



A unique destination
intensified by nature

REAL ESTATE GUIDE

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Welcome to West Cliffs

A place to slow down, breathe deep, and live in tune with the wild Atlantic.

Discover a coastal haven where nature and contemporary elegance meet. At West Cliffs Resort, unwind by the ocean, explore untouched landscapes, and enjoy world-class golf and serene comfort. Let the rhythm of the sea guide your days. Reconnect with nature, relax in style, and experience a slower pace of life.



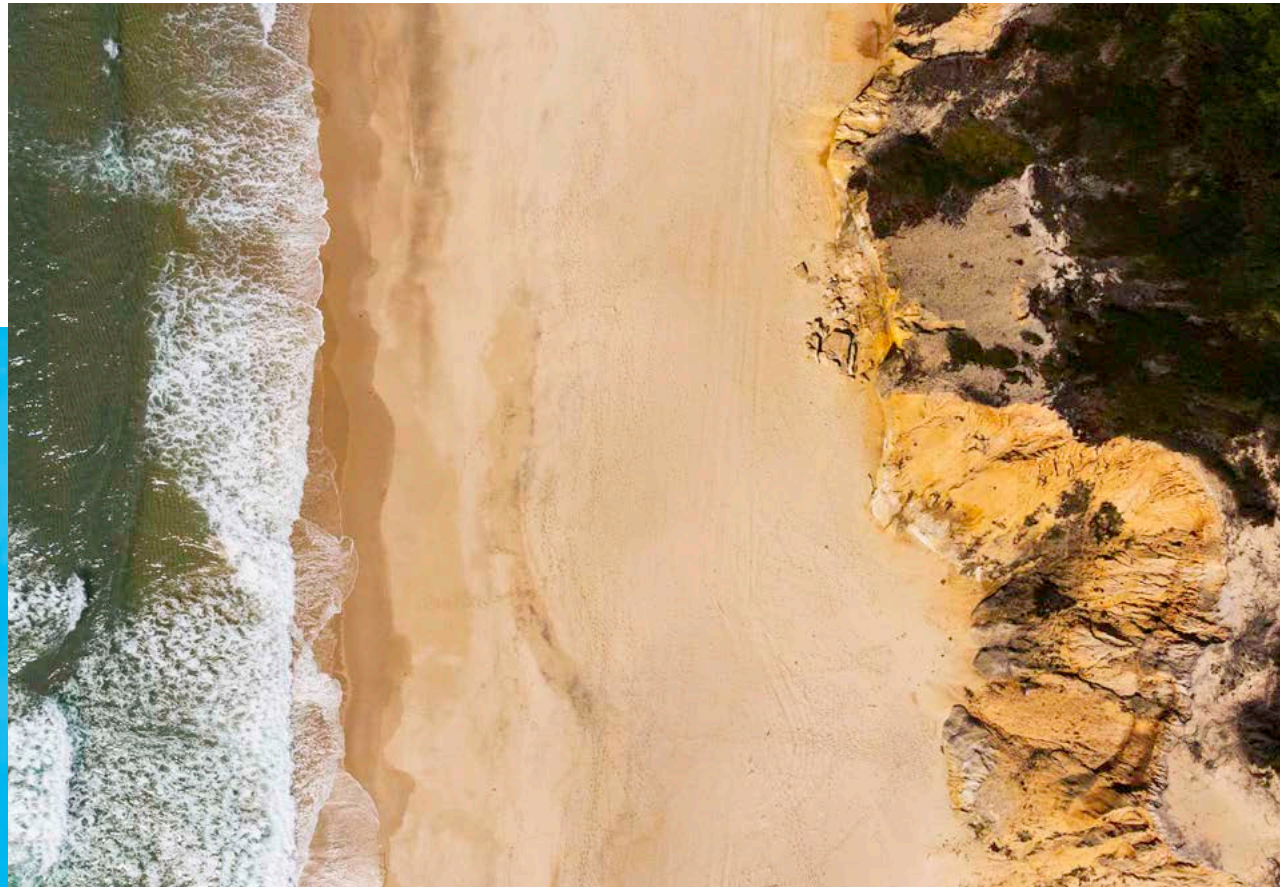
A BALCONY TO THE WEST



In harmony with Nature

A new Atlantic icon

West Cliffs is a place of unspoiled nature, where the wild west of Europe meets the immensity of the Atlantic Ocean. Rising from the dunes in perfect balance with the landscape, it offers a unique connection to the elements — sea, sky, and wind. Timeless, raw, and deeply inspiring, this is the Atlantic as you've never experienced it.



CONNECT WITH THE ATLANTIC OCEAN



A way of living

West Cliffs Resort is a five-star destination thoughtfully designed to meet your everyday needs. With a range of residences — including Villas, Twin Villas, Townhouses, and Apartments — alongside leisure and wellness facilities, it offers refined living in harmony with nature. Carefully integrated into the landscape, it feels as if it has always belonged here, waiting for you.

AN HEALTHY PLAYGROUND SURROUNDED BY NATURE



Beneath the golden light

Discover the spirit of the sea

Dive into unforgettable water adventures along the Peniche coast and the Óbidos Lagoon. Ride the waves with surf, bodyboard or stand-up paddle lessons tailored to your level, or glide peacefully through Portugal's largest coastal lagoon by canoe. Explore the underwater wonders of Berlengas Island through diving or snorkeling, and experience the thrill of deep-sea fishing with local experts. Whether you're chasing adrenaline or seeking calm, the ocean is calling — come live it with us.



OUTDOOR ACTIVITIES



Explore nature on land

Discover the breathtaking beauty of our region through thrilling land-based adventures. Ride through scenic trails on a mountain bike, with routes tailored to your pace and skill. Wander on foot along hidden hiking paths, surrounded by nature and fresh air. Or experience the landscape in harmony with a horse, for a peaceful and unforgettable journey through some of Portugal's most stunning countryside. Let the West surprise you — step outside and explore.



Elevate your game by the sea

Perfect your swing at the world-class West Cliffs golf facilities, where you can train year-round with the latest technology and expert coaching. Whether you're a beginner or a seasoned player, tailored lessons and stunning seaside courses — like Praia D'El Rey — make every round unforgettable. For racquet sports lovers, enjoy tennis or padel on scenic courts, including two floodlit padel courts for evening matches. Refine your technique, challenge yourself, and enjoy every moment of play in a setting like no other.

SPORT ACTIVITIES



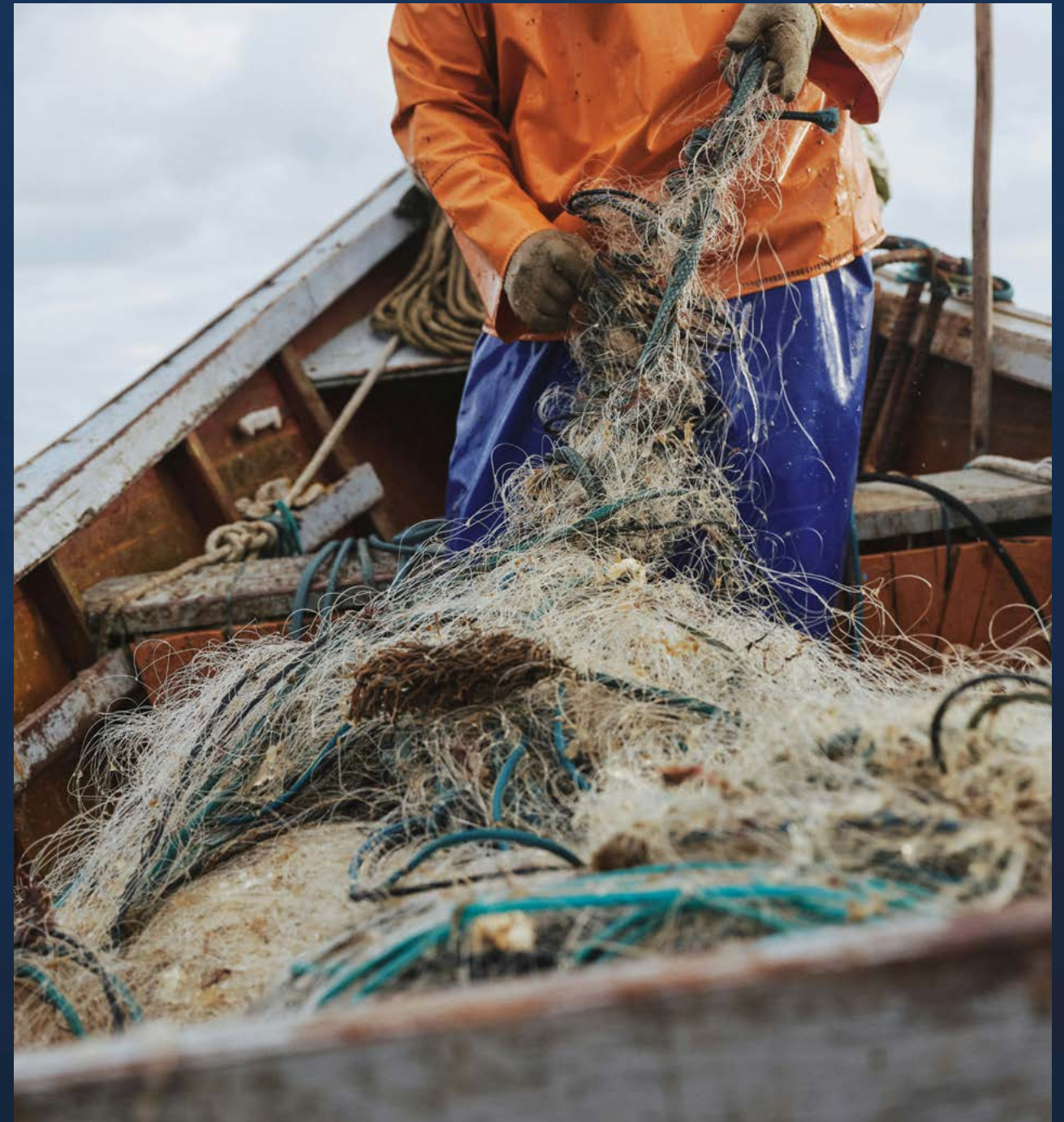


ÓBIDOS LAGOON



ATLANTIC OCEAN

Discover the Silver Coast



Nature, outdoor activities and tradition

The Silver Coast is just one hour north of Lisbon but it's miles away from the pace of the big city. Here you can relax and explore one of Portugal's best kept secrets. Besides playing in one of Europe's most beautiful and challenging Golf Courses, you can explore the marvellous Atlantic beaches, the green countryside, the historic monuments and discover the local food and wine in the company of warm and welcoming locals.

A central and unique location

One hour from Lisbon

Live all sorts of experiences within a short distance. From the calm of West Cliffs, immerse yourself in Lisbon's vibrant energy — colourful streets, historic trams, and riverside cafés. Then explore Sintra, a UNESCO World Heritage site with fairytale palaces, misty forests, and timeless charm. Two unforgettable destinations, always within reach.

Óbidos village

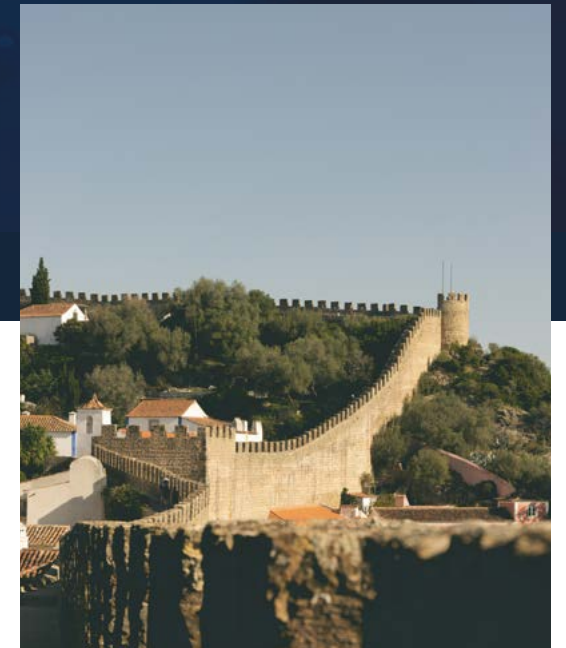
Just 15 km from West Cliffs lies Óbidos, one of Portugal's 7 Wonders and most enchanting medieval towns. Wander cobbled streets lined with colourful houses, flowers, and Gothic details. Within its 12th-century castle walls, discover rich heritage, charming cafés, local cuisine,



SINTRA



LISBON



ÓBIDOS

Tailored options for inspired living



West Cliffs Resort, launched in 2015, is a visionary five-star coastal retreat spanning 230 hectares. Since opening its stunning 18-hole golf course and clubhouse in 2017, the resort has blossomed into a luxury community with elegant Villas, Twin Villas, Townhouses and Apartments. Offering 24-hour security and exclusive amenities, West Cliffs blends natural beauty with sophisticated living. Future phases will unveil two exquisite five-star hotels, a world-class spa, shared swimming pools, sports facilities, and boutique shops — creating an unparalleled destination where nature, leisure, and

The Resort is currently under construction and the final project of the development foresees the construction of 469 accommodation units.

- | | | | | | |
|--------------|-------------------|---------------------------------|--------------------|---------------------------|--------------|
| 1 Reception | 3 Resort Entrance | 5 Beach / Cliffs Private Access | 7 Padel and Tennis | A Villas & Twin Villas | B Apartments |
| 2 Club House | 4 Golf Links | 6 Hotel (Project) | C Townhouses | D Townhouses & Apartments | |



A choice of lifestyle

At West Cliffs Resort, choosing your home is choosing a way of life. Set along Portugal's stunning Silver Coast, the resort offers a refined collection of Villas, Twin Villas, Townhouses, and Apartments — each designed to blend seamlessly into the natural landscape. Architecture and nature exist in harmony, creating spaces that are modern, elegant, and deeply connected to their surroundings. Whether you seek a peaceful retreat, a family haven, or an investment in a growing destination, West Cliffs offers the freedom to live as you imagine



Villas & Twin Villas

Spacious 3 to 5-bedroom villas and elegant 3-bedroom twin villas offer panoramic views of the golf course and Atlantic Ocean. With private pools, landscaped gardens, and seamless indoor-outdoor living, each home blends comfort, light, and nature in perfect harmony.



Townhouses

Elegant three-bedroom ensuite townhouses designed for comfort and harmony with nature. Featuring open living spaces, organic finishes, and stunning views over the Óbidos Lagoon, each home offers access to a shared swimming pool and blends serene interiors with the beauty of the surrounding landscape.



Apartments

Stylish three-bedroom apartments offering breathtaking views over the Atlantic Ocean and Óbidos Lagoon. With refined natural finishes and open-plan living, each space is designed for effortless comfort and a deep connection to the surrounding landscape. All the apartments have access to a shared pool.

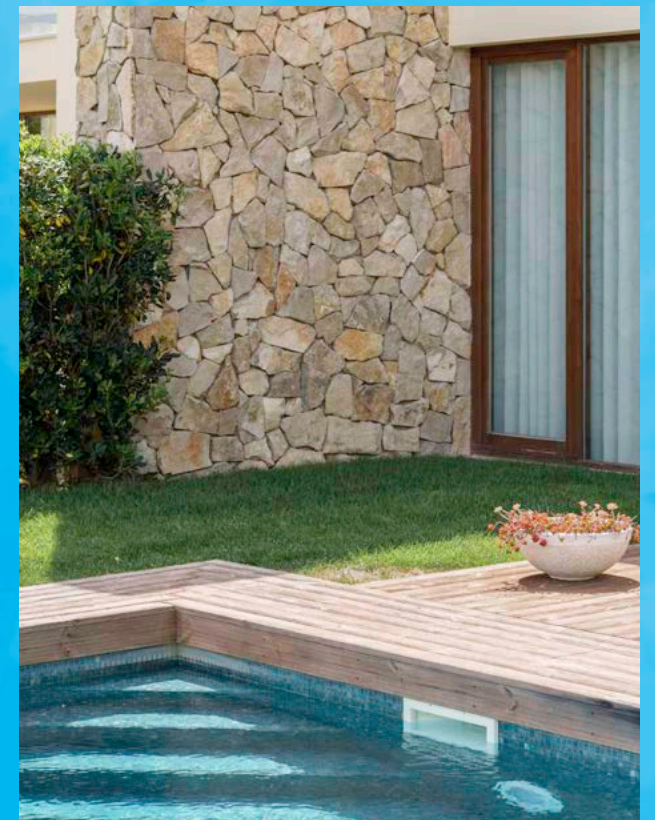




Villas

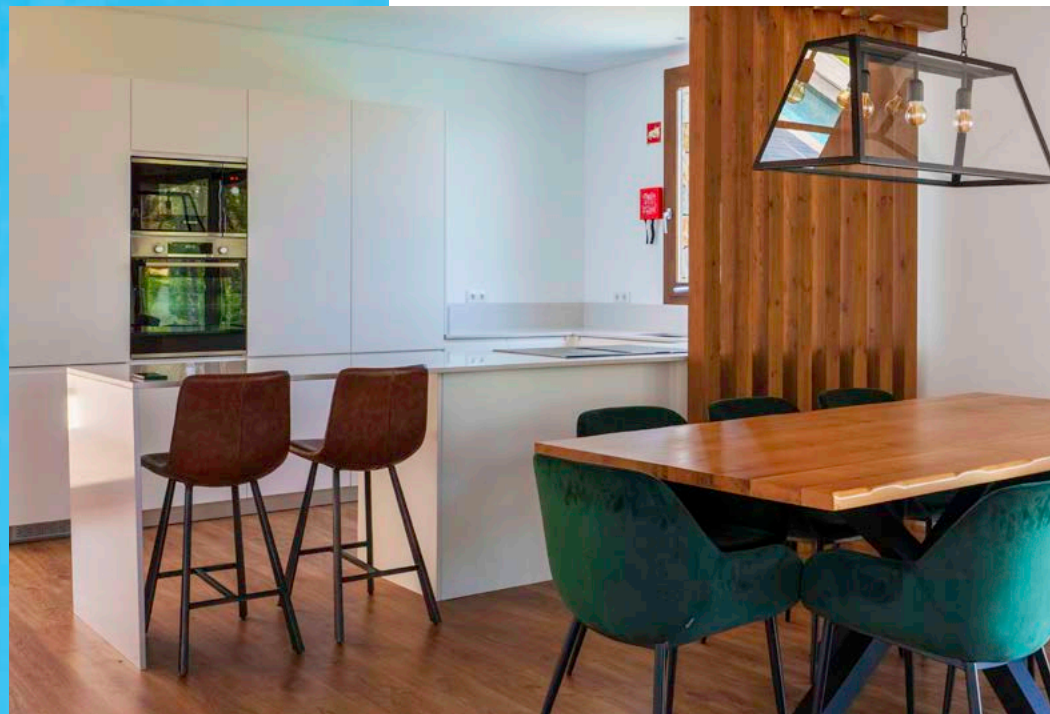
Your dream home
in balance with nature

Nestled within the natural landscape, the villas at West Cliffs Resort offer bright, open interiors with seamless indoor-outdoor flow. Available in 3, 4, or 5-bedroom layouts, each features a fully equipped kitchen, spacious living areas, private garden, swimming pool, and exclusive parking. Every detail reflects comfort, elegance, and a deep connection to the Atlantic coast. This is a place where your home becomes part of the landscape.





Bedroom



Dinning Room and Kitchen

Villas with stunning views of the Atlantic, lakes, forest, and golf — where land meets water for a lifetime of serene living.



Living Room

Villa V5

Five bedroom house Type D

Type	V5
Plot Area (approximately)	1300 m²
Area	516 m²
Price	2.800,000 €

Includes rooftop with 40,52 m²

Basement

1	Circulation	8,00 m²
2	Bathroom	10,00 m²
3	Spa	46,00m²
4	Laundry	18,00 m²
5	Wine Cellar	27,00 m²
6	Storage	4,00 m²
7	Game Room / Gym	43,00 m²
8	Bedroom	26,00 m²
9	Pool Equipment Room	5,00 m²

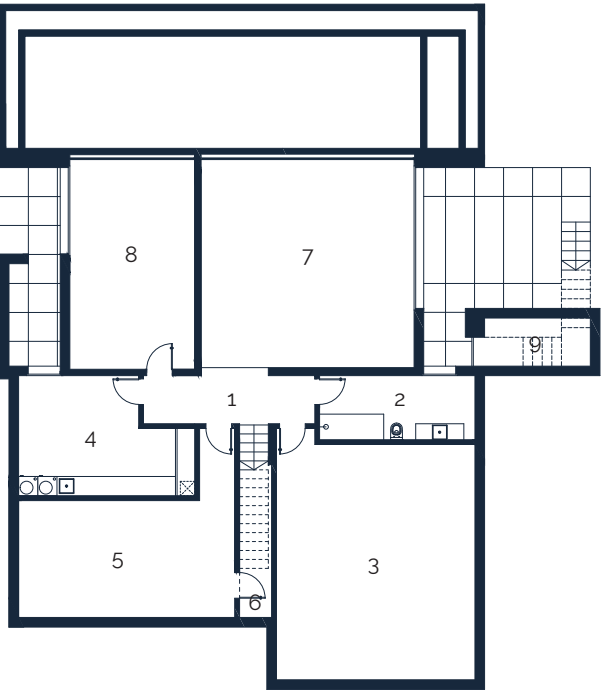
Floor 0

1	Hall	16,00 m²
2	Bathroom	1,00 m²
3	Garage	37,00 m²
4	Office Room	21,00 m²
5	Kitchen	23,00 m²
6	Living Room	44,00 m²

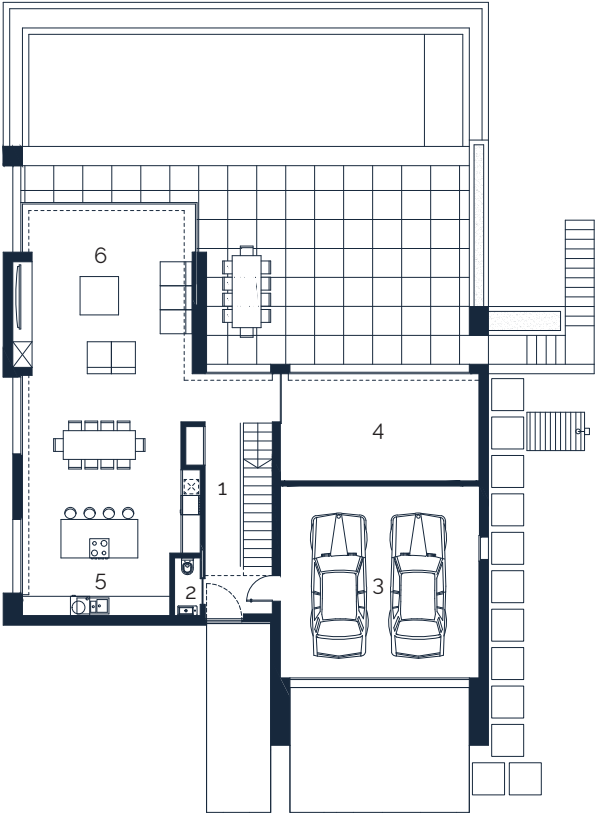
Floor 1

1	Circulation	7,00 m²
2	Suite	14,00 m²
3	En-suite Bathroom	4,00 m²
4	Suite	15,00 m²
5	En-suite Bathroom	3,00 m²
6	Suite	18,00 m²
7	En-suite Bathroom	4,00 m²
8	Suite	17,00 m²
9	En-suite Bathroom	9,00 m²
10	Suite Closet	14,00 m²

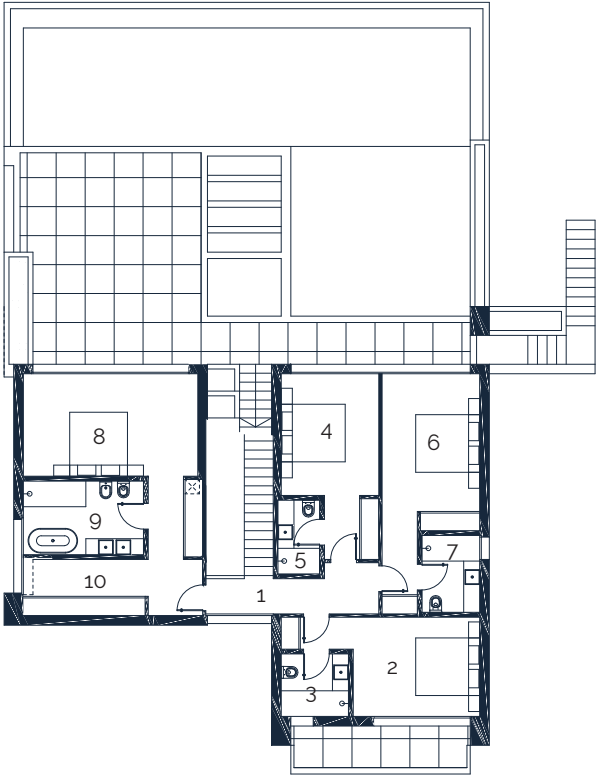
Basement



Floor 0



Floor 1



Villa V5

Materials and equipment Type D

Exterior specifications and finishes

Exterior Walls

External thermal insulation /
Local limestone

Façade

Thermo-treated wood

Windows

Minimalist aluminum frame,
double colorless glass

Deck

Heat treated wood



Interior specifications and finishes

Walls

Interior plasterboard walls in white
and white lacquered PVC skirting
boards

Kitchen

Cabinets with melamine-coated
interior and MDF lacquered doors in
black or white / Angola black granite
countertop and backsplash / TEKA
stainless steel sink and mixer tap /
All appliances by BOSCH: fridge-
freezer, oven, dishwasher, washer-
dryer, microwave, and induction hob
with integrated ventilation

Equipment

Pellets SOLZAIMA A+ Inv. Fire
LG Air Conditioning – Outdoor unit
LG Air Conditioning – Indoor unit

Floors

Living room and bedrooms – Tarkett
Woodstock Brook Oak Brown /
Technical room – Revigrés ceramic
floor

Bathroom

Revigrés ceramic flooring and
covering / OFA washbasin, shower
and bidet mixer / Valadares toilet
and bidet / BAGNO sinks / OFA
bathtub Smile bath / JNF toilet roll
holder, towel rails and toilet brush
/ Shower enclosure protector with
tempered glass and stainless steel
hardware

Ceilings

White plasterboard

Doors and Closet

MDF coated door matte white
painted / Grey melanine interior
and white lacquered mdf doors

These materials or equipment can be changed by other equivalents.

Villa V4

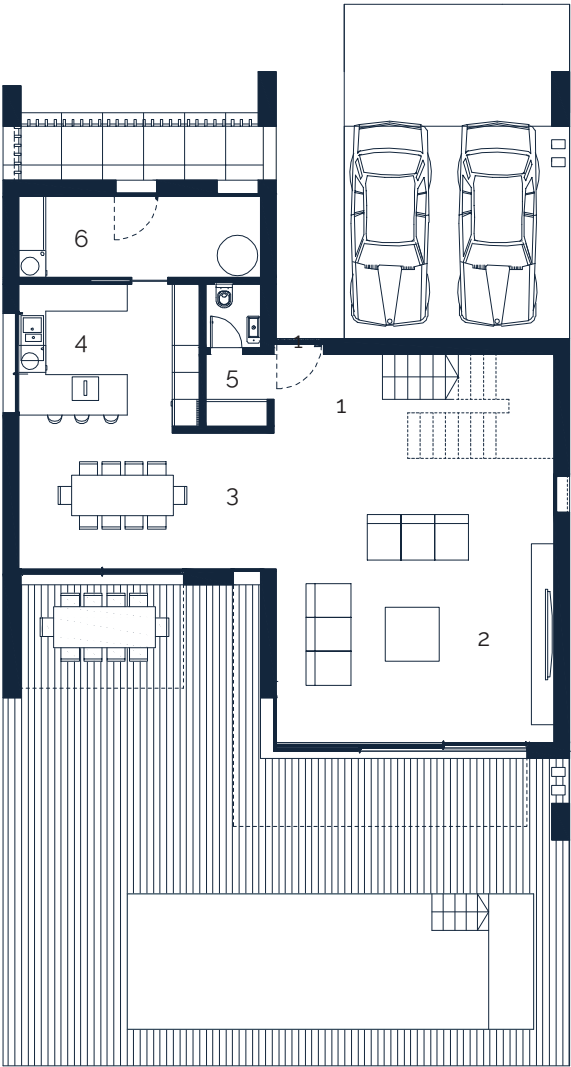
Four bedroom house Type D

Type	V4
Plot Area (approximately)	1200 m²
Area	245,00 m²
Price	1.750,000 €
Includes rooftop with 41,00 m²	

Floor 0		
1	Hall	9,00 m²
2	Living Room	39,00 m²
3	Dinning Room	17,00 m²
4	Kitchen	13,00 m²
5	Bathroom	2,00 m²
6	Laundry	10,00 m²

Floor 1		
1	Circulation	5,00 m²
2	Suite	25,00 m²
3	Suite Closet	6,00 m²
4	En-suite Bathroom	5,00 m²
5	Balcony	8,00 m²
6	Suite	17,00 m²
7	En-suite Bathroom	4,00 m²
8	Balcony	8,00 m²
9	Suite	18,00 m²
10	En-suite Bathroom	4,00 m²
11	Balcony	15,00 m²
12	Suite	16,00 m²
13	En-suite Bathroom	4,00 m²

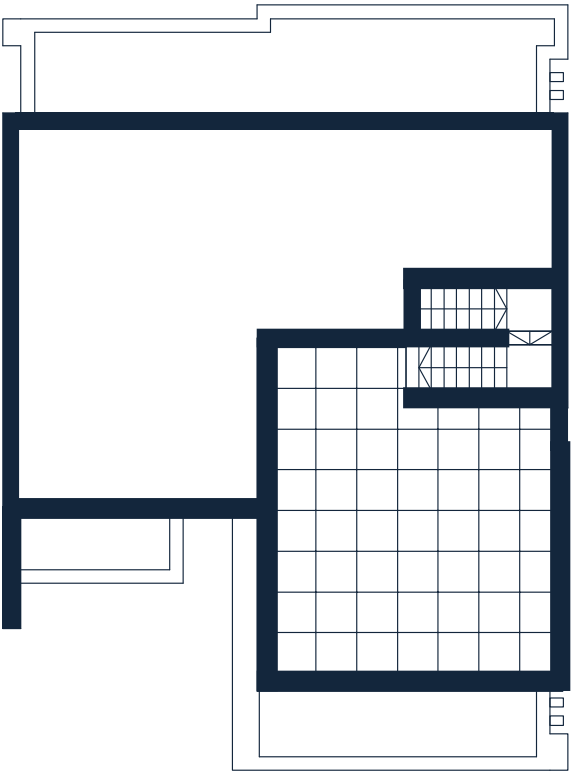
Floor 0



Floor 1



Rooftop



Villa V4

Materials and equipment Type D

Exterior specifications and finishes

Exterior walls

External thermal insulation /
Local limestone

Façade

Thermo-treated wood

Windows

Minimalist aluminum frame,
double colorless glass

Deck

Heat treated wood



Interior specifications and finishes

Walls

Interior plasterboard walls in white
and white lacquered PVC skirting
boards

Kitchen

Cabinets with melamine-coated
interior and MDF lacquered doors in
black or white / Angola black granite
countertop and backsplash / TEKA
stainless steel sink and mixer tap /
All appliances by BOSCH: fridge-
freezer, oven, dishwasher, washer-
dryer, microwave, and induction hob
with integrated ventilation

Equipment

LG Air Conditioning – Outdoor unit
LG Air Conditioning – Indoor unit

Floors

Living room and bedrooms – Tarkett
Woodstock Brook Oak Brown /
Laundry room – Margrés ceramic
floor Hybrid White

Bathroom

Margrés ceramic flooring Hybrid
White / Love Tiles ceramic covering
Restful Nest White / W7 shower
and mixers / Sanitana toilet / Bagno
white washbasins in artificial marble
with drawers in matte lacquered MDF
/ JNF toilet roll holder, towel rails
and toilet brush / Shower enclosure
protector with tempered glass
and stainless steel hardware

Ceilings

White plasterboard

Doors and Closet

MDF coated door matte white
painted / Grey melanine interior
and white lacquered mdf doors

These materials or equipment can be changed by other equivalents.

Villa V4 Duplex

Four bedroom house Type F

Type	V4
Plot Area (approximately)	600 m²
Area	175,00 m²
Price	1.100,000 €

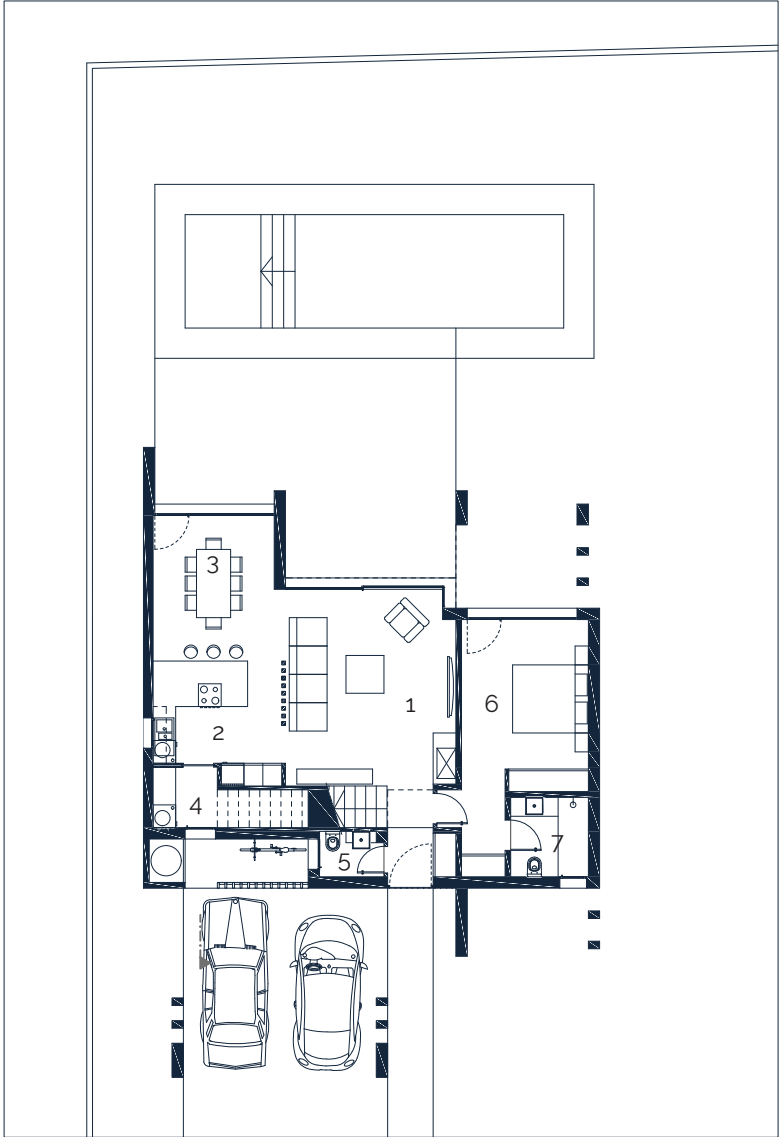
Floor 0

1	Living Room	23,00 m²
2	Kitchen	10,00 m²
3	Dinning Room	13,00 m²
4	Laundry	5,00 m²
5	Bathroom	2,00 m²
6	Suite	18,00 m²
7	En-suite Bathroom	4,00 m²

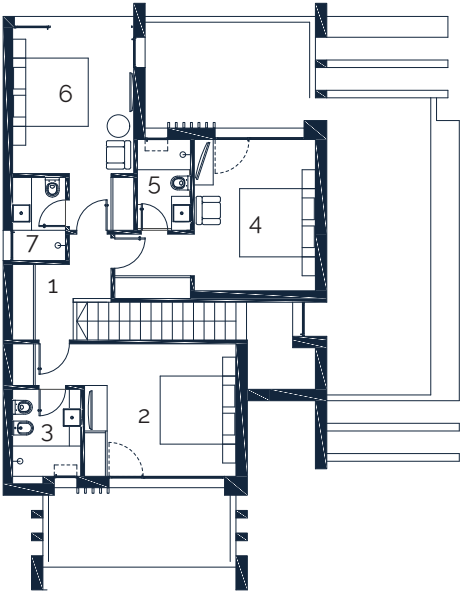
Floor 1

1	Circulation	5,00 m²
2	Suite	16,00 m²
3	En-suite Bathroom	4,00 m²
4	Suite	16,00 m²
5	En-suite Bathroom	3,00 m²
6	Suite	15,00 m²
7	En-suite Bathroom	3,00 m²

Floor 0



Floor 1



Villa V4 Duplex

Materials and equipment Type F

Exterior specifications and finishes

Exterior walls

External thermal insulation /
Local limestone

Façade

Thermo-treated wood

Windows

Exterior wooden frames with clear
double glazing

Deck

Pressure-treated wood



Interior specifications and finishes

Walls

Interior plasterboard walls painted
Sabbia Secco and white PVC skirting
boards

Kitchen

Cabinets with melamine-coated
interior and white lacquered MDF
doors / Quartz Compac Luna
countertop and backsplash / TEKA
Linea stainless steel sink / Chrome
WDART mixer tap by W7 / All
appliances by BOSCH: fridge-freezer,
oven, dishwasher, washer-dryer,
microwave, and induction hob with
integrated ventilation

Equipment

SOLZAIMA EARTH gKW pellet stove
LG Air Conditioning – Outdoor unit
LG Air Conditioning – Indoor unit with
Smart ThinQ

Floors

Living room and bedrooms – LOC
FLOOR floating flooring / Technical
areas – Revigrés ceramic flooring

Bathroom

Revigrés ceramic flooring / Love
Tiles restful nest white ceramic
wall covering / W7 ENJOY wall-
mounted basin and shower mixers
with handheld shower / W7 GRECO
bidet and wall-mounted basin
mixers / Valadares toilet / BAGNO
white basins / JNF toilet roll holder,
towel rails and toilet brush / Mobile
shower screen with tempered glass
and polished fittings

Electrical Fittings and Hardware

EFAPEL, APOLO 5000 fittings / JNF
handle and floor stop / LEGRAND,
Ko8 EV charging system

Ceilings

White plasterboard

Doors and Closet

Doors lacquered / Wardrobes
(2-drawer module) with matte
lacquered MDF swing doors /
Wardrobe interiors in 97Q Espiga
Pimienta

These materials or equipment can be changed by other equivalents.

Villa V3

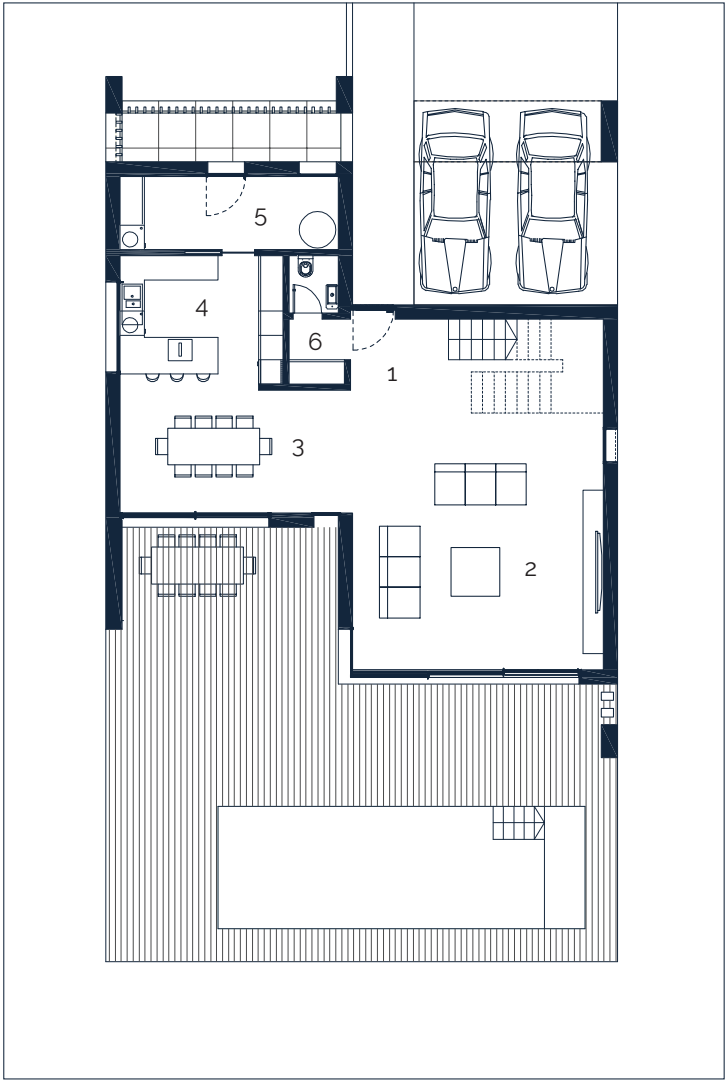
Three bedroom house Type D

Type	V3
Plot Area (approximately)	1000 m²
Area	221 m²
Price	1.650,000 €
Includes rooftop with 40,52 m²	

Floor 0		
1	Hall	9,00 m²
2	Living Room	39,00 m²
3	Dinning Room	17,00 m²
4	Kitchen	13,00 m²
5	Laundry	10,00 m²
6	Bathroom	2,00 m²

Floor 1		
1	Circulation	5,00 m²
2	Suite	25,00 m²
3	Suite Closet	6,00 m²
4	En-suite Bathroom	5,00 m²
5	Balcony	8,00 m²
6	Suite	17,00 m²
7	En-suite Bathroom	4,00 m²
8	Balcony	8,00 m²
9	Suite	18,00 m²
10	En-suite Bathroom	4,00 m²
11	Balcony	7,00 m²

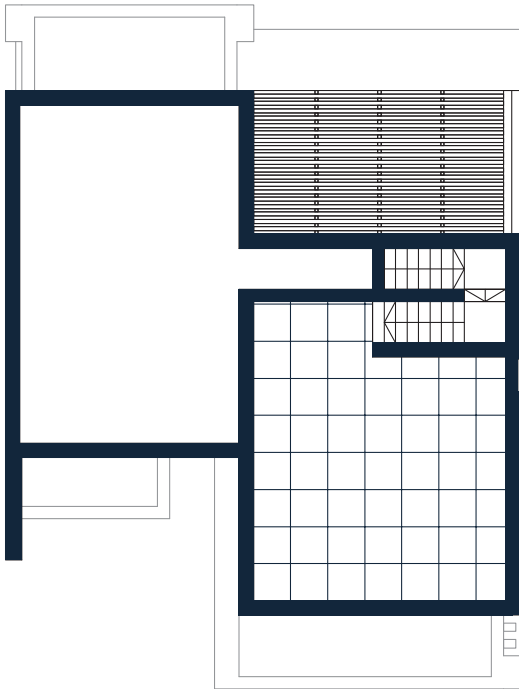
Floor 0



Floor 1



Rooftop



Villa V3

Materials and equipment Type D

Exterior specifications and finishes

Exterior walls

External thermal insulation /
Local limestone

Façade

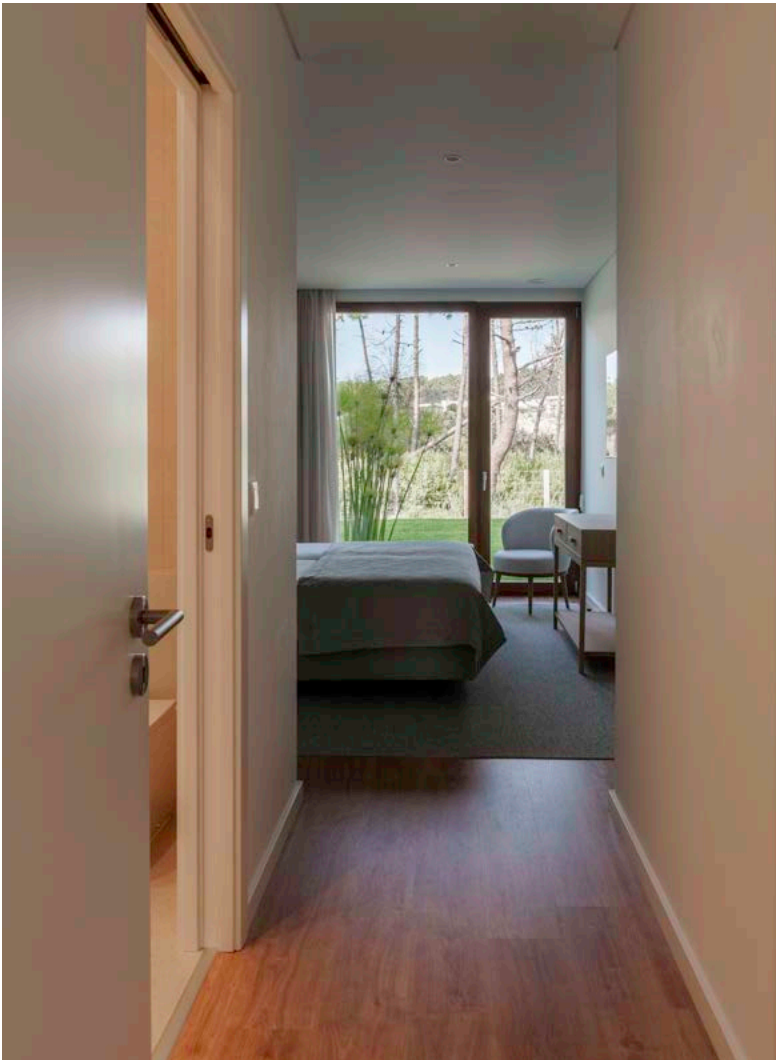
Thermo-treated wood

Windows

Exterior wooden frames with clear
double glazing

Deck

Pressure-treated wood



Interior specifications and finishes

Walls

Interior plasterboard walls painted
Sabbia Secco and white PVC skirting
boards

Kitchen

Cabinets with melamine-coated
interior and white lacquered MDF
doors / Quartz Compac Luna
countertop and backsplash /
TEKA Linea stainless steel sink /
Chrome WDART mixer tap by W7
/ All appliances by BOSCH: fridge-
freezer, oven, dishwasher, washer-
dryer, microwave, and induction hob
with integrated ventilation

Equipment

SOLZAIMA EARTH gKW pellet stove
LG Air Conditioning – Outdoor unit
LG Air Conditioning – Indoor unit with
Smart ThinQ

Floors

Living room and bedrooms – LOC
FLOOR floating flooring / Technical
areas – Revigrés ceramic flooring

Bathroom

Revigrés ceramic flooring / Love
Tiles restful nest white ceramic
wall covering / W7 ENJOY wall-
mounted basin and shower mixers
with handheld shower / W7 GRECO
bidet and wall-mounted basin
mixers / Valadares toilet / BAGNO
white basins / JNF toilet roll holder,
towel rails and toilet brush / Mobile
shower screen with tempered glass
and polished fittings

Electrical Fittings and Hardware

EFAPEL, APOLO 5000 fittings / JNF
handle and floor stop / LEGRAND,
Ko8 EV charging system

Ceilings

White plasterboard

Doors and Closet

Doors lacquered / Wardrobes
(2-drawer module) with matte
lacquered MDF swing doors /
Wardrobe interiors in 97Q Espiga
Pimienta

These materials or equipment can be changed by other equivalents.

Villa V3 Duplex

Three bedroom house Type F

Type	V3
Plot Area (approximately)	500 m²
Area	150 m²
Price	1.000,000 €

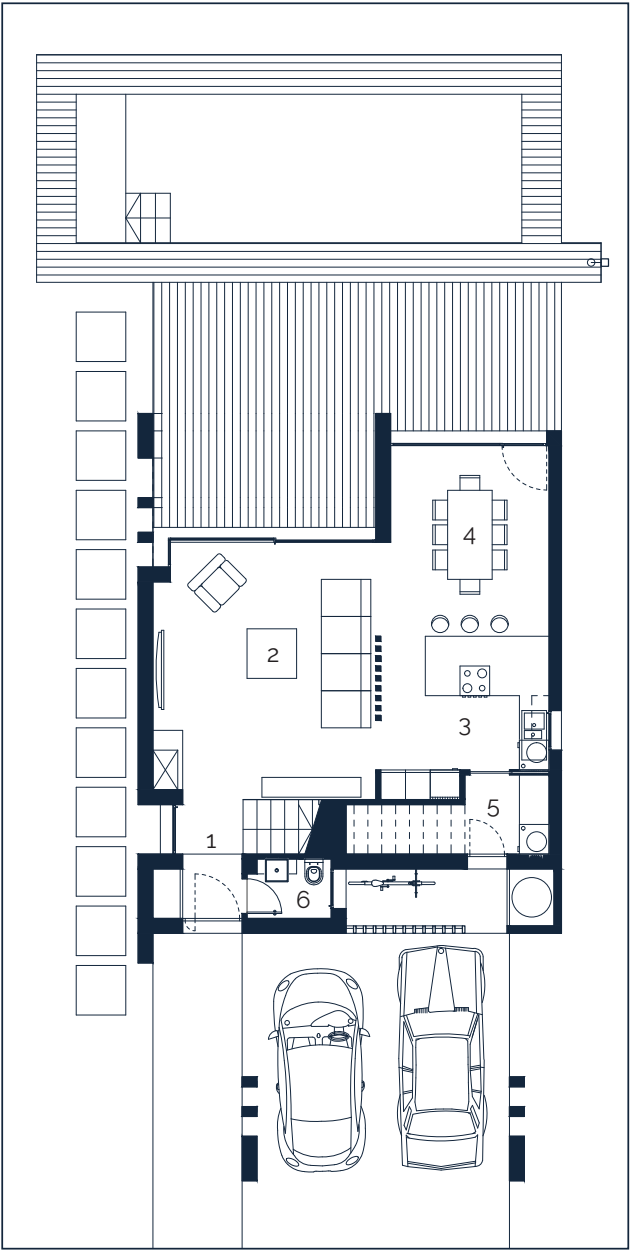
Floor 0

1	Hall	4,00 m²
2	Living Room	23,00 m²
3	Kitchen	10,00 m²
4	Dinning Room	13,00 m²
5	Laundry	3,00 m²
6	Bathroom	2,00 m²

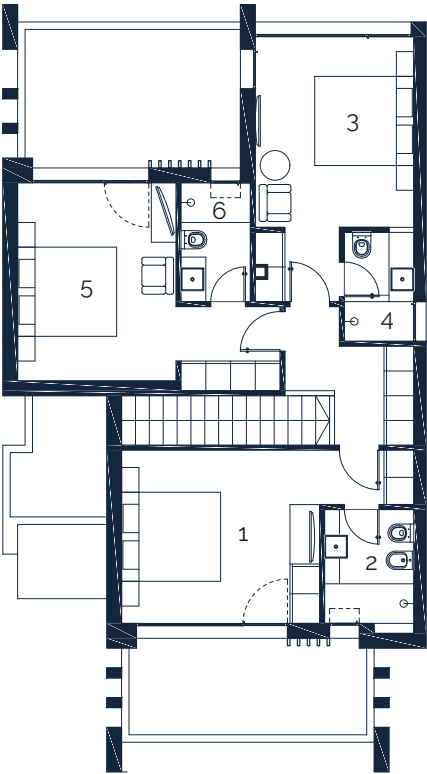
Floor 1

1	Suite	16,00 m²
2	En-suite Bathroom	4,00 m²
3	Suite	15,00 m²
4	En-suite Bathroom	3,00 m²
5	Suite	16,00 m²
6	En-suite Bathroom	3,00 m²

Floor 0



Floor 1



Villa V3 Duplex

Materials and equipment Type F

Exterior specifications and finishes

Exterior walls

External thermal insulation /
Local limestone

Façade

Thermo-treated wood

Windows

Exterior wooden frames with clear
double glazing

Deck

Pressure-treated wood



Interior specifications and finishes

Walls

Interior plasterboard walls painted
Sabbia Secco and white PVC skirting
boards

Kitchen

Cabinets with melamine-coated
interior and white lacquered MDF
doors / Quartz Compac Luna
countertop and backsplash /
TEKA Linea stainless steel sink /
Chrome WDART mixer tap by W7
/ All appliances by BOSCH: fridge-
freezer, oven, dishwasher, washer-
dryer, microwave, and induction hob
with integrated ventilation

Equipment

SOLZAIMA EARTH gKW pellet stove
LG Air Conditioning – Outdoor unit
LG Air Conditioning – Indoor unit with
Smart ThinQ

Floors

Living room and bedrooms – LOC
FLOOR floating flooring / Technical
areas – Revigrés ceramic flooring

Bathroom

Revigrés ceramic flooring / Love
Tiles restful nest white ceramic
wall covering / W7 ENJOY wall-
mounted basin and shower mixers
with handheld shower / W7 GRECO
bidet and wall-mounted basin
mixers / Valadares toilet / BAGNO
white basins / JNF toilet roll holder,
towel rails and toilet brush / Mobile
shower screen with tempered glass
and polished fittings

Electrical Fittings and Hardware

EFAPEL, APOLO 5000 fittings / JNF
handle and floor stop / LEGRAND,
Ko8 EV charging system

Ceilings

White plasterboard

Doors and Closet

Doors lacquered / Wardrobes
(2-drawer module) with matte
lacquered MDF swing doors /
Wardrobe interiors in 97Q Espiga
Pimienta

These materials or equipment can be changed by other equivalents.



Twin Villas

Designed with the
landscape in mind

At West Cliffs Resort, the Twin Villas combine privacy and comfort in a beautiful natural setting. These semi-detached homes feature 2 or 3 bedrooms, including master suites, spacious living areas, and fully equipped kitchens designed for modern living. Each Twin Villa offers a private garden and swimming pool, secure parking, and seamless indoor-outdoor flow. Built to respect the landscape, these homes provide a seamless living experience framed by captivating golf and ocean





Living room



Kitchen



Bedroom

Light-filled interiors designed for effortless living, where spacious rooms flow seamlessly and nature's beauty surrounds every corner.

Twin Villas V3

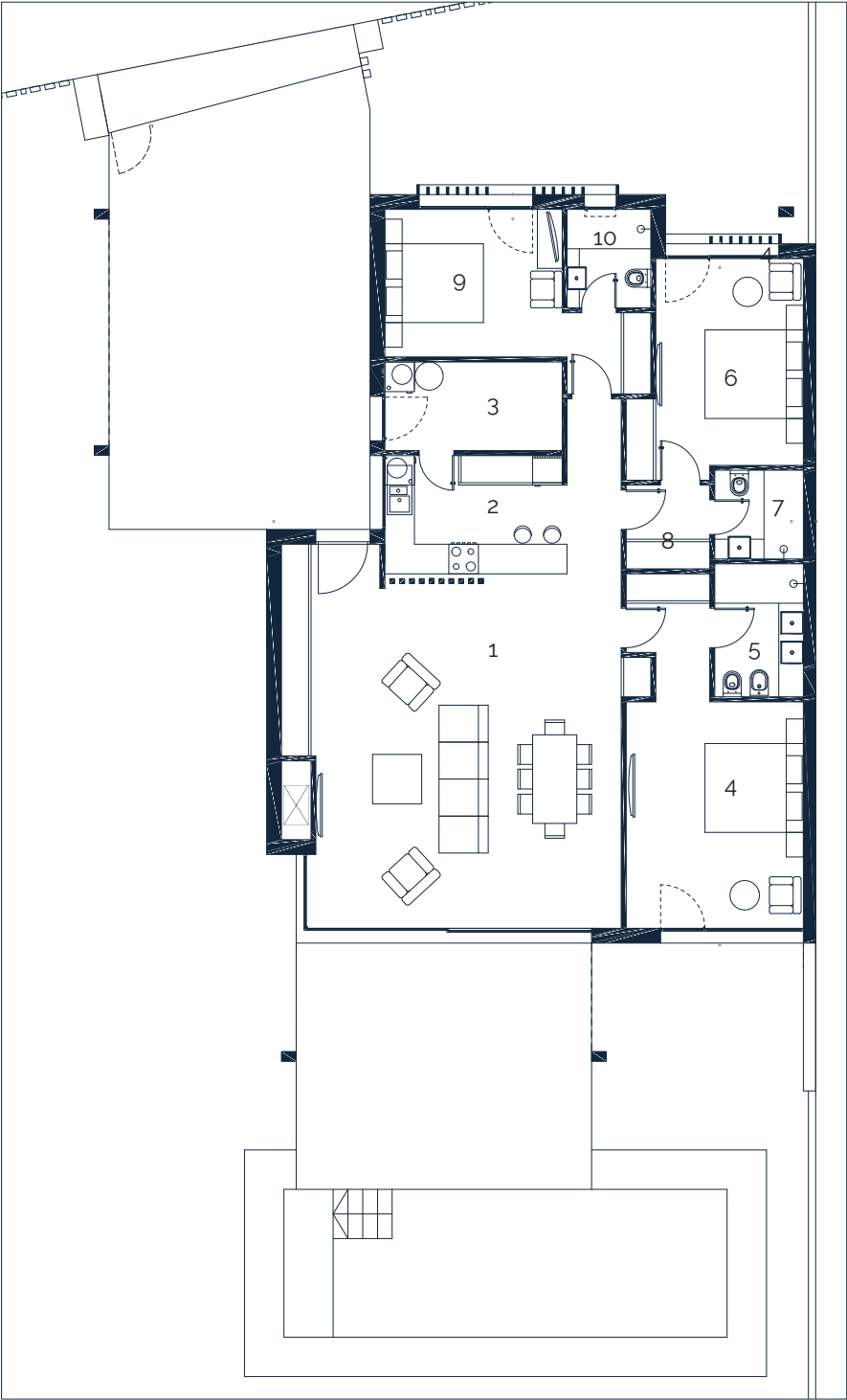
Three bedroom house Type F and FX

Type FX	V3
Plot Area (approximately)	500 m²
Area	150 m²
Price	850,000 €

Floor 0		
1	Living Room	47,00 m²
2	Kitchen	8,00 m²
3	Equipment Room	6,00 m²
4	Suite	20,00 m²
5	En-suite Bathroom	5,00 m²
6	Suite	14,00 m²
7	En-suite Bathroom	3,00 m²
8	Suite Closet	3,00 m²
9	Suite	14,00 m²
10	En-suite Bathroom	3,00 m²

Type F	V3
Plot Area (approximately)	400 m²
Usable Area	133 m²
Price	790,000 €

Floor 0		
1	Living Room	33,00 m²
2	Kitchen	9,00 m²
3	Equipment Room	6,00 m²
4	Suite	20,00 m²
5	En-suite Bathroom	5,00 m²
6	Suite	14,00 m²
7	En-suite Bathroom	4,00 m²
8	Suite Closet	3,00 m²
9	Suite	14,00 m²
10	En-suite Bathroom	3,00 m²



Twin Villas V3

Materials and equipment Type F and FX

Exterior specifications and finishes

Exterior walls

External thermal insulation / White or sand color / Local limestone

Façade

Thermo-treated wood

Windows

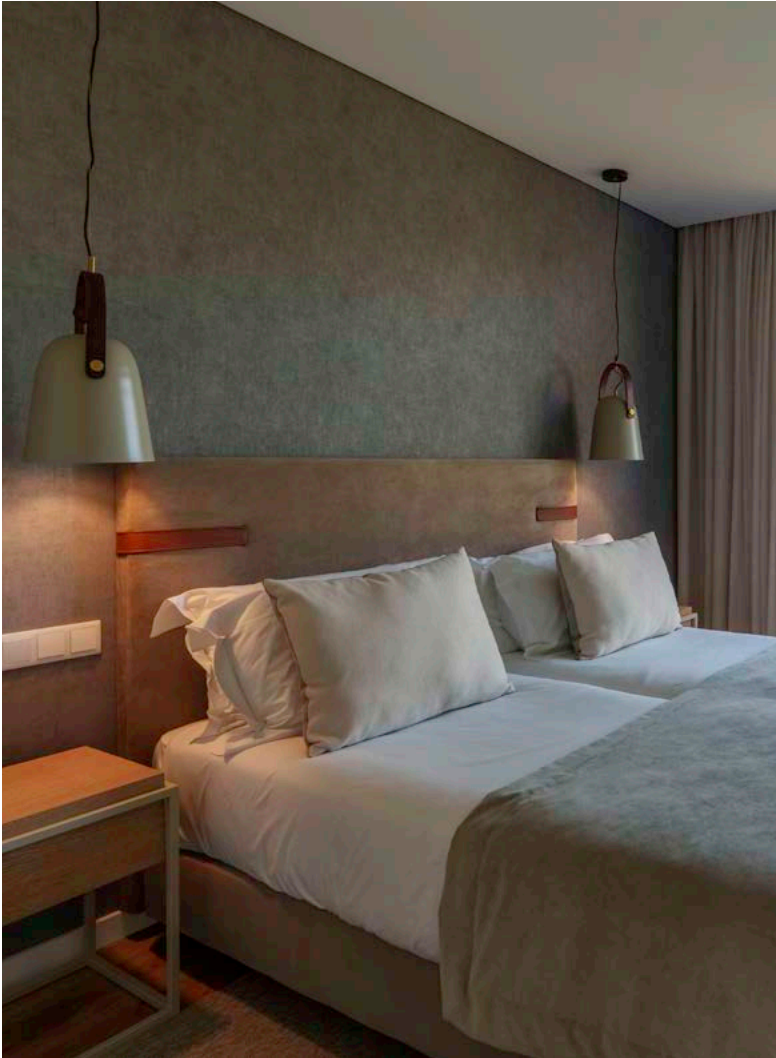
Exterior wooden frames with clear double glazing / Moleanos stone window sills

Roof

CS TECNO Natural White roof tiles

Deck

Pressure-treated wood



Interior specifications and finishes

Walls

Interior plasterboard walls in white and white lacquered PVC skirting boards

Kitchen

Cabinets with melamine-coated interior and MDF lacquered doors in black or white / Angola black granite countertop and backsplash / TEKA stainless steel sink and mixer tap / All appliances by BOSCH: fridge-freezer, oven, dishwasher, washer-dryer, microwave, and induction hob with integrated ventilation

Equipment

SOLZAIMA EARTH gKW pellet stove
LG Air Conditioning – Outdoor unit
LG Air Conditioning – Indoor unit with Smart ThinQ

Floors

Living room and bedrooms – FINSA floating flooring / Technical areas – Love Tiles ceramic flooring

Bathroom

Love Tiles ceramic flooring and covering / OFA washbasin, shower and bidet mixer / Valadares toilet / BAGNO white washbasins in artificial marble with drawers in matte lacquered MDF / JNF toilet roll holder, towel rails and toilet brush / Shower enclosure protector with tempered glass and stainless steel hardware

Electrical Fittings and Hardware

EFAPEL, APOLO 5000 fittings / JNF handle and floor stop / LEGRAND, Ko8 EV charging system

Ceilings

Three-layer wooden panel ceilings

Doors and Closet

White lacquered doors / Wardrobe (2-drawer module) with matte white lacquered MDF swing doors

These materials or equipment can be changed by other equivalents.

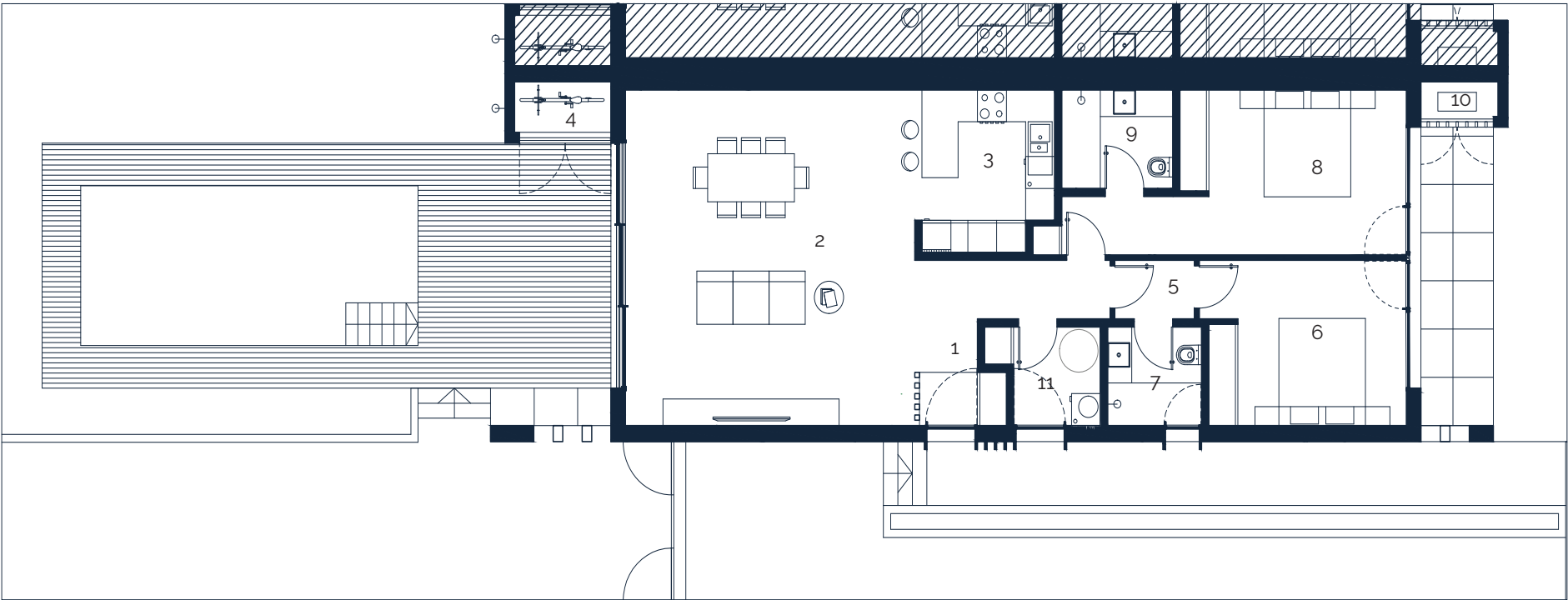
Twin Villas V2

Two bedroom house Type G

Type G	V2
Total Area (approximately)	200 m²
Area	99 m²
Price	700,000 €

Floor 0

1	Hall	8,00 m²
2	Living Room	38,00 m²
3	Kitchen	8,00 m²
4	Storage	2,00 m²
5	Circulation	2,00 m²
6	Suite	13,00 m²
7	En-suite Bathroom	4,00 m²
8	Suite	18,00 m²
9	En-suite Bathroom	4,00 m²
10	Storage	1,00 m²
11	Equipment Room	2,00 m²
12	Deck with pool	54,00 m²



Twin Villas V2

Materials and equipment Type G

Exterior specifications and finishes

Exterior walls

External thermal insulation / Local limestone

Façade

Details in thermo-treated wood

Windows

Minimalist aluminum frames with clear double glazing

Deck

Pressure-treated wood



Interior specifications and finishes

Walls

Interior plasterboard walls in white and white lacquered PVC skirting boards

Kitchen

Cabinets with melamine-coated interior and matte lacquered MDF doors / Compac Luna countertop and backsplash / TEKA stainless steel sink and mixer tap / All appliances by BOSCH: fridge-freezer, oven, dishwasher, washer-dryer, microwave, and induction hob with integrated ventilation

Equipment

SOLZAIMA EARTH gKW pellet stove / LG Air Conditioning – Outdoor unit / LG Air Conditioning – Indoor unit with Smart ThinQ

Floors

Living room and bedrooms – Tarkett floating flooring / Technical areas – Love Tiles ceramic flooring

Bathroom

Love Tiles ceramic flooring and covering / CTESI wall-mounted basin mixer and shower set / Valadares wall-hung toilet / CTESI vanity unit in cashmere color / JNF toilet roll holder, towel rails and toilet brush / Shower screen with tempered glass and stainless steel hardware

Electrical Fittings and Hardware

EFAPEL, APOLO 5000 fittings / JNF handle and floor stop / LEGRAND, Ko8 EV charging system

Doors and Closet

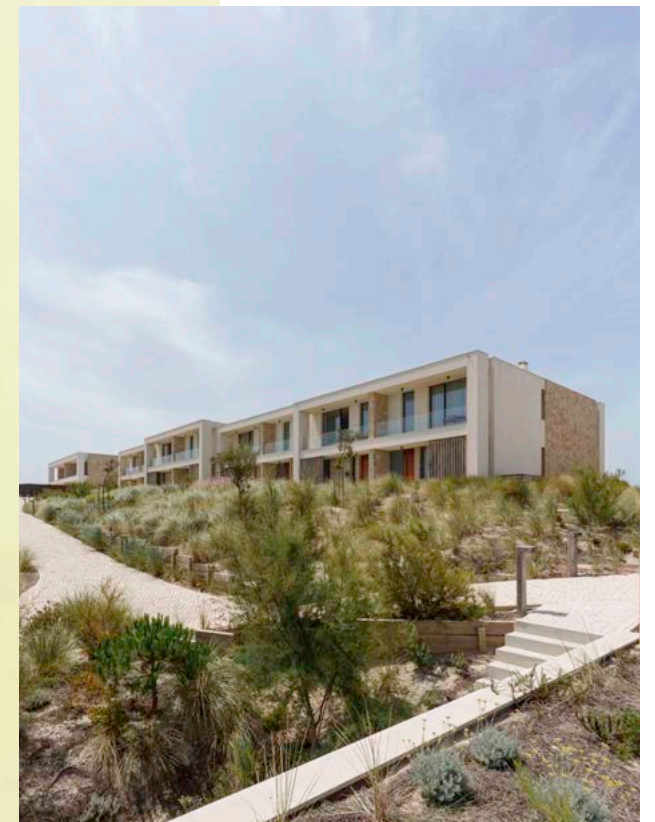
White lacquered doors / Wardrobe (2-drawer module) with matte white lacquered MDF swing doors

These materials or equipment can be changed by other equivalents.

Townhouses

Elegance overlooking
Óbidos lagoon

Set in a five-star resort where architecture and nature coexist beautifully, the Townhouses at West Cliffs offer peaceful living with sweeping views of the Atlantic Ocean and Óbidos Lagoon. Featuring three ensuite bedrooms, an open-plan kitchen, and bright living spaces, each home invites relaxation and comfort. Soft tones and serene interiors create a calm, welcoming atmosphere. All units include access to a shared swimming pool, adding to the laid-back coastal lifestyle.



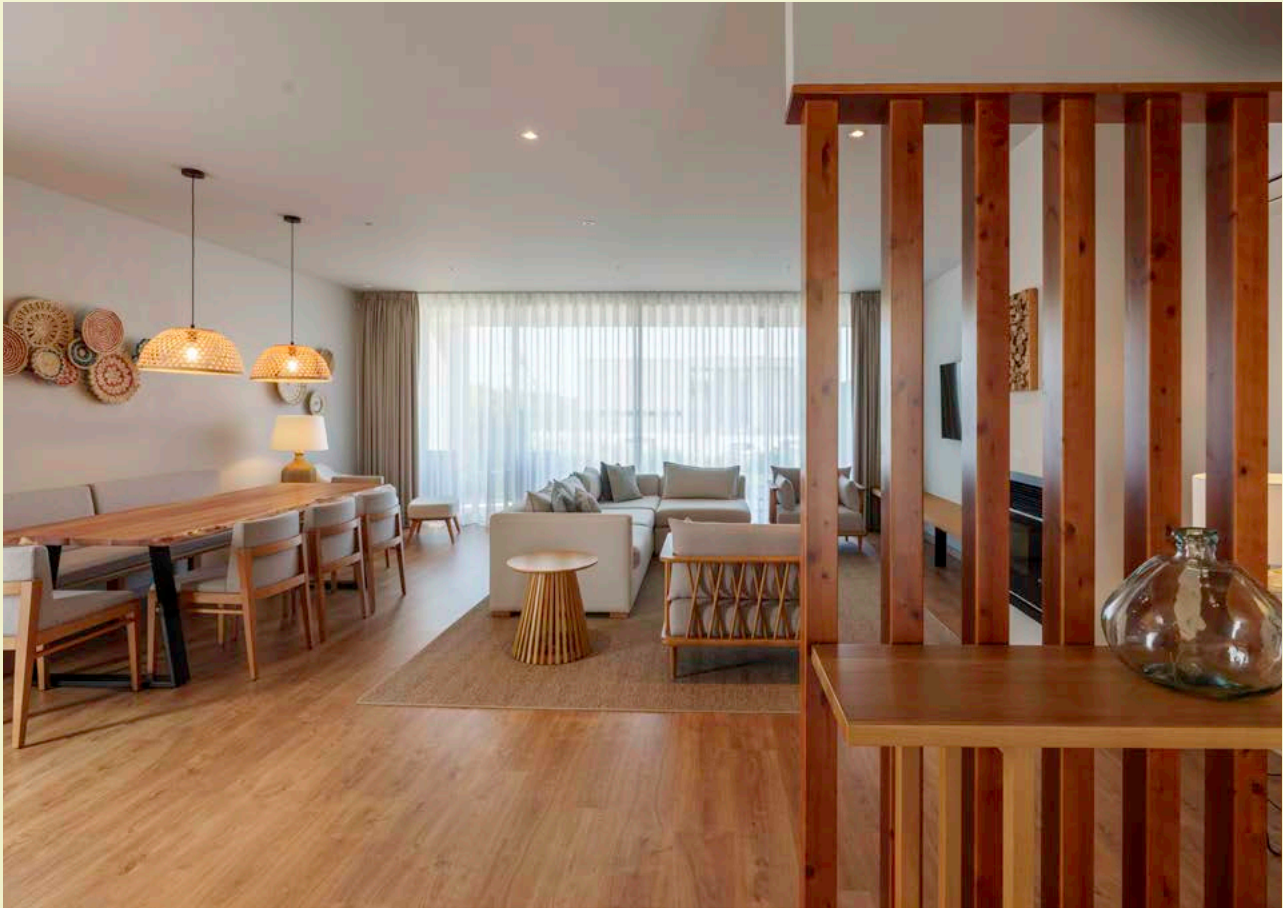


Bedroom



Kitchen

Townhouses are set on the north side of the resort, with sea and lagoon views, just 5 minutes from the beach through coastal dunes.



Living Room

Townhouses

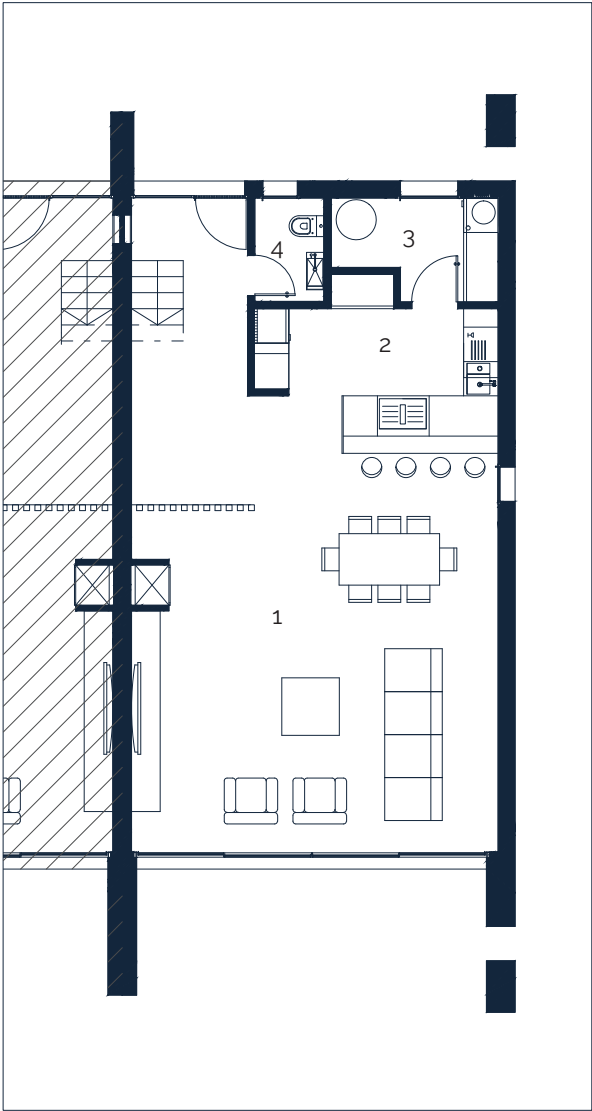
Three bedroom house

Type	V3
Area	150 m²
Type	695,000 €

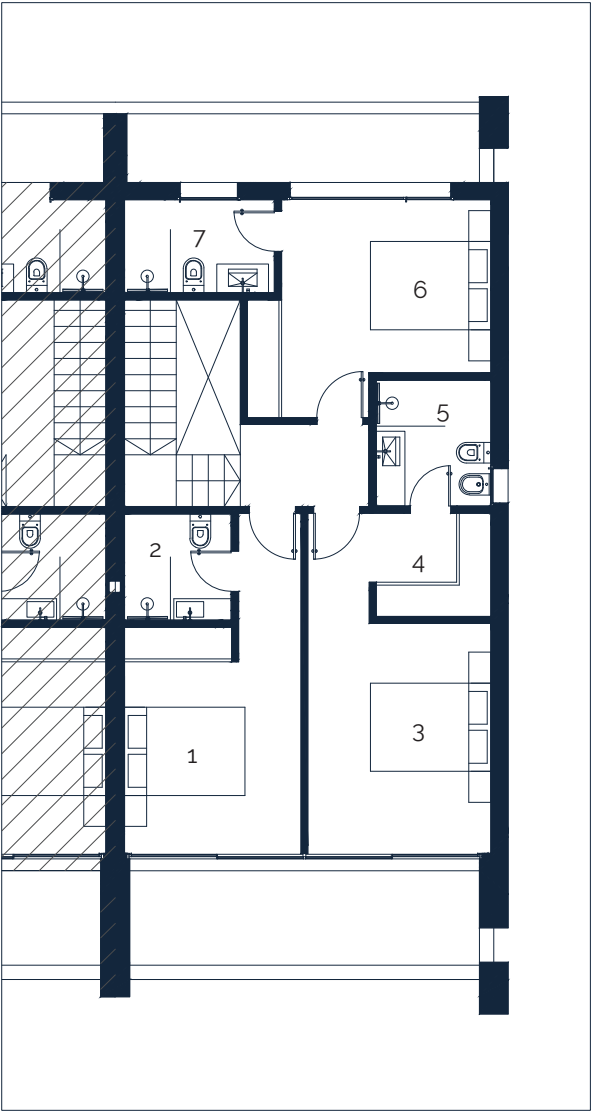
Floor 0		
1	Living Room	44,00 m²
2	Kitchen	10,00 m²
3	Equipemnt Room	5,00 m²
4	Bathroom	2,00 m²

Floor 1		
1	Suite	14,00 m²
2	En-suite Bathroom	3,00 m²
3	Suite	15,00 m²
4	Suite Closet	4,00 m²
5	En-suite Bathroom	4,00 m²
6	Suite	13,00 m²
7	En-suite Bathroom	4,00 m²

Floor 0



Floor 1



Townhouses

Materials and equipment

Exterior specifications and finishes

Exterior walls

External thermal insulation / Local limestone

Façade

Heat treated wood

Windows

Minimalist aluminum frame, double color less glass



Interior specifications and finishes

Walls

Interior plasterboard walls in white and white lacquered PVC skirting boards

Kitchen

Cabinets interior with melaline and lacquered MDF doors / Quartz compac countertop / TEKA Linea dishwasher / W7 mixer WDART chrome / All appliances by BOSCH: fridge-freezer, oven, dishwasher, washer-dryer, microwave, and induction hob with integrated ventilation

Equipment

SOLZAIMA pellet stove A+ Inv. Fire LG Air Conditioning – Outdoor unit LG Air Conditioning – Indoor unit Baxi VMC unit

Floors

Living room and bedrooms – FINSA floating flooring / Technical areas – Revigrés ceramic flooring

Bathroom

Revigrés ceramic flooring and covering / BAGNO washbasin artificial marble / W7 Enjoy basin mixer and shower mixer / W7 Greco bidet mixer / W7 Greco wall-mounted washbasin / Valadares toilet and bidet / JNF toilet roll holder, towel rails and toilet brush / Shower with tempered glass shelter

Electrical Fittings and Hardware

EFAPEL, APOLO 5000 fittings / JNF handle and floor stop

Ceilings

White plasterboard

Doors and Closet

MDF coated door painted / Wardrobe grey melanine interior and lacquered MDF doors with interior lacquered in light grey

These materials or equipment can be changed by other equivalents.



Apartments

Natural comfort
by the sea

The apartments at West Cliffs combine contemporary design with natural serenity. Featuring three spacious en-suite bedrooms, open-plan living areas, and fully equipped kitchens, each home invites relaxation in style. Large windows fill the interiors with light and frame stunning views of the Atlantic and Óbidos Lagoon. With access to a shared swimming pool, these apartments offer the perfect balance of comfort, privacy, and connection to nature.



Light, airy interiors blend natural textures and soft tones to create a refined and welcoming atmosphere throughout.



Bedroom



Kitchen



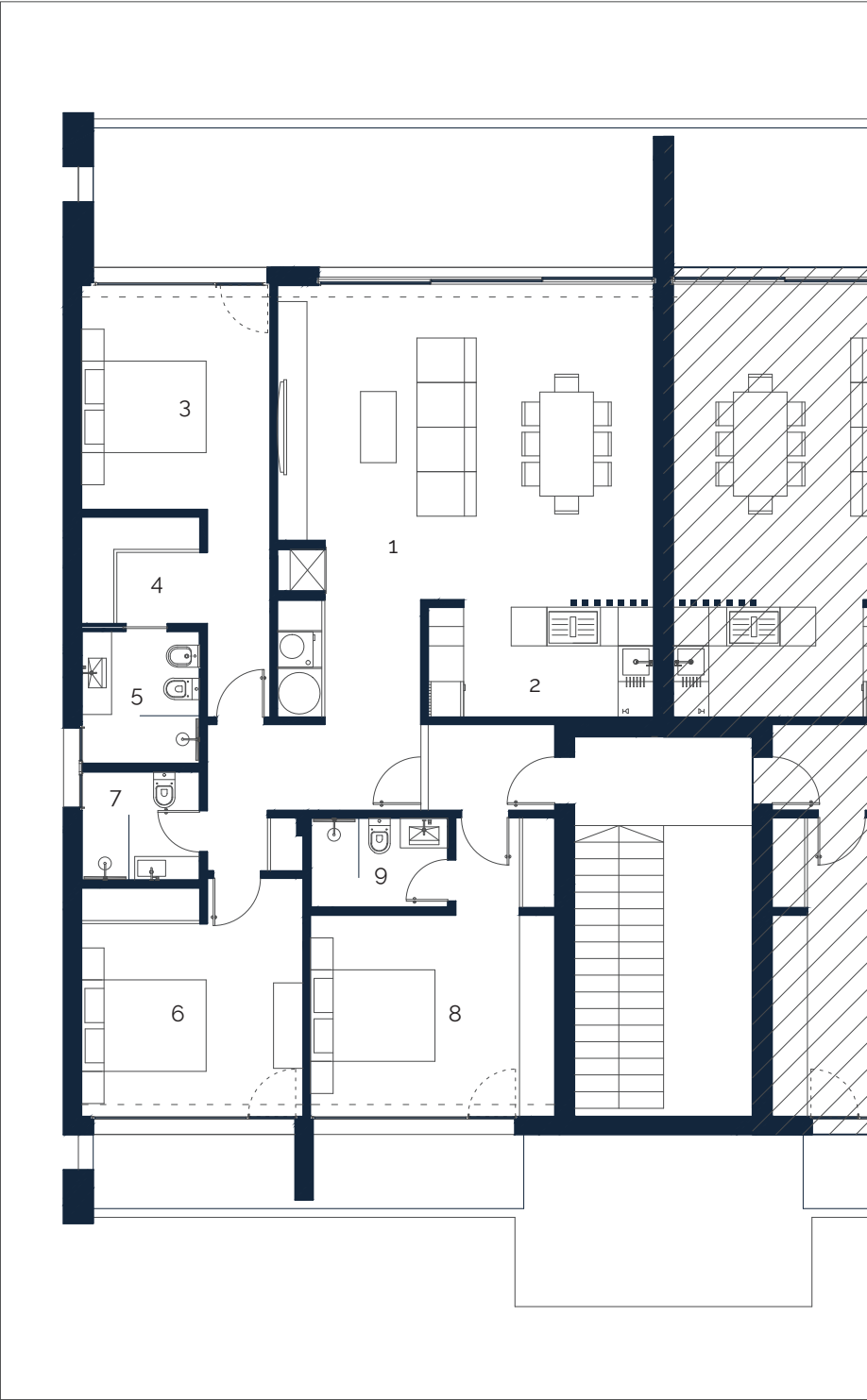
Living Room

Apartments

Three bedroom house

Type	T3
Area	150 m²
Price	790,000 €

1	Living Room	34.00 m²
2	Kitchen	7.00 m²
3	Suite	16.00 m²
4	Suite Closet	4.00 m²
5	En-suite Bathroom	4.00 m²
6	Suite	15.00 m²
7	Bathroom	4.00 m²
8	Suite	17.00 m²
9	En-suite Bathroom	3.00 m²



Apartments

Materials and equipment

Exterior specifications and finishes

Exterior walls

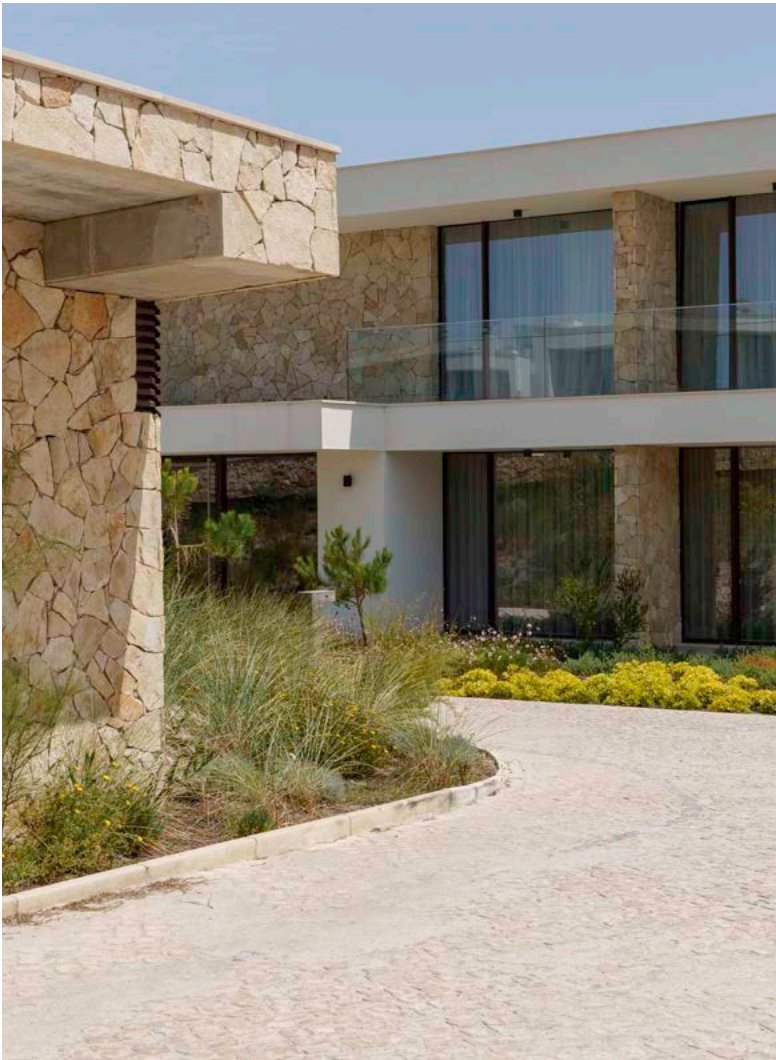
External thermal insulation / Local limestone

Façade

Heat treated wood

Windows

Minimalist aluminum frame, double color less glass



Interior specifications and finishes

Walls

Interior plasterboard walls in white and white lacquered PVC skirting boards

Kitchen

Cabinets interior with melaline and lacquered MDF doors / Quartz compac countertop / TEKA Linea dishwasher / W7 mixer WDART chrome / All appliances by BOSCH: fridge-freezer, oven, dishwasher, washer-dryer, microwave, and induction hob with integrated ventilation

Equipment

SOLZAIMA pellet stove A+ Inv. Fire LG Air Conditioning – Outdoor unit LG Air Conditioning – Indoor unit Baxi VMC unit

Floors

Living room and bedrooms – FINSA floating flooring / Technical areas – Revigrés ceramic flooring

Bathroom

Revigrés ceramic flooring and covering / BAGNO washbasin artificial marble / W7 Enjoy basin mixer and shower mixer / W7 Greco bidet mixer / W7 Greco wall-mounted washbasin / Valadares toilet and bidet / JNF toilet roll holder, towel rails and toilet brush / Shower with tempered glass shelter

Electrical Fittings and Hardware

EFAPEL, APOLO 5000 fittings / JNF handle and floor stop

Ceilings

White plasterboard

Doors and Closet

MDF coated door painted / Wardrobe grey melanine interior and lacquered MDF doors with interior lacquered in light grey

These materials or equipment can be changed by other equivalents.

A place defined by comfort and uniqueness

Where every day feels like a holiday

24 hour reception concierge, security and surveillance

A dedicated team is available around the clock to ensure your comfort, convenience, and safety with professional concierge and security services.

Preservation, maintenance and cleaning of the common areas

All communal areas are meticulously maintained to ensure a pristine environment, preserving the resort's beauty and functionality.

Cleaning service and laundry

Optional housekeeping and laundry services provide peace of mind and extra comfort, with attention to every detail in your accommodation.

Minimarket and tobacco store

A seasonal minimarket and tobacco shop is available at Praia D'El Rey Resort, just 10 minutes from West Cliffs — perfect for essentials during your stay.

Health Club & SPA

Unwind at the Health Club & SPA with a range of relaxing treatments, fitness options, and wellness services available at nearby Praia D'El Rey Resort.

Restaurant & Bar

Savour local flavours or enjoy a cocktail while overlooking the stunning scenery — the perfect setting for every meal and moment.

Members Lounge

A private lounge exclusively for members offers a refined and comfortable space to relax, work, or socialize in a calm and stylish setting.

Golf Course & Academy

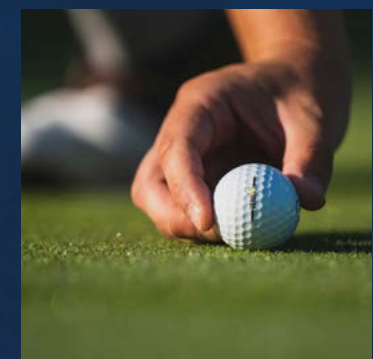
Play on a world-class golf course or refine your skills at the academy — a signature part of the West Cliffs experience.

Tennis & Padel

Stay active with access to professional-grade tennis and padel courts, ideal for players of all levels looking to enjoy a match.

Atlantic Track

Explore the natural beauty of the coast with the Atlantic Track, a scenic path that invites walking, jogging, and connection with nature.



Where hospitality meets the horizon

Reception and Club House

The West Cliffs reception and clubhouse welcome you to an exceptional setting, with sweeping views over the Atlantic Ocean and the golf course. Designed to maximise natural light and connect with the surrounding landscape, the building features large glass walls, terraces, and balconies made from natural materials like wood — creating a warm, eco-conscious environment. Spread across two floors, the clubhouse includes the main reception, real estate offices, golf services, social and private lounges, an à la carte restaurant, and a spacious bar with panoramic views.



West Cliffs Restaurant

Set within the clubhouse, the West Cliffs Restaurant offers a steakhouse-inspired menu featuring premium meats from both Portugal and abroad. With à la carte and snack options available, it's perfect for everything from relaxed post-game lunches to leisurely meals overlooking the



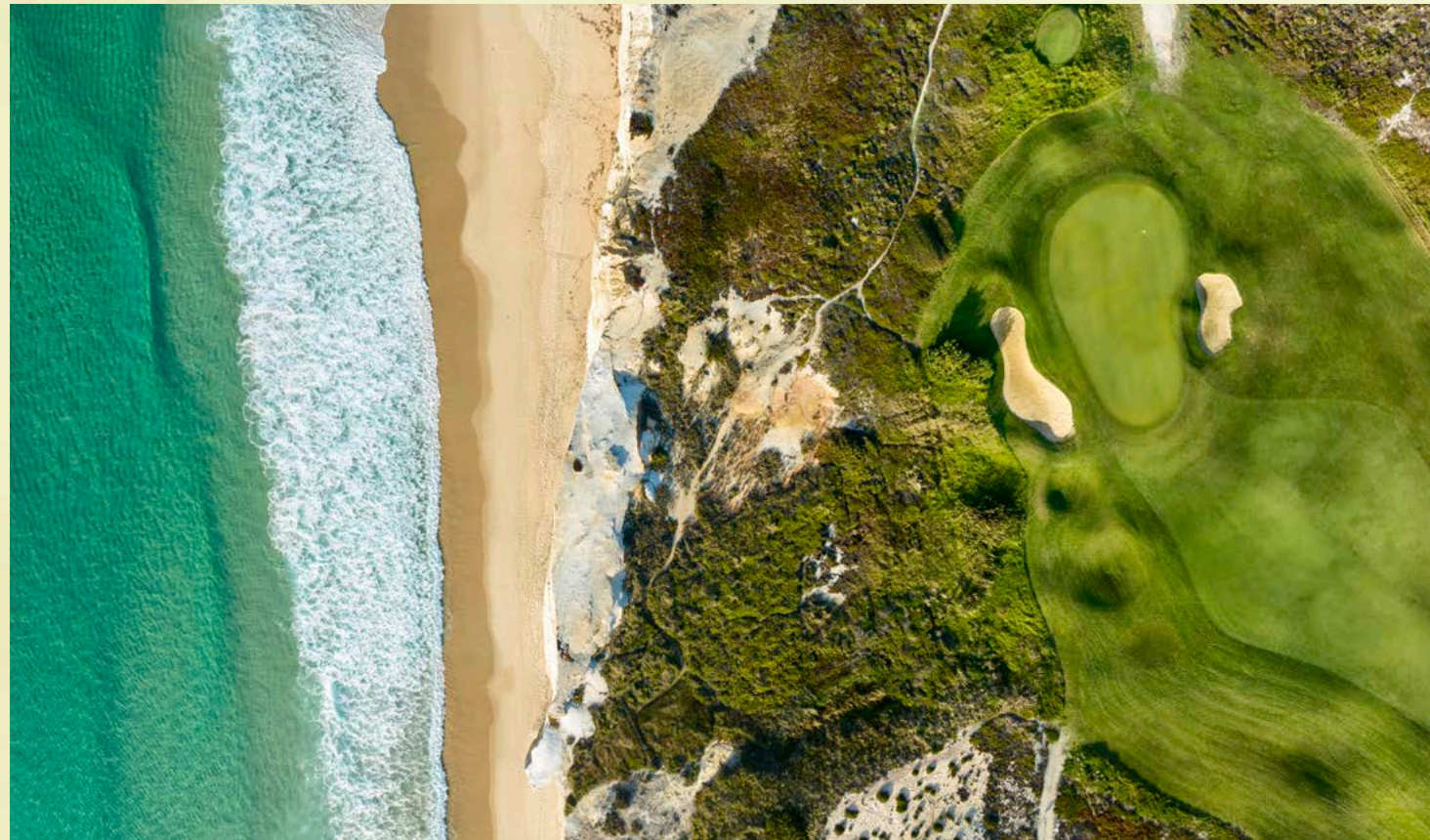
The Atlantic's signature golf Course

Sculpted to preserve the unspoiled Nature

The golf course is seamlessly integrated into the natural landscape, offering an exceptional experience at every hole with breathtaking views of the Atlantic Ocean. It stands out as one of the most beautiful courses in the region and the first of its kind in Portugal.

Managed by Praia D'El Rey Golf & Beach Resort to the highest quality standards, the course benefits from over 15 years of expert management and operations, ensuring a truly unique and memorable golfing experience.

WORLD-CLASS GOLF COURSE



It was always here

The varied landscape and natural terrain have been carefully preserved to create a world-class 18-hole seaside links course along the Silver Coast. Rolling sand dunes blend with native coastal vegetation, while pine groves rise above, offering sweeping ocean views. This privileged and exclusive setting will captivate you — challenging both your skills and your connection with nature as you refine your game.



"The course layout is the result of a long term study of the terrain's conditions and characteristics, in order to preserve the natural beauty and ecological balance of the site. It seems as if it was always here."

Cynthia Dye McGarey, Golf Course Architect



Elevated lifestyle, tailored care

All covered, all cared for

24 hour reception concierge, security and surveillance

Our 24-hour reception and concierge are here for you all year round, offering support and security whenever you need it, day or night.

Common equipment cleaning and maintenance

We ensure regular cleaning and upkeep of all shared equipment, keeping everything spotless, functional, and ready for your use.

Landscape cleaning and maintenance

Gardens and green areas are cared for throughout the year, preserving the resort's natural beauty and maintaining a peaceful, pristine environment.

Pavements and access cleaning and maintenance

All access roads and pavements are cleaned and maintained regularly for safety and comfort, making every walk or drive pleasant at the resort.

Entrance and support system maintenance

We maintain entrance gates and support infrastructure to ensure efficient, secure access to the resort, making life easier and safer at all times.

Common areas utilities

Water and energy used in shared areas are included, ensuring seamless operation of all communal facilities without interruption.

Internal telecommunications network

The resort ensures top-quality, reliable telecom services by managing and maintaining the entire internal network for your convenience.

Sewerage and surface water drainage system

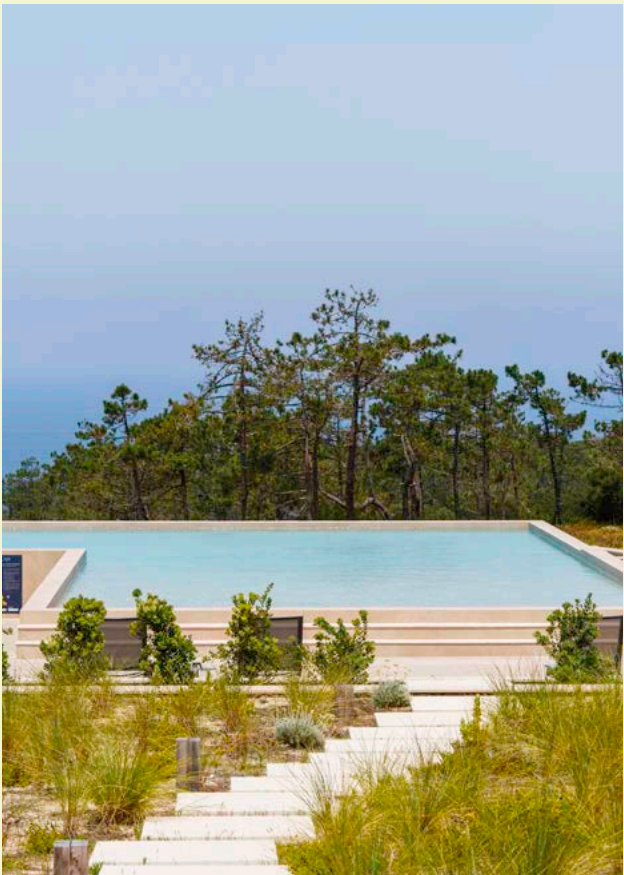
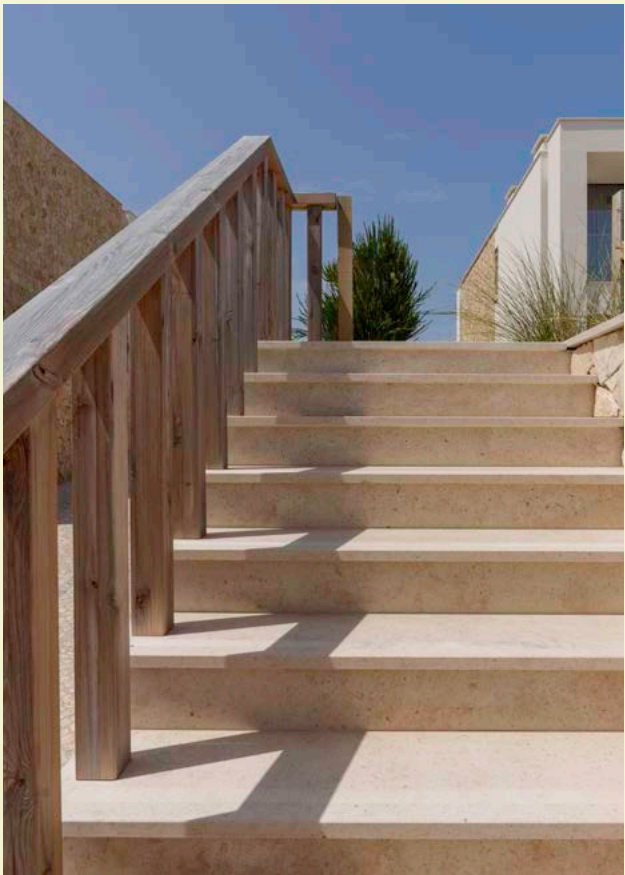
We regularly maintain sewage and drainage systems to ensure hygiene, comfort, and environmental responsibility throughout the resort.

Administrative, accounting and legal costs

All administrative, accounting, and legal expenses related to the condominium are expertly managed, so you can enjoy your home with total peace of mind.

Waste collection

We ensure regular waste collection throughout the resort, keeping the environment clean and sustainable for everyone's comfort.



Step into a future full of potential

The West Cliffs Resort offers an attractive Rental Programme

Portugal continues to stand out as one of Europe's most desirable destinations — a country known for its mild climate, rich culture, and strong sense of security. Its stable economy and exceptional quality of life attract those in search of not only a lifestyle upgrade, but also smart, future-focused opportunities. Set in a breathtaking natural landscape, West Cliffs offers precisely that. Through our optional rental programme, owners can generate passive income while they're away from the resort.

The West Cliffs team handles every detail — from guest services to full property management. Owners receive 70% of the daily rental income, with deductions for cleaning and maintenance services. With projected net returns between €15,000 and €23,000 for 2025, it's a seamless way to maximise the value of your home in one of Portugal's most coveted locations.



YOUR FUTURE INVESTMENT

Seasonal Revenue Overview and Annual Net Income Estimates

Monthly revenue varies significantly with the seasons, with around 63% of total net revenue typically generated between June and September (4 months), and nearly 90% accrued from March through October (8 months).

Based on actual rental patterns and recent 2024 data, the estimated annual net income for owners — by property type — is presented in the table alongside. For Apartments and Townhouses, the figures are forecasts for 2025, as these are newly available units with no relevant rental

Annual net revenue per unit estimated for 2025

Units	Net Revenue
Apartments	15,000€
Townhouses	15,000€
Twin Villa V2	23,000€
Twin Villa V3	16,000€
Twin Villa V4	18,000€
Villa Duplex v3D	20,000€

Live by the rhythm of the shore

Nestled in stunning natural surroundings along Portugal's Silver Coast, West Cliffs Resort offers a unique blend of luxury living, championship golf, and serene nature.

For inquiries about the resort, real estate opportunities, or the golf course, please reach out to our dedicated teams — ready to assist you with expert service and local knowledge.

West Cliffs Resort

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