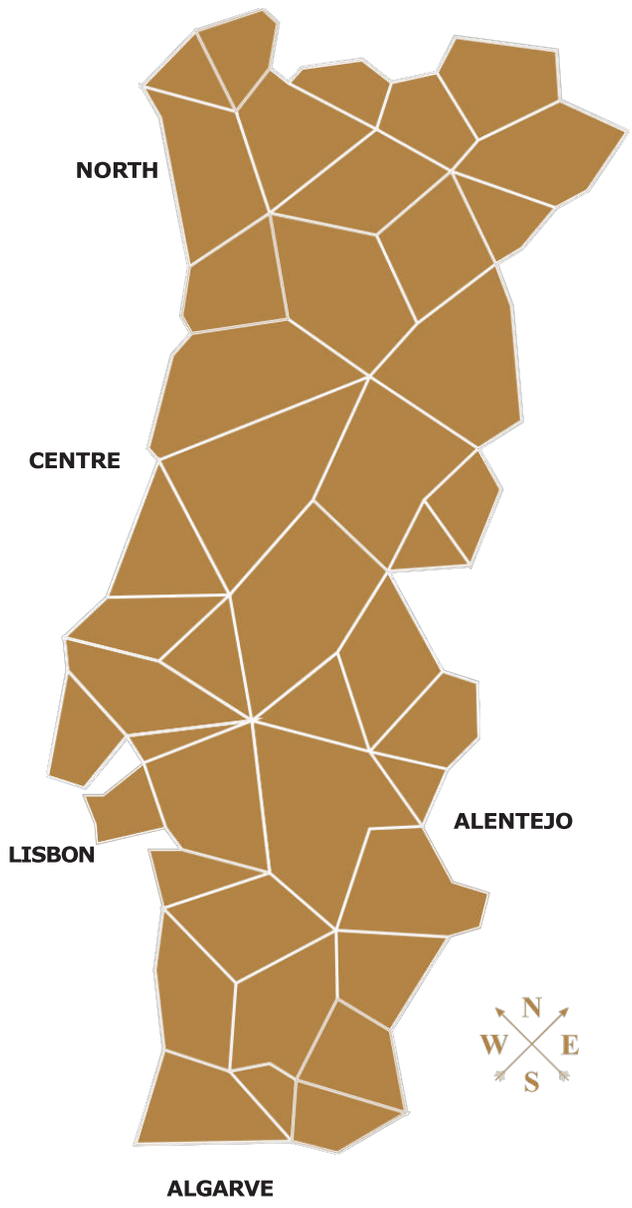
Why Portugal?

Portugal's beauty, authenticity and rapidly developing economy and tourism industry make this destination one of the most appealing in the world for the investors. Portugal consistently ranks as a top destination for tourism and expat relocation. And if we examine all the different investment options around the world, Portugal's ROI and Golden Visa Program rank as one of top choices.

Portugal is one of the top destinations in global tourism and has been ranked as a 'World's Leading Destination' by the World Travel Awards numerous times.

However, Portugal is more than just a tourist attraction. It is highly sought-after by foreign investors, students, expats and retirees for its high quality and affordable lifestyle, safety, and 3000 hours of sun a year, making this country a perfect place to invest in property and tourism; offering high potential for returns on the investment. Golden Visa Program in Portugal is one of the most attractive and successful programs in Europe, and 90% of visas are obtained through the purchase of a home, according to the Immigration and Borders Service. The Golden Visa Program also allows investors to rent out their property during their five-year investment, enabling them to gain a profit in return.



The Golden Visa allows non-European citizens and family members the right to obtain a Residency with optional citizenship application in 5 years, granting free movement within the 26 countries in the Schengen Area.

Real Estate Investment

As Portugal's real estate market is expanding rapidly, with many historical buildings being renovated and converted into new luxurious residences and hotels, the opportunities to make money on investing in this kind of projects have skyrocketed. With foreign property ownership requirements and transaction costs being so moderate, investors buying into the property market are benefiting from significant capital gains.

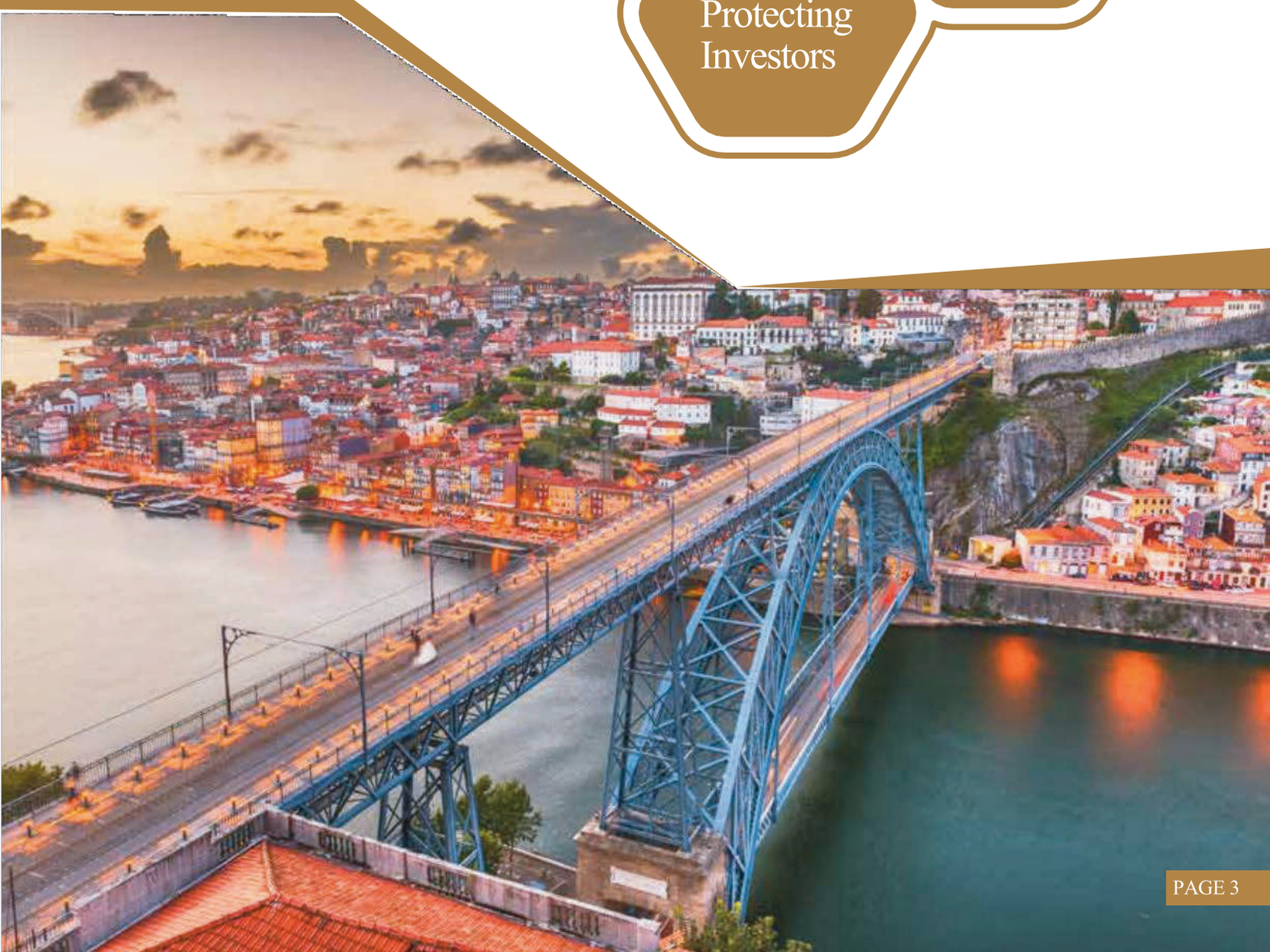
Why Invest In Portugal?

Lisbon is fast gaining a reputation as Europe's 'Silicon Valley'. A budding creative and Start-up scene has sprung up in Portugal's capital city, boosted by accelerator funding, tech incubators and new co-working spaces and world class trade shows and events. Innovative entrepreneurs are flocking to Lisbon in droves, making Portugal an ideal country to invest in business and real estate.

Portugal at a Glance

Mild climate, 3,000 hours of sunshine per year and 850 kilometres of magnificent beaches make Portugal a perfect destination year-round.

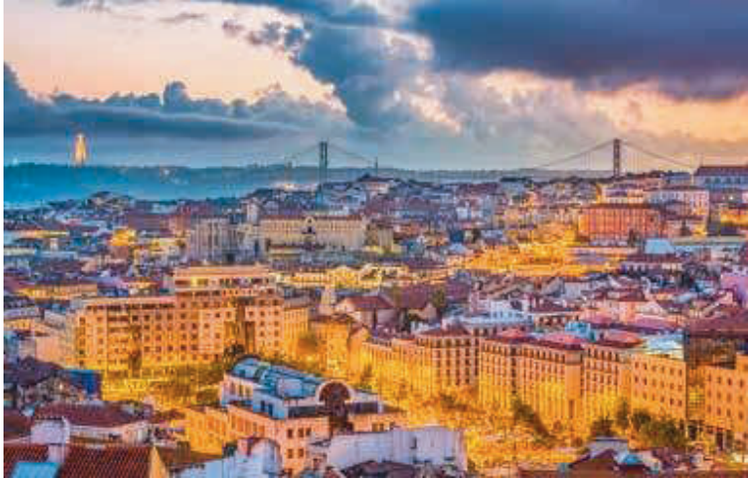
- Tourism is 20% GDP
- Among Top 25 Countries for Business
- Tax Advantages
- Legislation Protecting Investors

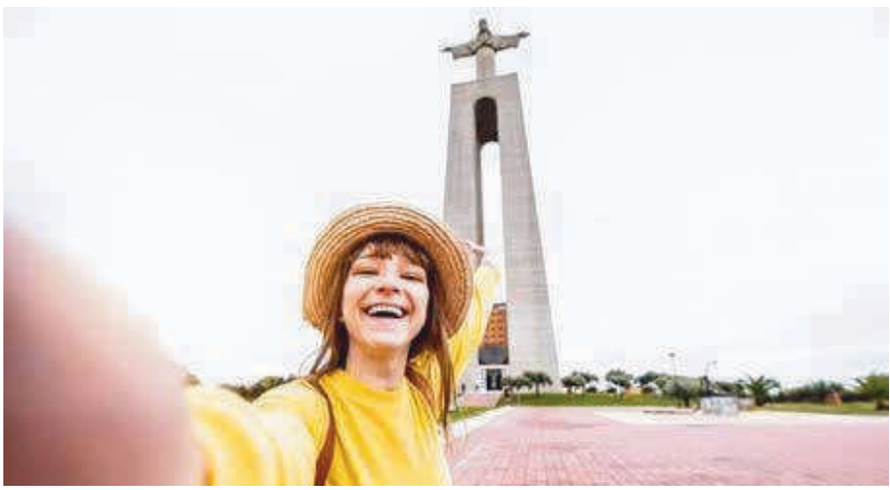


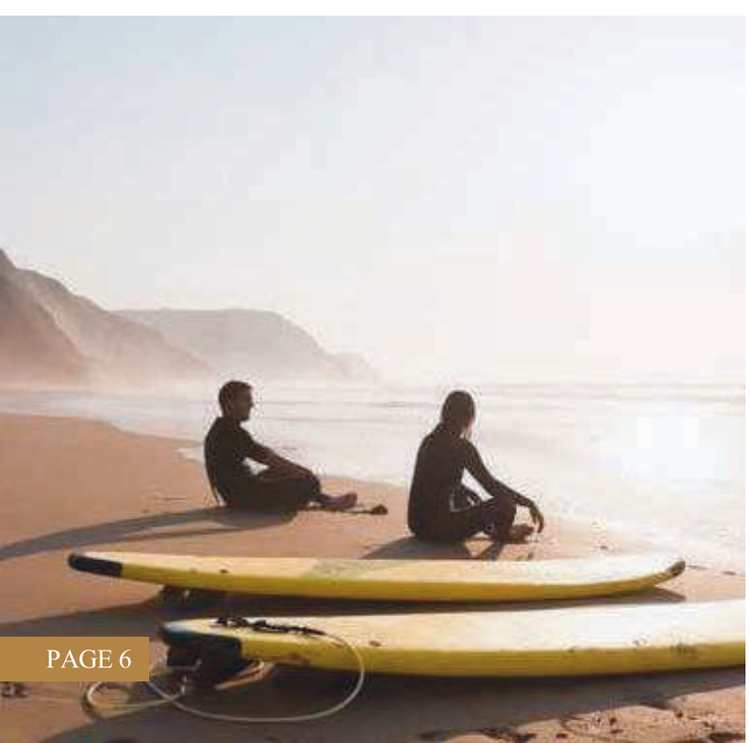
Reasons to Choose PORTUGAL

HIGH QUALITY LIVING

The biggest draw that Portugal has over other countries is quality of life. Many families, retirees and digital nomads choose to move here for the weather, cost of living and quality of life and an opportunity to have a more outdoor and active lifestyle, enjoy many sports and healthy living. With Portugal being easily accessible to other parts of Europe with short flight times, it means, for those still working, office meetings within Europe are easily achievable, short flight time is attractive to family and friends who want to visit as well. For families looking to relocate, Portugal is one of the most family-friendly places to live, particularly in Europe. Coupled with the safety aspect, and many great international schools and activities for the kids, it makes for a wonderful place to be. In addition, Portugal offers high quality public and private medical services, which is easily accessible for all the residents.







GOLDEN VISA

The fastest growing immigration program in Europe: The Golden Visa Program is one of the fastest and more reliable choices for foreign investors, who want to be granted a residence permit, through investment activities conducted within Portuguese territory. The main benefits of the program are the various choices of investments, a quick and unbureaucratic procedure and, lastly, a minimal requirement for residency. This makes the Portuguese Golden Visa the most attractive investment immigration program in Europe.

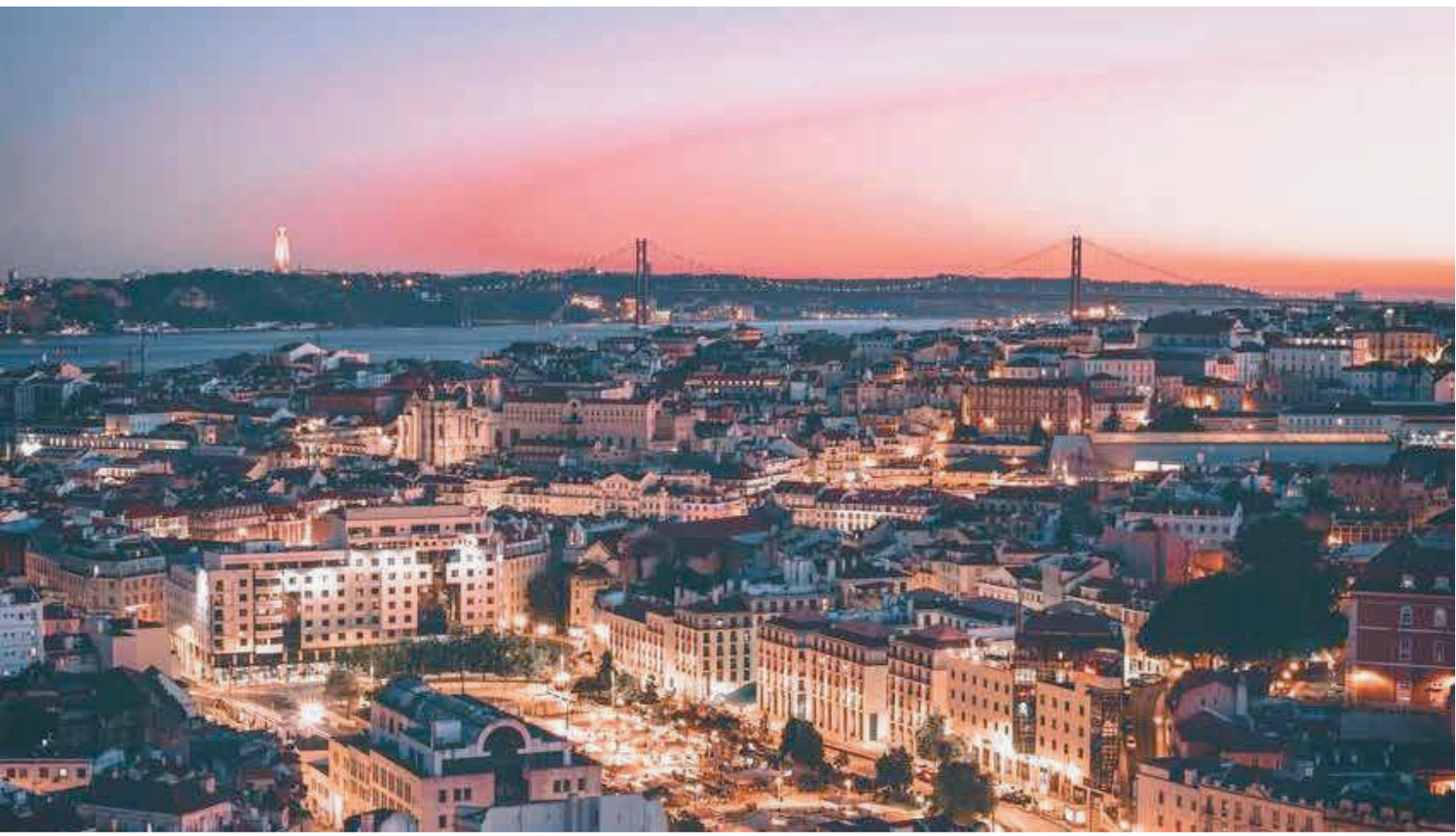
INVESTMENT BENEFITS

EXCELLENT CAPITAL GAINS

The property market in Portugal, like in many Southern European countries, suffered from the credit crisis and prices in 2015 were typically 20% – 30% below their peak. However there is a clear turn in the market and properties qualifying for the golden visa, in the interiors of the country are seeing huge demand. Investors buying into the real estate market in Portugal for the Golden Visa now have excellent prospects for capital gain in the coming years.

The Portugal Golden Visa program has proven to be one of the most popular programs in Europe, attracting many investors due to its flexibility and the benefits provided. Since its launching in 2012 the Golden Visa program has been actively promoted internationally by the Portuguese Government, allowing the investors to obtain a residency permit, which may include the entire dependent family.

WELCOMING LISBON



Lisbon is the capital and the largest city of Portugal. With over 20 centuries of history, the city is located on 7 hills and has more than 500,000 inhabitants.

Lisbon shows multiple contrasts between the historical and modern, combining different cultures, trends and lifestyles. Situated near the Tagus river and sunny almost all the time, the Portuguese capital has a unique beauty and an internationally acclaimed architectural singularity.

Rich in monuments, neighbourhoods (Baixa Pombalina, Belém, Bairro Alto, Chiado, Bica, Alfama and Mouraria etc.), riverside zone, Fado houses, parks, gardens and viewpoints, Lisbon offers various possibilities to discover, so visit and enjoy the vast natural, historic and cultural city heritage.

Visiting Lisbon is living different experiences, and leaves you charmed and wanting more.

HISTORICAL SERPA

Famous for its creamy cheeses, Serpa is a peaceful agricultural hilltop town of lovely white houses huddled around an ancient castle in the south-eastern corner of Alentejo. Situated just 30 km from the Spanish border, it is an excellent base from which to explore the lower eastern side of Portugal, as well as neighbouring parts of south-western Spain. The town itself, which is walled and medieval in parts, was founded in 400 BC.

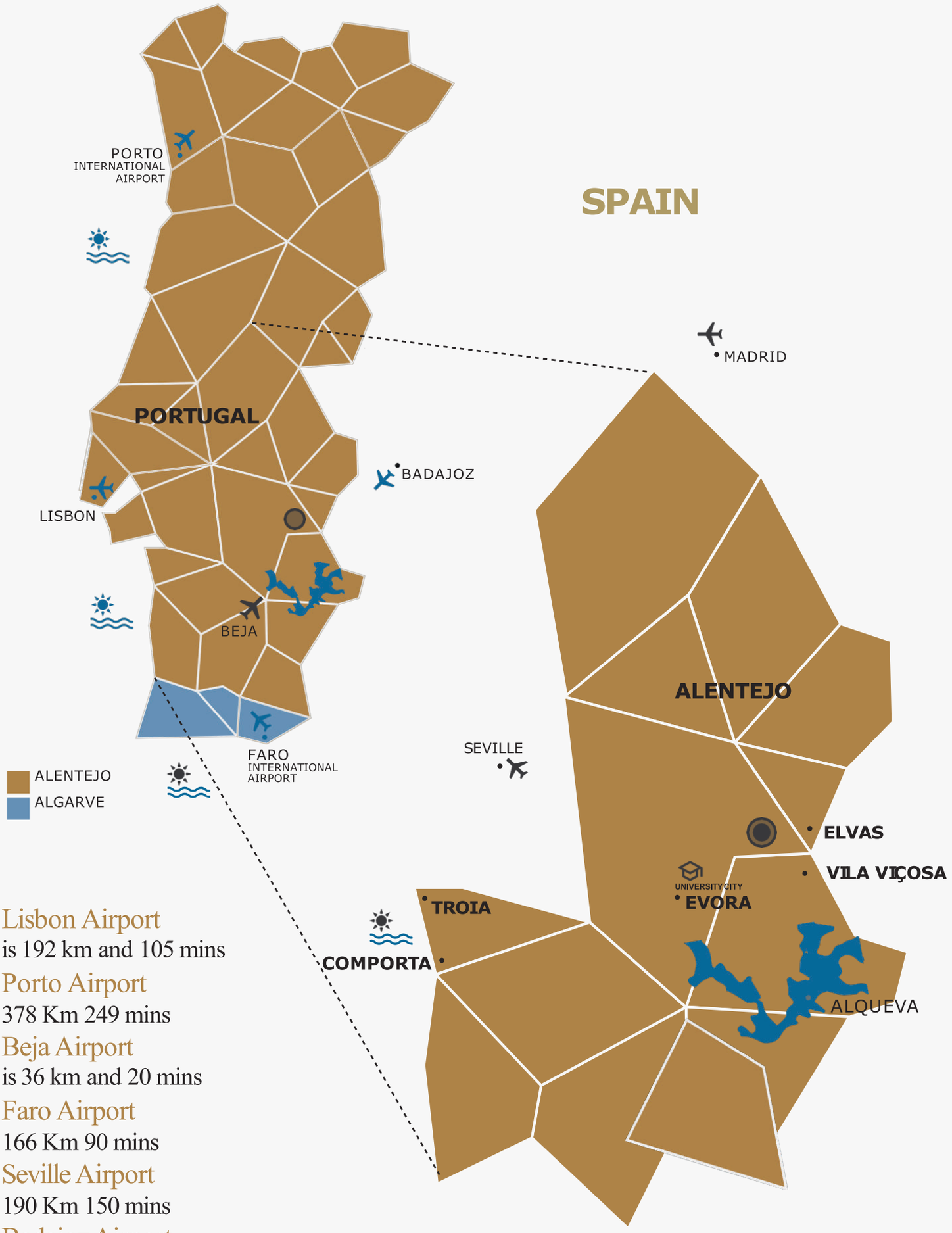
Interestingly, Serpa is the centre of a district celebrated for its choral singing and visitors, much to their delight, are sometimes serenaded by the town's traditional singers, many of whom are genuine descendants from the medieval troubadours who once graced its peaceful squares.

Serpa has many interesting attractions, from historical buildings, castles, churches, roman architecture, aqueducts, museums, and a heritage that spans centuries.

The town's surroundings are rustic, picturesque and has some of the biggest wineries as neighbours. It is on the wine route of Portugal attracting thousands of tourists every year for its organic farm to table dining and some of Portuguese finest wines and olive oils.

From Aldeia Velha on the main road from Serpa to Beja stretch olive groves so old that they are generally considered to date from the time of the Moors.

GETTING THERE



- Lisbon Airport
  is 192 km and 105 mins
- Porto Airport
  378 Km 249 mins
- Beja Airport
  is 36 km and 20 mins
- Faro Airport
  166 Km 90 mins
- Seville Airport
  190 Km 150 mins
- Badajoz Airport
  160 Km 120 mins

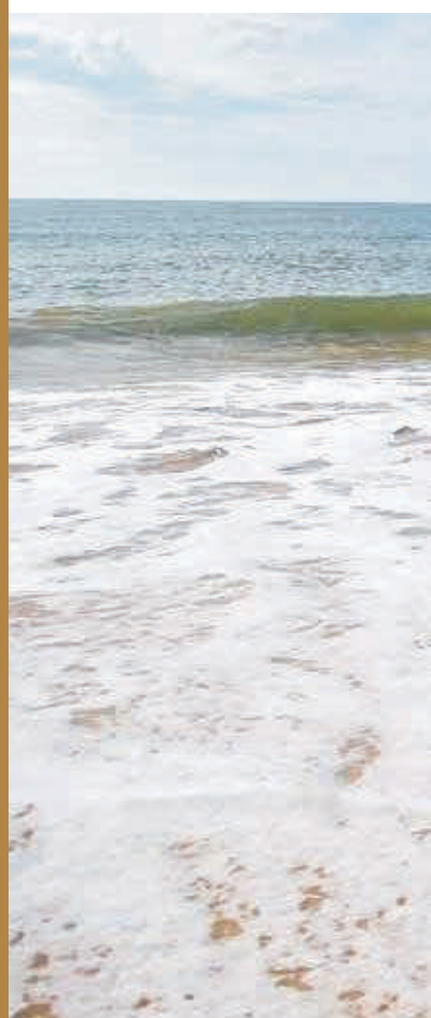
ALENTEJO
WINE COUNTRY OF PORTUGAL

Situated above Algarve, Alentejo is one of Portugal's hidden gems with splendid beaches, golden plains, rolling hills and some of Portugal's best wineries, architecture, also its unique farm-to-table dining. Alentejo is Portugal's wine country, where centuries of tradition are combined with the latest technologies to produce world-class wines. Thanks to the diverse soil and hot climate, paired with the wisdom of the local winemakers, Alentejo wine is known worldwide and has received countless official Wine Enthusiast Ratings that are above 90 points. In 2014 the readers of USA Today declared Alentejo as "the best wine region in the world". The Alentejo Wine Route is a perfect way to explore the area and to discover the vineries and learn from the local winemakers. Each stop will give your glass of Alentejo wine a more intense flavour, rich in history and tradition.

ALENTEJO GOLF COURSES & BEACHES

Having risen to the top of the ranks as one of Europe's premier golfing destinations, Portugal now has a total of 75 golf courses. With immaculate playing conditions, glorious weather year-round, and an abundance of incredible courses to choose from, Portugal is a golfer's dream destination. Troia Golf course in Alentejo, sandwiched between Sado Estuary and Arrabida mountain, offers one the best golf in Portugal regarded as one of Robert Trent Jones Senior's finest creations.

Alentejo region is lined with glorious beaches stretching from the mouth of the River Sado near Setubal to Algarve, and is a well preserved coastal area, with small havens of sun and beach, hospitable people and great local cuisine. Alentejo beaches became a popular tourist destination in recent years, offering many five-star hotels and fine dining restaurants.



EVORA

A UNESCO WORLD HERITAGE SITE

In the heart of Alentejo olive groves sits the town of Evora, the UNESCO heritage site, settled more than 2,000 years ago by Celtic tribes. Romans conquered the town in 57 BC and expanded it into a walled city. Ruins from this time include a temple, aqueduct and city baths. Evora was one of the most influential cities in medieval Portugal because it was an important religious center and a key point on the trading route to Spain.

Today Evora is one of the top and finest tourist destinations in Portugal, offering untouched provincial atmosphere, a fascinating whitewashed old town, museums, a Cathedral, a Chapel of Bones, and a Roman temple. Rich history, beautiful weather, fine dining and location has led Evora to be named as one of the Most Liveable Cities in Portugal.

PROJECT CONCEPT

Boutique Luxury Hotel, perched on top of the Hill of Serpa, offering sweeping 360 degree panoramic views of the landscape with the almond, olive and cypress trees stretching for miles.

The Hotel is being designed in the 1970's modern style, elegant and sophisticated interiors that will complement the original design of the building, which was built in the 1950's. It will be completely renovated and updated with modern amenities, while accentuating the historical details of the Hotel and will have 33 well appointed rooms with a modern twist while creating a contrast between the luxurious design of the building and its rustic Alentejo countryside environment. With an beautiful infinity pool, overlooking the ancient olive groves, a full spa, fitness studio, an extraordinary multi-faceted event space, international cuisine restaurant and an exquisite bar to watch the sunsets from, will become an oasis of luxury design and features in the region and will boast a variety of amenities like no other hotel in the vicinity.

This will be a 5 Star Hotel that will offer exceptional service and comfort to all guests.

LOJA | THE SHOPPE

WELLNESS RESORT

will be an all-inclusive wellness retreat for those looking to explore unique wellness experiences as well as work remotely from exquisite properties. Our guests will enjoy our trademark program called 52X, where the entire year is diversified into 52 weeks and weekends, designed to immerse our clients into different focused activities led by collaborative partners pertaining to healthy living and diverse interests.

Wellness operates at the intersection of physical self-care, emotional and mental well-being, spirituality and environment. This can include counselling, life coaching, nature, hobbies, and community engagement. We are combining all of these elements in our retreats by engaging with interdisciplinary facilitators and coaches and hosting holistic and dynamic activities, workshops, events and retreats. This keeps the property and its rooms engaged all year around with different programs. Instead of just waiting for tourism to find us we would be creating our own wellness tourism.

KEY NUMBERS

Total Land Area
12,860.36 m²

Total Ground Floor Area
1,219.47 m²

Current Total Construction Area
2,617.87 m²

Total Constructed area after renovation:
3,207.04 m²

Total Disabled Parkings : 2 | Total Electric Parkings : 2 | Total parkings: 15

INVESTMENT OVERVIEW

Investment Units | 33	Investment Starting at | 280k €
Total Investment | 9.5 Million €	Investment Type | Freehold

THE INVESTMENT PLAN

Wellness Retreat and Luxury Boutique Hotel

Location

Serpa, Alentejo (In the middle of wine country)

Amount

Eligible for the €280.000 Golden Visa

Property

Hotel already exists and the developer is turning it into 5 star Luxury.
After the renovation the hotel will be increasing the existing 18 rooms to 33 suites.

ROI

Guaranteed 3,5% ROI per year for the first 3 years paid in advance. Totalling € 29,400.00
4% paid from Year 4 through to Year 8

Buy Back

Upon sale of the Asset, between the 7th to 9th year, 50% of the Added Value from the sale is shared with the Investors, over the return of the initial investment

Management

a will be running the first of its kind and Entirely Unique Wellness Center in Europe, with professionals from all over the world.
Projections show greater than 80% occupancy year round with this unique business model
Management has other properties in Portugal with similar Wellness Centers coming soon.

Complimentary Stay

Investors can book up to 2 weeks per year as a complimentary stay.

Project Timeline

Launch of units 1st Quarter 2023. Start of Operations 3rd Quarter 2025

Limited Time Promotion

Property transfer tax (IMT) - €15.600* - supported by the developer
Renovation tax VAT - €9.200* - supported by the developer = Investor saves €24.800 (reno tax + IMT)

* (Approx.)

NOTE – All legal costs and taxes are not included on initial investment and are the responsibility of the Investors.

Limited Discount
-No Property Transfer Tax 15600€*
-No Renovation Tax 9200€*
Total 24800€
*(Approx.)

Strong ROI
3.5% paid in advance for 3years
4% paid from year 4 - year 8

Perfect Location
30 km from Beja airport
2 hours from Lisbon
Middle of Wine Region

High End Property
5 Star Luxury Wellness Resort
Swimming Pool, Spa, Gym and other Amenities

Sign Up now Before It's Gone.

INCOME STATEMENT	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Number of Rooms	33	33	33	33	33	33
Revenue per night	€ 4,455.00	€ 4,785.00	€ 4,950.00	€ 5,115.00	€ 5,280.00	€ 5,445.00
Total Room nights	12045	12045	12045	12045	12045	12045

ROOM REVENUE						
Occupancy Rate	55%	59%	63%	65%	67%	70%
Average Daily Rate (No VAT)	€ 135	€ 145	€ 150	€ 155	€ 160	€ 165
Financial Flow Rooms	€ 894,341	€ 1,030,450	€ 1,138,253	€ 1,213,534	€ 1,291,224	€ 1,391,198
Other Hotel Related Revenue	€ 53,660	€ 61,827	€ 68,295	€ 72,812	€ 77,473	€ 83,472

Total Room Income	€ 948,001.73	€ 1,092,276.74	€ 1,206,547.65	€ 1,286,345.78	€ 1,368,697.44	€ 1,474,669.35

RETREAT REVENUE						
Revenue per night	€ 7,095	€ 7,308	€ 7,527	€ 7,753	€ 7,985	€ 8,225
Price Retreat/Events Per Day	€ 215	€ 221	€ 228	€ 235	€ 242	€ 249
Financial Flow(Retreat/Events)	€ 1,424,321	€ 1,573,745	€ 1,730,853	€ 1,839,375	€ 1,952,850	€ 2,101,500

Total Retreat/Events Income	€ 1,424,321.25	€ 1,573,745.50	€ 1,730,853.31	€ 1,839,375.07	€ 1,952,850.36	€ 2,101,500.16

EXPENSES						
Costs with Personnel	€ 237,000	€ 273,069	€ 301,637	€ 321,586	€ 342,174	€ 368,667
Departmental Costs	€ 237,000	€ 273,069	€ 301,637	€ 321,586	€ 342,174	€ 368,667
Other Costs	€ 47,400	€ 54,614	€ 60,327	€ 64,317	€ 68,435	€ 73,733
General Expenses	€ 92,904	€ 107,043	€ 118,242	€ 126,062	€ 134,132	€ 144,518
Transport Travel Cost	€ 42,730	€ 47,212	€ 51,926	€ 55,181	€ 58,586	€ 63,045
Tourism Cost	€ 42,730	€ 47,212	€ 51,926	€ 55,181	€ 58,586	€ 63,045
F&B Costs	€ 356,080	€ 393,436	€ 432,713	€ 459,844	€ 488,213	€ 525,375
Marketing/Advert	€ 113,946	€ 125,900	€ 138,468	€ 147,150	€ 156,228	€ 168,120
Promoter Cost	€ 356,080	€ 393,436	€ 432,713	€ 459,844	€ 488,213	€ 525,375

Total Costs	€ 1,525,871	€ 1,714,992	€ 1,889,589	€ 2,010,752	€ 2,136,740	€ 2,300,546

PROFIT						
Operational Profit	€ 846,452.26	€ 951,029.79	€ 1,047,811.96	€ 1,114,968.74	€ 1,184,807.63	€ 1,275,623.67
Operational Margin	89.29%	87.07%	86.84%	86.68%	86.56%	86.50%
Other Management Fee	€ 237,232.30	€ 266,602.22	€ 293,740.10	€ 312,572.08	€ 332,154.78	€ 357,616.95

Net Operating Profit	€ 609,219.96	€ 684,427.57	€ 754,071.87	€ 802,396.65	€ 852,652.85	€ 918,006.72
70% of PROFIT	€ 426,453.97	€ 479,099.30	€ 527,850.31	€ 561,677.66	€ 596,856.99	€ 642,604.70
PROJECTED RETURN/RM	€ 12,922.85	€ 14,518.16	€ 15,995.46	€ 17,020.54	€ 18,086.58	€ 19,472.87

RETURN ON INVESTMENT						
Total Investment	Part of first 3.5% ROI paid in advance in Year 1	€ 280,000.00	€ 280,000.00	€ 280,000.00	€ 280,000.00	€ 280,000.00
ROI		4.0%	4.0%	4.0%	4.0%	4.0%
Guaranteed Return / Year		€ 11,200.00	€ 11,200.00	€ 11,200.00	€ 11,200.00	€ 11,200.00

DISCLAIMER

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