



INVESTMENT OPPORTUNITY
IN PORTUGAL'S REAL ESTATE
ACCOMPANIED BY GOLDEN VISA

“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”

VIVIANE REDING

Vice President - Justice, Fundamental Rights
and Citizenship



7 EU CITIZENSHIP RIGHTS

AT A GLANCE



POWERFUL PASSPORT

VISA-WAIVER TO
150+ COUNTRIES



FREE MEDICAL COVERAGE



FREE MOVEMENT

LIVE, WORK AND STUDY
ACROSS THE EU

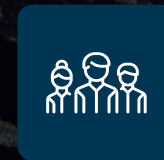


SAFETY FOOD STANDARD



FREE EDUCATION

MOST OF THE EU
COUNTRIES



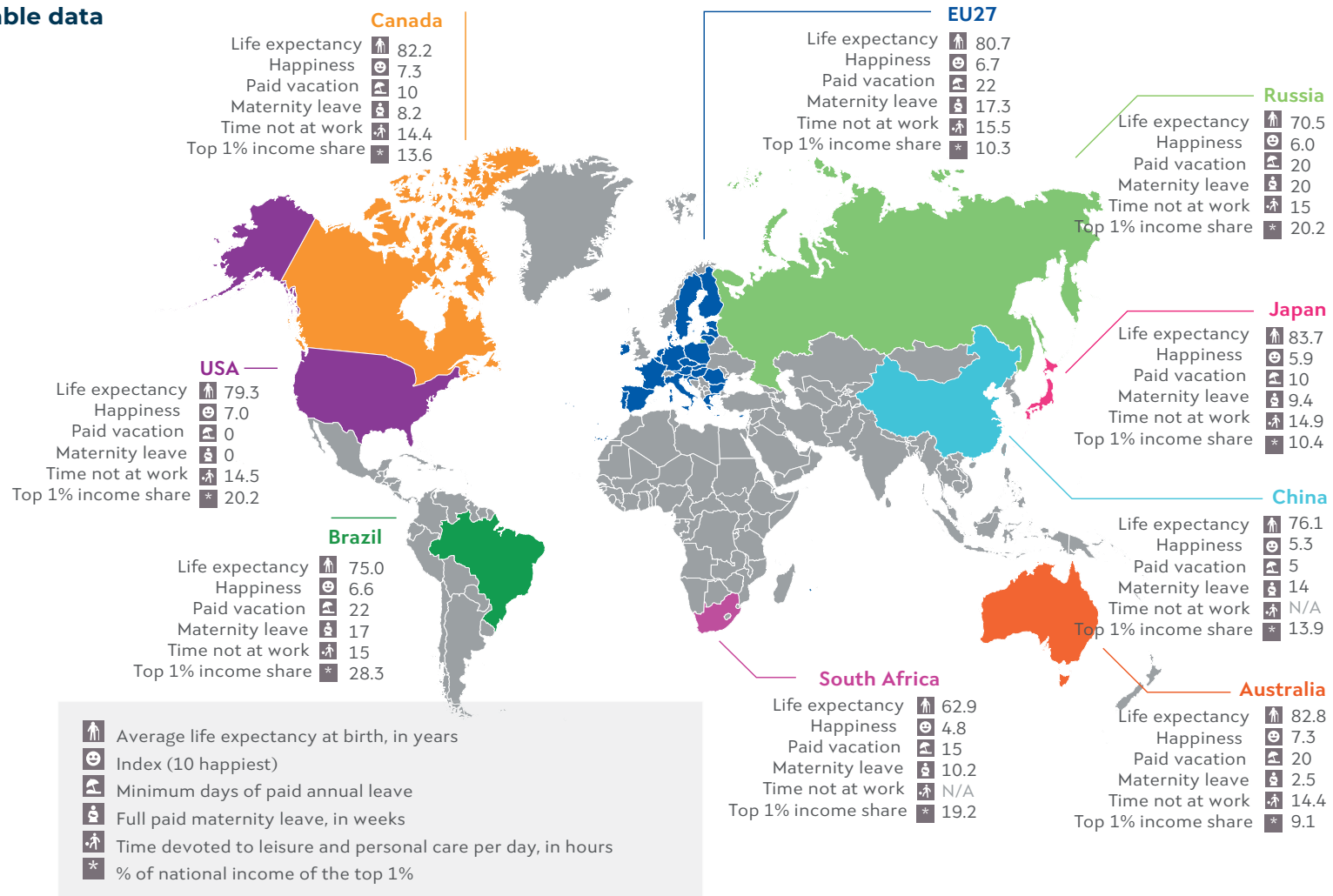
NON DISCRIMINATION



VOTING & BEING A CANDIDATE RIGHTS

EUROPE IS A WORLD LEADER IN QUALITY OF LIFE

2016 or latest available data



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.



WHY PORTUGAL?



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: 8°C - max: 25-28°C)



PERFECT HEALTHCARE

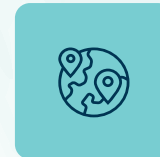
Portugal ranks 12th in the best public health systems in the world, ahead of high developed countries like the United Kingdom, Germany or Sweden, (Canada 30th and USA 37th). Portuguese among the world's healthiest people.



GOOD EDUCATION SYSTEM

Rank #16th Globally

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



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.



POWERFUL PASSPORT

Rank 4th Globally

Visa free or visa on arrival access to over 160 countries and territories.

LAGOS

A GATEWAY TO EU CITIZENSHIP
PORTUGAL

BEACH & SPORTS RESORT

LAGOS CITY



EDUCATION
ESTABLISHMENTS

15

MUSEUMS

10

LIVE SHOWS

365

BANKS

20

RESTAURANTS
AND BARS

920



LAGOS

BEACH & SPORTS RESORT

WE PRESENT YOU

**MARRIOTT LAGOS
BEACH RESORT**

LAGOS

OUR NEW PROJECT
LAGOS

BEACH & SPORTS RESORT





OUR NEW PROJECT
LAGOS

BEACH & SPORTS RESORT

KEY NUMBERS

CONSTRUCTION AREA 22.994 sqm (EIA approval)*

FOOTPRINT AREA 11.947 sqm

ROOMS 201 One Bedroom Apartment

CATEGORY Apart Hotel 5-Stars

PARKING PLACES 208 places

*Possible upgrade to 25.536 sqm to be confirmed

KEY ACTIVITIES

PUBLIC AREA

LOBBY
LOUNGE
FOYER
TERRACES

SPORTS ZONE

GYM
2 SOCCER FIELDS
3 TENNIS COURTS
2 PADEL COURTS
2 VOLLEYBALL COURTS
INDOOR POOL

AMENITIES

MULTIPURPOSE ROOM
CONVENTION ROOMS
RESTAURANTS
ALL DAY DINING
A-LA-CARTE (ALC)
POOL BAR
INFINITY POOL
NIGHT CLUB / BAR
SPA
LAKE POOL
OUTDOOR KIDS AREA
INDOOR KIDS CLUB
'FIRE' AREA
'ZEN' AREA
MOVIE THEATER



LOCATION

Located at the west boundary of the city of Lagos, Porto de Mós beach offers a privileged location for those seeking tranquillity while being close to everything.

Porto de Mós beach



Dona Ana beach

The Marriott Lagos Beach Resort guarantees a short walk access to the beach and the calm warm waters that the ocean provides in this part of Algarve.



OUR NEW PROJECT
LAGOS

BEACH & SPORTS RESORT

LAGOS, A UNIQUE LOCATION, ALGARVE AT ITS BEST



MARINA DE LAGOS

With 462 berths, the marina is awarded with the Euromarina Anchor Award, the European Blue Flag, the 5 Gold Anchor Award and 5 stars Blue Star Marina.



NEARBY BEACHES

Praia dos Estudantes, Praia Dona Ana, Praia do Camilo, Praia do Canavial, Praia de Porto de Mós, Praia da Luz and many more.



LAGOS DOWNTOWN

The pedestrian area of the historic centre is one of the most pleasant in the Algarve, all surrounded by a vibrant artistic life and lots of entertainment and nightlife.



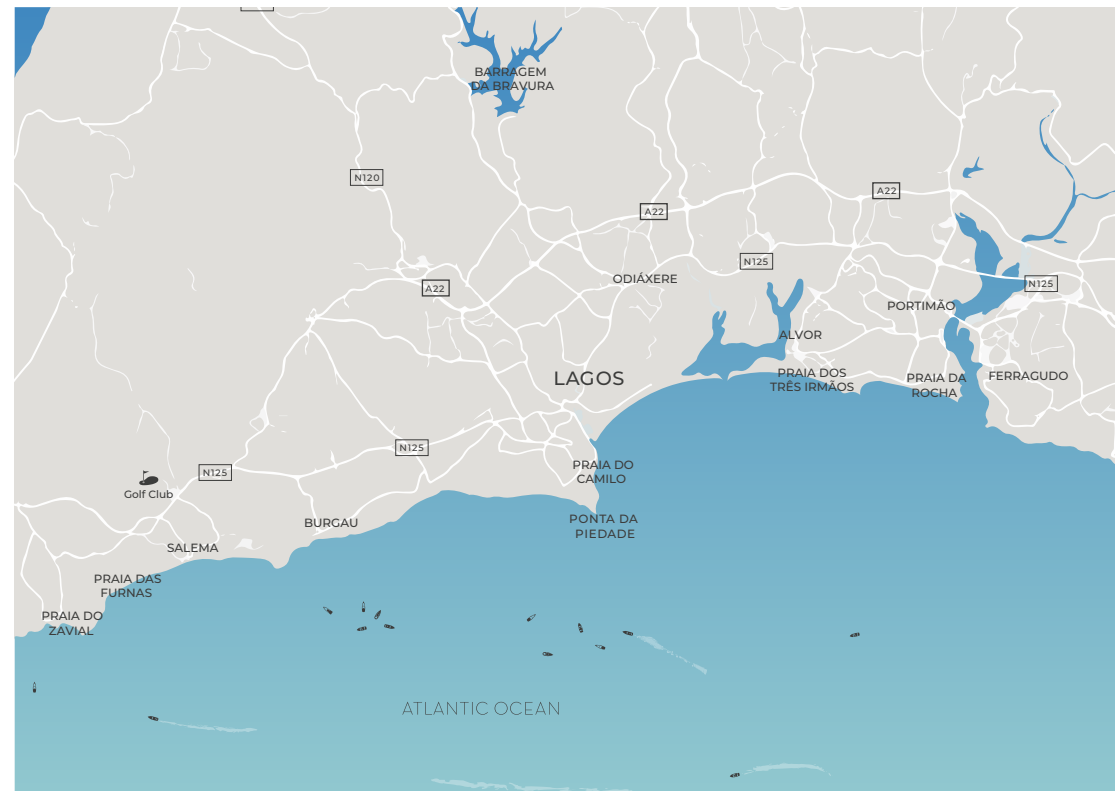
CULTURE AND HISTORY

Slave Market, Lagos Castle, Ruins of the Old Town, Churches and Convents and many other points of interest tell the story of the city within a few metres.



SPORTS FACILITIES

The resort has a playing field for soccer, padel, tennis and volleyball, as well as a special partnership with the adjacent golf courses.



GOLF COURSE



HOSPITAL

MARINA

LAGOS CITY

São Roque beach



Dona Ana beach



Porto de Mós beach



Canavial beach

BEACH SHUTTLE:

- BUS SHUTTLE
- E-BICYCLES
- BUGGYS



OUR NEW PROJECT
LAGOS

98M euros Total Investment

280K investment amount

plus VAT on the rehabilitation amount
(€16.1K) PAID BY DEVELOPER

Appraisal: 107.7M€

IMT PAID BY DEVELOPER
13.650€

- **Guaranteed Buy Back: after year 6**
- **7 days free stay per year**

201
SUITES

350
CALL FOR
INVESTORS





OUR NEW PROJECT
LAGOS

PROJECT

Lagos Beach & Sports Resort presents itself with a concept that combines exclusivity with spaces designed with leisure time for the whole family in mind.

Its sober and elegant architectural lines fit in with balance in the surrounding environment, breathing the natural landscape in which it is integrated.



LAGOS

OUR NEW PROJECT
LAGOS

BEACH & SPORTS RESORT



DETAILS OF EXCLUSIVITY
AND SOPHISTICATION.

LAGOS

OUR NEW PROJECT
LAGOS

BEACH & SPORTS RESORT

SPACIOUS ROOMS.



LAGOS

OUR NEW PROJECT
LAGOS

BEACH & SPORTS RESORT

COMFORT AND PLENTY
OF SPACE TO RELAX.

LAGOS

OUR NEW PROJECT
LAGOS

BEACH & SPORTS RESORT

SOCIAL AREAS DESIGNED
FOR UNFORGETTABLE
EVENTS.



LAGOS

BEACH & SPORTS RESORT

OUR NEW PROJECT
LAGOS

18 HOLES GOLF COURSE

(ADJACENT TO THE PROPERTY)

2 SOCCER FIELDS + PADEL + TENNIS
+ VOLLEYBALL COURTS



INVESTMENT OVERVIEW



Scope of project

- 5 Stars Hotel flagged by Marriott Resorts *
- 201 suites

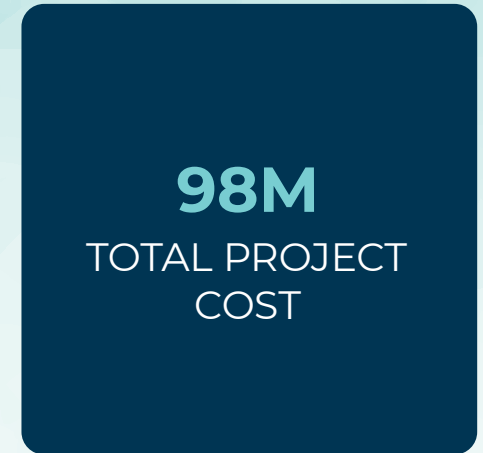
Project Benefits

- 13.650€ IMT - Paid by developer
- VAT on the rehabilitation €16.1K - Paid by developer
- IMI exemption during construction period

Project Timeline

Call for investors: until December 2021
Expected start of operation: Summer 2023

*pending board approval



FINANTIAL FORECAST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Number of Rooms	201	201	201	201	201	201	201
Revenue per room (Total)	58 440	61 150	65 906	71 046	73 691	76 622	78 047
Revenue per room (Rooms)	€44 610	€46 976	€51 377	€56 155	€58 428	€60 978	€62 013
RN's	46220	47687	50622	53718	54796	56623	57012
Occupancy Rate	63,00%	65,00%	69,00%	73,22%	74,69%	77,18%	77,71%
Av Price (no VAT)	€194	€198	€204	€210	€214	€216	€219
F&B	€2 773 197	€2 842 527	€2 913 590	€2 986 430	€3 061 091	€3 137 618	€3 216 058
Other	€6 500	€6 565	€6 631	€6 697	€6 764	€6 832	€6 900
Total Income	€11 746 367	€12 291 167	€13 247 078	€14 280 322	€14 811 802	€15 401 087	€15 687 479
Costs with personnel	€3 232 600	€3 281 089	€3 330 305	€3 380 260	€3 430 964	€3 482 428	€3 534 665
Departmental costs	€1 225 103	€1 263 995	€1 341 779	€1 423 842	€1 452 427	€1 500 848	€1 511 154
Other Costs	€776 495	€852 758	€874 077	€895 929	€918 327	€941 285	€964 817
A&G and S&M Expenses	€837 825	€993 526	€1 197 126	€1 283 883	€1 320 099	€1 372 786	€1 391 795
Total Costs	€6 072 023	€6 391 368	€6 743 288	€6 983 914	€7 121 817	€7 297 348	€7 402 432
Operational Result	€5 674 345	€5 899 800	€6 503 790	€7 296 409	€7 689 984	€8 103 739	€8 285 047
Operating Margin	48,31%	48,00%	49,10%	51,09%	51,92%	52,62%	52,81%
Total Mangement Fee	€871 036	€909 548	€987 543	€1 078 837	€1 125 089	€1 175 241	€1 198 626
Net Operating Profit	€4 803 309	€4 990 251	€5 516 247	€6 217 572	€6 564 895	€6 928 498	€7 086 421

PROJECT APPRAISAL

Formatos, Formadores e Consultores Associados, L.da
João Manuel Vieira Fonseca, MRICS

Executive Summary

The current equity appraisal report was prepared at the request of the company Perspective Synonym, tax number 515 508 799, Rua Oliveira Monteiro, 289, 2º Porto [4050-443].

The right to be evaluated is the absolute right to own and control the land and any buildings on it in perpetuity, subject only to any subordinate interests and any statutory or legally applicable restrictions, of an Aparthotel de 5 estrelas, with 201 bedrooms, to be build in a land registered in “Conservatória do Registo Predial de Lagos” with the registration 1829/19920109, which has a total area of 87.400 m². The hotel will operate under the Marriott brand and will have the designation of Marriot Sports Lagos.

Based on the purpose of the evaluation, the adopted base value was “Investment value”, which is no more than the value of an asset to the owner or a prospective owner for individual investment or operational objectives.

To estimate the value, the income approach was used.

The proposed value for the property, in the 6th year of operation, is of 107.740.000€ (one hundred seven million seven hundred and forty thousand).

It is recommended to read the “Assumptions” and “Special Assumptions” items.

The report is dated August 3, 2021.

The valuation date is August 3, 2021.

The logo for Lagos Beach & Sports Resort features the word "LAGOS" in a teal, sans-serif font. The letter "O" is replaced by a square frame containing a circle, which is a stylized representation of the Algarve region's coastline.

LAGOS

BEACH & SPORTS RESORT

GOLDEN VISA
PROGRAM
PORTUGAL



A GATEWAY TO EU CITIZENSHIP
PORTUGAL

BEACH & SPORTS RESORT

THE **FASTEST PROGRAM**
TO OBTAIN EU RESIDENCE
PERMIT THROUGH
INVESTMENT ACTIVITY
IN PORTUGAL.

An official **Portugal government** program,
enacted on 8th Oct 2012.

By **31st December 2019**,
Portugal issued **22.214**
resident permits to investors
and their family members.



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.**

9.389

RESIDENCE PERMITS TO INVESTORS

16.050

RESIDENCE PERMITS TO FAMILY MEMBERS

GOLDEN RESIDENCE PERMIT PROGRAMME (ARI)

Data from the 08th of October 2012 to the 31st of December 2020

9.389
RESIDENCE PERMITS FOR PURSUING INVESTMENT ACTIVITIES (ARI)

2012 **2**
2013 **494**
2014 **1526**
2015 **766**
2016 **1414**
2017 **1351**
2018 **1409**
2019 **773**
2020 **1182**

16.050
RESIDENCE PERMITS TO FAMILY MEMBERS (FAMILY REUNIFICATION)

2013 **576**
2014 **2395**
2015 **1322**
2016 **2344**
2017 **2678**
2018 **2500**
2019 **2192**
2020 **2043**

TOTAL INVESTMENT
5 638 983 295,75€

541 155 223,88€
BY CAPITAL TRANSFER
5 097 828 071,87€
BY PURCHASING A REAL ESTATE PROPERTY

MAIN NATIONALITIES

CHINA **4764** SOUTH AFRICA **394**
BRAZIL **989** RUSSIA **359**
TURKEY **452**

8829 ARI BY ACQUIRING REAL ESTATE

(8061 by subparagraph iii) and 768 by subparagraph iv), of paragraph d), article 3 of Law 23/2007, of 4 July, as amended)

543 ARI BY TRANSFERING CAPITAL

17 ARI BY CREATING, AT LEAST, 10 JOB POSITIONS

REQUIREMENTS



**NO
AGE LIMIT**



**NO
MANAGEMENT
EXPERIENCES**



**NO
EDUCATION
LIMIT**



**NO
FINANCIAL
PROOFS**



**NO
INTERVIEW**



**VALID
PASSPORT**



**LEGAL
RESIDENT**



**VALID MEDICAL
INSURANCE**



**07 DAYS
OF STAY**



**5 YEARS OF
INVESTMENT**

THE BEST THINGS ABOUT PORTUGAL

STRENGTH



ONLY 01 YEAR TO GET
PORTUGAL/EU
RESIDENCE PERMITS



FREE **EDUCATION** FOR
KIDS AND PROTECTED
HEALTHCARE SYSTEM
FOR PARENTS



VISA-FREE **TRAVEL**
TO SCHENGEN AREA
(26 COUNTRIES)



NO WORLDWIDE
INCOME **TAXES**



APPLY FOR EU
CITIZENSHIP, **FREE-VISA**
ACCESS TO 150+
COUNTRIES



LIVE, STUDY, WORK
IN **EU** WITH FAMILY
& CHILDREN





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