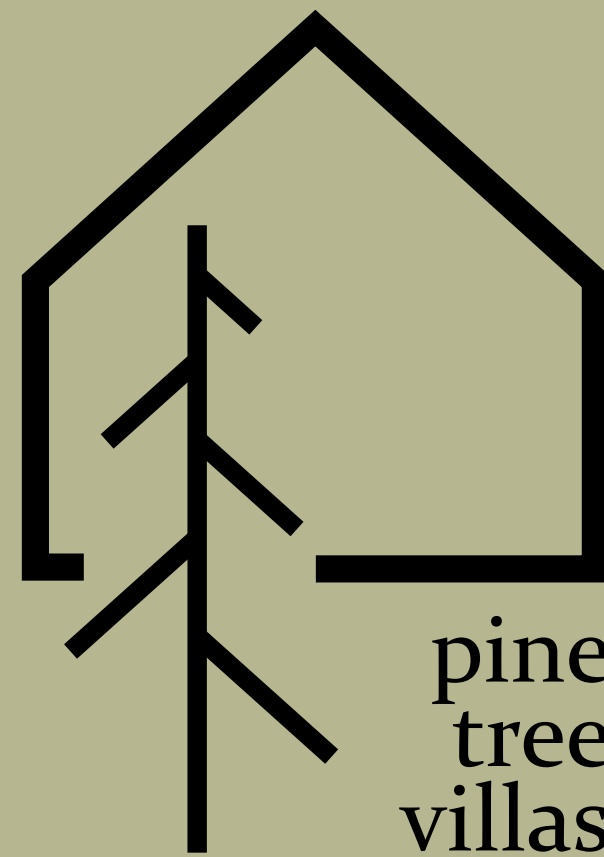




pine
tree
villas



SANTO ANDRÉ

Santo André is a small coastal town in the municipality of Santiago do Cacém known for its much-appreciated natural beauty. In addition to the extensive beaches and dense pine forests that characterize the area's landscape, Santo André is home to one of the region's most important natural spots, the Natural Reserve of Santo André and Sancha Lagoons. In addition to these attractions, the growth of activities such as glamping, optimal conditions for water sports or the distinctive local cuisine have contributed to the exponential increase in the number of tourists visiting the region in recent years.



LOCATION AND ACCESSES

The Pine Tree Villas complex is located in Costa de Santo André, in the municipality of Santiago do Cacém, in the coastal area of the Alentejo region. The area is served by two airports that are very well connected, either by highways or main roads. The Lisbon Airport, the largest and the most important Portuguese airport, is about 140 kilometers away, at approximately 1 hour and 30 minutes by car, while Beja Airport, which operates mainly private flights and some small commercial flights, sits at a distance of 92 kilometres, at around 1 hour and 20 minutes by car.



LISBON METROPOLITAN AREA



AIRPORT



PINE TREE VILLAS



Costa de Santo André Beach



SERVICES AND POINTS OF INTEREST

 SANTO ANDRÉ AND MELIDES LAGOONS

 HOSPITAL

 SPORTS FACILITY

 MUSEUMS

 ECO SUITES RESORT (GLAMPING)

 OTTO FISH RESTAURANT (CHEF CHAKALL)

 TRAIN STATION

 HEALTHCARE INSTITUTION

 RESTAURANTS

 BADOCA SAFARI PARK

 BUS STATION

 CAMINHOS DE SANTIAGO HOTEL (AIRES MATEUS)

 CHURCH

 ATLANTIC OCEAN

 SCHOOLS

 SHOPPING

 SUPERMARKET

 PINE TREE VILLAS



SANTIAGO DO CACÉM

Santiago do Cacém is the capital of its homonymous municipality and one of the largest in the country.

In 2018, it was the municipality with the highest growth rates in the entire Alentejo territory, a growth that has been accompanied by a sharp increase in investments in the hospitality industry as well as private investments, which shows that there has been an increasing amount of people looking to settle in the region or choosing it as their vacation destination.

The proximity to Herdade da Comporta and the port of Sines have positively influenced this growth and have also contributed to the rapid development of the region.

PORTUGAL'S FIRST AUTOMOBILE EVER

The history of Portugal's first automobile ever will be forever linked to Santo André and Santiago do Cacém. In 1885, a Panhard & Levassor entered Lisbon's customs coming from Paris and with the Count of Avillez behind the wheel, completed the first car trip ever in Portuguese soil between that city and Santiago do Cacém, which was, at the time, the Count's residence. Along the way, it crossed numerous locations, including Santo André.



TROIA

COMPORTA

CARVALHAL BEACH

PEGO BEACH

BREJOS DA
CARREGUEIRA

MUDA

ABERTA NOVA BEACH

MELIDES



SANTO
ANDRÉ

SINES



BLUE COAST

The towns of Troia and Comporta have long been a prime tourist destination for many foreigners and most of the Portuguese elite. While the value of real estate in this area has been steadily high for several years now, the region's natural beauty and its proximity with Lisbon and Sines have caused real estate investments to extend to neighbouring towns such as Melides and Santo André, which are undergoing a process of valorisation identical to the one Comporta and Troia experienced decades earlier.

In the last two years alone, the buying and selling prices in the town of Santo André have increased by approximately 16%, which clearly reflects the increasing interest in the area in recent years.

SINES PORT AND SORRUNDINGS

The Sines port, the most important Portuguese port and one of the 15 largest ports in Europe, is an important point of international investment and congregates many large companies around it such as Repsol Polímeros, PSA Sines, Euroresinas among many others. Despite the large number of companies that continue to settle in the region, there is a lack of upscale housing in the market that can meet the demands of higher-class groups.

Sitting just 23 km away, the Pine Tree Villas complex offers the ideal conditions for those who want to live in high quality houses while being close to the beach and without having to move too far away from their workplaces.



PINE TREE VILLAS



SINES PORT



THE PROJECT

The project consists of a set of nine single-family dwellings along a strip of land of approximately 112 meters long.

AREAS OF EACH UNIT

Total plot area - 253 m²
Gross building area - 165 m²
Exterior spaces total area - 290 m²
Typology – Three-bedroom house

The proposal for each housing unit comprises a series of fragmented volumes, with accessible roofs and a ground-level garden that physically opens to the pine forest. The rooftops offer panoramic views over the surroundings and especially over the sea and the Santo André lagoon.



Aerial view of the housing complex

All housing units have three bedrooms, generous areas and well-lit spaces. A small central courtyard organizes and distributes the different spaces of the house and offers natural lighting to the adjoining rooms.



Front façade



Garden and rear façade

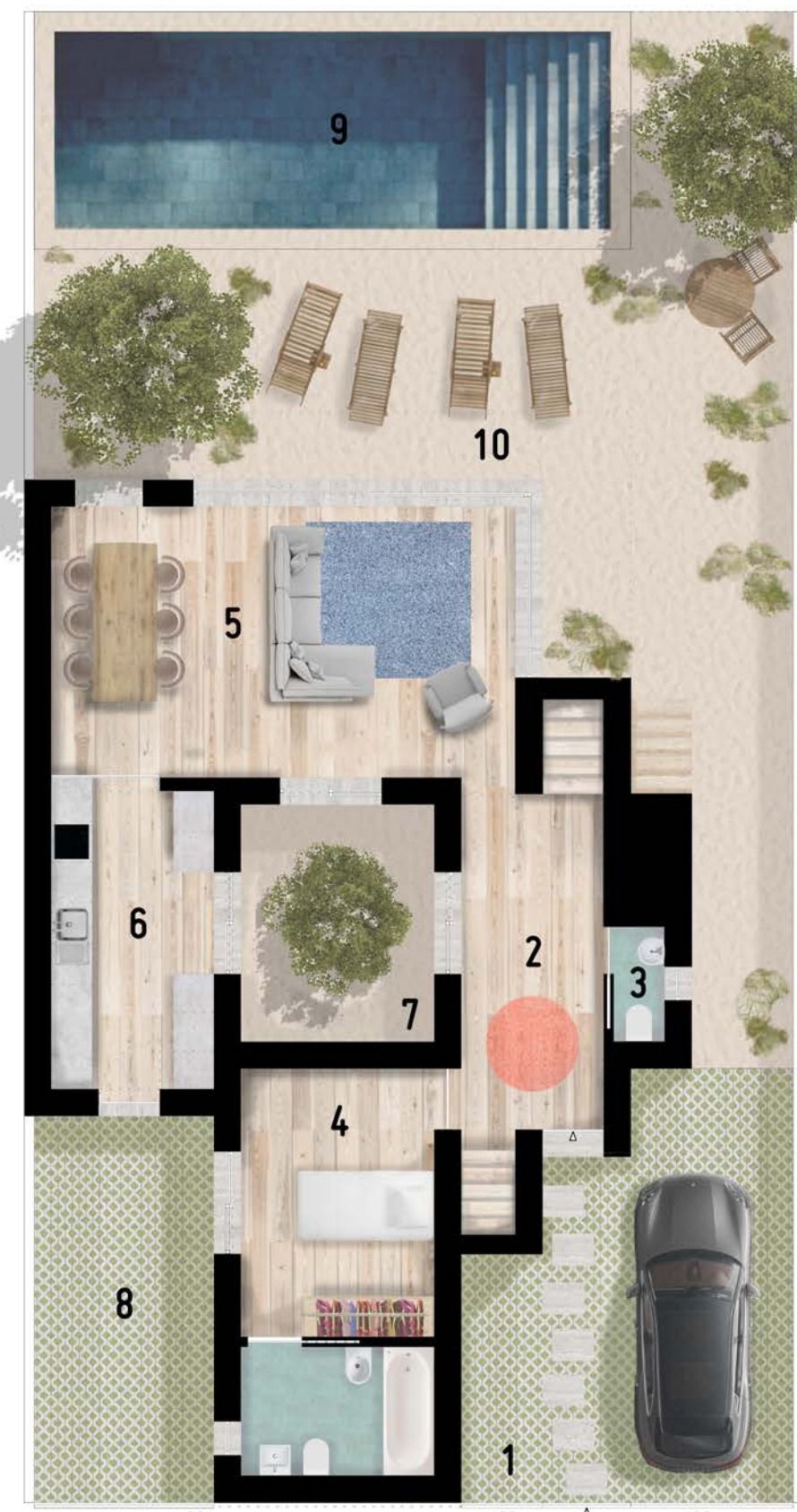
HOUSING UNIT

Total Plot Area – 253 m²
 Deployment Area – 99 m²
 Gross Construction Area – 165 m²
 Building Height– 6,84 m
 Swimming Pool Area – 31 m²
 Exterior Spaces Total Area – 290 m²

GROUND FLOOR

SUBTILES

- 1 Plot entrance/parking spot
- 2 Hall
- 3 WC
- 4 Bedroom
- 5 Living/Dining Room
- 6 Kitchen
- 7 Patio
- 8 Parking spot
- 9 Swimming pool
- 10 Garden



Kitchen



Bathroom

FIRST FLOOR

SUBTILES

- 1 Bedroom
- 2 WC
- 3 Bedroom
- 4 WC





Aerial view of the terraces

ROOF PLAN





Living and Dining Room



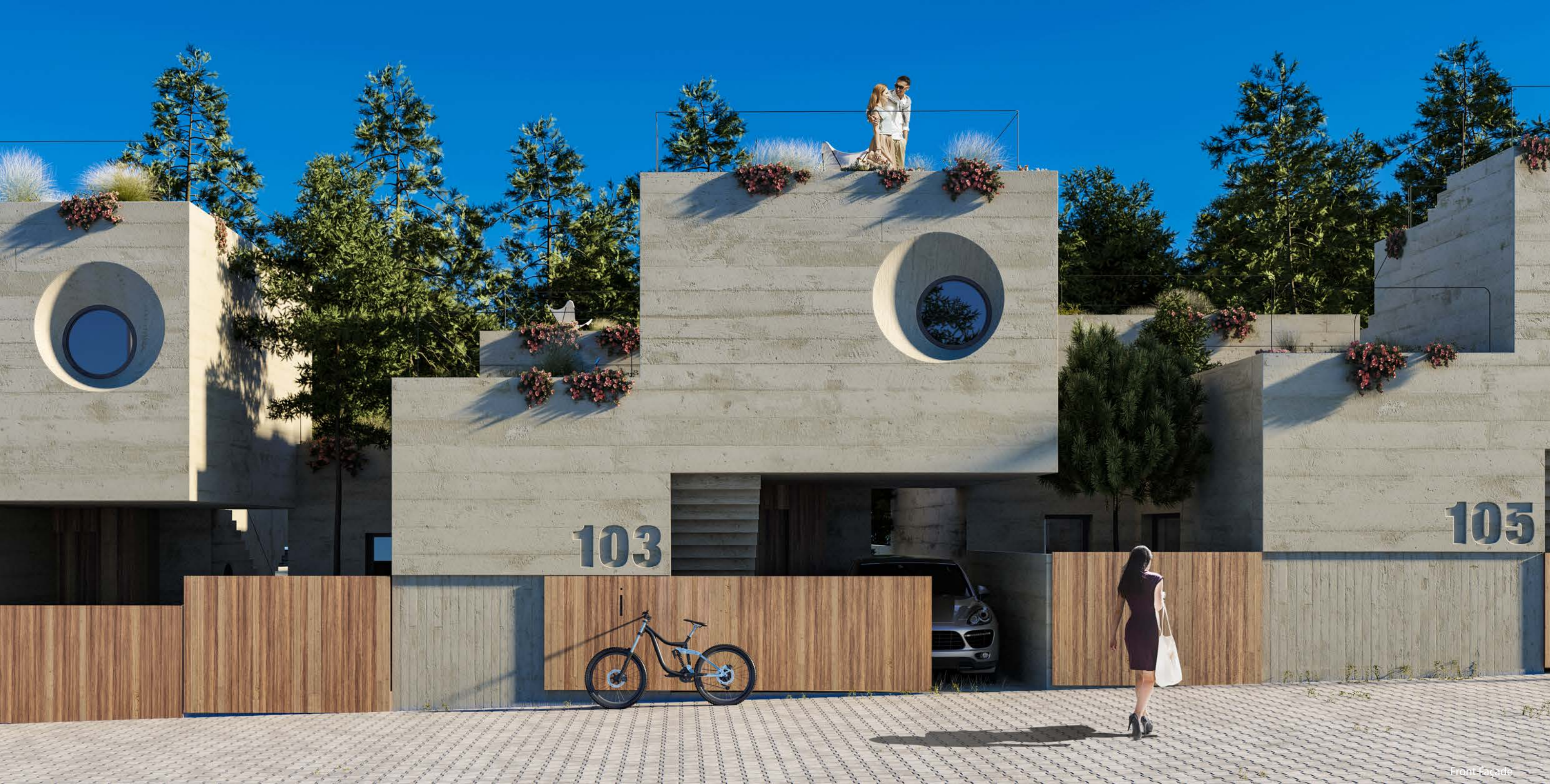
Living and Dining Room



Bedroom



Terraces



Front Façade



Street view

*the 3D images presented in this document are merely illustrative.
Possible constraints might lead to slight adjustments to the project.

PROMOTION



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