



CampoReal's properties have been designed to overlook its championship golf course.

What can I buy in the Oeste?

Property in this region of Portugal is extremely varied – from a £50,000 apartment in one of Lisbon's less-known and more crowded areas, to a luxurious city centre courtyard house for £500,000.

But outside the city, a 19th-century rural farmhouse in need of restoration costs from £40,000 and a town house on a new-build development – such as CampoReal (just 40 minutes from Lisbon and 15 minutes from the coast), costs from £165,000. For this

price, you also get a set period during which rental income is guaranteed.

CampoReal is an integrated resort with an equestrian centre, an 18-hole championship golf course designed by Donald Steel, and a five-star Westin hotel and spa. If you're buying, there are 372 apartments, town houses and villas set in 197 acres. Prices for a four-bedroom town house start at £277,500, while a four-bedroom villa costs from £319,000.

"A minor building boom is starting here, and developers such as Irish firm Oceanico are moving into the region alongside the big-name developments such as Praia D'El Rey, Bom Sucesso and CampoReal," says local property expert Christina Hippersley. "I believe that within five years, Oeste will be attracting the congress and incentive business market in large numbers, providing decent rental returns for property buyers who get in early."



CASE STUDY

Golf-mad Brit spends £240,000 at CampoReal

Forty-something Dudley Howard, from Great Mispah, Buckinghamshire, bought a three-bedroom town house for £240,000 in 2003 at CampoReal.



"I ticked all the right boxes in terms of requirements," says Dudley. "I am a keen golfer and have played the challenging course here a few times. I plan to use the spa facilities at the Westin hotel and spa in the grounds, and to try horse riding at the equestrian centre – part of the facilities at CampoReal."

Dudley, who bought the property as a second home with a Euro mortgage arranged by Barclays, feels CampoReal is ideal for his needs. "The fact it's inland and in a beautiful rural location, close to the airport and within a short flying distance from the UK makes it perfect for shorter breaks," he says. "The 'select' scheme, with a guaranteed rental income over the first two years, means the property will be a good investment too." For details, contact Premier Resorts (tel 020 8540 9400).

ON THE MARKET



Praia D'El Rey

Price: £315,000

What: four-bedroom, four-bathroom new-build villa with its own heated swimming pool.

Where: This property is within the huge, but upmarket, Praia D'El Rey golf resort, an hour and a half north of Lisbon and 10 minutes from the fishing village of Peniche.

Contact: Ray Estates (tel 00 351 262 909 788)



Vila da Praia

Price: from £202,000

What: two-bedroom apartments to three-bedroom town houses

Where: Vila da Praia is a seaside development within the Praia D'El Rey resort. It's being built on a strip of land just 300 metres from a beautiful beach (see above) and will include a 'village' square, outdoor communal pools and, unlike the rest of the resort, will be surrounded by virgin forest.

Contact: Praia D'El Rey (tel 0870 428 1125)