



A unique destination
intensified by nature

REAL ESTATE GUIDE

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SEA, COUNTRY AND GOLF



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. 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.



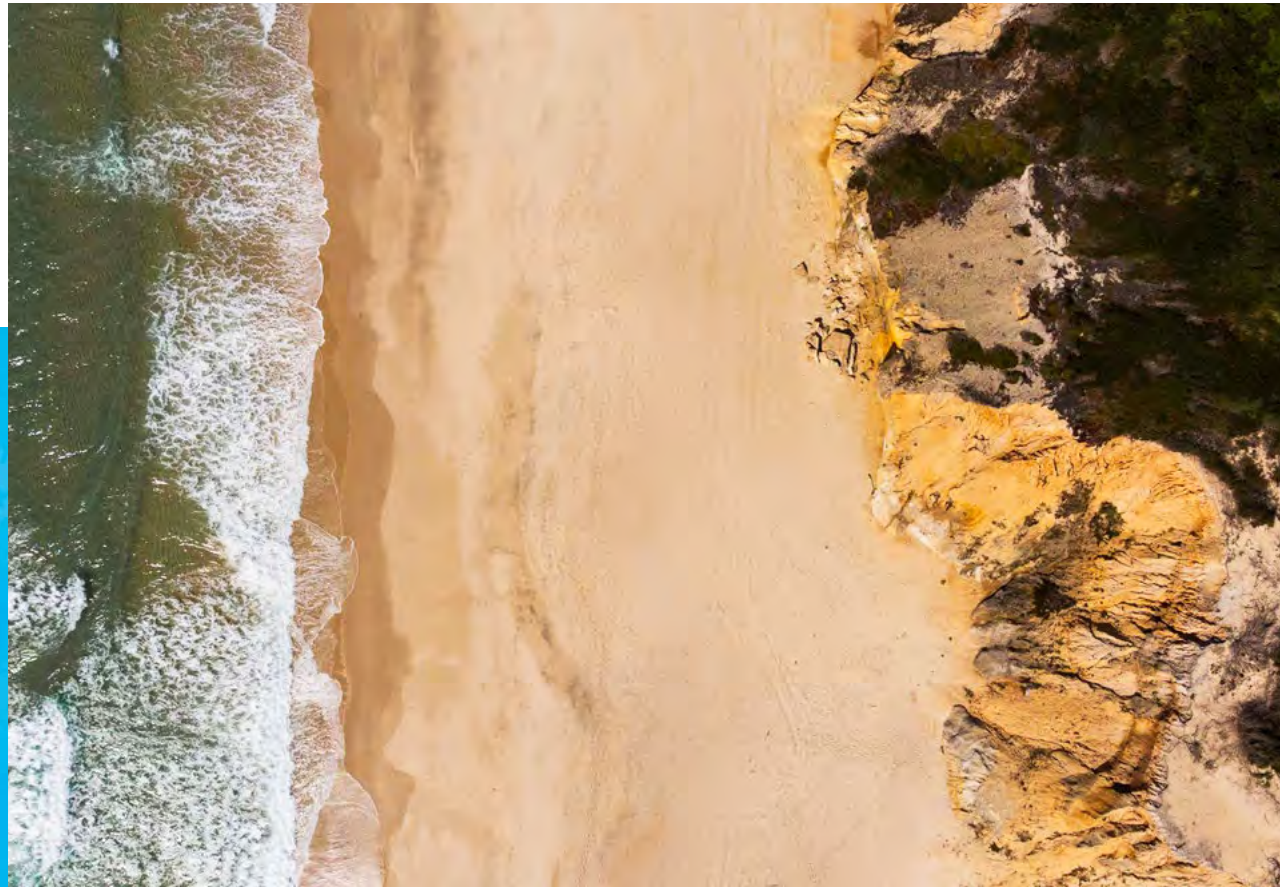
A BALCONY TO THE WEST COAST



In harmony with Nature

A new Atlantic icon

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.



A way of living

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.



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



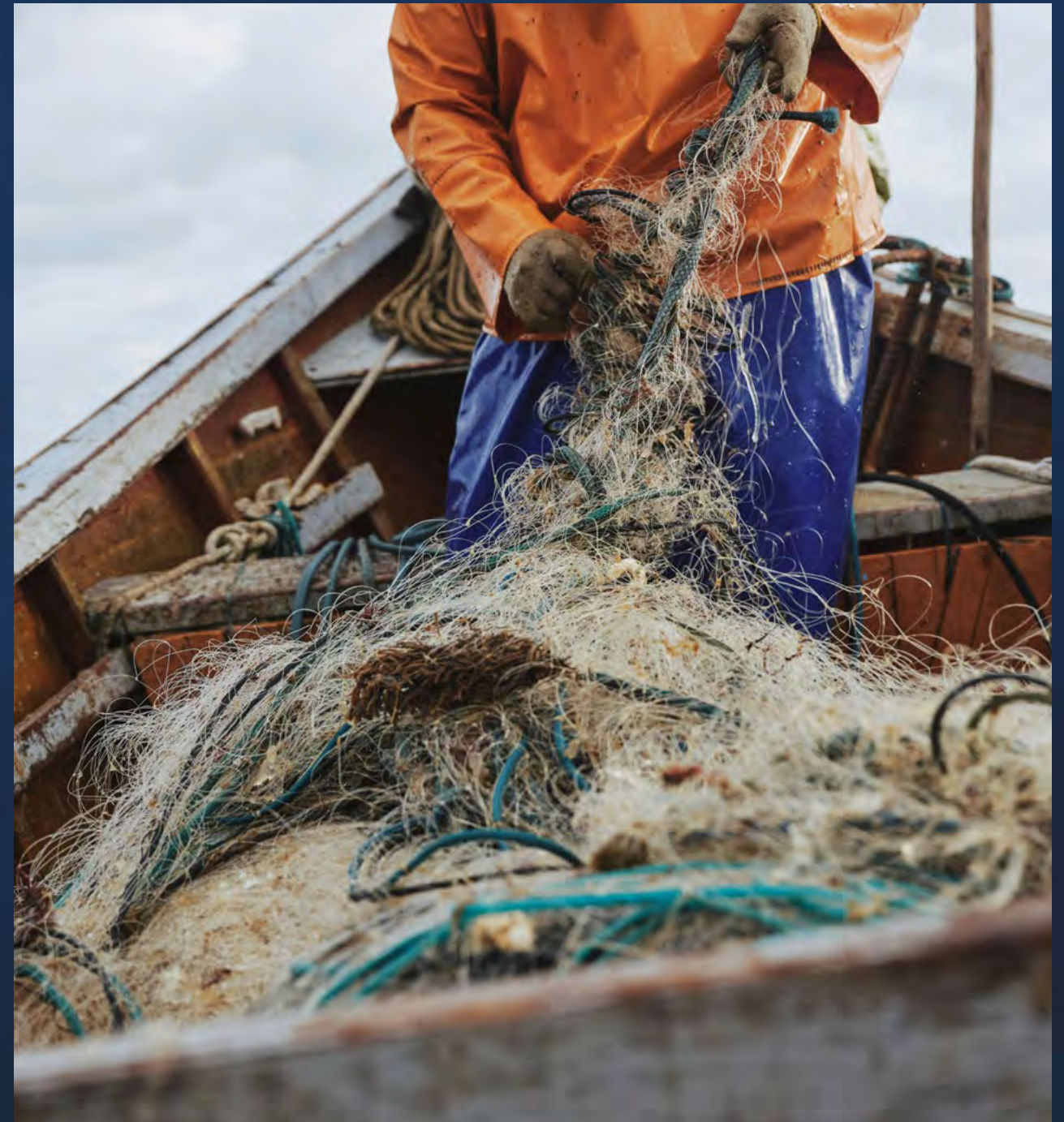


ÓBIDOS LAGOON



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, 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

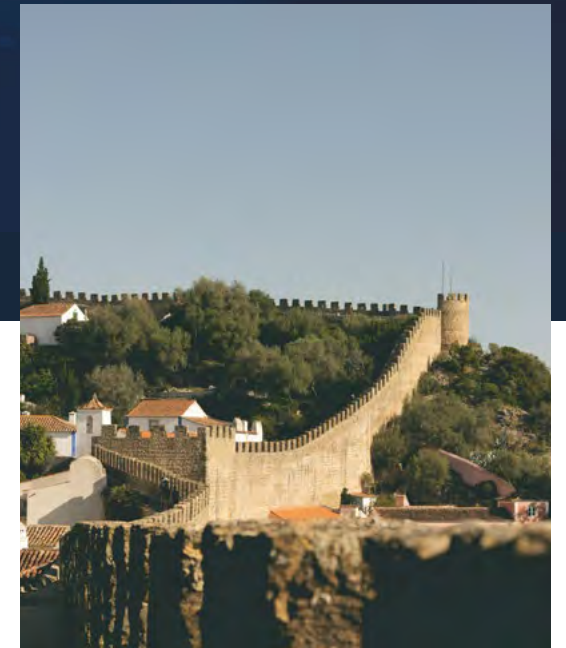
Just 15 km from lies Óbidos, one of Portugal's 7 Wonders and most enchanting medieval towns. Wander cobbled streets lined with colourful houses, flowers, and Gothic details. Within its 12th-century castle walls, discover rich heritage, charming cafés, local cuisine, and a truly timeless atmosphere.



SINTRA



LISBON



ÓBIDOS

Tailored options for inspired living



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 luxury meet.

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 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

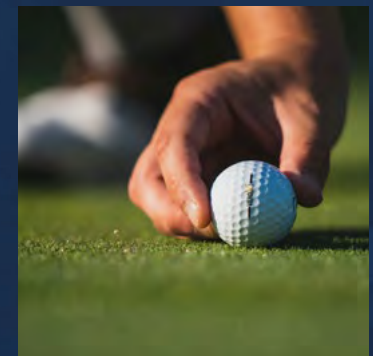
Play on a world-class golf course or refine your skills at the academy — a signature part of the West Cliffs experience.

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

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.



Restaurant

Set within the clubhouse, 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 ocean and fairways.



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.

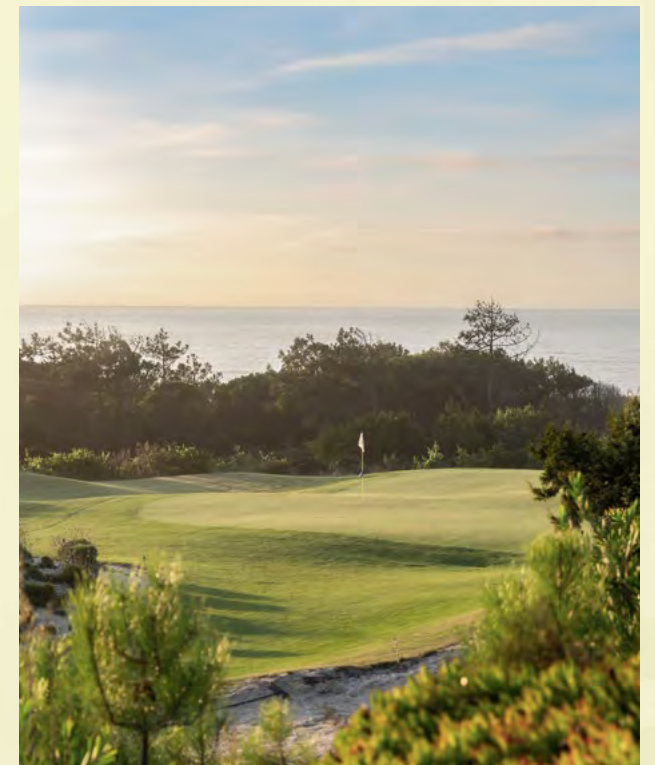
Managed by Praia D'El Rey Golf & Beach Resort to the highest quality standards, the course benefits from over 15 years of expert management and operations, ensuring a truly unique and memorable golfing experience.

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

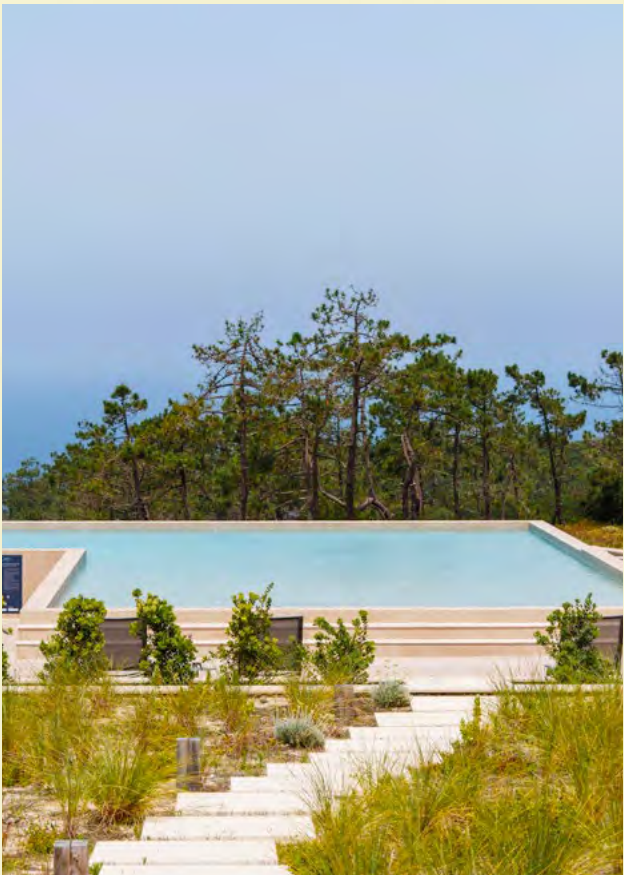
We regularly maintain sewage and drainage systems to ensure hygiene, comfort, and environmental responsibility throughout the resort.

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, offers precisely that. Through our optional rental programme, owners can generate passive income while they're away from the resort.

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.



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 history to date.

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

Estrada do Rio Cortiço, 4
2510-665 Vau — Óbidos

Phone: + 351 262 905 130
(Phone call to a fixed national network)

Email: info@westcliffs.com

Real Estate

Phone: + 351 262 249 882
(Phone call to a fixed national network)

Phone: + 351 967 131 410
(Phone call to a mobile national network)

Email: realestate@westcliffs.com

Golf

Phone: + 351 262 249 880
(Phone call to a fixed national network)

Email: golfreception@westcliffs.com



