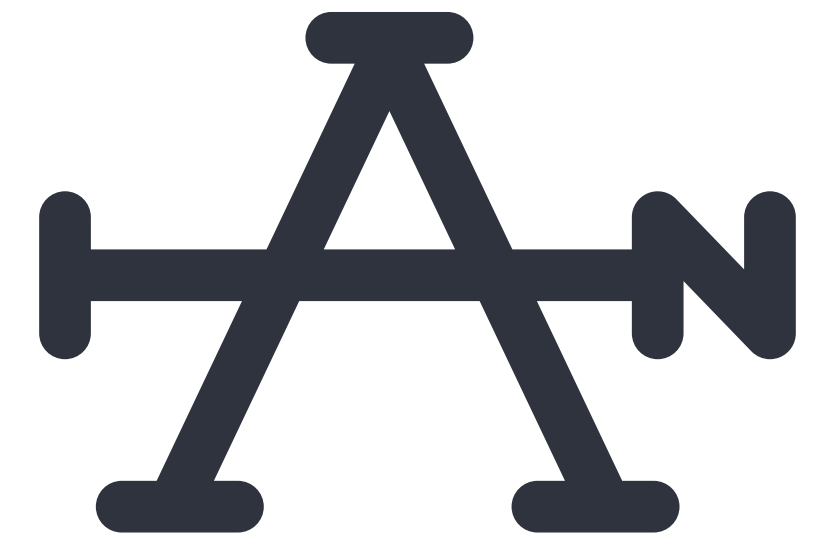


ÁGUA NOVA

MELIDES - PORTUGAL



ÁGUA NOVA PROJECT



A'GUA NOVA

The sense of living





Heading south, approximately one hour from Lisbon, the ÁGUA NOVA estate extends across nine secluded hectares, located between the Grândola hills and Aberta a Nova beach on the Atlantic Ocean. Located near the lovely town of Melides, a well-kept secret and currently a refuge for actors, artists and European aristocrats.



A proudly Portuguese project that faithfully upholds the heritage of traditional architecture from the Alentejo coast, reflected in the authenticity of the region's lifestyle and a close bond with the people and nature.







João Resende & Sara Afonso

Architects

“ÁGUA NOVA is a project that, through the identity of the traditional architecture, the materials, the atmospheres and the spirit of this place, reveals the authenticity of a very special southern Portuguese lifestyle.

A way of life that is offered and sustained by the architecture itself, in cosy spaces, shaded areas to lounge outdoors and enjoy the region’s exceptionally gentle and pleasant climate. In the privacy of each home, with each patio, each pergola offering views of distant horizons.



The project begins with construction of the built-up spaces, which are very low density, following the millenary tradition of building on hillsides in order to leave fertile valleys free for farming. These will be cultivated and planted with olive trees, orange trees and vineyards, in a sustainable manner integrated into the project as a whole.





Winding paths connect each villa.
Charming nooks and little surprises along the way guide us to our destination, to cool spaces in the summer and warm fireplaces in the winter, with bright and well-proportioned interiors.
The choice of materials and textures, the scale of each volume, each window, each type of shingle, each detail, results from the interpretation and study of the traditional vernacular architecture adapted to the location, crafted by the hands of builders and artisans who will bring it character, uniqueness and authenticity.”





We love our sea, our beaches, our fields,
our land, our joy.

Part of the plots that comprise ÁGUA
NOVA are areas protected by Portuguese
law – Ecological and Agricultural Reserve.
Here, the villas' only neighbours will be
farmed fields, olive and orange trees,
flower and vegetable gardens, and even
a vineyard.



Our villas T3 to T5

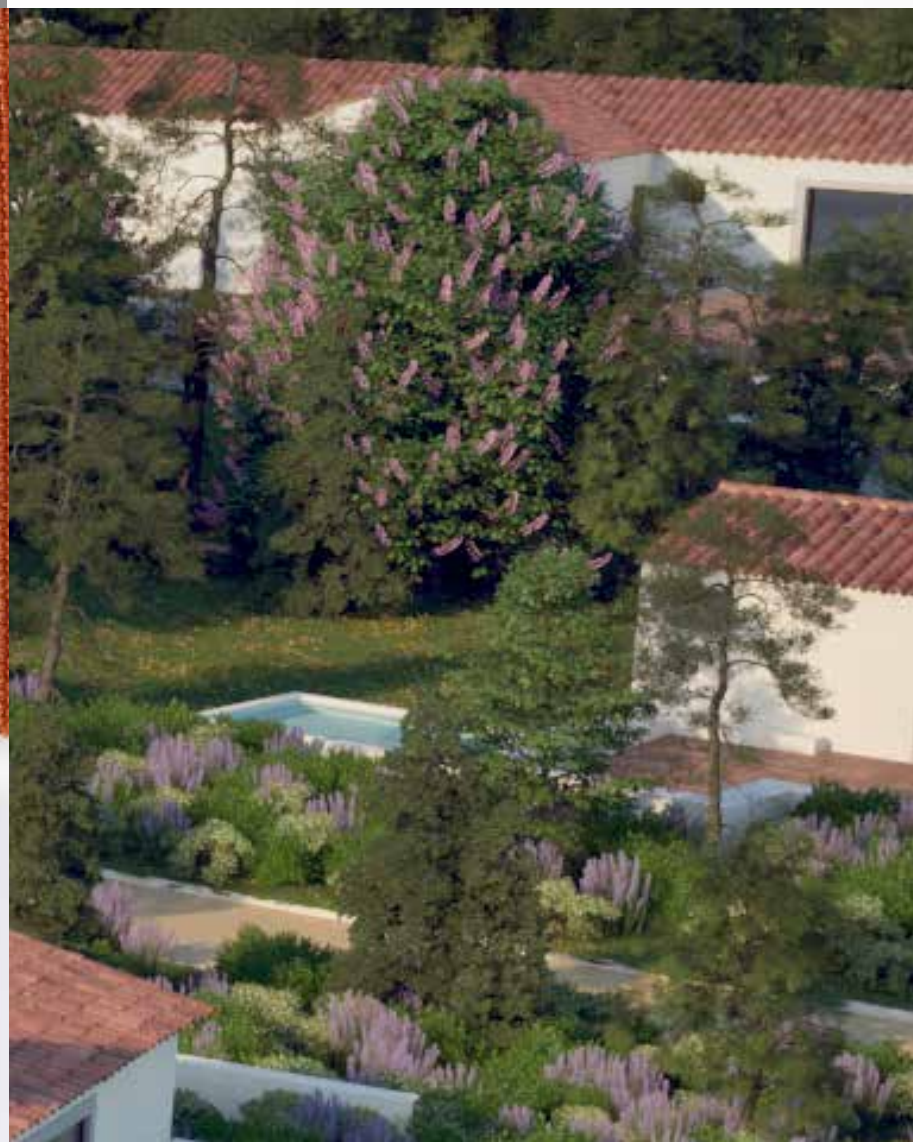


Teresa Barão

Landscape Architect

“At Monte da ÁGUA NOVA, the landscape is designed through the senses. It’s as though everything that will emerge was already there. Our gaze takes in the olive grove on the hillside dotted with white houses, and you can smell the scent of jasmine. We turn towards the vineyard made up of lush green strips that reach the vegetable garden with lively colours and aromas, offering baskets full of vegetables, herbs, fresh tea leaves. And the breeze carries the sound of water that flows to large white tanks, which fill up to irrigate the summer fields...





This project was inspired by the values of this place and the Melides landscape. The simple and strong premises were transferred to the design of the gardens and agricultural areas which, altogether, help build the very special identity that is ÁGUA NOVA."



In each villa, the interiors are sober yet cosy, and they reflect both the lifestyle and the materials used in the region, in a perfect symbiosis of tradition and modernity.



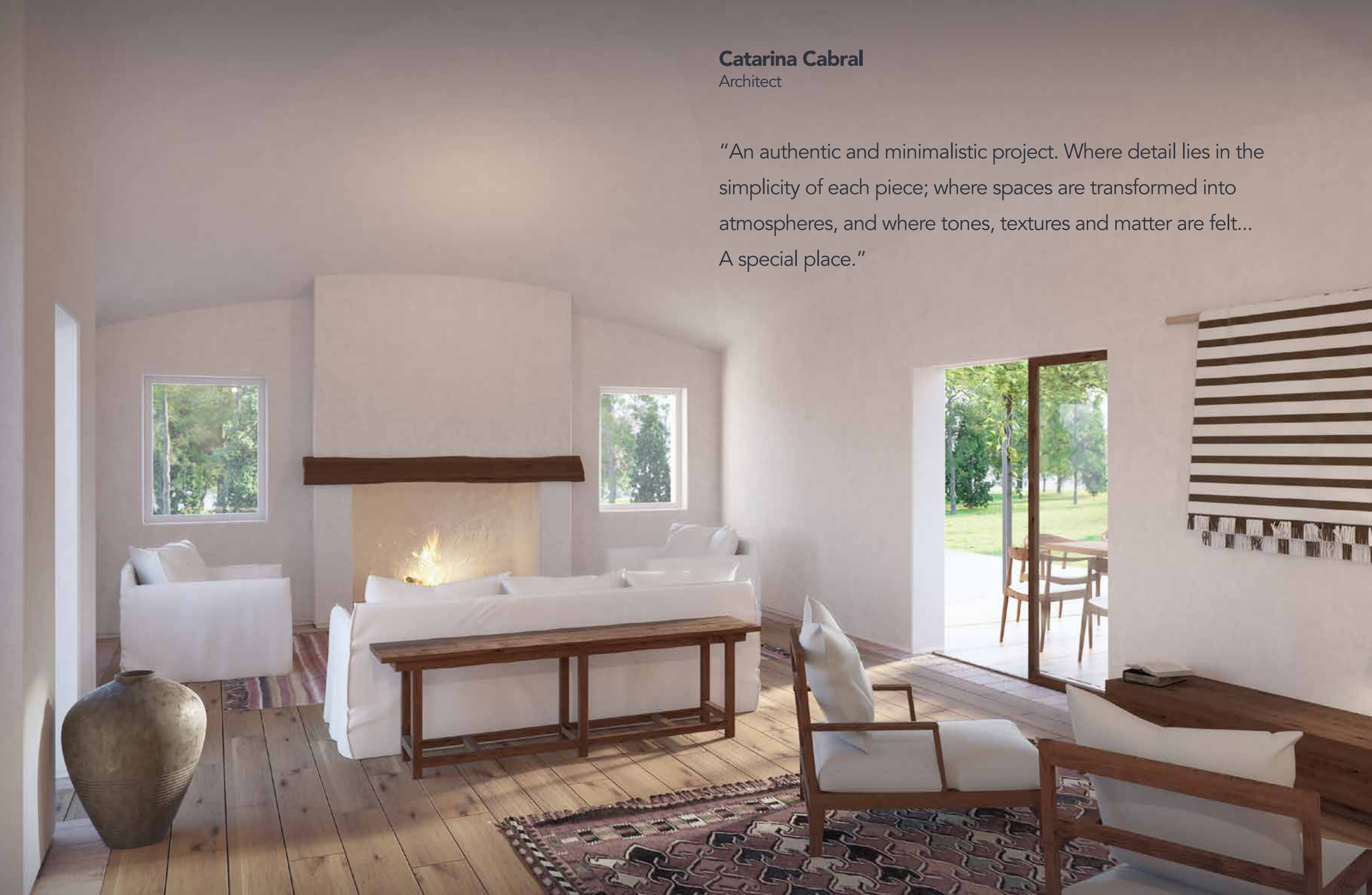
The soul of a Portuguese home is reflected in the purity of the architecture and interior details.

Catarina Cabral

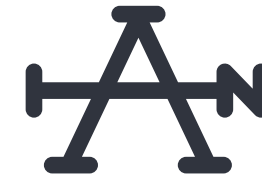
Architect

"An authentic and minimalistic project. Where detail lies in the simplicity of each piece; where spaces are transformed into atmospheres, and where tones, textures and matter are felt...

A special place."







Our Villas combine the unique Alentejo region typical architecture, with an experienced multi expertise team of professionals.

Two types of Villas, respecting traditional architectural heritage of this incredible region, contemporary aesthetic interiors, quality construction and premium materials

Multiple living and dining areas, Solarium, state-of-the-art swimming pool with heated water and night lighting

8 large villas with three, four or five suites and total indoor areas ranging between 250m² and 450m² inserted in 2500m² to 4500m² land plots of lush gardens with Alentejo flora

9 detached villas with one or two suites and total indoor areas ranging between 60m² and 90m² inserted in 500m² to 800m² land plots of lush gardens with Alentejo flora

The positioning of the villas on the property was conceived to take full advantage of its morphology, ensuring stunning views with patios and terraces facing South that not only follow the sun's course throughout the day, but capture the cool Atlantic breeze and sound



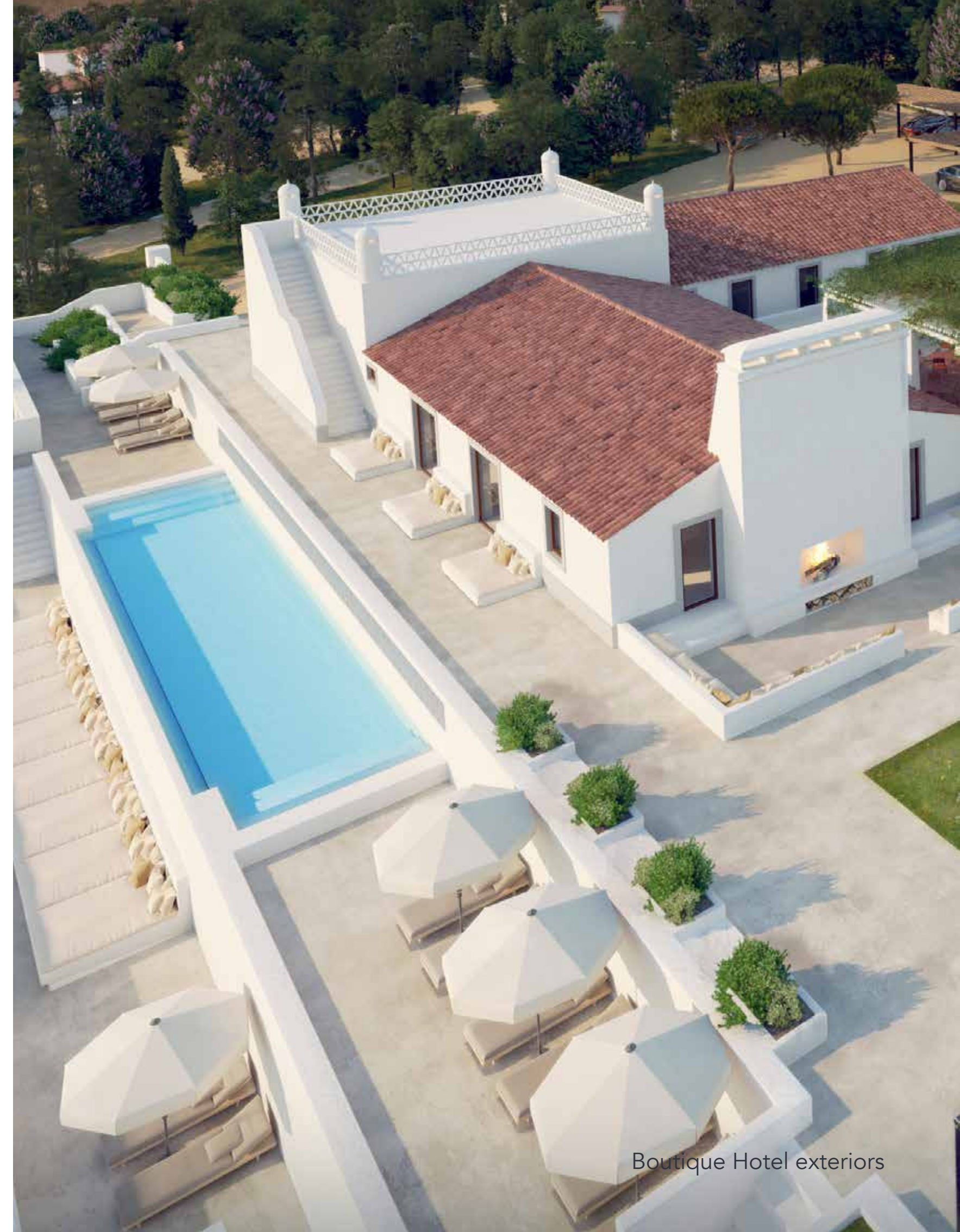
In Monte da ÁGUA NOVA, your table will be delighted with fruits and vegetables grown in our organic gardens

A renowned European wine producer will manage the operation of two hectares of vineyard whose production will be shared with the owners of each villa

Our exclusive Boutique Hotel & Owners Club with eleven unique suites, will offer exceptional services also available to villa owners. Permanent house keeping, full maintenance of gardens, pools and private outdoor areas as well as customized concierge services

Turnkey property rental team will focus on maximizing investment income if desirable whenever owners are not using the villa

Restricted and controlled access to Monte da ÁGUA NOVA.



Boutique Hotel exteriors

MELIDES
6 KM (5 MIN)

**PEGO AND CARVALHAL
BEACHES** 15 KM (15 MIN)

LISBON AIRPORT
120 KM (60 MIN)

**ABERTA A NOVA
BEACH** 6 KM (5 MIN)

COMPORTA
20 KM (15 MIN)

ÁGUA NOVA ON THE MAP

Melides village | Services, Retail and a Traditional Market

Pego and Carvalhal beaches | offer some of the best fish and seafood restaurants in the world, featuring unique locations

Aberta a Nova beach | part of 70 km of deserted Atlantic beaches

Comporta village | Currently one of the trendiest destinations in the world, offering a unique and hippie chic atmosphere, where you can find shops and restaurants that have become a must in the region and which every year present each season's latest trends.

Herdade da Comporta is located 10 km away (8 minutes).

Visit us at Aguanova.pt

or contact us by e-mail at info@aguanova.pt
for more detailed information.



ÁGUA NOVA

TECHNICAL INFORMATION / THE TEAM

Something Imaginary Architectura | Sara Afonso and João Resende.
Landscape Project by Topiaris | Landscape Architect Teresa Barão.
Interior Design by Atelier Catarina | Architect Catarina Cabral.

Developer Água Nova Investimentos Imobiliários e Turismo, Lda.