

The heart of Alentejo

WELCOME TO PORTUGAL





A Gateway to EU Citizenship

01

E U R O P E A N U N I O N





Numbers

in 2022

27

Member States

4.42 Million

Area Km²

22%

GDP Represent

Freely Circulation

Schengen zone

24

Official Languages

+447 million

Population (EST. 2021)

19

Euro Zone Countries

65

Years in Peace

27 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

Schengen Area

Countries

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

Spain

Sweden

Switzerland

Eurozone

Countries

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

Spain





Slovakia

Slovenia

Sweden

Spain

We welcome citizens of the world!

Our passion is to empower your mobility, through global and trustworthy solutions.

Benefit from being a European Citizen.

Portugal has it all.





7 EU citizenship rights At a glance





Powerful Passport

Visa-waiver to 150+ countries



Free Medical Coverage



Voting & Being a Candidate Rights



Safety Food Standard



Free Education

Most of the EU Countries



Free Movement

Live, Work and Study Across the EU

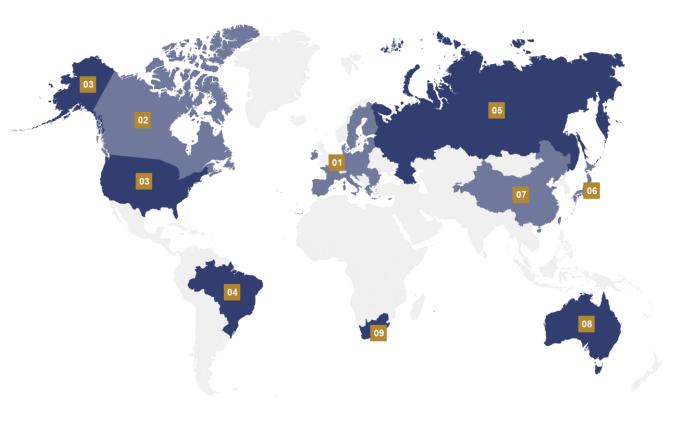


Non Discrimination



Europe is a world leader in quality of life

2016 or latest available data



Average life expectancy at birth, in years
Index (10 happiest)
Minimum days of paid annual leave
Full paid maternity leave, in weeks
Γime devoted to leisure and personal care per day, in hours
% of national income of the top 1%

	EU2
₼	80.7
e	6.7
2	22
<u> </u>	17.3
·*	15.5
*	10.3

EU27	Canada	USA		
80.7	82.2	79.3		
6.7	7.3	7.0		
22	10	0		
17.3	8.2	0		
15.5	14.4	14.5		
10.3	13.6	20.2		

Brazil	
75.0	
6.6	
22	
17	
15	
28.3	

Russia	Japan
70.5	83.7
6.0	5.9
20	10
20	9.4
15	14.9

1	China	
	76.1	
	5.3	
	5	
	14	
	N/A	
	13.9	

Australia	South Africa
32.8	62.9
7.3	4.8
20	15
2.5	10.2
4.4	N/A

19.2

09





A Gateway to EU Citizenship

02

PORTUGAL





Lisbon



Capital city of Portugal
International commercial hub
Europe Best City Break

Porto



2nd largest metropolitan city & Most prosperous cityKey industry: Tourism and HospitalityWorld's Leading City Destination

Algarve



Beach destination

Key industry: High-end Service, heaven for retirees

Best Beach Destination in Europe

10.34 Million

Porto, Lisbon & Algarve

Top 6
Global Peace Index

42 / 141
World Economy
Competitiveness Index

4th Place
2022 Annual Global
Retirement Index





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: 8°c - max: 25-28°c)

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.**

Good Education System

Rank #16th Globally. Free studying until 18 years old. Most English fluency compared with France, Italy, Spain.

Powerful Passport

Rank 3th Globally. **Visa free or visa on arrival** access to over 160 countries and territories.

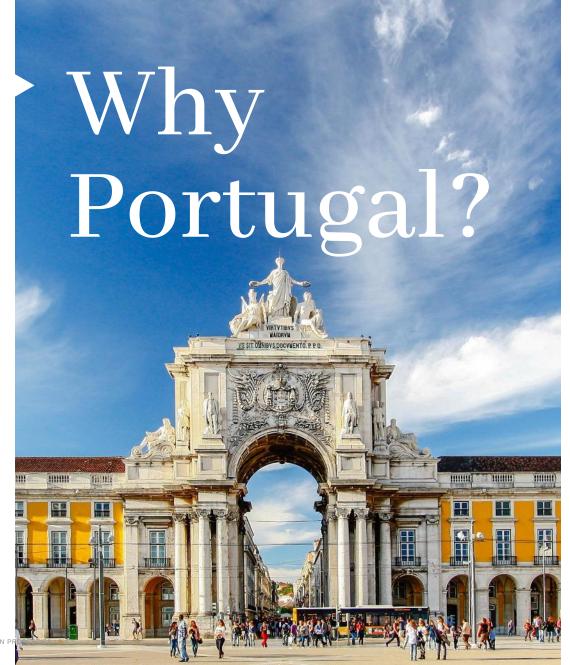
Best Destination in Europe & World

Porto and Lisbon **Best Destinations** in Europe, Best Destination for retirees from EU to move to live here Cost of Living cheaper than most European countries.

Porto

World's Leading City Destination Lisbon Best City Break Algarve
Best Beach
Destination in Europe











Overnight stays-maintained growth in October 2022

PORTUGAL TOURIST ACTIVITY - FLASH STATISTICS

The **tourist accommodation sector** registered 2.6 million guests and 6.8 million overnight stays in **October 2022**, corresponding to year-on-year rates of change of +23.4% and +23.5%, respectively.

Compared to October 2019, there were increases of 21.0% in overnight stays from residents and 1.5% from non-residents. In the case of non-residents, in this month was registered the **highest growth** when compared to 2019.

In the first ten months of 2022, overnight stays increased by 97.3% (+23.7% in residents and +177.9% in non-residents).

PORTUGAL MAIN AIRPORTS

Arrivals (Jan - Aug 2022)







Golden Visa Program

PORTUGAL





The Fastest Program

to obtain EU residence permit through investment activity in Portugal. An official Portugal government program, enacted on 8th Oct 2012.

By **30th October 2022**, Portugal issued **29.742** resident permits to investors and their family members.





Golden Residence Permit Programme (ARI)

Data from the 08th of October 2012 to the 30th of October 2022

Statistics

Organic Law 2/2018

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

11.263

18.479

Residence permits to investors

Residence permits to family members

11.263

Residence permits for pursuing investment activities (ARI)

2012 2
2013 494
2014 1526
2015 766
2016 1414
2017 1351
2018 1409
2019 773
2020 1182
2021 1337

18.479

Residence permits to family members (Family Reunification)

Total Investment

6 609 272 282,02€

682 177 834,52€ by Capital Transfer

5 927 094 447,50€ by Purchasing a Real Estate Property

Main Nationalities

 China
 5209

 Brazil
 1148

 Turkey
 534

 South Africa
 483

 EUA
 495

10.393 ARI by Acquiring Real Estate

(8061 by subparagraph iii) and 768 by subparagraph iv), of paragraph d), article 3 of Law 23/2007, of 4 July, as amended)

848 ARI by Transfering Capital

22 ARI by Creating Job Positions









Requirements



No age limit



No management experiences



No education limit



No financial proofs



No interview



Valid Passport



Legal Resident



Valid medical insurance



7 days of stay



5 years of investment





Only 1 year to get Portugal/ Residence permits



Free Education for kids and protected Healthcare system for Parents



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 after Portuguese citizenship









04

WELCOME TO PORTUGAL





















Location

Beja, the district capital, is a family-friendly city where you can easily get around on foot or by bicycle. A step away from the sea, the capital Lisbon and neighboring Spain, Beja shortens distances.

The second largest city in Alentejo has more than 2500 years of history and many more stories to live and tell, discovering the ancient civilizations that mark our past and fill with mystery the old houses, carefully whitewashed.

Beja Hotel is located right in the town centre, close to all this legacy. Beja city offers good accessibilities, quality of life, a great heritage value and good environmental conditions for economic development, enticing cultural and leisure environment.







Alentejo, as far as the eye can see









Beja, The Heart of Alentejo



5 Kings Fluvial Beach

The fluvial beach 5 Kings is a leisure treasure of the city of Beja. Located 7 km's from the city center, this beach offers all kinds of activities for a family day.



Roman Village of Pisões

The roman village of Pisões represents a point of great interest in the historical and archaeological patrimony of the city of Beja.



Beja's Castle

This is the city's most iconic monument. It is a Gothic fortress, whose construction began in the 13th century, soon after the Christian conquest of the city, and continued through the 14th and possibly 15th centuries.



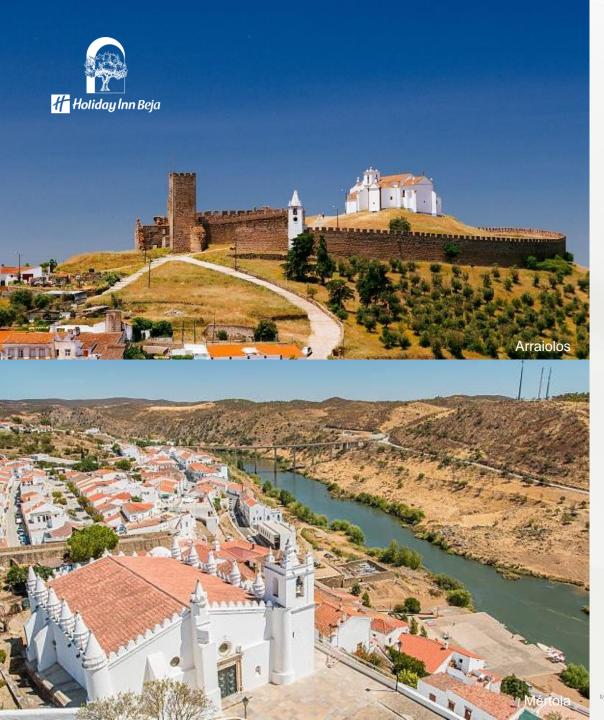
City Park

"Discover nature in a peaceful haven"

Leisure area with gardens, a central lake, sports and recreational equipment, esplanade and children's playground.







Alentejo

A place to relax and enjoy life

Alentejo is in southern Portugal, between the Tagus River and the Algarve. Here, you will discover landscapes that you will never forget, whether they are in the middle of the plain, on top of a cliff, on a cork oak forest, or by the sea, and that are perfect for inspiration and to take time for yourself.



ACTIVITIES

Nature Tourism, Tours, Hiking, birdwatching, E-bike, Off-road, theme parks, cycling and wine tours.



DISTANCES

10 minutes from Beja Airport 1H30m from Faro Airport 1H50m from Lisbon Airport 1H30m from Sines 1H00 from Évora



GASTRONOMIE

Alentejo is renowned for superb gastronomy and its Mediterranean culinary traditions. Take time to get to know the local delicacies and unique flavors of this extraordinary cuisine.



FLUVIAL BEACH

The fluvial beach of the 5five kings presents a very natural condition, being a unique balneary offer in the region.



Alentejo, Naturally Unique

Wine Tourism Region

Alentejo is Portugal's wine region, where centuries of tradition are combined with the latest technologies to produce world-class wines.

The region's vineyards pre-date the Romans and today house more than 250 local producers. The soils are very diverse, with varied outcroppings of clay, schist, granite, marble and limestone – perfect for vine cultivation.

The ideal climate for winemaking paired with the wisdom of local winemakers who create unique wines ranging from light to bold, both white and red. As for the grape's varieties, there are many and almost all distinct to the region.

During the grape harvest, in mid-to-late summer, many wineries and farms offer a harvesting experience that includes grape stomping and cellar tours.









Project Concept

Located in the center of Beja, this project will be restored inside the building, preserving the main facade. An existing building that will have a new life.

This **4-star hotel** consists of **92 beautifully equipped rooms**, within walking distance of the center of Beja and all the services that the city provides to all its visitors.

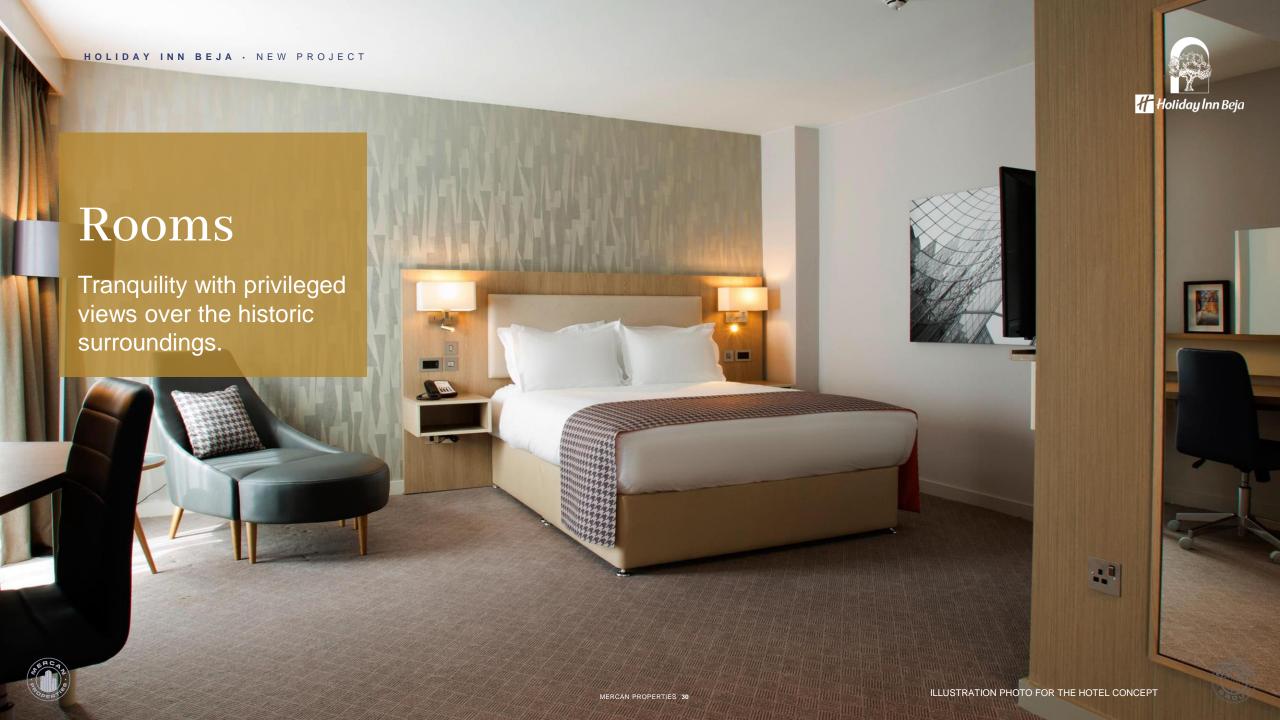
The project also includes a wide range of support facilities, including a **commercial area with retail shops, bar and restaurant, an outdoor swimming pool, and a parking lot**. All these features were conceived under the same idea: preserve the building's history, giving it a fresh and rejuvenated life.

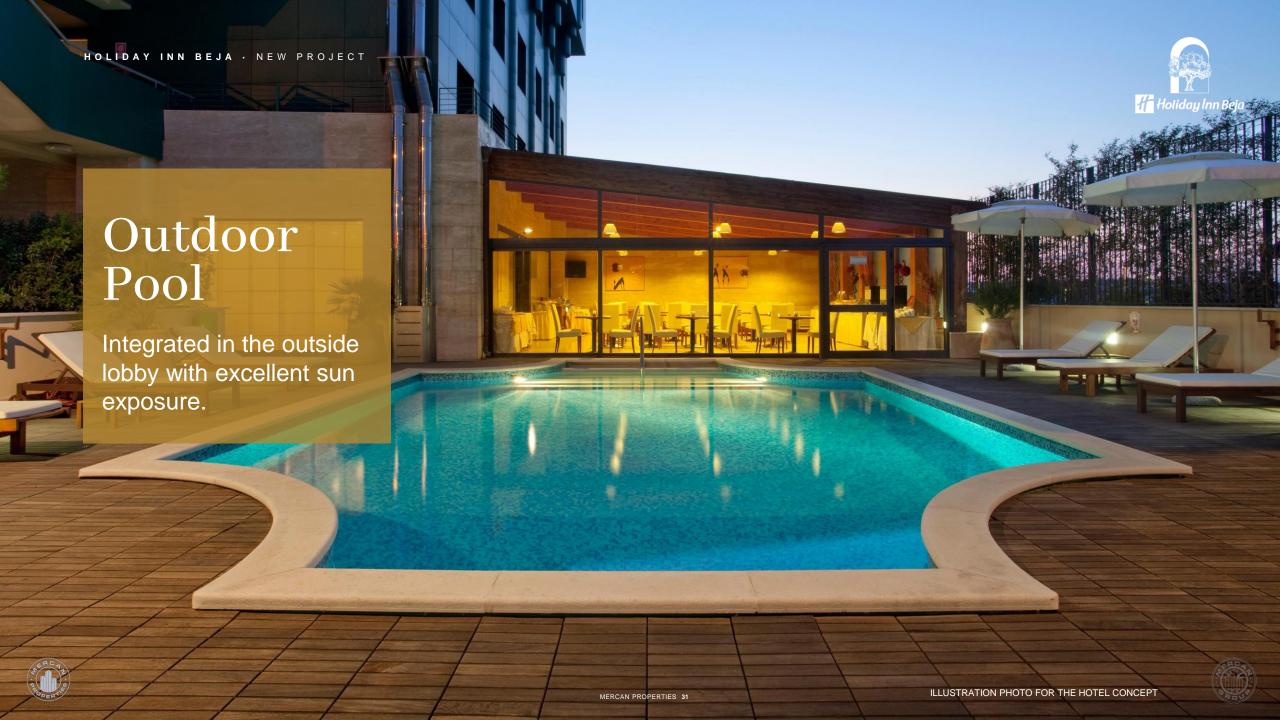












Investment Overview

60

280.000€

16.8M€

Call for Investors

Investment Starting Total Project Investment

Scope of Project

An exclusive 4-Star Hotel with 92 rooms, retail shops & 163 parking spaces
Flagged by an International Brand

Project Benefits

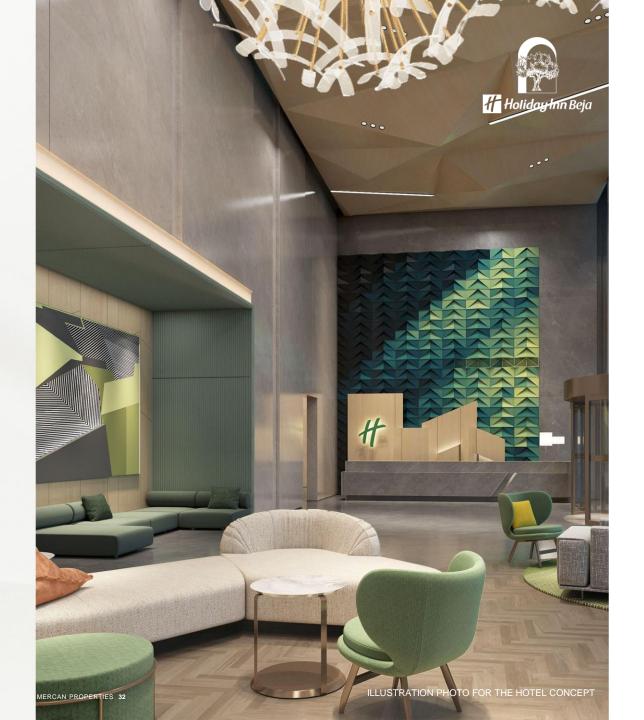
IMT Paid by the Developer VAT Included *Total Approx. 30.000*€

Guaranteed buyback after 6 years 7 Days Free Stay in any Mercan Hotel in Portugal*

Project Timeline

Call for investors: **December 2022**Expected Completion date: **2Q2024**









Financial Forecast

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Number of Rooms	92	92	92	92	92	92	92
Revenue per room (Total)	32,178.91 €	33,474.54 €	34,822.53 €	36,224.96 €	37,684.06 €	38,439.33 €	39,209.77 €
Revenue per room (Rooms)	25,869.38 €	26,914.50 €	28,001.84 €	29,133.12 €	30,310.10 €	30,919.33 €	31,540.81 €
RN's	22667	23120	23582	24054	24535	24780	25028
Occupancy Rate	67.50%	68.85%	70.23%	71.63%	73.06%	73.79%	74.53%
Av Price (no VAT)	105€	107.10€	109.24€	111.43€	113.66€	114.79€	115.94€
Accommodation Revenue	2,379,983	2,476,134	2,576,170	2,680,247	2,788,529	2,844,578	2,901,754
F&B	570,477	593,524	617,503	642,450	668,405	681,840	695,545
Other	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Total Income	2,960,460 €	3,079,658 €	3,203,672€	3,332,697€	3,466,934€	3,536,418€	3,607,299€
Costs with personnel	860,923	895,690	916,245	937,345	959,008	962,111	980,523
Operational Expenses	600,464	614,786	629,412	644,350	659,604	667,380	675,238
Other Costs	171,143	178 057	185,251	192,735	200,521	204,552	208,663
A&G and S&M Expenses	372,549	398,472	426,014	455,266	470,571	479,621	488,058
Total Cost	2,005,079	2,087,004	2,156,921	2,229,696	2,289,705	2,313,664	2,352,482
Operational Result	955,380	992,654	1,046,751	1,103,001	1,177,228	1,222,754	1,254,817
Operational Result Operating Margin	32.27%	32.23%	32.67%	33.10%	33.96%	34.58%	34.79%
Total Management Fee	195,791.99 €	195,791.99 €	195,791.99 €	195,791.99 €	195,791.99 €	195,791.99 €	195,791.99 €
Net Operating Profit	759,588 (25.66%)	796,862 (25.88%)	850,959 (25.56%)	907,209 (27.22%)	981,436 (28.31%)	1,026,962 (29.04%)	1,059,025 (29.36%)
Commercial Area + parking spots	147,840	149,318	150,812	152,320	153,843	155,381	156,935
Total NOP	907,428	946,180	1,001,771	1,059,528	1,135,279	1,182,344	1,215,960





Track Record

05

IN PORTUGAL





Operational Hotels









Make your Reservation:

HERE

CASA DA COMPANHIA, VIGNETTE COLLECTION BY IHG

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 is a new 5-star luxury hotel in the most prestigious and central location in Porto. Outstanding service and comfort with historical roots.

TOTAL PROJECT VALUE (EUR)
11.2M

TOTAL INVESTORS

INVESTMENT AMOUNT PER INVESTOR (EUR) 350.000

STATUS OPEN



Operational Hotels





It's a building that projects the architectural identity of Amarante and a symbol of the historical cultural heritage of the city. Influenced by the modern movement, namely the Bauhaus school, the building was able to maintain its avant-garde character over the decades.

Its location is completely privileged: start to one of the main arteries of the historic city center and rests on the first line of the right margin of the Tâmega river, turning to an outdoor garden area.

TOTAL PROJECT VALUE (EUR)

19.1 M

TOTAL INVESTORS 54

STATUS

INVESTMENT AMOUNT PER INVESTOR (EUR)

350.000

OPEN



SÉ CATEDRAL HOTEL PORTO, TAPESTRY COLLECTION BY HILTON

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 77 rooms, 5 floors, with amenities such as restaurant-bar, and a terrace cafe.

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

TOTAL PROJECT VALUE (EUR)

14 M

TOTAL INVESTORS

40

INVESTMENT AMOUNT PER INVESTOR (EUR)

350,000

STATUS **OPEN**



Operational Hotels





FOUR POINTS BY SHERATON MATOSINHOS

Located near the beach in Matosinhos and in front of a city park in Porto. 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.

TOTAL PROJECT VALUE (EUR)

19.1 M

TOTAL INVESTORS

54

INVESTMENT AMOUNT PER INVESTOR (EUR)

350.000

STATUS OPEN

FONTINHA HOTEL, A TRADEMARK COLLECTION BY WYNDHAM

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, 49 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.

TOTAL PROJECT VALUE (EUR)

14 M

TOTAL INVESTORS

40

INVESTMENT AMOUNT PER INVESTOR (EUR)

350,000

STATUS OPEN



Opening in 2023



PORTO LAPA PARK

Porto Lapa Park project integrates the internationally recognized Renaissance Brand in the city. It has been projected under a solid concept: inspiring shapes, simplicity and elegance, combined with high-end engineering.

This hotel will have one of the largest conference, event and convention center in the country.

TOTAL PROJECT VALUE (EUR)

56 M

TOTAL INVESTORS

160

EXPECTED TO START **OPERATION**

1Q 2023

CONSTRUCTION STATUS

ON

INVESTMENT AMOUNT PER INVESTOR (EUR) 350.000



PORTO ART'S HOTEL

The Porto Art's 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 Porto Art's Hotel was the residence of a noble family from the north of the country and still has the family crest.

(EUR)

15.4 M

TOTAL INVESTORS

44

EXPECTED TO START **OPERATION**

1Q 2023

CONSTRUCTION STATUS

ON

INVESTMENT AMOUNT PER INVESTOR (EUR) 350.000



%HiltonGarden Inn

This Hotel will operate under the Hilton Garden Inn 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.

TOTAL PROJECT VALUE (EUR) 21 M

TOTAL INVESTORS 75

EXPECTED TO START OPERATION

1Q 2023

CONSTRUCTION STATUS

ON

INVESTMENT AMOUNT PER INVESTOR (EUR) 280.000





THE RIVERVIEW, A TRIBUTE PORTFOLIO HOTEL

The Hotel's project involves the rehabilitation of a dated building, turning it into a 4-star hotel.

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

Its location in a privileged area, will provide to guests with easy access to the most attractive tourist spots in town. TOTAL PROJECT VALUE (EUR)

26.25 M

TOTAL INVESTORS

75

EXPECTED TO START OPERATION

2023

CONSTRUCTION STATUS

ON

INVESTMENT AMOUNT PER INVESTOR (EUR) 350.000



PORTO ART'S SUITES

The Porto Art's Suites 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.

Porto Art's Suites will be a perfect complement to the Porto Art's Hotel providing an extra space and flexibility that a regular hotel room isn't able to. TOTAL PROJECT VALUE (EUR)

7.6 M

TOTAL INVESTORS

21

EXPECTED TO START OPERATION 4Q 2023

CONSTRUCTION STATUS

ON

INVESTMENT AMOUNT PER INVESTOR (EUR)

356.900

EXPECTED ROI 5% TO 8%



HOLIDAY INN EXPRESS PORTO

Holiday Inn Express Porto Hotel project is part of the rehabilitation of Properties of the city of Porto, giving a new life to the history and culture that surrounds it.

This Hotel in Porto will be a perfect complement to the city, providing the ideal space and environment for business. TOTAL PROJECT VALUE (EUR)

21 M

TOTAL INVESTORS

60

EXPECTED TO START OPERATION

4Q 2023

CONSTRUCTION STATUS

ON

INVESTMENT AMOUNT PER INVESTOR (EUR)

350.000

EXPECTED ROI

3%





HOLIDAY INN EXPRESS ÉVORA

Holiday Inn Express Évora Hotel project is part of the rehabilitation of Properties of the city of Évora, giving a new life to the history and culture that surrounds it.

Holiday Inn Express makes guests feel welcome and valued. Taking care of people and the communities around, providing the highest quality of service.

TOTAL PROJECT VALUE (EUR)

16.8 M

TOTAL INVESTORS **60**

EXPECTED TO START OPERATION

1Q 2023

INVESTMENT AMOUNT PER INVESTOR (EUR) 280.000



MARRIOTT LAGOS BEACH RESORT

Lagos Beach & Sports Resort presents itself with a concept that combines exclusivity with spaces designed with leisure time for the whole family in mind.

Its clean and elegant architectural lines fit in with balance in the surrounding environment, breathing the natural landscape in which it is integrated.

TOTAL PROJECT VALUE (EUR)

98 M

TOTAL INVESTORS
350

EXPECTED TO START OPERATION

3Q 2024

INVESTMENT AMOUNT PER INVESTOR (EUR)
280.000



MOXY LISBOA PARK

A concept that it was designed to provide spaces of comfort and tranquility, enhancing the moments of relaxation in periods of both tourism and business travels.

As a playground that attracts Fun Hunter travelers, Lisboa Park gives owners and franchisees a new pick of the litter to compete in the upper, midscale priced tier in prime urban locations.

TOTAL PROJECT VALUE (EUR)

63 M

TOTAL INVESTORS
180

EXPECTED TO START OPERATION

2Q 2024

INVESTMENT AMOUNT PER INVESTOR (EUR)
350.000





LAGOS MARINA HOTELS, CURIO COLLECTION & HILTON GARDEN INN

Lagos Marina Hotels stands out for its privileged location, with a superb view over the Lagos Marina and the blue waters of the Atlantic.

The integration of the project in the surrounding space was designed to provide an architectural balance, standing out discreetly for its clean and refined lines. The good taste is also revealed in every detail, designed for the comfort and well-being of those who value an exclusive lifestyle.

TOTAL PROJECT VALUE (EUR)

107.8 M

TOTAL INVESTORS 385

EXPECTED COMPLETION 3Q 2024

INVESTMENT AMOUNT PER INVESTOR (EUR) 280.000



LAPA II HOTEL

Lapa II Hotel will be an expansion of Lapa Porto Hotel. Located in one of the most historical neighborhoods of Porto, right in the gateway to downtown. Dominating the landscape, on the top of a hill, the Hotel offers a breathtaking view over the city skyline.

It has been projected under one solid concept: inspiring shapes, simplicity and elegance, combined with high-end engineering. It will have the largest Park and conference room of the city center in Porto.

TOTAL PROJECT VALUE (EUR)

33.25 M

TOTAL INVESTORS

95

EXPECTED COMPLETION 2Q 2024

INVESTMENT AMOUNT PER INVESTOR (EUR)

350.000





LISBOA SKYVIEW HOTEL

This Hotel in Lisbon will be a perfect addition to the city, providing the ideal space for those looking for relaxation, and even a stay while traveling or making a stopover in the city.

Located very close to Lisbon Airport, an international airport 7 km northeast from the city center of Lisbon. With high quality services, proximity to the wide range of cosmopolitan services and facilities, makes this hotel the best choice for families and businesses.

TOTAL PROJECT VALUE (EUR)

73.5 M

TOTAL INVESTORS

210

EXPECTED COMPLETION 3Q 2024

INVESTMENT AMOUNT PER INVESTOR (EUR) 350.000



The Faro Hotel will be located about 7 km from Faro Airport. This airport has direct international connections to several countries.

Faro is the largest city in the Algarve region, known for its beautiful historical heritage and its outstanding beaches.

The city has all the essential day-to-day services nearby, along with excellent restaurants serving the region's traditional dishes and tremendous tourist spots to visit.

TOTAL PROJECT VALUE (EUR)

40.6 M

TOTAL INVESTORS

145

3Q 2024

INVESTMENT AMOUNT PER INVESTOR (EUR)
280.000





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