

BOM SUCESSO

DESIGN RESORT, LEISURE, GOLF & SPA

ÓBIDOS | PORTUGAL







Art and Nature
CREATIVE FUSION

BOM SUCESSO

DESIGN RESORT, LEISURE, GOLF & SPA
ÓBIDOS | PORTUGAL

On the threshold of the imagination
We blended knowledge, brilliance and human
creativity into the landscape
We have innovated!
We created BOM SUCESSO - Design Resort, Leisure, Golf & SPA.

INNOVATION AND QUALITY, BOM SUCESSO

A PROJECT OF NATIONAL INTEREST.

"The Recognition and Supervision System for Projects of Potential National Interest (PIN) is managed by the Portuguese Investment Agency (API), a body created by the Government serving advance large investment projects in Portugal. The purpose of this system is to promote corporate investment regarding activities that diversify the existing economic base, innovative in character and creating qualified jobs.

For this purpose, the Government created the PIN Projects Assessment and Supervisory Commission, coordinated by API and represented by the Directorates-General for Companies, Tourism, Territory and Urban Development, and also the Environment and the Nature Conservation Institutes."
www.investinportugal.pt

With regard to BOM SUCESSO, quality and innovation were decisive factors for the attribution of this status.



Situated near the medieval town of Óbidos, on the banks of the lagoon, BOM SUCESSO - Design Resort, Leisure, Golf & SPA represents the most ambitious project ever planned for a luxury tourist resort.

Built over an area covering 1 576 210 sqm, BOM SUCESSO will contain 601 houses - both villas and townhouses - a hotel with a Spa, an 18 hole Championship golf course, an unparalleled range of facilities and a large ecological reserve.

It was developed as a model of excellence, with contemporary architecture as the cornerstone of its concept strategy. A group of highly qualified architects, both Portuguese and foreign, developed an innovative concept: **contemporary architecture blended into the landscape.**

Twenty three Masters of Contemporary Architecture joined forces in order to create BOM SUCESSO, on a single property but without neglecting the specificities of each project area.

The architects adhered to a set of rules that provide the formal unity of the project which, simultaneously, enabled them to follow their own original and specific objectives. Most important among these rules and vital for the originality of the resort, was that all rooftops should be covered in greenery as all the separations between plots.

The final outcome is a **STIMULATING, PIONEERING and INNOVATIVE project. UNIQUE and BREATHTAKING!**

A photograph of a modern villa with a swimming pool and a lush green lawn. The villa has large glass windows and a white facade. The pool is in the foreground, and the lawn is in the middle ground. The sky is blue with white clouds. The text "AN INIMITABLE COLLECTION OF MASTERPIECES" is overlaid on the image.

AN INIMITABLE COLLECTION OF MASTERPIECES

Architecture is a form of artistic expression, in a certain way allowing us to live inside a work of art, to surround with beauty the best moments of our life and helping fill our leisure time with pleasure.

BOM SUCESSO has achieved this form of living - more than just a home, we offer a lifestyle experience - that of residing in a work of art.

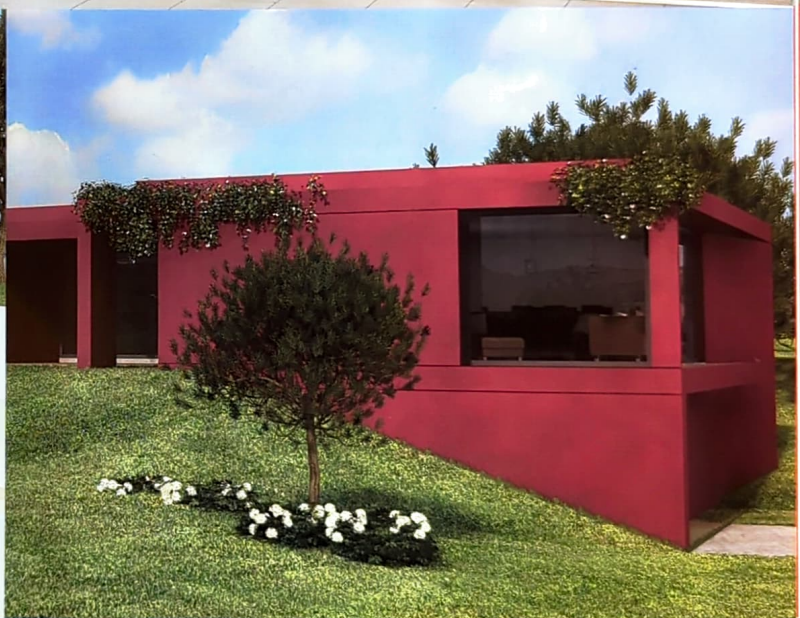
The enhancement of this experience also involves creating diversity. For this reason, BOM SUCESSO was projected by a group of elite, internationally renowned architects, "challenged" by a promising younger generation.

Safeguarding the harmony of the resort, without sacrificing the originality of each architect's work, the houses - villas and townhouses -

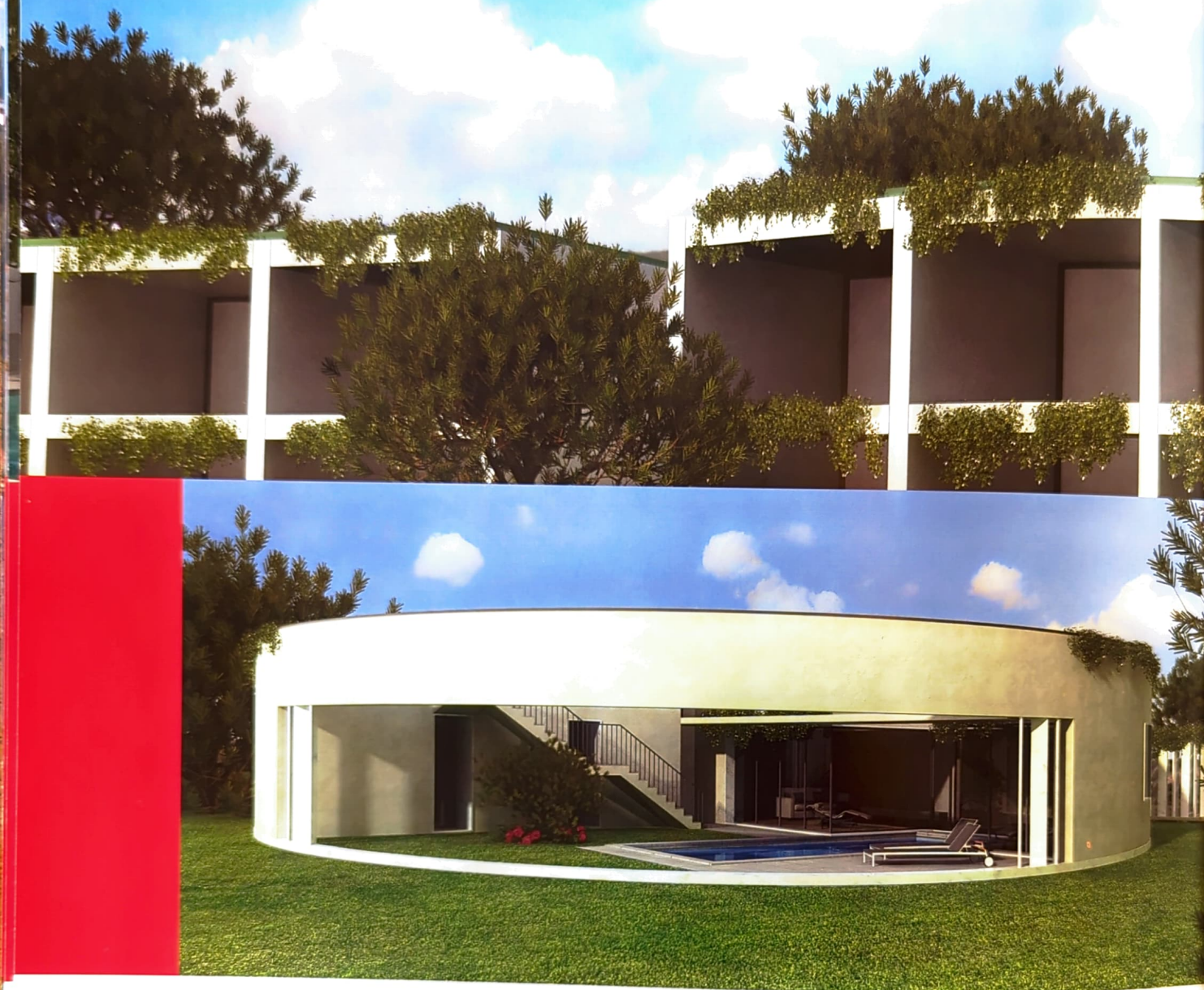
were grouped into "niches" per architect and then into larger colour bands. Taking great care to ensure a high level of comfort and privacy in the BOM SUCESSO lifestyle, a swimming pool has been planned for each villa and each group of townhouses will be served by its own swimming pool.

All villas and facilities will have roof gardens and climbing plants, and even the gardens are arranged according to a carefully planned landscape project. There are in excess of 10 000 trees to be found all over the resort, among which we would like to draw attention to more than 1 200 olive trees, some of them over a thousand years old.

BOM SUCESSO will constitute the most important permanent contemporary architecture exhibition!



BETWEEN NATURE AND THE HUMAN SPIRIT



Architecture, ergonomics, the environment and leisure - thus can we specify the essential attributes to be found at BOM SUCESSO.

The sites for the villas and townhouses were dispersed over the countryside, along the length of the huge green expanse that constitutes the golf course and the various buildings. In order to veil the houses, in harmony with the surroundings, the use of greenery was made compulsory. Moreover, 90 % of the houses have just one floor.

The final outcome was a land use density of 0.072, and a construction area of just 0.065 of the total area.

In each project there were two special considerations: optimizing exposure to sunlight and the enjoyment of the marvelous landscape that this location offers.

It is not hard to anticipate an excellent result, due to the inspired originality of the architectural projects and the steps taken to ensure the harmony of the architectural language used during the creative process.

A single purpose: contemporary architecture fully integrated into the landscape!



BOM SUCESSO

DESIGN RESORT, LEISURE, GOLF & SPA

ÓBIDOS | PORTUGAL

ZONE 3

Arch. João Luis Carrilho da Graça
Arch. Luis Pessanha Moreira
Arch. Madalena Cardoso de Menezes
and Arch. Francisco Teixeira Bastos

ZONE 5

Arch. Inês Lobo
Arch. Manuel Aires Mateus

ZONE 4

Arch. Eduardo Souto Moura
Arch. Gonçalo Byrne

ZONE 1

Arch. Alcino Soutinho
Arch. Álvaro Siza Vieira
Arch. Nuno Graça Moura
Arch. Rogério Cavaca

ZONE 7

Arch. Álvaro Siza Vieira
Arch. Falcão de Campos
Arch. Gonçalo Byrne
Arch. Nuno Graça Moura



ZONE 8

Arch. Alcino Soutinho
Arch. Álvaro Leite Siza
Arch. Carlos Prata
Arch. Gonçalo Byrne

ZONE 10

Arch. David Chipperfield
Arch. Graça Dias
and Arch. Egas Vieira
Arch. Inês Lobo
Arch. Madalena Cardoso de Menezes
and Arch. Francisco Teixeira Bastos
Arch. Nuno Brandão Costa



ZONE 9

Arch. Gonçalo Byrne
Arch. Gonçalo Cardoso de Menezes
Arch. Josep Llinàs
Arch. Luísa Penha

ZONE 2

Arch. Eduardo Souto Moura
Arch. Nuno Graça Moura
Arch. Rui Passos

ZONE 6

Arch. Gonçalo Cardoso de Menezes
Arch. Madalena Cardoso de Menezes
and Arch. Francisco Teixeira Bastos
Arch. Nuno Graça Moura

A VISION OF ARCHITECTURE

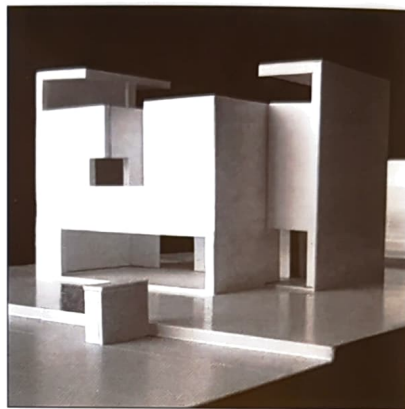
CHOOSE YOUR PROJECT

"All the dwellings on the 17 plots are placed so as to ensure that the lounge faces the lagoon in order to take advantage of the beautiful views that the location offers. The dwellings comprise two levels so as to keep the public and private areas separate."
Plots 223 to 239



Álvaro Siza Vieira

Villas
Plots 1-14
Plots 223-239

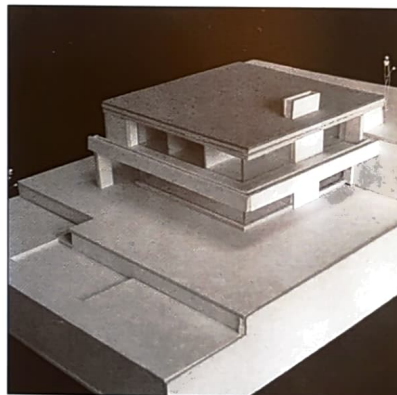


"In the context of preserving privacy in the living spaces and guarantee adequate sun exposure it is proposed to limit openings on the West and North facing walls, favouring on the other hand, openings on the South and East, which at upper level will be serviced by a continuous veranda."
Plots 240 to 245



Alcino Soutinho

Villas
Plots 27-40
Plots 240-263
Plot 273 / Plot 275
Townhouses
Plot 288

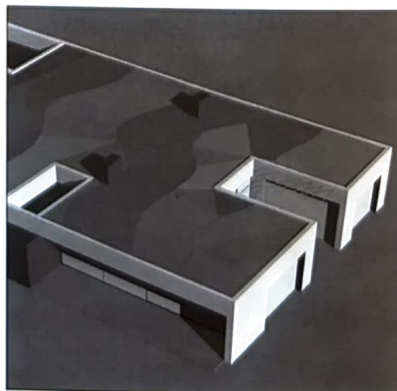


"The combined living spaces are arranged into two separate and distinct areas - the day area to the East and the night area to the West . . . The day area comprises the dining room and kitchen that are connected by sliding doors and the lounge. This area extends to the exterior, due South, through a covered space and also to the entrance courtyard, allowing via this space an interconnection of the day areas of the house, guaranteeing continual living between the interior and exterior spaces during good weather."
Plots 292 to 296



Carlos Prata

Villas
Plots 289-296



Two generations, one equal vision. The challenge we wanted to launch was also a crossing of experiences. A great part of the creative genius sprouted from this generation dialogue.

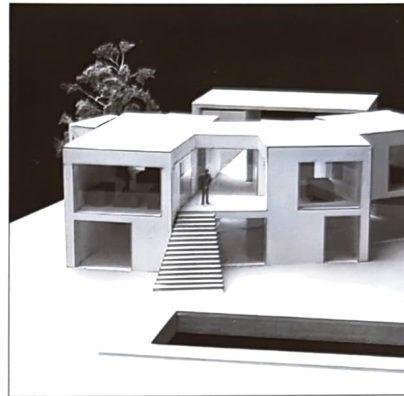
"Located in a central position and with direct visual contact with the garden and with Óbidos lagoon, the entrance hall gives access to the three main living areas; the lounge, the dining room and the kitchen. Continuing the access point, an ample exterior staircase allows strong visual link with the living space and the garden area/swimming pool allowing direct access to the garden via the terrace."

Plots 329 to 332



David Chipperfield

Villas
Plots 329-332

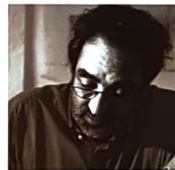


"The houses are all painted in a dry green, and with the green roofs, the green golf course and the green area all around the construction; is 'as green as green can be.'"

Plots 88 to 122

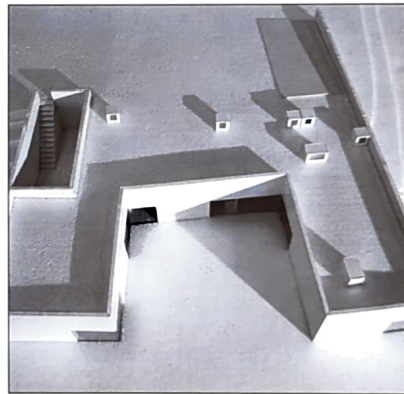
"On a South-facing slope, overlooking the lake, the houses overcome the steep incline of the terrain with two floors, and encircle the lake along its perimeter."

Plots 203 to 208



Eduardo Souto Moura

Villas
Plots 88-122
Plots 203-208
Townhouses
Plot 123



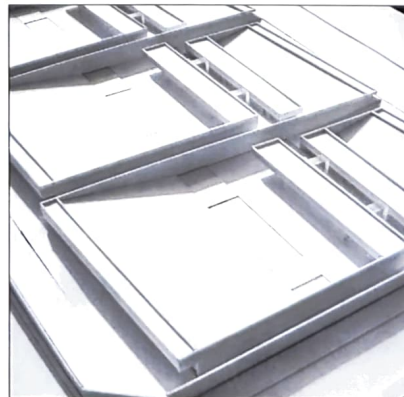
"Each plot is like an enormous garden within which there is a house. The house itself comprises two structures of transparent walls that intercommunicate via a pergola covered central garden courtyard thus bringing the garden into the house."

Plots 218 to 222



Gonçalo Byrne

Villas
Plots 209-214
Plots 218-222
Plots 267-272
Townhouses
Plot 217
Plot 313



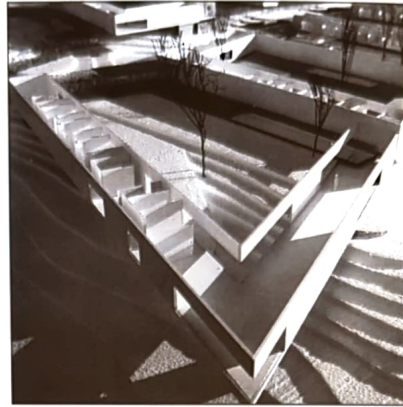
"Construction along the perimeter of the lots will permit the formation of large central gardens/courtyards. In this way, the elements of interiority and privacy of each house are protected. A large outdoor enjoyment area is guaranteed, around which the different living spaces will be coordinated."

Plots 189 to 202



João Luís Carrilho da Graça

Villas
Plots 189-202



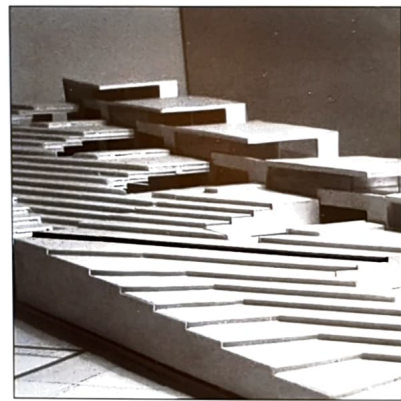
"The relation of the house with the East is considered very important given that it is in this direction that there is a connection with Óbidos lagoon and where the view is oriented in a natural way, constitutes an organised section, interprets and makes sense within the geographical position."

Plots 264 to 266 and 359 to 362



Josep Llinàs

Villas
Plots 264-266
Plots 351-362



"The main objectives of this project are to: maintain the natural landscape; lowering the houses at West and raising them at the East for enjoyment of the lagoon view; play with the positioning of the houses to obtain maximum privacy and best views; reduce the impact of construction by means of greenery cover; placing the entrance to the North, the only access at the front, to extend them to the South and West in a U shape."

Plots 297 to 305



Luísa Penha

Villas
Plots 297-305

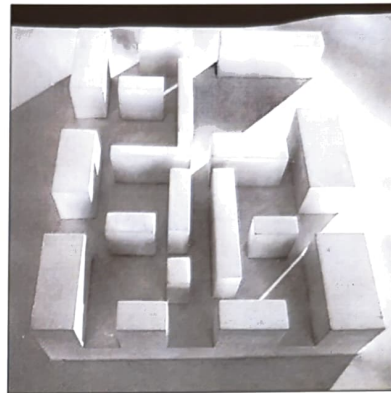


"The project aims to emphasize the unique natural characteristics of the location as a means of its promotion. The houses are located to the east and the swimming pools to the west, freeing up as much space as possible for the garden between neighbouring houses. (...) This disposition affords lighting and a spatial perception related, as I remember, to the thick, solid house walls of days gone by."
 Plots 125; 143 to 151 and 166 to 176



Manuel Aires Mateus

Villas
 Plots 125; 143-151
 Plots 166-176

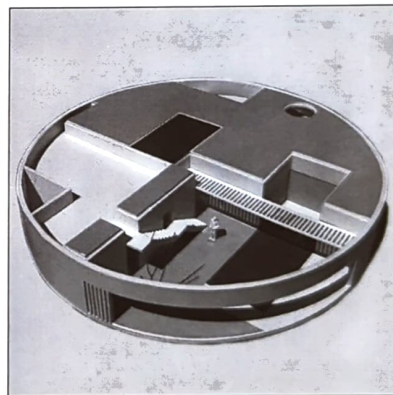


"Looking at the desire for individualism and privacy which bestows to this type of innovation, we plan to 'forge' within a perfect peripheral a banal 'L' shaped structure, that will articulate in a comfortable form coherently with programmed requisites. [A circle is the most autonomous shape of all; (two circles set side by side will only have one common point).]"
 Plots 334, 335, 338 and 339



**Manuel Graça Dias
 e Egas José Vieira**

Villas
 Plots 333-340

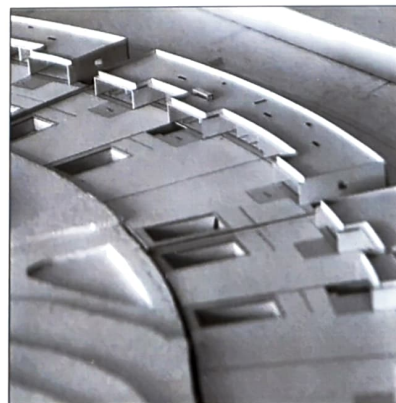


"The proposed study involves only single family houses on two floors – basement and ground floor – accompanying the topography of the terrain. There is a rise of approximately three metres from the front of the house, overlooking the road, to the back of the house, the trail which delimits the golf course. The layout of the houses allows for gardens of generous size and south-facing sitting room and bedrooms."
 Plots 15 to 26



Rogério Cavaca

Villas
 Plots 15-26



"The buildings and their respective development offer a greater levelling of the upland conferring greater stability to the 4 constructions therein arising. On the exterior these elements create tensions and dynamics, establishing a dialogue between themselves and nature, creating opacity and transparency, impetus and direction, texture and colour, culminating as integrated parts of harmony and unity."

Plots 277 to 280

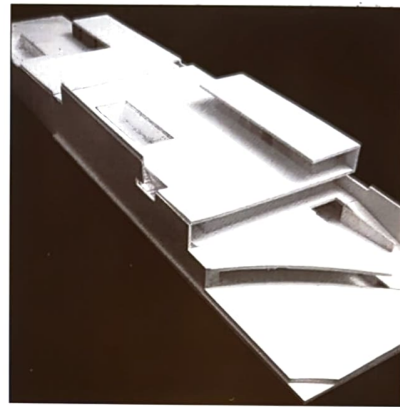


Álvaro Leite Siza

Villas

Plot 274 / Plot 276

Plots 277-285



"All divisions are positioned across the widest area of the house. The social living area is situated to the East, allowing the opening of interspaces in the lounge with views to the Lagoon and Golf areas. The intimate area of the house constituted by the bedrooms area is situated to the West, opening interspaces to the garden to the South. The direction of the sun allows a good exposure to the South and favours the opening of interspaces facing the best panoramic views."

Plots 307 to 309



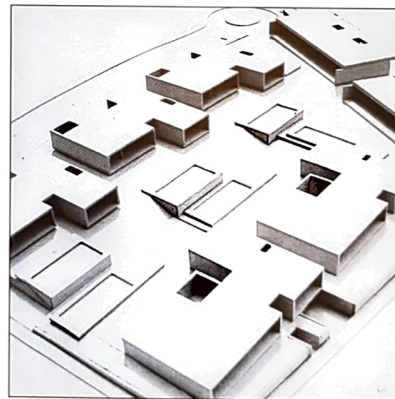
Gonçalo Cardoso de Menezes

Villas

Plots 306-312

Townhouses

Plot 154



"We propose the construction of 'courtyard-houses' with a central grassed courtyard containing the swimming pool raised above the public areas of the residence, at the level of the bedrooms, thus encouraging the daily use of the swimming pool."

Plots 341 to 350



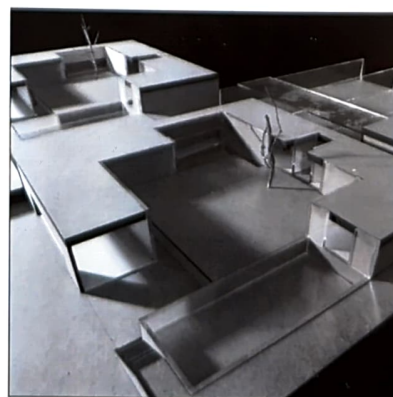
Inês Lobo

Villas

Plots 341-350

Townhouses

Plot 126



"The series of courtyards that characterise the project allow the houses to receive daylight from various directions in comparison to townhouses that are exposed to only two directions."

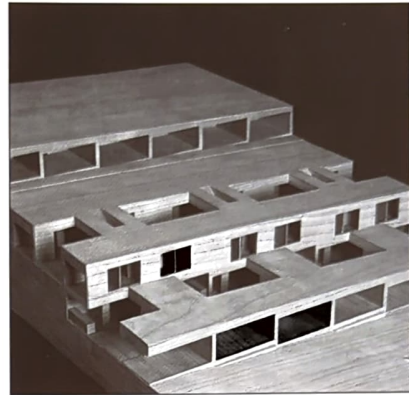
Plot 287



João Pedro Falcão de Campos

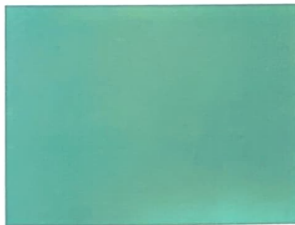
Townhouses

Plot 287



"The houses are open to the southern sun, through the glass walls in the living areas. The bedrooms and service areas will face north and will be lit through smaller openings set into the undulating walls, which will receive an alternative treatment insofar as colour is concerned."

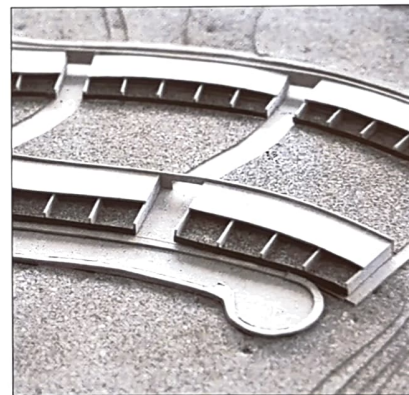
Plot 216



Luís Pessanha Moreira

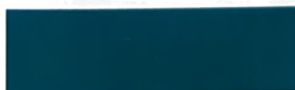
Townhouses

Plot 216



"The current plan of this project displays a clear division between the 'living area' and bedrooms where the approach of distribution between the various spaces is the only instrumental element in the continuity of spacious interior. The house is the product of a combination of two geometrical forms, whose intersection defines a triangular skylight over the circulation space in the entrance area: a parallelepiped space in the direction E/W with a raised roof, rotated 45o over the first space."

Plots 319 to 321



Madalena Cardoso de Menezes e Francisco Teixeira Bastos

Villas

Plots 127-142

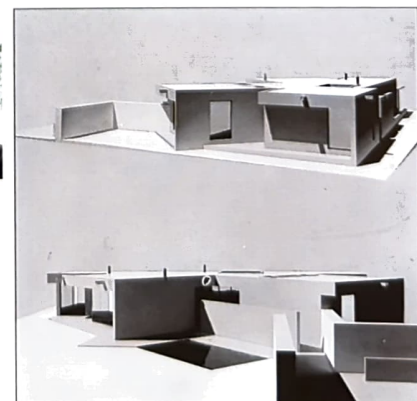
Plots 177-188

Plots 314-321

Townhouses

Plot 153

Plot 215



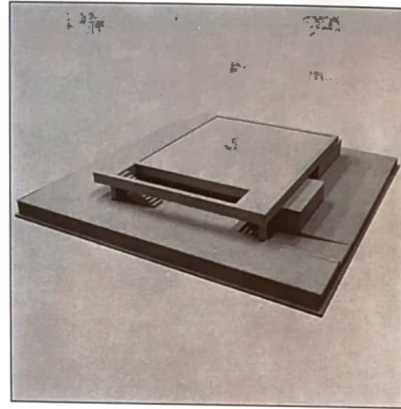
"The typology is arranged in a set of spaces with corresponding distinct functional areas on which is placed a flagstone paved garden area ... for the cover there is access through the bedrooms courtyard for maintenance and use of the garden."

Plots 322 to 325



Nuno Brandão Costa

Villas
Plots 322-328



"The various elements that constitute the project are set along the length of the plot in a way that they best blend with the existing topography/geography, totally encompassing the continuous valley."

Plot 158



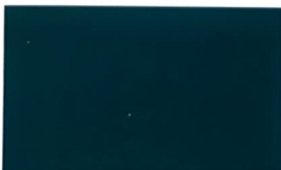
Nuno Graça Moura

Villas
Plots 52-87
Townhouses
Plot 152
Plot 158
Plot 286



"The enjoyment of the exterior space is, in our view, the most important factor in this form of dwelling; the composition is based on the traditional Japanese organisation module (KEN) of the living space, where rationality and proportionality, together with the opening out of the house to its exterior, creates these living and leisure areas, preserving the privacy of the house."

Plots 41 to 51



Rui Passos

Villas
Plots 41-51



A UNIQUE INVESTMENT IN YOUR LIFE

A range of attractive ownership options is available for purchasing properties at BOM SUCESSO. Buyers may choose the ownership profile that best suits their needs. Our collection comprises:

- **FREEHOLD PURCHASE**
- **FREEHOLD TOURIST OPTION**

Our sales team is ready to provide advice with regard to the option that best suits you.

FREEHOLD PURCHASE

Straightforward property purchase. You pay the full purchase price and it becomes your property to use as you wish, so you can live in it, take your holidays in it, lend it or even let it, as you choose. There is only a basic resort maintenance charge and all we ask is that you maintain your building and its surroundings in accordance with the high quality design theme of the development.

FREEHOLD TOURIST OPTION

These options apply, principally, to the purchase of Townhouses, and consist of the full ownership of the house, which is let for tourism during part of the year, in consideration for financial compensations and an extremely high quality service.

1. **Vacation Investment**
2. **Hotel Managed Investment**

1. Vacation Investment

A holiday home that yields returns...

- Guarantees holidays for a lifetime and the possibility of earning revenue
- Fully furnished and decorated home

- Holiday home without cost or care
- Ten weeks use of the house each year
- Comfortable holidays in a Luxury Resort, with privileged access to all facilities and services
- Flexibility with regard to duration of stays.

Best for those who...

- Intend to make regular use of the leisure facilities available at BOM SUCESSO
- Would like the peace of mind of knowing that their property is professionally managed
- Want to get additional revenue through their holiday home
- Would like to benefit from regular rental income and continued house maintenance
- Value flexibility in tourism exploration.

Hotel Managed Investment

An investment that permits holidays for a lifetime...

- Guaranteed net 5% return on the investment over the first two years
- Professional tourist management by the Hotel
- Property totally furnished and decorated
- Luxury vacations around the world
- Six weeks every year for full use of the house
- Overseas ownership without hassle.

Best for those who...

- Intend to get a guaranteed return on their investment
- Value hotel services available at their own house
- Value the security offered by guaranteed yields during the first years
- Enjoy travelling and wish to continue to stay in their house
- Like to feel "exclusive".

MEANINGFUL QUALITY OF LIFE



Providing the widest range of sports possible and maximizing comfort and activities by means of interlinked and often complementary leisure facilities, was the decisive factor for the choice of services and amenities at BOM SUCESSO.

In this way, we created an unequalled array of leisure facilities and amenities, and in addition to these, arranged preferential rights of use for residents of nearby facilities outside the resort.



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Through the BOM SUCESSO CARD, and due to the agreements performed with a vast number of services, restaurants and shops, other golf courses countrywide and some other leisure facilities and services in the neighbouring areas, all BOM SUCESSO users can benefit from facilities and services that allow them to get even more out of their leisure time.

BOM SUCESSO will also include a luxury hotel and SPA, in a project that takes full advantage of the natural conditions in a first-rate location for the golf course.

BOM SUCESSO will be your world of pleasure and leisure!

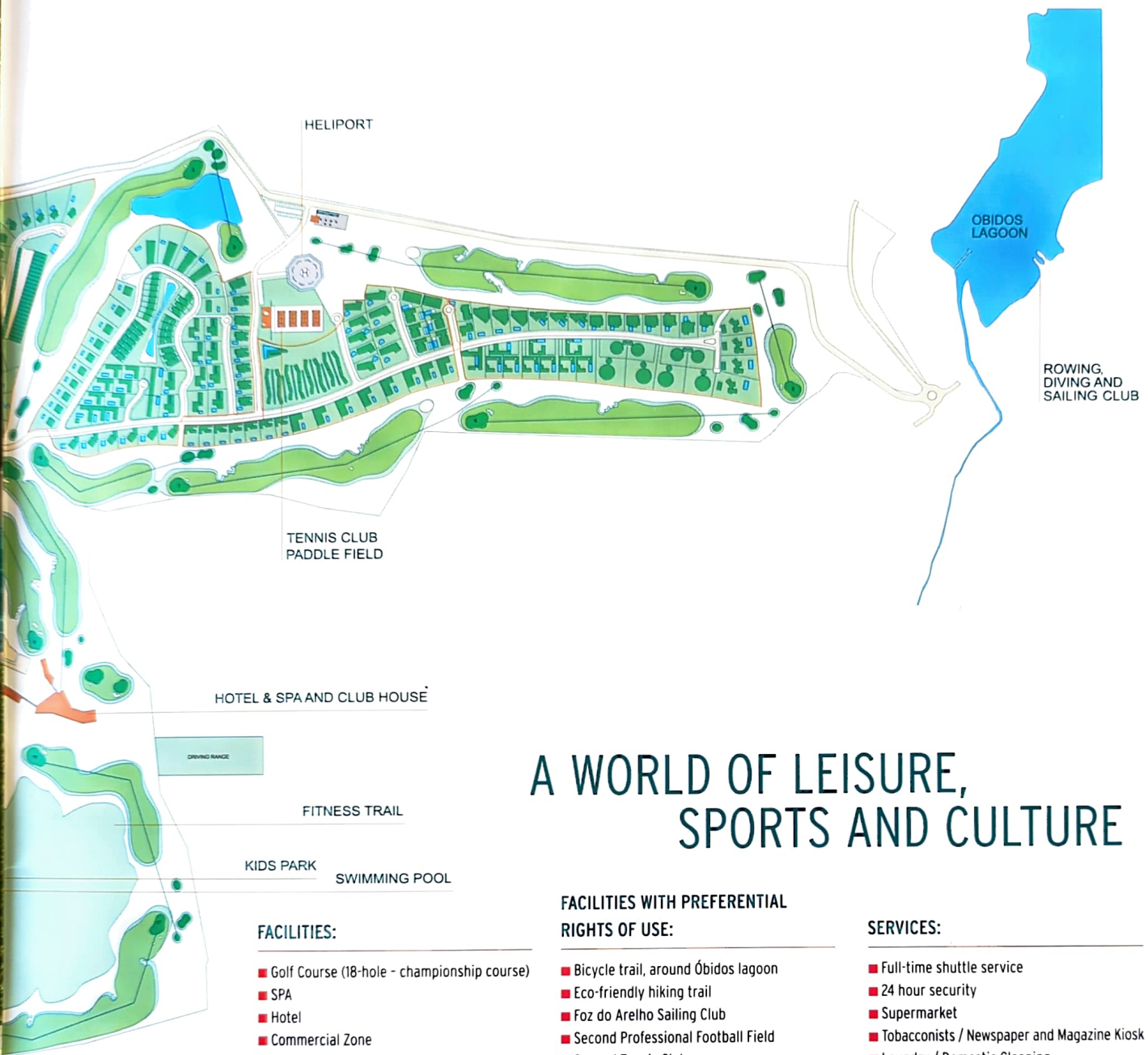


BOM SUCESSO

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ÓBIDOS | PORTUGAL





A WORLD OF LEISURE, SPORTS AND CULTURE

FACILITIES:

- Golf Course (18-hole - championship course)
- SPA
- Hotel
- Commercial Zone
- Grass football field
- Rowing, Diving and Sailing Club
- Tennis and Paddle Club
- Private beach (5 min)
- Heliport
- Sports Fishing Lake
- Historic Garden
- Kids Park
- Swimming Pool
- Pet Hotel
- Fitness Trail

FACILITIES WITH PREFERENTIAL RIGHTS OF USE:

- Bicycle trail, around Óbidos lagoon
- Eco-friendly hiking trail
- Foz do Arelho Sailing Club
- Second Professional Football Field
- Second Tennis Club
- Several national and international golf courses, Including the most important in the West Region
- Rifle Club

SERVICES:

- Full-time shuttle service
- 24 hour security
- Supermarket
- Tobacconists / Newspaper and Magazine Kiosk
- Laundry / Domestic Cleaning / Shoe-shining Service
- Bakery / Patisserie / Pizza Parlour
- Bicycle rental
- Swimming pool, garden and home maintenance service
- Sports Shop (golf, tennis and fishing)
- Baby Sitting
- Hairdressers / Beauty Parlour
- Real-Estate Services (tourism)
- Animal care / Veterinary
- ATM (Cash Dispenser)
- Medical Assistance / Medication delivery service

GOLF COURSE ARCHITECT:



AN INSPIRING SCENERY: ÓBIDOS AND THE WEST REGION



Óbidos is a small town by the sea, on the Silver Coast, undisturbed by chaotic urban or degraded environments.

The centre of this area is a gorgeous Medieval Town, which was offered by King Diniz as a dowry to his wife, Queen Santa Isabel, during the XIIIth Century.

The exemplary cultural vitality of this area, has already brought Óbidos a wealth of popular cultural events related to art, craftsmanship and gastronomy.

Today, Óbidos is internationally renowned as a holiday and leisure destination, and its potential is being dramatically improved through the creation of top quality resorts boasting extremely beautiful golf courses and other sports infrastructures, effectively serving to complement the cultural and historical charisma of the town.

The construction of the A8 motorway and the IP6 - which connects Peniche to the A8 - with its direct road to BOM SUCESSO, will make journeys easier and reduce the approximate 50 minutes spent traveling between Óbidos and Lisbon. In the future, international arrivals at the new Ota airport will cut that journey time by approximately half.

In this part of Portugal, you can take full advantage of the splendid natural beauty of the Silver Coast beaches: Foz do Arelho, Berlengas, Baleal, Nazaré, S. Martinho do Porto, Areia Branca, Santa Cruz...

The Atlantic Ocean, the wealth of local gastronomy and the historical significance of the region means that you can be quite confident of time well spent at BOM SUCESSO.



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ADDED VALUE AND INNOVATION

At BOM SUCESSO we took up the gauntlet... innovation with quality. In what was an apparently mature market, we created a truly original product.

The market perceived the innovative character of BOM SUCESSO and has applauded it since the outset. Ample proof of this is evident from the media interest in the project, the sales in Portugal and abroad and, additionally, the qualification of the project by the Portuguese Government as a Project of National Interest (PIN).

The excellence and the diversity of the contemporary

architecture projects, in a truly unique resort in the world, the rapport of each of these projects with nature and the quality of the facilities, provide the confidence that BOM SUCESSO can expect permanent growth in value for every single project.

This point of view results from our presence in the European markets and the level of demand this has caused.

At BOM SUCESSO, we believe that it is possible to make use of an investment, pleasantly aware that it is increasing in value every year at an exceptional rate.

ACORDO SGPS SA

ACORDO - Sociedade Gestora de Participações Sociais, S. A. (ACORDO - SGPS) is a company which acts exclusively in the real-estate / tourism market, performing its activity preferentially through majority holdings in companies that execute large real-estate projects.

ACORDO aims to anticipate market trends, introduce innovation and build a strong presence in new markets.

Despite being a relatively new company, Acordo has people with a great deal of experience among its staff.

Some examples of Acordo's management principles are:

- A clear preference for original, high quality projects, aimed at the upper market segments, and traditionally those are least susceptible to market fluctuation
- The creation of solid financial support for every project, thus guaranteeing a comfortable solvability ratio in each venture
- The constitution of a light and flexible organizational structure, which, through recourse to subcontracting, concentrates the core tasks within the company's internal organization.



DEVELOPER:

ACORDO SGPS SA

FINANCIAL PARTNERS:

caixa de aforros de vigo,
ourense e pontevedra



FINANCIAL CUSTOMER SERVICE:



BANCO ESPIRITO SANTO



Caixa Geral de Depósitos



BARCLAYS



Banco
Santander

GOLF COURSE ARCHITECT:



Donald Steel

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Sales Office

Bom Sucesso - Vau 2510-662 Vau - Óbidos
Tel. 00 351 26 296 9470 Fax 00 351 26 296 9690

Lisbon's Office

Rua Alexandre Herculano, 2 - 3.º Esq. 1150-006 Lisboa
Tel. 00 351 21 330 3430/31 Fax 00 351 21 314 2982

Oporto's Office (Head Office)

Av. da Boavista, 2881 - 1.º sala 2 4100-136 Porto
Tel. 00 351 22 615 0037 Fax 00 351 22 615 5651



www.bomsucesso.com.pt