

## Cerro Novo Real Estate: A Year in Review.

According to press reports and 'official' statistics, property in Portugal has increased in value by around 9% in the last year, with completions up by a third.

Unsurprisingly, the Algarve remains the place to buy for many northern Europeans looking for a warmer climate, but is also becoming popular with international investors from the USA, Canada, and Brazil; buoyed by continuing low interest rates and attractive tax regimes.

Overall it's been a good year for the ever-growing Real Estate sector in Portugal, but there are challenges such as a lack of supply of quality properties, and continuing uncertainty around Brexit.

At Cerro Novo, our marketing has reached over 3.5 million people this year and with record rates of engagement and enquiries, our performance suggests substantial market growth, albeit fortunately not at overheated pre-crash levels.

For Cerro Novo, the British market is an important part of the business. In the run-up to, and immediately after the referendum, we felt a definite shockwave and subsequent decline in interest from the British market. In 2017, this has recovered, with many of our enquiries and sales originating from British Clients.

With relative stability in exchange rates combined with a less than positive outlook in UK economic performance, many of our British Clients are looking to relocate or spend a sizeable part of the year in Portugal. There is also a growing market in Clients look-

ing to invest in a 'home and income' property or in other commercial opportunities.

For British buyers wishing to retire or relocate to Portugal, the Non Habitual Tax Residency Regime is becoming increasingly popular too. With zero or low rated tax on pensions or professional incomes, the tax regime is one of the best in the world, is still available and must be investigated!

In the last few weeks, we have listed many new properties ideal for investment purposes, including this fabulous guest-house in Old Town Albufeira at €850,000. It's the perfect example of an investment business that could be easily managed by a family & friends partnership or couple. Take a look online at www.CerroNovo.com and search reference CNC5758.

Whether you're looking for an apartment, townhouse, quinta or villa, Cerro Novo will find you the perfect property and we look forward to welcoming you in 2018.

From all the team, we wish you peace and happiness this festive season.



## SOS UK TV For Your Immaculate Reception

Our standard set-top boxes give you access to the world of UK and Sky TV.

S.O.S UKTV Chris Whitman has lived and worked in the Algarve for nearly 20 years. From day one, due to his own experience as well as those of friends and family, he noticed the need for reliable UK TV solutions.

These solutions are provided via the internet or satellite. All equipment is of the highest quality and installed by qualified technicians on time, and at reasonable prices. So S.O.S UKTV was born to satisfy demand.

**Our Reputation and Service:** S.O.S UKTV is now solidly established as the Algarve's first choice of UK TV companies, supplying only the highest quality materials, installed by fully qualified technicians. Our high standard of service has placed the company in high demand by corporate, commercial and private entities throughout the Algarve and beyond. A family company you can trust and rely on.

### Our Products:

**MAG254 Internet box**  
We now have mag254 Internet boxes which enable the channels to be streamed live via a legal UK-based company to your TV. After extensive tests the mag254 has proved to be far superior to all other internet boxes. This gives you over 100 English channels including BBC, ITV, CH 4 and Ch5 plus 4 Irish Channels, RTE1, RTE2, TV3 & TG4. It also has a 14 day catch-up facility. Sky



Sports and Movies packages are available with this system. Please call or email for further details. These boxes are extremely high quality and reliable and use the minimum amount of data. Of course this service is only as good as your internet speed. Ideally you would need a speed of at least 4MB.

We pride ourselves on being the only Internet TV Provider in the Algarve that has its own independent, legal, UK-based server. Therefore, we guarantee no buffering or break-up.

### Alternative Satellite

There is an alternative satellite which is used as a back-up for the armed forces and hotel industry. This satellite gives you BBC1, BBC2, BBC4, ITV1, Ch 4, Ch 5, Film 4, BBC News, CBBC and Cbeebies in full HD and all BBC radio stations. This system requires another smaller dish and new HD box. This runs alongside your existing system which means you will still receive all the remaining freeview Sky TV and radio channels as well, such as Sky news, Pick etc, music channels.

All our systems come with a full year's warranty.

## Simple Taste gives you clever lighting tricks for winter



**Although we experience a drop in temperature with the colder season, the idea of staying cosy and warm at home, snuggled up by the fireplace and with a tea or coffee in hand is a comforting thought.**

With current trends including emerald green and velvet, we're keen to brighten up our homes in any way possible, and with the darker days, there's no better time than to make a feature of your lighting. By making considered lighting updates, you can help to create the perfect ambience and set the mood for dinner parties or general everyday use.

**BRIGHTEN SPACE** - By placing lamps in front of mirrors or on top of a mirrored table, you can instantly double the amount of light in a room.

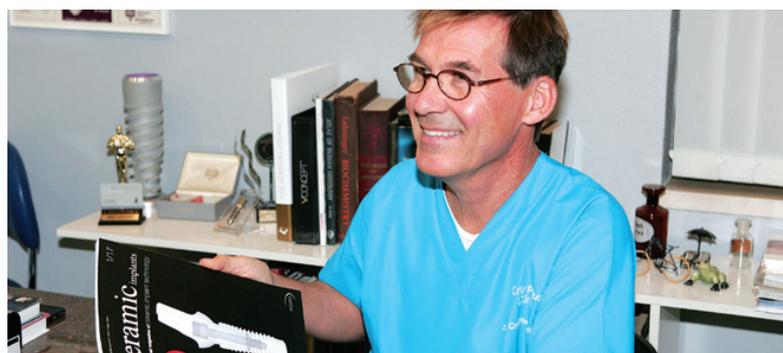
**LAMPSHADES** - A simple makeover is to change your lampshade with the seasons. A good general rule is to go for pale, neutral hues such as off-white and cream in spring and summer, and then richer, darker colours in autumn.

**PENDANT LIGHTS** - If you want to create a focal point in your home, choose a decorative pendant light, which will also help to introduce softer, more atmospheric light in a room.

**EMBRACE NATURAL LIGHT** - Make the most of natural daylight by opting for neat blinds at the windows, which can be fully drawn away from the opening.

**MERGE INDOORS AND OUTDOORS** - Don't abandon the garden just because the nights are drawing in; invest in some lighting that draws the eye out of the interior to the spaces beyond. This will extend the view from indoors, making the room feel larger whilst making the garden look great and ensuring it's bright enough to enjoy well into the dark nights.

**Keep up-to-date with our inspiring ideas, latest looks and expert advice via our website or pop into one of our showrooms** and explore all that we have to offer. Best of all, once everything is selected, we deliver and install all your chosen items free of charge!



## Ceramic Dental Implants

In the past dental crowns and bridges were traditionally made of porcelain fused to metal.

Now thanks to the development of modern ceramics and Zirconia, combined with computerised 3D design there is really no more need to use metal.

Zirconium is a white, extremely hard mineral which offers an alternative to the dark metal edges of the conventional (old) crowns. Because of huge progresses in the difficult fabrication process, Zeramex today offers a total metal-free dental substitute solution with ZERAMEX dental implants. Recently Dr. Cris Piessens visited the factory and had a long meeting with the staff and developers in Zurich, discussing latest technologies and biological benefits of the product.

These ceramic dental implants, made out of Zirconia and not containing any metal component, are now being widely used in the holistic dental society in Switzerland, Scandinavia and USA.

As Zirconia is 100% biocompatible it does not provoke any eventual metal caused allergic or hypersensitive reactions. As such it also never interferes with energies or body-meridians causing eventual fatigue and

other difficult-to-explain complaints. In the Holistic approach Zirconia implants offer a marvellous solution to replace missing teeth. (The MELISA test is very useful for the diagnosis of allergies and sensitivities. www.melisa.org)

"White, resistant, biocompatible inert and non-allergic" That is how Dr. Cris Piessens describes the Zeramex implants.

Mechanically these implants show a perfect fit and a perfect colour match (as never any underlying dark metal shines through). Biocompatible and with optimal osseointegration these hypoallergenic white ceramic implants show to be corrosion free (No conductivity of electric charges by Zirconia).

Zeramex is a widely tested and investigated Swiss-made product that stands strongly as a perfect alternative for those patients wishing a holistic approach and wishing to avoid any metal component being implanted in the body.

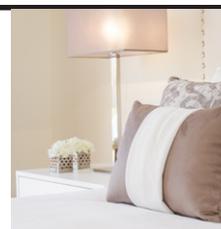
Therefore Dr. Cris Piessens uses ceramic implants in those cases where the biology of the patient requires special attention to adverse reactions to metal or where the aesthetic demands need a white tooth-like implant.

### This Week's profiles:



## Cerro Novo

Property sales and services  
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sales@cerronovo.com



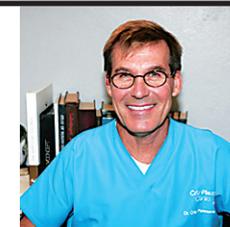
## Simple Taste

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