



YOO LISBON

S O U T H B A Y

SOFT LAUNCH PHASE

Offer for 6 exclusive golf-front villas
ahead of the official market launch in May 2027



Villa Y1 — Exterior view

Offer period: 1 August 2026 – 30 April 2027
Units No. 4, 5, 6, 7, 10, 11 · Golf Front

Herdade Monteverde S.A. · Developer: Grupo SIL
As at: 30 September 2026
Compiled by Vogelweid AG, Interlaken

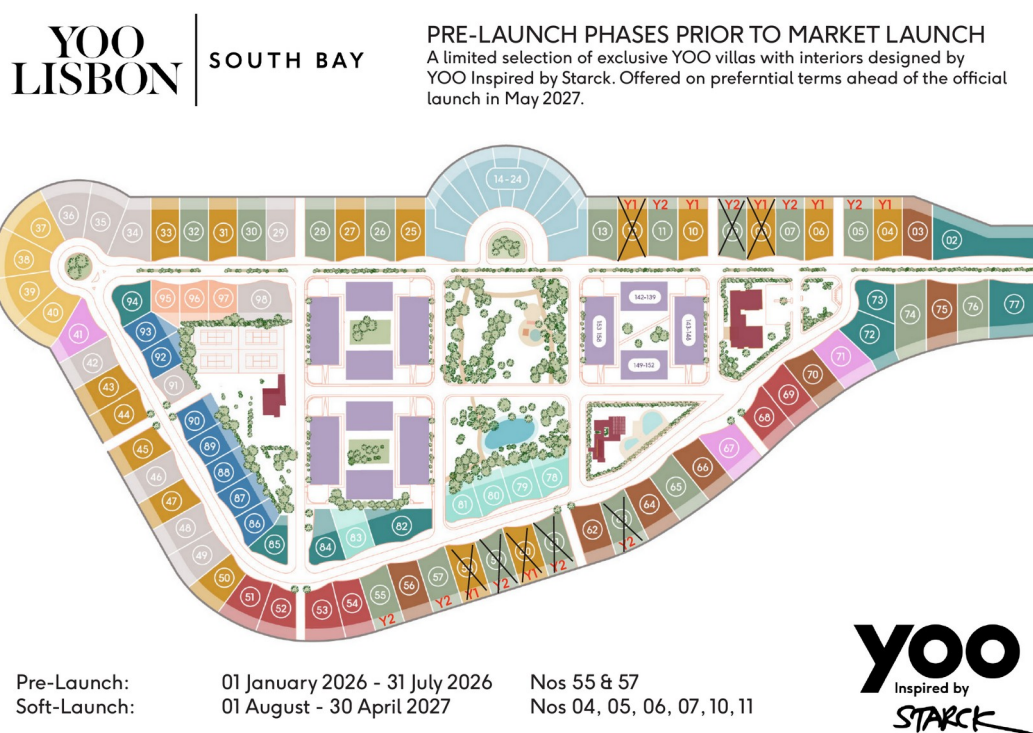
1. Project Overview

YOO Lisbon South Bay is an exclusive residential development in Seixal, on the south bank of the Tagus, around 18 km from Lisbon. The project combines design by YOO Inspired by Starck (Philippe Starck) with villa architecture by Saraiva + Associados.

- **Developer:** Grupo SIL (project company: Herdade Monteverde S.A.)
- **Investment partner:** Purestone Capital
- **Design:** YOO Inspired by Starck (Philippe Starck) — founded in 1999 by John Hitchcox & Philippe Starck, 85 projects in 40 countries
- **Architecture:** Saraiva + Associados
- **Security:** Gated community with 24/7 security
- **Overall development:** 355 residential units (86 villas, 71 townhouses, 198 apartments) plus an 80-room boutique hotel; a fully serviced, branded resort with flexible rental options

2. Location within the Resort

The six Soft Launch units (No. 04, 05, 06, 07, 10 and 11) sit side by side along the northern access road of the masterplan, immediately east of the central clubhouse and wellness area (plots 14–24) and front-row to the golf course (Golf Front). The units form part of the resort's first construction phase, with works starting from November 2026 (see Section 4, Launch Strategy).



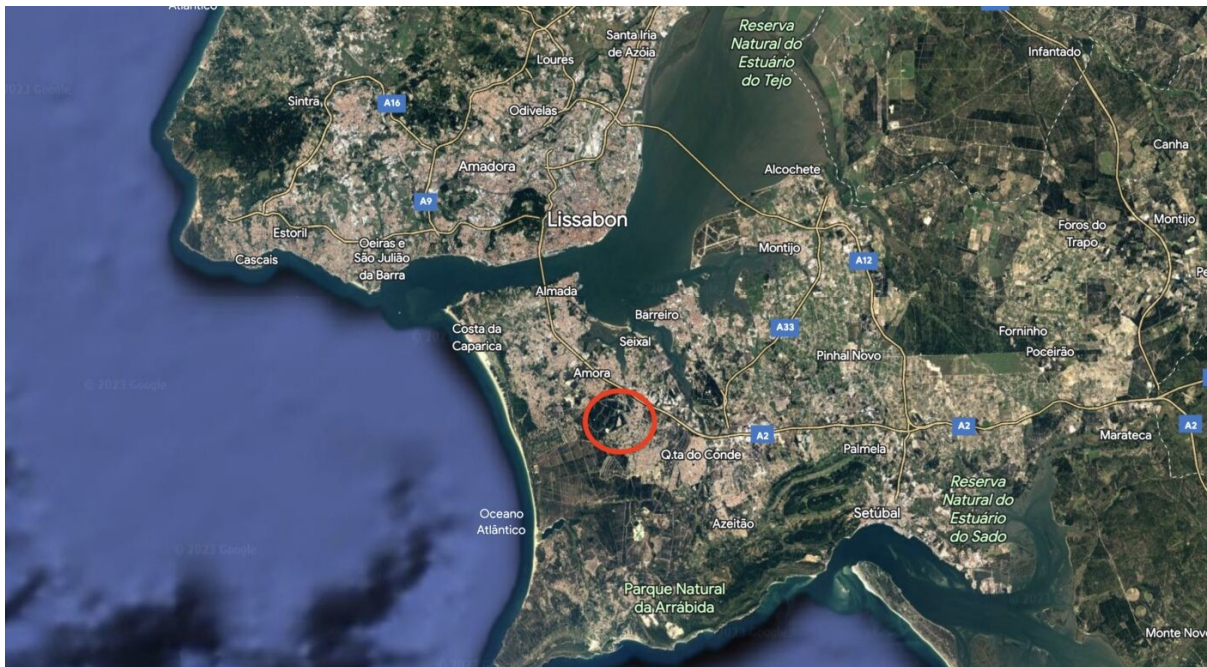
Site plan, YOO Lisbon South Bay — Pre-Launch and Soft Launch phases (as at 21 August 2026). Soft Launch units No. 04, 05, 06, 07, 10, 11 shown top right.

- **Location & size:** 102-hectare protected nature reserve in Seixal, on the south bank of the Tagus; 18 km from Lisbon city centre, 8 km from the Atlantic coast
- **Accessibility:** Seixal sits on the south bank of the Tagus, opposite Lisbon; connected to the capital by road and by ferry across the Tagus

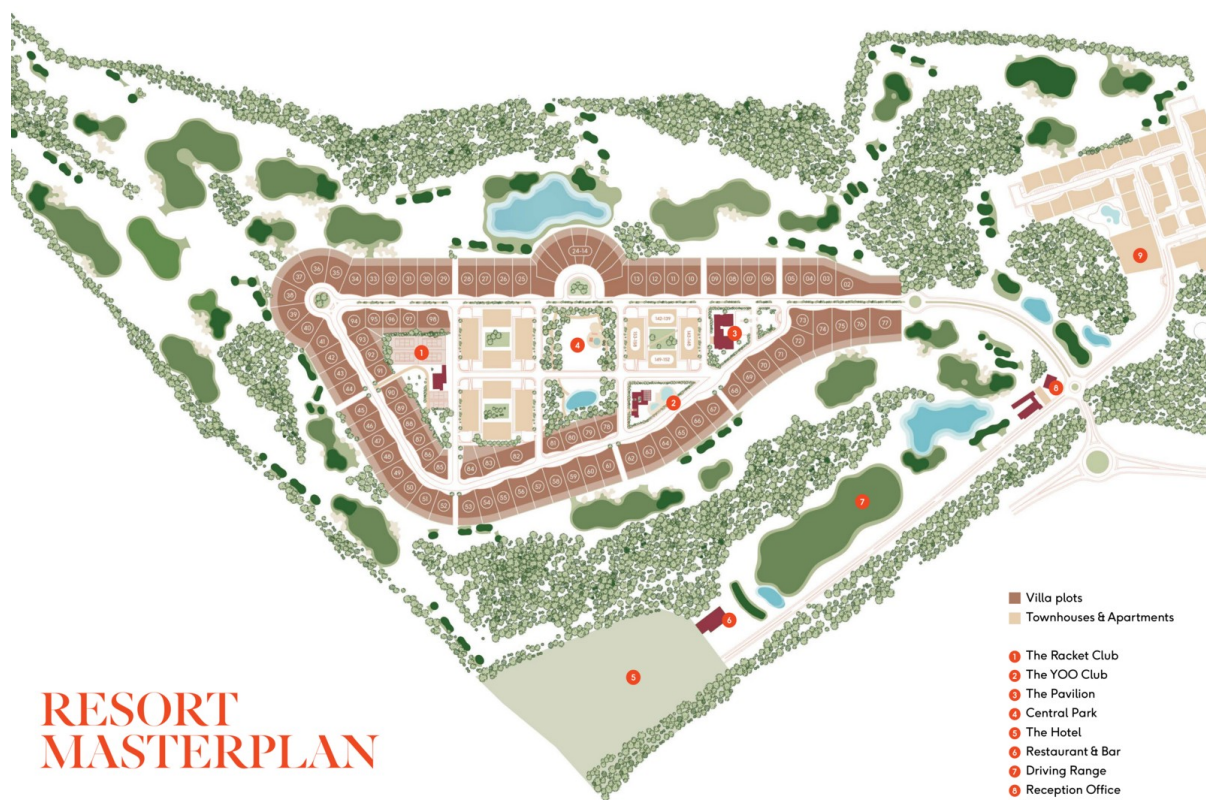
Mapping: Overview, Regional, Resort



Overview — Portugal's location on the Iberian Peninsula, with Lisbon on the Atlantic coast (map data: © Google).



Regional — satellite view of greater Lisbon: the resort's location (circled in red) near Seixal/Amora, south of the Tagus, with access via the A2 motorway (map data: © Google).



RESORT MASTERPLAN

- Villa plots
- Townhouses & Apartments
- 1 The Racket Club
- 2 The YOO Club
- 3 The Pavilion
- 4 Central Park
- 5 The Hotel
- 6 Restaurant & Bar
- 7 Driving Range
- 8 Reception Office
- 9 The Wellness Hub

Resort — resort masterplan: villa plots, townhouses/apartments and amenities at a glance (1 The Racket Club, 2 The YOO Club, 3 The Pavilion, 4 Central Park, 5 The Hotel, 6 Restaurant & Bar, 7 Driving Range, 8 Reception Office, 9 The Wellness Hub).

The resort sits within a roughly 100-hectare protected nature reserve in the municipality of Seixal, on the south bank of the Tagus — an area that combines natural beauty, history and modern infrastructure. On average around 300 days of sunshine a year, some 30 kilometres of fine sandy beaches close by, and fragrant pine and eucalyptus woodland all shape the character of the location.

Lisbon, with its internationally renowned dining, shopping and cultural scene, is only a short journey away. Seixal is easily reached via the A2 motorway by car, as well as by train and bus; a fast ferry also runs across the Tagus directly into central Lisbon. Alongside the South Bay resort, YOO Lisbon also operates a second, A2-connected city scheme north of the Tagus in central Lisbon, YOO Lisbon Downtown.

3. Resort & Amenities

Residents have access to a comprehensive resort infrastructure:

- **The Golf Club:** Golf course, club house, driving range & practice area
- **The Racket Club:** Tennis, padel, pickleball & lawn sports
- **The Wellness Hub:** Hydrotherapy spa, beauty studio, treatments & clinic
- **The YOO Club:** Swimming pools, restaurant & bar, cinema, games room
- **The Pavilion:** Gymnasium, co-working, café, minimart & client services
- **The Lookout:** Dining & bar
- **The Beach Club:** Restaurant, bar, beach concession & water sports
- **Central Park:** Lake, lawns & seating areas
- **Further facilities:** Kids' Club, junior sports, dog park, cycling and running trails

4. Launch Strategy

YOO Lisbon South Bay is being marketed in three phases with rising prices. The current Soft Launch phase offers buyers preferential terms ahead of the official market launch in May 2027.

- **Pre-Launch (1 January - 31 July 2026):** already allocated
- **Soft Launch (1 August 2026 - 30 April 2027):** Units No. 4, 5, 6, 7, 10, 11 (Golf Front) — now available
- **Market Launch (from May 2027):** Public marketing at standard prices

5. The 6 Villas of the Soft Launch Phase

All six units are front-row to the golf course (Golf Front). They are villas of type Y1 or Y2, each with 4+ bedrooms and 4.5 bathrooms.

Unit	Model	GCA (m ²)	Plot (m ²)	Total Price	Plot Price	Build Price
4	Y1 Villa	353	1,130	€2,760,000	€920,000	€1,840,000
5	Y2 Villa	359	1,170	€2,820,000	€920,000	€1,900,000
6	Y1 Villa	353	1,140	€2,790,000	€920,000	€1,870,000
7	Y2 Villa	359	1,130	€2,800,000	€920,000	€1,880,000
10	Y1 Villa	353	1,190	€2,770,000	€920,000	€1,850,000
11	Y2 Villa	359	1,170	€2,820,000	€920,000	€1,900,000

Areas are stated in square metres, prices in euros. The gross construction area (GCA) excludes terraces and balconies.

The resulting price per square metre averages around €7,850/m² (total price ÷ GCA), broadly in line with the overall guide price of approximately €8,000/m² communicated for YOO Lisbon (see Market Comparison, Section 11).

6. Villa Renderings: Y1 & Y2

Renderings of both villa types, designed by YOO Inspired by Starck.

Villa Y1



Villa Y1 — Exterior view



Villa Y1 — Living area

Villa Y2



Villa Y2 — Exterior view



Villa Y2 — Living area



Floor plans as per the current planning status (PLAN Associated Architects). Complete floor plans for all levels, as well as 3D views, are available on request.

Y00 | Y1
Ground floor
(Revised plans 20-08-2026)

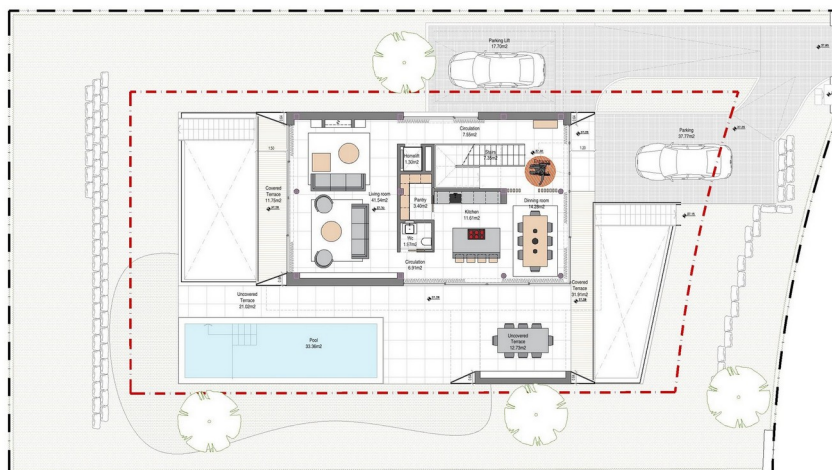


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Villa Y1, ground floor — revision dated 20.08.2026

Villa Y2 – Ground Floor

yoo | Y2
Ground floor – OPTION A with Homelift
(Revised plans 17-07-2026)

by | **PLAN**[®]

ERC-101

Villa Y2, ground floor, option with home lift — revision dated 17.07.2026

The floor plan shown for Villa Y2 illustrates the option with a home lift. The lift installation is an optional extra and is not included in the prices stated (see Section 9, Specifications & Construction Description).

8. Payment Plan

€920,000	on signing of the deed for the plot purchase
20%	of the build price on appointment of the building contractor
70%	of the build price, invoiced monthly in arrears according to construction progress
10%	of the build price on snagging, no later than 3 months after completion

9. Specifications & Construction Description

The finishes specification by YOO Inspired by Starck stands for timeless elegance, functional design and high-quality craftsmanship. Extract from the current construction description:

Outdoor areas	Natural stone, calçada or terracotta terracing; pool with ceramic tiling & LED lighting; twin parking space with calçada driveway; automatic gated entry; basement garage with side access ramp
Facade & windows	Porcelain tiling and painted render; slim-frame, double-glazed aluminium windows
Floors & walls	Large-format porcelain tiles and engineered wood veneer flooring; painted plaster with wood veneer feature walls
Staircase	Bespoke Starck staircase design with metallic finish
Bathrooms	Hansgrohe Starck fittings; Duravit Starck sanitaryware; vanity console in YOO signature design with stone top
Kitchen	Miele appliances (or equivalent); Bora cooktop extractor; Franke sink;

	natural stone or porcelain worktops
Climate & heating	Ducted air conditioning in all principal rooms; electric underfloor heating in all bathrooms; solar panels for hot water
Smart home	Pre-installation for central control of lighting, blinds and sound
Lift	Standard as per the current specification: elevator shaft prepared for future installation (lift-ready). An actual lift is not included as standard and is available as a chargeable option.

Optional additional features (chargeable, not included in the prices stated)

- Lift (car lift)
- Electric pool heating
- Window upgrade incl. retractable insect screens
- Composite stone sink to match the kitchen worktop
- Home automation package with wall controller in each principal room
- Water, electric and wastewater hook-ups for a SPA area (WC, shower, sauna, steam room)

10. Interior Design & Furnishing

All villas are designed by YOO Inspired by Starck. The interior design is available in two bespoke palettes:

- **Culture:** A fusion of heritage and contemporary design with warm, earthy tones
- **Nature:** A serene, organic aesthetic inspired by sky, light and earth

Optional furniture packages (FF&E, each plus VAT):

- **Classic FF&E:** from €200,000
- **Signature FF&E:** from €350,000

The furniture packages are optional and are not included in the villa prices stated. During the Soft Launch phase, the villas can also be purchased without additional interior furnishing (FF&E).

11. Market Comparison: YOO Lisbon in Context

Compared with established and emerging luxury resorts in the region, YOO Lisbon offers one of the lowest prices per square metre while providing the most comprehensive amenity offering (golf, hotel, health clinic, spa, beach club, day club, branded & serviced residences) and the shortest distance to Lisbon.

Resort	Distance to Lisbon	Avg. price/m ²	Gated	Golf	Hotel	Spa	Beach Club
YOO Lisbon	20 km	€8,000	✓	✓	✓	✓	✓
Collections by Missoni	25 km	€8,554	✗	✓	✓	✓	✗
Herdade da Aroeira	25 km	€15,364	✗	✓	✓	✗	✗
Quinta da Marinha	30 km	€17,111	✗	✓	✓	✓	✗
Penha Longa Resort	30 km	€9,846	✓	✓	✓	✓	✗
West Cliffs	100 km	€6,476	✓	✓	✗	✗	✗
Quinta do Peru	35 km	€8,332	✓	✓	✗	✗	✗
Sublime Comporta	130 km	€14,095	✓	✗	✓	✓	✓
Quinta da Comporta	130 km	€12,027	✗	✗	✓	✓	✓
Pinheirinho Comporta	130 km	€11,883	✓	✗	✓	✓	✓

Source: Benchmark Resorts, Herdade Monteverde S.A. Avg. price/m² refers to the average value communicated for each resort.

12. Financing

Mortgage financing is available, for example through Novobanco. This typically covers around two-thirds of the total investment; the current interest rate is approximately 3.5% p.a. These figures are indicative and subject to an individual credit assessment by the financing bank.

13. Why Invest Now

- **Limited availability:** Only 6 units in this phase, all front-row to the golf course
- **Part of the first construction phase:** Construction of the resort starts in November 2026
- **Preferential terms:** Offered ahead of the official market launch in May 2027, on preferential terms
- **Attractive valuation:** The average price per square metre of around €7,850–8,000 is significantly below comparable resorts such as Quinta da Marinha (€17,111/m²), Herdade da Aroeira (€15,364/m²) or the Comporta resorts (€11,900–14,100/m²) — while offering a more comprehensive amenity package and a shorter distance to Lisbon
- **Value appreciation:** By the market launch in May 2027, the shells of the first construction phase will already be visible — an advantage that is typically factored into the subsequent public pricing

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