

CASAS MONTE CLERIGO



U N I A L

Welcome to the Costa Vicentina, one of the most beautiful landscapes in Europe. Front row to a nature reserve and with majestic ocean views, lies the boutique architecture project CASAS MONTE CLERIGO. The four houses were designed with the surrounding nature in mind and offer you a perfect setting for a lifestyle in tune with sun, wind and waves.





CASAS MONTE CLERIGO

YOUR NEW HOME BY THE OCEAN

CASAS MONTE CLERIGO consists of four separate houses on four individual building lots. In designing this project, the focus was primarily on working with the unique setting right next to the nature reserve and finding a balance between privacy and openness to the outside. The interior and lighting design was

carefully crafted to ensure a modern spacial flow and a minimalist luxurious feel. Finishes include thin-frame aluminum windows, glass railings, high-end ceramic floors by NADIS, floor-level showers, custom-made washbasins and fixtures by GROHE. Offering comfortable and energy-efficient living from summer

heatwaves to winterstorms, your new home is equipped with underfloor heating powered by a heat-pump, solar panels, decentralized ventilation and a pre-installed air-conditioning system. All buildings have an A+ energy rating. The living area is split on multiple levels accommodating the hillside



location. All of the levels have ocean view. The entrance level features a loftstyle floorplan with living area, dining and and open kitchen. From the kitchen you can step out onto an eastfacing patio with outdoor dining area perfect for breakfast in the morning sun. The westfacing balcony leads down to

the garden. On the upper floor there are two bedrooms and a bathroom. The bathroom opens to the masterbedroom via floor to ceiling folding doors enabling you to take a shower overlooking the coastline. The lower level, which leads to the garden and plunge pool, has a second bathroom and an

additional spacious room of 32 squaremeters. The rooftop terrace welcomes you with a breathtaking view overlooking the Parque Natural do Sudoeste Alentejano e Costa Vicentina and the Atlantic. From there you can watch amazing sunsets or gaze at the starry sky with the moon reflecting in the ocean.



YOU ARE HERE



URBANIZAÇÃO DO ESPARTAL

LOCAL & INTERNATIONAL COMMUNITY

The Urbanização do Espartal is one of the very few communities located within the Western Algarve nature reserve and sought-after for its proximity to two of the most beautiful beaches of the Costa Vicentina: Praia Monte Clerigo and Praia da Amoreira. Both beaches are in walking distance and connected via a trail along the cliffs.

You will not find many nightclubs, hotels or shopping malls here, but tranquility, nature, a wonderful local community with international flair, and great little restaurants where you can enjoy the catch of the day fresh from the ocean.



The small town of Aljezur marked by its traditional white houses, lovely old town and the remains of a Moorish castle is a few minutes drive by car. There you will find supermarkets, medical services, cafes, stores and a weekly farmers market. A sought-after international school can be reached in about 15 minutes.

Due to the growing popularity of the West Algarve (by tourists and digital nomads alike) and the lack of hotels in the area, the houses are also a perfect location for vacation or short-term rentals. In case you consider renting your house while you are away, there are many local companies that can assist you with that.



Living in Espartal offers abundant hiking trails, worldclass surfing, yoga, swimming, horseback

riding or simply relaxing in the midst of nature... all right in front of your doorsteps.



Nestled among high-rising cliffs, Praia Monte Clerigo boasts a long stretch of fine sand and little waterpools that form between the rocks on the south end of the beach during low tide. Right next to the beach is the old fishing village, where you can enjoy fresh sea-food or an ocean-side breakfast.



Praia da Amoreira is a popular summer destination for families. The Aljezur River flowing from the mountains into the ocean creates a mile long 'extra beach' inland with flat water and no waves, making it a perfect playground for small children.



COSTA VICENTINA

EUROPE'S WILD AND POETIC COAST



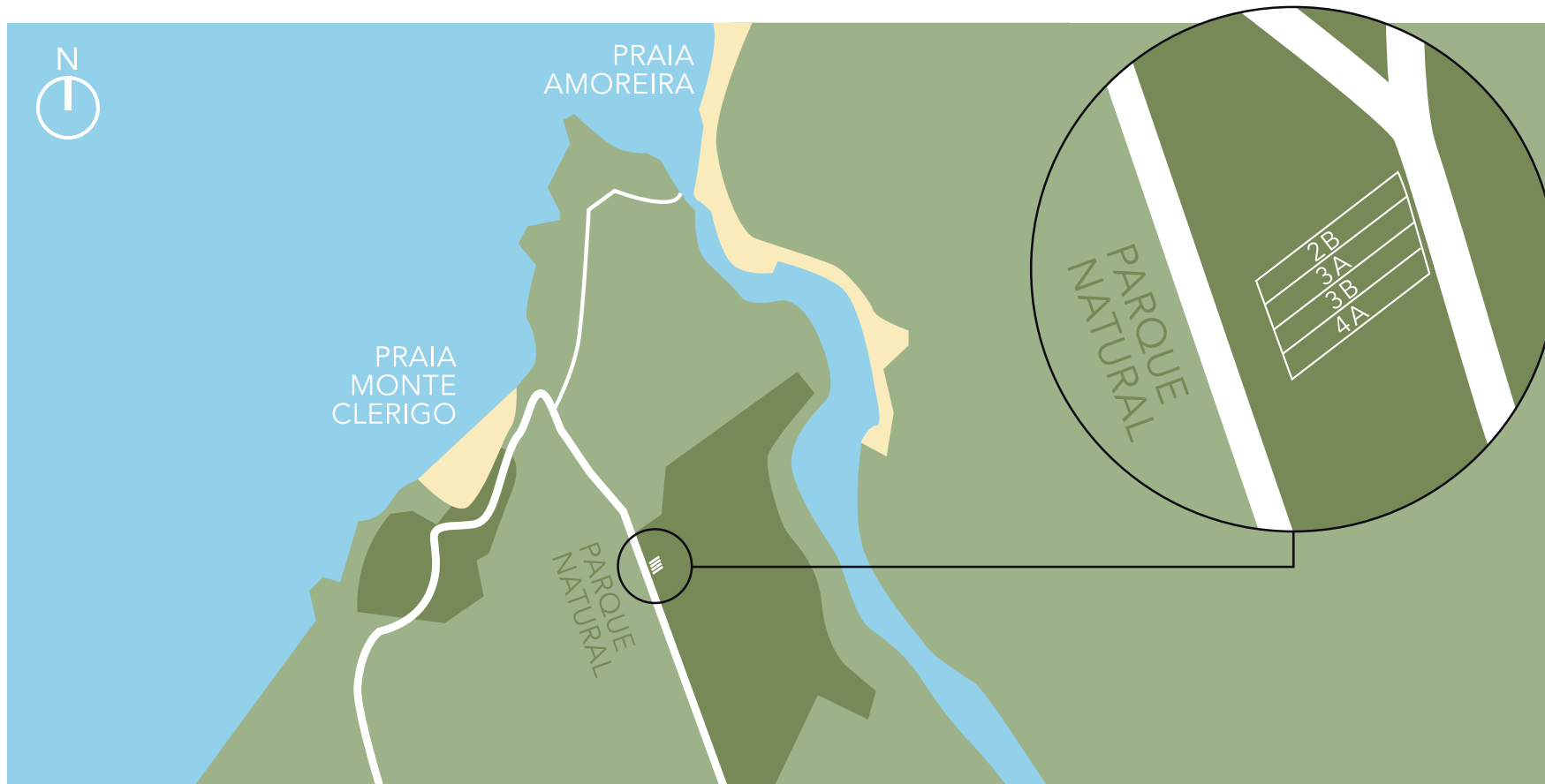
At the southwestern edge of Europe lies the Parque Natural do Sudoeste Alentejano e Costa Vicentina, a nature reserve occupying 605.8 km² land area and considered one of the last strongholds of the wild European coast. Costa Vicentina, the western coastline of the Algarve, is known for its high level of biodiversity and majestic cliffs with pristine sandy beaches sheltered between them. The largest, praia da Bordeira, is 3km long and popular for horseback riding. Some beaches are only accessible via hiking trails, and you can find solitude even in the midst of the summer tourist season. Rota Vicentina, one of Europe's most beautiful hiking trails, runs directly through Praia Monte Clerigo.

Aside from nature's beauty, Costa Vicentina also provides a very comfortable climate all year around. During summer, temperatures are generally a few degrees cooler here than in the south or inland. You can usually sleep with open windows enjoying the sound of the ocean rather than the sound of air-conditioning. The winters are mild with temperatures in December averaging around 17 degrees during the day. On warmer and sunny days, it is not unusual to see sunbathers on the beaches even in winter.

CASAS MONTE CLERIGO

PROJECT INFO & PLANS

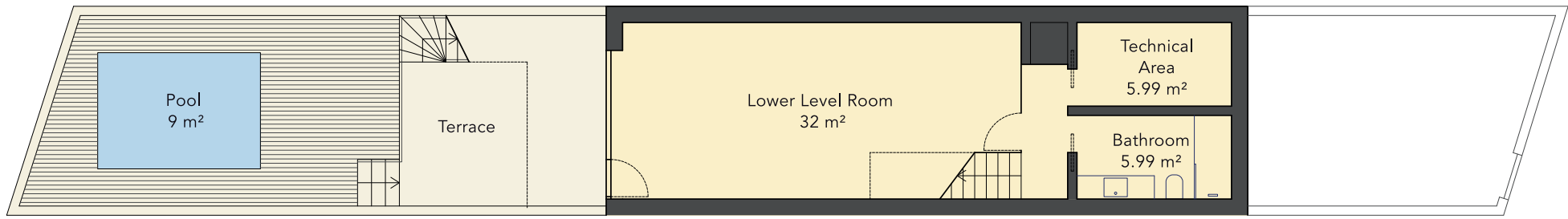
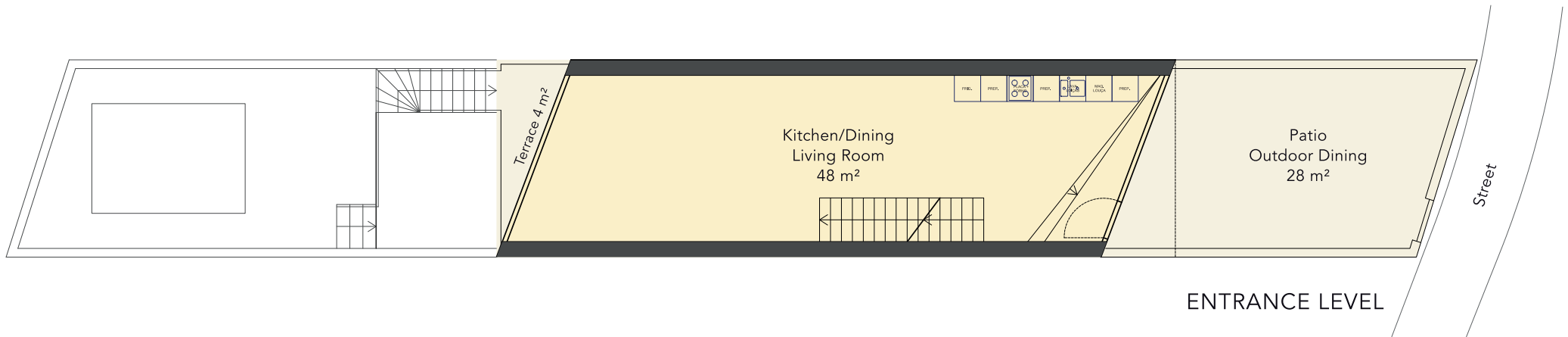


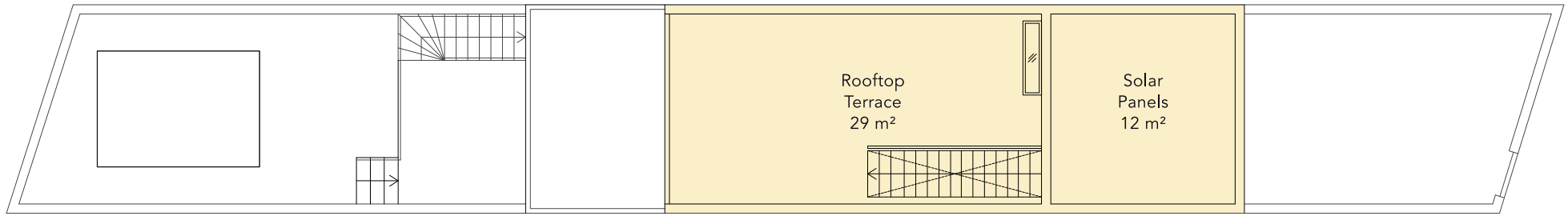


- no. of houses: 4
- usable interior space: 145 sqm
- rooftop terrace and balconies: 46 sqm
- garden terraces and patio: 74 sqm
- lot size per house: ca. 144 sqm

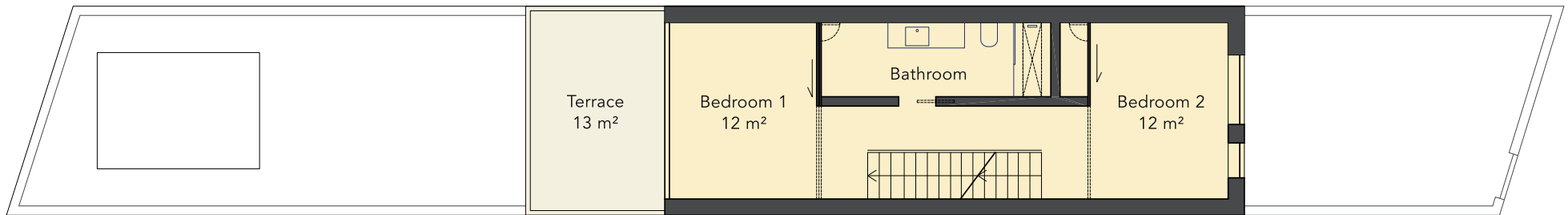
- sales price 2B: € 637.000 / € 567.000*
- sales price 3A/3B: € 617.000 / € 547.000*
- sales price 4A: € 627.000 / € 557.000*
- est. construction start: Autumn 2023
- est. completion: Spring 2025

* if purchased as vacation rental or partial vacation rental





ROOFTOP



UPPER LEVEL



UNIAL DEVELOPMENT LDA.

WHO WE ARE

Architecture. Nature. Human.

While every building, every piece of land, and every human is unique, all truly special man-made places in this world have one thing in common: They were created with a synergy between nature, the build environment and our soul.

Our aim is to design unique projects in harmony with nature. So that every time you come home you can relax, recharge your batteries and get inspired.

Berlin-based development firm GIBE Real Estate Group was founded 2016 by CEO and Architect Jana Mrowetz with the focus on creating small boutique projects with high-quality design. UNIAL Development LDA opened in 2021 as part of the GIBE Real Estate Group. Most recently, we have also expanded into the area of sustainable future-oriented communities and are currently developing a project for digital nomads & co-working in Aljezur.

Jana Mrowetz brings 30 years of international work experience into her projects, including 12 years as a film architect in Los Angeles, and being a representative for the United Nations HABITAT program.



'A few years back, a little detour brought me to the wild coast of the West Algarve and started a forever love-affaire with this very special and unique place on Earth. I am now splitting my time between Berlin and Espartal and can never tire of the endlessly changing colors and feels of nature. It has been wonderful to live here and become part of the local community. It would be my pleasure to meet you and welcome you into the neighborhood.'

A handwritten signature in blue ink, appearing to read 'J. Mrowetz'.



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