



WELCOME TO PORTUGAL

LAGOS MARINA PROJECT





LAGOS MARINA
HOTELS

WE PRESENT
TO YOU

A PROPERTY WITH 2 HOTELS





LAGOS MARINA
HOTELS





4-Star Hotel



3-Star Hotel

Location

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.

Marina de Lagos

S. Roque Beach



Lagos, a Unique Location

"Algarve at its Best"



MARINA DE LAGOS

With 462 berths, the marina is awarded with the Euromarina Anchor Award, the European Blue Flag, the 5 Gold Anchor Award and 5 stars Blue Star Marina.



NEARBY BEACHES

Praia dos Estudantes, Praia Dona Ana, Praia do Camilo, Praia do Canavial, Praia de Porto de Mós, Praia da Luz, Praia de São Roque and many more.



LAGOS DOWNTOWN

The pedestrian area of the historic centre is one of the most pleasant in the Algarve, all surrounded by a vibrant artistic life and lots of entertainment and nightlife.



CULTURE AND HISTORY

Slave Market, Lagos Castle, Ruins of the Old Town, Churches and Convents and many other points of interest tell the story of the city within a few metres.



SÃO ROQUE
BEACH



MARINA



RESTAURANTS



HOSPITAL



DOWNTOWN



MARKETS



NEW PROJECT - 100% RENTED





385
NEW INVESTORS

€280K
INVESTMENT
AMOUNT

180
4-STAR HOTEL
ROOMS

€107.8M
TOTAL
INVESTMENT

GUARANTEED
BUY BACK
in 6 years

90
3-STAR HOTEL
ROOMS

Project

Lagos Marina Hotel is one property with 2 hotels included. The hotel presents itself with a concept that combines exclusivity with spaces designed for leisure time in a popular vacation destination for the whole family.

The sophisticated architecture gives more natural light to shared areas offering beautiful gardens, stunning ocean and marina views, bringing the natural beauty of Lagos and the ocean to every corner.

Much more than golden beaches and azure waters, the Algarve is a nuanced destination packed with history.

4-Star Hotel

2 Hotels Main features

Swimming Pools
Kitchenette
Pool Bar
Deck View
Sunken Garden
Restaurant
Gym
Car Parking
Sea Views
Private Terrace

OUR NEW PROJECT - ALGARVE



Outdoor Areas

In every corner a
visual surprise, no
room for routine



Social Areas

Every detail reveals
comfort and
sophistication



Lobby Area

A hotel that welcomes
well-being

OUR NEW PROJECT - ALGARVE



Rooms

New ways to relax and
wake up to good taste





LAGOS MARINA
HOTELS

INVEST €280K
BECOME THE PROPERTY CO-OWNER
THAT WILL INCLUDE:

3-Star Hotel

Key Numbers

GROSS FLOOR AREA 5.396M2

TOTAL HOTEL ROOMS 90

(INCLUDING 27 APARTHOTEL ROOMS)

NUMBER OF FLOORS 1, 2, & 4

PARKING PLACES 18 PLACES

4-Star Hotel

Key Numbers

GROSS FLOOR AREA 11.300M2

TOTAL HOTEL ROOMS 180

NUMBER OF FLOORS 4

PARKING PLACES 38 PLACES



Investment Overview

CALL FOR
INVESTORS

385

INVESTMENT
AMOUNT

280.000€

TOTAL PROJECT COST

107.8M€

SCOPE OF PROJECT

- 🌊 4 Star Hotel flagged by an International Brand
- 🌊 3 Star Hotel flagged by an International Brand
- 🌊 270 rooms (including 27 aparthotel rooms)

PROJECT BENEFITS

- 🌊 11.375€ IMT Paid by Developer
- 🌊 24.150€ VAT Paid by Developer
- 🌊 IMI exemption during construction period
- 🌊 7 Days Free Stay per year

PROJECT TIMELINE

- 🌊 Call for investors: until July 2022
- 🌊 Completion date: Summer 2024

Project Appraisal

€113.7M
PROPERTY APPRAISAL

Executive Summary

The current equity appraisal report was prepared at the request of the company ExotikManeuver Lda, tax number 515289752, Rua Oliveira Monteiro, 289, 2º 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 an income property to build, located in Lagos, in deactivated premises of IP Património SA, in the sixth year of its operation. The hotel will operate under the Hilton brand*.

Bases 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. This assessment considers “ahm” management fees.

To estimate the value, the income approach was used.

The proposed value for the property, in the 6th year of operation, is of 113.744.000€ (one hundred and thirteen million, seven hundred and forty-four thousand euros).

It is recommended to read the “Assumptions” and “Special Assumptions” items.

The report is dated January 3, 2022.

The valuation date is December 14, 2021.

*pending approval.

Portugal Golden Visa Program



FAMILY OF 2

Investment	€280 000
Investment Cost	€1 968
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Immigration Cost	€24 500
(independant of investment)	
<hr/>	
Other Fees	€ 12 900
(Legal, Tax Representation)	
<hr/>	
Total Investment	€319 368
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Program Cost	€39 368



FAMILY OF 4

Investment	€280 000
Investment Cost	€1 968
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Immigration Cost	€49 000
(independant of investment)	
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Other Fees	€12 900
(Legal, Tax Representation)	
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Total Investment	€343 868
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Program Cost	€63 868






TRACK RECORD

PORTUGAL



Operational Hotels

CASA DA COMPANHIA
PORTO - HOTEL

TOTAL PROJECT VALUE (EUR)	START OF OPERATION	INVESTMENT AMOUNT PER INVESTOR (EUR)
11.2 M	JULY 2021	350.000
TOTAL INVESTORS	STATUS	
32	OPEN	

CASA DA COMPANHIA

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.

For Reservations: www.casadacompanhia.com





CASA DAS LÉRIAS

TOTAL PROJECT VALUE (EUR)	START OF OPERATION	INVESTMENT AMOUNT PER INVESTOR (EUR)
7 M	OCTOBER 2021	280.000
TOTAL INVESTORS	STATUS	
25	OPEN	

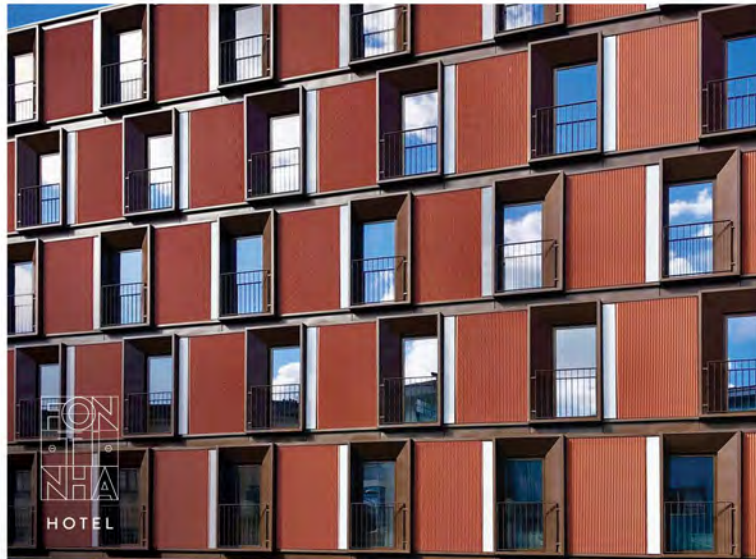
CASA DAS LÉRIAS

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.

For Reservations: www.casadaslerias.com

Opening soon



TOTAL PROJECT VALUE (EUR)	EXPECTED TO START OPERATION	INVESTMENT PER INVESTOR (EUR)
14 M	APRIL 2022	350.000
TOTAL INVESTORS	CONSTRUCTION STATUS	
40	COMPLETED	

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, 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.

For Reservations: www.fontinhahotel.com



TOTAL PROJECT VALUE (EUR)	EXPECTED TO START OPERATION	INVESTMENT AMOUNT PER INVESTOR (EUR)
23.8 M	MARCH 2022	350.000
TOTAL INVESTORS	CONSTRUCTION STATUS	
68	COMPLETED	

SÉ CATEDRAL, 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)	EXPECTED TO START OPERATION	INVESTMENT AMOUNT PER INVESTOR (EUR)
19.1 M	MARCH 2022	350.000
TOTAL INVESTORS	CONSTRUCTION STATUS	EXPECTED ROI
54	COMPLETED	5-10%

Four Points by Sheraton

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.

Under Construction & Licensing




RIVERPORT DOURO HOTEL		
TOTAL PROJECT VALUE (EUR)	EXPECTED TO START OPERATION	INVESTMENT AMOUNT PER INVESTOR (EUR)
26.25 M	1Q 2023	350.000
TOTAL INVESTORS	CONSTRUCTION STATUS	
75	ON	

RIVERPORT DOURO

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

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

Its location in a privileged area, will provide Riverport Douro Hotel guests with easy access to the most attractive tourist spots in town.



PORTO ART'S HOTEL		
TOTAL PROJECT VALUE (EUR)	EXPECTED TO START OPERATION	INVESTMENT AMOUNT PER INVESTOR (EUR)
15.4 M	SUMMER 2022	350.000
TOTAL INVESTORS	CONSTRUCTION STATUS	
44	ON	

PORTO ART'S HOTEL

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.



Hilton Garden Inn		
TOTAL PROJECT VALUE (EUR)	EXPECTED TO START OPERATION	INVESTMENT AMOUNT PER INVESTOR (EUR)
21 M	3Q 2022	280.000
TOTAL INVESTORS	CONSTRUCTION STATUS	
75	ON	

HILTON GARDEN INN ÉVORA

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.

Under Construction & Licensing



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TOTAL PROJECT VALUE (EUR)	EXPECTED TO START OPERATION	INVESTMENT AMOUNT PER INVESTOR (EUR)
56 M	SUMMER 2022	350.000
TOTAL INVESTORS	CONSTRUCTION STATUS	
160	ON	

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)	EXPECTED TO START OPERATION	INVESTMENT AMOUNT PER INVESTOR (EUR)
7.6 M	2Q 2023	From 356.900
TOTAL INVESTORS	CONSTRUCTION STATUS	EXPECTED ROI
21	LICENSING	5% TO 8%

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.



TOTAL PROJECT VALUE (EUR)	EXPECTED TO START OPERATION	INVESTMENT AMOUNT PER INVESTOR (EUR)
21 M	4Q 2022	350.000
TOTAL INVESTORS	CONSTRUCTION STATUS	EXPECTED ROI
60	ON	3%

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.

Under Construction & Licensing



TOTAL PROJECT
VALUE (EUR)

16.8 M

TOTAL
INVESTORS

60

EXPECTED TO
START OPERATION

1Q 2023

CONSTRUCTION
STATUS

4Q 2021

INVESTMENT
AMOUNT PER
INVESTOR (EUR)

280.000

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)

98 M

TOTAL
INVESTORS

350

EXPECTED TO
START OPERATION

SUMMER 2023

CONSTRUCTION
STATUS

LICENSING

INVESTMENT
AMOUNT PER
INVESTOR (EUR)

280.000

LAGOS BEACH & SPORTS 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)

63 M

TOTAL
INVESTORS

180

EXPECTED TO
START OPERATION

1Q 2024

CONSTRUCTION
STATUS

**CALL FOR
INVESTORS**

INVESTMENT
AMOUNT PER
INVESTOR (EUR)

350.000

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.



WWW.MERCANPROPERTIES.PT

