

ECHO VALLEY Q&A's

Q&A Echo Valley

1) PROJECT

The development comprises 154 modern villas, each with a private, heated pool. The villas range from one-bedroom to three-bedroom options, offering a versatile living experience. The resort includes various communal amenities such as a restaurant/bar, gym, store, and a variety of services. The thoughtfully designed landscape, featuring orchards, gardens, and green spaces, provides a tranquil environment ideal for both relaxation and remote work. The eco-friendly, luxury villas blend harmoniously with the natural beauty of the surrounding landscape.

2) DEVELOPER & MANAGEMENT

Invego, one of Estonia's leading real estate developers, boasts over 15 years of successful experience in residential and commercial property development. With a team of industry experts, Invego's success is fueled by a shared commitment to excellence and innovation, constantly setting new standards in the market. Confidential Sphere Investment owns the Echo Valley development project and will also manage the resort operations.

3) CONSTRUCTION

Construction timeline:

- Start of infrastructure: Q4 2024
- Start of Phase 1 villas: Q1 2025
- Start of Phase 2 villas: Q2 2025
- Amenities construction: 3 to 6 months after the start of Phase 1

The project consists of 7 phases, with completion expected in 2029.

4) LOCATION & ACCESSIBILITY

Echo Valley is situated in the Algarve region, South of Portugal, in the scenic hills with stunning views of Monchique. It offers easy access to the highway, and is:

- 40 minutes from Faro Airport
- 2 hours 20 minutes from Lisbon Airport
- 20 minutes from several beautiful beaches (Praia Falesia, Praia Caneiros, Praia Carvalho, etc.)

There are also 39 golf courses within a 30-minute drive.

5) RESORT FACILITIES

The resort offers an array of amenities, including:

- Gym
- Indoor and outdoor yoga spaces
- Soccer field
- Beach volleyball and beach tennis courts
- Paddle courts
- Mountain biking tracks
- Hiking trails
- Co-working center
- Supermarket
- Lounge/pool bar
- Restaurant
- Storage facilities
- Outdoor spaces for remote work
- Electric vehicle and bike rental
- Beach club with EV shuttle service
- Daycare service
- Security service
- Rental and property management services

6) FURNITURE

All villas come fully equipped with high-quality components, including indoor climate systems (heating and cooling), underfloor heating in bathrooms, and wooden floors. A detailed list of options for interior customization will be provided to buyers.

7) SURROUNDINGS

Echo Valley is located 2 km from the historic town of Silves, once the capital of the Algarve. Nearby, you will find daily essentials such as:

- Post office, bank, and ATM
- Pharmacy
- Restaurants and supermarkets
- Butcher, bakery, and florist
- Doctor, hairdresser, and church

Additionally, the region is within:

- 2 hours 20 minutes of Lisbon
- 2 hours from Évora
- 2 hours from Seville

Other local attractions include several vineyards, an F1-track, off-road driving, canoeing, water parks, and surf schools.

8) PAYMENT TERMS

Reservation:

- €10,000 reservation fee for a villa
- After signing the reservation contract, you have 60 days to sign the promissory contract. The reservation fee is refundable.

Promissory contract:

- 20% of the property's total value is due upon signing the promissory contract.
- 20% is due upon completion of foundation works.
- 60% is due at the final deed.

9) PROPERTY MANAGEMENT

Estimated monthly management costs per villa:

- T1: approx. €270
- T2: approx. €410
- T3: approx. €510
- T3L: approx. €640

This includes:

- 24/7 security surveillance
- Gardening (common areas and individual villas on demand)
- Cleaning (common areas and individual villas on demand)
- 24/7 reception
- Heating of common pool areas
- Maintenance of sports and leisure facilities
- Waste management
- Internet (fiber optic)
- Insurance
- Administrative and accounting costs
- Reserve fund
- Utilities (water, electricity, gas)

Operating costs are subject to a 20% fluctuation, based on the final management plan.

10) RENTAL CONCEPT

Your villa is listed as a touristic property with a flexible rental policy. A dedicated property management company will handle maintenance, security, and renting out the property as required. You can rely on us to manage the entire process, ensuring a stress-free experience.