

LUXURY LIVING: GLOBAL PROPERTY & LIFESTYLE INSIGHTS



Welcome to the Algarve

Swiss-born, I started in hospitality before moving to Portugal in 1998. After ten years in Silves real estate, I worked in management at 5-star hotels across the Algarve. Since 2020, I've been with Fine & Country in Carvoeiro, assisting international clients in finding their dream Algarve home.



Marli Kickmaier

Senior sales consultant

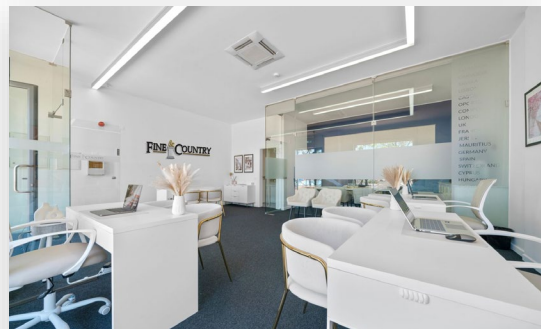
4 offices across the Algarve

+ 1 associate office in Lagos



CARVOEIRO OFFICE

RUA DO BARRANCO, LOJA 62



ALBUFEIRA OFFICE

R. MANUEL TEIXEIRA GOMES 51F



ALMANCIL OFFICE

AV. 5 DE OUTUBRO 180/190



TAVIRA OFFICE

R. JOÃO VAZ CORTE REAL 2

Meet the team from across the Algarve

- Salaried team with low turnover
- Multilingual with deep local market insights
- Each sales member is familiar with every listing in their area
- Licensed Portuguese agency adhering to local laws with in-house legal and compliance team





Our awards

In 2025 we were rewarded with:

- Best Marketing & Exposure
- Best European Operator
- Best International Operator

+59M

IN TOTAL SALES
VOLUME IN 2024

+35

DIFFERENT NATIONALITIES
IN THE LAST 2 YEARS

Why invest & live in the Algarve?

- Stunning coastline and vibrant culture
- Captivating climate
- Ideal investment with growing real estate market
- Diverse lifestyle benefits: holiday home, retirement haven, or rental property





Top Reasons to Invest in Algarve Property

Quality of Life

Sunny climate, beaches, golf, and healthcare

Tourism & Rental Potential

Strong year-round tourism fuels rental demand

Modern Infrastructure

Airports, transport, schools, and expat-friendly amenities

Property Variety

From modern apartments to luxury villas for all budgets



Key Challenges To consider

Market Fluctuations

Property values can vary with local or global economic shifts

Rising Competition

Increased demand may drive up prices and limit availability

Regulatory Changes

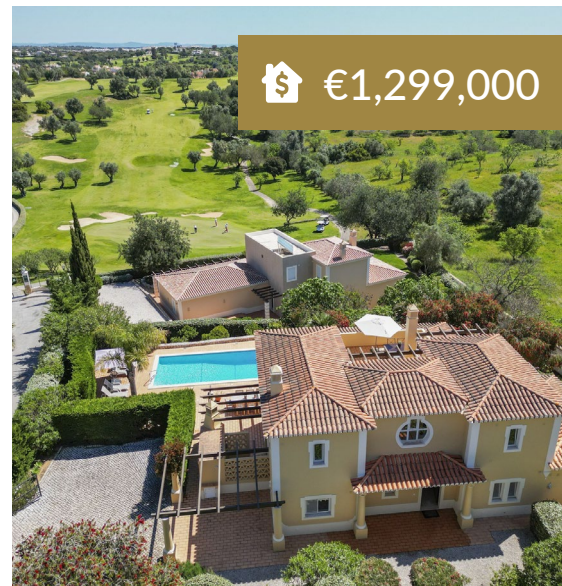
Tax or rental laws may affect investment returns
— stay informed



In Conclusion

The Algarve property market always has been and still is a safe investment...

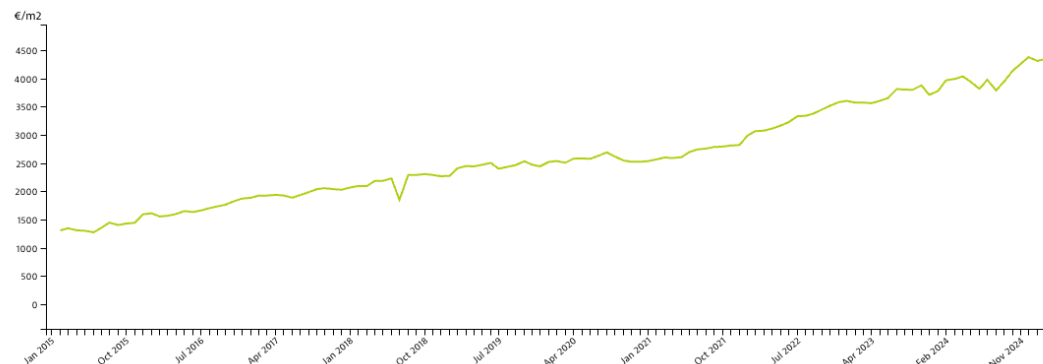
Just make sure to conduct thorough research, assess your risk tolerance, and consider potential challenges before making a decision. It is highly advisable to consult with a well-established real estate expert such as Fine & Country to get up-to-date information on the market and specific properties.



What can you buy in the Algarve?

The Algarve offers diverse properties from sea-view villas to countryside estates — attracting buyers with its lifestyle, investment potential, and access to international schools.

CARVOEIRO & West Algarve



Carvoeiro / 4-bedroom villa with sea views and indoor & outdoor pool

€4,500,000 / EPC: B-



Carvoeiro / 4-bedroom villa with pool and sea views

€3,500,000 / EPC: A+



Carvoeiro - Gramacho - Vale Pinta / 3+1-bedroom villa with golf views

€1,229,000 / EPC: C



Lowest price per sqm

3,750€



Medium price per sqm

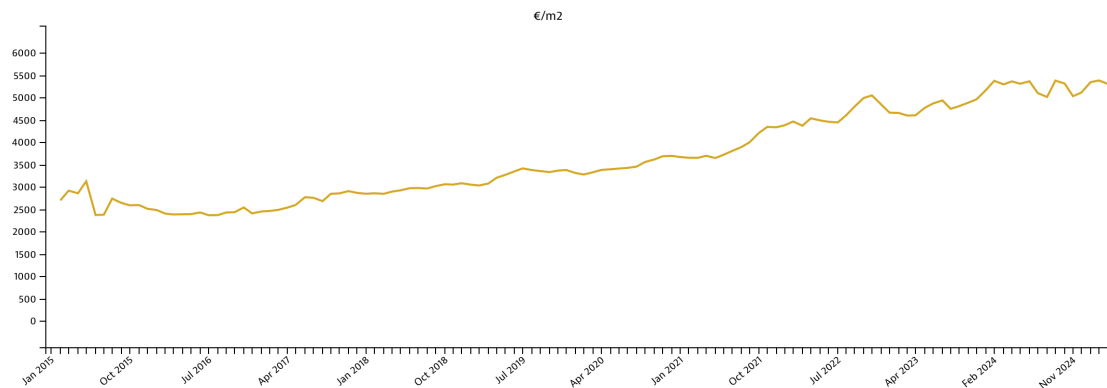
5,000€



Highest price per sqm

9,800€

ALMANCIL & Central Algarve



Alancil / Traditional 3-bedroom villa
near the international school

€750,000 / EPC: E




Goldra / Elegant 3-bedroom villa with
panoramic countryside views


€1,235,000 / EPC: B



Ludo-Alancil / Renovated 3-bedroom
villa, near Quinta do Lago

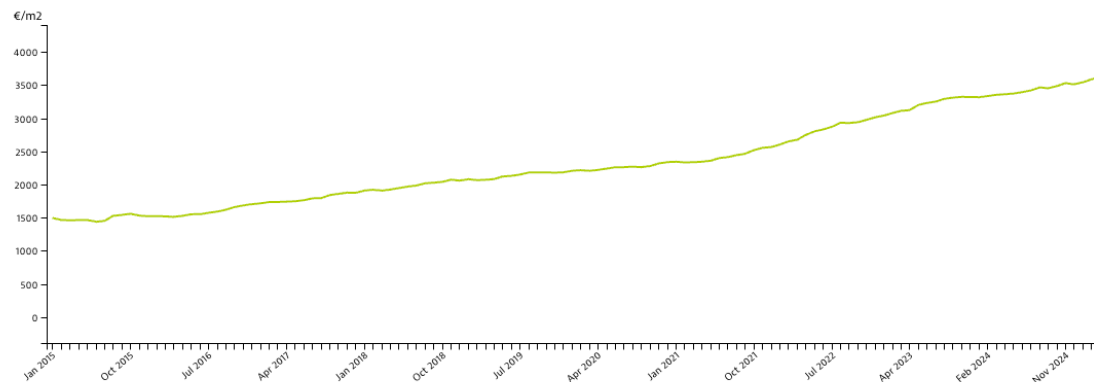
€1,950,000 / EPC: D

 Lowest price per sqm
4,550€

 Medium price per sqm
7,350€

 Highest price per sqm
16,000€+

ALBUFEIRA & Central Algarve



Albufeira / Luxury 4-bedroom villa with amazing sea views, 290sqm

€1,850,000 / EPC: A+



Albufeira / 4-bedroom villa with stunning sea views, 134sqm

€945,000 / EPC: B



Albufeira / 1/2-bedroom apartments, near city center, 112sqm

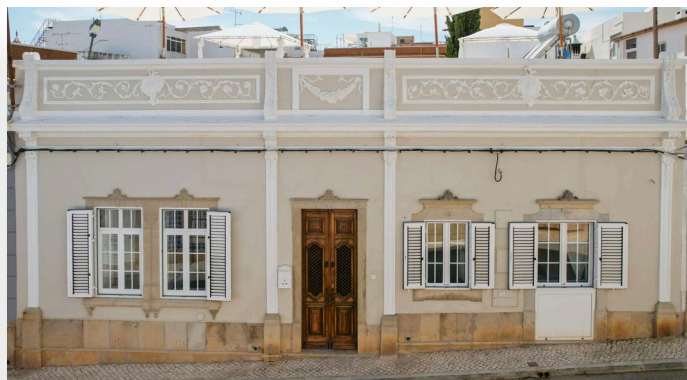
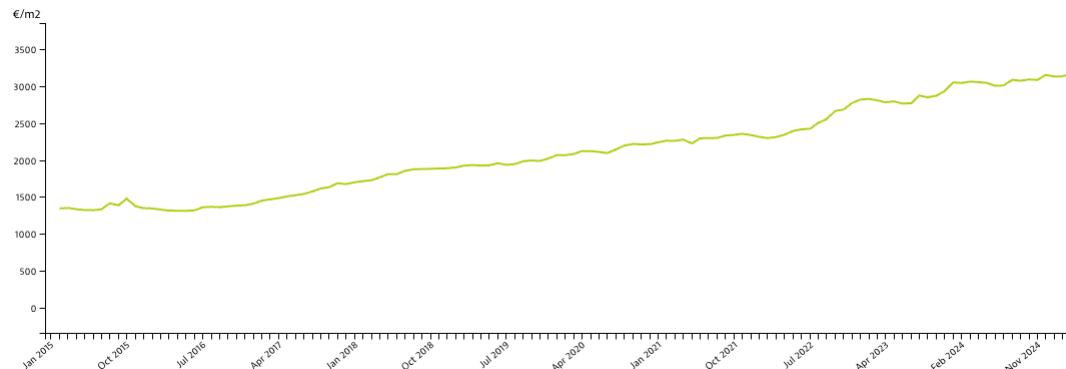
From €461,000 / EPC: B

🏠 Lowest price per sqm
3,100€

🏠 Medium price per sqm
4,250€

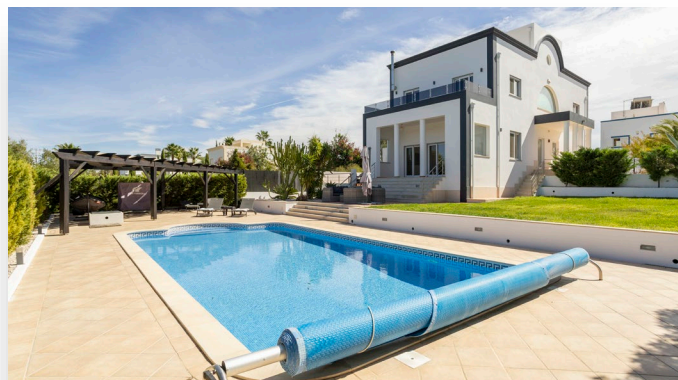
🏠 Highest price per sqm
7,950€

TAVIRA & East Algarve



Fuseta / Restored house with patio and roof top terrace in the old town

€2,450,000 / EPC: B



Tavira / Beautiful 4-bedroom villa with garden, pool and garage

€1,200,000 / EPC: B-



Tavira / 3-bedroom villa with pool, garden and panoramic rooftop terrace

€649,000 / EPC: A

🏠 Lowest price per sqm
2,950€

🏠 Medium price per sqm
3,400€

🏠 Highest price per sqm
7,150€

Where is the market heading?



Demand is still high



Supply is at it's lowest



Not enough new build



Material prices increasing



Labor costs increasing



Prices should hold or even keep going UP



Why Fine & Country

At **Fine & Country**, we offer a refreshing approach to selling exclusive homes, combining individual flair and attention to detail with the expertise of local estate agents to create a strong international network, with powerful marketing capabilities

We're people focused, innovative, passionate and honest.





Get in touch

Visit us at our desk next door to explore how we can help with your real estate needs.

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Thank you
& talk soon

ALGARVE.FINEANDCOUNTRY.COM

