

# ÉVORA HOTEL

WELCOME TO PORTUGAL · WELCOME HOME



A GATEWAY TO  
EU CITIZENSHIP  
**EUROPEAN UNION**





## NUMBERS IN 2018

### 28 EUROPEAN COUNTRIES PART OF THE EU

Austria  
Belgium  
Bulgaria  
Croatia  
Cyprus  
Czech Republic  
Denmark  
Estonia  
Finland  
France  
Germany  
Greece  
Hungary  
Ireland  
Italy  
Latvia  
Lithuania  
Luxembourg  
Malta  
Netherlands  
Poland  
Portugal  
Romania  
Slovakia  
Slovenia  
Spain  
Sweden  
United Kingdom\*

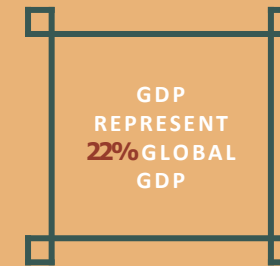
### SCHENGEN AREA COUNTRIES

Austria  
Belgium  
Czech Republic  
Denmark  
Estonia  
Finland  
France  
Germany  
Greece  
Hungary  
Iceland  
Italy  
Latvia  
Liechtenstein  
Lithuania  
Luxembourg  
Malta  
Netherlands  
Norway  
Poland  
Portugal  
Slovakia  
Slovenia  
Spain  
Switzerland

### EUROZONE COUNTRIES

Austria  
Belgium  
Cyprus  
Estonia  
Finland  
France  
Germany  
Greece  
Ireland  
Italy  
Latvia  
Lithuania  
Luxembourg  
Malta  
the Netherlands  
Portugal  
Slovakia  
Slovenia  
Spain

\*UK is leaving EU on March 29, 2019  
after its citizens voted pro such  
decision on June 2016.





A GATEWAY TO EU CITIZENSHIP EUROPEAN UNION

**“BEING A EUROPEAN CITIZEN  
MEANS YOU BENEFIT FROM  
ALL THE BEST THINGS:**

A continent at peace  
The world's biggest economy  
The freedom to move”

**VIVIANE REDING**

Vice President - Justice,  
Fundamental Rights  
and Citizenship





A GATEWAY TO EU CITIZENSHIP EUROPEAN UNION

# 7 EU CITIZENSHIP RIGHTS

## AT A GLANCE



**FREE MEDICAL  
COVERAGE**



**POWERFUL  
PASSPORT**  
Visa-waiver to  
150+ countries



**SAFETY  
FOOD  
STANDARD**



**FREE  
MOVEMENT**  
Live, work and study  
across the EU



**NON  
DISCRIMINATION**



**FREE  
EDUCATION**  
Most of the  
EU countries



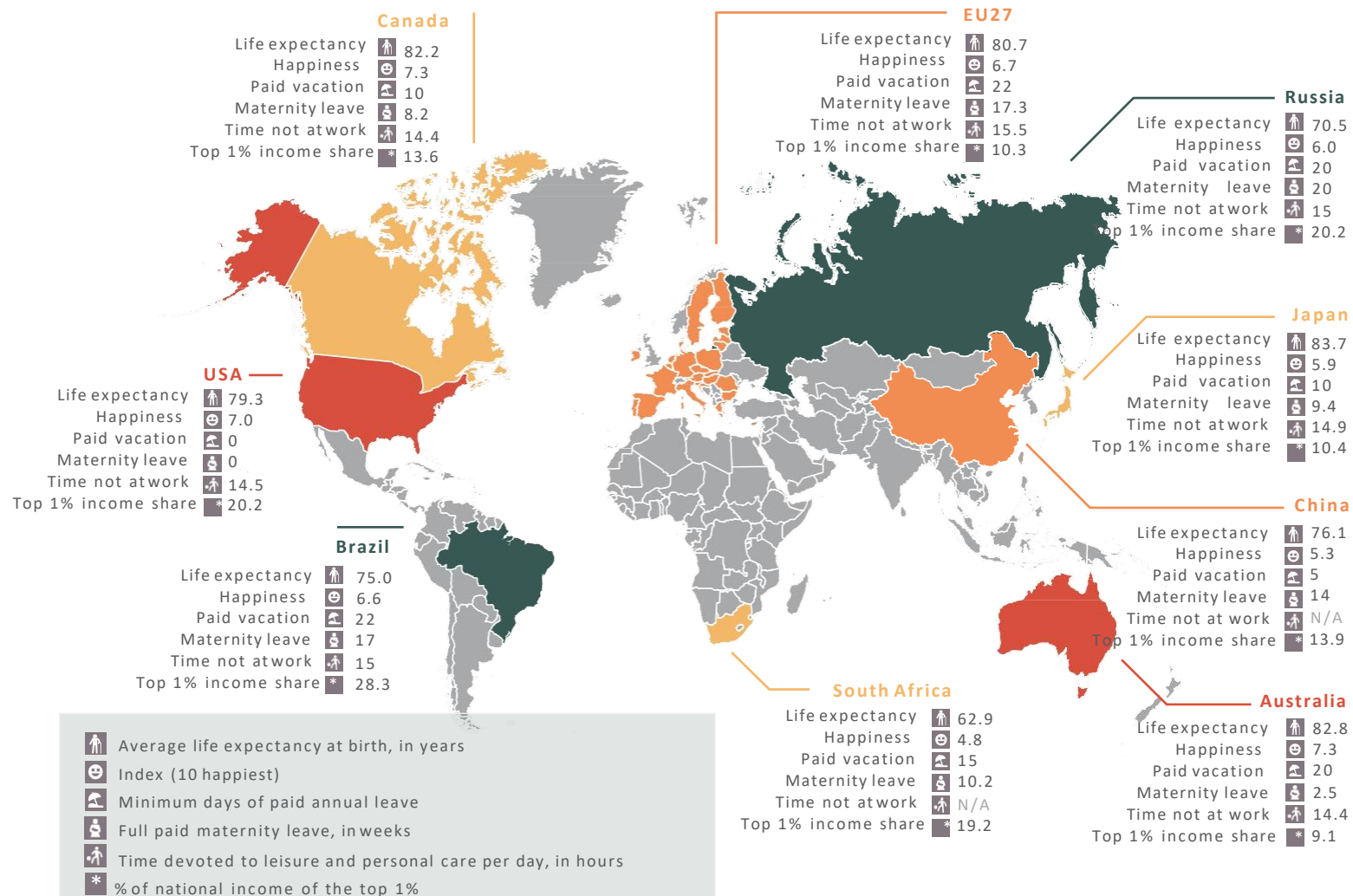
**VOTING  
& BEING  
A CANDIDATE  
RIGHTS**





# EUROPE IS A WORLD LEADER IN QUALITY OF LIFE

2016 or latest available data



# A GATEWAY TO EU CITIZENSHIP

**PORTUGAL**





POPULATION

**10.4 MILLION**

KEY CITIES

**LISBON & PORTO**

WORLD SAFETY INDEX

**TOP 3**

WORLD ECONOMY  
COMPETITIVENESS INDEX

**34 / 141**

**LISBON**

- Capital city
- International commercial hub



**PORTO**

- 2nd largest city & Most prosperous city
- Key industry: Tourism and Hospitality



**ALGARVE**

- Portugal Beach destination
- Key industry: Hi-end Service, heaven for retire people







# WHY PORTUGAL?

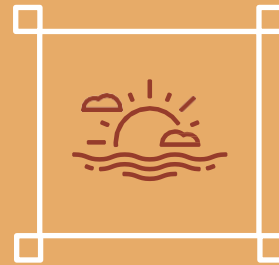
With its mild climate, 3000 hours of sunshine per year and 850kms of splendid beaches bathed by the Atlantic Ocean, Portugal is the perfect holiday destination all year round.





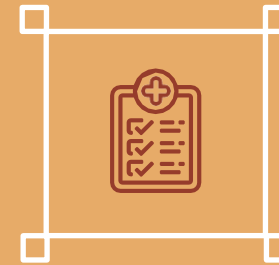
A GATEWAY TO EU CITIZENSHIP **PORTUGAL**

# WHY PORTUGAL?



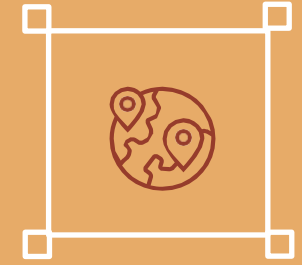
## PERFECT WEATHER

Portugal has around 2,500 to 3,200 hours of sunshine a year, an average of 4-6 hrs in winter and 10-12 hrs in the summer. (Min: 8oC - Max: 25-28oC)



## PERFECT HEALTHCARE

Portugal ranks 12th in the best public health systems in the world, ahead of high developed countries like the United Kingdom, Germany or Sweden, (Canada 30th and USA 37th). Portuguese among the world's healthiest people.



## BEST DESTINATION IN EUROPE

Porto and Lisbon namely 2 cities among Best Destinations in Europe, Best Destination for retired people from EU to move to live here. Cost of Living cheaper than most European countries.



## GOOD EDUCATION SYSTEM

**RANK 16TH GLOBALLY**  
Free studying until 18 years old. Most English fluency compared with France, Italy, Spain,...



## POWERFUL PASSPORT

**RANK 4TH GLOBALLY**  
Visa free or visa on arrival access to over 160 countries and territories.



# GOLDEN VISA PROGRAM

**PORTUGAL**







An official Portugal government program, enacted on 8th Oct 2012.

By 31st December 2019, Portugal issued 22.214 resident permits to investors and their family members.

THE FASTEST  
PROGRAM TO OBTAIN  
EU RESIDENCE  
PERMIT THROUGH  
INVESTMENT  
ACTIVITY IN  
PORTUGAL.



## GOLDEN RESIDENCE PERMIT PROGRAMME (ARI)

Data from the 08th of October 2012 to the 31st of December 2019

**7.735**

Residence permits  
for pursuing investment  
activities (ARI)

**14.007**

Residence permits  
to family members  
(family reunification)

<b>2012</b>	2	<b>2016</b>	1414	-	<b>2016</b>	2344	
<b>2013</b>	494	<b>2017</b>	1351	<b>2013</b>	576	<b>2017</b>	2678
<b>2014</b>	1526	<b>2018</b>	1409	<b>2014</b>	2395	<b>2018</b>	2500
<b>2015</b>	766	<b>2019</b>	773	<b>2015</b>	1322	<b>2019</b>	2192

**TOTAL INVESTMENT**  
**4 992 253 830,95€**

**482 783 007,88€**

BY CAPITAL TRANSFER

**4 509 470 823,07€**

BY PURCHASING A REAL  
ESTATE PROPERTY

### MAIN NATIONALITIES

China	4467	South Africa	320
Brazil	863	Russia	296
Turkey	380		

**7735** ARI BY ACQUIRING  
REAL ESTATE

(6816 by subparagraph iii) and 334 by  
subparagraph iv), of paragraph d), article  
3 of Law 23/2007, of 4 July, as amended)

**455** ARI BY TRANSFERRING  
CAPITAL

**16** ARI BY CREATING AT LEAST,  
10 JOB POSITIONS



## STATISTIC

### ORGANIC LAW 2/2018

The time period for a foreign national to apply  
for Portuguese nationality has decreased from  
**6 years to 5 years.**

**8.207**  
RESIDENCE  
PERMITS TO  
INVESTORS

**14.007**  
RESIDENCE  
PERMITS TO  
FAMILY  
MEMBERS



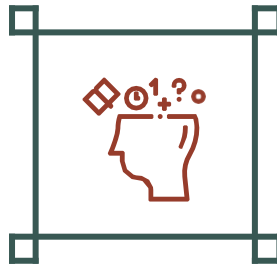
# REQUIREMENTS



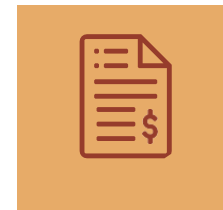
**NO AGE  
LIMIT**



**NO MANAGEMENT  
EXPERIENCES**



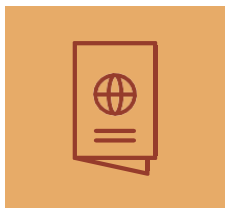
**NO EDUCATION  
LIMIT**



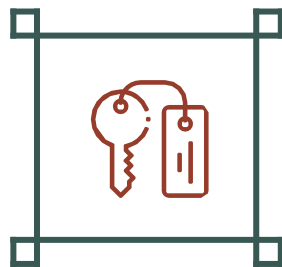
**NO FINANCIAL  
PROOFS**



**NO  
INTERVIEW**



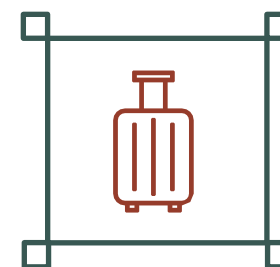
**VALID  
PASSPORT**



**LEGAL  
RESIDENT**



**VALID MEDICAL  
INSURANCE**



**07 DAYS  
OF STAY**



**5 YEARS OF  
INVESTMENT**







GOLDEN VISA PROGRAM **PORTUGAL**

# THE BEST THINGS ABOUT PORTUGAL GOLDEN VISA

STRENGTH



FREE **EDUCATION**  
FOR KIDS AND PROTECTED  
**HEALTHCARE** SYSTEM  
FOR PARENTS



ONLY 01 YEAR  
TO GET PORTUGAL/EU  
**RESIDENCE PERMITS**



VISA-FREE **TRAVEL**  
TO SCHENGEN AREA  
(26 COUNTRIES)



NO WORLDWIDE  
**INCOME TAXES**



APPLY FOR EU CITIZENSHIP,  
**FREE VISA** ACCESS  
TO 150+ COUNTRIES



LIVE, STUDY,  
WORK IN **EU** WITH  
FAMILY & CHILDREN





WE PRESENT YOU  
ÉVORA HOTEL







# LOCATION

Évora is a town in Portugal's Alentejo region, southeast of Lisbon at 135 kilometers, known for its Roman ruins, university, and beautiful buildings dating from the 16th to the 18th centuries.

Évora was a major trading and religious centre, and this former importance is reflected in the sheer number of historical monuments, all of which are all conveniently situated within the city's ancient walls.

Nowadays it is a city full of life and with a unique vibe, provided by the presence of its ancestral university and its student population. Évora, a city that knew how to evolve through time, a melting pot of cultures, styles and beauty that deserves to be visited.





ÉVORA HOTEL

# LOCATED NEAR THE HEART OF WORLD HERITAGE ÉVORA



## ROMAN TEMPLE

Also referred to as the Templo de Diana is part of the historical centre of the city, which was included in the classification by UNESCO as a World Heritage Site.



## ÁGUA DE PRATA AQUEDUCT

Is one of the Iberian Peninsula's greatest 16th century building projects. The aqueduct provided clean drinking water to Évora by connecting the city to the nearest constant flowing river, 9km to the north.



## CHAPEL OF BONES

It is a small interior chapel located next to the entrance of the Church of St. Francis. The Chapel gets its name because the interior walls are covered and decorated with human skulls and bones.



## GIRALDO SQUARE

In Évora, all streets lead to this iconic space. It has been like this since its construction, in 1571/1573.

This is where you will end up walking to. And where you will want to sit on a terrace and have a drink.

## ÉVORA UNIVERSITY

It is the second oldest university in Portugal, established in 1559 by then cardinal Henry, and receiving University status in April of the same year from Pope Paul IV.







ÉVORA HOTEL

# THE PLACE TO INVEST IN THE HEART OF **ALENTEJO**, NEAR EVERYTHING



## ALL MAJOR TOURISTIC SPOTS

within 5 min walk



## HIGHWAY

Connection to Lisbon Airport - 1h20

Connection to Spain - 1h10



## TRAIN

Connection to Lisbon and Spain





# INVESTORS DATA

## SOCIAL, DEMOGRAPHIC AND ECONOMIC FIGURES



### WINE

A wine producing region with a long tradition, the Alentejo boasts wines that will surprise you for their excellence, aromas and colours as unique as the landscape and the cuisine.



### OLIVE OIL

Alentejo has also the largest area of olive oil production in Portugal, where you can see traditional, semi-intensive and intensive methods of olive tree cultivation, with three brands of DOP Oil.

AREA IN KM<sup>2</sup>

**1.307**

HIGHER EDUCATION  
ESTABLISHMENTS

**5**

RESIDENT POPULATION

**56.664**

MUSEUMS

**5**

AVERAGE TEMPERATURE  
IN SUMMER

**24°C**

LIVE SHOWS

**226**

FOREIGN POPULATION

**2.021**

BANKS

**27**

HOSPITALS

**2**

RESTAURANTS  
AND BARS

**859**

PHARMACIES

**22**





ÉVORA  
HISTORIC  
CENTER



BUS  
STOP



LISBON  
AIRPORT  
1h20



TRAIN  
STATION



MADRID

LISBON

ÉVORA

ALGARVE







# HOTEL CONCEPT

Évora Hotel will operate under an internationally recognized hotel brand which is the perfect concept to give the hotel a vibrant, modern and sophisticated atmosphere where an open plan space is combined with ingenious detailing and light furniture to allow maximum flexibility. The decor and F&B offering draw influence from the local influences in order to provide a unique guest experience.



**140 bedrooms**



**Reception & Shop**



**Bar**



**Dinning**



**Roof Top Pool & Bar**



**Multi-functional meetings rooms**





# HOTEL CONCEPT



## 140 GUESTROOMS

The guestroom has plenty of thoughtful touches and intelligent solutions to enhance the guest experience.

Planned to provide an open space with double-sided wardrobe and 'exploded' bathroom creating a light and airy space to promote rest and rejuvenation.



Desk with tea/coffee making facilities and fridge



Mirror



Smart TV with wireless tablet/phone/laptop connectivity



Corner seat with pull out bed



Sheer roller blinds



Black-out curtains







# HOTEL CONCEPT



## RECEPTION & SHOP

The residential-style table acts as an information point, whilst functional storage is hidden within the timber framework wall.

Transitioning from the Reception, the Shop provides an extensive on-the-go offering alongside communal high tables.





# HOTEL CONCEPT



## BAR

A social pivot point providing guests and members of the public a central F&B offering.



## DINNING

Lounge and Dining Areas have adaptability for flexibility of zones and day/night transitions. A selected local F&B offering is paired with natural finishes and homely touches.







# HOTEL CONCEPT



## ROOFTOP

A social area providing guests a calm, relaxing and natural spot to enjoy the views accompanied by a Rooftop bar.



## MULTI – FUNCTIONAL MEETING ROOMS

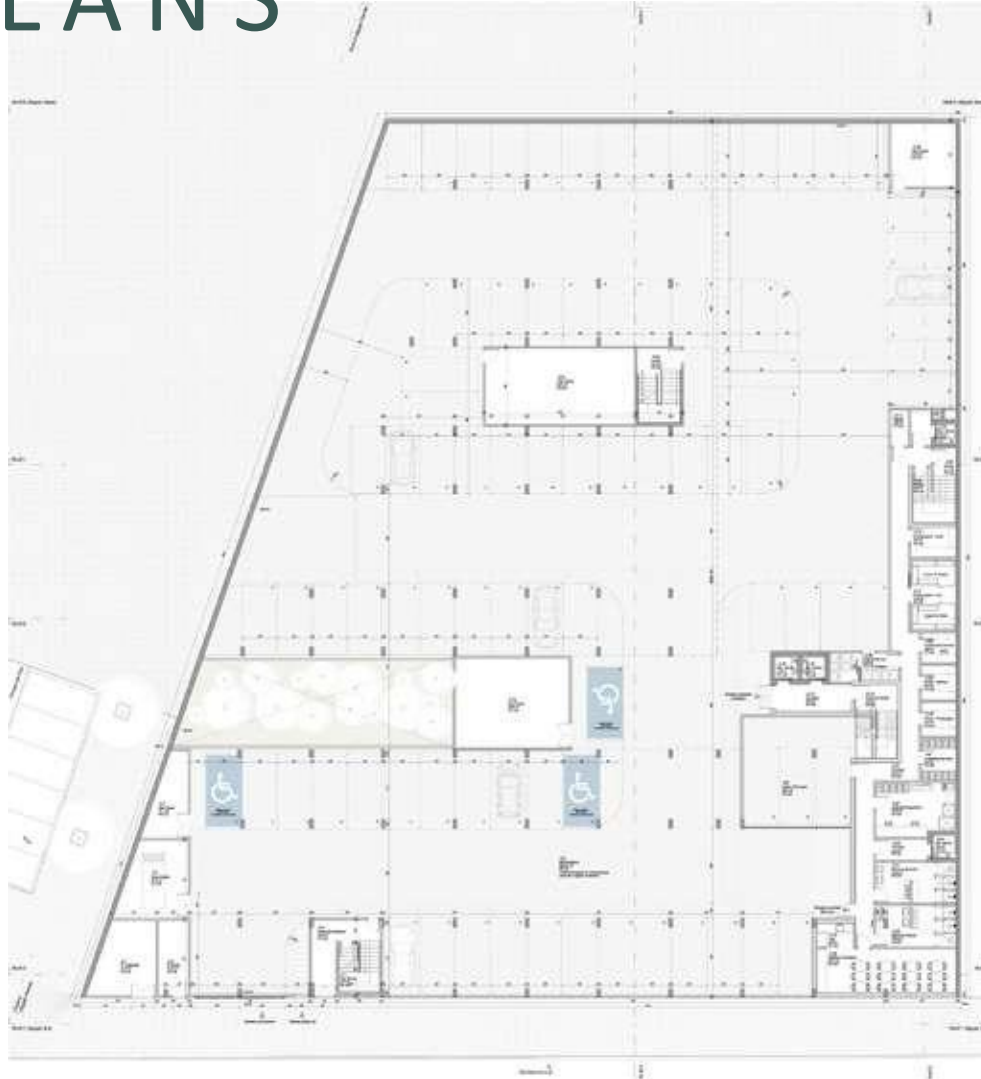
Lounge Meeting rooms with adaptability for flexibility of zones and day/night transitions for guests and members of the public for presentation and events.







# PLANS



## -2 FLOOR PLAN





# PLANS



-2 FLOOR PLAN

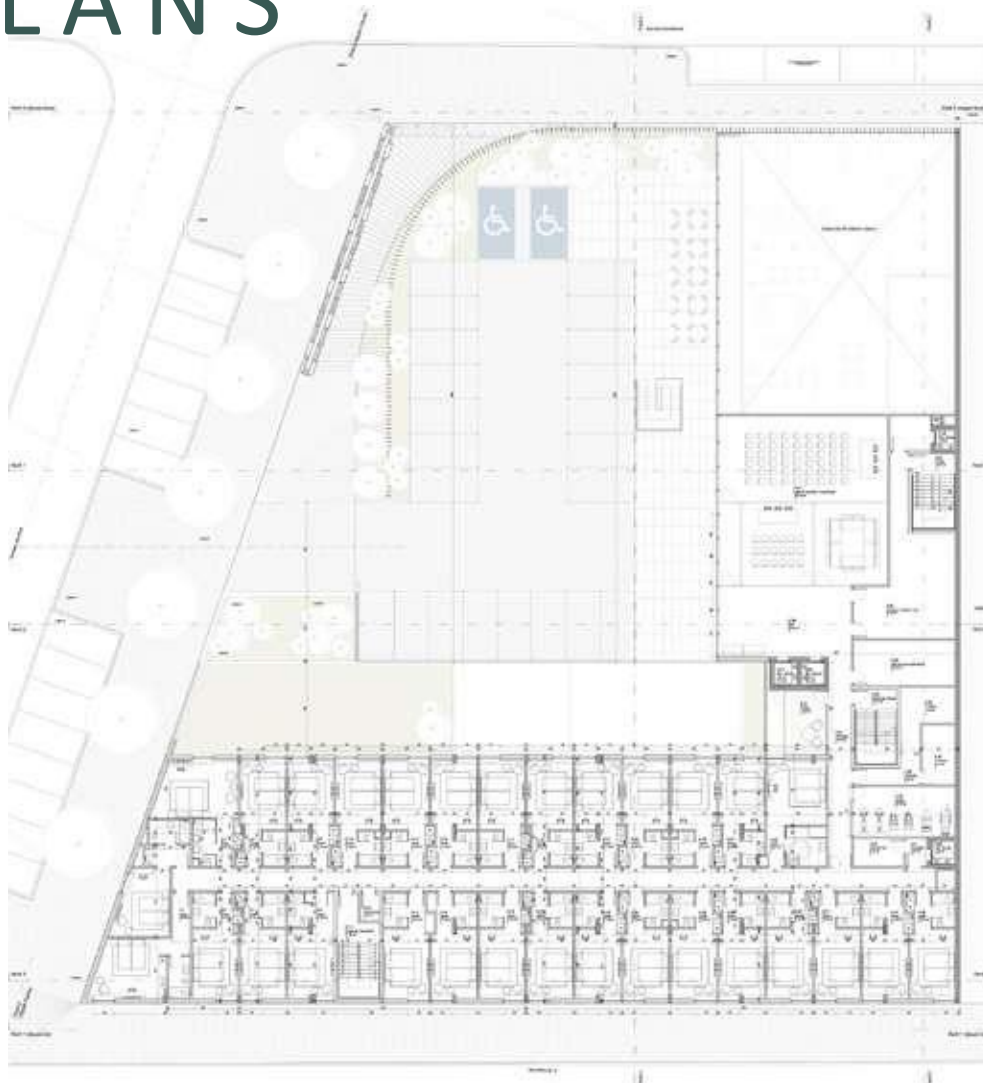


**-1 FLOOR  
PLAN**





# PLANS



-2 FLOOR PLAN



-1 FLOOR PLAN



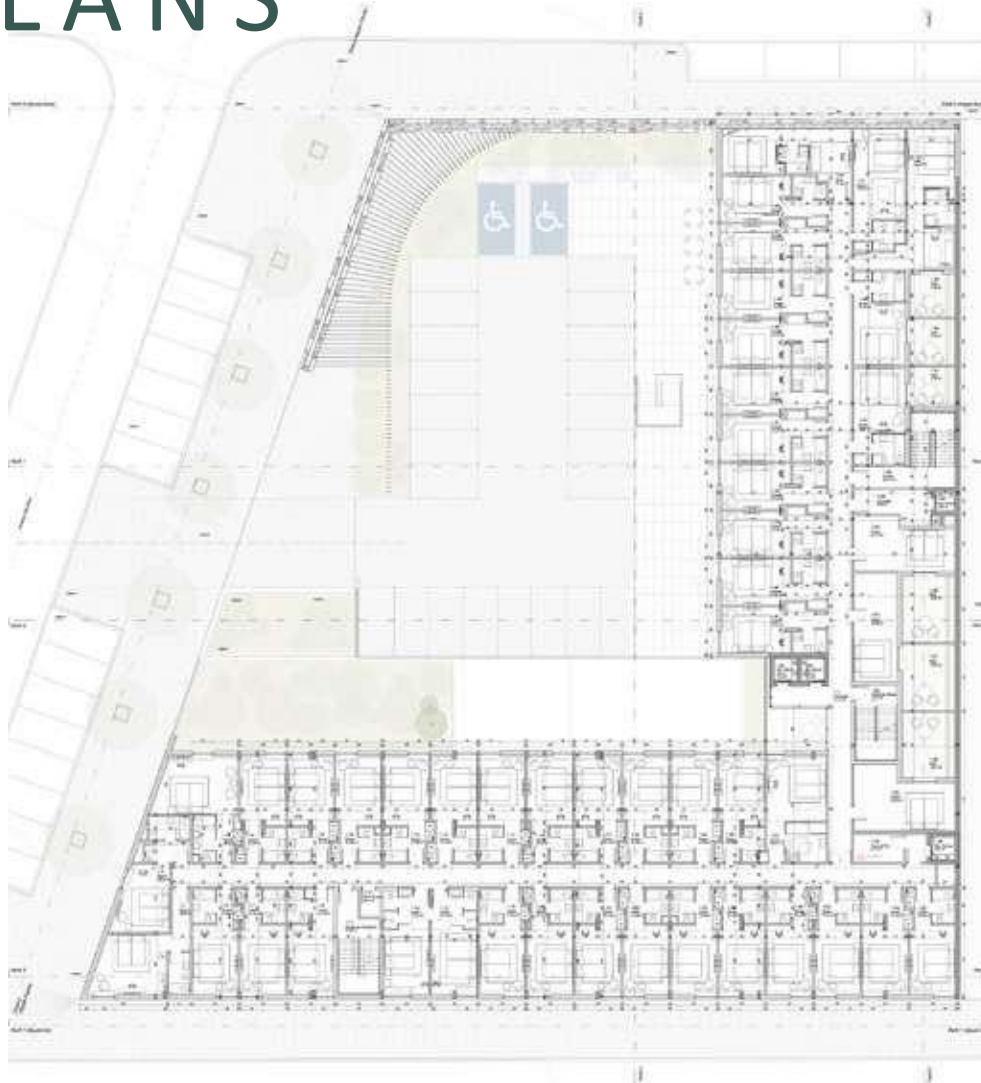
**GROUND  
FLOOR PLAN**





ÉVORA HOTEL

# PLANS



-2 FLOOR PLAN



-1 FLOOR PLAN



GROUND FLOOR  
PLAN

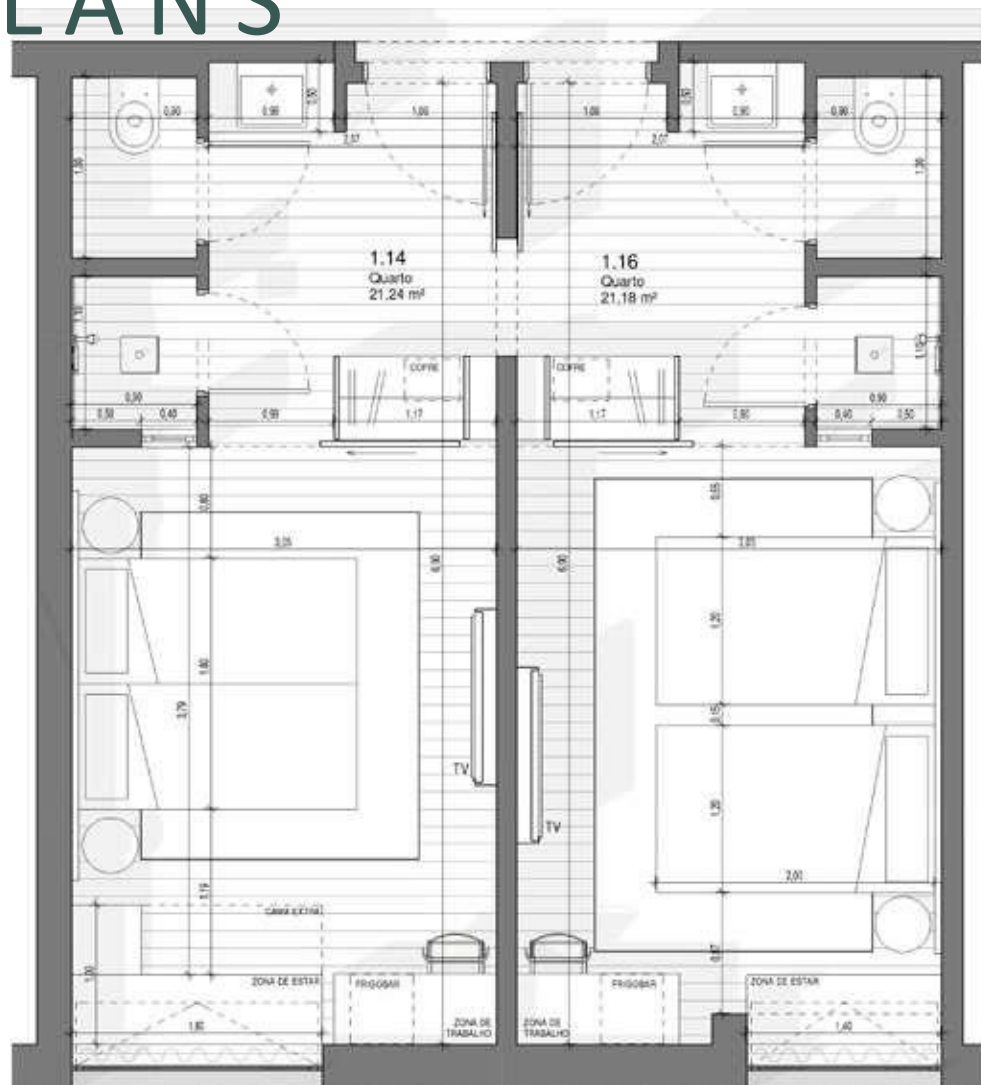


**1ST FLOOR  
PLAN**





# PLANS



-2 FLOOR PLAN



-1 FLOOR PLAN



GROUND FLOOR  
PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN



ROOMS TYPE  
HGI







# INVESTMENT OVERVIEW

CALL FOR  
INVESTORS

**75**

INVESTMENT  
AMOUNT

**280.000€**

## PROPERTY TRANSFER TAX

- IMT - 9.100€

## PROJECT TIMELINE

- Call for Investors: October 2020
- Start of Operation: 2nd semester of 2022

TOTAL PROJECT  
COST

**21** MILLION

INVESTMENT







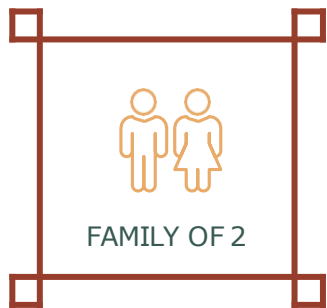
## FINANCIAL FORECAST

	Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7	
EURO€	Amount	Ratio	Amount	Ratio	Amount	Ratio	Amount	Ratio	Amount	Ratio	Amount	Ratio	Amount	Ratio
<b>REVENUES</b>														
Rooms	3 863 540	76,60%	3 994 301	79,19%	4 110 542	81,49%	4 230 251	83,87%	4 313 041	85,51%	4 397 474	87,18%	4 483 581	88,89%
Rooms	3 648 540	72,33%	3 777 151	74,88%	3 891 221	77,15%	4 008 736	79,48%	4 089 311	81,07%	4 171 507	82,70%	4 255 354	84,37%
Rooms Rental	200 000	3,97%	202 000	4,00%	204 020	4,04%	206 060	4,09%	208 121	4,13%	210 202	4,17%	212 304	4,21%
Others	15 000	0,30%	15 150	0,30%	15 302	0,30%	15 455	0,31%	15 609	0,31%	15 765	0,31%	15 923	0,32%
Food & Beverage	1 180 410	23,40%	1 192 214	23,64%	1 204 136	23,87%	1 216 178	24,11%	1 228 339	24,35%	1 240 623	24,60%	1 253 029	24,84%
<b>Total revenue</b>	<b>5 043 950</b>	<b>100,00%</b>	<b>5 186 515</b>	<b>102,83%</b>	<b>5 314 679</b>	<b>105,37%</b>	<b>5 446 428</b>	<b>107,98%</b>	<b>5 541 381</b>	<b>109,86%</b>	<b>5 638 097</b>	<b>111,78%</b>	<b>5 736 610</b>	<b>113,73%</b>
<b>DEPARTMENTAL EXPENSES</b>														
Rooms	1 071 071	55,02%	1 091 227	56,06%	1 109 619	57,00%	1 128 331	57,96%	1 142 847	58,71%	1 157 558	59,46%	1 172 468	60,23%
Food & Beverage	875 623	44,98%	886 964	45,56%	898 458	46,15%	910 106	46,75%	921 911	47,36%	933 875	47,97%	945 999	48,60%
<b>Total departmental expenses</b>	<b>1 946 694</b>	<b>100,00%</b>	<b>1 978 191</b>	<b>101,62%</b>	<b>2 008 077</b>	<b>103,15%</b>	<b>2 038 437</b>	<b>104,71%</b>	<b>2 064 758</b>	<b>106,06%</b>	<b>2 091 433</b>	<b>107,44%</b>	<b>2 118 467</b>	<b>108,82%</b>
<b>DEPARTMENTAL PROFIT</b>														
Rooms	2 792 470	90,16%	2 903 074	93,73%	3 000 923	96,89%	3 101 920	100,15%	3 170 194	102,35%	3 239 915	104,61%	3 311 113	106,90%
Food & Beverage	304 787	9,84%	305 250	9,86%	305 678	9,87%	306 072	9,88%	306 429	9,89%	306 748	9,90%	307 030	9,91%
<b>Total departmental profit</b>	<b>3 097 257</b>	<b>100,00%</b>	<b>3 208 324</b>	<b>103,59%</b>	<b>3 306 602</b>	<b>106,76%</b>	<b>3 407 992</b>	<b>110,03%</b>	<b>3 476 623</b>	<b>112,25%</b>	<b>3 546 664</b>	<b>114,51%</b>	<b>3 618 143</b>	<b>116,82%</b>
<b>UNDISTRIBUTED EXPENSES</b>														
Admin & General	114 750	8,10%	116 471	8,22%	118 218	8,34%	119 992	8,47%	121 791	8,60%	123 618	8,73%	125 473	8,86%
Management Fee	582 231	41,10%	488 799	34,50%	521 587	36,82%	556 419	39,27%	567 295	40,04%	578 387	40,82%	589 750	41,63%
Sales & Marketing	33 577	2,37%	33 666	2,38%	33 740	2,38%	33 815	2,39%	33 853	2,39%	33 891	2,39%	33 930	2,39%
Maintenance	80 239	5,66%	81 198	5,73%	81 984	5,79%	82 785	5,84%	83 194	5,87%	83 607	5,90%	84 024	5,93%
Energy	226 251	15,97%	231 907	16,37%	236 546	16,70%	241 277	17,03%	243 689	17,20%	246 126	17,37%	248 587	17,55%
Taxes	211 846	14,95%	217 834	15,38%	223 217	15,76%	228 750	16,15%	232 738	16,43%	236 800	16,71%	237 490	16,76%
Others	167 869	11,85%	169 812	11,99%	189 297	13,36%	191 280	13,50%	192 291	13,57%	193 313	13,64%	194 344	13,72%
<b>Total undistributed expenses</b>	<b>1 416 763</b>	<b>100,00%</b>	<b>1 339 687</b>	<b>94,56%</b>	<b>1 404 588</b>	<b>99,14%</b>	<b>1 454 317</b>	<b>102,65%</b>	<b>1 474 852</b>	<b>104,10%</b>	<b>1 495 742</b>	<b>105,57%</b>	<b>1 513 598</b>	<b>106,83%</b>
<b>Gross operating profit</b>	<b>1 680 493</b>		<b>1 868 637</b>		<b>1 902 014</b>		<b>1 953 675</b>		<b>2 001 771</b>		<b>2 050 921</b>		<b>2 104 544</b>	
<b>GOP / Revenue</b>	<b>33,32%</b>		<b>36,03%</b>		<b>35,79%</b>		<b>35,87%</b>		<b>36,12%</b>		<b>36,38%</b>		<b>36,69%</b>	

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Nr. Days	365	365	365	365	365	365	365
Available Rooms	140	140	140	140	140	140	140
ADR	102	103	104	105	106	107	108
Occupancy Rate	77,00%	71,75%	73,19%	74,65%	75,40%	76,15%	76,91%
Room Nights	35 770	36 664	37 398	38 145	38 527	38 912	39 301
<b>Room Revenue (€uros)</b>	<b>3 648 540</b>	<b>3 777 151</b>	<b>3 891 221</b>	<b>4 008 736</b>	<b>4 089 311</b>	<b>4 171 507</b>	<b>4 255 354</b>



# PORTUGAL GOLDEN VISA PROGRAM



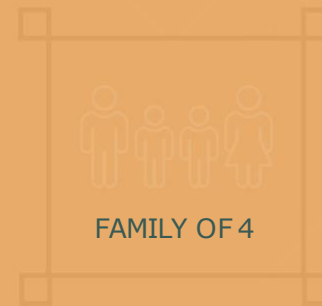
FAMILY OF 2

INVESTMENT	€ 280000
INVESTMENT COST	€9755

GOVERNMENT COST	€ 29150
(independant of investment)	

OTHER FEES	€ 9000
(Legal, Tax Representation)	

TOTAL INVESTMENT	€ 327905
PROGRAM COST	€ 47905



FAMILY OF 4

INVESTMENT	€ 280000
INVESTMENT COST	€9755

GOVERNMENT COST	€ 56599
(independant of investment)	

OTHER FEES	€ 9000
(Legal, Tax Representation)	

TOTAL INVESTMENT	€ 355354
PROGRAM COST	€ 75354



# PROJECT APPRAISAL



Formatos, Formadores e Consultores Associados, Lda  
João Manuel Vieira Fonseca, MRICS  
PA/2010/0019 CMVM

## Executive Summary

The current equity appraisal report was prepared at the request of the company Palacioriginal SA, taxpayer number 514693509, headquartered at Rua de Oliveira Monteiro, 289, Porto [4050-443].

The right to be evaluated is the absolute right to own and control the land and any buildings on it in perpetuity, subject only to any subordinate interests and any statutory or legally applicable restrictions of a rental property to be built on land in the Évora, called Hotel Rossio S. Brás – Évora Hilton.

The real estate project will consist of the construction of a 140-room hotel.

Based on the purpose of the evaluation, the adopted base value was "Investment value", which is no more than the value of an asset to the owner or a prospective owner for individual investment or operational objectives.

To estimate the value, the income approach was used.

The proposed value for the property is of 23.300.000 € (Twenty-three million three hundred thousand euros).

It is recommended to read the "Assumptions" and "Special Assumptions" items.

The report is dated May 27 2020.

The valuation date is May 27 2020.

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Palacioriginal SA

[Income property evaluation]  
Hotel Rossio S. Brás – Évora Hilton

RICS Regulated Firm



TRACK RECORD  
**IN PORTUGAL**





## CASA Dacompanhia

Located within the heart of the tourist zone in the second largest city of Portugal, Porto.

Porto is one of the oldest European centres, and its historical core was proclaimed a World Heritage Site by Unesco in 1996.

Casa da Companhia receives support from the local government, as well as from the EU through financial fund “Portugal 2020”.



<div>TOTAL PROJECT VALUE (EUR) 11.2M</div>	<div>TOTAL INVESTORS 32</div>	<div>INVESTMENT AMOUNT PER INVESTOR (EUR) 350.000</div>
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## SÉ CATEDRAL

SÉ CATEDRAL HOTEL is a project of rehabilitation of an old building in the Historic Centre of Porto, a UNESCO Heritage in 2012 and converted into a boutique hotel of 80 rooms, 5 floors, with amenities such as restaurant-bar, and a terrace café.

It is located at the heart of the Historic Centre of Porto.



<p>TOTAL PROJECT VALUE (EUR)</p> <p>11 M</p>	<p>TOTAL INVESTORS</p> <p>68</p>	<p>INVESTMENT AMOUNT PER INVESTOR (EUR)</p> <p>350.000</p>
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## FONTINHA HOTEL

Fontinha is one of our latest projects in the historic center of Porto. It is a project of rehabilitation of an old building into a 4-star hotel with 6 floors, 50 rooms, amenities such as a restaurant and bar, and a courtyard with a fountain and garden. It is located at the corner of Fontinha and Santa Catarina street.



<div>TOTAL PROJECT VALUE (EUR) 14 M</div>	<div>TOTAL INVESTORS 40</div>	<div>INVESTMENT AMOUNT PER INVESTOR (EUR) 350.000</div>
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## PANORAMIC

Panoramic Hotel's project involves the rehabilitation of a dated building, turning it into a 4-star hotel with 6 floors, 35 suites, a restaurant, a pool, a rooftop bar.

Panoramic also possesses a unique, specific area for guests to appreciate the view of the city.

Its location in a privileged area, will provide Panoramic Hotel guests with easy access to the most attractive tourist spots in town. The famous "Luís I" Bridge, for example, is only a 2 minute walk from the hotel.

From dawn to sunset, Panoramic is ready to welcome its guests to the most dazzling and vibrant city in Portugal.



<div>TOTAL PROJECT VALUE (EUR) 12 M</div>	<div>TOTAL INVESTORS 35</div>	<div>INVESTMENT AMOUNT PER INVESTOR (EUR) 350.000</div>
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## CASA DAS LÉRIAS

It's a building that projects the architectural identity of Amarante and a symbol of the convent sweet history of the city, Casa das Lérias is to anyone who visits and inhabits the city, considered cultural heritage.

Since the initial design, obviously influenced by the modern movement, namely the Bauhaus school, the building was able to maintain its avant-garde character over the decades, reinventing itself in continuous ruptures (clarified and contextualised) with the past. This somewhat eccentric, yet quite positive, dimension of the property that sits in what can be referred as a small rural country village in the last century, gives unquestionable interest to the building.

Its location on the other hand, is completely privileged: the main façade marks the start to one of the main arteries of the historic city center and sits two minutes walking from the Largo do Mosteiro de São Gonçalo. The south façade of the building rests on the first line of the right bank of the river Tâmega, turning to an outdoor garden area, which allows the property to share its location with a natural space, and with a unique view over the left bank of the river.



<div>TOTAL PROJECT VALUE (EUR) 12 M</div>	<div>TOTAL INVESTORS 25</div>	<div>INVESTMENT AMOUNT PER INVESTOR (EUR) 280.000</div>
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## BELAS ARTES HOTEL

The Belas Artes Hotel project is part of the rehabilitation of Properties of Patrimonial Interest of the city of Porto, giving a new life to the history and culture that surrounds it.

The building of the Belas Artes Hotel was the residence of a noble family from the north of the country and still has the family crest. In the main façade, totally rehabilitated, the presence of the coat of arms stands out, rekindling the memories of a time that remains present. The one that was a family dwelling typical of Porto bourgeois of the XVIII century, is now a hotel project that honors the art of living.



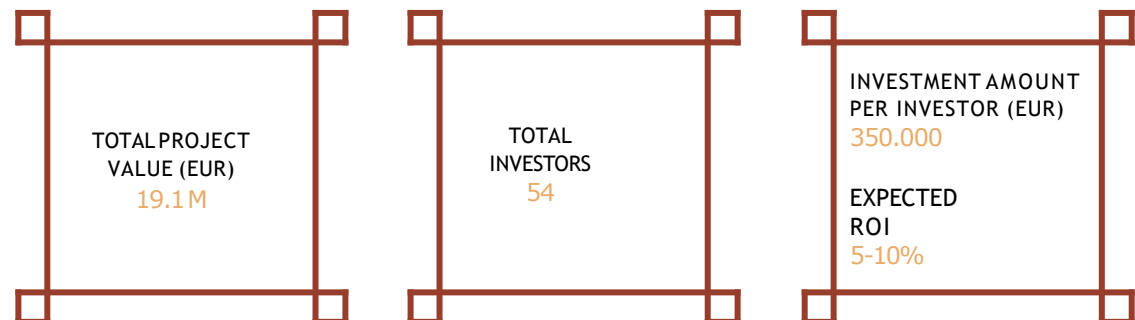
TOTAL PROJECT VALUE (EUR) 15.4M	TOTAL INVESTORS 44	INVESTMENT AMOUNT PER INVESTOR (EUR) 350.000
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## BROADWAY

BROADWAY Aparthotel is located near the beach in Matosinhos and in front of a city park in Porto. It is comprised of 3 floors with 108 aparthotel rooms and modern amenities such as a restaurant, bar and courtyard. Its proximity to the sea, beach and the city park makes it an attractive area for tourists and city goers.

Situated at the northern part of Porto, Matosinhos is a major port and fishing town known for its sandy beach. It is a city rich in beautiful architecture, wine and culture - with museums and cruise terminals nearby, it is a key tourist destination.





## LAPA HOTEL

Lapa Hotel is Porto's newest project, integrating the internationally recognised Renaissance Brand into the city. It has been projected under one solid concept: inspiring shapes, simplicity and elegance, combined with high-end engineering.

For a cosmopolitan lifestyle we developed an exclusive piece of architecture, integrated in a specific urban context, well-balanced with the city landscape.

You'll find lots of glass, woods and other noble materials in inviting open wide areas, both in the rooms and the common areas. After all, there is no real luxury without space.



<div>TOTAL PROJECT VALUE (EUR) 65 M</div>	<div>TOTAL INVESTORS 160</div>	<div>INVESTMENT AMOUNT PER INVESTOR (EUR) 350.000</div>
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