



GOLDEN PORT VISA PORTFOLIO

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



GRANDOLA^{III}

LOFT & LODGE

3% Guaranteed Yield or Flexible Return

WHY PORTUGAL?



SAFETY AND STABILITY

Portugal has a stable political and economic climate and is constantly ranked as one of the safest countries in the world.



VISA FREE ACCESS

Free Travel to Europe's Schengen Area and access to 188 worldwide countries.



REMOTE AND EFFICIENT GOLDEN VISA PROGRAM

Begin the process anywhere in the world and obtain your residency 6-9 months after application



CITIZENSHIP

Eligible for citizenship after 5 years.



RESIDENTIAL REQUIREMENTS

Merely 35 days in 5 years.



FAMILY

Spouse and dependents are eligible to apply.



EDUCATION

Free access to high education standards.



HEALTHCARE

Free access to World class health system.





Comporta beach / Praia da Comporta

SUN, SAND AND SEA: PARADISE ON EARTH

SOL, AREIA E MAR:
PARAÍSO NA TERRA

“ Before the term slow travel started trending, Portugal’s Alentejo region, was already the unintentional poster child of the phenomenon ”

Conde Nast

The village is surrounded by pristine beaches, majestic mountains, and picturesque rivers, making it a haven for nature lovers. With over 40 km of beaches that stretch from Tróia to Sines, Grândola is considered the “capital of Comporta,” serving as the logistical and operational hub for this stunning coastal region.



©Rodrigo Cardoso



©lecollectionist.com

WHY GRÂNDOLA?

Grândola, a charming Portuguese village located in the beautiful Alentejo region, offers excellent opportunities in the real estate market. Renowned for its rich cultural and historical heritage, Grândola is an ideal place for property investment.

Investing in property in Grândola provides a unique opportunity to experience the traditional Portuguese way of life while enjoying modern amenities. The real estate market in Grândola offers a diverse range of investment opportunities, with a notable appreciation of 20% in 2022, as reported by Idealista.

Grândola, uma vila de charme localizada na região do Alentejo, oferece excelentes oportunidades no mercado imobiliário. Reconhecida pela sua riqueza cultural e histórica, Grândola é o lugar ideal para investir.

O investimento imobiliário em Grândola proporciona uma oportunidade única para experienciar o estilo de vida tradicional português enquanto desfruta de comodidades modernizadas. O mercado em Grândola oferece variedade, com uma apreciação notória de 20% em 2022, segundo o Idealista.

Lisbon — 60 minutes

Lisbon airport — 60 minutes

40 km's of sand beaches

within 40 minutes drive

— 60 minutes



Évora I & Évora II



Alcácer I & Alcácer II



Other developments



YET ANOTHER ALENTEJO AFFAIR

MAIS UM ROMANCE
ALENTEJANO



Our company has exciting real estate projects in Grândola and Alcácer do Sal.

We offer exceptional investment opportunities in these booming markets, with a diverse range of options to choose from.

These projects showcase our commitment to developing properties in sought-after locations, providing investors with a diverse range of options to choose from in this captivating region of Portugal.

A nossa empresa tem projetos muito interessantes em Grândola e Alcácer do Sal.

Oferecemos oportunidades de investimento excepcionais no mercado imobiliário, com um leque de opções.

Estes empreendimentos demonstram o nosso compromisso no desenvolvimento de propriedades em localizações procuradas, proporcionando aos investidores um leque diversificado de opções nesta região.

UNTOUCHED BEAUTY

BELEZA
INTOCADA

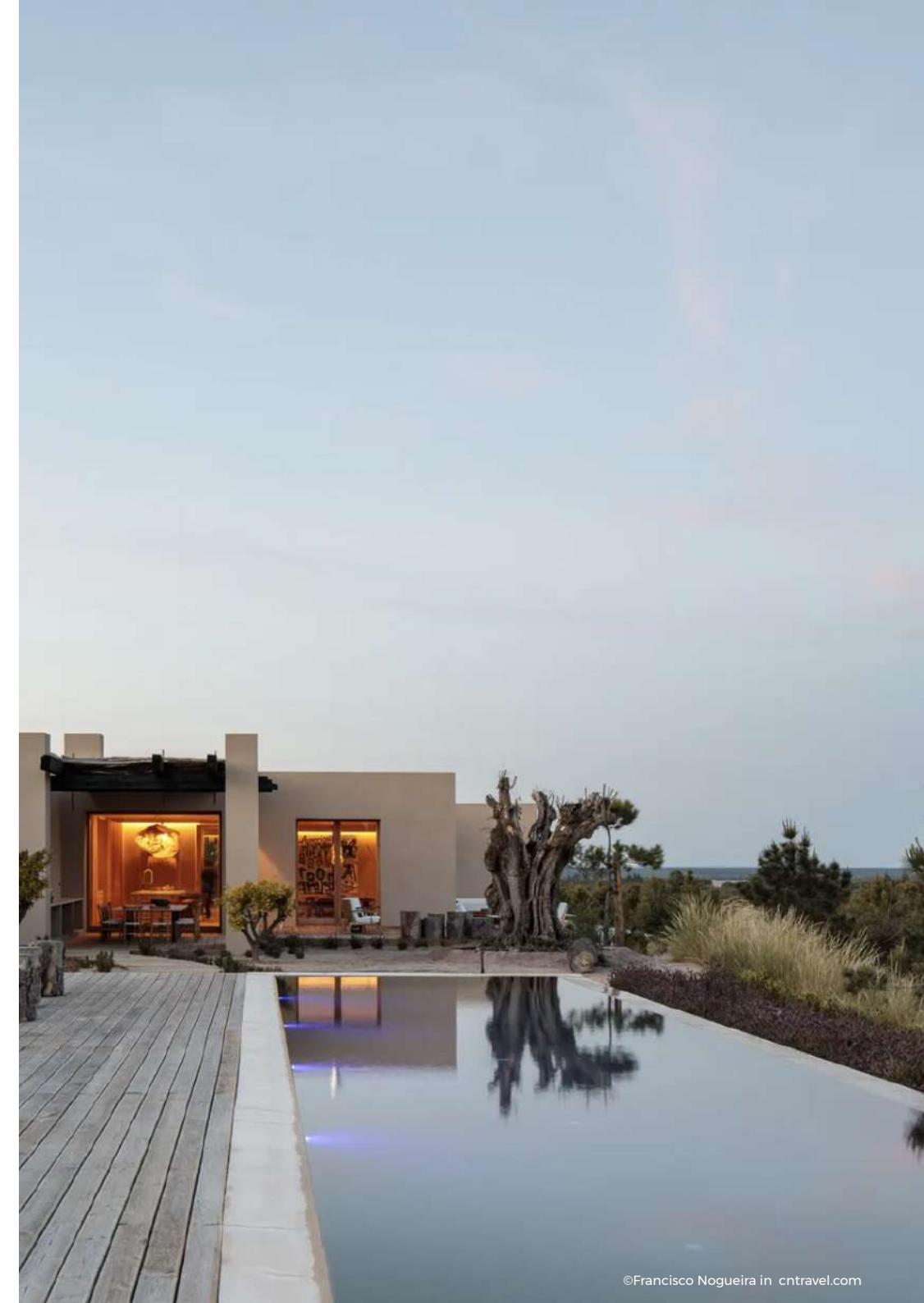
“ I have been traveling all my life and I have not seen a place in Europe that is this untouched. ”

New York Times

Welcome to Grândola, a place where untouched natural beauty combines with a lifestyle that is truly extraordinary. Immerse yourself in a world of unique experiences, renowned resorts, and exceptional architecture that sets Grândola apart as a destination of choice.

Grândola offers a captivating fusion of lifestyle and nature, where you can truly unleash your senses and create unforgettable memories. Discover the extraordinary allure of Grândola's mountains, beaches, and beyond, and embark on a journey of unparalleled experiences in this unique Portuguese gem.

Architecture / Arquitetura



THE ART OF LIVING

A ARTE DE VIVER

“

It doesn't seem to fall in the contemporary world that we are used to.
It is backdoor escape.

”

New York Times

Embrace the jet-set hippie chic vibe that defines Grândola's lifestyle, where exclusivity and relaxation go hand in hand. As you can see, we already have some influence people around here:

ERIC CANTONA

Manchester player known for scoring goals against everyone and everything. Well, now the goals are here

CHRISTIAN LOUBOTIN

A lifetime putting shoes on other people's feet. Here, walks barefoot every chance he gets

PHILIPPE STARCK

From surprise design, to refined design, and to luxury design, finally the designer rests

GEORGE CLOONEY

He takes his own coffee on the beach, on the terrace, on the backyard. What else?



Architecture / Arquitetura



Horse riding / Passeios a cavalo



Picnic / Piqueniques

DEAR NATURE, COME A LITTLE CLOSER

QUERIDA NATUREZA,
VEM PARA PERTO DE MIM



© silentliving.com | Nelson Garrido e Rui Cardoso

The Alentejo is a haven for those seeking a tranquil retreat in the midst of nature. Its unspoiled landscapes of golden wheat fields, olive groves, and meandering rivers offer a soothing ambiance that invites visitors to unwind and relax. The region's warm hospitality and rich cultural heritage add to the charm, making Alentejo a must-visit destination for anyone looking to escape the fast-paced city life and immerse themselves in the beauty of the natural world.



O Alentejo é um refúgio para aqueles que procuram um retiro tranquilo no meio da natureza. As suas paisagens intocadas de campos de trigo dourados, oliveiras e rios sinuosos oferecem uma atmosfera reconfortante que convida os visitantes a descontrair e relaxar. A hospitalidade calorosa da região e o seu rico património cultural adicionam ao charme, tornando o Alentejo um destino imperdível para quem procura escapar da vida citadina acelerada e mergulhar na beleza do mundo natural.



© silentliving.com

GRANDOLATM



DETAILS

- 12 lofts
- 23 lodges
- 1 lounge area
- Pool with a length of over 50 meters
- Built area exceeding 2000 square meters
- Overall development area of 7000 square meters
- Green areas spanning 4000 square meters
- A park for each unit

DETALHES

- 12 lofts
- 23 lodges
- 1 lounge
- Piscina com mais de 50 metros de comprimento
- Área total de desenvolvimento de 7000m²
- Acima de 2000m² construídos
- 4000m² de áreas verdes
- Estacionamento privado para cada unidade

PRIVATE
TERRACE



LONG
POOL



DELICATE
GARDENS



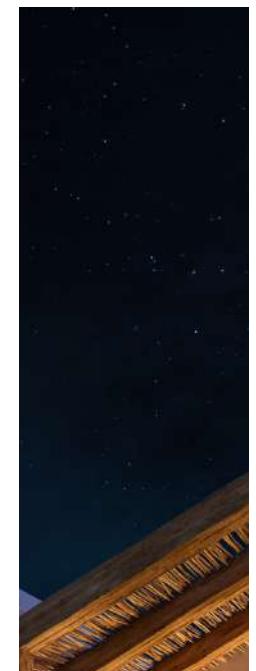
STYLISH
LOFTS



COSY
LODGES



GLORIOUS
SUNNY DAYS
MARVELOUS
BRIGHT NIGHTS





ICH BIN EIN ALENTEJANO.

John Fitzgerald Kennedy

NO ALENTEJO,
SÊ ALENTEJANO.



Lofts Lofts

Another huge protagonist in the Grândola III development are the magnificent outdoor spaces: A carefully designed landscaping, entirely native, that either shades or filters the sun, dozens of aromatic and culinary plants, that promise a festival of color and fragrance, paths that wind through the various areas:

Parks, Lofts, Lodges, Lounge area and finally the huge pool over 50 meters long, which promises to be the center of both action and tranquility of this complex.

It is also worth noting that since ALL the houses are located on the ground floor, each one has the right to an exclusive outdoor area.

Outro enorme protagonista no empreendimento Grândola III são os magníficos espaços exteriores.

Um paisagismo cuidado, totalmente autóctone, que ora ensombra ora apenas filtra o sol, dezenas de plantas de cheiro e culinárias, que prometem um festival de cor e cheiro, caminhos que serpenteiam entre as várias zonas:

Parks, Lofts, Lodges, Lounge area e finalmente na enorme piscina de mais de 50 metros de comprimento e que promete ser o centro tanto da ação como do sossego deste complexo.

De destacar ainda que estando TODAS as casas no piso térreo, todas têm direito a uma área exterior de seu uso exclusivo.



G III
LOFT

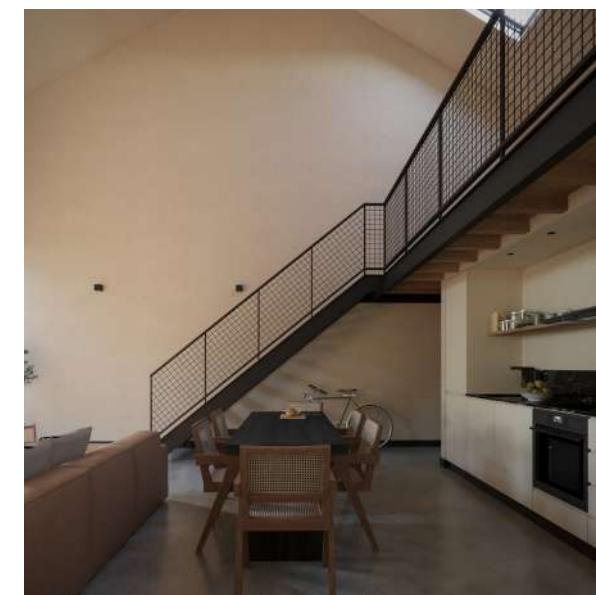
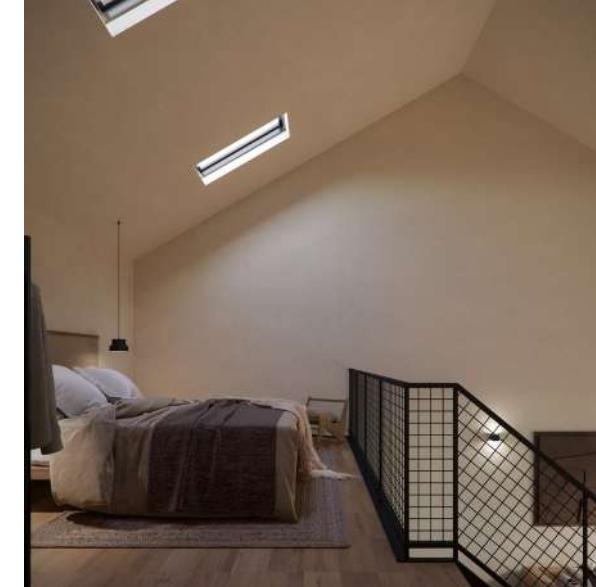
LOFT



MUDAM-SE OS TEMPOS,
MUDAM-SE AS VONTADES.

Luis Vaz de Camões

DIFFERENT TIMES,
DIFFERENT NEEDS.



It is no longer a prosperous cork processing industry, but instead a set of spacious and stunning lofts that take advantage of the immensity of this magnificent building.

Each loft has been carefully equipped to provide maximum comfort, offering a fully equipped kitchen, a cozy dining and living area, a complete private bathroom, and even a bedroom on the upper mezzanine, providing a unique living experience.

Onde, durante dezenas de anos laborou uma próspera industria de transformação de Cortiça, damos agora lugar uma série de espaçosos lofts que tiram partido da imensa altura desta edificação.

Todos os lofts, dipoem de cozinha totalmente equipada, zona de refeições e zona de estar e ainda de wc completo privado e zona de quarto no mezanino superior.

LOFT



Loft living room/ Sala de estar do loft

LOFT

Super high ceilings
Living open spaced room
Fully equipped kitchen
1 mezzanine bedroom
1 bathroom
Natural light
Outside area

LOFT

Tetos altos
Sala de estar em espaço aberto
Cozinha totalmente equipada
1 quarto mezanino
1 banheiro
Luz natural
Área externa

The doors of the lofts open to a tranquil and charming outdoor space, where crushed gravel covers the ground, native shrubs abound, and the Mediterranean shade of the umbrella pines stands out, creating a serene and captivating environment.

As casas abrem-se sobre um sereno e sedutor espaço exterior onde predomina onde se destaca o cascalho triturado do chão, a vegetação arbustiva autóctone e a sombra mediterrânea dos pinheiros mansos

LOFT

LotuLoft



LOFT



Living room during the night / Sala de estar em modo noite

G III
LODGE



LODGE



Living room with a view/Sala de estar com vista

SONHO DE UMA
NOITE DE VERÃO
William Shakespeare

MIDSUMMER
NIGHT'S DREAM,
1595

In the spirit of the region's sublime tradition, which has been revisited and rediscovered in numerous developments throughout the area, we are proud to present a collection of 24 beautiful single-family homes. Each one boasts a stunning two-pitched roof, contributing to the distinct silhouette that will undoubtedly become a signature of this extraordinary development.

À imagem da tradição da região sublimemente revisitada e redescoberta em inúmeros empreendimentos na região, propomos um conjunto de 24 casas unifamiliares, com telhado a duas águas, que compõem um conjunto com um silhueta lindíssima que será mais uma assinatura distintiva deste empreendimento

LODGE



Full equiped kitchen / Cozinha totalmente equipada

LODGE

Living open spaced room
High living room ceiling
Fully equipped kitchen
2 independent bedrooms
1 bathroom
Natural light
Cross ventilation
Private outside area

LODGE

Sala de estar em espaço aberto
Sala de estar com teto alto
Cozinha totalmente equipada
2 quartos independentes
1 banheiro
Luz natural
Ventilação cruzada
Área externa privativa

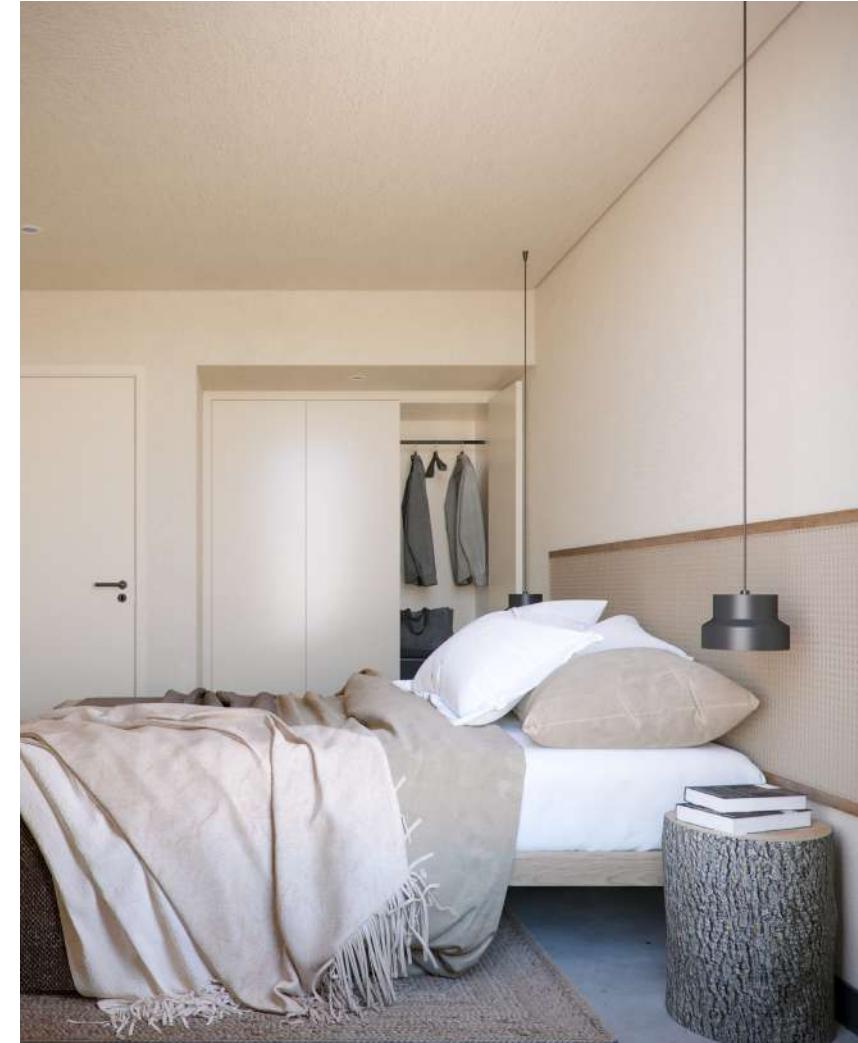
Inside, each home features two bedrooms, a private bathroom, a fully-equipped kitchen, and a comfortable living room. But the real gem of each home is the semi-covered outdoor seating area, providing the perfect space for enjoying the warm, sunny afternoons and balmy evenings of the region.

Cada uma das casas dispõe de dois quartos, wc privativo, cozinha completa, sala de estar e sobretudo uma agradável zona de estar exterior privada semicoberta que fará as delícias das tardes de sol e das noites de calor da região

LODGE



Bedroom / Quarto



Bedroom / Quarto

LODGE

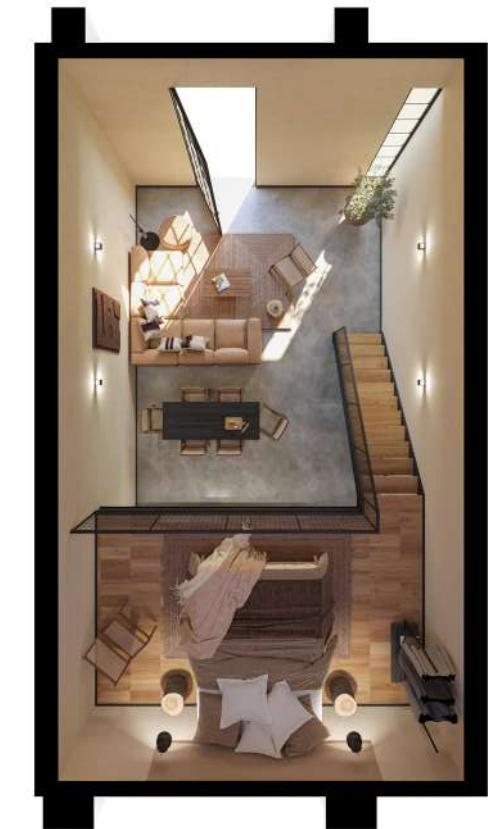


Living room with a night view / Sala de estar com vista noturna

ONE PROJECT TWO OPTIONS



LODGE



LOFT

FOR ALENTEJO LOVERS

TRACK RECORD



GRÂNDOLA I

10 UNITS

INVESTMENT
3.430.000 €

GRÂNDOLA II

35 UNITS

INVESTMENT
11.270.000 €



GRÂNDOLA III

36 UNITS

INVESTMENT
10.550.000 €

ÉVORA II

75 UNITS

INVESTMENT
21.750.000 €



ALCÁCER I

8 UNITS

INVESTMENT
2.115.000€

ALCÁCER II

69 UNITS

INVESTMENT
23.185.000 €



TRACK RECORD
LISBON,
CONSTRUCTION
COMPLETED

BEEN THERE, DONE THAT

CONDE BARÃO



MARIA PIA I



MARIA PIA II



ALCANTARA I



ALCANTARA II



ALCANTARA III



5 UNITS

INVESTMENT:

3.315.000€

13 UNITS

INVESTMENT:

1.970.000€

16 UNITS

INVESTMENT:

3.065.000€

4 UNITS

INVESTMENT:

1.511.000€

12 UNITS

INVESTMENT:

5.174.000€

9 UNITS

INVESTMENT:

2.589.000 €

TRACK RECORD

WE'RE DOING IT

(SOME CURRENTLY UNDER CONSTRUCTION IN LISBON)

SANTA BÁRBARA

30 UNITS
INVESTMENT
13.406.000€



MARIA PIA III

13 UNITS
INVESTMENT
5.240.000€



MÃE DE ÁGUA

10 UNITS
INVESTMENT
4.250.000€



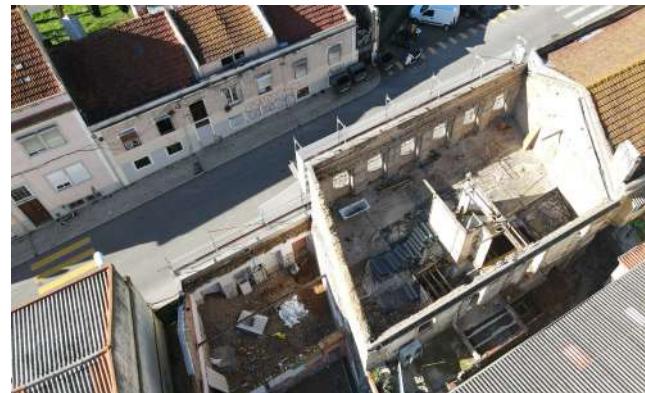
ANJOS

19 UNITS
INVESTMENT
7.639.450€



MARIA PIA IV

9 UNITS
INVESTMENT
3.370.000€



CRUZ DA PEDRA

8 UNITS
INVESTMENT
2.251.000€



BUILDING TOMORROW

TRACK RECORD



GRAÇA I

24 UNITS
INVESTMENT
9.720.000€



FUNCHAL

19 UNITS
INVESTMENT
4.550.000€



CARCAVELOS

22 UNITS
INVESTMENT
6.295.000€

VILAMOURA

19 UNITS
INVESTMENT
5.850.000€



PORTO

50 UNITS
INVESTMENT
12.760.000€



PATEO DO BARÃO

20 UNITS
INVESTMENT
7.445.000 €



GRANDOLA^{III}

LOFT & LODGE



This informative and illustrative presentation is the responsibility of the DEVELOPER,
functioning as a guide to investment opportunities, without prejudice to being
subject to updates, revisions or corrections resulting from changes in works due to
technical, constructive or legal reasons, therefore, an in-depth, case-by-case analysis is
not dispensed with.



+351 926 293 220
info@goldenportvisa.com

WWW.GOLDENPORTVISA.COM