while the pre-installed air conditioning system has purifying UV filters that ensure higher standards of indoor air quality, lower noise levels and a drastic reduction in running costs.





## Vasco Vieira

The properties at Quinta Dourada bear the distinctive signature of the renowned Portuguese architect Vasco Vieira, whose innovative designs have garnered him countless awards since the foundation of his studio in 2003. Listed as one of the top 10 architects in the world within a few short years, the Algarve based architect is internationally recognised for his contemporary style, with an emphasis on simplicity, beauty, functionality and, of course, quality. The Quinta Dourada development joins his extensive portfolio of luxury villas, eco-resorts, modern restaurants, opulent hotels and spas and commercial buildings, in Portugal as well as France, the US and Kuwait, among other international locations.



## Algarve

### Quinta Dourada

Quinta Dourada enjoys a privileged location in the centre of the Algarve, one of the most sought-after havens in Europe.

From beautiful weather, golden beaches, untouched mountains, fabulous Mediterranean cuisine, unrivalled golf courses, family friendly waterparks and countless leisure activities, the Algarve has it all. And it's all within a stone's throw from the resort.



## Clubhouse

Quinta Dourada







## Villas Amendoeira

### 2 + 1 bedrooms

Villa Amendoeira's first floor is comprised of the entrance hall featuring an the spacious living room, dining room and open plan designer kitchen offering floor to ceiling glass doors leading out to the pool deck.

The lower level comprises a large bedroom suite with patio access, the master suite with spacious bedroom, bathroom and walk in wardrobe and studio.

The basement has a double garage.



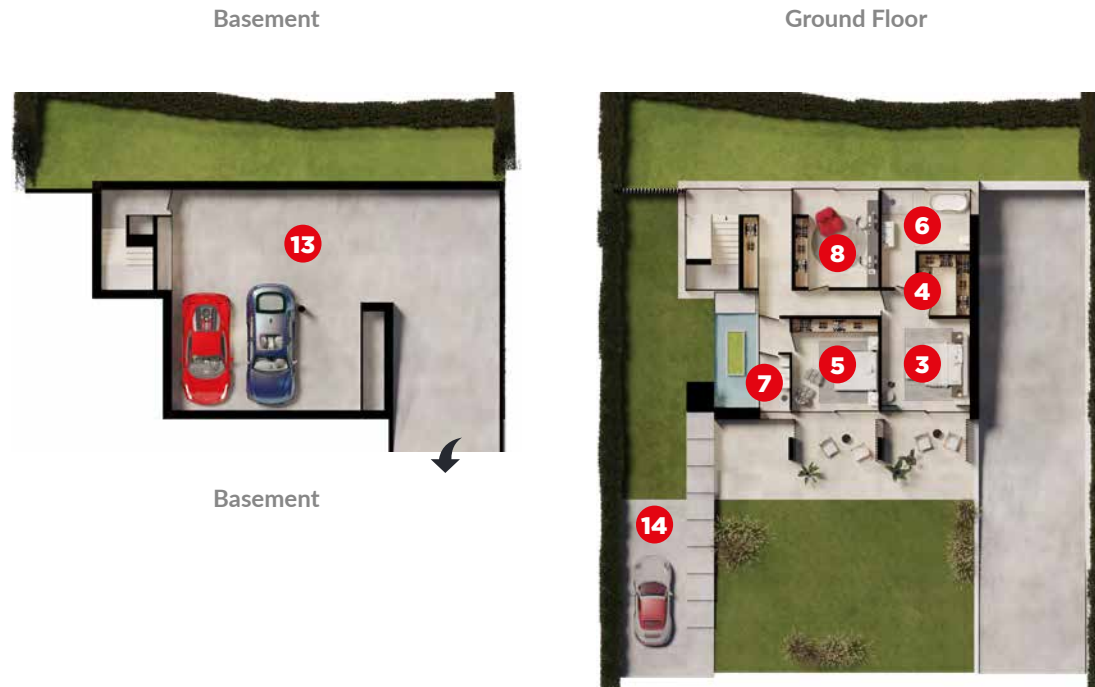
The roof top terrace features a large area for entertaining, overlooking the pool.







## Villas Amendoeira



- 1 Living Room
- 2 Open Kitchen
- 3 Master Bedroom
- 4 Walk in Closet
- 5 Bedroom
- 6 Bathroom
- 7 Guest WC
- 8 Studio
- 9 Pool
- 10 Terrace
- 11 BBQ
- 12 Rooftop Terrace
- 13 Garage
- 14 Open Parking Space

Total Area: 220 sq.m. (approx)



First Floor



Rooftop



## Villas Amendoeira

- 1** Living Room
- 2** Open Kitchen
- 3** Master Bedroom
- 4** Walk in Closet
- 5** Bedroom
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Total Area: 220 sq.m. (approx)





### Services

When it comes to your home, everything is taken care of through the Waratah Properties management service, along with stress-free full rental management service.



### Maintenance

Quinta Dourada partners with experienced tradespeople and highly recommended local businesses to maintain your property to the very highest standards.

## Services

Maintenance

Housekeeping

Admin & Financial



### Housekeeping

The professional housekeeping team ensures a top-quality cleaning service to meet the unique needs of every guest and owner.



### Admin & Financial

All the paperwork, legalities and financial elements of renting your property are taken care of, drawing on many years of experience in the industry.

Services by





### Contemporary Kitchens

Fully manufactured in Europe using top-quality processes, the kitchens feature quality cabinet hardware, water-and heat-resistant carcasses, increased storage capacity, soft-close drawers. With a natural stone look, eco-friendly solid surface is heat resistant, anti-bacterial, easy cleaning and durable to impacts, shocks and stains.



### Elegant Bathrooms

The bathrooms by Porcelanosa are quintessentially elegant. A space of luxury and indulgence, the striking design combines traditional and natural materials, with innovative finishes including lacquers & glass. Free-standing KRION® bathtubs lend a sculptural touch to this calm and harmonious environment.



### Advanced Air Conditioning

Mitsubishi Electric all in one system. The complete air conditioning solution, heating floor and water production sanitary hot water, with a single outdoor unit, multisplit type. Environmentally more sustainable solution. In addition to energy efficiency, the use of R32 fluid, contributing to reduce CO2 emissions, reinforces the sustainability of PXZ's system. Biggest savings. The association of all domestic comfort needs – cooling the air, heating floor and hot water – all in one unit abroad, with an advanced management and control system, allows you to manage energy consumption more efficiently, guaranteed greater savings in the bill of energy consumed, in the day-to-day life of any family. Hot water up to 55oC. The PXZ multisplit ensures hot water supply, up to a maximum of 55oC, from an outside temperature of -1oC.

The production of hot water is done quickly and efficiently, with the possibility of creating production schedules. app MELCloud is a new generation cloud control base for Mitsubishi Electric's air conditioning and heating Ecodan equipment. MELCloud gives users convenient control of their equipment whether they are out or just relaxing on their couch at home. MELCloud provides direct control and weekly control providing full flexibility to control multiple Mitsubishi Electric appliances or heating systems from a single device or location.

## Property features & finishing

Your home, your taste. Properties are perfectly finished and managed with the best-quality brands, with an array of luxurious features to choose from.

For full technical specifications on other areas, please contact us.



### Home Automation

The pre-installed domotics means each property can be turned into a smart home, enabling you to monitor and/ or control the lighting, climate, appliances and entertainment systems at the touch of a button, at home or away. There is also the possibility of including home security, such as access control and alarm systems.



### Sustainable Energy

All properties are classed with the A-rated certification for energy efficiency and are largely powered by renewable energy, all having a saving of over 50% against average costs.



For more information, please contact:



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