

# GOLDEN PORT VISA PORTFOLIO

Set the anchor in a **New Port.** 

# LAIPA

WELCOME TO PORTUGAL

LAPA II PROJECT

# A GATEWAY TO EU CITIZENSHIP

**EUROPEAN UNION** 

Spain

Sweden

#### **27 EUROPEAN COUNTRIES PART OF THE EU** 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

#### **SCHENGEN AREA EUROZONE COUNTRIES COUNTRIES**

Austria

Belgium

Denmark

Estonia

Finland

France

Germany

Greece

Hungary

Iceland

Italy

Latvia

Malta

Norway

Poland

Portugal

Slovakia

Slovenia

Sweden

Switzerland

Spain

Lithuania

Liechtenstein

Luxemburg

Netherlands

Belgium Czech Republic Cyprus Estonia **Finland** France Germany Greece Ireland Italy Latvia Lithuania Luxembourg Malta Netherlands **Portugal** Slovakia Slovenia Spain

Austria

### **NUMBERS** IN 2022

**MEMBER AREA** KM2 STATES 27 4.42 MILLION **GDP SCHENGEN** REPRESENT ZONE 22% **FREELY OFFICIAL POPULATION** 

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LANGUAGES (EST. 2021) +447 MILLION 24

YEARS **EURO ZONE COUNTRIES IN PEACE** 

65

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"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 of the European Comission 2010-2014



7 EU citizenship rights

AT A GLANCE





POWERFUL PASSPORT

Visa-waiver to 150+ countries



FREE MEDICAL COVERAGE



FREE EDUCATION
MOST OF THE EU
COUNTRIES



VOTING & BEING A CANDIDATE RIGHTS



FREE MOVEMENT
LIVE, WORK AND STUDY
ACROSS THE EU



SAFETY FOOD STANDARD



NON DISCRIMINATION

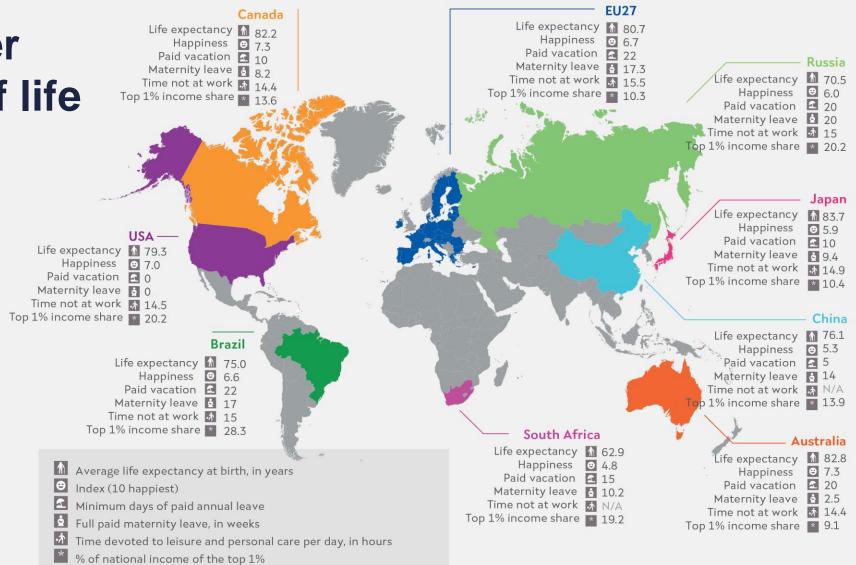






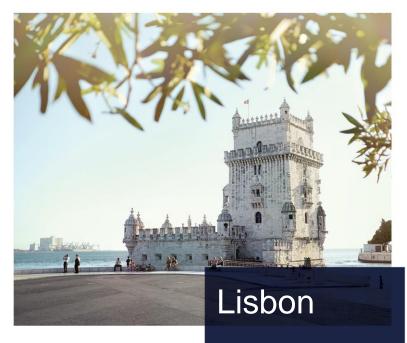
# Europe is a world leader in quality of life





# A GATEWAY TO EU CITIZENSHIP

PORTUGAL



Capital cityInternational commercial hub



- 2<sup>nd</sup> largest
   metropolitan city &
   Most prosperous city
   Key industry: Tourism
- Key industry: Tourism and Hospitality



- Portugal Beach destination
- Key industry: Hi-end Service, heaven for retirees

**POPULATION** 

**10.31 MILLION** 

**KEY PLACES** 

PORTO, LISBON & ALGARVE

WORLD SAFETY INDEX

TOP 4

WORLD ECONOMY COMPETITIVENESS INDEX

36 / 141

2022 ANNUAL GLOBAL RETIREMENT INDEX

4<sup>TH</sup> PLACE



# 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 retirees 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.

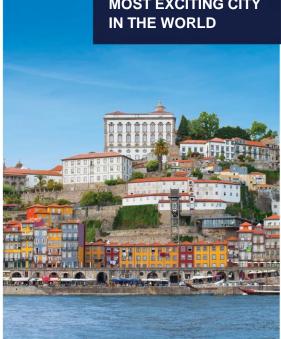


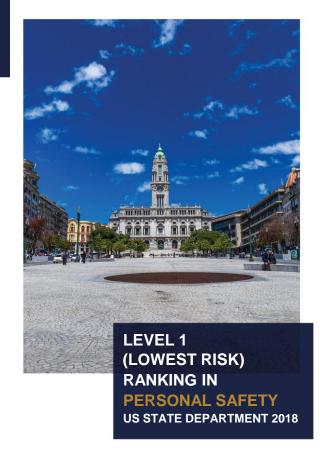
A WORLD HERITAGE

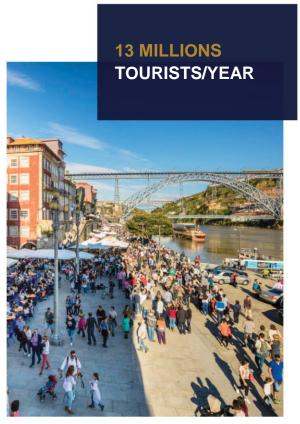
**SITE BY UNESCO** 

# **Porto City**

ONE OF THE WORLD
TOP 3 PLACES TO
VISIT AND THE 2ND
MOST EXCITING CITY
IN THE WORLD







# GOLDEN VISA PROGRAM

PORTUGAL

# 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 2021**, Portugal issued **27.465** resident permits to investors and their family members.



# **Statistics**

#### LAW 2/2018

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

10.254

RESIDENCE PERMITS TO INVESTORS 17.254

RESIDENCE PERMITS TO FAMILY MEMBERS

#### **GOLDEN RESIDENCE PERMIT PROGRAMME(ARI)**

Data from the 08th of October 2012 to the 31st of December 2021

10.254

RESIDENCE PERMITS FOR PURSUING INVESTMENT ACTIVITIES (ARI) 17.254

2012	2	RESIDENCE	2013	576
2013	494	PERMITS TO FAMILY	2014	2395
2014	1526	MEMBERS (FAMILY	2015	1322
2015	766	REUNIFICATION)	2016	2344
2016	1414		2017	2678
2017	1351		2018	2500
2018	1409		2019	2192
2019	773		2020	2043
2020	1182		2021	1267
2021	1337		1	

**TOTAL INVESTMENT** 

6 099 799 479,59€

**592 605 254,59€**BY CAPITAL TRANSFER

5 507 194 225,00€ BY PURCHASING A REAL ESTATE PROPERTY

#### **MAIN NATIONALITIES**

China 5034
Brazil 1050
Turkey 482
South Africa 428
Russia 424

9 585 ARI BY ACQUIRING REAL ESTATE

649 ARI BY TRANSFERING CAPITAL

**20 ARI BY CREATING JOB POSITIONS** 

# Requirements



NO AGE LIMIT



NO MANAGEMENT EXPERIENCES



NO EDUCATION LIMIT



NO FINANCIAL PROOFS



NO INTERVIEW



VALID PASSPORT



LEGAL RESIDENT



VALID MEDICAL INSURANCE



7 DAYS OF STAY



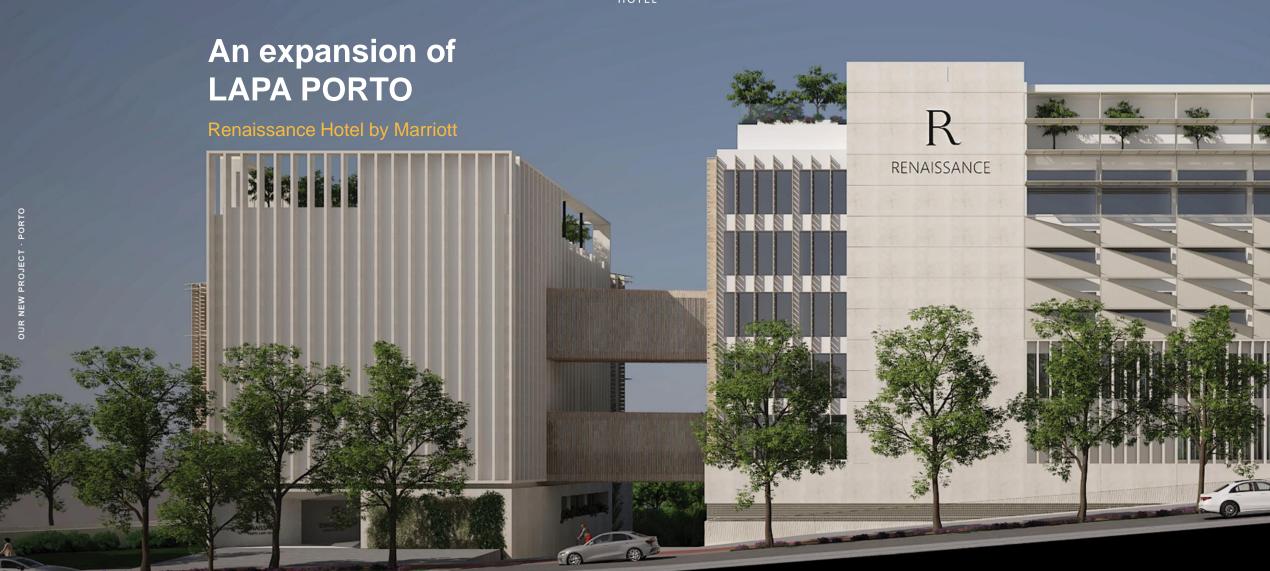
**5 YEARS OF INVESTMENT** 





WE PRESENT TO YOU LAPA II









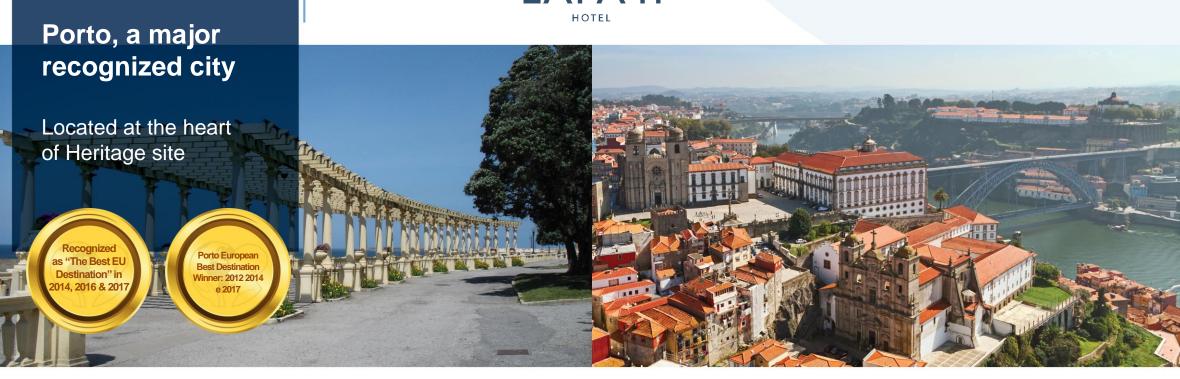


In one of the most historical neighborhoods of Porto, right in the gateway to downtown. Dominating the landscape, on the top of a hill, a breath-taking view over the city skyline.

The hotel is near to all of major attractions and other features: fine restaurants, exclusive shops, historical buildings and a vibrant night life. A stay to remember in a monumental city.









ALL MAJOR TOURISTIC SPOTS within 15 min walk.



#### CASA DA MÚSICA

Designed by internationally acclaimed architect Rem Koolhas, it was built when Porto was designated European Capital of Culture.



### AV. DOS ALIADOS – CITY HALL

The city "visiting room", flanked by ornate buildings in a range of architectural styles, from neoclassical to French Beauxarts.



#### **PORTO METRO**

Part of the public transport system, it has 82 stations. The Lapa Station connects to many different interfaces, including bus and railways.



#### LAPA CHURCH

Built between 1756-1863, this Rococo style church houses the heart of King Pedro IV and the remains of famous artists.



#### REPÚBLICA SQUARE

A symbolic square where you can find well preserved mansions, as well as typical Porto-style houses made of granite.













# Main features

Spa Gym Terrace Lounge area Swimming Pool







# **Investment Overview**

**CALL FOR INVESTORS** 

95

**INVESTMENT STARTING** 

350.000€

**TOTAL PROJECT COST** 

33.25M



#### **SCOPE OF PROJECT**

- · 4 Stars Hotel
- · 76 rooms\*
- 4 Floors

#### **PROJECT BENEFITS**

16.875€ IMT Paid by Developer 7.500€ VAT Paid by Developer IMI exemption during construction period

- · 3% per year and guaranteed buyback
- · 7 Days Free Stay per year

#### PROJECT TIMELINE

Call for investors: until August 2022 Expected Completion date: 1Q2024

\*Disclaimer: The numbers are subject to changes.

TRACK RECORD

PORTUGAL

### **Operational Hotels**



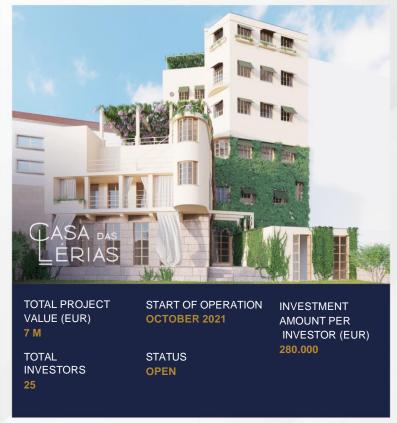
#### CASA DA COMPANHIA

Located within the heart of the tourist zone in the second largest city of Portugal, Porto.

Porto is one of the oldest European centres, and its historical core was proclaimed a World Heritage Site by Unesco in 1996.

Casa da Companhia is a new 5-star luxury hotel in the most prestigious and central location in Porto. Outstanding service and comfort with historical roots.

For Reservations: www.casadacompanhia.com



#### CASA DAS LÉRIAS

It's a building that projects the architectural identity of Amarante and a symbol of the historical cultural heritage of the city. Influenced by the modern movement, namely the Bauhaus school, the building was able to maintain its avant-garde character over the decades.

Its location is completely privileged: start to one of the main arteries of the historic city center and rests on the first line of the right margin of the Tâmega river, turning to an outdoor garden area.

For Reservations: www.casadaslerias.com



#### SÉ CATEDRAL HOTEL PORTO, TAPESTRY COLLECTION BY HILTON

A project of rehabilitation of an old building in the Historic Centre of Porto, a UNESCO Heritage in 2012 and converted into a boutique hotel of 77 rooms, 5 floors, with amenities such as restaurant-bar, and a terrace cafe.

It is located at the heart of the Historic Centre of Porto.

For Reservations: Sé Catedral Hotel Porto, Tapestry Collection by Hilton

## **Operational Hotels**

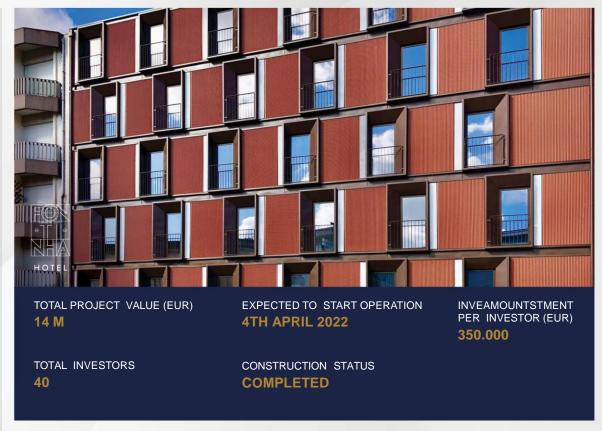


#### FOUR POINTS BY SHERATON MATOSINHOS

Located near the beach in Matosinhos and in front of a city park in Porto. Its proximity to the sea, beach and the city park makes it an attractive area for tourists and city goers.

Situated at the northern part of Porto, Matosinhos is a major port and fishing town known for its sandy beach. It is a city rich in beautiful architecture, wine and culture – with museums and cruise terminals nearby, it is a key tourist destination.

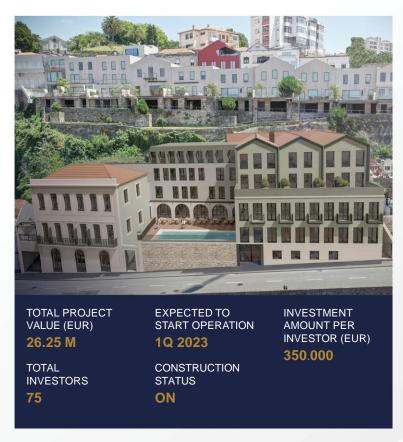
For Reservations: <a href="https://www.marriott.pt/hotels/four-points-matosinhos/">https://www.marriott.pt/hotels/four-points-matosinhos/</a>



#### FONTINHA HOTEL, A TRADEMARK COLLECTION BY WYNDHAM

Fontinha is one of our latest projects in the historic center of Porto. It is a project of rehabilitation of an old building into a 4-star hotel with 6 floors, 49 rooms, amenities such as a restaurant and bar, and a courtyard with a fountain and garden. It is located at the corner of Fontinha and Santa Catarina street.

For Reservations: www.fontinhahotel.com



#### THE RIVERVIEW, A TRIBUTE PORTFOLIO HOTEL

The Hotel's project involves the rehabilitation of a dated building, turning it into a 4-star hotel.

The Hotel also possesses a unique, specific area for guests to appreciate the view of the city.

Its location in a privileged area, will provide to guests with easy access to the most attractive tourist spots in town.



#### PORTO ART'S HOTEL

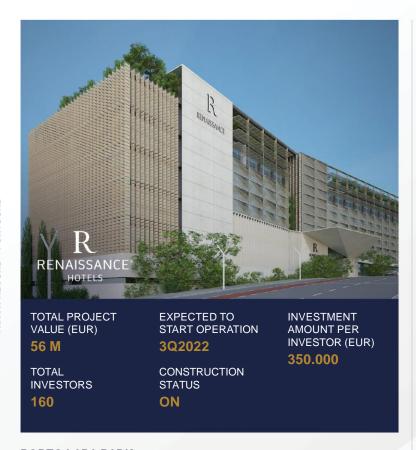
The Porto Art's Hotel project is part of the rehabilitation of Properties of Patrimonial Interest of the city of Porto, giving a new life to the history and culture that surrounds it.

The building of the Porto Art's Hotel was the residence of a noble family from the north of the country and still has the family crest.



#### HILTON GARDEN INN ÉVORA

This Hotel will operate under the Hilton Garden Inn brand, which is the perfect concept to give the Hotel a vibrant, modern and sophisticated atmosphere where an open plan space is combined with ingenious detailing and light furniture to allow maximum flexibility.



#### **PORTO LAPA PARK**

Porto Lapa Park project integrates the internationally recognized Renaissance Brand in the city. It has been projected under a solid concept: inspiring shapes, simplicity and elegance, combined with high-end engineering.

This hotel will have one of the largest conference, event and convention center in the country.



#### PORTO ART'S SUITES

The Porto Art's Suites project is part of the rehabilitation of Properties of Patrimonial Interest of the city of Porto, giving a new life to the history and culture that surrounds it.

Porto Art's Suites will be a perfect complement to the Porto Art's Hotel providing an extra space and flexibility that a regular hotel room isn't able to.



#### **HOLIDAY INN EXPRESS PORTO**

Holiday Inn Express Porto Hotel project is part of the rehabilitation of Properties of the city of Porto, giving a new life to the history and culture that surrounds it.

This Hotel in Porto will be a perfect complement to the city, providing the ideal space and environment for business.



#### **HOLIDAY INN EXPRESS ÉVORA**

Holiday Inn Express Évora Hotel project is part of the rehabilitation of Properties of the city of Évora, giving a new life to the history and culture that surrounds it.

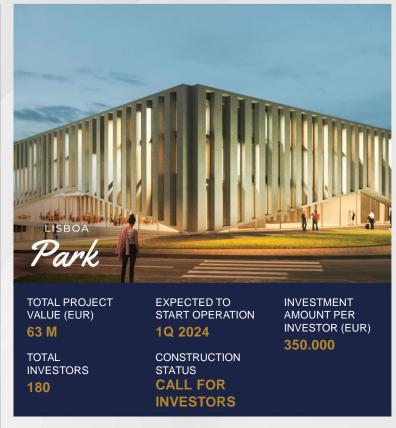
Holiday Inn Express makes guests feel welcome and valued. Taking care of people and the communities around, providing the highest quality of service.



#### MARRIOT LAGOS BEACH RESORT

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



#### LISBOA PARK

A concept that it was designed to provide spaces of comfort and tranquility, enhancing the moments of relaxation in periods of both tourism and business travels.

As a playground that attracts Fun Hunter travelers, Lisboa Park gives owners and franchisees a new pick of the litter to compete in the upper, midscale priced tier in prime urban locations.



#### LAGOS MARINA HOTELS

Lagos Marina Hotels stands out for its privileged location, with a superb view over the Lagos Marina and the blue waters of the Atlantic.

The integration of the project in the surrounding space was designed to provide an architectural balance, standing out discreetly for its clean and refined lines. The good taste is also revealed in every detail, designed for the comfort and well-being of those who value an exclusive lifestyle.



#### LAPA II HOTEL

Lapa II Hotel will be an expansion of Lapa Porto Hotel. Located in one of the most historical neighborhoods of Porto, right in the gateway to downtown. Dominating the landscape, on the top of a hill, the Hotel offers a breath-taking view over the city skyline.

It has been projected under one solid concept: inspiring shapes, simplicity and elegance, combined with high-end engineering. It will have the largest Park and conference room of the city center in Porto.

# LAIPA

HOTEL



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