



LIFE DREAMED BY ONYRIA

EDITION VILLAS T3

Quinta da Marinha



ONYRIA
GOLF RESORTS

MASTER PLAN

Quinta da Marinha Resort Cascais, Lisbon, Portugal

- 100 ha
- Hotel Quinta da Marinha Resort
- Onyria Marinha Edition Hotel & Thalasso
- Ritual SPA
- Meeting rooms and event venues
- Touristic Village
- Swimming pools
- Golf by Trent Jones Sr.
- Driving Range and GNGA (Golf Academy)
- Club-House & pro-shop
- Restaurants
 - Five Pines & Rocca
 - Monte Mar
 - Story



5 STAR RESORT



HOTEL QUINTA DA MARINHA
RESORT
CASCAIS LISBOA PORTUGAL

- 198 rooms
- Ritual SPA
- Golf Villas (1 & 2 Bedroom)
- Swimming pool and fitness area
- Golf by Trent Jones Sr.
- Driving Range and GNGA (Golf Academy)
- Club-House & pro-shop
- Meeting rooms
- Gourmet restaurants



5 STAR RESORT



ONYRIA MARINHA

EDITION HOTEL & THALASSO

CASCAIS LISBOA PORTUGAL

- Boutique Hotel
- SPA & Thalassoterapy
- Edition Villas (2 bedroom)
- Swimming pools and padle tennis
- Golf by Trent Jones Sr.
- Driving Range and GNGA (Golf Adacemy)
- Club-House & pro-shop
- Meeting rooms
- Gourmet restaurants



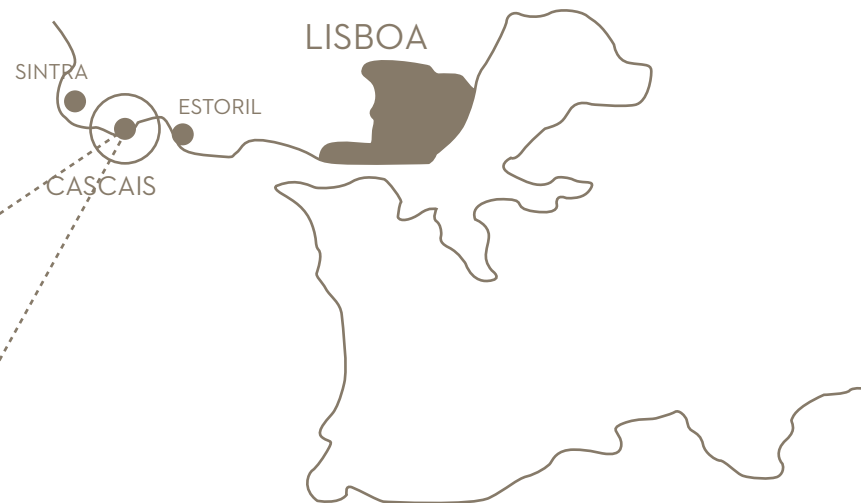
Since
April 2011



PRIME LOCATION

Cascais, Portugal

- Between Atlantic Ocean and “Serra de Sintra”
- 30 Km from Lisboa (A5 highway)
- Real Estate Prime Zone
- Great services area (Cascais town and shopping center)
- Beaches, golf, dunes, Bike-path Guincho-Cascais
- High quality in tourism, restaurants and marina



HOME IS MY FAVORITE PLACE



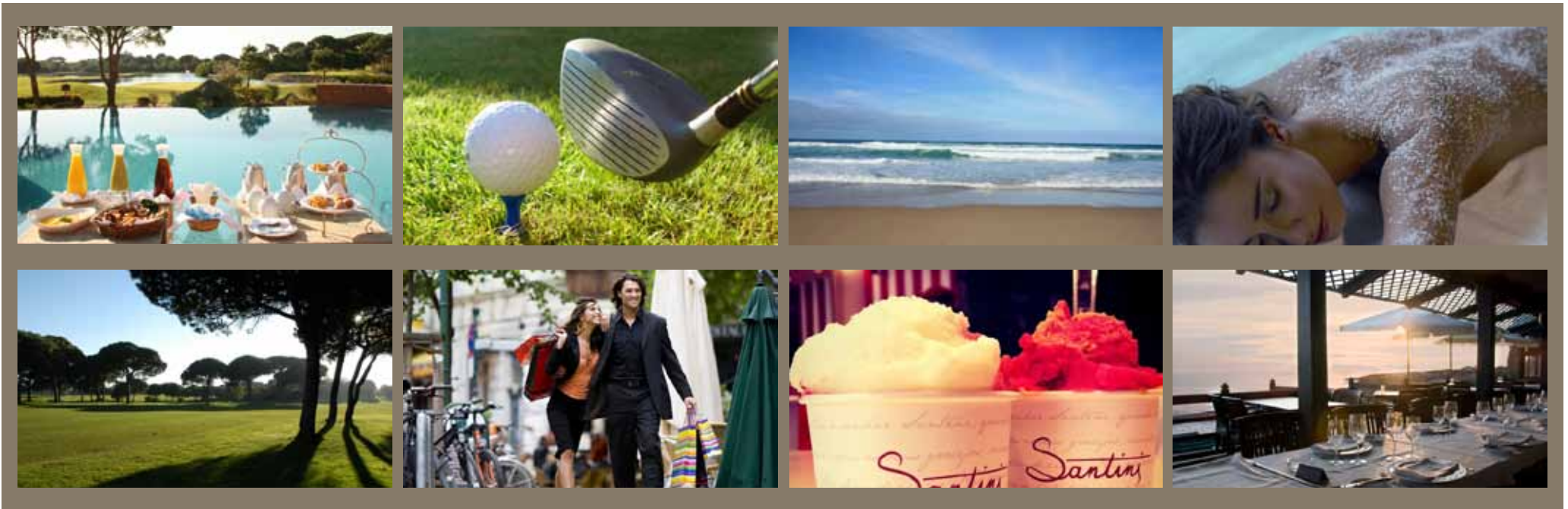
This is the proposition of Edition Villas. Living in great style, in the comfort of a modern architecture, in symmetrical and regular frames, with full transparency and natural light. To best enjoy my private space, my swimming-pool and my golf views. To invite my friends and be happy, because my Edition Villa is my favorite place!

LIVING IN QUINTA DA MARINHA

ACCEPT OUR PROPOSAL TO UPGRADE YOUR LIFESTYLE QUALITY

“The morning begins in a refreshing quiet scenario, watching the greenish tone reflected in the vibrant blue pool. The iphone keeps me connected to the world. After a swim in the fresh water, going out for a golf round. Later on, a rejuvenating moment at Ritual SPA. Before lunch, take care of those on hold “to do’s” by the sound of my favorite jazz record. Light lunch in the terrace and a few text messages to set the time for tonight. Suddenly, a walk in Guincho beach. The sun and wind flips off the remaining week stress. In Cascais, a must-stop at Santini’s ice creams and some shopping in the old district. The sun-set light shines in the crystal glasses on the dinner table. The evening goes on by the sound of warm rhythms pushing us out for a dancing night.

Paddle tennis will come first thing in the morning so Sunday begins perfectly.



LIVING IN QUINTA DA MARINHA

ONE WEEKEND IN QUINTA DA MARINHA EDITION VILLAS SEEMS ENDLESS

Onyria Golf Resorts invites you to convert your weekends and leisure moments into authentic revitalization and recreation sessions, through a Real Estate investment with real benefits:

- Compatible with a daily lifestyle
- Financially secure and attractive
- Onyria Living Pack benefits



PLOT LOCATION



Implantation - villas 82, 83 & 84 close to Clubhouse Quinta da Marinha, Rua do Clube



PLOT LOCATION



LOCATION HIGHLIGHTS

- Situated in front of hole nº 3 (Quinta da Marinha Golf)
- Close to the new Onyria Marinha Edition Hotel & Thalasso
- Close to the new Club-House (Restaurant, Pro-shop, Putting-Green)
- Faced to "Rua do clube" (street)
- Surrounded by pine forest





EDITION VILLA 84

T3 - Villa 84	Interior Area
Ground Floor	smq
1. Hallway	8,52
2. Living room	47,37
3. Toilet	3,40
4. Kitchen	21,71
5. Kitchen pantry	4,87
6. Dinner Room	37,00
7. Covered parking	
8. Terrace	
9. Swimming Pool	



Villas 83 & 84 (T3) - Ground floor plan



EDITION VILLA 84

T3 - Villa 84	Interior Area
Piso 1	smq
1. Suite 1 - Master	24,34
2. En-suite Bathroom	6,76
3. Balcony	11,03
4. Suite 2	20,93
5. En-suite Bathroom	6,76
6. Balcony	11,26
7. Circulations	6,95
8. Suite 3	21,93
9. En-suite Bathroom	5,64
10. Balcony	12,25



Villas 83 & 84 (T3) - First floor plan



- Modern architecture
- Double high ceiling
- Great natural light
- Big frontal windows
- Private pool
- Balcony
- Private golf-contiguous garden



SALES PACK

- Annual green-fee in Quinta da Marinha*
- Special prices in Ritual SPA (15%)
- LifeCare SMP Card (Health insurance)
- Banking Finance protocol

*On the first year



EDITION VILLAS | Condominium

Included Services

- Condominium Management
- 24 hours security
- Maintaining public spaces
- Gardening
- Special Conditions in Wellness & Leisure

Condominium Costs

- V3 = € 306 + VAT



PRICE

Villa #	Type	Style	Area	Outside Area	Price
82	V2	Modern	190 sqm	790 smq	SOLD
83	V3	Modern	275 sqm	900 smq	SOLD
84	V3	Modern	275 sqm	900 smq	1.650.000 €





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