



**Exclusive**  
ALGARVE VILLAS

R. ERNESTO CABRITA, ED. VALES, LOJA A, LAGOA, ALGARVE, PORTUGAL  
TEL. +351 282 353 019 FAX. +351 282 381 421  
MOB. +351 918 024 082 info@eavillas.com

MAY 09

# NEWS



## Life is Actually Better if You're Living Abroad

The US and UK governments are very keen to emphasise the fact that we're in a global recession, and that the financial crisis is not only being felt 'at home.'

There is evidence that proves life is actually better if you're living abroad – which is why expats are going to do all they can to remain expats so that they don't have to return home.

There's a lot of speculation in the British media about the number of Britons who will return 'home' now that the financial crisis has gone global and jobs are being lost all over the world. There are also discussions about the fact that a weak pound is buying less for retirees abroad, and that there will be a large repatriation of British expats who have 'failed' overseas.

But we'd like to counter all this speculation with a few fabulous facts!

Report show that 66% of expats say that things are far better abroad than they are back in the UK. Two thirds of those surveyed said that their new nation of residence was fairing far more healthily economically speaking than Britain. So there you are!

Add to this the fact that professional expats are still earning more on average than their peers back home, and that for at least a third of Brits living abroad their property prices have not fallen and you can see that many who have chosen the expatriate path are doing alright thank you. Those who have been renting a property abroad have not suffered massive rental hikes on average either, and there are still a few expats who haven't even seen their cost of living rise. Okay, so the latter are in the minority – but they do exist! How many onshore Brits can say the same?



So, in conclusion, the grass does actually seem to be at least a little bit greener abroad. Which is probably what you thought, and it's probably why the Brits continue to be active in the property market in the Algarve and being followed by other nationalities who also appreciate living by the greener grass...

### QUINTA DO LAGO

Bedrooms	4
Bathrooms	5
Area	250
Year completion	2010



EAV-691

Each villa sits alongside a lake with roof terrace viewing over the 12th fairway of the Quinta do Lago North golf course. The design is of pure Hollywood glamour - floor to ceiling doors, cathedral height glass atriums and a personal lift to the roof top Sky Garden equipped with its own private infinity pool, decked terraces, outdoor bar and dining area. The lakefront garden provides privacy and a further larger pool and external acoustic cinema, a walk-in wine cellar, dining terrace. On the lower floor there is an nanny/maids suite, a kitchen/bar and a spa steam room with private gym and hammam. Priced from €3.160.000 to €7.530.000.

### PRAIA DA LUZ



EAV-697



Bedrooms	4
Bathrooms	5
Area	202
Built	2008

Ocean front stunning brand new luxury townhouse within a strolling distance into the centre of the village of Praia Da Luz. The property is equipped with all the luxuries, ground floor garage, terrace with views to the ocean, a pool and jacuzzi and a fitted contemporary kitchen. The large balcony displays spectacular views to the ocean and the 'Rocha Negra' rock formation. There are balconies to front and rear. It is equipped with air conditioning.

## Tips on Buying Luxury Real Estate

*Memorize these rules before diving into the high-end housing market. Soaring luxury-home sales in an otherwise troubled housing market make at least one thing clear: Writing out a seven-figure check isn't as hard as it used to be. But the process of buying a million-dollar home can still be tough, even if the money is easy. For tips on avoiding buyer's remorse, follow the basic rules:*

### Set your standards

If it's luxury you want, make sure that's what you're getting. Everything must be clearly stated in your contract. With luxury developments, sometimes the brand name alone is not enough -for example, kitchen appliances should be "top grade" and bathroom fixtures should state lifetime warranties

### Understand what's included

When you're touring a model home, don't assume that what you see is what you'll get. Make sure it will be 'delivered' that way. If the building offers an in-house spa facility, make sure you know whether your use of the facilities is limited in any way, i.e., what treatments are included and what aren't. If the development is tied to a club house or golf course, make sure you're clear on your obligations as a homeowner association member.

### Know your vacation-home options

Don't want the responsibility that comes with owning a second home (especially if you only spend a few weeks a year there)? Look for properties offering a rental guarantee system. Often these provide a high rate of return on your investment and it saves you hiring a management company to take care of your property while you are away.

### Get prequalified

Being prequalified for financing enables you to jump on a property more quickly and have more negotiating power. It could also save you from heartache- you wouldn't want to fall in love with a

place and then have your mortgage application denied. Based on your income, payments, and sometimes your credit history, a bank will tell you how much they think you can borrow

### Check the comparables

Do your due diligence and be aware of what comparable properties have sold for recently.

Remember the "location, location, location" motto - Luxury homes are popping up everywhere these days—even in less-than-luxurious locations. So be sure that the neighborhood fits your lifestyle—but don't rule out unconventional areas. There are locations other than those that are already established that might make an excellent investment. Also, be sure to check the local zoning laws-will your new home face protected land? Is there a possibility that a new school will go up across the street?

### Be aggressive with new homes...

Get in early, especially when buying new construction. Developers sometimes release homes or apartments in waves, increasing the prices with each new wave.

### Calculate your closing costs...

Verify the annual taxes of the property, legal and notary fees, and land transfer tax. Properties in different forms of ownership (privately, limited company or offshore) provide different savings or costs.