



ROYAL · V V
RESORT



PHASE II
PRIME RESIDENCES



Why Portugal

Portugal consistently ranks as a top-tier country for expats. In a 2019 study conducted by Internations, Portugal came first for quality of life, safety, and stability.

Flourishing economy

Portugal an ideal country to invest!

Permits to property owners for the renovation of old properties, in exchange for residence permits, are transforming Lisbon and Porto, while Portugal's Golden Visa scheme has led to a surge in residential property.

As Portugal's real estate market has expanded, opportunities to make a profit from property investments have skyrocketed. With foreign property ownership requirements and transaction costs being so moderate, investors buying into the property market are benefitting from significant capital gains. The Golden Visa scheme also allows investors to rent out their property during their five-year investment, enabling them to gain a profit in returns.



Moreover, Lisbon is fast-gaining a reputation as Europe's 'Silicon Valley'. A budding creative and tech startup scene has sprung up in Portugal's capital city, boosted by accelerator funding, tech incubators and new coworking spaces. Innovative entrepreneurs are flocking to the capital in droves, making Portugal an ideal country to invest in business.

Excellent living standards

One of the lowest costs of living in Europe

Portugal boasts an international reputation for its world-class healthcare system. Its National Health Service provides free and universal healthcare for all Portuguese residents. At present, life expectancy in Portugal stands at 81.

For families with children looking to relocate, there is a rich network of private and international schools to choose from, with international schools offering high standards of education and a variety of curricula.

And as one of the countries with the lowest costs of living in Western Europe, just about everything in Portugal is affordable. From accommodation to groceries and public transport, a family can lead comfortable lives.

Safety

3rd safest country in the world (2020 Global Peace Index)

Portugal is known for its progressive and tolerant laws as well as its peaceful way of life. The 2019 Global Peace Index found Portugal to be the fourth safest country in the world, just behind Iceland, New Zealand, and Austria. This is supported by the annual internal security report, which has shown crime rates dropping consecutively for the past seven years.

Environment

72% green energy

As of April 2020, solar and wind power have produced 72% of the country's electricity. Portugal has also met the World Health Organization's guidelines on air pollution and is classified as a safe nation for its clean air. Ultimately, environmental protection enhances quality of life.

Why NOT

Portuguese 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 or third-country nationals who want to be granted a residence permit, through investment activities conducted within Portugal 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 fastest-growing investment immigration program in Europe.

Real Estate Investment

Excellent capital gains

The property market in Portugal like many southern European countries suffered with the credit crisis and prices in 2015 are typically 20% – 30% below their peak. However there is a clear turn in the market and property above the €500,000 investment visa limit is seeing huge demand particularly in the capital, Lisbon.

Investors buying into the real estate market in Portugal for the Golden Visa now have excellent prospects for capital gain in the coming years. Advice is recommended for serious buyers as there are clear distinctions between typical vacation homes on the coast in Portugal and city properties such as Lisbon.

Why invest in Portugal

The place to be

The Portugal Golden Visa program has proven to be one of the most popular schemes 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 its family.

A photograph of a man and a woman walking along a beach at sunset. The man is wearing a light-colored shirt and a hat, and the woman is wearing a white dress. They are walking towards the camera, with the ocean waves lapping at their feet. The sky is a mix of orange, yellow, and blue, with some clouds. The overall mood is peaceful and romantic.

With its mild climate, 3000 hours of sunshine per year

and 850kms of splendid beaches bathed by the Atlantic Ocean, Portugal is the perfect destination all year round.

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.



LISBON
CAPITAL CITY
INTERNATIONAL COMMERCIAL HUB



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



ALGARVE
Portugal Beach destination
Key industry: Hi-end Service, heaven for retire people



ALENTEJO
First starlight tourism destination in the world.



POPULATION
10.4 MILLION



KEY CITIES
LISBON & PORTO



WORLD SAFETY INDEX
TOP 3



W.E.C.I.
WORLD ECONOMIC COMPETITIVENESS INDEX
34/141



FARO

5 reasons



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: 8oC - Max: 25-28oC)



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.



BEST DESTINATION IN EUROPE

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



GREAT EDUCATION

RANK 16TH GLOBALLY Free studying until 18 years old. Most English fluency compared with France, Italy, Spain,...



POWERFUL PASSPORT

RANK 4TH GLOBALLY Visa free or visa on arrival access to over 160 countries and territories.

BEJA



**BEJA
INTERNATIONAL
AIRPORT
ALENTEJO**

BEJA is the new international airport in Portugal

ALENTEJO

A region to be discovered

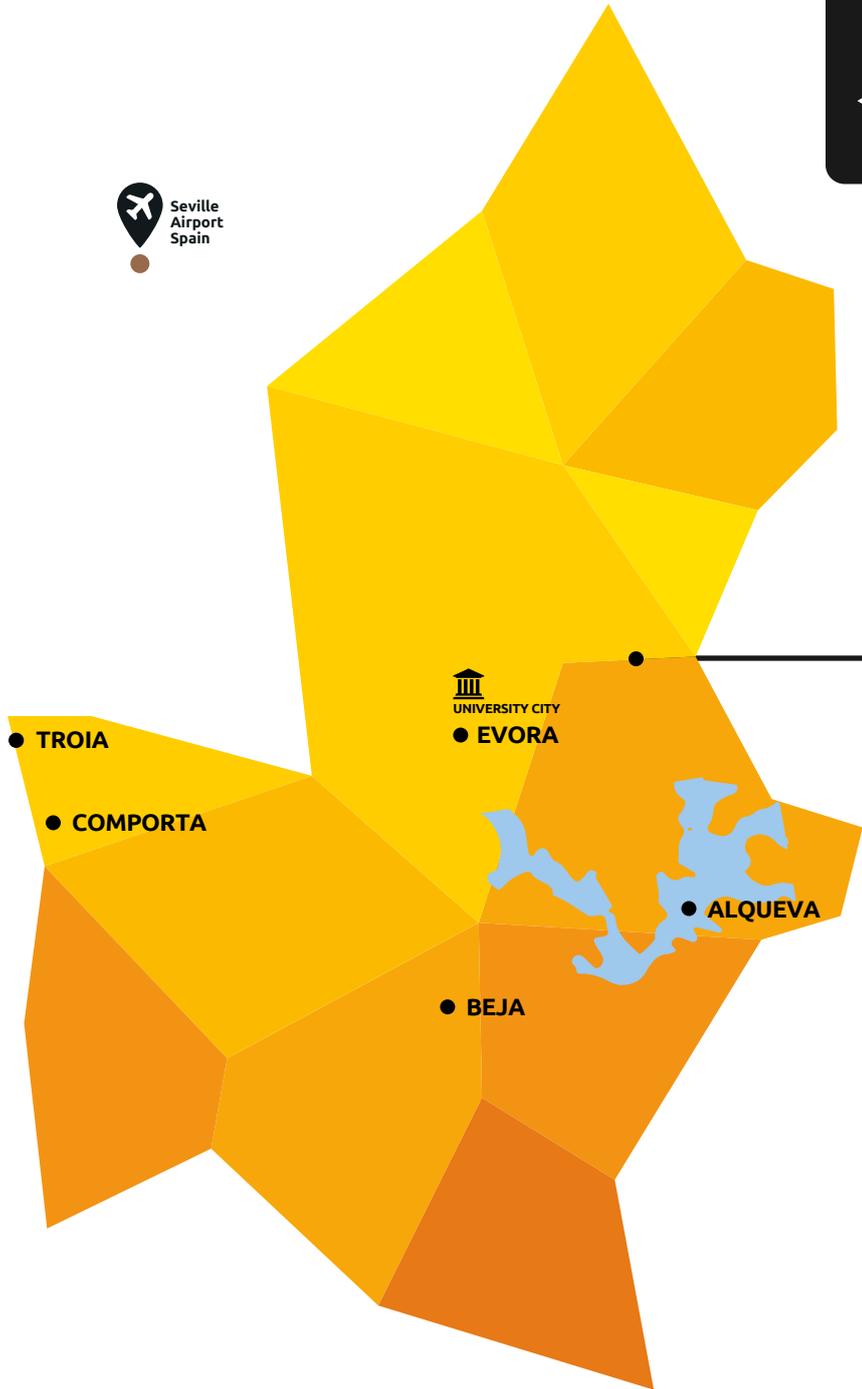


8.319 HAB.

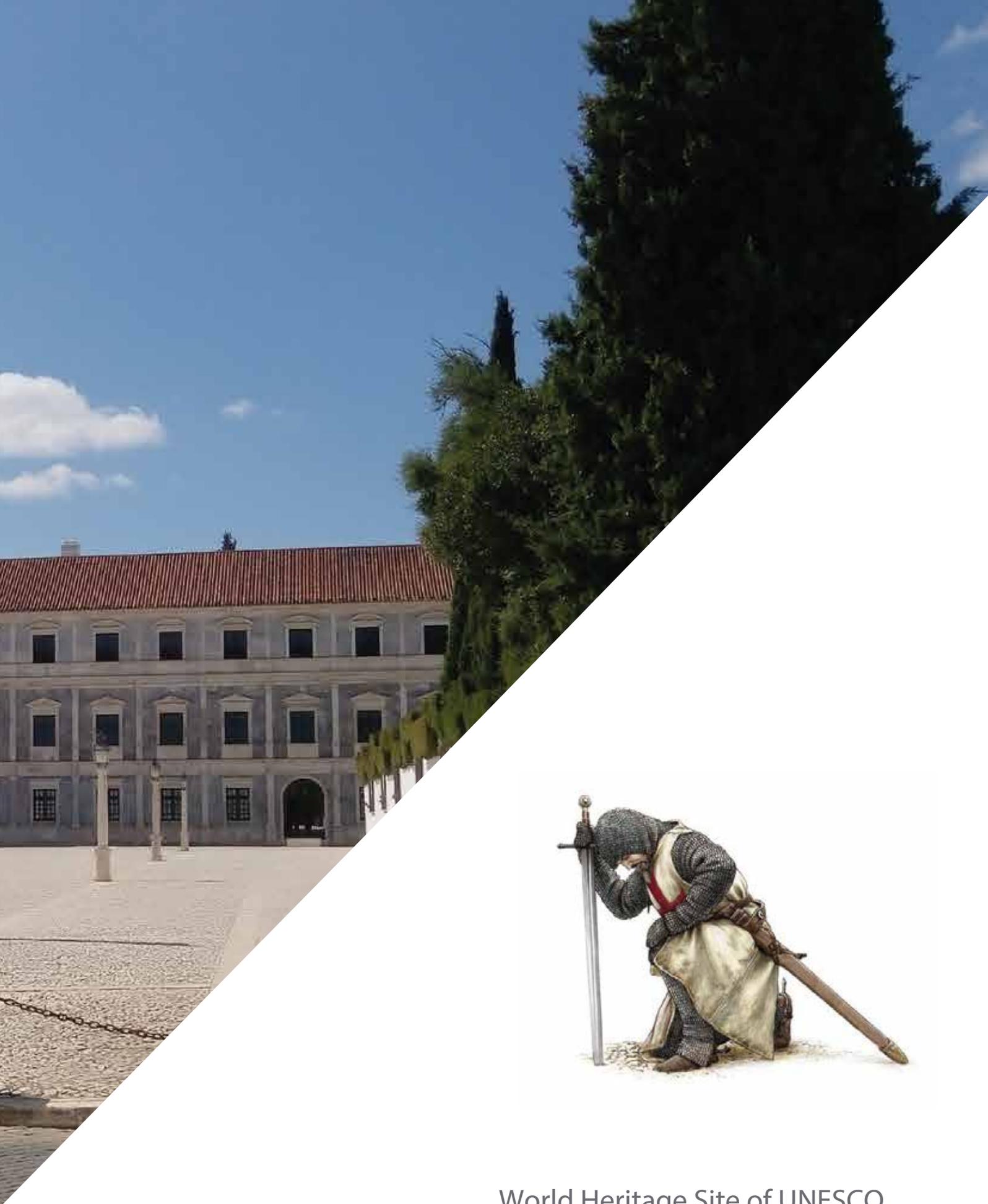
194,86KM²

- ALENTEJO
- ALGARVE

- Distance to Lisbon Airport
192kms; 1H54minutes
- Distance to Porto Airport
378kms; 4H09minutes
- Distance to Beja Airport
130kms; 1H32minutes
- Distance to Faro Airport
266kms; 3H11minutes
- Distance to Seville Airport (Spain)
282kms; 2H58minutes
- Distance to Badajoz Airport (Spain)
58kms; 43minutes







World Heritage Site of UNESCO

United Nations Educational, Scientific, and Cultural Organization, a department of the United Nations that aims to encourage peace between countries through education, science, and culture.

Evora Roman Temple, Diana Temple



ALENTEJO THE PORTUGUESE “TUSCANY”

The Alentejo is the bread basket of Portugal, makes half its wine and is the largest producer of cork in the world. We round up the region's best restaurants, vineyards and places to stay.

The Alentejo, literally
“land beyond the Tagus”



The Alentejo (literally “land beyond the Tagus”) is a warm, dry, mostly gentle region north of the Algarve that has been ignored by all but a few. A long history of turbulence means many of its towns are on hilltops – not just Évora but the medieval village of Monsaraz on the Spanish border, the baroque Montemor-o-Novo above the main E90 from Lisbon, and the pantiled city of Beja in the south. This big fertile region, a third of the country by area, is known as Portugal's gastronomic soul. The food is neither peasant nor sophisticated, but rich with ingredients such as sheep's cheese, black pork, salt cod, wild mushrooms and asparagus. Towns have their own specialities, such as peppery olive oils or egg-yolk based desserts. It's this rich individuality that makes Alentejo special – and the fact that it produces almost half of

Portugal's wine. Now the region is being touted as the new Tuscany, or the affordable Tuscany. Certainly it's just as food-orientated, and entry-level wines are better value than in Chiantishire. Architecturally, the Alentejo also has an abundance of Roman remains: Évora has city walls, a huge aqueduct and a temple dedicated to Augustus. After the Romans, the Visigoths and then the Moors ruled the Alentejo. Its rich soil helped make it famous, and when the Jesuits arrived in the 16th century, they boosted the viticulture and transformed cities like Évora with their florid architecture. So why has this beautiful, fecund, food-orientated region been neglected by the Brits? Maybe it's because we think of Portugal in terms of Lisbon and the Algarve. The Alentejo, as the land that lies between those two popular tourist attractions, is too easy to overlook, despite its size.



Paço Ducal represents one of the most emblematic monuments of Vila Viçosa. Its construction began in 1501 by order of D. Jaime, fourth duke of Bragança, but the works that gave it the grandeur and characteristics that we know today extended into the 16th and 17th centuries.



ROYAL · V V
RESORT



PHASE II
PRIME RESIDENCES





Prime Residences

Operations Partner

Everyday life is filled with opportunities to seek the exceptional, encounter the new and widen our horizons. For our worldly guests, a stay at these hotels is just one more chapter in a lifetime of travel and exploration. And we intend to make it an extraordinary one.

The operator experience was born in 2001 with our first luxury property in Thailand's historic seaside retreat of Hua Hin. From that day forward, we expanded throughout the world to cosmopolitan cities, lush islands, desert sands, heritage destinations, uncharted beaches and contemporary resort destinations. Today's portfolio spans Cambodia, China, Indonesia,

Malaysia, Maldives, Mauritius, Mozambique, Oman, Portugal, Qatar, Spain, Sri Lanka, Thailand, Tunisia, United Arab Emirates, Vietnam and Zambia.

Our thoughtfully designed luxury hotels and resorts provide windows into the genuine modern character of each destination. Inside and outside each property, travellers engage with the places, people and stories that make the destination like nowhere else in the world. Guests curate a lifetime of memories through personal experiences, as Anantara opens doors and enables journeys of adventure and indulgence.



Phase II Prime Residences

The investment project comprises the rehabilitation of one unic Monastery built in 1590, wich will be transformed into a Luxury Resort and SPA with 50 rooms, 10 suits, a spa, an outdoor and indoor pool, two stylish restaurants, gardens and 16 prime residences.

- The investment qualifies for the Portuguese Golden Visa program (ARI/Golden Visa)
- The total Investment amount of €10.340 Millions will be divided in 32 investment slots.
- 2 investment options:
 - 12 freehold apartments at 395K€
 - 20 slots of 280K€ with buy back.



12 Freehold Investors
20 Co-owners Investors



Guarantee of up to 5%
(starting from the first full
year of the hotel operation)



7 day of free accomodation
each year



100% funds return in
co-owners investment



12 Residences
4 Prime Residences



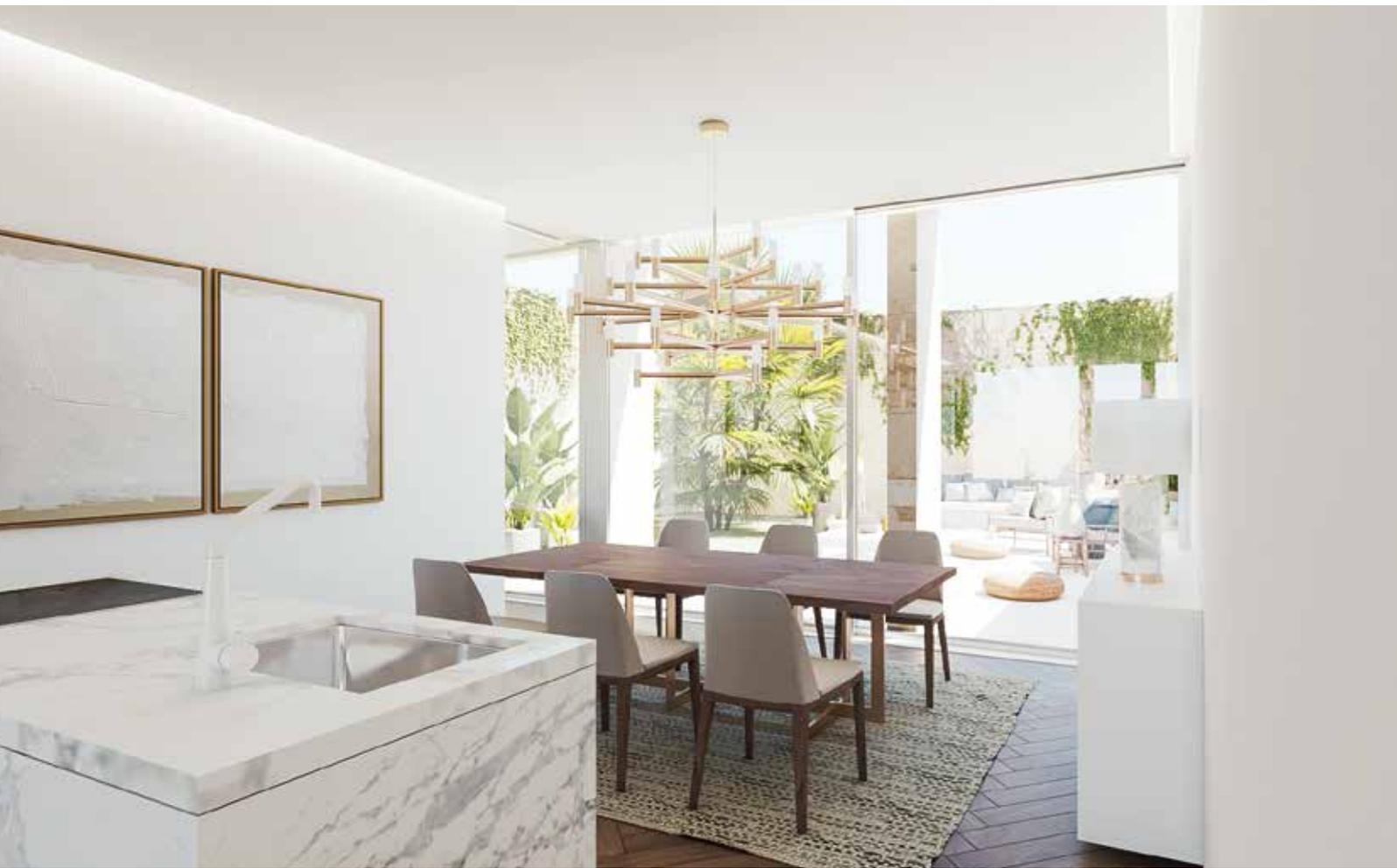
Portugal 2020 funds support
from the EU



12 freehold fractions that can be
sold back individualy at any time
20 fractions with buy back



IMT and IMI
(Real Estate Taxes)
exemption



**ROYAL VV RESIDENCES INTERIOR
DESIGN BY BROADWAY MALYAN A
LEADING WORLD COMPANY**

Broadway Malyan global reach gives us the versatility to bring together inter-disciplinary teams to design solutions for the most complex projects whilst our local presence across world centres ensures a personable and responsive client service. For over 60 years, we have built a strong reputation across numerous sectors including residential, education, workplace, retail, mixed use, hospitality and master-planning.

Every day, our talented designers apply their creativity, commercial acumen and sector insight to produce designs that meet the aspirations of our clients and create a strong sense of place.





INVESTOR GAINS

THE ALENTEJO REGION IS EMERGING AS A TOURISTIC DESTINATION, EXPERIENCING A GROWTH IN DEMAND, IN PARTICULAR SINCE 2012.

In 2019, the Alentejo hotels set a record in the number of guests and overnights in hotels of c. 839 thousand and 1.4 million, respectively. These represent impressive CAGRs between 2012 and 2019 of 10.1% for guests and 10.4% for overnights. The YTD February 2020 numbers were promising as well, showing a strong growth at the start of the year, prior to the negative impact of the global pandemic Covid-19 on the hospitality sector. Aligned with the hotels in general, the 5-star segment achieved in 2019 a record of 91 thousand guests (CAGR 2012-2019: 8.8%) and 155 thousand overnights (CAGR 2012-2019: 31.0%).

The surge in the demand for all types of accommodation in the Alentejo has been driven mainly by domestic demand. In 2019, 65.7% of bed nights in the Alentejo were made by Portuguese guests, followed by Spain (7.2%), Germany (3.5%) and Brazil

TOTAL INVESTMENT SLOTS

1 st Phase	75
2 nd Phase	32

ASSET DETAILS

Region	Alentejo
City	Vila Viçosa
Asset Class	Hotel + Residences

TOTAL INVESTMENT

Max. Equity Investor (GV)	395 000,00€
---------------------------	-------------

INCOME FROM RESIDENCES OPERATION

Year (days)	358
Average Daily Rate	277,73 €
Yealy opt-in (7days) value	1 944,11 €

+

INVESTORS REVENUE

Investors Revenue[Annual]	28 005,70 €
---------------------------	-------------

-

Number of Apartments

12	
Payment Per Apartment [Annual]	19 750,82€

Yearly Net profit of the investment	12 304,98 €
-------------------------------------	-------------

=

Expected Investor Gain [Average] without opt-in	8 254,88€
Expected Investor Gain [Average] with opt-in	10 199,02€

Disclaimer: this is information based on the expected profitability, taking into account the data provided by the entity that will operate the Hotel



**WE WELCOME
32 INVESTORS**

**PRIME
RESIDENCES**

4

115 - 122m²

RESIDENCES

12

66 - 80m²



**INDOOR
POOL**



**OUTDOOR
POOL**



SUNDECK



GYM



SPA



WINE CELLAR



COURTYARD



LIBRARY



RECEPTION



**MEETING
ROOMS**



**KING SIZE
BEDS**



**INTERNET
ACCESS**



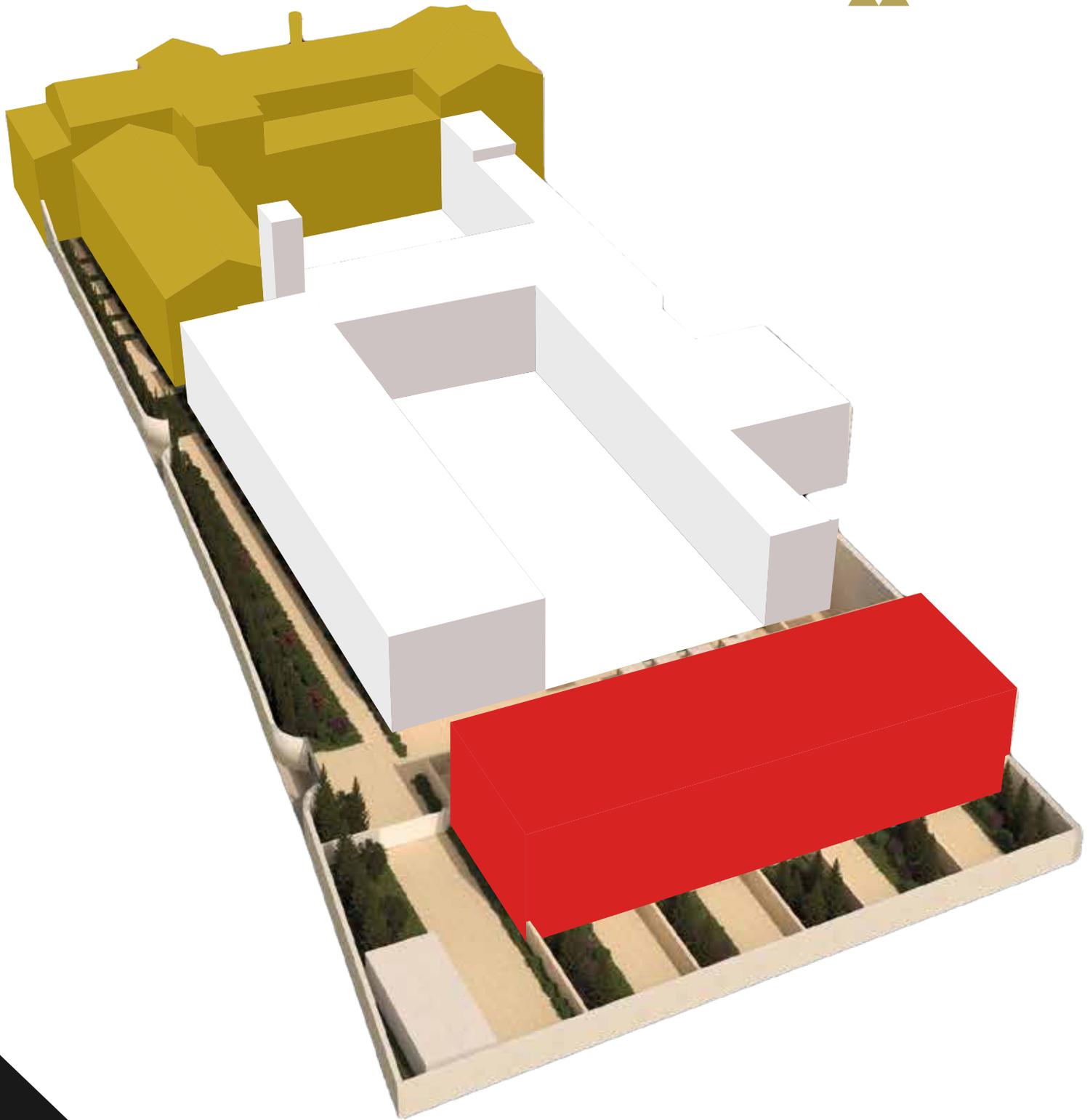
BAR



RESTAURANT



POOL BAR



-  1st Hotel phase (Refurbished Monastery suites)
-  1st Hotel phase (Suites)
-  2nd phase (Residences and Prime Residences with plunge pool)



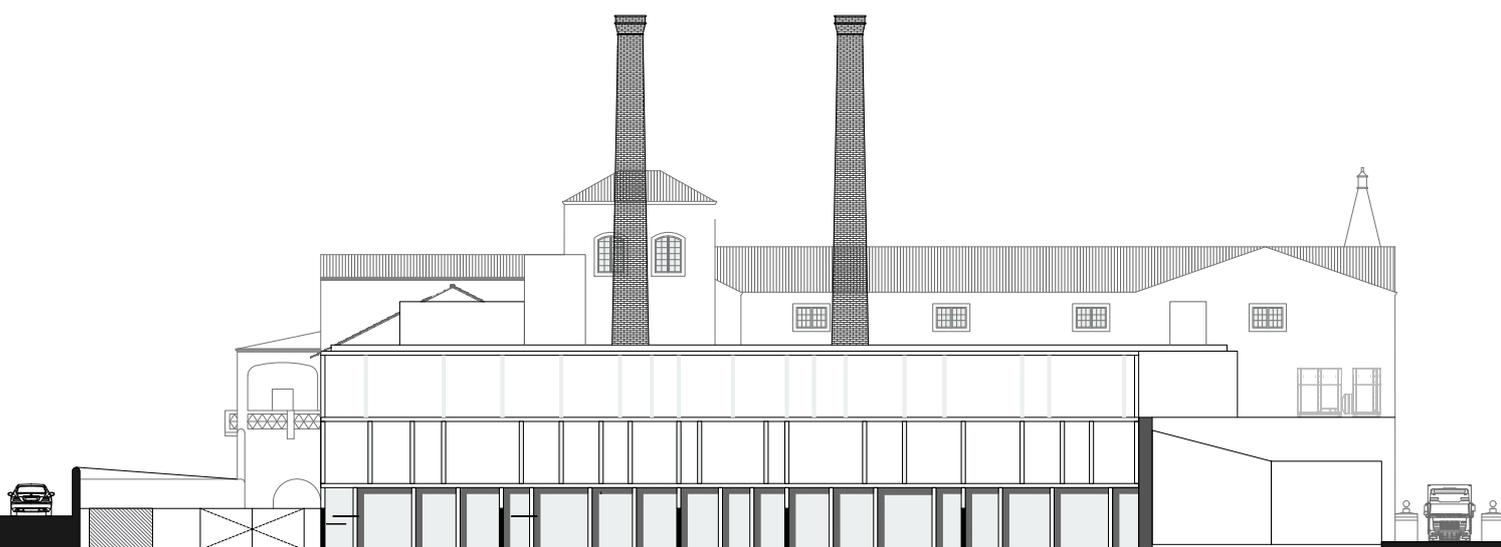
The proposed implementation is characterized by a partial use of pre-existing buildings that have an architectural quality that's worth being preserved and the necessary interventions to fill the cloister and create new spaces for guest rooms and support areas.

The building to the east, with access from the patio of the development, has four units on the ground floor, six on the first floor and six on the second floor, for a total of 16 apartments that constitute phase II of the development that is Royal VV Residences.



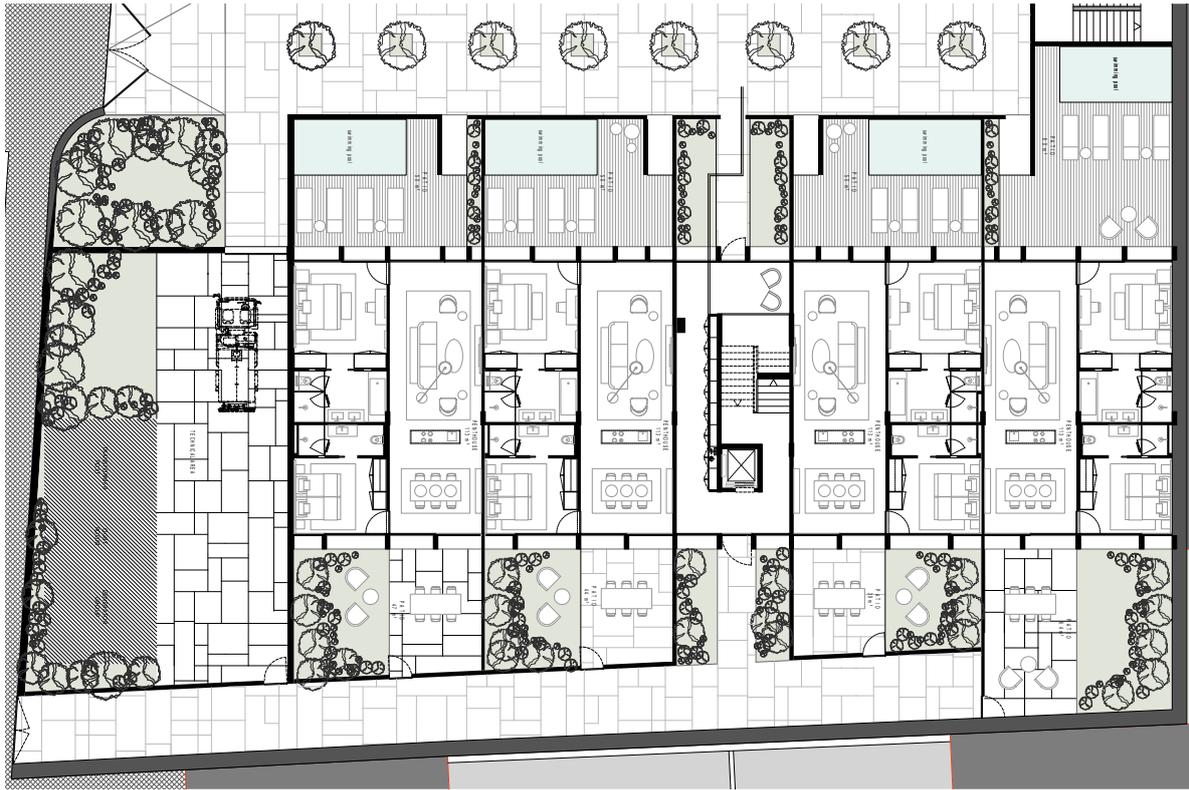
ANANTARA

ROYAL · VILA VIÇOSA
RESORT



The Hermits of São Paulo da Serra de Ossa settled in Alto Alentejo in the second half of the 14th century, and in little more than a century, between 1366 and the end of the 14th century, they installed more than a dozen hermitages in the diocese of Évora. . The Vila Viçosa hermitage was founded in 1416, becoming a regular convent a few years later. From 1482 onwards, the congregation was already governed by a provincial. About a century later, in 1585, it received the designation of Nossa Senhora do Amparo, and this community was already founding a new convent, whose church would be inaugurated in 1613.

After the extinction of the male religious orders in 1834, the building, totally deprived of its contents, functioned first as a theater and then as a barracks, having also housed municipal services. In 1921 it was sold to SOFAL (Sociedade Fabril Alentejana), which installed an oil refinery and a flour mill there. During its working period, the so-called Fábrica de São Paulo became an important landmark in the village, providing employment to many inhabitants.



The Royal VV Resort, is spread over four floors, with three above ground and one below.

The new building seeks to reinforce the characteristics of the original spaces of the convent. By closing the cloister and seeking to create a greater spatial clarity in the interior, the architects and designers have brought about a better understanding of the old structures and a system of paths and accesses that make a functional, logical structure for a hotel.

