



CONVENT

BOUTIQUE HOTEL

ÉVORA



Location

Convent is located in the historical city center of Évora.

Évora belongs to UNESCO World Heritage since 1986. It is surrounded by Medieval Walls and has monuments from many different periods, like Diana Temple, an ancient Roman Temple.

It is a city that is older than Portugal itself. It was an important Celtic Settlement, followed by an important Roman city and even before it belonged to the Kingdom of Portugal, was also an important Moorish city.

Évora has many secrets and interesting places to visit, which is why it is on the top 5 of the most visited cities in Portugal.





Wall Gates

University

Roman Temple

Loios Convent

Giraldo Sq.



Hospital

Bone Chapel

Évora Garden



1h30 from Lisbon
2h30 from Faro









Key Numbers

CONSTRUCTION AREA 4707 sqmts

GPA 4122 sqmts

GARDENS 3474 sqmts

FLOORS 4

Asset

Convent is located in **Évora Historical Centre**. It is located within the City Walls, very close to the Roman temple of Diana, the Giraldo Sq or the Bone Chapel.

It was built to be a complete convent in 1531 but was never finished.

The Hotel project is fully approved for a 4* Superior Boutique Hotel, mixing the heritage with a modern twist.

Project Concept

Convent will be a wonderful **4* Superior Boutique Hotel**.

The existing building dating from 1531, will be completely refurbished and modernized. All the important Historical and Heritage characteristics will be kept making the perfect symbioses with the new wing that will be constructed.

It will have 51 rooms with a contemporary and modern twist, making a clear and sophisticated contrast with the heritage of the Convent.

The **Cloisters** that were never finished will give place to a beautiful garden with a swimming-pool.

A **Spa** will also be available, to give exquisite comfort to all the guests.

This will be a 4* Hotel that will offer exceptional service and comfort to all guests, giving them the feeling of a 5* Hotel.



*Old Heritage with
a Modern Twist*



*An Oasis Within
City Walls*



Modernity and Luxury



Investment Overview

98

CALL FOR INVESTORS

280K

INDIVIDUAL INITIAL INVESTMENT

27,4M€

TOTAL INVESTMENT

Convent

Investment Type

Co-Ownership Investment

Project Scope

Creation of an unique **4* Superior Boutique Hotel** in Historical Centre of Évora

Project Timeline

Call for investors: **2022**

Expected start of operation: **2025**

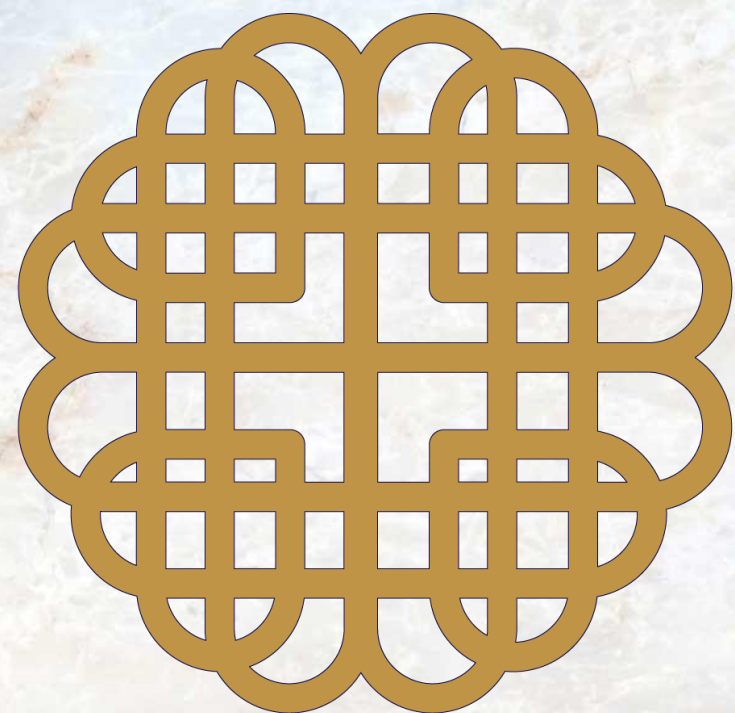
Project Benefits

- **Upfront Payment** of **5%** of the Initial Investment per Year, of the first 5 Years, corresponding to **70.000€**.
- Upon sale of the Asset, between the 6th to 7th year, **50% of the Added Value** from the sale is shared with the Investors, over the return of the initial investment.
- Client can book a Room for up to **4 Weeks** per year, during the full program duration, divided by 1 Week in High Season, 1 Week in Medium Season and 2 Weeks in Low Season.
- **Prime Location** of the Asset, in a city classified as World Heritage by UNESCO at a walking distance from main attractions.
- **Heritage & Historical** Asset, dated from the XVI Century.

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

Financial Forecast

Operation	Year 1	Year 2	Year 3	Year 4	Year 5
Number of Rooms	51	51	51	51	51
Revenue per Room	6 630 €	7 359 €	7 948 €	8 425 €	8 593 €
RN's	11169	13031	13961	14334	14520
Total Revenue Room	1 451 970 €	1 880 301 €	2 175 777 €	2 367 826 €	2 446 548 €
RevPAR	78 €	101 €	117 €	127 €	131 €
Days in Period	365	365	365	365	365
Occupancy Rate	60%	70%	75%	77%	78%
Av Price (no VAT)	130 €	144 €	156 €	165 €	168 €
F&B	145 197 €	188 030 €	217 578 €	236 783 €	244 655 €
Other	43 559 €	56 409 €	65 273 €	71 035 €	73 396 €
Total Income	1 640 726 €	2 124 740 €	2 458 628 €	2 675 643 €	2 764 599 €
Costs with Personnel	295 331 €	327 817 €	354 042 €	375 285 €	380 914 €
Departmental Costs	196 887 €	218 545 €	236 028 €	250 190 €	253 943 €
Other Costs	32 815 €	36 424 €	39 338 €	41 698 €	42 324 €
A&G and S&M Expenses	114 851 €	127 484 €	137 683 €	145 944 €	148 133 €
Total Costs	639 883 €	710 270 €	767 092 €	813 117 €	825 314 €
Operational Result	1 000 843 €	1 414 470 €	1 691 536 €	1 862 525 €	1 939 285 €
Operating Margin	61%	67%	69%	70%	70%
Total Management Fee	300 253 €	424 341 €	507 461 €	558 758 €	581 786 €
Net Operating Profit	700 590 €	990 129 €	1 184 075 €	1 303 768 €	1 357 500 €



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www.quantumcapital.pt

Avenida da Liberdade 129B | 1250-140 Lisboa