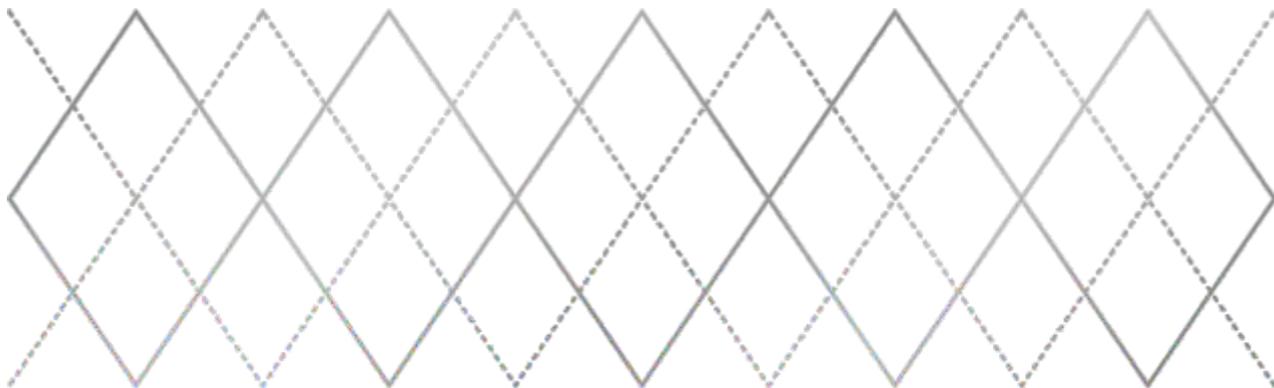


MONTE REI
GOLF & COUNTRY CLUB

JOIN OUR OWNER COMMUNITY





MONTE REI GOLF & COUNTRY CLUB HISTORY

In the heart of the Eastern Algarve, between the serene Caldeirão mountains and the deep blue of the Atlantic, a dream was born in 1988 — to create a truly exceptional destination.

From the submission of its masterplan to the Council of Vila Real de Santo António, Monte Rei was envisioned to unite the region's natural beauty with excellence in golf, hospitality, and architecture.

Since its inauguration in 2007, the North Course — an exquisite Jack Nicklaus Signature design — has embodied the pinnacle of golfing artistry. Revered as Portugal's foremost golf destination and celebrated among Golf Digest's World Top 100, it remains a timeless symbol of excellence.

But Monte Rei is far more than a golfer's paradise — it is a private haven offering refined living, comfort, and tranquility. A community, a legacy, and a symbol of excellence.

In 2025, its acquisition by the Arrow Global Group marked a new era of innovation, sustainability, and global recognition.

Today, Monte Rei Golf & Country Club stands as the perfect meeting point between nature, art, and exclusivity.

A PLACE WHERE EVERY MOMENT REFLECTS
THE ESSENCE OF THE AUTHENTIC ALGARVE.



MASTERPLAN



MONTE REI
GOLF & COUNTRY CLUB

1. **VILLA PLOTS**
Land reserved for those looking to design and build their own villa.
2. **INDIVIDUAL VILLAS**
Land reserved for those looking to design and build their own villa.
3. **MIRADOURO LINKED VILLAS**
A collection of, three Bedroom villas in the heart of the resort.
4. **CLUBHOUSE RESIDENCES**
Contemporary two and three-bed apartments and penthouses
5. **JACK NICKLAUS SIGNATURE NORTH COURSE**
Our award-winning 7182-yard par 72 course
6. **ENTRANCE**
Our gated resort is monitored by an enhanced system and trained personnel 24-hours days
7. **CLUBHOUSE**
Monte Rei's magnificent and iconic clubhouse with restaurant and bar
8. **GRILL RESTAURANT**
Guest can enjoy a delicious range of lighth meals throughout the day, inside or on the terrace
9. **DRIVING RANGE**
A truly world-class practice facility incorporating numerous short game areas
10. **VERANDA**
For dining in the sunshine, head over to Veranda, the poolside restaurant serving breakfast, lunch and dinner.
11. **LUXURY HOTEL & SPA**
Advanced planning for a 5-Star Hotel and Branded Residences



Golf



Clubhouse



Gym



Outdoor Pool



Tennis Courts



Sauna

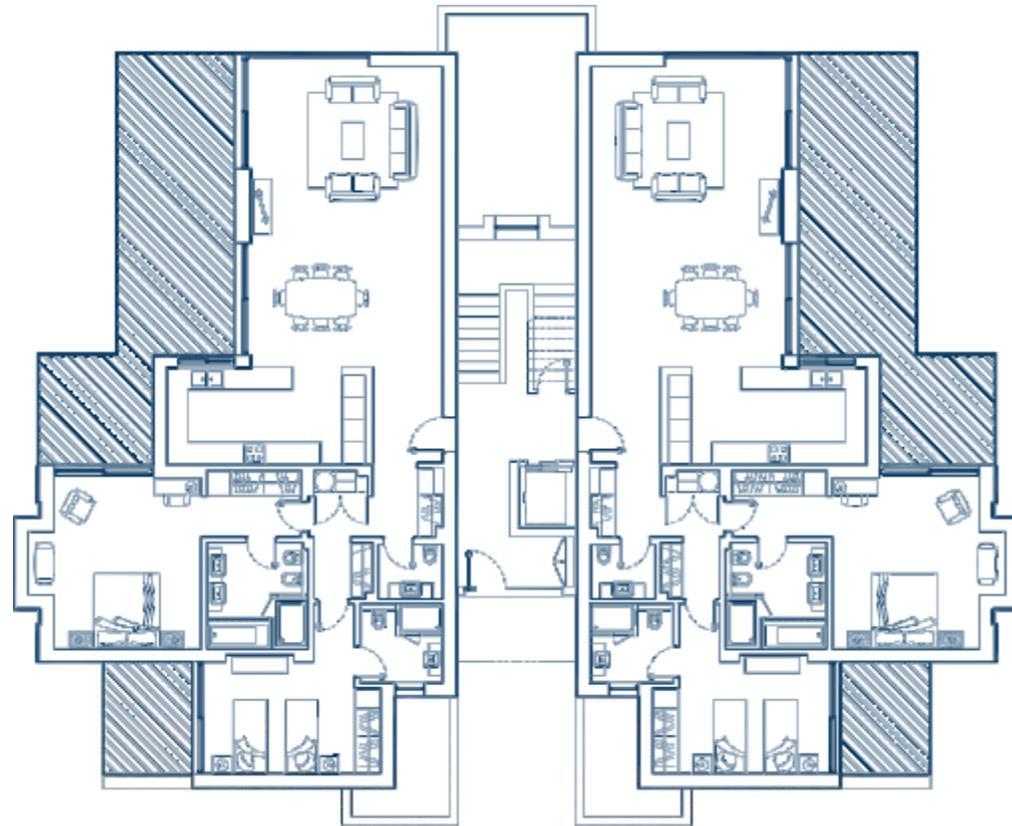


CHOOSE YOUR DREAM HOME

- Apartments
- Plots

2 BEDROOM APARTMENT

GROUND FLOOR



INTERNAL SPACE 154.06M²

TERRACE 43.02M²

For illustrative purposes only.



CLUBHOUSE RESIDENCES

Apartments

with 2 bedrooms

The Apartments Include

Complete Furniture Package

Fully Equipped Kitchen

Spacious Outdoor Areas

Parking Area

Shared Garden and Pool

Views to the Golf and Garden

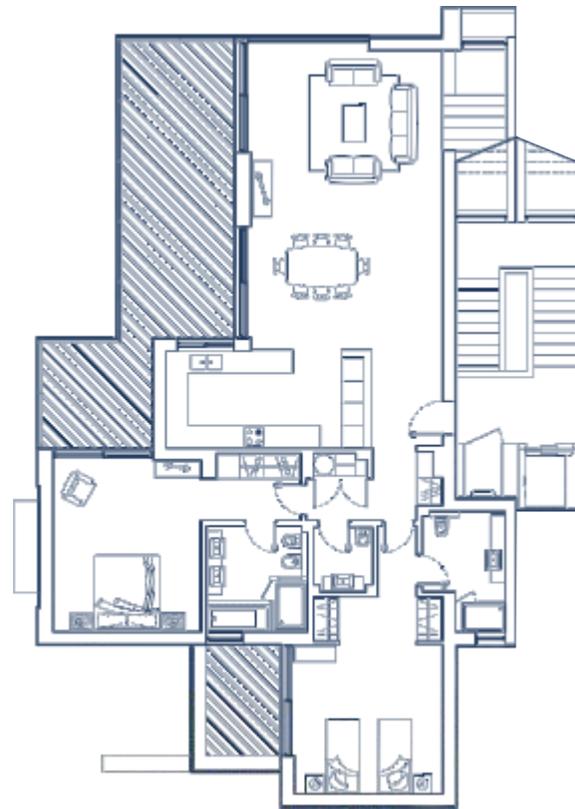
Price

Starting at 700.000



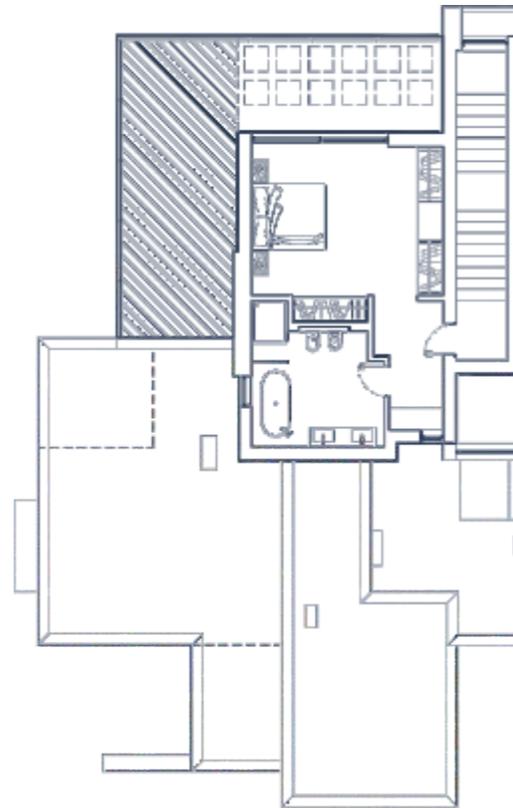
PENTHOUSE 3 BEDROOM APARTMENT

FIRST FLOOR



INTERNAL SPACE192.69M²
 TERRACE 44.03M²

SECOND FLOOR



INTERNAL SPACE 40.11M²
 TERRACE40.55M²

For illustrative purposes only.



CLUBHOUSE RESIDENCES

Apartments

with 3 bedrooms Penthouses

The Apartments Include

Complete Furniture Package

Fully Equipped Kitchen

Spacious Outdoor Areas

Parking Area

Shared Garden and Pool

Views to the Golf and Garden

Price

Starting at 1.220.000



FINISHING MAP

BUILDING SPECIFICATIONS

Building Location - Adjacent to Clubhouse, South East facing with views towards 18th fairway and lake.

Site Size - 15,700 m2

Number of Buildings - 8

Number of Lifts per building - 1

Heating, Ventilation and Air Conditioning - (HVAC) - Daikin VRV air conditioning (hot and cold).

Structure - Reinforced concrete structure and solid concrete floor and roof slabs. Sound insulated slabs and double glazing windows / doors in thermal **Break Aluminium Frames** - Mosquito screens in all Windows.

Ceiling Height - 2,70 m.

Ceilings - False ceilings in gypsum plaster board with smooth plaster finishing.

Walls - Porcelain tiles in bathrooms and kitchen. Smooth plaster in bedrooms and living.

Flooring - Porcelain tiles (60x60) and Oak wood floor in all bedrooms.

Staircase in Penthouse Apartment - Crema Marfil polished stone.

Interior doors and wardrobes - White lacquered wooden doors.

Dedicated Fiber Optic Internet.

Security Features - Fire resistant security doors, burglar and fire alarms, video phone entry system.

KITCHEN AND APPLIANCES

Hob - "Siemens" PowerBoost. Simple and sleek, the modern glass ceramic cooktop easy to keep clean.

Oven - "Siemens" built in single oven with active clean and PulseSteam.

Microwave Oven - "Siemens" built-in microwave CookControl for fast defrosting, reheating or preparation of dishes.

Dishwasher - "Siemens" built-in SpeedMatic dishwasher with vario-speed.

Fridge Freezer - "Siemens" CoolEfficiency integrated Fridge Freezer and "Siemens" integrated under counter fridge in Penthouse kitchen only

Cabinets - In Melamine with soft closing drawers and doors.

Counter tops - In "Silestone".

LAUNDRY ROOM

Washing Machine - "Siemens" iSensoric.

Tumble Dryer - "Siemens" iSensoric.

BATHROOMS

Toilets and Bidets - "Valadares" Model Nautilus suspended.

Wash Basins

Master Bathroom - "Roca" Model Diverta

2nd Bathroom - "Roca" Model Diverta

Cloakroom - "Jacob Delafon" Model Rêve.

Taps and Showers

Master Bathroom and 2nd Bathroom - "Hansgrohe" Model Talis

Cloakroom - "Grohe" Model Eurocube Joy

Bath Tubs

"Valadares" Model Pacific and "Porcelanosa" Model Oval in Penthouse Master Bedroom

Electric Underfloor Heating: All bathrooms

COMMUNAL AREAS

24 Hour Concierge and Security.

Heated Swimming Pool - 21 x 9m

Children Swimming Pool - 6,25 x 3,5m

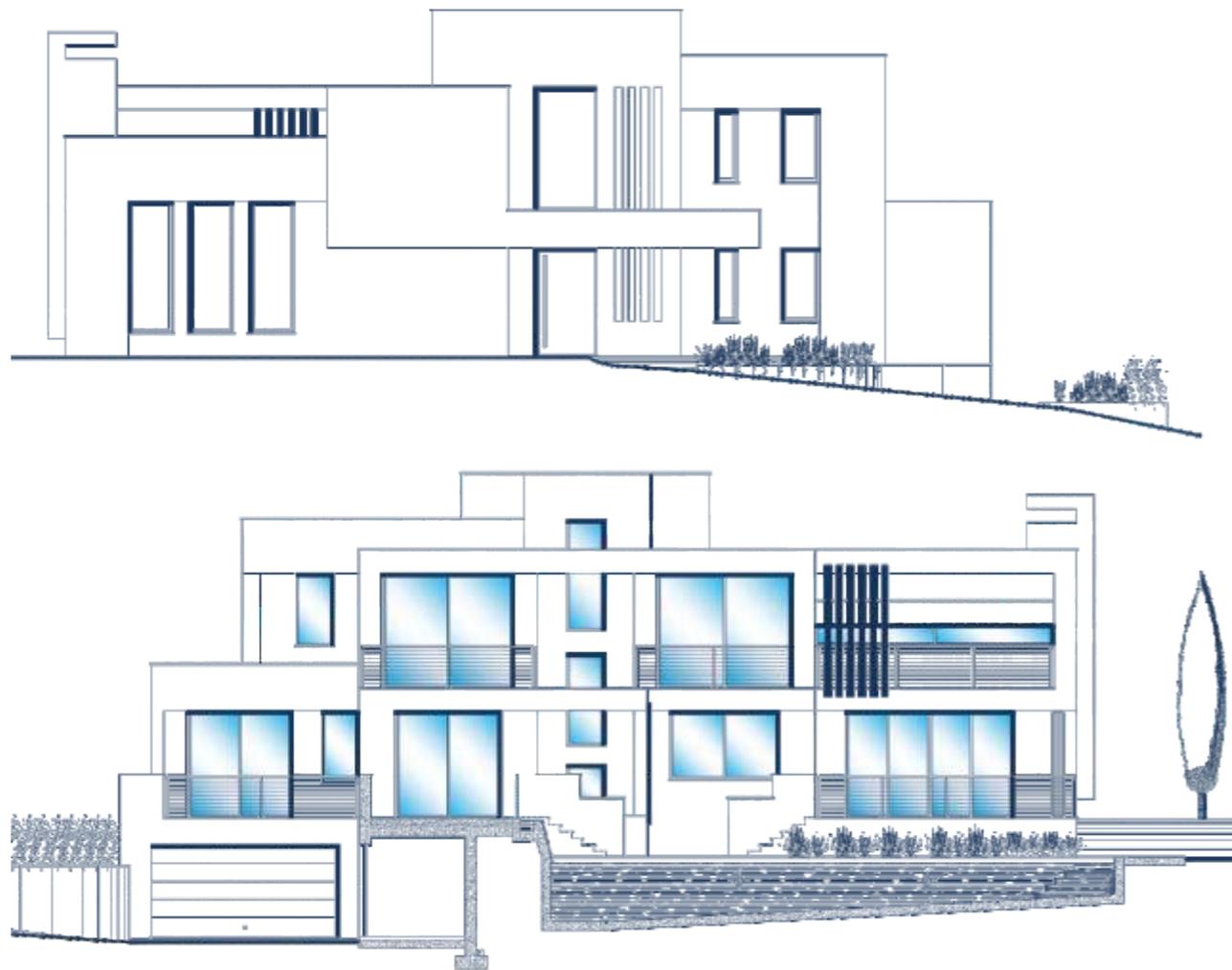
Gym

Saunas - Individual ladies and gentlemen.

Changing Rooms - Spacious changing rooms and showers.

Parking - 75 Parking Spaces.

LOTEAMENTO DO GOLFE - PLOT 10



For illustrative purposes only.



PLOTS

Plots

with Sea View
with Golf View

Price

Starting at 670.000







OWNERS BENEFITS

We foster a sense of community among owners, creating opportunities for social interaction and shared experiences. There are several activities scheduled year-round, such as cocktails and dinner events.

ADVANTAGES OF BEING A RESORT MEMBER



Reception desk
available 365 days



Resort Control
24H | 365 days



Dedicated
Owners Service



20% off
in hotels part of
Details network



10% in the
Veranda Tennis courts



10% off in
Restaurant & Bar



Exclusive
discounts the
golf shop (10%)



Access to a wide range
of Property Management
services



Domestic refuse
collections Points



Maintenance and
use of shared
pools and gardens

RENTAL MANAGEMENT

The resort offers an optional in-house rental management service designed for a hassle-free return on investment.

This allows for the maximization of your passive income without the burden of property management.

BENEFITS

Operational Efficiency

Enhance Guest Experience

Maximized Occupancy and Revenue

Marketing and Visibility

Legal Compliance

Peace of Mind for Owners





BUYING A PROPERTY AT MONTE REI

Once you have chosen to invest in one of our exclusive real estate options at Monte Rei Golf & Country Club, and you have agreed terms, you should instruct a lawyer to advise and represent you in the purchasing process.

FISCAL NUMBER

To purchase a property in Portugal, you must first obtain a fiscal number. Your lawyer will be able to assist and advise how to register for one.

SELLERS DOCUMENTS

The developer and seller must provide all documentation, including the real estate register entry, the tax certificate, the habitation license and plans as approved by the town council, the “Ficha Técnica” (a file containing technical details of the property), and the energy performance certificate for the property.

OWNERSHIP OPTIONS

Properties can be purchased directly in your own name, or through a corporate entity. There are benefits to both options, and we recommend you consult a local tax expert when making your decision as to which option best suits your needs.

BUYING COSTS & TAXES

There are a number of buying costs and taxes you should take into account when buying a property in Portugal. The charges vary depending on the type of property, the fiscal value and how the property is purchased.

IMT (MUNICIPAL PROPERTY TRANSFER TAX)

Variable rate system, with higher property value bands taxed at higher rates. Private Ownership: For habitational properties with a sale price below €1m, the rate is variable to a maximum of 6%. Over €1m, the rate is 7.5%. Plots sold for construction have a rate of 6.5%. Corporate Structure: No IMT charges are payable.

BUYING A PROPERTY AT MONTE REI

IS (STAMP DUTY)

Private Ownership: 0.8% of the property purchase price
Corporate Structure: No Stamp Duty is payable.

LAWYER FEES

Variable, typically between 1% to 2% of the purchase price.

IMI (ANNUAL PROPERTY TAX)

Private Ownership: 0.5% to 0.8% of the taxable value of the property.
Corporate Structure: 0.3% to 0.45% of the taxable value of the property.

AIMI (ADDITIONAL ANNUAL PROPERTY TAX)

Applicable to the combined value of all properties owned by the same individual or company.

Private Ownership: The first €600,000 in value is not taxed. On anything over €600,000, the rate varies from 0.7% to 1.5%.

Corporate Structure: AIMI is paid at a fixed rate of 0.4%. There is no exemption for property with a combined value of less than €600,000.

In Portugal, there is no inheritance tax between close relatives. Any other situation will be subject to a stamp duty of 10.8% of the rateable value of the property.

RENTAL INCOME

Any income derived from your property must be reported to the local tax authorities in your annual tax return.





THE BUYING PROCESS

RESERVATION AGREEMENT

A reservation agreement will be prepared which will clearly state what is to be included in the sale, the agreed price, and an exchange and completion date. A copy of the signed reservation agreement will be sent to your lawyer as a reference to the agreed terms.

KYC (KNOW YOUR CUSTOMER)

KYC is a legal process applied across various sectors, such as banks, financial institutions, real estate, and investment management.

The KYC process allows for the verification of the identity of Clients, as well as their Representatives and Ultimate Beneficial Owners.

It is aimed at preventing Money Laundering and Terrorist Financing

PROMISSORY CONTRACT (CONTRATO PROMESSA DE COMPRA E VENDA)

Your lawyer will carry out all of the necessary legal searches on the land and property, ensuring that the seller has clear title to sell and that there are no outstanding obligations on the land or property. They will then prepare the Promissory Contract which is a legally binding contract between you and the seller. This will state yours and the seller's details, as well as details of the property, the schedule of payments, completion date and any special terms agreed by both parties.

This must be signed by both parties in the presence of a notary or a lawyer. You can give power of attorney to your lawyer to sign the contract. It is normal at this stage for the buyer to pay a deposit, usually via the lawyer's client account.

COMPLETION (ESCRITURA)

The official deed of transfer of ownership will be signed at the notary's office on the agreed date, either by you or your lawyer, if you have opted to give them power of attorney. The balance of the purchase price is now paid and the notary will record the transaction in the official record. Once the deed and all other associated transactions are completed, your lawyer will register your name as the new owner at the Land Registry (Registo Predial).

CAPITAL GAINS & INHERITANCE TAX

Portugal offers residents and investors a variety of attractive tax benefits. To best understand the range of options available to you, we advise that you consult with a local lawyer or tax expert. Please speak with our Sales team if you would like an introduction.



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