

# THE BEAUTY OF ALENTEJO IN A VILLAGE OF KINGS”

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**ALENTEJO, PORTUGAL**

The plains that extend as far as the eye can see

# EUROPE

## PORTUGAL







# YOUR GATEWAY TO EU CITIZENSHIP EUROPEAN UNION



# 2020 NUMBERS

## EUROPEAN COUNTRIES

PART OF THE EU

27

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

26

Austria  
Belgium  
Czech Republic  
Denmark  
Estonia  
Finland  
France  
Germany  
Greece  
Hungary  
Iceland  
Italy  
Latvia  
Liechtenstein  
Lithuania  
Luxembourg  
Malta  
Netherlands  
Norway  
Poland  
Portugal  
Slovakia  
Slovenia  
Spain  
Sweden  
Switzerland

## EUROZONE

COUNTRIES

19

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

GDP  
REPRESENT  
22% GLOBAL  
GDP

27  
MEMBER  
STATES

SCHENGEN  
ZONE  
FREELY

AREA  
4.42 MILLION  
KM<sup>2</sup>

24  
OFFICIAL  
LANGUAGES

POPULATION  
+513 MILLION  
EST. 2018

62  
YEARS  
IN PEACE

EURO  
ZONE  
19  
COUNTRIES





## BEING A EUROPEAN CITIZEN MEANS YOU BENEFIT FROM ALL THE BEST THINGS

A continent at peace  
The world's biggest economy  
The freedom to move

## 7 EU CITIZENSHIP RIGHTS

FREE  
MEDICAL  
COVERAGE

POWERFUL  
PASSPORT  
VISA-WAIVER  
TO 150+  
COUNTRIES

FREE  
EDUCATION  
MOST OF  
THE  
COUNTRIES

NON  
DISCRIMINATION

FREE  
MOVEMENT  
LIVE, WORK  
AND STUDY  
ACROSS EU

SAFETY  
FOOD  
STANDARD

VOTING  
& BEING  
A CANDIDATE  
RIGHTS



# EUROPE IS A WORLD LEADER IN QUALITY OF LIFE

2020 AVAILABLE DATA

## CANADA

Life expectancy 82.2  
Happiness 7.3  
Paid Vacation 10  
Maternity leave 8.2  
Time not at work 14.4  
Top 1% income share 13.6

## EU 27

Life expectancy 80.7  
Happiness 6.7  
Paid Vacation 22  
Maternity leave 17.3  
Time not at work 15.5  
Top 1% income share 10.3

## RUSSIA

Life expectancy 70.5  
Happiness 6.0  
Paid Vacation 20  
Maternity leave 20  
Time not at work 15  
Top 1% income share 20.2

## CHINA

Life expectancy 76.1  
Happiness 5.3  
Paid Vacation 5  
Maternity leave 14  
Time not at work N/A  
Top 1% income share 13.9

## JAPAN

Life expectancy 76.1  
Happiness 5.3  
Paid Vacation 5  
Maternity leave 14  
Time not at work N/A  
Top 1% income share 13.9

## USA

Life expectancy 79.3  
Happiness 7.0  
Paid Vacation 0  
Maternity leave 0  
Time not at work 14.5  
Top 1% income share 20.2

## BRAZIL

Life expectancy 75  
Happiness 6.6  
Paid Vacation 22  
Maternity leave 17  
Time not at work 15  
Top 1% income share 28.3

## SOUTH AFRICA

Life expectancy 62.9  
Happiness 4.8  
Paid Vacation 15  
Maternity leave 10.2  
Time not at work N/A  
Top 1% income share 19.2

## AUSTRALIA

Life expectancy 82.8  
Happiness 7.3  
Paid Vacation 20  
Maternity leave 2.5  
Time not at work 14.4  
Top 1% income share 9.1

**Life expectancy** | Average life expectancy at birth, in years  
**Happiness** | Index (10 happiest)  
**Paid Vacation** | Minimum days of paid annual leave  
**Maternity leave** | Full paid maternity leave, in weeks  
**Time not at work** | Time devoted to leisure and personal care per day, in hours  
**Top 1% income share** | % of national income of the top 1%



# REQUIREMENTS



NO AGE  
LIMIT



NO MANAGEMENT  
EXPERIENCES



NO EDUCATION  
LIMIT



NO FINANCIAL  
PROOFS



INTERVIEW



VALID  
PASSPORT



LEGAL  
RESIDENT



VALID MEDICAL  
INSURANCE



07 DAYS  
OF STAY



5 YEARS OF  
INVESTMENT





## GLOBAL CITIZENSHIP AND RESIDENCY

*choose where you want to live!*

The Portugal Golden Visa Program, also known as the Residence Permit Program is a five-year residency -by- investment scheme for non-EU nationals. Since its inception in 2012, over 20,000 Golden Visas have been awarded to families from across the world, and over €4 billion in funds have been raised, making it one of the most popular investor programs in the world.

From its mesmerizing Atlantic coastline and luscious landscapes to its year-round sunshine, Portugal's charm is irresistible. The Portugal Golden Visa grants qualifying investors and their family members the right to live, work, and study

in Portugal and permits free movement in Europe's Schengen Area. Opportunities to become a permanent resident or citizen is possible, provided that the qualifying investment is kept for at least five years.

The investment threshold starts from €280,000, with a wide range of investment options available. At present, most investors choose to go through the Golden Visa scheme by investing in real estate or funds.





TOTAL  
INVESTMENT  
**4 992 253 830,95€**

BY CAPITAL  
TRANSFER  
**482 783 007,88€**

BY PURCHASING  
A REAL ESTATE  
PROPERTY  
**4 509 470 823,07€**

#### MAIN NATIONALITIES

CHINA **4467**  
BRAZIL **863**  
TURKEY **380**  
SOUTH AFRICA **320**  
RUSSIA **296**

## GOLDEN RESIDENCE PERMIT PROGRAMME (ARI)

Data from the 08<sup>th</sup> of October 2012 to the 31<sup>st</sup> of December 2019

**7.735**

Residence permits  
for pursuing  
investment  
activities (ARI)

**14.007**

Residence permits  
to family members  
(family reunification)

**7735** ARI BY ACQUIRING  
REAL ESTATE

(6816 BY SUBPARAGRAPH III  
AND 334 BY SUBPARAGRAPH D),  
ARTICLE 3 OF LAW 23/2007,  
OF 4 JULY, AS AMENDED

**455** ARI BY  
TRANSFERRING CAPITAL

**116** ARI BY CREATING AT  
LEAST 10 JOB POSITIONS

<b>2012</b>	2	<b>2016</b>	1414	-	<b>2016</b>	2344	
<b>2013</b>	494	<b>2017</b>	1351	<b>2013</b>	576	<b>2017</b>	2678
<b>2014</b>	1526	<b>2018</b>	1409	<b>2014</b>	2395	<b>2018</b>	2500
<b>2015</b>	766	<b>2019</b>	773	<b>2015</b>	1322	<b>2019</b>	2192

#### STATISTIC

ORGANIC LAW 2/2018

The time period for a foreign national to apply  
for Portuguese nationality has decreased from  
6 years to 5 years.

**8.207**

RESIDENCE  
PERMITS  
TO INVESTORS

**14.007**

RESIDENCE  
PERMITS  
TO FAMIL  
MEMBERS

# 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

### 3<sup>rd</sup> 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**

### **Exelent 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 full-page photograph of a man and a woman walking along a sandy beach at sunset. The man is wearing a light blue shirt and dark trousers, and the woman is wearing a white dress. They are walking towards the right, with the ocean waves lapping at their feet. The sky is a mix of orange, yellow, and blue, with some clouds. The water is calm and reflects the colors of the sky.

**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

2<sup>nd</sup> 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**





# 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.



## GOOD EDUCATION SYSTEM

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.

A circular airplane window view showing the wing of the aircraft on the right side. Below the wing, a wide river flows through a landscape with green fields and distant hills under a blue sky with scattered white clouds.

# **BEJA INTERNATIONAL AIRPORT ALENTEJO**

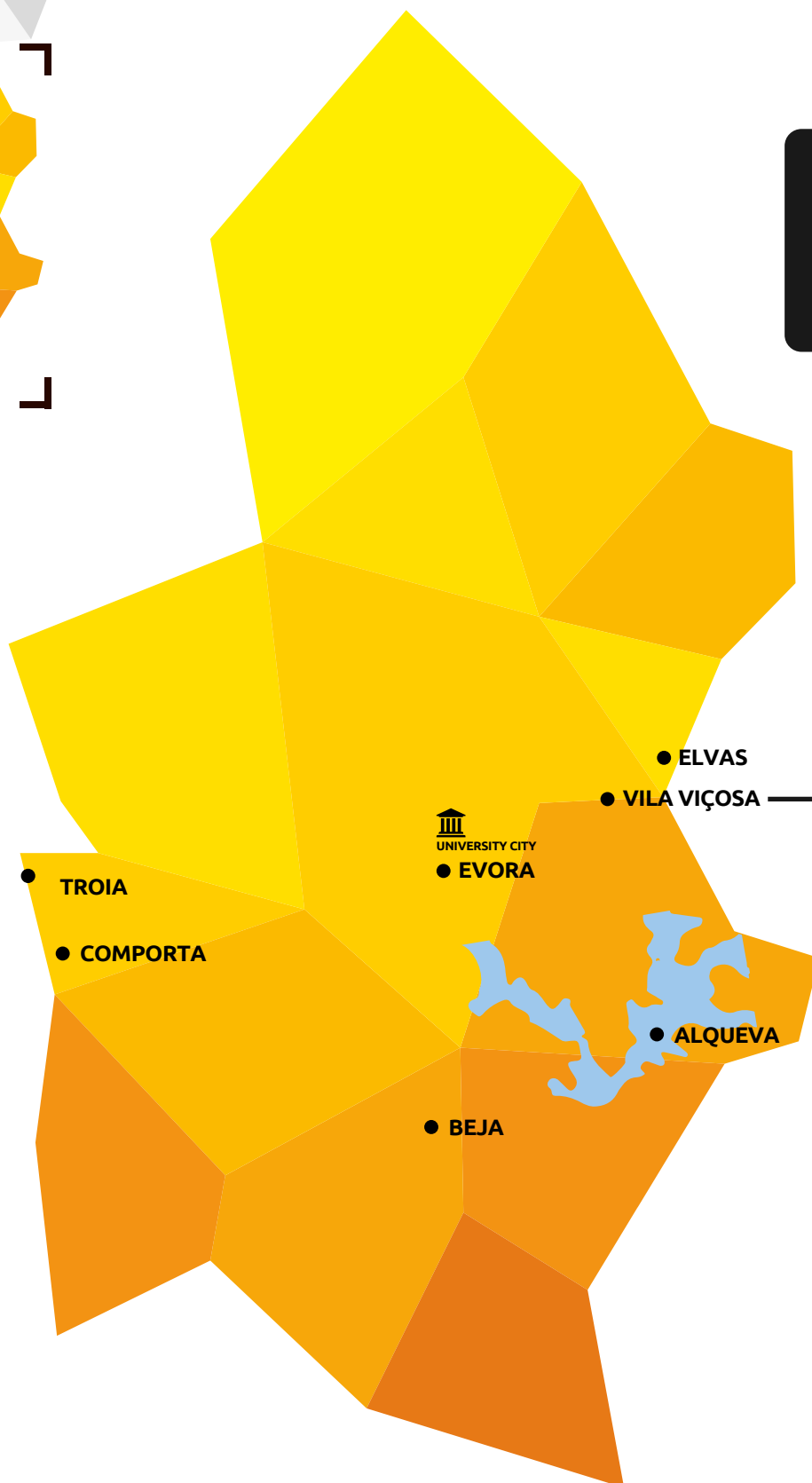
BEJA is one of the international airports in Portugal





# ALENTEJO

*A region to be discovered*



8.319 HAB.



194,86KM²

# TROIA GOLF

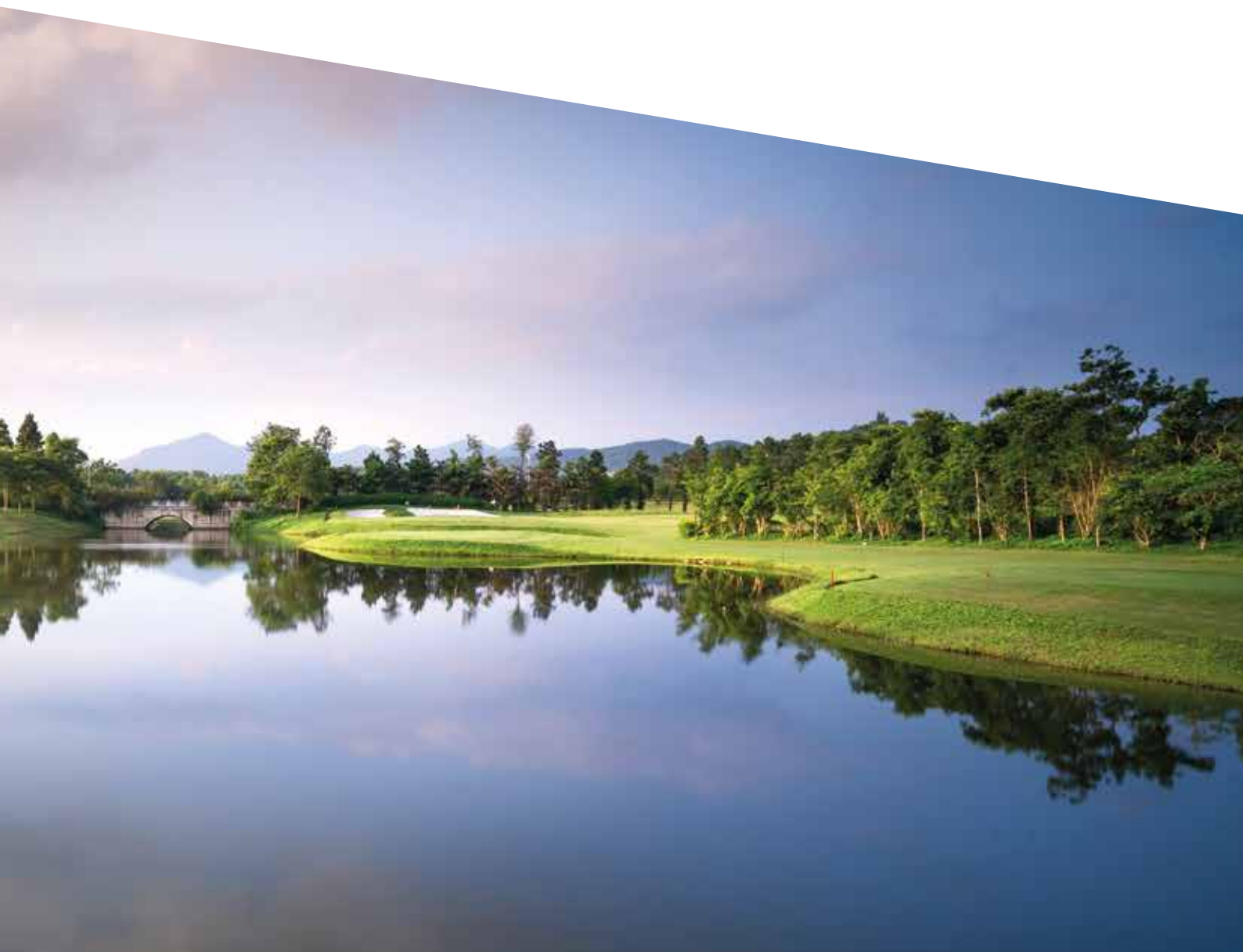
The heart of the Tróia peninsula – in Comporta – is home to one of the most exciting and challenging golf courses in Portugal. The primary attraction of Tróia Golf is its magnificent setting. Set right at the edge of the ocean, it boasts glorious views of the beach and the magnificent Serra da Arrábida.

Designed by the North American golf architect Robert Trent Jones Senior, Tróia Golf was voted one of the best golf courses in the world

by Rolex in 2011. Recently, Golf World magazine also recognised it as the 17th-best golf course in continental Europe.

The Tróia Golf course is particularly renowned for its third and 18th holes. The third hole features a perfectly landscaped design and a view of the ocean, and Robert Trent Jones Senior considers it to be one of the best he has ever created. He chose it as part of his ideal 18-hole course.

After your game, you can come and relax at the clubhouse, which was designed by the architect João Paciência. The restaurant overlooks the lake, and the view is magnificent. The atmosphere is relaxed, and the building opens out onto the golf course. A spa with direct access to the grounds is also available on the lower floor.



# COMPORTA BEACH

*the nature under your feets*

Across the river from Lisbon and again across the water from Setubal lies the Tróia Peninsula, a 20 km long spit of sand that stands between the Sado estuary and the Atlantic Ocean. Comporta is located at the southern end of this spit with little but sand dunes and pine forest beyond.

Despite being only an hour, for the time being, the Tróia Peninsula, and Comporta remain off the radar. This means miles of uncrowded,

powdery white sand in either direction and no worries about finding somewhere to park. Given its location in the relative backwaters of the Alentejo and the fact you've never heard of it you might expect the Praia da Comporta to be somewhat backwards - this is not the case. There is something of a laid back, groovy scene at Comporta with a couple of trendy restaurants right on the beach.

The charms of the Tróia Peninsula haven't gone unnoticed and towards the northern tip there has been a fair bit of development over recent years. It is easily reachable by ferry from Setubal although many of the visitors don't make it quite as far as Comporta.





# ÉVORA

The whole town is a World Heritage Site, an open air museum according to UNESCO since 1986. Its walls have been guarding practically

unaltered streets and buildings throughout the centuries. It is this historical and cultural wealth which attracts more and more Portuguese and foreign visitors. Let's just say it is a poorly kept "secret", although we are still safe from the hordes of tourists that visit some European cities.

The fascination of the trip starts right away when you travel the roads of the Alentejo region. Then, it accompanies you while you

enter the historical centre of Evora, with its impressive walls keeping the "eborenses"; safe for a long time now. Inside them, you are awaited by traces of Roman times, medieval buildings, palaces and convents which are witness to the golden era of Portugal (15th and 16th centuries).

The historical centre of the town is not very big. So, it is possible to see it all by having long walks through the narrow streets. However, you are going to need some more time to enjoy everything Evora has to offer.



United Nations  
Educational, Scientific and  
Cultural Organization



# BEJA

There are more than 2500 years of history and many more stories to live and tell. Discover the ancient civilizations that mark our past and fill with mystery the old houses, carefully whitewashed.

## **Beja Castle - National Monument**

Medieval fortification that is the most emblematic monument in the city. Its keep, almost 40 meters high, is considered by some authors as the tallest military tower in the country.

Beja Castle, namely its Keep, is the most famous and emblematic monument in the city. It is a Gothic fortress, whose construction

began in the 13th century, shortly after the Christian conquest of the city, extending into the 14th and possibly 15th centuries.

Standing out from the fortress as a whole, stands the imposing keep, almost forty meters high, considered by some experts as a masterpiece of European Gothic military architecture.

In addition to the castle, the walls that, dating from the same period, surrounded the medieval city, are still visible, leaving twenty-eight towers and respective walls.

Beja still today inspire the most romantic, who always find a good excuse to visit the city again and again.





# ALQUEVA

**First starlight  
tourism destination  
in the world.**

The official Dark Sky® Observatory in Cumeada, a village near Reguengos de Monsaraz, is equipped with cutting-edge telescopes for solar and astronomical observations.

These provide for a unique visual experience, from observing the planets to looking at the craters on the moon, moving on to the deeper sky with a cosmic journey among the nebulae, the galaxies and the swarms of stars which rise above us in one of the finest skies in the world. The wide open spaces around Alqueva also

offer a wide variety of activities which supplement the pleasures of observing the skies – experiencing an incredible variety of sensations and tastes, such as relaxing at sunset as you enjoy a cocktail or taking part in a blind wine-tasting by starlight.

Outdoors, surrounded by nature, you can go walking, enjoy horseback excursions by moonlight, or participate in astrophotography workshops, whether you are already passionate about it, or a beginner, or someone more experienced.

Alqueva dam, the largest artificial lake in Europe, a vast mass of water reaching as far as the eye can see, surrounded by an enviable natural landscape.

“Alqueva” is a word derived from “alqueive”, “fallow lands” or “deserted”, of dry soils eager for water. Well, now, there seems to be plenty of it.





# ELVAS

Elvas, also called “Queen of the Border”, is one of the pearls hidden in the Alentejo frontier with the Spanish Extremadura. Due to its strategic position on the border, Elvas was shaped by war. This military history can be revisited through a tour of the city’s rich military heritage.

Its fortifications, together with the Forts of Santa Luzia and Nossa Senhora da Graça, are considered some of the largest and best preserved fortifications with bulwarks in the world. Like the centre of Elvas, they are extremely well kept.

There are many reasons to visit Elvas, because its importance is not limited to military heritage. There are several testimonies to its relevance

in the very rich religious patrimony of many churches.

However, any description of the city would be incomplete without mentioning the trade mark of Elvas, the Aqueduto da Amoreira (Amoreira Aqueduct). This is one of the most important examples of hydraulic architecture in Portugal.

Therefore, it is not surprising that Elvas was considered a World Heritage Site by UNESCO in June 2012.



**Border City - Quarters  
of Elvas and its Fortifications**  
Subscribed to the List  
World Heritage in 2012











# VILA VIÇOSA

World Heritage Site of UNESCO







# 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.

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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.



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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.

*Millions of years created  
the best rocks in the world*

**Ducal  
Palace**



**Saint Agostinho  
Convent**



**Vila Viçosa  
Castle**



**Sanctuary of Nossa  
Senhora da Conceição**



**Coches  
Museum**



**Marble  
Museum**



**Chagas  
Convent**



**Museum of  
Sacred Art**



**Saint Bartolomeu  
Church**



**Ballon  
Rides**







a precious discovery in the Alentejo

# THE OLD BECAMES NEW







### **Anantara believes “Life is a Journey”.**

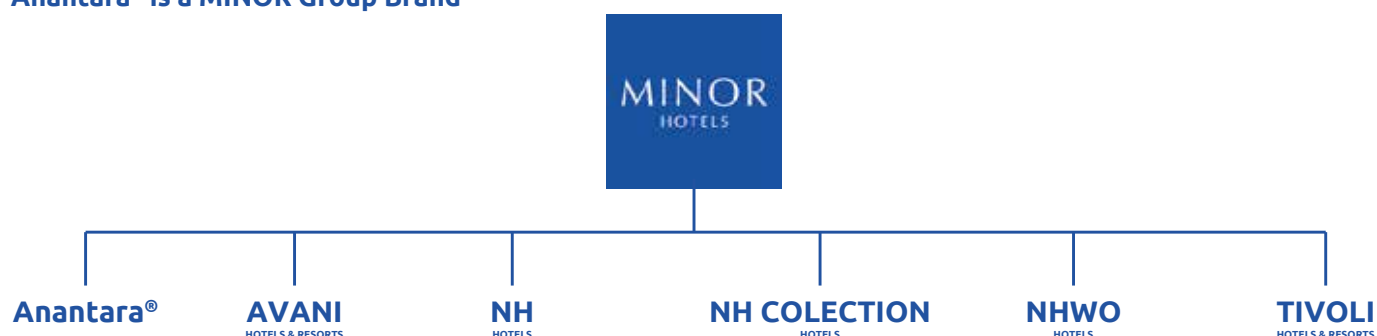
Everyday life is filled with opportunities to seek the exceptional, encounter the new and widen our horizons. For our worldly guests, a stay at Anantara is just one more chapter in a lifetime of travel and exploration. And we intend to make it an extraordinary one.

The Anantara 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.

### **Anantara® is a MINOR Group Brand**







The investment project comprises the rehabilitation of one unic Monastery built in 1590, witch will be transformed into a Luxury Resort and SPA with 70 suits, a spa, an outdoor and indoor pool, two stylish restaurants, gardens and villas.

- The investment qualifies for the Portuguese Golden Visa program (ARI/Golden Visa)
- The total Investment amount of € 21 Millions will be divided in 75 fractions of € 280.000 each



The 75 Investors will be co-oners of the property, including the condo areas, restaurant and spa



Title-deed



7 day of free accomodation each year



The 75 fractions can be sold back individually at any time



Guarantee of up to 4% (starting from the first full year of the hotel operation)



Portugal 2020 funds support from the EU



100% funds return



IMT and IMI (Real Estate Taxes) exemption







## BroadwayMalyan<sup>BM</sup>

### BY BROADWAY MALYAN

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.





# BroadwayMalyan<sup>BM</sup>

Interior design project  
The best or nothing



## UNDERSTAND, DEFINE AND RESPOND TO CONTEXT

*"Capturing, understanding and responding to the widest possible context is the key starting point for all our projects, from masterplans to individual buildings. To maximise a site's value for most projects this context is a city scale review of spatial, development, transit, character, cultural, climatic, socio-economic, heritage, environment factors.*

*Looking beyond the immediate boundaries (brief and site) allows to understand how a project can best fit and add value to its site, surroundings, community and environment, creating a place which responds to the underlying context and is more than the sum of its parts."*



# 75 INVESTMENT UNITS



**60 ROOMS**

**ROOMS**

**50**

38 - 58M<sup>2</sup>

**SUITES**

**10**

57 - 84M<sup>2</sup>



**INDOOR POOL**



**SUNDECK**



**GYM**



**YOGA**



**WINE CELLAR**



**COURTYARD**



**LIBRARY**



**BLACKOUT  
CURTAINS**



**KING SIZE  
BEDS**



**INTERNET  
ACCESS**



**BAR**



**RESTAURANT**



**SPA**



**MEETING  
ROOMS**



**POOL BAR**



**RECEPTION**



## 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 (3.2%).

## AGGREGATE 5 YEARS VALLUE

Occupancy	57%
REVPAR	140,71€
ADR	245,75€

### REVENUE

Rooms revenue	20.544.229,89€
F&B	8.944.077,62€
SPA	5.225.707,62€
Others Revenue	1.075.487,67€

<b>Total Revenue</b>	<b>35.790.502,40€</b>
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<b>GOP (Rooms + SPA+FB)</b>	<b>16.883.255,75€</b>
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Total Other costs	33.571.506,41€
Total Other Revenues	67.143.012,81€

<b>Adjusted GOP (Global)</b>	<b>133.092.265,89€</b>
<b>EBITDA</b>	<b>266.395.006,65€</b>

<b>Margin (Total Revenue)</b>	<b>26,02%</b>
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