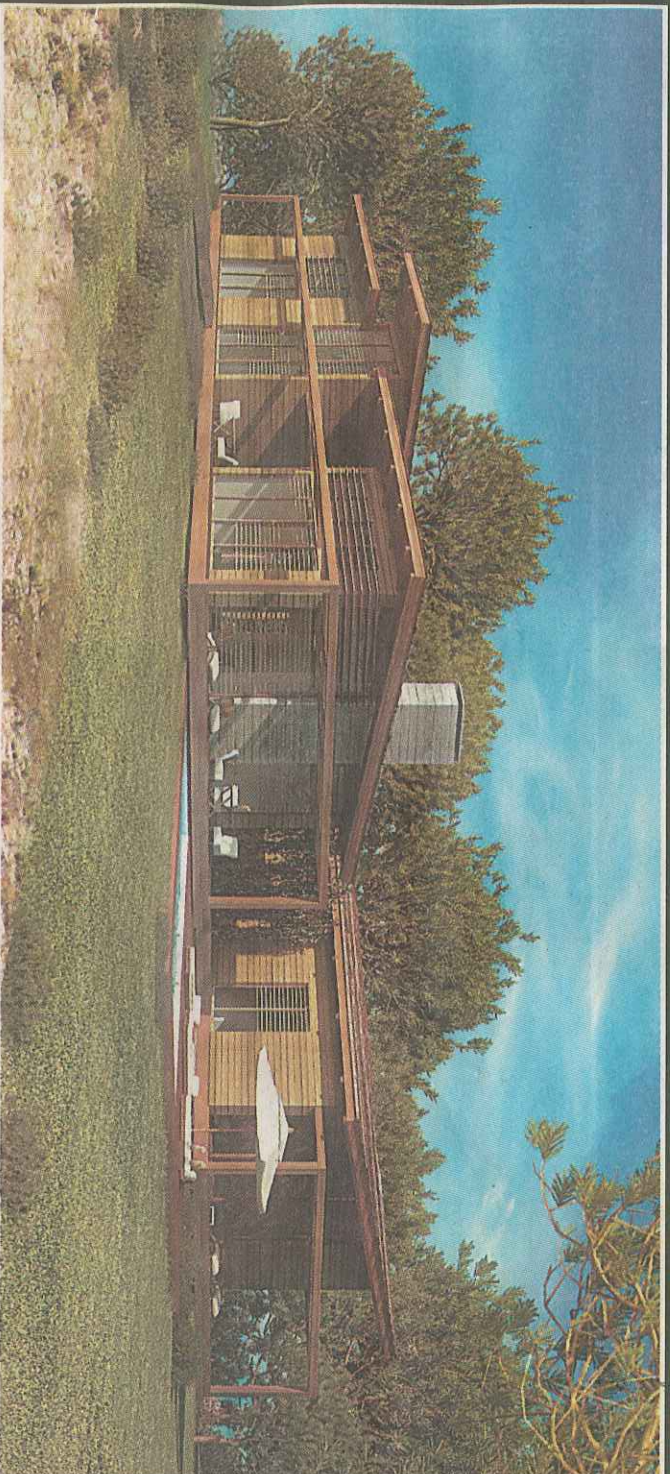


## PROPERTY: ABROAD

**ATLANTIC VIEWS:**  
An artist's impression  
of the Troiaresort  
development, top,  
a villa similar to the  
one being built for  
former Chelsea  
manager Jose Mourinho,  
centre, and an  
example of a beach  
villa interior, below



Never before have so many golfing resorts been accessible from just two airports in Portugal. **DIANA WILDMAN** gives her clubs a workout

**H**OLIDAY homes within striking distance of Lisbon airport are now becoming popular with the British thanks to new EU-funded motorways. Add to that the recent announcement that another airport is being built at Alcochete, due for completion in 2012, on the south side of the Tagus river and the combined mix is akin to euros from heaven for developers, particularly those building leisure resorts south of the capital.

One such development is Troiaresort which is set within the Troia Peninsula, a 25-minute drive from Alcochete – half the time as from Lisbon airport.

The plans are ambitious and include four hotels, a 184-berth marina, a casino, equestrian and tennis centres and plenty of boutiques, bars and restaurants. A range of smart eco-friendly homes are also planned and include 300 marina and beach apartments and 98 detached villas. All the apartments have sea views while the villas will look over the Atlantic Ocean or golf course, with villa owners enjoying golf rights. Prices are from €290,400 (£209,000) for a one-bedroom marina apartment, and villas, including a landscaped garden and swimming pool, start from €1.8million (£1.33million).

Former Chelsea manager Jose Mourinho is having a six-bedroom luxury villa built within this 1,000-acre golf and leisure estate, which has as its focal point an 18-hole Robert Trent Jones golf course.

Mourinho, 45, who was born in Setúbal, the port that the Troia peninsula overlooks and is a 10-minute ferry ride away, left Chelsea last year following a much publicised falling-out between him and Chelsea's billionaire owner Roman Abramovich.

Mourinho's godfather was chairman of Setúbal's football club and Mourinho's love for the game flourished there. The 1.5-acre plot he has chosen for his family at Troiaresort overlooks the ocean and is adjacent to the golf course. He is said to be spending about €2.5m (£1.8m) on his holiday home.

But one villa is not enough for Jose. He has also paid around €2m in total for two homes now under construction at the 1,000-acre Bom Sucesso golf resort near Obidos, designed by Portuguese architect Alvaro Siza Vieira.

The medieval town of Obidos is now just a 50-minute drive from Lisbon compared with the two-and-a-half-hour slog before the motorway's construction four years ago.

Bom Sucesso's developer, Acordo, has succeeded in bringing together 21 leading architects, including Britain's 2007 Stirling Prize for Architecture winner David Chipperfield, and persuaded each of them to design a series of homes to create the world's first purpose-built "living exhibition of innovative housing architecture".

The ground rules were simple: no home could be more than two storeys high and each must have a grass roof so that when viewed from the hills above, this design fantasy of a resort blends in with the surrounding greenery.

"This is an innovative idea – contemporary

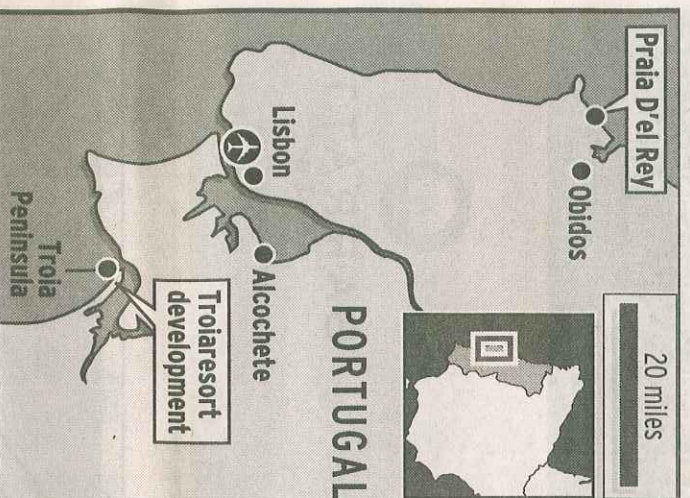
● The Belitico Group (0800 977 7001, [www.pdfproperty.com](http://www.pdfproperty.com)) is drawing up plans for **Faleia Del Rey**, a scheme of 500 houses and apartments, an 18-hole golf course, business and commercial area and a five-star hotel, next to Praia Del Rey and overlooking the Obidos lagoon, an area of outstanding natural beauty. Prices are not yet confirmed.

● **Royal Obidos Spa and Golf Resort** is being launched by the Oceanico Group (0871 990 3388; [www.oceanicgroup.com](http://www.oceanicgroup.com)) with construction due to begin later this year on a wooded hillside overlooking the Atlantic Ocean to the South and the Obidos Lagoon to the North. Prices are from €325,500 (£256,000) for a spacious two-bedroom apartment. Some are being sold with a sale and leaseback agreement offering five per cent gross annual return and four weeks' personal use each year.



# Portugal's great links

## ...be they from the air, motorway or fairway



centre and football pitch. This is a buzzing resort and ideally suited for sporty families keen to hit the fairways most days.

The rental returns are promising, too, as 100,000 visitors came here last year. There is a five-star Marriott hotel edging the sea complete with indoor and outdoor pools, a spa, gym and large leisure centre and owners are entitled to use all these facilities at hotel guest rates.

It was the superb golf course that attracted IT consultant Tony Madeley, 44, and his wife Susan to Praia D'el Rey and indeed the couple have now rented out their home in Oxfordshire and moved into their smart penthouse overlooking the ocean and the 17th fairway.

"We decided to take a year out from our busy careers and spend it in Portugal," says Tony. "I play golf most days, Susan is learning the game and because the region remains unspoilt we go off on day trips, eating out at local fish restaurants."

"The lifestyle here suits us and we will decide on our future when the year is nearly up. In our line of work, commuting could well prove a viable option not least because the airport is now so close. Air fares get cheaper all the time and there is a wide variety of flight times."

The homes are practically designed, keenly priced and in great demand for those keen to acquire a second home ready for immediate occupation.

Prices range from €248,340 (£195,000) for a one-bedroom apartment and from €318,381 (£250,000) for a two or three bedroom townhouse set within Praia D'el Rey's latest phase, Vila da Praia, which boasts sweeping views from its hillside location over the golf course to the sea beyond. Building plots are from €336,245 (£264,000).

#### ● FOR MORE INFORMATION:

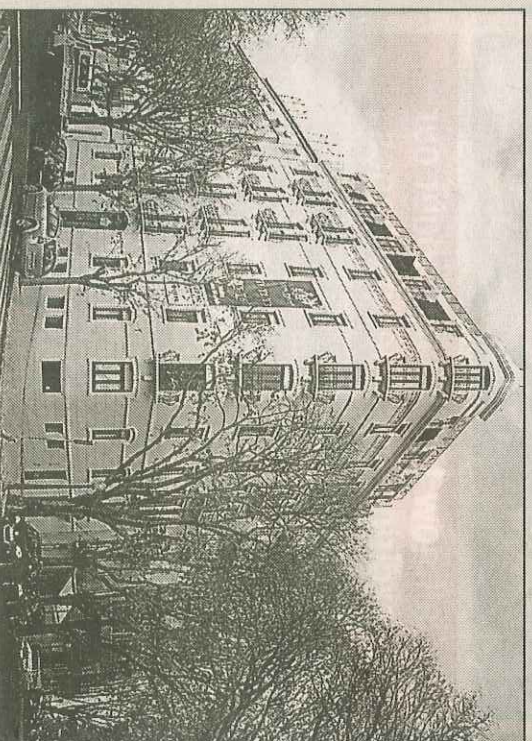
Troiaresort: 0800 082 5040/  
[www.troiaresort.com](http://www.troiaresort.com).  
Bom Sucesso: 020 7581 8000/  
[www.bomsucesso.com.pt](http://www.bomsucesso.com.pt).  
Praia d'el Rey: 0800 977 7001/  
[www.praia-del-rey.com](http://www.praia-del-rey.com)

architecture blended into the landscape," says Accordo director, Castelo Branco. "We are proud to have created some of the most avant-garde and distinctive house designs in the international property market."

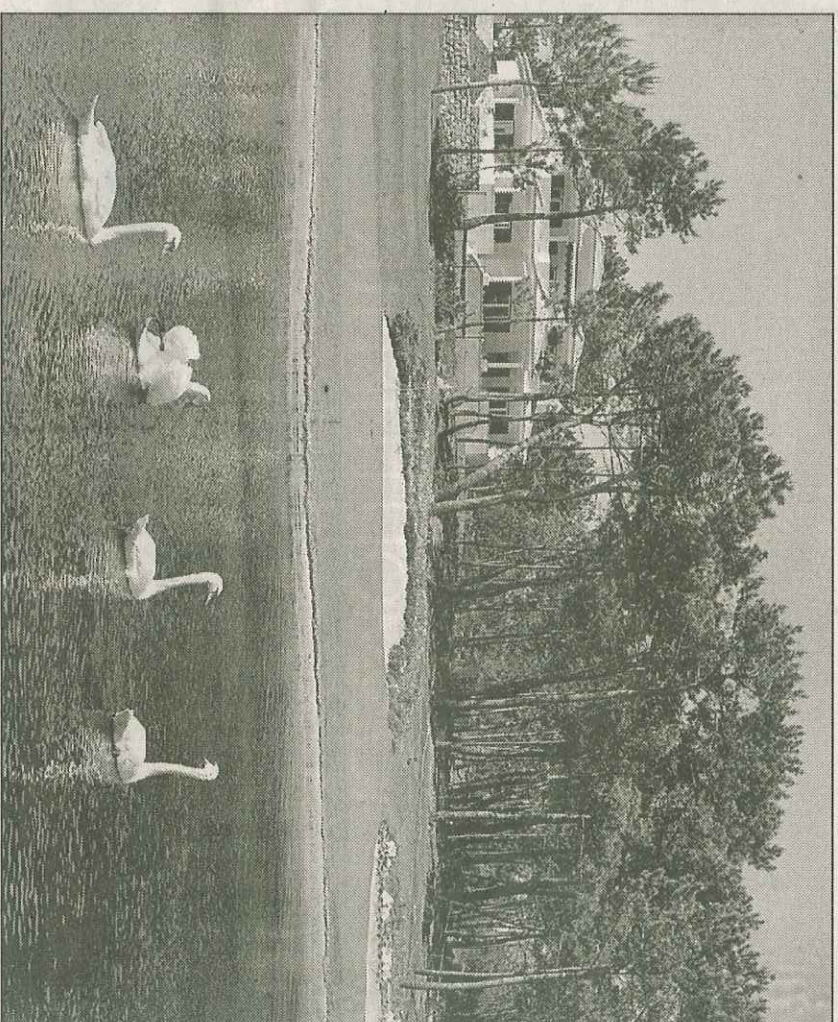
The 18-hole championship golf course designed by Donald Steel is complete and prices for the one to three-bedroom townhouses are from €250,000 (£185,000) to €500,000 (£370,000) for a three-bedroom villa."

Between Bom Sucesso and the wide sandy Atlantic beaches lies the 500-acre sports resort of Praia D'el Rey, which has as its focal point one of the most attractive golf courses in Europe.

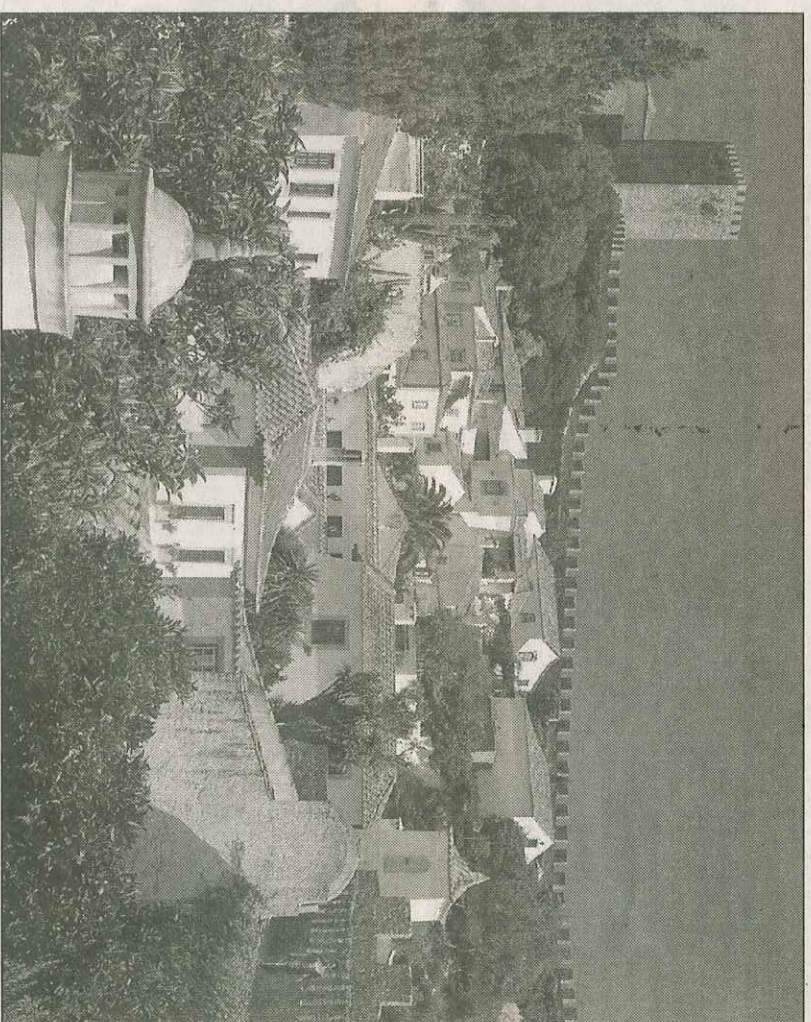
Voted Golf Resort of the Year Europe 2007 as well as Portugal's Leading Resort 2007 in the World Travel Awards, Praia d'el Rey has a wide variety of sporting facilities including a tennis



● City junkies keen to live in the heart of Portugal's elegant capital **Lisbon** can choose from a variety of apartments for sale through Unique Living's London office (0845 430 0185; [www.uniqueliving.com](http://www.uniqueliving.com)). These two-bedroom homes are in one of Lisbon's classic seven-storey apartment blocks, left, in the heart of the city overlooking the Tagus River and close to the city's sights and nightlife. Prices from €450,000 (£354,000).



LAPPING IT UP: Praia D'el Rey offers pristine golfing conditions in natural surroundings



OLD AND NEW: The medieval town of Obidos is now just a 50-minute drive from Lisbon



FLAGGING UP PORTUGAL: Tony Madeley on the high standard Praia D'el Rey golf course

What else is on offer in Portugal