



WELCOME TO PORTUGAL

LAPA II PROJECT





A GATEWAY TO EU CITIZENSHIP

EUROPEAN UNION





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
- Slovakia
- Slovenia
- Spain
- Sweden

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

NUMBERS IN 2022

MEMBER STATES	AREA KM2
27	4.42 MILLION
GDP REPRESENT	SCHENGEN ZONE
22%	FREELY
OFFICIAL LANGUAGES	POPULATION (EST. 2021)
24	+447 MILLION
EURO ZONE COUNTRIES	YEARS IN PEACE
19	65





*“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 of the European Comission 2010-2014



7 EU citizenship rights

AT A GLANCE



POWERFUL PASSPORT
Visa-waiver to 150+ countries



FREE MEDICAL COVERAGE



FREE EDUCATION
MOST OF THE EU COUNTRIES



VOTING & BEING A CANDIDATE RIGHTS



FREE MOVEMENT
LIVE, WORK AND STUDY ACROSS THE EU



SAFETY FOOD STANDARD



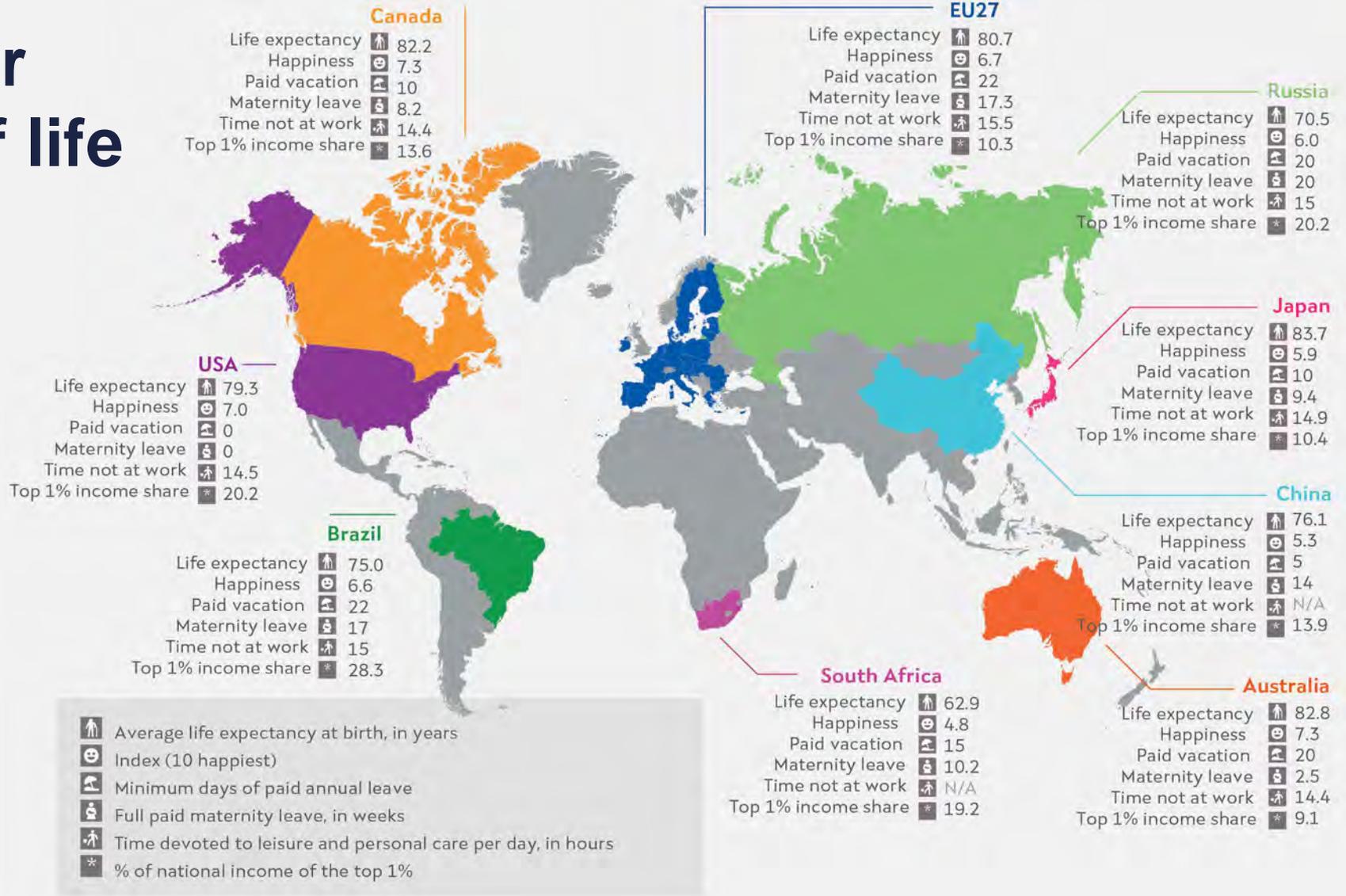
NON DISCRIMINATION





Europe is a world leader in quality of life

2016 or latest available data



Sources: OECD, UN, European Commission





A GATEWAY TO EU CITIZENSHIP

PORTUGAL





Lisbon

- Capital city
- International commercial hub



Porto

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



Algarve

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

POPULATION

10.31 MILLION

KEY PLACES

PORTO, LISBON & ALGARVE

WORLD SAFETY INDEX

TOP 4

WORLD ECONOMY COMPETITIVENESS INDEX

36 / 141

2022 ANNUAL GLOBAL RETIREMENT INDEX

4TH PLACE





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.





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: 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.



BEST DESTINATION IN EUROPE

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



POWERFUL PASSPORT

Rank 4th Globally
Visa free or visa on arrival access to over 160 countries and territories.

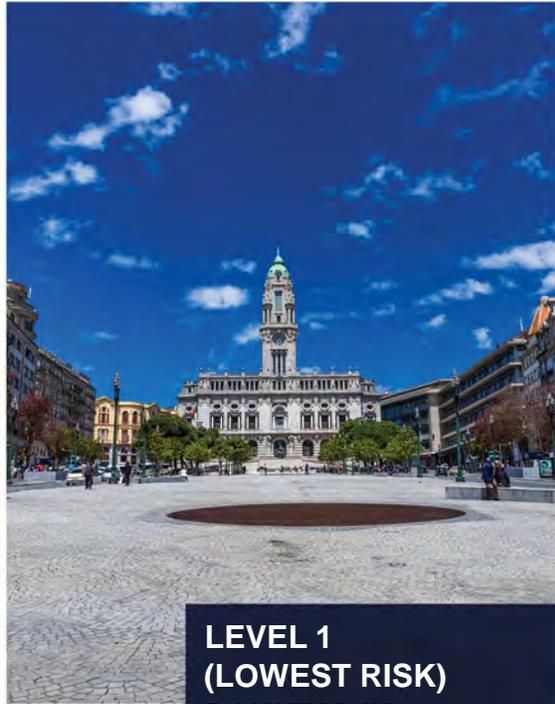
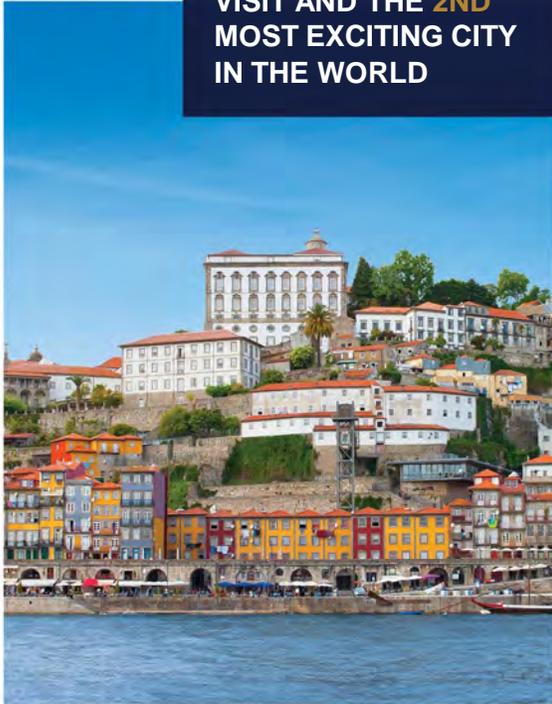


Porto City

ONE OF THE WORLD
TOP 3 PLACES TO
VISIT AND THE 2ND
MOST EXCITING CITY
IN THE WORLD

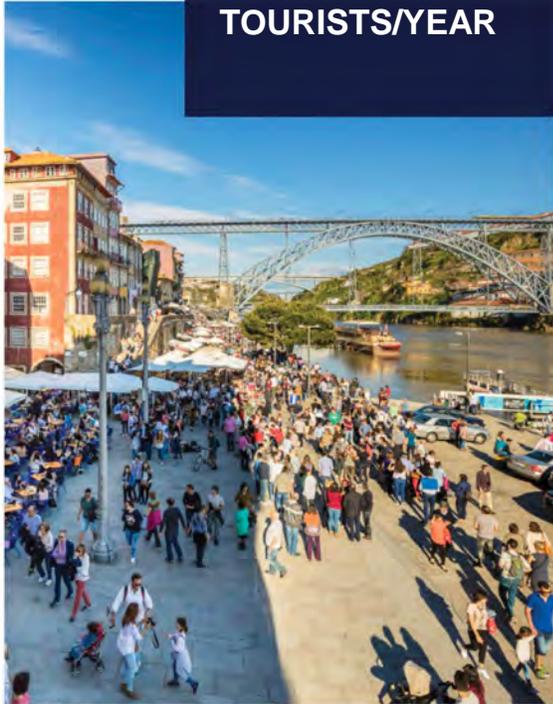


A WORLD HERITAGE
SITE BY UNESCO



LEVEL 1
(LOWEST RISK)
RANKING IN
PERSONAL SAFETY
US STATE DEPARTMENT 2018

13 MILLIONS
TOURISTS/YEAR





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 **31st December 2021**, Portugal issued **27.465** resident permits to investors and their family members.



Statistics

LAW 2/2018

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



GOLDEN RESIDENCE PERMIT PROGRAMME(ARI)

Data from the 08th of October 2012 to the 31st of December 2021

10.254

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

17.254

RESIDENCE PERMITS TO FAMILY MEMBERS (FAMILY REUNIFICATION)

2013	576
2014	2395
2015	1322
2016	2344
2017	2678
2018	2500
2019	2192
2020	2043
2021	1267

TOTAL INVESTMENT

6 099 799 479,59€

592 605 254,59€
BY CAPITAL TRANSFER

5 507 194 225,00€
BY PURCHASING A REAL ESTATE PROPERTY

MAIN NATIONALITIES

China	5034
Brazil	1050
Turkey	482
South Africa	428
Russia	424

9 585 ARI BY ACQUIRING REAL ESTATE

649 ARI BY TRANSFERING CAPITAL

20 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**





The best things about Portugal



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



LAPA II

HOTEL

WE PRESENT
TO YOU
LAPA II



LAPA II

HOTEL

An expansion of LAPA PORTO

Renaissance Hotel by Marriott



OUR NEW PROJECT · PORTO



LAPA II

HOTEL

OUR NEW PROJECT · PORTO



LAPA II

HOTEL

OUR NEW PROJECT · PORTO



LAPA II

HOTEL

Location

Torre dos Clérigos

In one of the most historical neighborhoods of Porto, right in the gateway to downtown. Dominating the landscape, on the top of a hill, a breath-taking view over the city skyline.

The hotel is near to all of major attractions and other features: fine restaurants, exclusive shops, historical buildings and a vibrant night life. A stay to remember in a monumental city.

Ribeira View



Porto, a major recognized city

Located at the heart of Heritage site

Recognized as "The Best EU Destination" in 2014, 2016 & 2017

Porto European Best Destination Winner: 2012 2014 e 2017



OUR NEW PROJECT · PORTO



ALL MAJOR TOURISTIC SPOTS
within 15 min walk.



CASA DA MÚSICA
Designed by internationally acclaimed architect Rem Koolhaas, it was built when Porto was designated European Capital of Culture.



AV. DOS ALIADOS – CITY HALL
The city "visiting room", flanked by ornate buildings in a range of architectural styles, from neoclassical to French Beaux-arts.



PORTO METRO
Part of the public transport system, it has 82 stations. The Lapa Station connects to many different interfaces, including bus and railways.



LAPA CHURCH
Built between 1756-1863, this Rococo style church houses the heart of King Pedro IV and the remains of famous artists.



REPÚBLICA SQUARE
A symbolic square where you can find well preserved mansions, as well as typical Porto-style houses made of granite.



LAPA II

HOTEL

DOURO RIVER

CASA DA MÚSICA

CITY HALL

PRACA REPÚBLICA

LAPA II
HOTEL

LAPA CHURCH

OUR NEW PROJECT - PORTO



LAPA II

HOTEL

OUR NEW PROJECT · PORTO

95

NEW
INVESTORS

350K

INVESTMENT
AMOUNT

33.25M

TOTAL
INVESTMENT

76*

4-STAR HOTEL
ROOMS



*Disclaimer: The numbers are subject to changes.

LAPA II

HOTEL

Hotel Renaissance Expansion

With the largest
park in the city
center of Porto

OUR NEW PROJECT · PORTO



LAPA II

HOTEL

Project

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 breath-taking 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.

Porto has to offer fine restaurants, exclusive shops, historical buildings and a vibrant night life. A stay to remember in a monumental city.

OUR NEW PROJECT · PORTO



LAPA II

HOTEL

OUR NEW PROJECT · PORTO

Main features

Spa
Gym
Terrace
Lounge area
Swimming Pool



LAPA II

HOTEL

Lobby Area

A hotel that
welcomes life



R
RENAISSANCE
LIFE & SPA



LAPA II

HOTEL

OUR NEW PROJECT · PORTO

Spa

A place to fully relax



LAPA II

HOTEL

OUR NEW PROJECT · PORTO

Gym

Exploring your well-being



LAPA II

HOTEL

Investment Overview

CALL FOR INVESTORS

95

INVESTMENT STARTING

350.000€

TOTAL PROJECT COST

33.25M



SCOPE OF PROJECT

- 4 Stars Hotel
- 76 rooms*
- 4 Floors

PROJECT BENEFITS

- 16.875€ IMT Paid by Developer
- 7.500€ VAT Paid by Developer
- IMI exemption during construction period
- 3% per year and guaranteed buyback
- 7 Days Free Stay per year

PROJECT TIMELINE

- Call for investors: until August 2022
- Expected Completion date: 4Q2024

OUR NEW PROJECT · PORTO



*Disclaimer: The numbers are subject to changes.

Operational Hotels



TRACK RECORD · PORTUGAL



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



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



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

For Reservations: www.secatedralhotelporto.com

Operational Hotels



TRACK RECORD · PORTUGAL



FOUR POINTS BY SHERATON

TOTAL PROJECT VALUE (EUR)	EXPECTED TO START OPERATION	INVESTMENT AMOUNT PER INVESTOR (EUR)
19.1 M	MARCH 2022	350.000
TOTAL INVESTORS	STATUS	EXPECTED ROI
54	OPEN	5-10%

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.

For Reservations: <https://www.marriott.pt/hotels/four-points-matosinhos/>



FONTINHA HOTEL

TOTAL PROJECT VALUE (EUR)	EXPECTED TO START OPERATION	INVESTMENT AMOUNT PER INVESTOR (EUR)
14 M	4TH APRIL 2022	350.000
TOTAL INVESTORS	CONSTRUCTION STATUS	
40	COMPLETED	

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.

For Reservations: www.fontinhahotel.com

Under Construction & Licensing



TRACK RECORD · PORTUGAL



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	

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)	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

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.



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



TRACK RECORD · PORTUGAL



TOTAL PROJECT VALUE (EUR)	EXPECTED TO START OPERATION	INVESTMENT AMOUNT PER INVESTOR (EUR)
56 M	3Q2022	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	ON	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 that a regular hotel room isn't able to.



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



TRACK RECORD · PORTUGAL



TOTAL PROJECT VALUE (EUR)	EXPECTED TO START OPERATION	INVESTMENT AMOUNT PER INVESTOR (EUR)
16.8M	1Q 2023	280.000
TOTAL INVESTORS	CONSTRUCTION STATUS	
60	2022	

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)	EXPECTED TO START OPERATION	INVESTMENT AMOUNT PER INVESTOR (EUR)
98 M	3Q 2024	280.000
TOTAL INVESTORS	CONSTRUCTION STATUS	
350	LICENSING	

MARRIOT 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)	EXPECTED TO START OPERATION	INVESTMENT AMOUNT PER INVESTOR (EUR)
63 M	1Q 2024	350.000
TOTAL INVESTORS	CONSTRUCTION STATUS	
180	CALL FOR INVESTORS	

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.

Under Construction & Licensing



TRACK RECORD · PORTUGAL



TOTAL PROJECT VALUE (EUR)	EXPECTED TO START OPERATION	INVESTMENT AMOUNT PER INVESTOR (EUR)
107.8 M	3Q 2024	280.000
TOTAL INVESTORS	CONSTRUCTION STATUS	
385	CALL FOR INVESTORS	

LAGOS MARINA HOTELS

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)	EXPECTED TO START OPERATION	INVESTMENT AMOUNT PER INVESTOR (EUR)
33.25 M	4Q 2024	350.000
TOTAL INVESTORS	CONSTRUCTION STATUS	
95	CALL FOR INVESTORS	

LAPA II HOTEL

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WWW.MERCANPROPERTIES.PT

