



NomadBay

LUXURY COASTAL LIVING IN CARVOEIRO, ALGARVE

Fully finished and ready to move in, these exquisite residences offer effortless luxury in the heart of Carvoeiro, Algarve.



NomadBay

LUXURY COASTAL LIVING IN CARVOEIRO, ALGARVE

Nomad Bay is a distinctive beach resort tailored for discerning clients, offering a bespoke lifestyle amid the Algarve's sun-drenched shores - one of Europe's most coveted destinations for beach life, golf, and year-round Mediterranean living.

Perfectly located in the charming seaside village of Carvoeiro, the resort combines privacy and exclusivity with immediate access to pristine beaches, fine dining, world-class golf, and vibrant local culture. From exploring hidden grottoes and marine life to enjoying sailing, scuba diving, or simply relaxing under the sun, Nomad Bay offers experiences for every moment.

With an in-house rental and reservation centre, residents can also benefit from hassle-free rental opportunities, ensuring their property is both a private retreat and a smart investment.

SERVICES & AMENITIES

A refined selection of resort-style amenities and dedicated services ensures a living experience that is both effortless and exclusive. At Nomad Bay, comfort and convenience are woven into every aspect of daily life.

Included Services:

1. Gated property with 24-hour reception
2. Resort transportation
3. Pools, landscaped gardens and rooftops
4. Restaurant & Bar
5. Fitness Area
6. Underground parking & storage
7. Serviced Rentals
8. Maintenance & repairs
9. Other on-demand services



RENTAL POOL REQUIREMENTS

1. How does the rental pool work?

The rental pool is in place to provide owners in the rental pool with rental returns from their properties and which the Hospitality operator will use to rent throughout the year.

2. How long is the rental pool agreement with the managing company?

The rental pool agreement will be valid for a period of 10 years, renewable for periods of 5 years thereafter.

3. How often can I use my apartment if in the rental pool?

The unit will be rented out during the high season from May – October. You are welcome to use your unit for free for two weeks, either in May or October. For the rest of the year, you are free to rent or live in the unit as much as you wish. Please note that all remaining units are required to be part of the rental pool.

4. Can I occupy my apartment outside of this period?

Owners can occupy their apartments outside of this period, but will be subject to the daily rental rate, with a 10% discount applied.



MASTER PLAN



- | | |
|-----------------------------------|-------------------|
| 1. Entrance | 6. Residents Pool |
| 2. Guests arrival | 7. Lot A |
| 3. Reception | 8. Lot B |
| 4. Restaurant | 9. Lot C |
| 5. Pool Bar and outdoor amenities | 10. Lot D |





AVAILABLE
APARTMENTS



Owner's Villa

An exclusive look into NomadBay's most prestigious apartment

PRICE

€2,000,000

*Option to acquire the staging pieces upon request

UNIT TYPE

Owner's Villa

215.35m²
GROSS INDOOR AREA

100.65m²
TERRACE

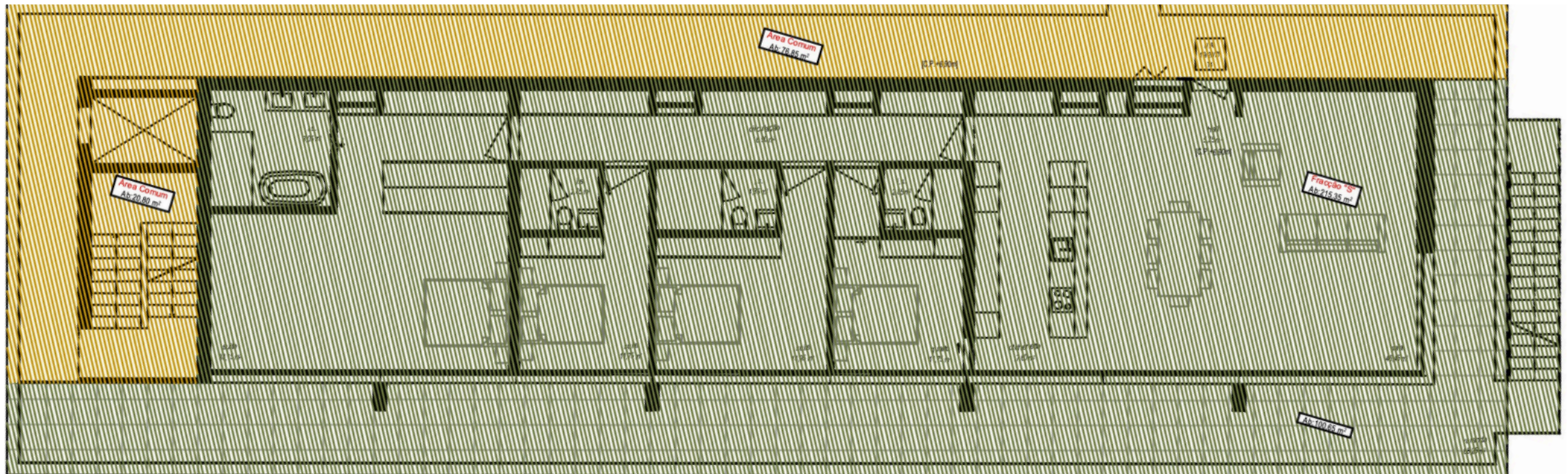
73.35m²
ROOFTOP

369.30m²
TOTAL PRIVATE AREA

3
PARKING

1
STORAGE

2
LEVEL



UNIT TYPE

Owner's Villa

215.35m²
GROSS INDOOR AREA

100.65m²
TERRACE

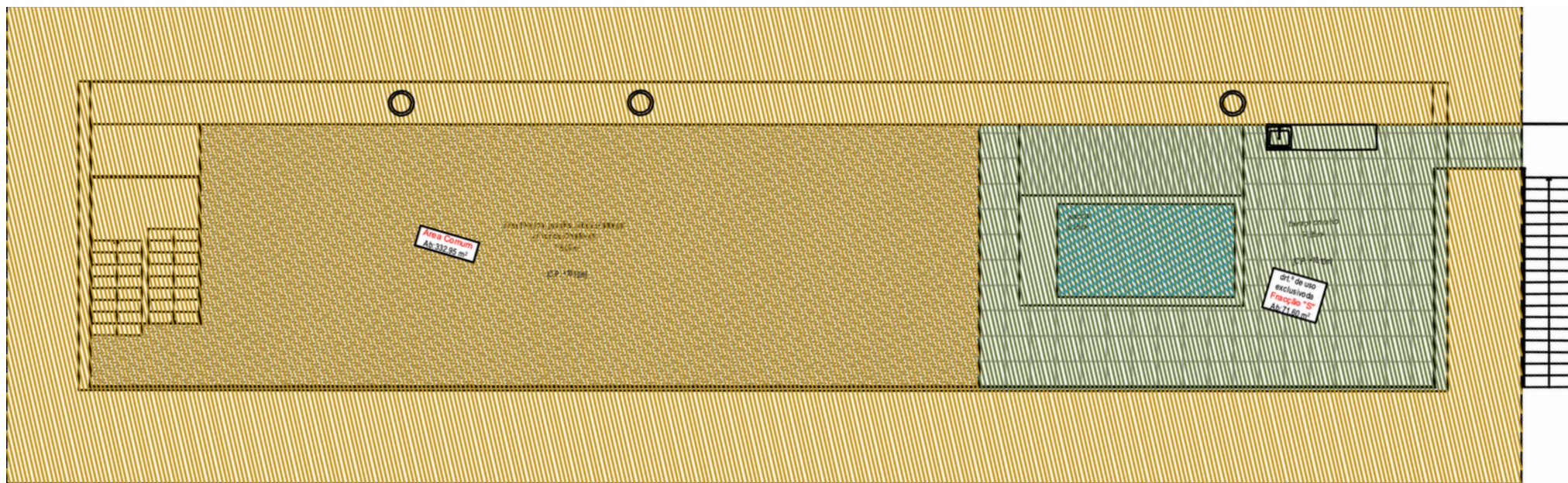
73.35m²
ROOFTOP

369.30m²
TOTAL PRIVATE AREA

3
PARKING

1
STORAGE

2
LEVEL





*All photos are real photos from the penthouse.
Option to acquire the staging pieces upon request.*



SPACE. LIGHT. HORIZON.

More than a penthouse, it is a private villa
in the sky, where architecture, light and the
ocean exist in perfect balance.

ROOFTOP LIVING

A private rooftop designed for the Algarve lifestyle, featuring a heated plunge pool, glass balustrades for uninterrupted views, and an outdoor kitchen for effortless entertaining. An elevated retreat, reserved exclusively for the owner.



Option to acquire the staging pieces upon request.

11
All photos are real photos from the penthouse.
Option to acquire the staging pieces upon request.



ELEVATED LIVING

Floor-to-ceiling windows in the **living** and **dining areas** dissolve the line between indoors and out, framing **uninterrupted ocean views** from every corner. Designed for effortless entertaining and relaxation, this space combines plush seating with a stylish dining area, creating a seamless connection to the Algarve lifestyle.





THE KITCHEN

The kitchen was designed to be lived in. A space where everyday moments and entertaining come together naturally, with a seamless connection to the living areas and abundant natural light.



FULLY EQUIPPED KITCHEN

Delivered fully equipped, it allows you to move in and enjoy the home immediately, with no effort and no compromises.

*All photos are real photos from the penthouse.
Option to acquire the staging pieces upon request.*





MASTER & BEDROOMS

Each bedroom is a peaceful retreat, with floor-to-ceiling windows framing sweeping ocean views and filling the space with natural light. Designed for comfort and privacy, they feature elegant finishes and built-in storage.



BEDROOM 1



BEDROOM 2



BEDROOM 3 - OFFICE





MASTER BEDROOM

The master suite elevates the experience further, with a spa-inspired en-suite bathroom, a private dressing area, and an intimate lounge with sofa and chairs, creating a sophisticated space to relax, read, or enjoy quiet moments in style.

MASTER BEDROOM



SPA-INSPIRED BATHROOMS

Each bathroom is designed as a private sanctuary, combining elegant finishes with modern fixtures for ultimate comfort.

The master en-suite features a spa-inspired design, including a freestanding bathtub, rainfall shower, and premium materials, creating a serene retreat to refresh and unwind.



*All photos are real photos from the penthouse.
Option to acquire the staging pieces upon request.*



APARTMENT 15



PRICE

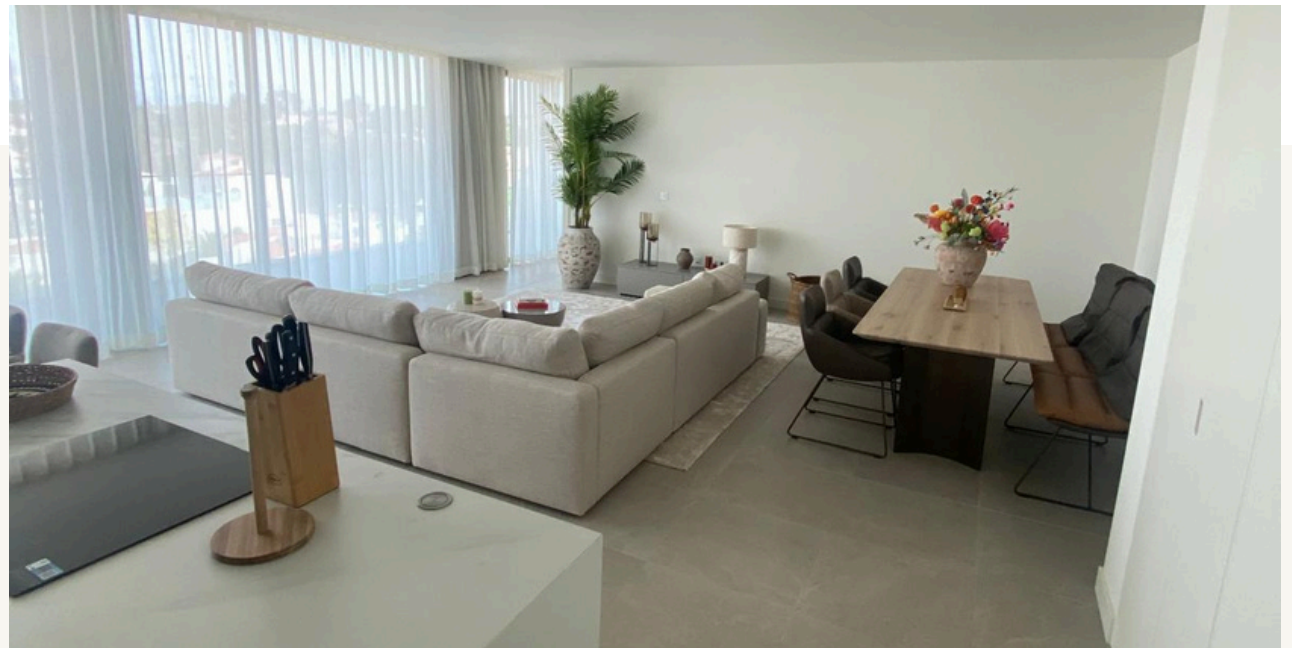
1,150,000€

*FF&E (Furniture, Fixtures & Equipment) packages are included in the price



APARTMENT 15

Fully Furnished and Decorated
Includes all Bosch Appliances
Floor to Ceiling Windows
Complete Luxury Amenities
Private Balcony with Ocean views
Not in the rental pool - residential option



UNIT TYPE

T3

134.15m²
GROSS INDOOR AREA

48.45m²
TERRACE

182.60m²
TOTAL PRIVATE AREA

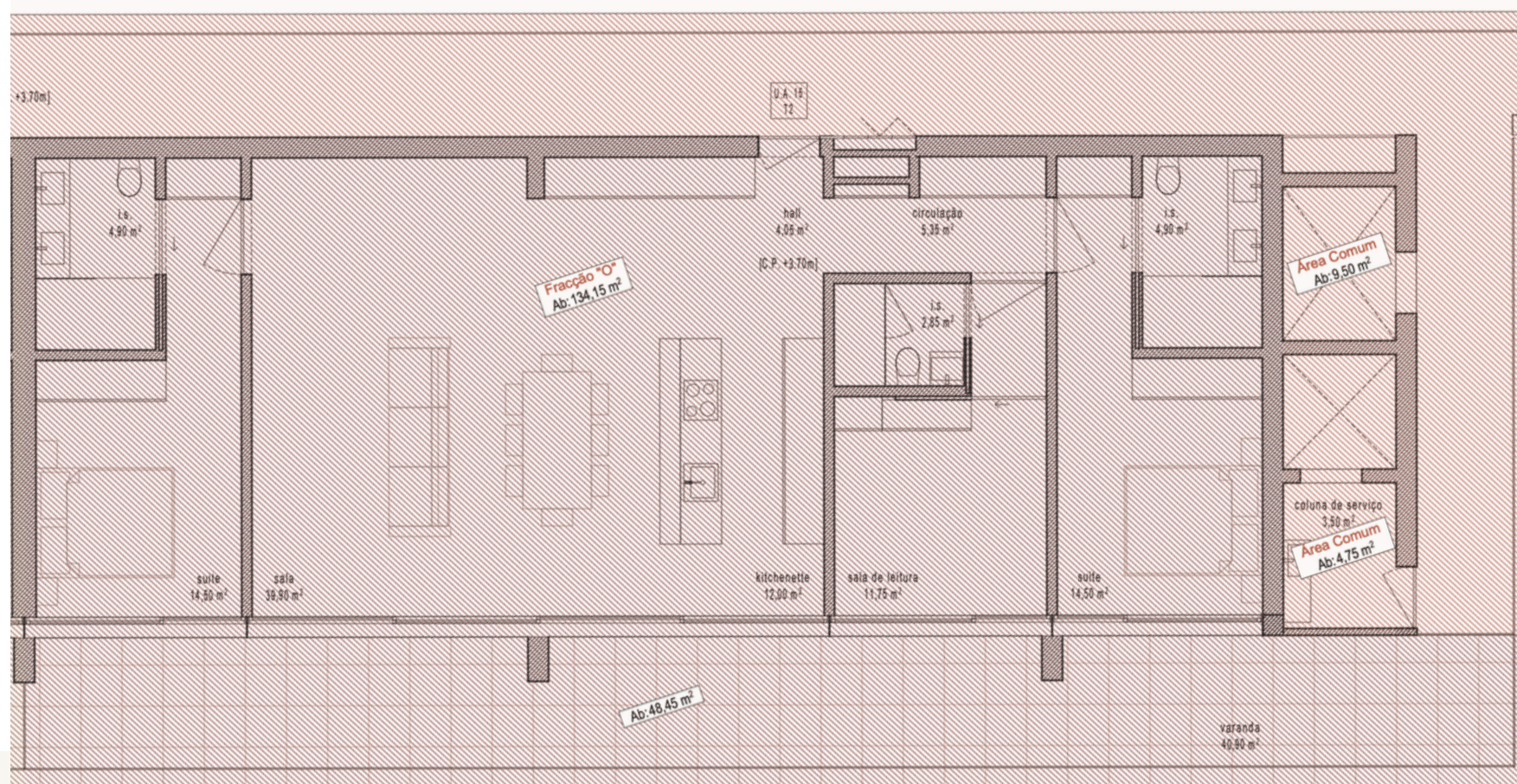
1
PARKING

1
STORAGE

2
LEVEL



MASTERPLAN



PENTHOUSE 74

PRICE

1,350,000€

*FF&E (Furniture, Fixtures & Equipment) and OS&E (Operating Supplies & Equipment) packages are included in the price

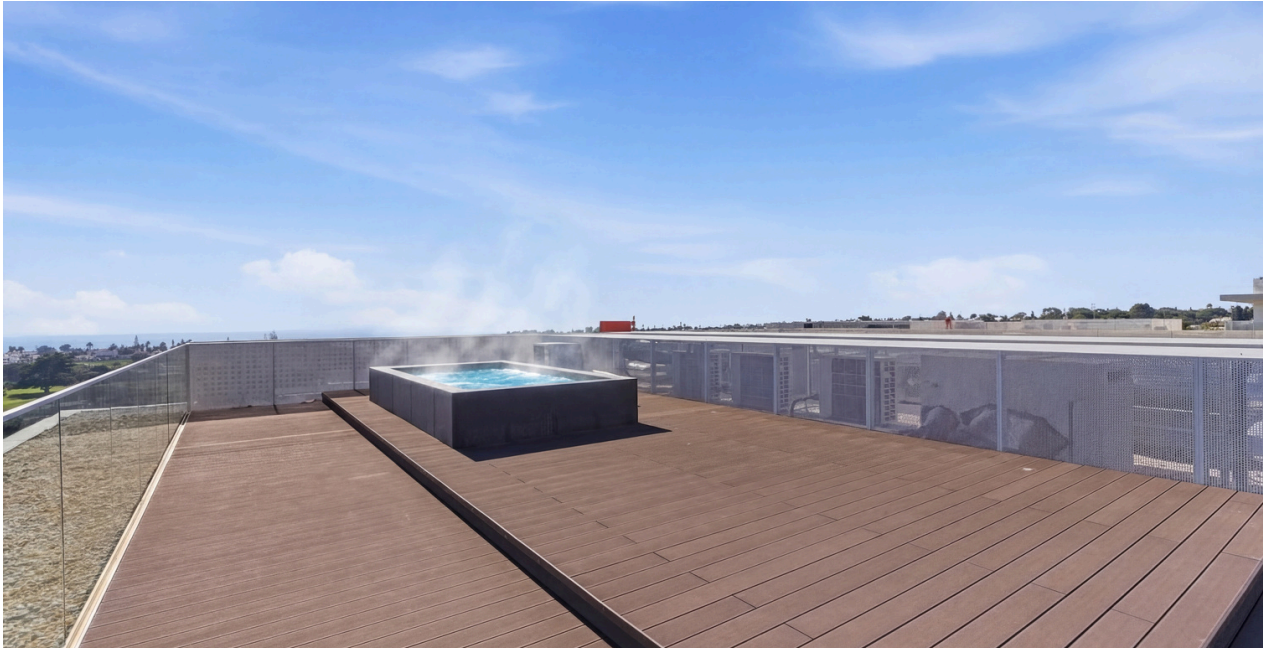


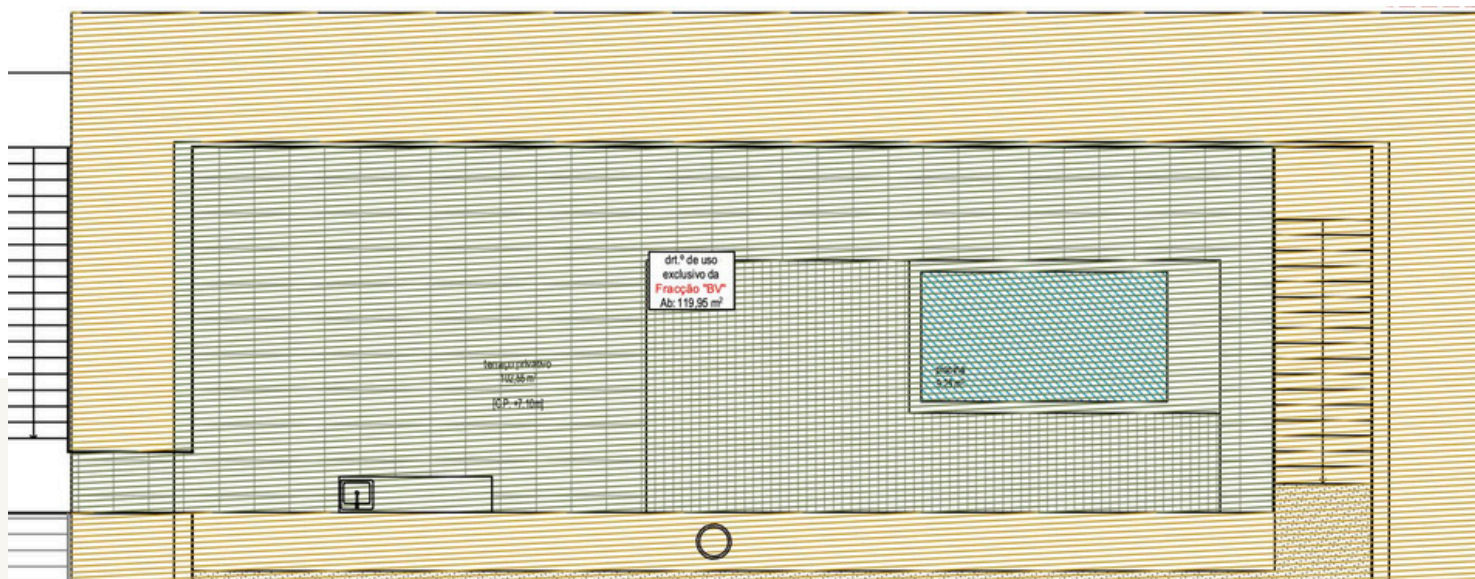
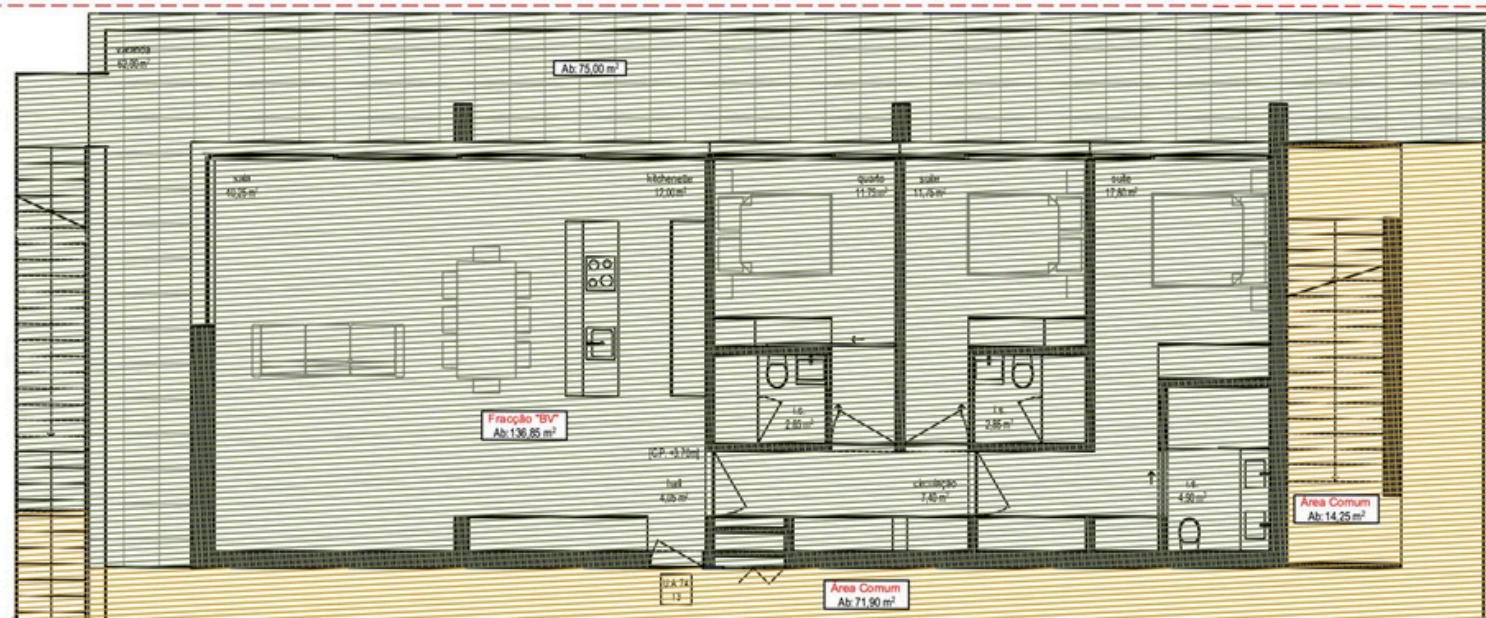
APARTMENT 74

Fully Furnished and Decorated
Includes all Bosch Appliances
Floor-to-Ceiling Windows
Large Wraparound Terrace
Private Rooftop with Heated Pool
Complete Luxury Amenities
Exceptional Ocean Views









APARTMENT 65



PRICE

890,000€

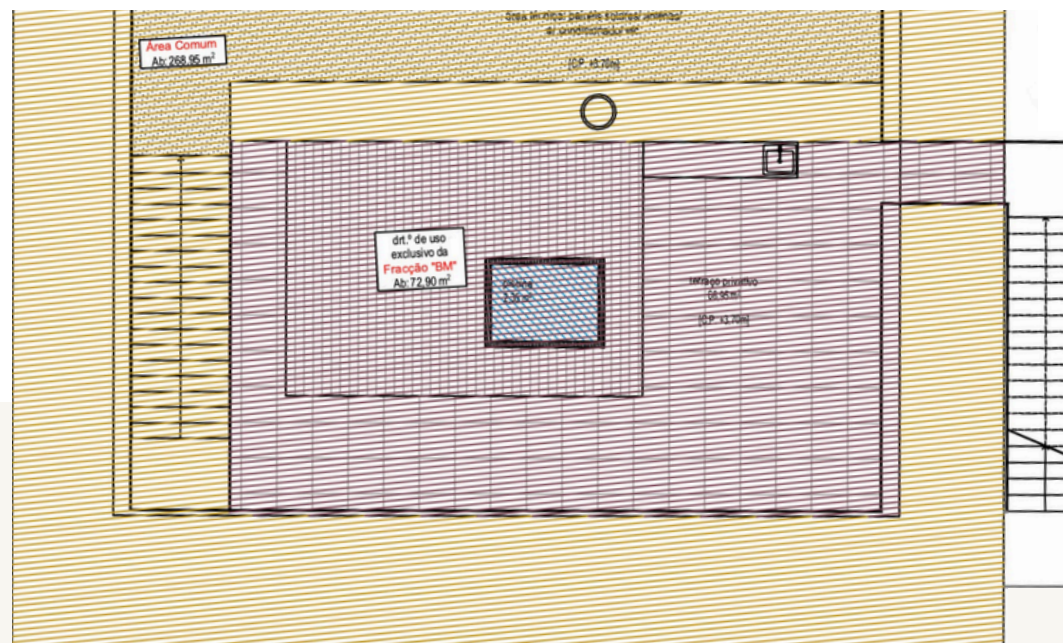
*FF&E (Furniture, Fixtures & Equipment) and OS&E (Operating Supplies & Equipment) packages are included in the price



APARTMENT 65

Fully Furnished and Decorated
Includes all Bosch Appliances
Floor-to-Ceiling Windows
Large Wraparound Terrace
Private Rooftop with Heated Pool
Complete Luxury Amenities
Exceptional Ocean Views





APARTMENT 40



PRICE

650,000€

*FF&E (Furniture, Fixtures & Equipment) and OS&E (Operating Supplies & Equipment) packages are included in the price



APARTMENT 40

Fully Furnished and Decorated
Includes all Bosch Appliances
Floor to Ceiling Windows
Terrace & Private Outdoor Garden
Complete Luxury Amenities







UNIT TYPE

T2

81.75m²
GROSS INDOOR AREA

56.30m²
TERRACE

138.05m²
TOTAL PRIVATE AREA

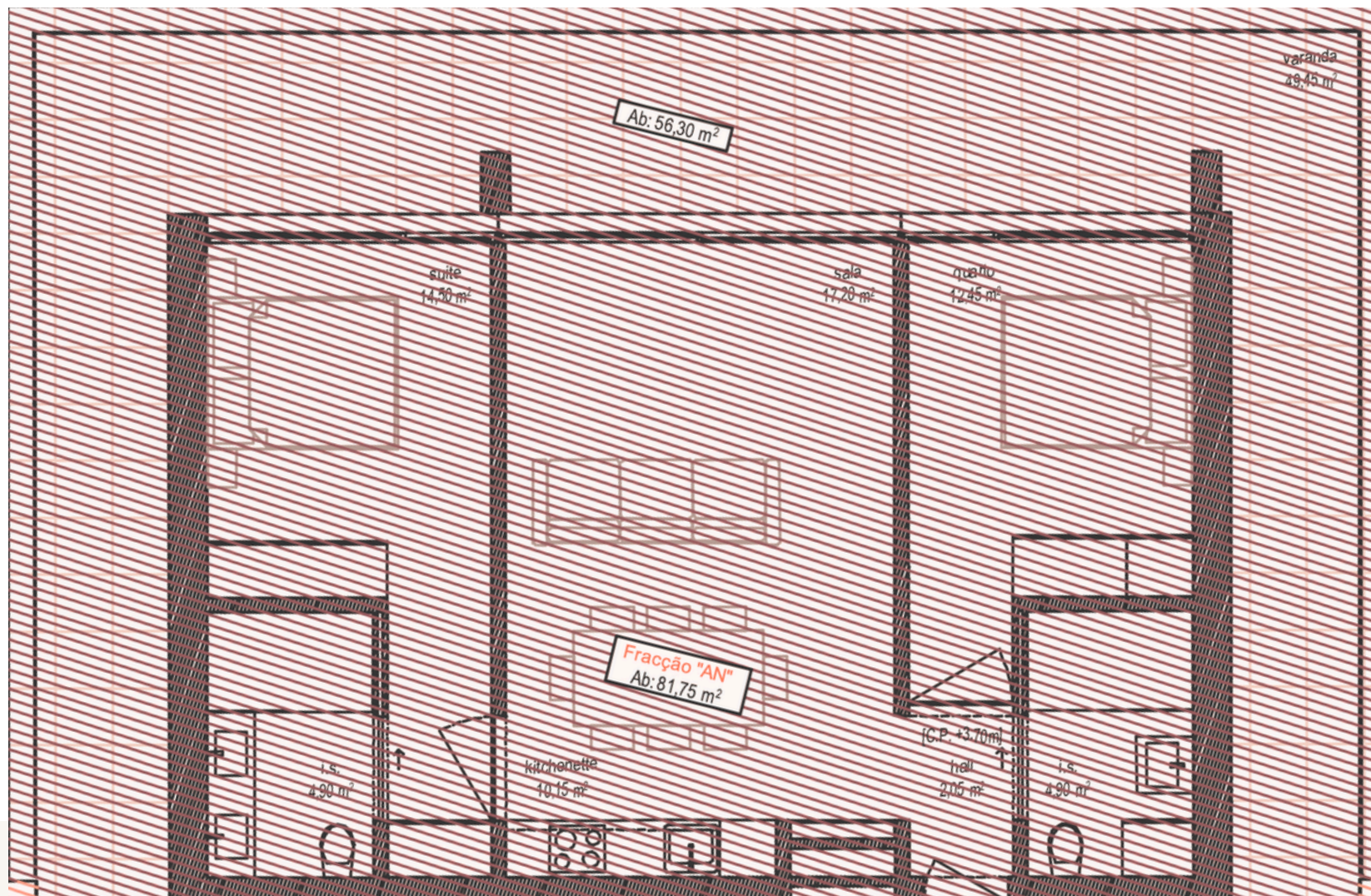
1
PARKING

○
STORAGE

2
LEVEL



MASTERPLAN



APARTMENT 44



PRICE

697,000€

*FF&E (Furniture, Fixtures & Equipment) and OS&E (Operating Supplies & Equipment) packages are included in the price



APARTMENT 44

Fully Furnished and Decorated
Includes all Bosch Appliances
Floor to Ceiling Windows
Private Terrace with ocean views
Complete Luxury Amenities





UNIT TYPE

T2

81.40m²
GROSS INDOOR AREA

36.05m²
TERRACE

122.50m²
TOTAL PRIVATE AREA

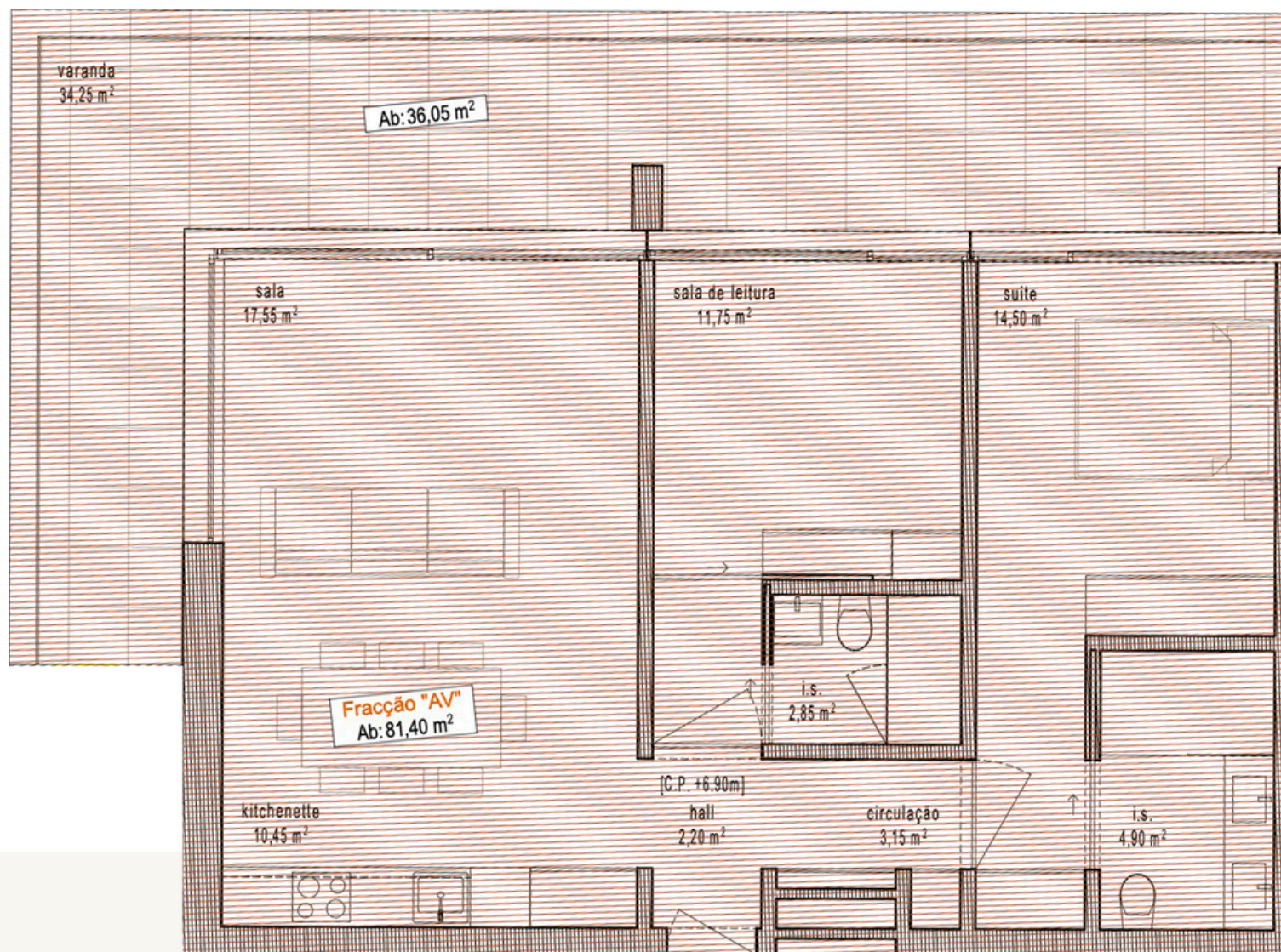
1
PARKING

1
STORAGE

1
LEVEL



MASTERPLAN



APARTMENT 56



PRICE

625,000€

*FF&E (Furniture, Fixtures & Equipment) and OS&E (Operating Supplies & Equipment) packages are included in the price



APARTMENT 56

Fully Furnished and Decorated
Includes all Bosch Appliances
Floor to Ceiling Windows
Terrace & Private Outdoor Garden
Complete Luxury Amenities



UNIT TYPE

T2

81.75m²
GROSS INDOOR AREA

24.45m²
TERRACE

35m²
GARDEN

106.20m²
TOTAL PRIVATE AREA

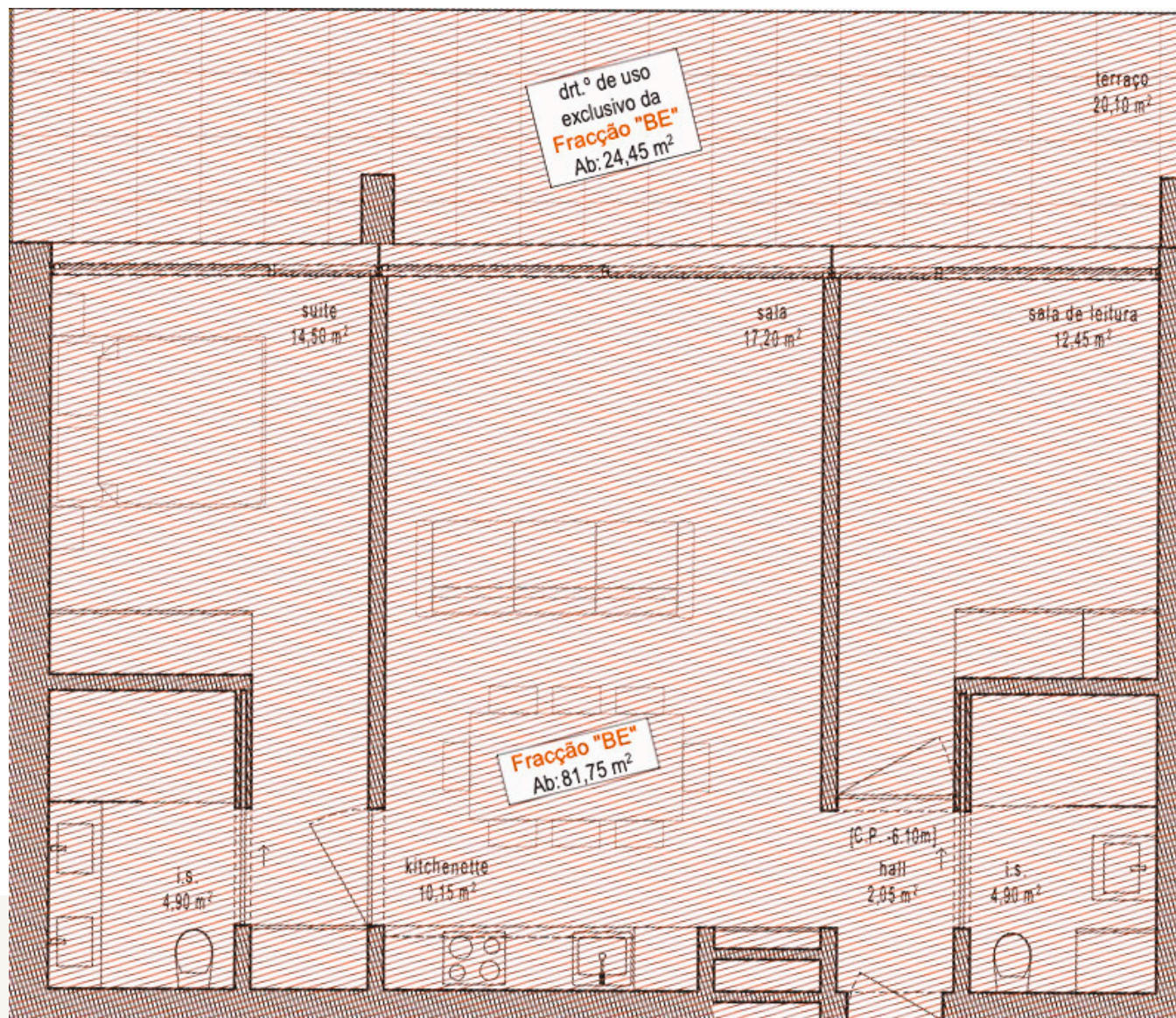
1
PARKING

0
STORAGE

GF
LEVEL



MASTERPLAN



APARTMENT 63



PRICE

625,000€

*FF&E (Furniture, Fixtures & Equipment) and OS&E (Operating Supplies & Equipment) packages are included in the price



APARTMENT 63

Fully Furnished and Decorated
Includes all Bosch Appliances
Floor to Ceiling Windows
Terrace & Private Outdoor Garden
Complete Luxury Amenities



UNIT TYPE

T2

81.40m²
GROSS INDOOR AREA

36.50m²
TERRACE

54.25m²
GARDEN

122.50m²
TOTAL PRIVATE AREA

1
PARKING

0
STORAGE

GF
LEVEL



MASTERPLAN



INVESTMENT RETURN

The projections presented here are built on deliberately cautious assumptions. We believe in transparency and in letting the numbers speak for themselves. All yields shown are net of operating costs, management fees, and condominium expenses. Capital appreciation is not included.

UNIT 44	Year 1	Year 2	Year 3	Year 4	Year 5
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Net Yield	2.58%	3.27%	4.72%	6.12%	7.48%
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UNIT 56	Year 1	Year 2	Year 3	Year 4	Year 5
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Net Yield	2.58%	3.27%	4.72%	6.12%	7.48%
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UNIT 74	Year 1	Year 2	Year 3	Year 4	Year 5
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Net Yield	1.97%	2.49%	3.61%	4.67%	5.71%
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UNIT 63	Year 1	Year 2	Year 3	Year 4	Year 5
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Net Yield	2.58%	3.27%	4.72%	6.12%	7.48%
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