



# NAMA

HOUSE & HOTELS  
CARCAVELOS



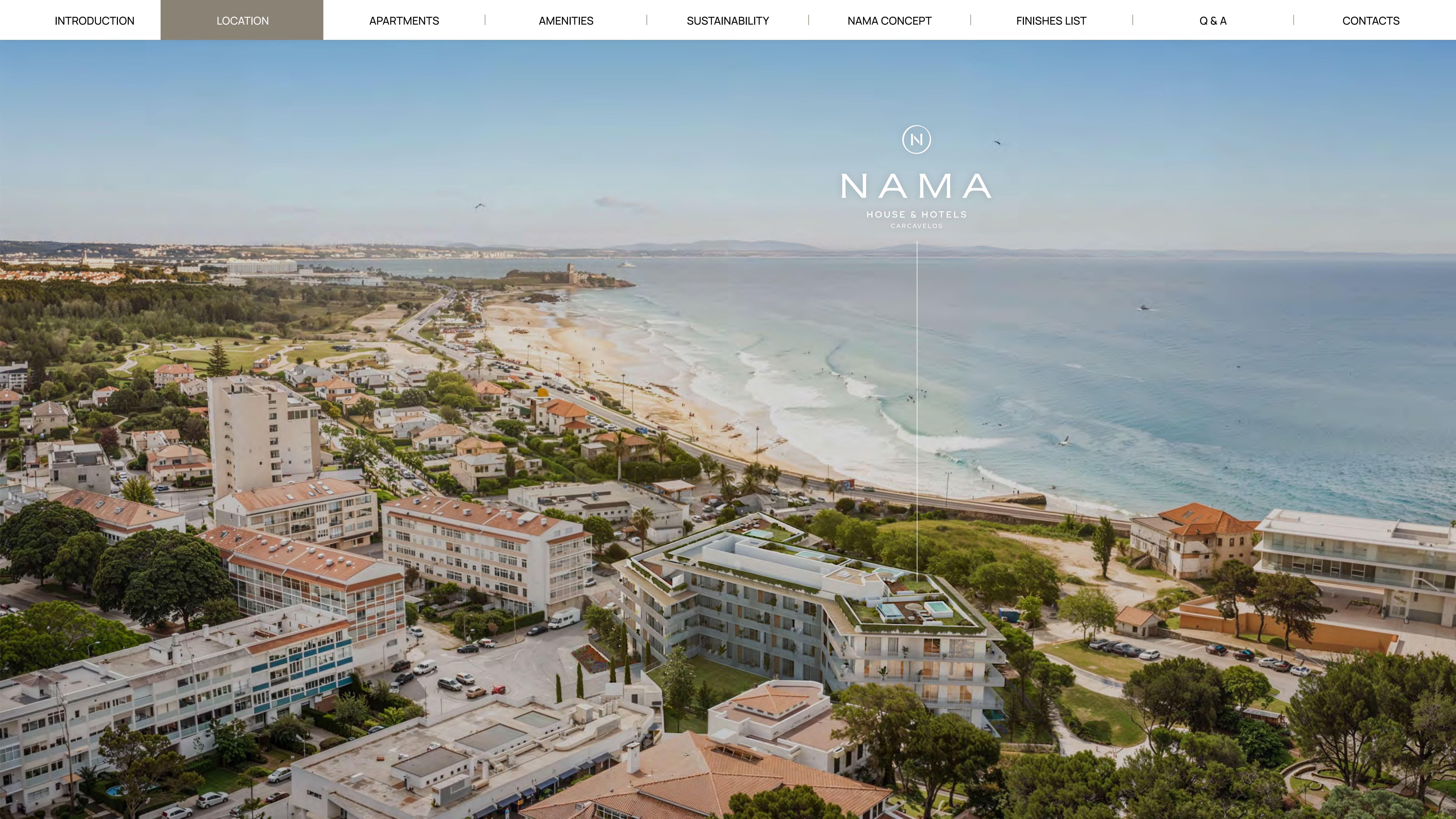
# FIND YOUR NAMA



Embrace the perfect refuge where tranquillity meets quality. Find harmony in a beautiful apartment with five-star hotel services and amenities, where lifestyle, effortlessness, and nature come together.

NAMA House | Carcavelos embodies pure simplicity, natural beauty, and a meaningful place where people connect, enhancing your lifestyle in a unique way.





# NAMA

HOUSE & HOTELS  
CARCAVELOS

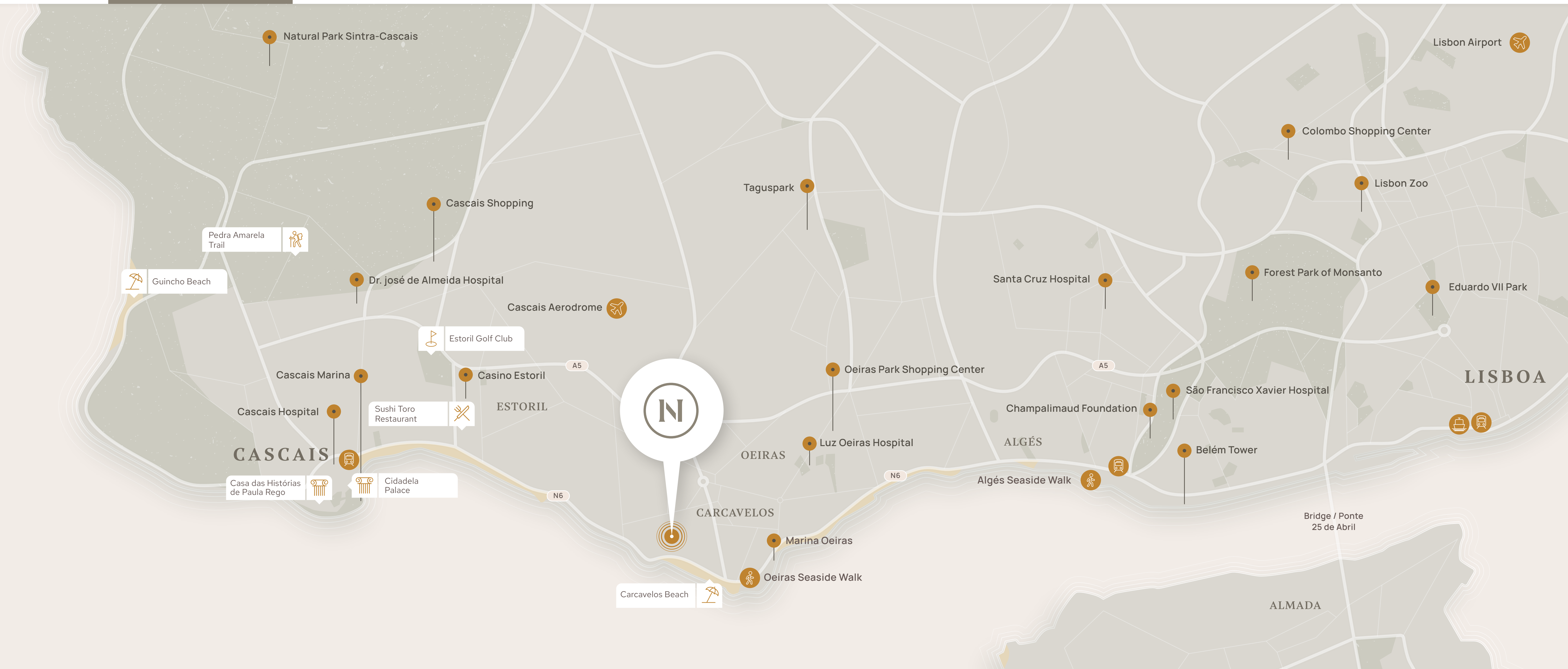


Nestled in the serene haven of Carcavelos, this destination serves as the perfect escape. Just a stroll away from the seashore and minutes from Lisbon, Sintra, and Cascais, accessibility is as effortless as the breeze. Lisbon International Airport is just a 20-minute drive, and public transport is easily accessible.

The climate remains delightful throughout the year, boasting over 260 sun-filled days. Nearby, the Atlantic coast offers a tapestry of activities from surfing at Praia de Carcavelos, a minute walk away from NAMA House | Carcavelos, to enjoying the leisurely promenades and vibrant local culture.







# CULTURE & LEISURE

## DRIVING DISTANCES

14 min Cascais Centre

5 min Carcavelos Train Station

12 min Aerodrome

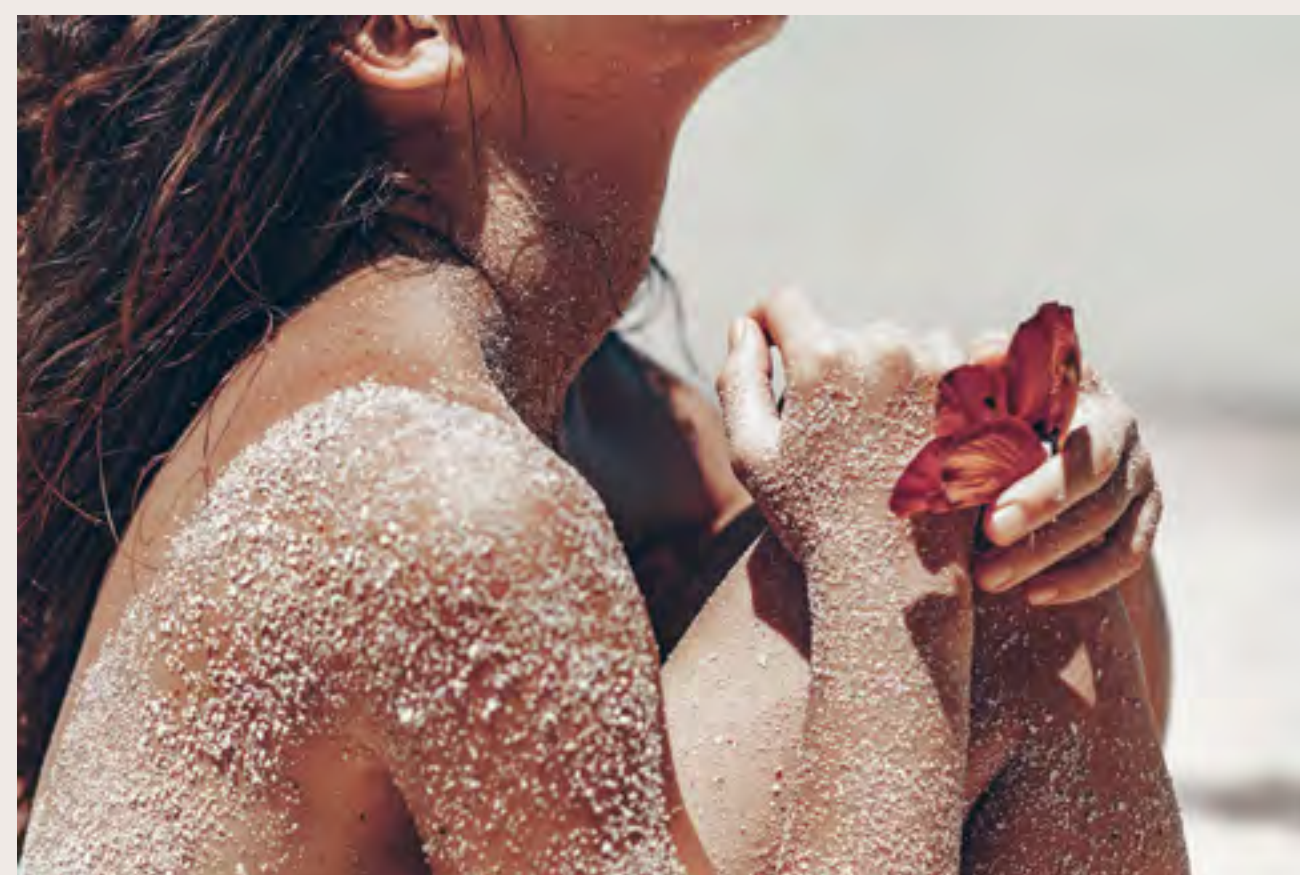
30 min Lisbon International Airport

30 min Lisbon Centre

20 min Guincho Beach



There are many nearby beaches to discover. Praia do Guincho, for example, has stunning natural scenery and is one of the big local surf spots, along with bodyboard, kitesurf, and windsurf. Other notable outdoor attractions include the Praia de Carcavelos beach-front promenade, the Parque Quinta da Alagoa, and the Quinta de S. Gonçalo. This is a genuinely privileged location, one that allows you to bask in nature, wind down, and ground yourself.





# BETWEEN URBAN PULSE AND OCEAN SERENITY

Straddling the dynamic between metropolitan allure and oceanic tranquillity, Carcavelos in the Cascais municipality epitomizes the new Portuguese Riviera. It harmonizes urban necessities with leisurely seaside living, fostering a community ideal for both relaxation and engagement.

Its promenades are ideal for jogging and biking, and the local beaches are perfect for after-work relaxation or a spontaneous dip in the sea. The community here is tight-knit and family-friendly, with excellent schools, including one of Europe's best international schools, St Julians, along with modern amenities enhancing the quality of life.

## WALKING DISTANCES

---

5 min Carcavelos Beach

---

10 min St Julian's School

---

6 min Caracvelos Tennis & Padel

---

5 min Pinhal do Junqueiro

---

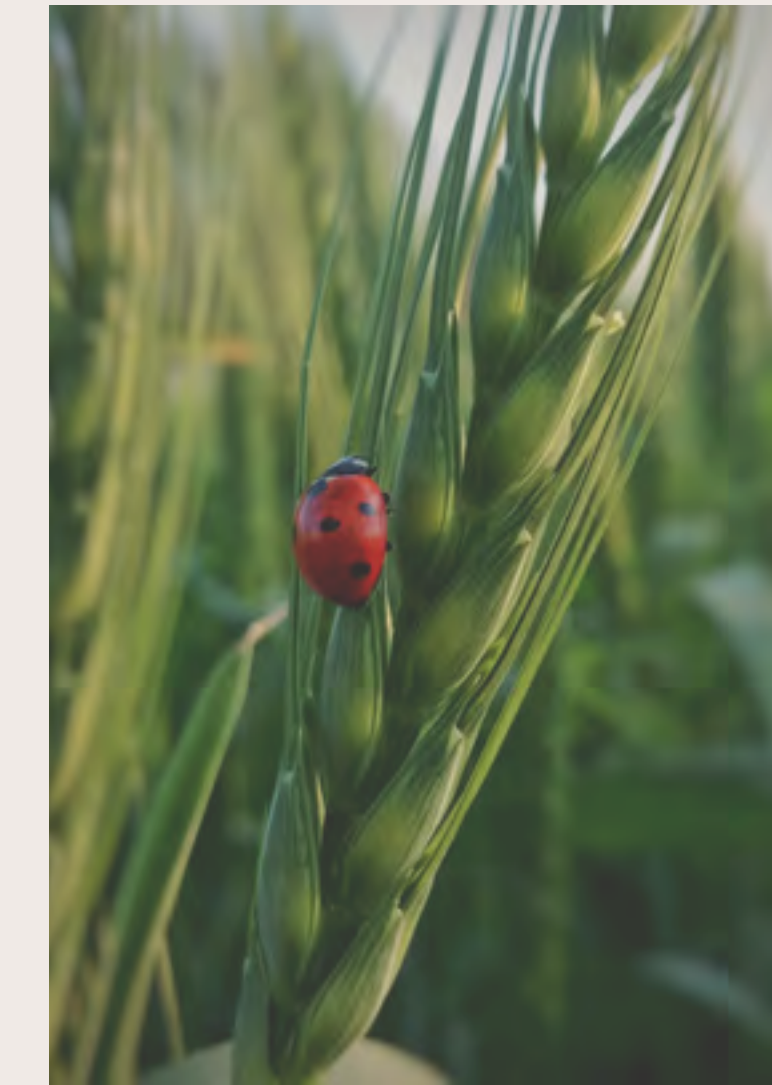
15 min Carcavelos Train Station

---





At sundown, there are many local restaurants where you can dine out and savour the best Portuguese and international cuisine. Just a quick 10-minute drive by the ocean road, the Casino Estoril frequently hosts music acts, plays, and comedy shows. If you're looking for culture, Cascais is home to several art galleries, the Museum of Portuguese Music, and famed artist Paula Rego's "House of Stories", among other fascinating attractions.



## MEMORABLE MOMENTS









# THE ART OF LIVING YOUR BEST LIFE

NAMA House I Carcavelos offers 45 residences ranging from one to four-bedroom apartments, each a testament to quiet luxury and natural aesthetics.

Thoughtfully furnished and fully equipped, these homes offer modern comforts fused with an ethos of minimalistic elegance.





# BROADWAY MALYAN



Designed by Broadway Malyan, the architectural design of the exterior embodies the essence of coastal living, featuring expansive glass facades and spacious balconies that not only optimize views but also foster a seamless connection between the interiors and the vast ocean.

The thoughtfully arranged volumes of varying scales not only ensure privacy but also create intimate spaces within the complex. Natural wooden finishes echo the surrounding landscape, contributing to a sustainable sanctuary where architectural finesse meets peaceful calm.







# NATURAL BEAUTY



Whether you are traveling on business or seeking a temporary haven, NAMA House I Carcavelos offers the warmth and intimacy of a home paired with the exquisite services of a boutique five-star hotel. At your disposal, a comprehensive suite of amenities ensures your comfort and leisure.

Engage in a rejuvenating workout in our state-of-the-art gym, unwind in our vibrant game room, savor gourmet meals at the restaurant, or enjoy a cocktail by the bar. The outdoor pool and the Chef's Kitchen in the event room further enhance the possibilities for relaxation and social gatherings.







# COMFORT AND PRIVACY REDEFINED



Each apartment at NAMA House | Carcavelos is designed to seamlessly blend functionality with premium quality. Spacious interiors and modern decor focus on essential and authentic elements, creating an inviting and warm atmosphere that immediately feels like home.



The kitchens are fully equipped and ready for culinary exploration, while advanced soundproofing ensures that each apartment is a tranquil sanctuary of rest and relaxation.

Step out onto the balcony to enjoy breathtaking views of the sea, lush gardens, or the sparkling pool – perfect settings for a moment of serenity.











# SERVICED APARTMENTS



For added convenience, our 24-hour reception service is always available to cater to your needs, offering cleaning, laundry, and ironing services to ensure a seamless and comfortable living experience.





# WE TAKE CARE OF EVERY DETAIL

## SERVICES & AMENITIES INCLUDED

- Furniture & Decor Pack curated by Restoration Hardware (RH)
- Sheets & Towels
- Fully equipped Kitchens
- Cutlery, dishes, glasses, pots & pans and all kitchen utensils
- 24 Hour Reception
- Video surveillance in public and circulation areas

## APARTMENT MANAGEMENT SERVICES BY NAMA

- Professional property photography
- Online reservation management
- Revenue Management
- Digital and Marketing management
- Check in & Check Out
- Property Cleaning
- Laundry for all Linens and Towels
- 24H Customer Care
- Touristic tax management & mandatory communication with SEF ( Border & Immigration Services)
- Maintenance

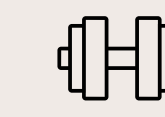
## SERVICES AVAILABLE

- Pillow Menu
- Daily towel change upon request
- Turn Down Services - Bed opening, towel change, cleaning and amenity reposition
- Mattress Cleaning
- Information and reservation services
- Safe deposit services
- Baggage transport and storage
- Residents Private Dining / Chef Kitchen

## NAMA HOUSE AMENITIES

- 5\* Restaurant serving Breakfast, Lunch and Dinner
- Residents Private Dining / Chef Kitchen
- Bar & Lobby
- Games Room
- Swimming Pool and Sun Deck
- Fully Equipped Gym
- Lush Gardens
- Roof Top Lounge





GYM



RESTAURANT



EXTERIOR POOL



BAR



GAME ROOM





## ENVIRONMENTAL FOCUSED

NAMA House commits to high sustainability standards, targeting BREEAM certification. Each apartment at is designed to be multifunctional, offering everything required to make you feel perpetually at home. Spacious layouts and contemporary decor focus on the essentials, creating an atmosphere of authentic comfort.

### DESIGN STAGE

Our approach incorporates passive architectural techniques to enhance comfort and efficiency. This includes optimally oriented buildings, expansive terraces providing shade, and meticulously planned window placements to maximize natural light while minimizing light pollution. Additionally, acoustic and thermal modeling are employed to adapt to climate changes and enhance living conditions.

### CONSTRUCTION STAGE

The construction phase features advanced systems to reduce environmental impact, such as glare control, provision of potable water in common areas, and the installation of electric vehicle charging stations and bicycle parking. We use materials with Environmental Product Declarations (EPDs), sustainably sourced wood, smart appliances, and advanced meters to monitor consumption and detect leaks, ensuring a smaller ecological footprint.

### POST-CONSTRUCTION STAGE

Following completion, we continue to monitor the use of energy, water, waste, and transportation to optimize resource efficiency. Regular user satisfaction surveys help us to refine our practices and ensure the highest levels of resident satisfaction.





NAMA House is a Collection of Lifestyle Hotels and Serviced Residences inspired by natural beauty and the art of pure simplicity. NAMA is focused on elevating living standards within stylish, healthy environments, that provide a meaningful place where people connect.



## WHO WE ARE

**Beautiful Spaces in Beautiful Places.** It all begins in the locations we choose. Inspiring settings, from oceans to mountains, rural and urban, that hold beautifully designed buildings, that provide dream homes and home-like hotels with life-work ecosystems.

## WHAT DO WE DO

**Building good is being better.** NAMA means being true to what makes a House special, but adding all that is needed to make it the place that you want to come back to. Lifestyle residences with private facilities, serviced by internal amenities, rooftops, walking paths and gardens, well-being, sport and working spaces. Curated communities, chosen for their relationship with nature, social harmony, and vicinity to cultural, sport and entertainment atmospheres. Built with the intent of staying, cared for with the sense of affection.

## HOW DO WE DO IT

**Neighboring the wonderful, close to beautiful.** Moved by simple and substantial comfort. Created to define new atmospheres of quality living. Placed where good things happen. Lived by the ones who seek meaningful places to be and grow. Inspired by the movement of the elements, crafted with the quality of the less obvious, building memory with original shapes.





## FINISHES LIST

## APARTMENTS

## • APARTMENTS HALL

Flooring • Multilayer Oak Wood Flooring.

Walls • White painted stucco Ral 9010.

Wardrobe • White lacquered Ral 9010 with hidden hinges and click-clack closure.

Ceiling • White painted stucco Ral 9010.

Entrance door • Oak wood door and jambs with respective bronze-colored metallic carvings associated with the openings.

## • LIVING ROOM

Flooring • Multilayer Oak Wood Flooring.

Skirting floor • Skirting in American pine with a white finish.

Walls • White painted stucco Ral 9010.

Ceiling • Painted drywall.

Sliding doors • White lacquered sliding door, Ral 9010.

Swing doors • White lacquered wooden door with hidden hinges, Ral 9010.

Door and window frames • Aluminum frames with textured finish Ral 7022.

## • EXTERIOR BALCONIES

Flooring • Porcelain stoneware mosaic with anti-slip finish.

Ceiling • Ceiling in modified wood planks.



Cabins Divisions

- Partition in modified wood planks.

Guard Rail

- Metal railings lacquered in white color Ral 9010.

#### • SUITES

Flooring

- Multilayer Oak Wood Flooring.

Skirting floor

- Skirting in American pine with a white finish.

Walls

- White painted stucco Ral 9010.

Ceiling

- Painted drywall.

Swing doors

- White lacquered wooden door with hidden hinges, Ral 9010.

Door and window frames

- Aluminum frames with textured finish Ral 7022.

#### • BATHROOMS SUITES

Flooring

- Flooring in “artificial stone” with a base color in cream stone, reference Lioz Sintra or equivalent, with a polished finish.

Walls

- Wall cladding in “artificial stone” with a base color in cream stone, reference Lioz Sintra or equivalent, with a polished finish. White painted stucco in Ral 9010.

Ceiling

- Painted drywall.

Wash basin

- Suspended washbasin and continuous countertop in white Silestone.

Toilet and bidet

- White ceramic wall-hung toilet with wall-mounted flush control plate and soft-close seat.

Bath

- Bathtub made from a blend of acrylic resin and natural minerals, in white color.

Shower tray

- Shower base in “artificial stone” with a base color in cream stone, reference Lioz Sintra or equivalent.

Bath and shower taps

- Faucets and showers with a brushed bronze finish.

Mirrors

- Wall mirror in clear glass, mounted on a metal frame with a brushed bronze finish.

Doors

- White lacquered wooden door with hidden hinges, Ral 9010.



### • CLOSET SUITES

|          |  |
|----------|--|
| Flooring | <ul style="list-style-type: none"> <li>Multilayer Oak Wood Flooring.</li> </ul>  |
| Walls    | <ul style="list-style-type: none"> <li>White painted stucco Ral 9010.</li> </ul>                                       |
| Ceiling  | <ul style="list-style-type: none"> <li>White painted stucco Ral 9010.</li> </ul>                                       |
| Wardrobe | <ul style="list-style-type: none"> <li>White lacquered Ral 9010 with hidden hinges and click-clack closure.</li> </ul> |

### • GUEST BATHROOM

|             |   |
|-------------|---|
| Flooring    | <ul style="list-style-type: none"> <li>Flooring in “artificial stone” with a base color in cream stone, reference Lioz Sintra or equivalent, with a polished finish.</li> </ul> |
| Walls       | <ul style="list-style-type: none"> <li>White painted stucco Ral 9010.</li> </ul>  |
| Ceiling     | <ul style="list-style-type: none"> <li>Painted drywall.</li> </ul>  |
| Wash Basins | <ul style="list-style-type: none"> <li>Suspended washbasin and continuous countertop in white Silestone.</li> </ul>   |
| Taps        | <ul style="list-style-type: none"> <li>Faucet with brushed bronze finish.</li> </ul>  |
| Toilet      | <ul style="list-style-type: none"> <li>White ceramic wall-hung toilet with wall-mounted flush control plate and soft-close seat.</li> </ul>                                     |

|             |  |
|-------------|--|
| Mirrors     | <ul style="list-style-type: none"> <li>Wall mirror in clear glass, mounted on a metal frame with a brushed bronze finish.</li> </ul> |
| Swing doors | <ul style="list-style-type: none"> <li>White lacquered wooden door with hidden hinges, Ral 9010.</li> </ul>                          |

### • KITCHEN

|               |   |
|---------------|---|
| Flooring      | <ul style="list-style-type: none"> <li>Multilayer Oak Wood Flooring.</li> </ul>   |
| Walls         | <ul style="list-style-type: none"> <li>White painted stucco Ral 9010.</li> </ul>  |
| Ceiling       | <ul style="list-style-type: none"> <li>White painted stucco Ral 9010.</li> </ul>  |
| Sliding doors | <ul style="list-style-type: none"> <li>White lacquered sliding door, Ral 9010.</li> </ul>   |
| Counters      | <ul style="list-style-type: none"> <li>Continuous countertop, island, and backsplash (finish to be defined).</li> </ul>   |
| Cupboards     | <ul style="list-style-type: none"> <li>Kitchen modules in lacquered MDF in Blue color with concealed hinges and hardware in stainless steel in Bronze color.</li> </ul> |
| Sink          | <ul style="list-style-type: none"> <li>Double countertop kitchen sink in easy-to-clean granite.</li> </ul>  |
| Taps          | <ul style="list-style-type: none"> <li>Kitchen faucet with brushed bronze finish.</li> </ul>  |



Appliances

- Built-in refrigerator and freezer, induction hob, electric oven, microwave, dishwasher.

Door and window frames

- Aluminum frames with textured finish Ral 7022.

#### • LAUNDRY

Flooring

- Multilayer Oak Wood Flooring.

Walls

- White painted stucco Ral 9010.

Ceiling

- White painted stucco Ral 9010.

Cupboards

- Cabinet modules in lacquered MDF in Blue color with concealed hinges and hardware in stainless steel in Bronze color.

Appliances

- Washing machine, and dryer.

#### • CORRIDOR

Flooring

- Multilayer Oak Wood Flooring.

Walls

- White painted stucco Ral 9010.

Ceiling

- White painted stucco Ral 9010.

Cupboards

- White lacquered Ral 9010 with hidden hinges and click-clack closure.



#### • SPECIAL EQUIPMENT

- Heating and air conditioning in rooms, suites and kitchen.
- Heating in Sanitary facilities.
- Water Heating.
- Ventilation.
- Water Network Booster
- Fume extraction system.
- Hot water network.
- Waste and domestic water network.
- Domotic system.
- Data network.
- Video intercomsystem.
- Security systems and equipment.
- Acoustic and thermal insulation.



# COMMON AREAS

## • ENTRANCE HALL

Flooring • Porcelain stoneware mosaic with Travertine appearance and Smooth finish.

Walls • Textured stucco.

Ceiling • White painted stucco Ral 9010.

## • APARTMENTS HALL

Flooring • Porcelain stoneware mosaic with Travertine appearance and Smooth finish.

Walls • Textured stucco.

Ceiling • White painted stucco Ral 9010.

## • ELEVATORS

Flooring • Porcelain stoneware mosaic with Travertine appearance and Smooth finish.

## • PARKING

Flooring • Smooth troweled concrete with parking and circulation markings painted.

Ceiling • Rough concrete slab.

Other • Bicycle parking.

## • STORAGE ROOM

Flooring • Smooth troweled concrete.

Ceiling • Rough concrete slab.

## • RECREATIONAL

Exterior pool • Ceramic tile cladding.

Pool changing rooms • Flooring and wall cladding in “artificial stone” with a base color in cream stone, Lioz Sintra reference or equivalent, with a smooth finish.



### • TECHNICAL ZONES

Flooring • Smooth troweled concrete.

Ceiling • Rough concrete slab.

### • EXTERIOR COMMON AREAS

Plantations • Grass carpet, herbaceous borders and climbers, shrubs, sub-shrubs, deciduous and coniferous trees, palm trees, and araucarias.

Guard rail • Metal and glass railings around the pool area.

Flooring • Drop-off - Lioz Stone and Cobblestone; Pool - Bamboo Deck; Circulations and living areas - Cream-colored permeable pavement and porcelain stoneware mosaic.

### • SPECIAL EQUIPMENT

- Automatic fire detection system.
- Firefighting water tank and fire combat network.
- Automatic CO-detection system.
- Automatic gas detection system.
- Video surveillance system (CCTV).
- Electric and hybrid vehicle charger.
- Parking ventilation system.
- Storage ventilation.
- Acoustic insulation in especificical technical areas.





# QUESTIONS & ANSWERS

The apartments at NAMA House I Carcavelos are designated as Apartments inserted in a 5 Star Apart-Hotel.

## What is the main difference between a conventional residential apartment building and a Apartment inserted in a 5 Star Apart-Hotel?

The main difference between conventional residential apartments and Apartments inserted in a 5 Star Apart-Hotel are the services that are provided to the owners. Furthermore, in the case of Apartments inserted in a 5 Star Apart-Hotel there is a possibility of obtaining an income through the hospitality services provided by the Operator.

By design, Apartments inserted in a 5 Star Apart-Hotel are defined as apartments for rentability, managed by a sole operator, picked out by the developer.

The operator will manage all the apartment units in the building for short-, mid- or long-term stays, however, however the owner is not bound to put his apartment for exploration and may use the apartment as a permanent or occasional residency.

## Can I live full time in my apartment in NAMA House I Carcavelos?

Yes, providing you communicate the intention of using your apartment for an undefined time to the operating company. Notwithstanding, you will need to maintain your apartment duly furnished and equipped as if it was under exploration.

## What are my rights?

The owner of an Apartments inserted in a 5 Star Apart-Hotel has the following rights:

- Benefit from the services provided by the operating company.
- Receive the income agreed with the operating company for your accommodation unit (apartment).
- Use your accommodation unit (apartment) during the extension agreed with the operation company.

## What are my duties?

Overall, the owner of an Apartment inserted in a 5 Star Apart-Hotel needs to pay special attention to the following duties:

- Avoid any act that may put at risk the touristic nature of the apartment. The apartment should be in condition to be rented at all times.
- It is not possible to rent, or assign management to any other operator other than the one that will manage NAMA House I Carcavelos (NAMA Hospitality)

## What are the costs associated?

Like any residential building, you will have a monthly building management cost. In the case of the Apartments inserted in a 5 Star Apart-Hotel at NAMA House I Carcavelos, owners will be asked to pay the operation company a periodic installment that will cover the following:

- Cover the maintenance, upkeep, and operating expenses of the tourist apartments.
- Cover the front desk, safety, and cleaning of the common areas of the touristic apartments.
- Cover the services of the official accountant
- Cover the services of the Operating company
- Cover additional services that may be hired

## Can I choose the Operator I want to work with?

One of the clear specifications of Apartments inserted in a 5 Star Apart-Hotel Building is that the whole building is managed by one sole company. It will not be possible for each apartment owner to choose a different company to manage their apartment.

## Can I do any construction work inside my apartment?

You may, as long as all legal requirements are respected and the touristic use is not jeopardize, but prior authorization from the Operating company is mandatory.



### **May I sell my unit as a conventional residential apartment, or must I maintain it as a touristic apartment?**

The use permit issue indicated the touristic nature of the building's use, so when you sell your apartment, it will still be an Apartments inserted in a 5 Star Apart-Hotel.

### **Can I claim a guaranteed income?**

The income that may be provided from the apartment is the sum of the terms in the Touristic management contract signed between you and the operating company and is therefore not considered a guaranteed income.

### **What are the income taxes?**

It will depend on the form the unit bought. The percentage will be charged as IRS (Personal Income tax) or as IRC (Company Income Tax)

In certain cases, especially when the apartment is purchased for investment purposes and in what regards the costs associated to the management, it may be more efficient to buy the unit through a company. This option should be carefully analyzed between you and your legal advisors.

### **Will my apartment be furnished?**

Yes. Your apartment will be handed in fully furnished with furniture and equipment, required by the approved touristic classification (5 Stars).

### **Who will pay for the decor pack?**

The owner will bear the costs of the decor pack.

The PSPA will establish the price for the apartment and the price for the decor pack. When the PSPA is signed, the first installment for the apartment is due as is the first instalment for the decor pack.

### **What is included in the decor pack? Just furniture, or all included. (Cutlery, dinnerware, towels, bed linen, etc)?**

The decor pack is composed by equipment and furniture required by law to attain and maintain the licensed classification (5 Stars).

Included in the decor pack are the following items:

- Furniture for all the compartments of the Apartments inserted in a 5 Star Apart-Hotel
- (beds, chairs, couch, dinner table, etc.);
- Kitchen appliances;
- Cutlery, dinnerware, and other kitchen utensils.
- Bedsheets and towels.
- Amenities





**Do I need to maintain the décor forever?**

You are not obliged to keep the same furniture and decoration. In the case that NAMA House I Carcavelos is your permanent home, you may of course adapt to your needs and preferences. Notwithstanding, taking into consideration the touristic nature of the apartment, there are minimum requirements that must be met in terms of minimum furniture and decor.

**May I sign lease contracts?**

You may hand over your unit to be managed by the Operating company and sole through them, may an accommodation services contract may be signed.

**Can I choose the Operating Company?**

The operating / Management company will be selected by the developer of the project.

Nevertheless, in case the Managing company does not perform their obligations, the owner's assembly can dismiss the current company and immediately appoint a new one.

**Who will be the Operating Company for NAMA House I Carcavelos?**

Stone chooses NAMA Collection as their esteemed partner for the NAMA House I Carcavelos project.

- Professional photo shot of the property;
- Online reservation management;
- Revenue Management;
- Digital & Marketing management;
- Check-in & check-out;
- Linnen and towel laundry;
- Customer care 24h;
- Collection and delivery of tourist tax;
- Comunication of the ID to the Frontier National Department
- Maintenance managment.

**Do I pay the same taxes when buying an Apartments inserted in a 5 Star Apart-Hotel? Property tax, Stamp Duty, Municipal Tax?**

Depends. The acquisition should be subject to property tax, Stamp Duty and Municipal Tax.





CONTACT NAMA

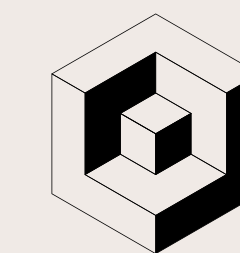


NAMA

HOUSE & HOTELS  
CARCAVELOS

Rua António Feio 2775-369 Carcavelos | Portugal

[WWW.NAMAHOUSECARCAVELOS.PT](http://WWW.NAMAHOUSECARCAVELOS.PT)



STONE

AEMG

+351 210 416 350  
[info@stonecapital.pt](mailto:info@stonecapital.pt)  
[www.stonecapital.pt](http://www.stonecapital.pt)

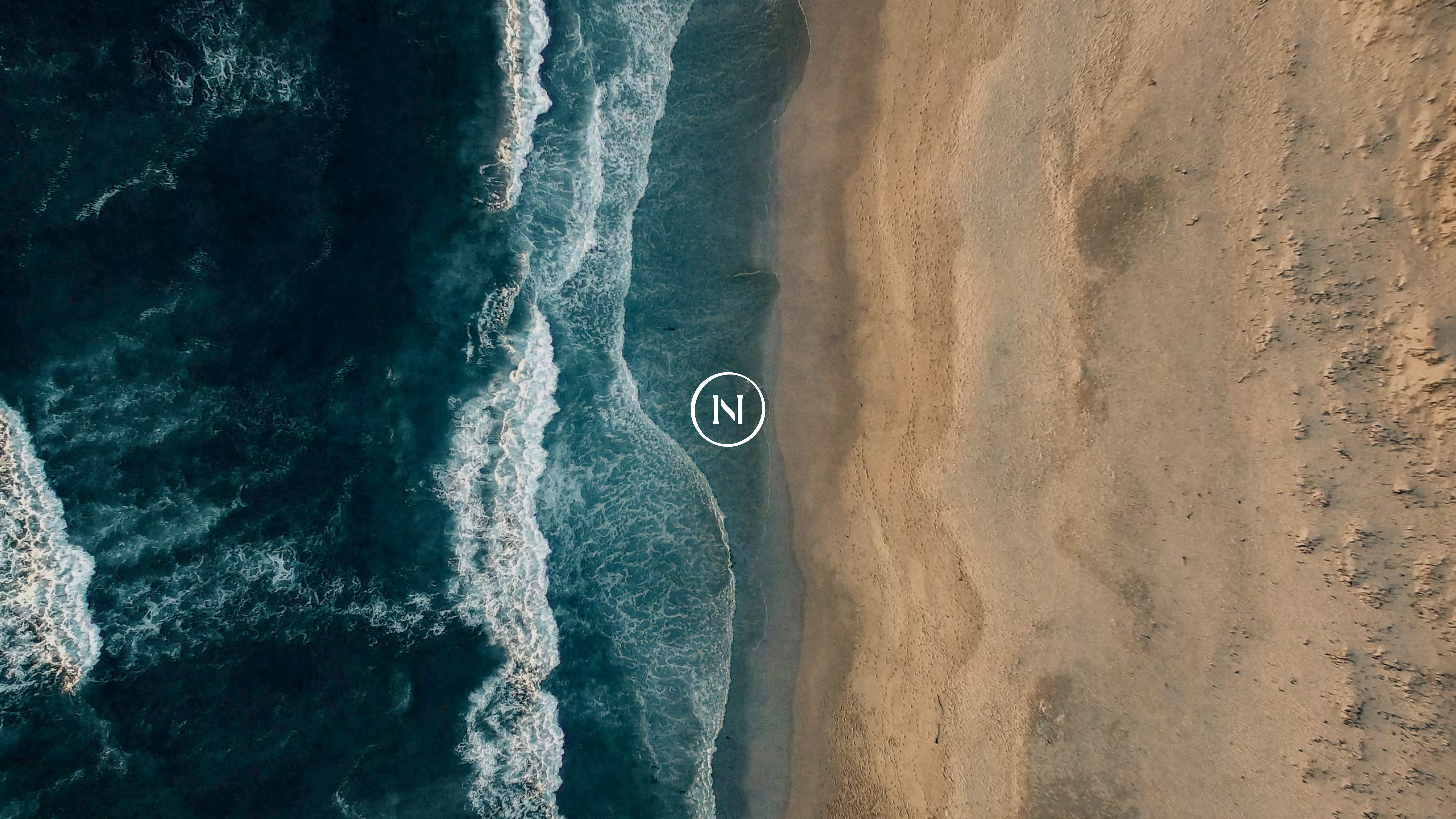


NAMA

[www.nama.co](http://www.nama.co)

The information and Architectural images contained in this brochure represent purely indicative information and may, for technical, commercial, or legal reasons, be subject to change without notice.





N