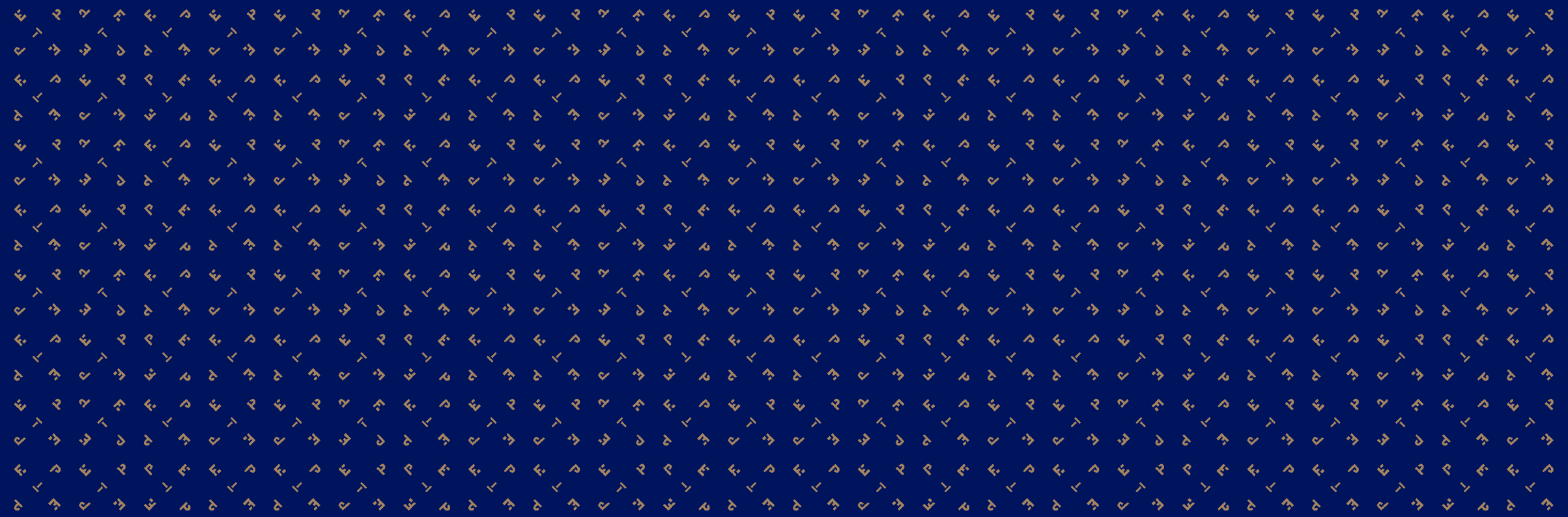


T PORTO





# WELCOME TO PORTUGAL



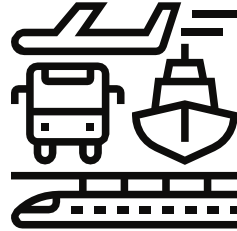


# A Gateway to EU Citizenship

# PORTUGAL



5th Strongest Passport  
184 countries



Modern Infrastructure



Quality of Life



Access to free  
World Class Education



3rd Safest Country  
in The World



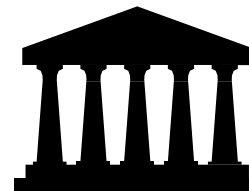
Access to Free and  
Universal Healthcare



Most Welcoming Country  
for Expats



Favourable Tax and  
Fiscal Regime



Political and Social Stability



T

(O)PORTO - PORTUGAL





## Why PORTO

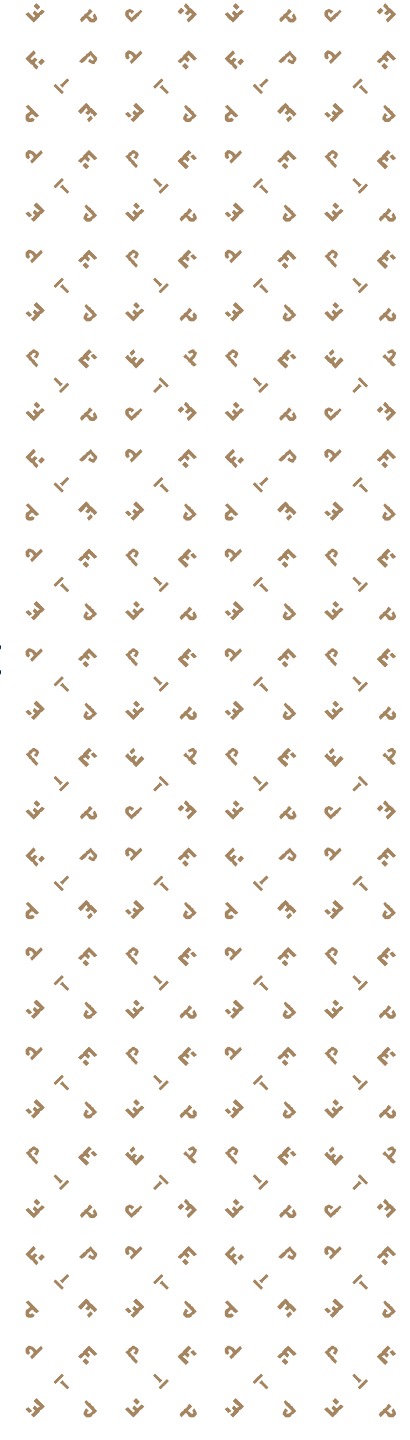


- Recognized as **“THE BEST EU DESTINATION”** in 2014, 2016 & 2017
- **13 MILLIONS TOURISTS / YEAR**
- 2020, **THE BEST SMALL CITY** in the world to live in (magazine monocle)
- **UNESCO** World Heritage Site Portugal
- One of the **WORLD TOP 3 PLACES** to visit
- Level 1 (**LOWEST RISK**) ranking in personal safety (Us state department 2018)

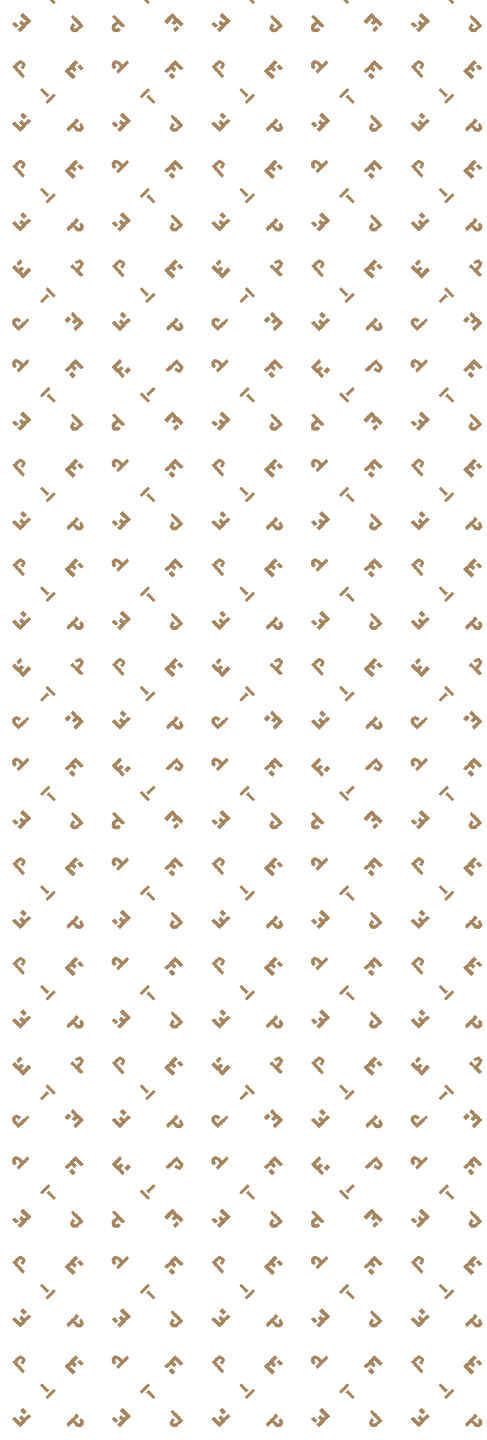
# PORTUGUESE GOLDEN VISA PROGRAMME



- One of the **fastest programs** to obtain EU residence permit
- A foreign national may apply for **Portuguese nationality** after 5 years upon issuance of the residence permit
- **Family Structure Qualification** - All Under One  
Investment Primary Applicant:  
Spouse; Minor Children; Adult Children (if financially dependent, student and single); Parents (if financially dependent)





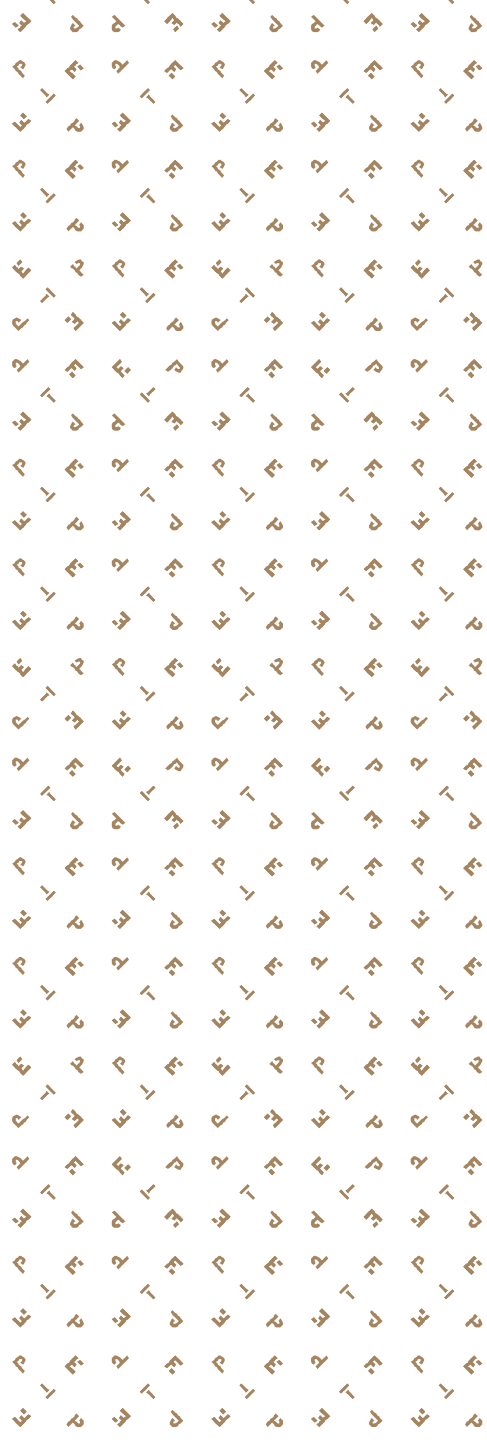


# PORTUGUESE GOLDEN VISA

## GENERAL REQUIREMENTS



- Passport or any other valid travel document
- Evidence of entry and legal stay in the National Territory
- Evidence in which the applicant is covered by a health care system (e.g., valid health insurance)
- Extract from the criminal record of the country of origin, or of the country (or countries) where the applicant is living for more than one year



# PORTUGUESE GOLDEN VISA

## A SIMPLE PROCEDURE



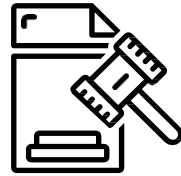
- 5 years of investment
- Legal residence
- Stay - 7 or more days, in the first year, and 14 or more days, in the subsequent years
- No age limit
- No financial proofs (besides the amount for the investment)
- No interview

# PORTUGUESE GOLDEN VISA

## STEPS FOR GOLDEN VISA



PHASE 1  
Subscription



PHASE 2  
Legal Services



PHASE 3  
Open Bank Account



PHASE 4  
Transfer Funds



PHASE 5  
Golden Visa  
Residency Card  
Approval

4 weeks

3 months



WELCOME TO

T PORTO



# The Project

A 41 serviced apartment  
distinctive real estate  
development

for touristic purposes, located in a central, strategic  
area of Porto, one of the most illustrious cities  
in the World and the oldest ones in Europe.





# The Experience

The development comprises 41 serviced apartments for touristic purposes and professionally managed. Typologies T0 to T2.

The building benefits from an exceptional location: placed in the heart of Porto, it is a 3-minute away from Aliados (Porto's main avenue) and one-minute drive away from the VCI (highway). Thanks to its centrality and easy accessibility, the property allows you to quickly reach any point in the city, providing the opportunity to fully enjoy life in the downtown area.

T Porto is a striking project with a unique identity, whose characteristics combine a contemporary architecture with the urban lines of the city. It was conceived with an eco-friendly philosophy, featuring a private outdoor garden and being equipped with solar panels and electric car chargers.





The building offers all ideal conditions for those who want to visit the city, work, study or enjoy the pleasures of living Porto and promote a physical/mental/professional balance by making available a wide list of services and spaces:

Room service

Laundry room

Sports room

Coworking

Electric car charger

Parking Space

Concierge





28

## Studio Apartments

From 39 to 58 sqm





# 10

One Bedroom  
Apartments

From 47 to 67 sqm



# 3

Two Bedroom  
Apartments

From 71 to 78 sqm





Property Investment up to – 350 000€  
Ready to use

Guaranteed  
3,5% / year  
5 years

Offer  
7 days stay  
per year

# SCOPE OF PROJECT

- **3,5% guaranteed** return during 5 years starting to be payed 1 year after the start of operation
- **7 Days Free Stay** per year



# FINANCIAL FORECAST

	Y1...Y5	Y6...Y15	Y16...Y25	Y26...Y40
Number of apartments		41	41	41
Revenue		10.288.437,50 €	13.229.060,00 €	19.843.590,00 €
Occupancy Rate		55,0%	68,0%	68,0%
Av Price (no VAT)		125,00 €	130,00 €	130,00 €
Periodic Instalment		205.000,00 €	205.000,00 €	389.500,00 €
Annual Mandatory Compensation		6.817.500,00 €	6.817.500,00 €	7.953.750,00 €
Other		514.421,88 €	661.453,00 €	992.179,50 €
<b>Total Income</b>		<b>17.825.359,38 €</b>	<b>20.913.013,00 €</b>	<b>29.179.019,50 €</b>
Operating costs		1.934.051,49 €	2.269.061,91 €	3.165.923,62 €
S&M Expenses		534.760,78 €	627.390,39 €	875.370,59 €
Mangement Fee		2.673.803,91 €	3.136.951,95 €	4.376.852,93 €
<b>Total Costs</b>		<b>5.142.616,18 €</b>	<b>6.033.404,25 €</b>	<b>8.418.147,13 €</b>
<b>Operational Result</b>		<b>12.682.743,20 €</b>	<b>14.879.608,75 €</b>	<b>20.760.872,37 €</b>
Fix guaranteed annual remuneration		6.817.500,00 €	6.817.500,00 €	7.953.750,00 €
Profit of the total operation of all the accommodation units		5.865.243,20 €	8.062.108,75 €	12.807.122,37 €
Net Operating Profit / Y		586.524,32 €	806.210,87 €	853.808,16 €
Net Operating Profit / Y /Apartment		14.305,47 €	19.663,68 €	20.824,59 €
Invest / appartement		350.000,00 €	350.000,00 €	350.000,00 €
Average gross return	3,5%	4,1%	5,6%	5,9%
	<b>Guaranteed</b>	<b>Expected</b>	<b>Expected</b>	<b>Expected</b>



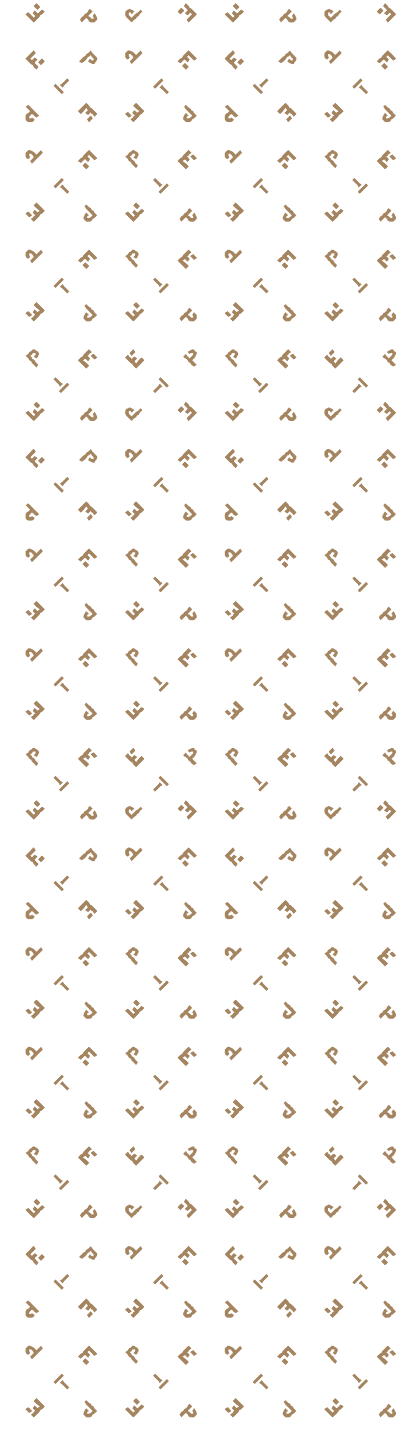



# FINANCIAL FORECAST

		Y1...Y5	Y6...Y15	Y16...Y25	Y26...Y40
Type	Price	Gross return / year <b>Guaranteed</b>	Gross return / year <b>Expected</b>	Gross return / year <b>Expected</b>	Gross return / year <b>Expected</b>
Studio	350.000 €				
One Bedroom	400.000 €	3,5%	4,1%	5,6%	5,9%
Two Bedroom	450.000 €				



# INVESTEMENT PROGRAMME



Investment	- 350.000,00 €
Title Transfer Tax (IMT): 6,5%	- 20.800,00 €
Stamp Duty: 0,8%	- 4.000,00 €
Registration and Notary Costs	Developer
<b>INVESTMENT TOTAL</b>	<b>- 374.800,00 €</b>
y1..y5 Guaranteed return up to	61.250,00 €

