



RIVERSIDE  
DOWNTOWN  
Hotel Lisboa

Connecting  
people and  
places

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W E L C O M E   T O   P O R T U G A L



# A Gateway to EU Citizenship

# 01

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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
- Luxemburg
- Malta
- Norway
- Netherlands
- Poland
- Portugal
- Slovakia
- Slovenia
- Spain
- Sweden
- Switzerland

**Eurozone**  
Countries

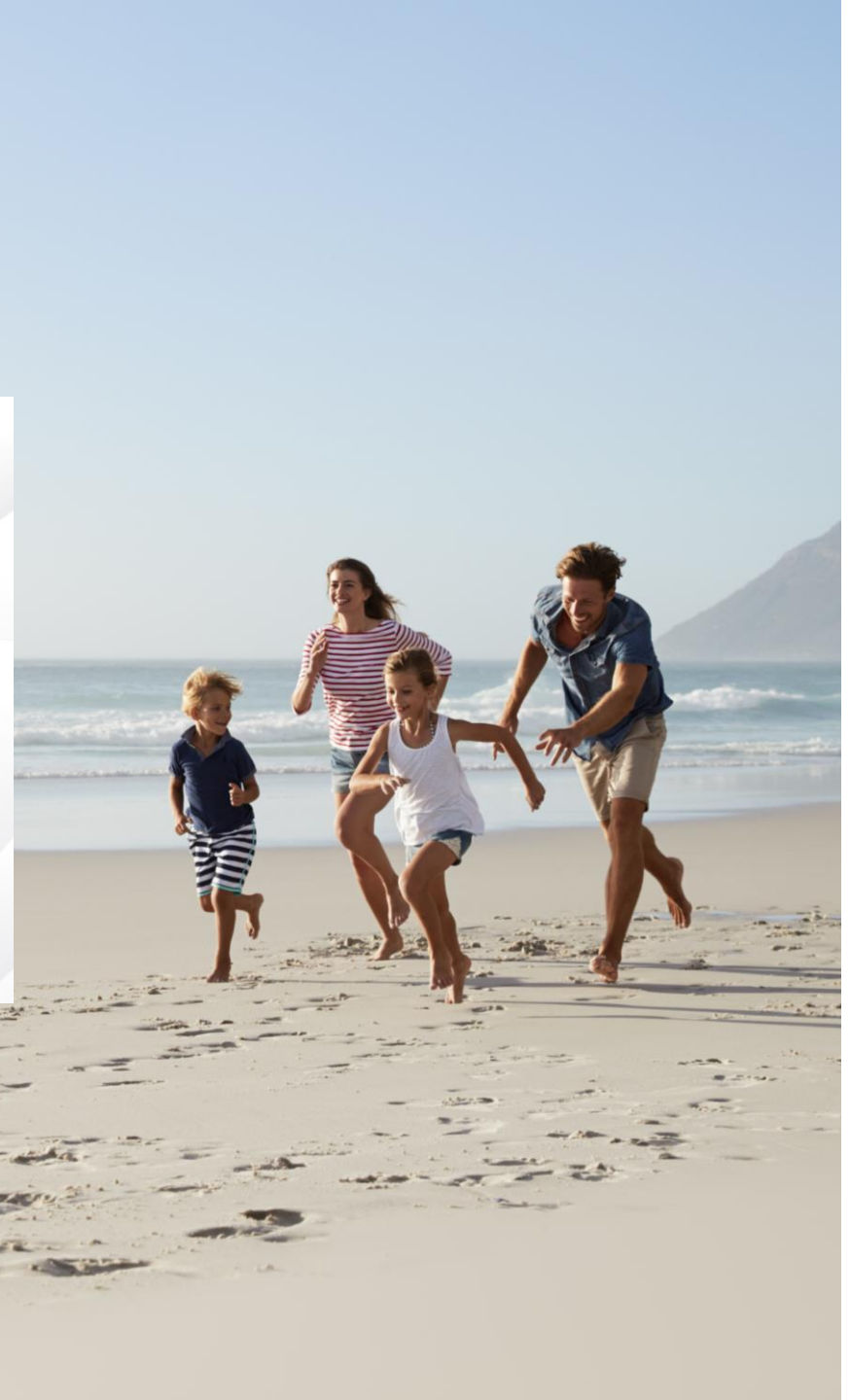
- Austria
- Belgium
- Cyprus
- Estonia
- Finland
- France
- Germany
- Greece
- Ireland
- Italy
- Latvia
- Lithuania
- Luxembourg
- Malta
- Netherlands
- Portugal
- Slovakia
- Slovenia
- Spain



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

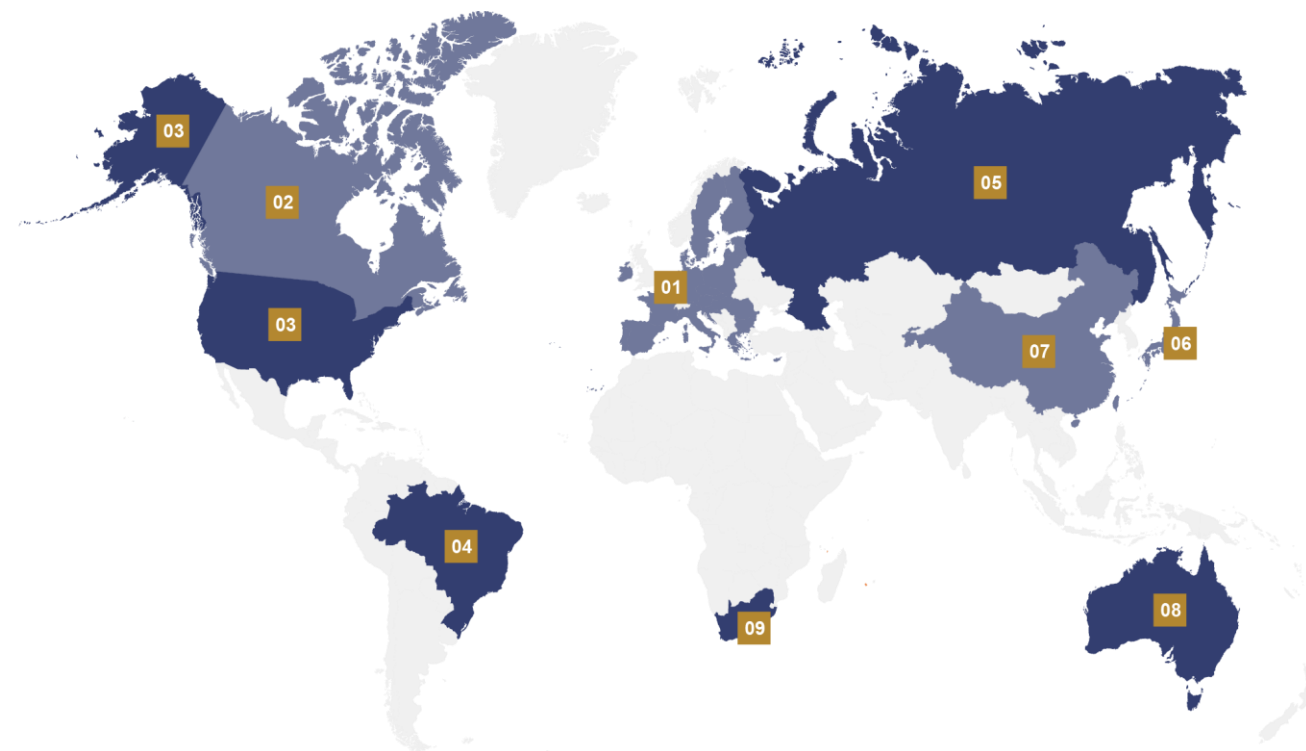
Live, Work and Study Across the EU



## 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



# A Gateway to EU Citizenship

# 02

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P O R T U G A L

## Lisbon



Capital city of Portugal  
International commercial hub  
**Europe Best City Break**

**10.34 Million**

Porto, Lisbon & Algarve

## Porto



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

**Top 6**

Global Peace Index

## Algarve



Beach destination  
Key industry: High-end Service, heaven for retirees  
**Best Beach Destination in Europe**

**4<sup>th</sup> 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 37<sup>th</sup>). **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 3<sup>th</sup> Globally.** **Visa free or visa on arrival** access to over 160 countries and territories.

**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

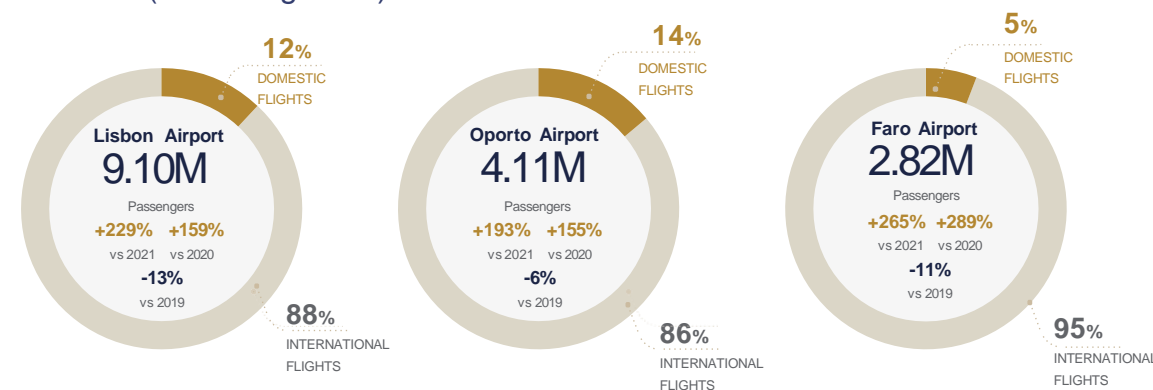
The **tourist accommodation sector** registered 2.6 million guests and 6.8 million overnight stays in **October 2022**, corresponding to year-on-year rates of change of +23.4% and +23.5%, respectively.

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

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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 **30th 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



RIVERSIDE  
DOWNTOWN  
Hotel Lisboa

04

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N E W P R O J E C T









# RIVERSIDE DOWNTOWN

Hotel Lisboa







RIVERSIDE  
DOWNTOWN  
Hotel Lisboa



# Location

This hotel is located on the emblematic *Avenida 24 de Julho*, one of the most well-known avenues in Portugal. Riverside Downtown Hotel is surrounded by a variety of services, transportation and restaurants, including the famous Time Out Market Lisboa.

Next to the Tagus River, Riverside Downtown Hotel Lisboa will be the perfect balance to connect people and places.

Lisbon is known for its historical heritage, ornate architecture, musical tradition, incredible, vibrant life and trendy city, especially in the *Cais do Sodré* area next to the hotel.



RIVERSIDE DOWNTOWN HOTEL LISBOA · NEW PROJECT



Praça do Comércio

Art Museum

Cais Do Sodré

Time Out Market



Chiado

Arte Antiga Museum

Marioneta Museum

Bairro Alto

São Bento Palace

Príncipe Real Garden

Amália Rodrigues Museum

Estrela Garden

Botanical Garden







A city with its own special light



RIVERSIDE DOWNTOWN HOTEL LISBOA · NEW PROJECT

# 4-Star Hotel

## Key Numbers

70

TOTAL  
HOTEL ROOMS

6

HOTEL  
FLOORS  
(Avenue side)

5000M2

APPROX. HOTEL  
CONSTRUCTION  
AREA



RIVERSIDE  
DOWNTOWN  
Hotel Lisboa

24 DE JULHO AVENUE  
PREMIUM LOCATION IN LISBON





RIVERSIDE DOWNTOWN HOTEL LISBOA · NEW PROJECT

# 4-Star Hotel

## Key Numbers



RIVERSIDE  
DOWNTOWN  
Hotel Lisboa

**110**

INVESTORS

**350K€**

INVESTMENT  
AMOUNT

**38.5M€**

TOTAL PROJECT  
INVESTMENT

TAGUS RIVER VIEW  
PREMIUM LOCATION IN LISBON



# Lisbon.

## The capital of Portugal



### Monuments

Despite the urbanization seen all throughout Lisbon, the city maintains many historical monuments.



### Culture

Lisbon is home to numerous museums, theatres and concert halls, hosting several plays, concerts and music festivals all throughout the year.



### Dining and Nightlife

Lisbon is the city with the most Michelin starred restaurants in Portugal (25 in the city, 35 in the region) and has a vibrant nightlife with options fitting almost any taste, from small bars in Bairro Alto and near the river, to large clubs throughout the city.



### Beaches

The Lisbon Metropolitan Area has numerous beaches, with the most popular being located in Oeiras, Cascais and Almada.



World's Leading City Break Destination



World's Leading City Destination



Europe's Leading City Destination



Europe's Leading City Break Destination



World's Leading Seaside Metropolitan Destination



Europe's Leading Cruise Destination

The perfect  
sunset in the  
center of  
cosmopolitan life



# The trendy Avenue

*24 de Julho*

Walking distance to all amenities



**Time out Market**  
3 min. by foot



**Rua Augusta Arch**  
14 min. by foot



**Restaurants**  
3 min. by foot



**The Bica Funicular**  
4 min. by foot



# Project Concept

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. With estimated **70 beautifully** colorful rooms, the facilities of this **4-star hotel also includes a bar, restaurant and interior garden.**

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.



ILLUSTRATION PHOTO FOR THE HOTEL CONCEPT



# Lobby area

A vibrant and high spirit  
social place.



RIVERSIDE DOWNTOWN HOTEL LISBOA · NEW PROJECT



RIVERSIDE  
DOWNTOWN  
Hotel Lisboa

# Bar & Restaurant

A place to enjoy all the  
important little things.

MERCAN PROPERTIES

ILLUSTRATION PHOTO FOR THE HOTEL CONCEPT







# Rooms

The balance between  
comfort and creative  
decoration.





# Investment Overview

110

Call for  
Investors

350.000€

Investment  
Starting

38.5M€

Total Project  
Investment

## Scope of Project

A boutique 4-Star Hotel with 70 rooms  
Flagged by an International Brand

## Project Benefits

IMT Paid by the Developer

VAT Included

3% per year and 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: **1Q2025**

\*subject to availability



RIVERSIDE  
DOWNTOWN  
Hotel Lisboa

ILLUSTRATION PHOTO FOR THE HOTEL CONCEPT



# Track Record

# 05

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I N P O R T U G A L



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





# Operational Hotels



Make your  
Reservation:

[HERE](#)

## 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)

**19.1 M**

TOTAL INVESTORS

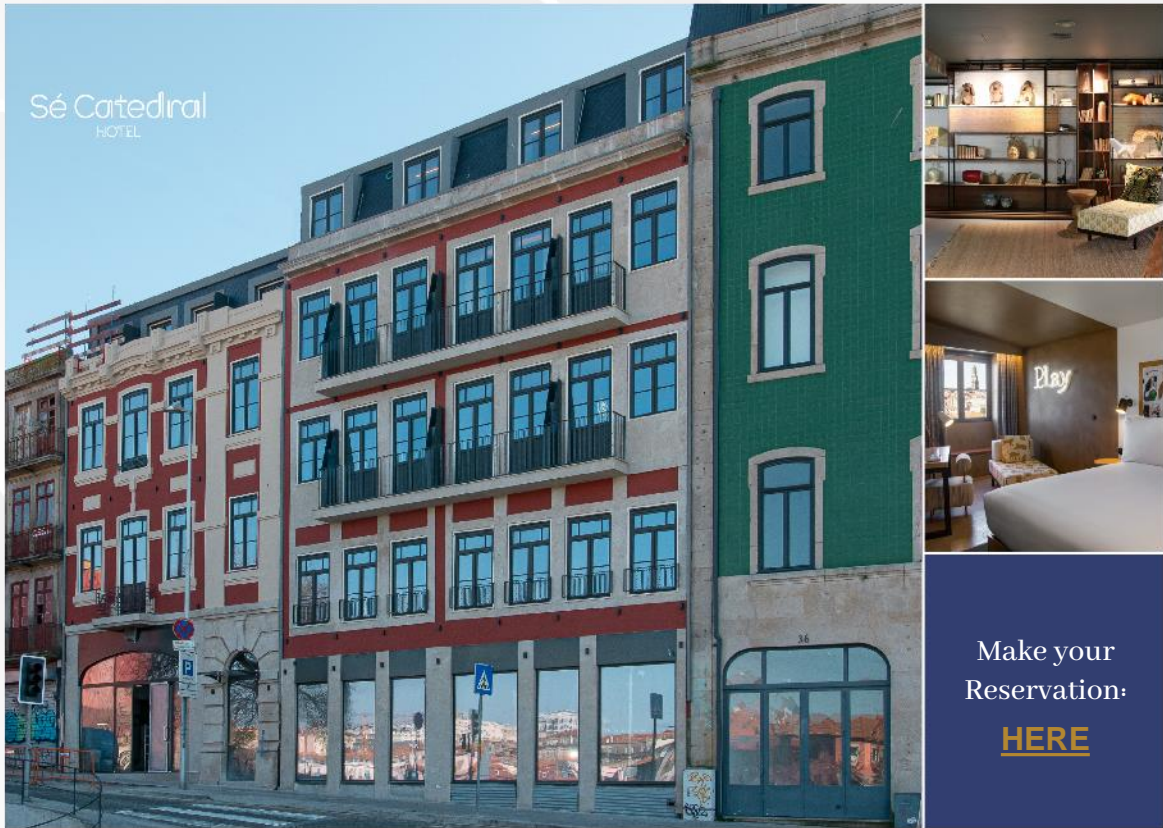
**54**

INVESTMENT AMOUNT  
PER INVESTOR (EUR)

**350.000**

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)

**14 M**

TOTAL INVESTORS

**40**

INVESTMENT AMOUNT  
PER INVESTOR (EUR)

**350.000**

STATUS

**OPEN**



# 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)

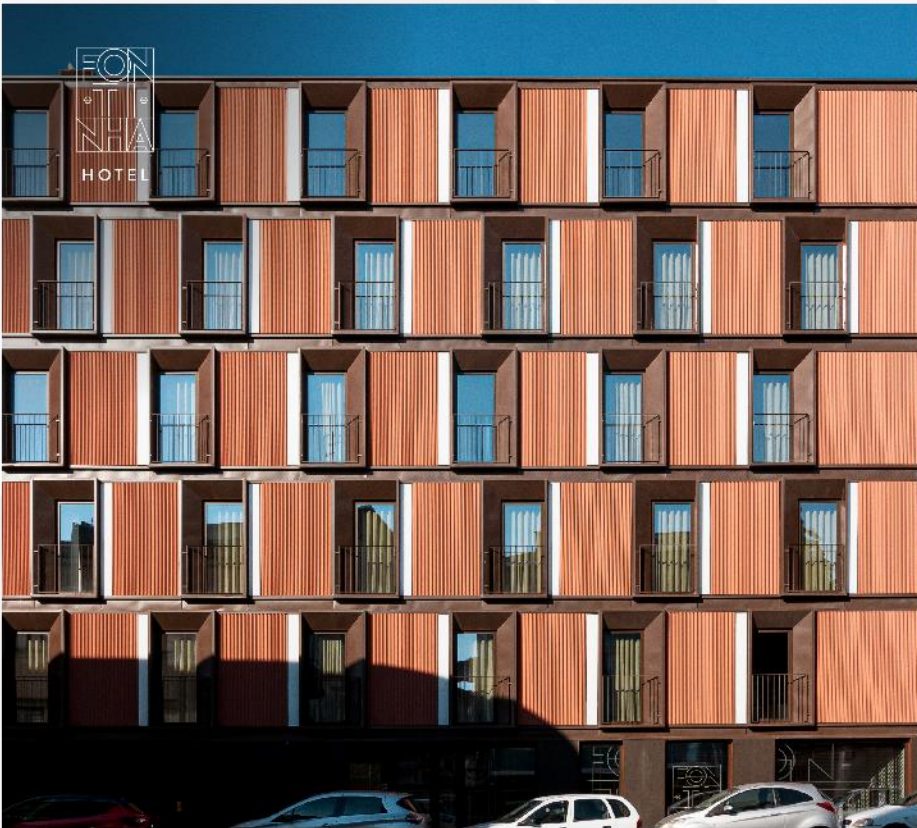
**19.1 M**

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**



## 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**



# Under Construction



## 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)

**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

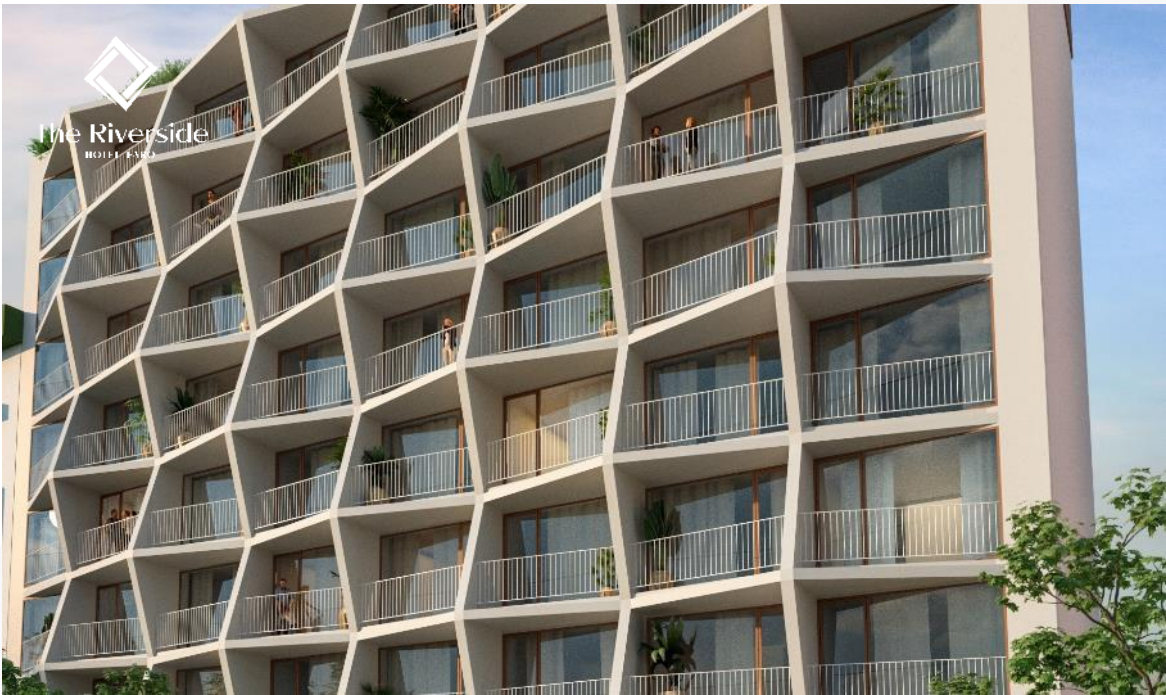
**3Q 2024**

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

**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**



[www.mercanproperties.pt](http://www.mercanproperties.pt)

