



Ocean View

HOTEL ST. ANDRÉ

A nature haven in 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
Slovakia
Slovenia
Spain
Sweden

Schengen Area

Countries

Austria
Belgium
Czech Republic
Denmark
Estonia
Finland
France
Germany
Greece
Hungary
Iceland
Italy
Latvia
Lithuania
Liechtenstein
Luxembourg
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



Ocean View

HOTEL ST. ANDRÉ

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

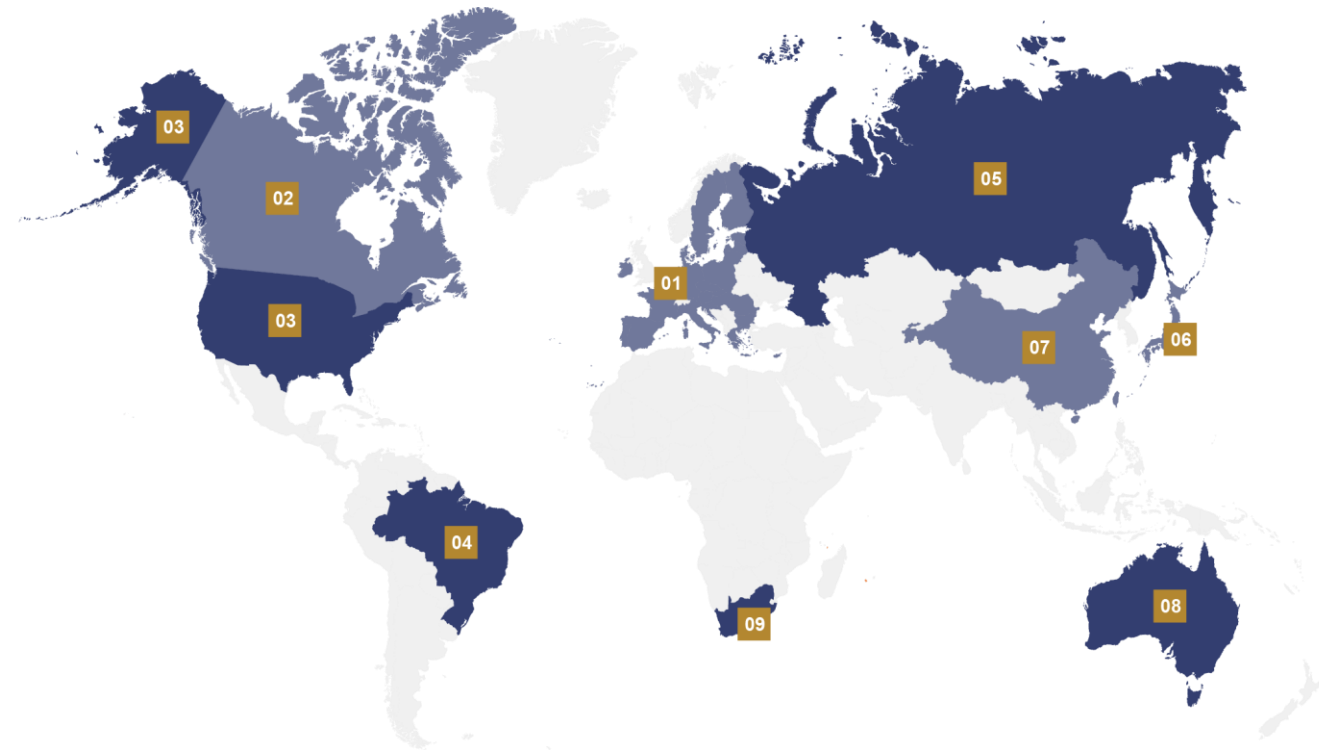
Live, Work and Study Across the EU



Non Discrimination

Europe is a world leader in quality of life

2016 or latest available data



	01	02	03	04	05	06	07	08	09
	EU27	Canada	USA	Brazil	Russia	Japan	China	Australia	South Africa
Average life expectancy at birth, in years	80.7	82.2	79.3	75.0	70.5	83.7	76.1	82.8	62.9
Index (10 happiest)	6.7	7.3	7.0	6.6	6.0	5.9	5.3	7.3	4.8
Minimum days of paid annual leave	22	10	0	22	20	10	5	20	15
Full paid maternity leave, in weeks	17.3	8.2	0	17	20	9.4	14	2.5	10.2
Time devoted to leisure and personal care per day, in hours	15.5	14.4	14.5	15	15	14.9	N/A	14.4	N/A
% of national income of the top 1%	10.3	13.6	20.2	28.3	20.2	10.4	13.9	9.1	19.2

Sources: OECD, UN, European Commission

A Gateway to EU Citizenship

02

P O R T U G A L

Lisbon



Capital city of Portugal
International commercial hub
Europe Best City Break

Porto



2nd largest metropolitan city & Most prosperous city
Key industry: Tourism and Hospitality
World's Leading City Destination

Algarve



Beach destination
Key industry: Hi-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.

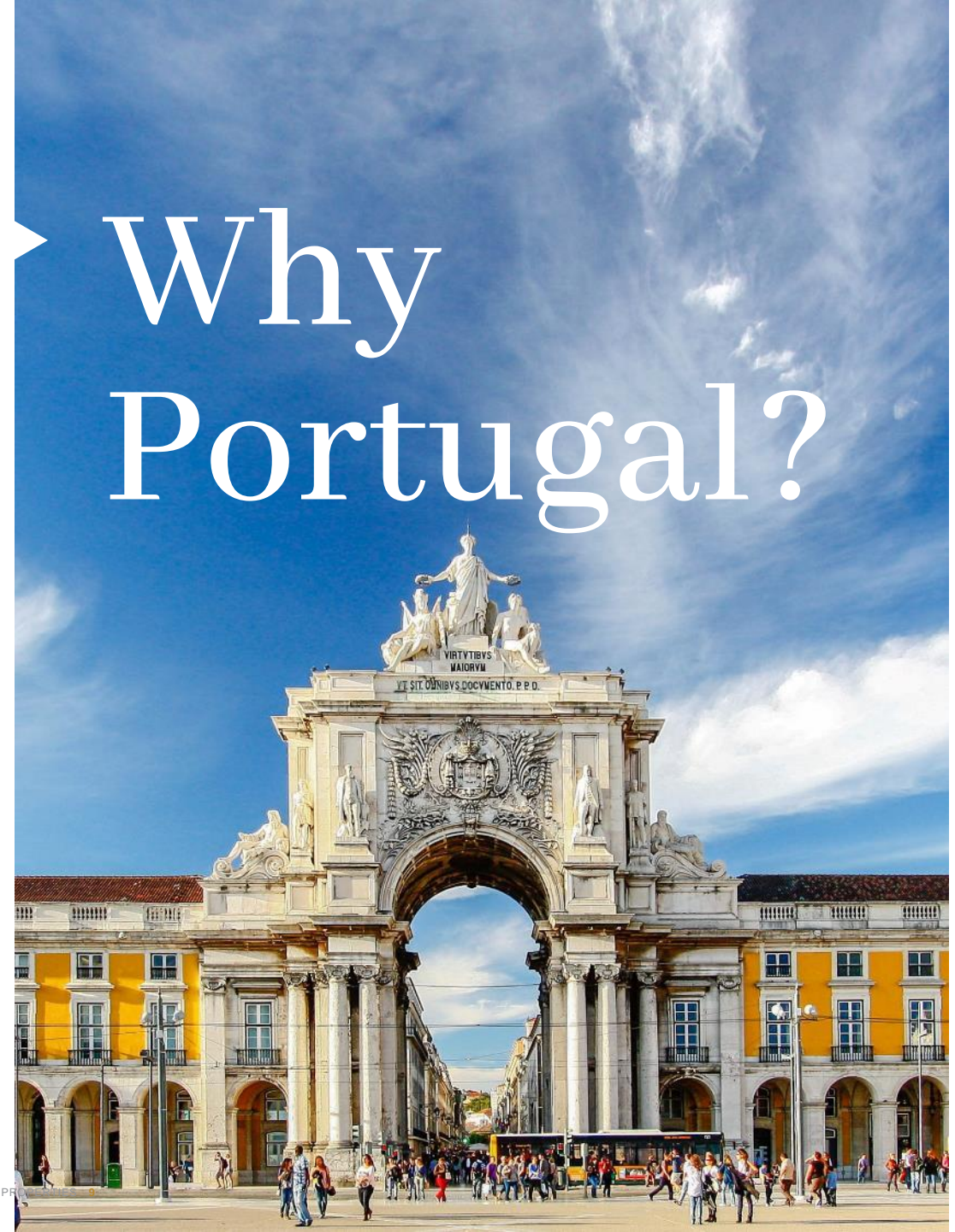
Best Destination in Europe & World

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



Hospitality Market

Overnight stays-maintained growth in October 2022

PORTUGAL TOURIST ACTIVITY – FLASH STATISTICS

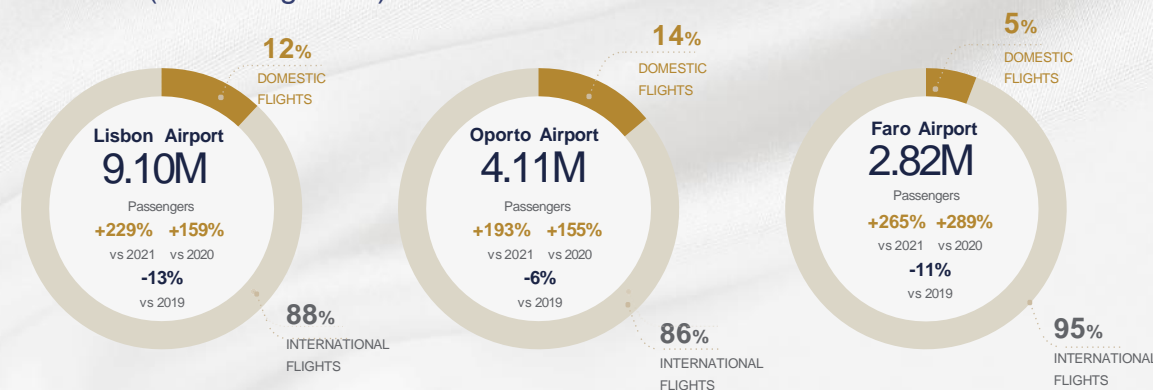
The **tourist accommodation sector** registered 2.6 million guests and 6.8 million overnight stays in **October 2022**, corresponding to year-on-year rates of change of +23.4% and +23.5%, respectively.

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)



SOURCES: STR, RNT and INE

Golden Visa Program

03

P O R T U G A L



The Fastest Program

to obtain EU residence permit through investment activity in Portugal.

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

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

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

Residence permits
to investors

18.479

Residence permits
to family members

Golden Residence Permit Programme (ARI)

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

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)

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

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 Transferring 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

➤ The best
things about
Portugal



Ocean View

HOTEL ST. ANDRÉ

04

W E L C O M E T O
P O R T U G A L

OCEAN VIEW HOTEL · NEW PROJECT ALENTEJO



Ocean View

HOTEL ST. ANDRÉ





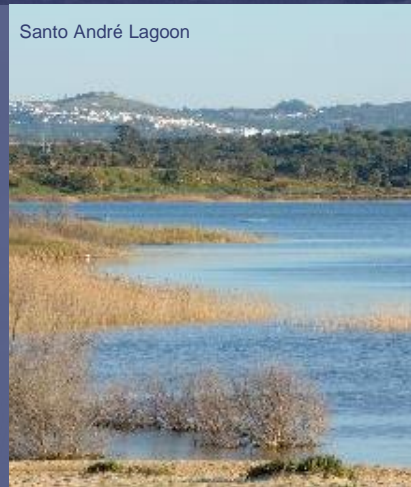
Location

Ocean View

Located on the Alentejo coast, the Santo André Lagoons Nature Reserve stretches over 16 km and includes two lagoons: Santo André lagoon, the largest on the Alentejo coast, and the smaller Sancha lagoon.

The lagoons are of great biological importance, attracting numerous birds and it is common to find concentrations of waterfowl, including the nightingale, which is the symbol of the reserve. In terms of flora, this protected area is also very rich and diverse, with 510 identified plant species. Main beaches integrated in the area of the Natural Reserve: Costa de Santo André, Monte Velho, Fonte do Cortiço, Areias Brancas.

Santo André Lagoon



OCEAN VIEW HOTEL · NEW PROJECT ALENTEJO



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Ocean View

HOTEL ST. ANDRÉ

A nature haven in Alentejo



Ocean View
HOTEL ST. ANDRÉ

Alentejo Atlantic Coast

“Discover unforgettable landscapes”



Santo André Lagoons

Created in 2000, it is part of two coastal lagoon systems of great biological importance in ecological, botanical and ornithological terms.



Melides Beach

A long stretch of sand separating the sea from the Melides lagoon. Easy access by road, with parking facilities and equipped with support infrastructures.



Badoca Safari Park

Theme park with an area of 90 hectares located in Vila Nova de Santo André, between the plain and the sea, with around 600 animals in a total of more than 80 species.



Grândola

Historic town with its typical Alentejo houses, multiple gastronomic choices and varied historical and cultural options.

SANTIAGO
DO CACÉM

BADOCA
SAFARI
PARK

SINES

MONTE
VELHO
BEACH


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NATURE
RESERVE

COSTA DE
SANTO
ANDRE
BEACH

MELIDES

MELIDES
BEACH


Ocean View
HOTEL ST. ANDRÉ





Melides beach



Alentejo Tours

Alentejo Atlantic Coast

Inspire memories to last a lifetime

The region's coastline, which meets the famous Costa Vicentina, is declared a natural park in its largest part. The Rota Vicentina is one of Europe's most spectacular networks of marked trails.

It comprises the Fisherman's Trail which runs 125 km along the finest stretches of the coast south from São Torpes. The other strand of the Rota Vicentina is the Historical Way, based on ancient pilgrim routes and longer at 232 km. The Alentejo is a region of immense natural beauty.



ACTIVITIES

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



LOGISTICS

1h30m from Lisbon Airport
2H00 from Faro Airport



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.



BEACHES

Main beaches integrated in the Natural Reserve area: Costa de Santo André, Monte Velho, Fonte do Cortiço, Areias Brancas.

Project Concept

Ocean View Hotel St. André was designed with the intention of creating a warm and familiar environment that would guarantee all the amenities for short or long stays.

Perfectly framed in the surrounding natural landscape, **this 4-star proposal consists of 46 comfortable rooms**, all with magnificent views over the beach and Santo André lagoon.

The project also includes a wide range of support facilities, including a **meeting room, rooftop swimming pool, gymnasium, bar and restaurant**. All these features were envisioned under the same architectural concept, which combines the elegance of the lines with the most modern engineering solutions.





Ocean View
HOTEL ST. ANDRÉ

Lobby area

Feel comfortable as soon
as you arrive.



Bar & Restaurant

Wide open to new tastes
and experiences.



Ocean View
HOTEL ST. ANDRÉ

Rooms

Relaxation and style in
contact with nature.



Ocean View
HOTEL ST. ANDRÉ

Rooftop Pool

A dive into exclusivity
and sophistication.



OCEAN VIEW HOTEL · NEW PROJECT ALENTEJO



Ocean View

HOTEL ST. ANDRÉ



Investment Overview

65

280.000€

18.2M€

Call for
Investors

Investment
Starting

Total Project
Investment

Scope of Project

An exclusive 4-Star Hotel with 46 rooms
Flagged by an International Brand

Project Benefits

IMT Paid by the Developer

VAT Included

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: **4Q2024**

*subject to availability



Ocean View
HOTEL ST. ANDRÉ



Track Record

05

I N P O R T U G A L

Operational Hotels



Make your
Reservation:
HERE

CASA DA COMPANHIA, VIGNETTE COLLECTION

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)	TOTAL INVESTORS	INVESTMENT AMOUNT PER INVESTOR (EUR)	STATUS
11.2M	32	350.000	OPEN



Operational Hotels



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.

TOTAL PROJECT
VALUE (EUR)

7 M

TOTAL INVESTORS

25

INVESTMENT AMOUNT
PER INVESTOR (EUR)

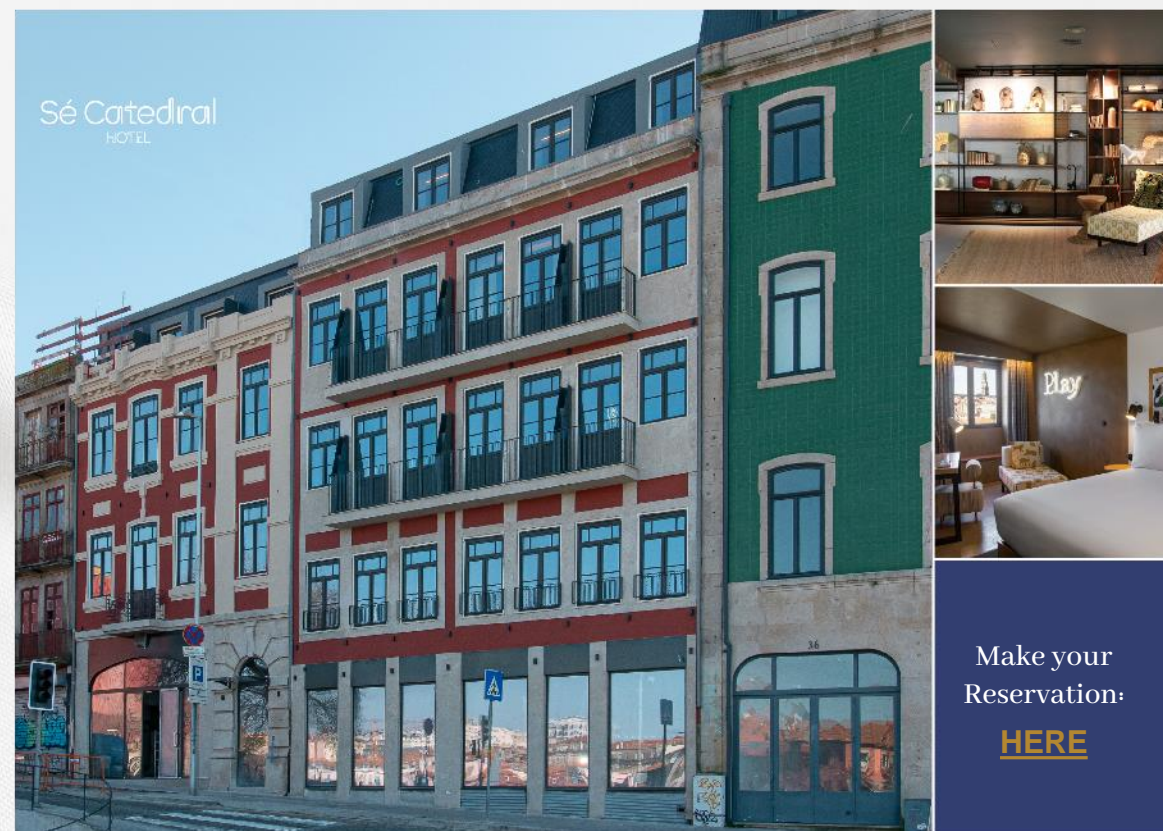
280.000

STATUS

OPEN

Make your
Reservation:

[HERE](#)



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)

23.8 M

TOTAL INVESTORS

68

INVESTMENT AMOUNT
PER INVESTOR (EUR)

350.000

STATUS

OPEN

Make your
Reservation:

[HERE](#)



Operational Hotels



Make your
Reservation:
[HERE](#)

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)

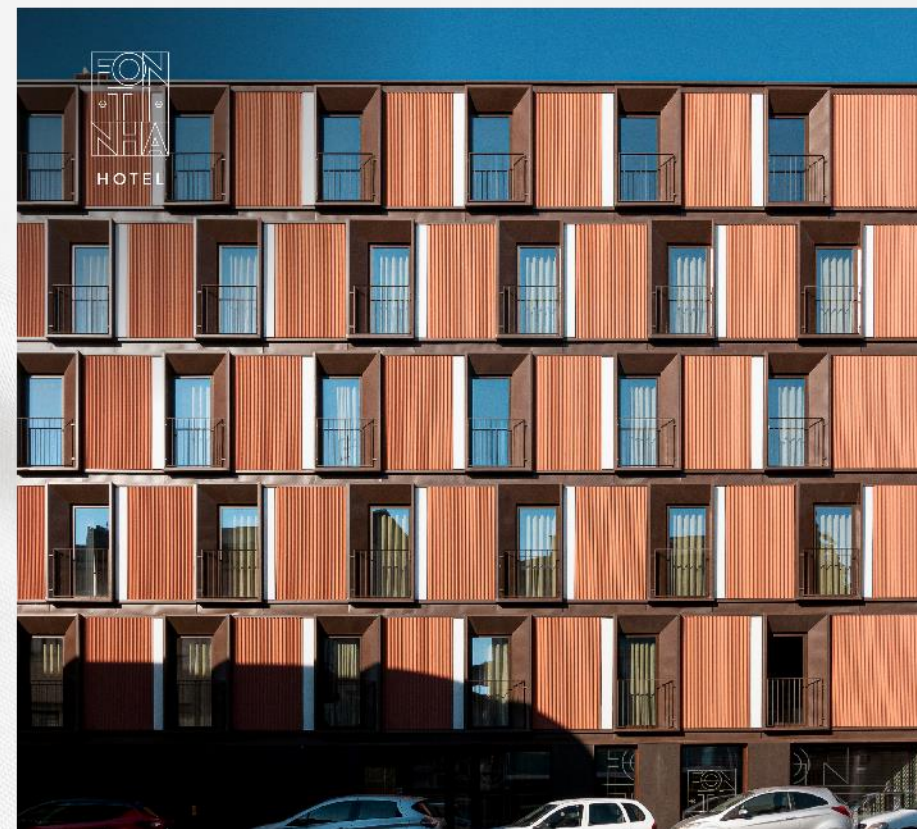
19.1 M

TOTAL INVESTORS
54

INVESTMENT AMOUNT
PER INVESTOR (EUR)

350.000

STATUS
OPEN



Make your
Reservation:
[HERE](#)

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.

TOTAL PROJECT VALUE (EUR)

15.4 M

TOTAL INVESTORS

44

EXPECTED TO START OPERATION

1Q 2023

CONSTRUCTION STATUS

ON

INVESTMENT AMOUNT PER INVESTOR (EUR)

350.000



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.

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



Under Construction



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%



Under Construction



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



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)

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



Under Construction



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 TO START
OPERATION

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 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.

TOTAL PROJECT VALUE
(EUR)

33.25 M

TOTAL INVESTORS

95

EXPECTED TO START
OPERATION

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 TO START
OPERATION

3Q 2024

INVESTMENT AMOUNT
PER INVESTOR (EUR)

350.000



Under Construction



THE RIVERSIDE HOTEL, FARO

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

EXPECTED COMPLETION DATE

3Q 2024

INVESTMENT AMOUNT PER INVESTOR (EUR)

280.000



HOLIDAY INN BEJA

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

Beja Hotel is located right in the town center, 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.

TOTAL PROJECT VALUE (EUR)

16.8 M

TOTAL INVESTORS

60

EXPECTED COMPLETION DATE

2Q 2024

INVESTMENT AMOUNT PER INVESTOR (EUR)

280.000



RIVERSIDE DOWNTOWN HOTEL LISBOA

Riverside Downtown Hotel will be a boutique hotel with character, perfect for welcoming guests with personality. This project was created for remarkable design moments, bold use of color, and outstanding art installations.

The unique combination of a prime location and creative boutique design, makes this hotel's focus on creating spaces that bring people together and experiences that connect them to the surrounding community.

TOTAL PROJECT VALUE (EUR)

38.5 M

TOTAL INVESTORS

110

EXPECTED COMPLETION DATE

1Q 2025

INVESTMENT AMOUNT PER INVESTOR (EUR)

350.000





www.mercanproperties.pt

