



QUINTA DE FARO
— PRIVATE LUXURY VILLAS —
ALGARVE

MJ DÉVELOPPEMENT
— GROUPE —

RENTAL
MANAGEMENT
IN FARO



CONTENT

05	LIVING
11	INVESTING
19	RENTAL MANAGEMENT

EDITORIAL

Founded in 2007, the MJ Développement group operates in France, Mauritius and Portugal, building top-class property developments. As our positioning is based on finding the best locations for your lifestyle and property investment projects, we open the doors to Portugal, where property investment is a unique opportunity... to live, invest or retire.



LIVING
in Faro

MODERN AND
RELIABLE
INFRASTRUCTURE

Faro offers a well-equipped urban environment that meets European standards. The city benefits from an advanced communications network, including high-performance telecommunications services and high-speed Internet access. Health and education infrastructures are of high quality and well distributed, ensuring easy access for all residents. With efficient management of cultural and sports facilities, Faro stands out as a modern, well-structured city, ideal for living and investing.



CLIMATE

 27°C

TEMPERATE
CLIMATE

 JUNE > AUGUST
hot summer
DECEMBER > FEBRUARY
mild winter



ACCESS AND MOBILITY

Faro is easily accessible thanks to its modern infrastructure.

Faro International Airport is well connected to Europe's major cities and the excellent road and rail networks make it easy to get around.

Portugal has 7 international airports, the main ones being Lisbon, Porto and Faro.

WAY OF LIVING
FARO'S 4 STRENGTHS:

WEATHER: The city enjoys an exceptional Mediterranean climate, with over 300 days of sunshine a year. Mild winters and warm summers make it ideal for year-round sea and outdoor activities.

SAFETY: Faro is known as safe and welcoming. Low crime rates and an effective police presence mean that residents and visitors alike can feel safe in this charming Algarve town, day or night.

LEISURE: The Capital of the Algarve has a lot to offer: magnificent beaches, water sports, hiking in natural parks, a rich historical heritage, cultural festivals and delicious local cuisine. There's always something to do to keep you entertained.

COST OF LIVING: The cost of living in Faro is relatively low compared to other European destinations. On average, the cost of living in Portugal is 30% lower.



EDUCATION

Faro has an excellent education system with high quality state and public schools. For expatriates and international families, there are several international schools offering programmes in English and other languages, ensuring a high standard of education and facilitating the integration of children from other countries.

INTERNATIONAL SCHOOLS

In Faro, as in Portugal, international schools teach to international standards, using curricula from the UK, France, Germany and the USA, or following the International Baccalaureate (IB) for international standards. All schools offer diplomas such as the IB or other internationally recognized programmes, giving children access to the best international universities.



HEALTH

The National Health Service (NHS) is made up of local health units, groups of health centres and public hospitals. All NHS hospitals are under the jurisdiction of the Ministry of Health.

Faro offers a reliable and accessible healthcare system that meets European standards. Residents benefit from modern hospitals, well-equipped private clinics and competent medical staff. This infrastructure ensures quality care and peace of mind for residents and visitors alike.

HOW TO GET NHS AS A NEWCOMER:

- Go to your local health centre to register.
- Show your passport, residence permit and social security card.

MEDICAL COVER UNDER THE NHS IN PORTUGAL:

In general, the Portuguese health system covers a wide range of care, including:

- Visits to general practitioners and local health centres
- Visits to specialists, if you have a referral
- Hospital and emergency care
- Pharmacy and prescription medicine are heavily subsidized





INVESTING
in Faro



QUINTA DE FARO | *The first private estate of prestigious villas in Faro*

The Quinta de Faro development is located in the heart of the emblematic city of Faro, capital of the Algarve-Portugal's internationally acclaimed southern region. Overlooking the Ria Formosa lagoon, 37 prestigious villas (17 Phase 1 villas), each with its own private swimming pool, are set within a gated and confidential estate of over 5 hectares.

The contemporary villas offer spacious indoor and outdoor living areas ranging from 299 m² to 589 m² (3, 4 and 5 bedrooms), set in magnificent sun-drenched Mediterranean gardens. First-class facilities (en-suite bedrooms, a fully equipped kitchen, wine cellar, hammam, gym, etc.) and high-quality materials.

With its unique location close to the centre of Faro, but also to the beaches, exceptional panoramic views in the foreground and the ocean in the background, 'Quinta de Faro' is a haven of peace just a stone's throw from the hustle and bustle of the city centre, inviting you to daydream and let go. A co-development by MJ Développement & Serip Groupe.

PLAN DE MASSE | MASTERPLAN



2 TYPES DE VILLAS 2 VILLAS TYPES

- Villas 3 chambres, 2 niveaux
3 bedrooms villas, 2 levels
- Villas 4 chambres, 2 niveaux
4 bedrooms villas, 2 levels
- Villas 5 chambres, 2 niveaux
5 bedrooms villas, 2 levels
- Ⓢ Concierge
- Villas vendues
Sold out

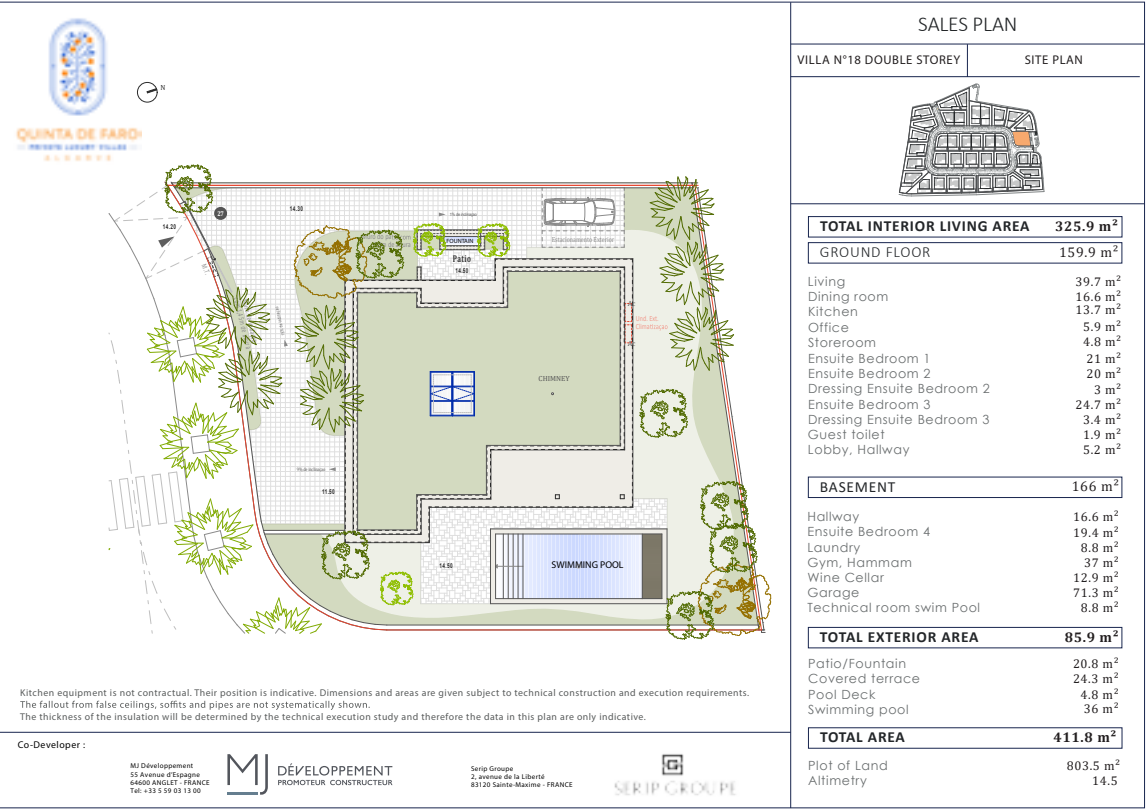


QUINTA DE FARO
— PRIVATE LUXURY VILLAS —
ALGARVE

EXAMPLE: 4-BEDROOM VILLA

	Duplex 4
Sale Price:	From €1,490,000
Projected annual rental yield	3.98%
Number of weeks rented per year	17
Average price per week (NET owner income)	3 037€

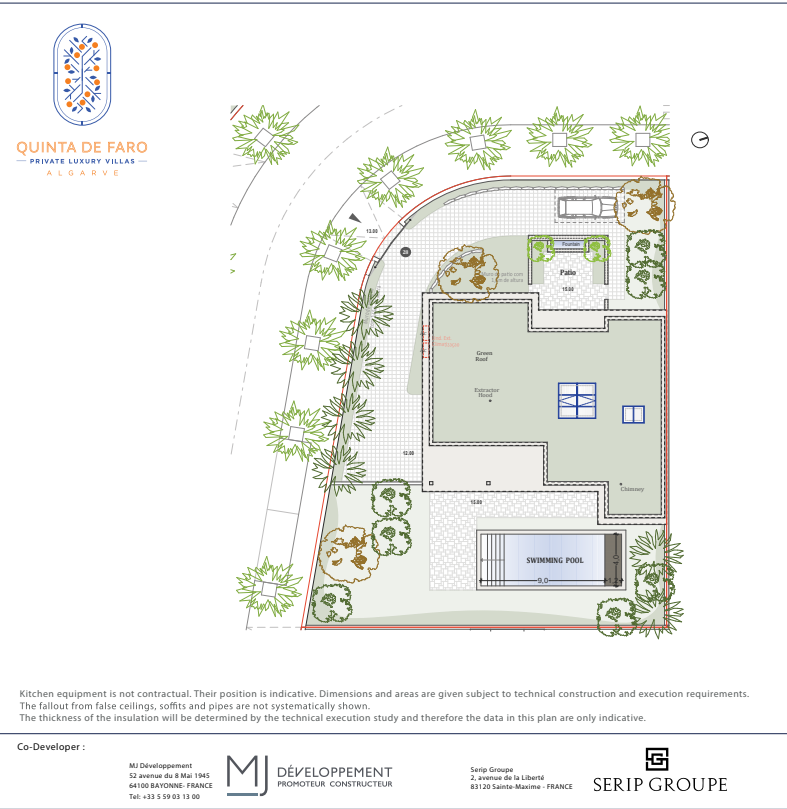
*High season (21/07 to 31/08) is 6 weeks out of the 17 weeks rented



EXAMPLE: 5-BEDROOM VILLA

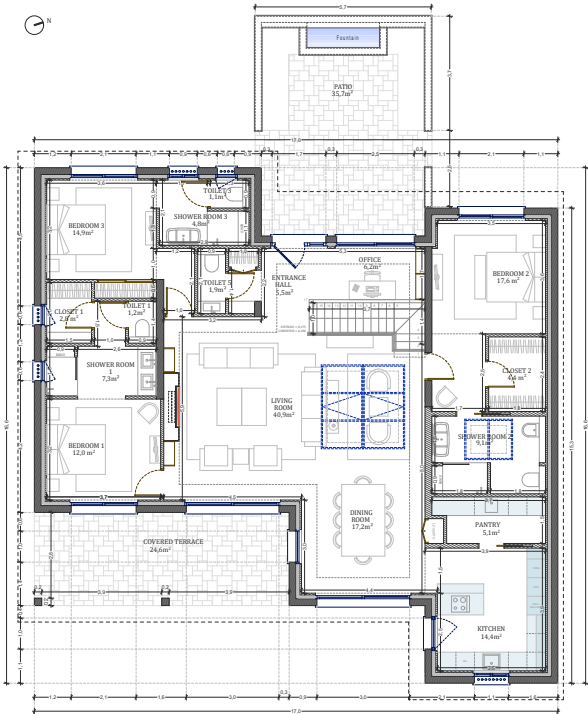
	Duplex 5
Sale Price:	From 1 670 000€
Projected annual rental yield	3,9%
Number of weeks rented per year	15
Average price per week (NET owner income)	4 139€

*High season (01/07 to 31/08) is 6,5 weeks out of the 15 weeks rented



SALES PLAN	
VILLA N°28 DOUBLE STOREY	SITE PLAN
TOTAL INTERIOR LIVING AREA 358.4 m²	
GROUND FLOOR 166.4 m²	
Living	40.9 m ²
Dining room	17.2 m ²
Kitchen	14.4 m ²
Office	6.2 m ²
Storeroom Pantry	5.1 m ²
Ensuite Bedroom 1	20.5 m ²
Bedroom 1 Dressing	2.8 m ²
Ensuite Bedroom 2	26.7 m ²
Bedroom 2 Dressing	4.4 m ²
Ensuite Bedroom 3	20.8 m ²
Guest toilet	1.9 m ²
Lobby Entrance Hall	5.5 m ²
BASEMENT 192 m²	
Ensuite Bedroom 4	18.3 m ²
Ensuite Bedroom 5	20.5 m ²
Hallway	19 m ²
Laundry	6.9 m ²
Gym, Hammam	37.5 m ²
Wine Cellar	10.1 m ²
Garage	58.8 m ²
Technical rooms	20.9 m ²
TOTAL EXTERIOR AREA 101.1 m²	
Patio/Fountain	35.7 m ²
Covered terrace	24.6 m ²
Pool Deck	4.8 m ²
Swimming pool	36 m ²
TOTAL AREA 459.5 m²	
Plot of Land	789.7 m ²
Altimetry	15

GROUND FLOOR



UNDERGROUND





RENTAL MANAGEMENT
of your villa

enquinta
PROPERTY

*official partner of
MJ Développement*

ENQUINTA | Rental management

MJ Développement has chosen ENQUINTA as its partner for the rental management of your villa.

Since its creation in Quinta do Lago in 2003, Enquita has always understood that, as a homeowner, you need the peace of mind of knowing that your home is well looked after. That's why MJ Développement is delighted to announce its official partnership with Enquita for the Quinta de Faro project.

Through its framework of management services, Enquita ensures that your property remains in pristine condition during your absence and is ready for occupation. When you and your family are present, Enquita offers a flexible management structure designed to minimize disruption, with a 24/7 emergency service and a full range of concierge services. With 17 years' experience, they can put you in touch with approved partners for renovations, gourmet or casual dining and fun outings.

Enquita's service managers are both experienced and bilingual (Portuguese - English), ready to assist you and your property, giving you peace of mind and a carefree holiday.



Enquinta's strengths:



EFFECTIVE MARKETING OF YOUR PROPERTY

Optimize rentals and maximize revenue thanks to marketing expertise and 20 international commercial partnerships.



PERSONAL CONCIERGE SERVICE FOR HOLIDAY GUESTS

Ensure a pleasant customer experience and build customer loyalty with a personalized concierge service.



PROPERTY MAINTENANCE AND UPKEEP

Keep your home in perfect condition and maintain or increase its value with our maintenance services.

These services go far beyond those offered by many competing companies. With Enquita as your trusted local partner, you can rest assured that your investment is in safe hands, and you can enjoy your property to the full.

Included services:

- Administrative and accounting services
- Advice on hotel resorts and condominiums
- Housekeeping*

Optional services:

- General maintenance and pool maintenance
- Garden maintenance
- Reception and concierge services

*High season: 5 days/week | Mid-season: 3 days/week
Low season: 1 day/week. A la carte packages available



Daily maintenance of the resort:

In addition to the services offered by Enquita, a villa on the Quinta de Faro estate has a couple of concierges at your disposal throughout the year. They ensure your safety and the efficient management of your and your guests' needs.



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