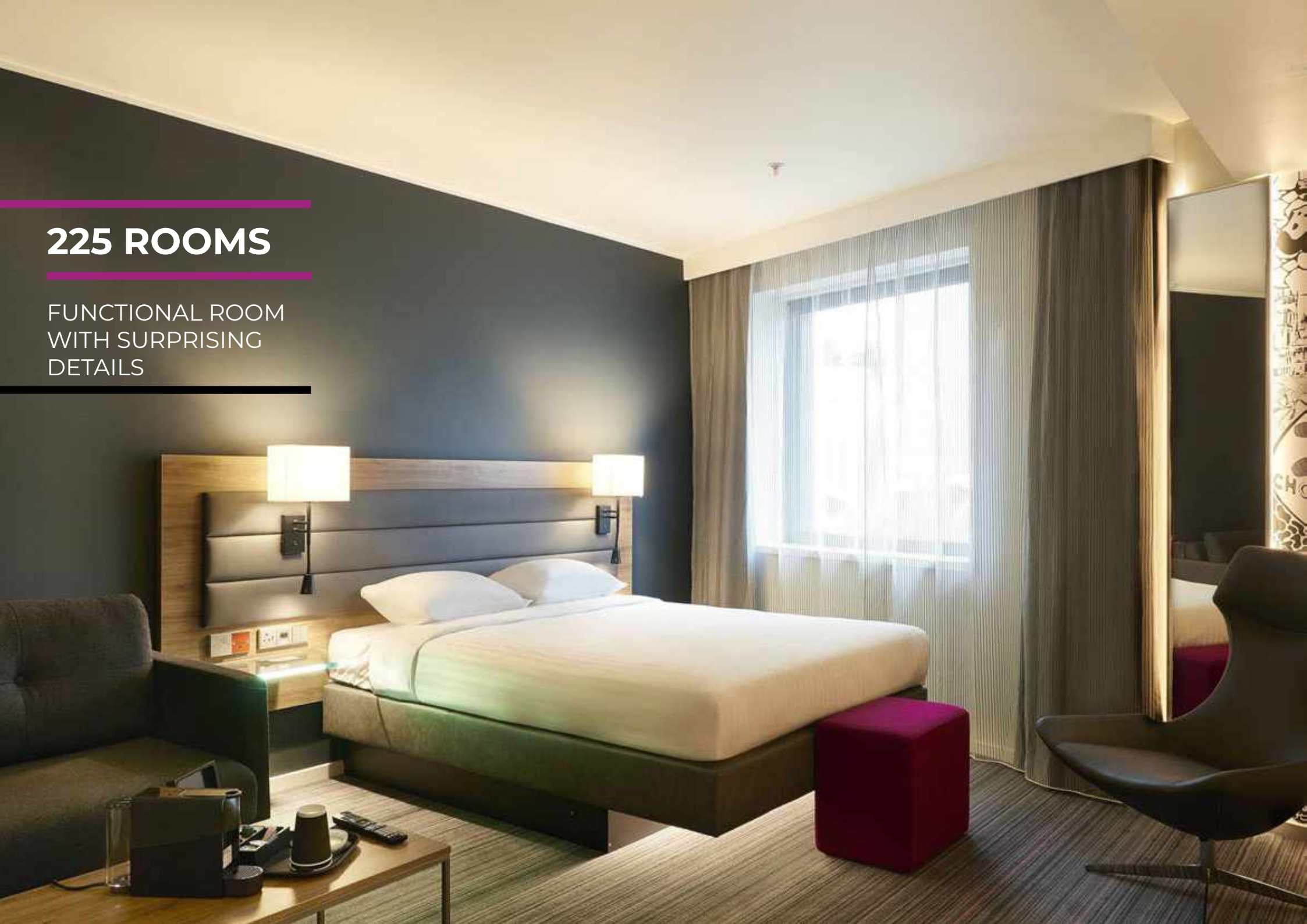
WE PRESENT
YOU

M LISBOA

Conforama



225 ROOMS

FUNCTIONAL ROOM
WITH SURPRISING
DETAILS

Location

With an area of 2.51 km² and a population of 17,044, Alfragide is a parish in Amadora Municipality served by one of the major shopping areas of Lisbon.

The excellent road accesses and a complete network of public transport, in addition to the proximity to the centre of the Portuguese capital, have made this area a business center par excellence, with its numerous modern infrastructures.

Alfragide, a vibrant business center with high standards of living

BUSINESS HUB

Many international companies have based their activities here. Ikea, Vodafone and Samsung are just a few examples.

AMADORA SINTRA HOSPITAL

A modern health infrastructure with high standards of service and quality, serving the metropolitan region of Lisbon.

QUELUZ NATIONAL PALACE

An 18th-century palace that represents one of the last great Rococo buildings to be designed in Europe.

MONSANTO FOREST PARK

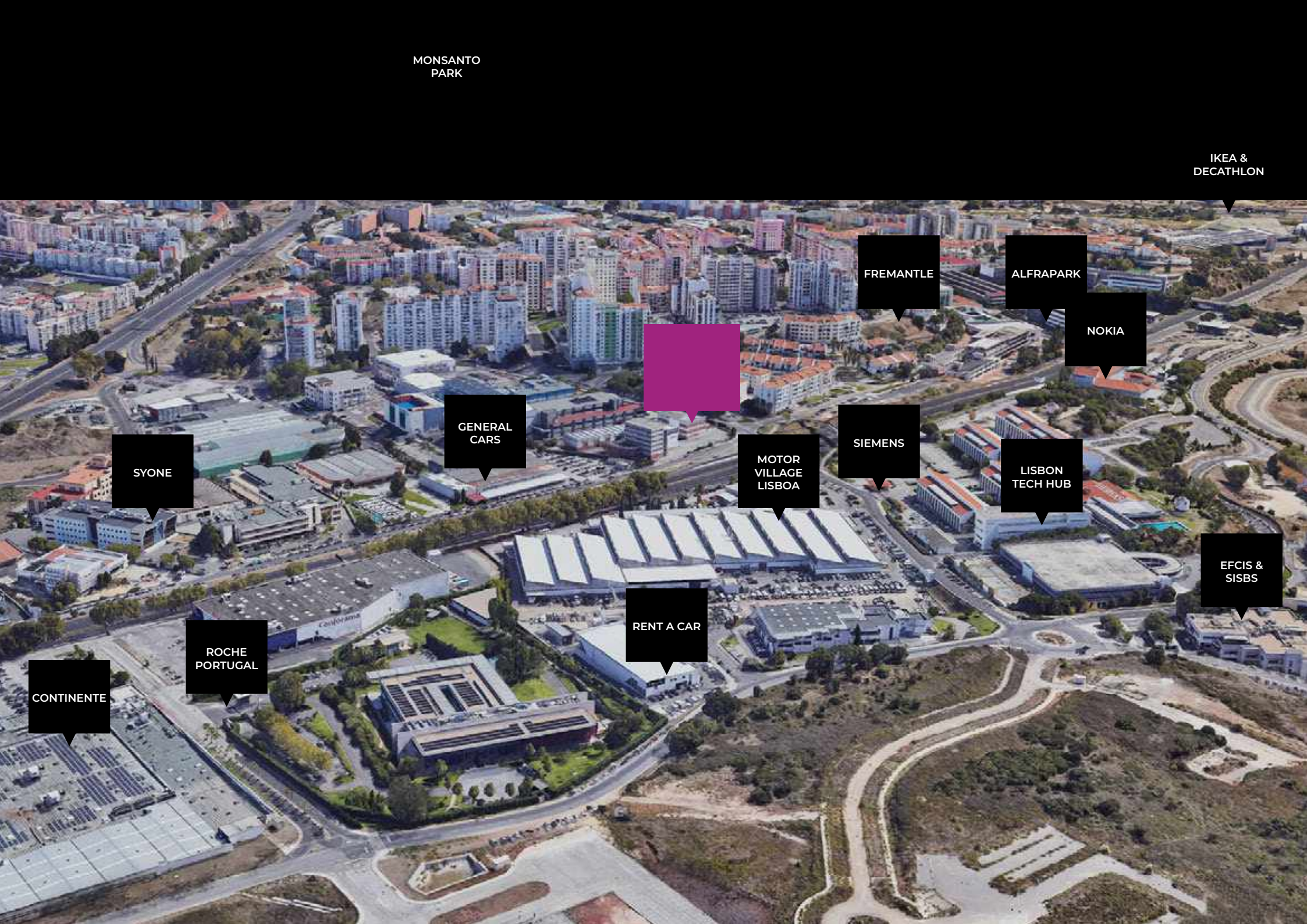
The largest green patch in the city, with almost 1000 ha, offering a well diversified tree-covered area to the Portuguese capital.

TAGUS RIVER

The banks of the river Tagus, just a few miles away, offer incomparable leisure areas with a cosmopolitan lifestyle, combining tradition and modernity.

LISBON

The Portuguese capital is today a metropolis of international standards with an economic, touristic and cultural activity in permanent growth.


MONSANTO PARK
IKEA & DECATHLON
FREMANTLE
ALFRAPARK
NOKIA
GENERAL CARS
SYONE
MOTOR VILLAGE LISBOA
SIEMENS
LISBON TECH HUB
EFCIS & SISBS
RENT A CAR
ROCHE PORTUGAL
CONTINENTE

Total Investment: 63M€
Investment amount: 350K€
Appraisal: 65,5M€

IMT PAID BY DEVELOPER: 14.300€

Guaranteed return: 3%

· Guaranteed Buy Back: **in 6 years**
· **7 Days Free Stay per year**

225
ROOMS

180
NEW INVESTORS

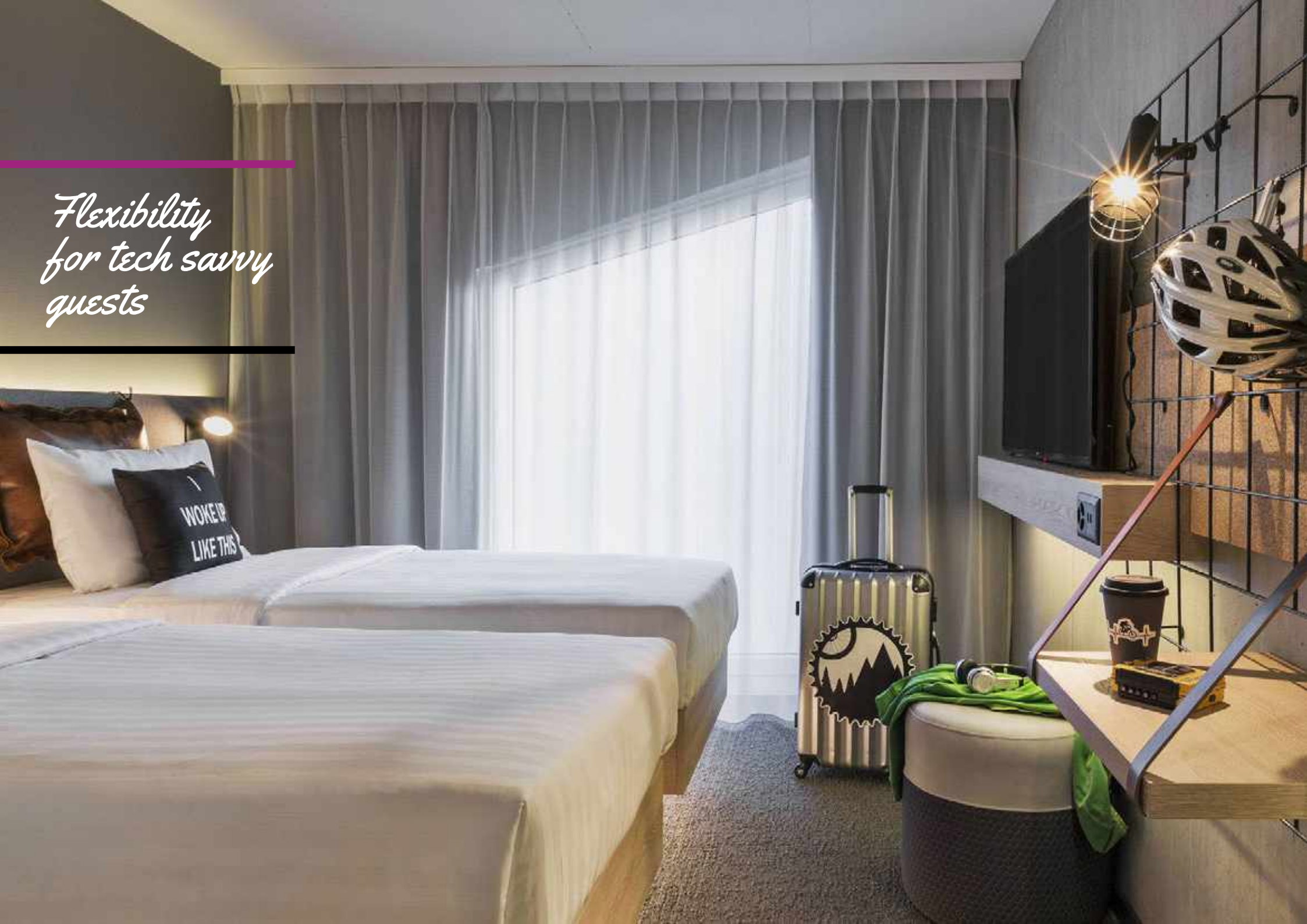
Project

M Lisboa Hotel presents itself with a concept that fits into an urban landscape full of activity. For this reason it was designed to provide spaces of comfort and tranquillity, enhancing the moments of relaxation in periods of both tourism and business travels.

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

Welcome desk and lobby area

Lifestyle experience-driven product



Flexibility for tech savvy guests

Spaces with an industrial chic look

Investment Overview

180	350.000€
CALL FOR ADDITIONAL INVESTORS	INVESTMENT

Scope of project

· 3 Stars Hotel
· 225 rooms

Project Benefits

· 14.300€ IMT - Paid by developer
· VAT Paid by developer

Project Timeline

Call for investors: December 2021
Start of construction: first quarter 2022

FINANCIAL FORECAST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Number of Rooms	225	225	225	225	225	225	225
Revenue per room	€33 307	€33 988	€36 460	€38 200	€39 571	€40 809	€41 690
RN's	61594	64058	67343	69806	70628	71449	71449
Occupancy Rate	75,00%	78,00%	82,00%	85,00%	86,00%	87,00%	87,00%
Av Price (no VAT)	€95	€93	€96	€98	€100	€102	€104
F&B	€1 387 675	€1 422 367	€1 457 926	€1 494 374	€1 531 734	€1 570 027	€1 609 278
Other	€255 000	€267 550	€280 726	€294 558	€309 080	€324 325	€340 332
Total Income	**€7 494 081**	**€7 647 264**	**€8 203 532**	**€8 595 041**	**€8 903 563**	**€9 182 125**	**€9 380 279**
Costs with personnel	€1 211 800	€1 229 977	€1 248 427	€1 267 153	€1 286 160	€1 305 453	€1 325 035
Departmental costs	€1 492 765	€1 552 476	€1 632 090	€1 691 801	€1 711 704	€1 731 608	€1 731 608
Other Costs	€388 549	€240 413	€246 423	€252 584	€258 898	€265 371	€272 005
A&G and S&M Expenses	€813 741	€850 593	€912 832	€969 521	€1 023 820	€1 039 802	€1 049 950
Total Costs	**€3 906 855**	**€3 873 459**	**€4 039 772**	**€4 181 059**	**€4 280 583**	**€4 342 233**	**€4 378 597**
Operational Result	**€3 587 226**	**€3 773 806**	**€4 163 760**	**€4 413 982**	**€4 622 980**	**€4 839 892**	**€5 001 682**
Operating Margin	47,87%	49,35%	50,76%	51,35%	51,92%	52,71%	53,32%
Total Management Fee	€554 065	€571 054	€618 365	€650 451	€676 327	€701 101	€719 098
Net Operating Profit	€3 033 161	€3 202 752	€3 545 395	€3 763 531	€3 946 653	€4 138 791	€2 041 148

Portugal Golden Visa Program

FAMILY OF 2

INVESTMENT	€ 350 000
INVESTMENT COST	€ 2 913
EXPECTED ROI	€ 52 500 *
IMMIGRATION COST (independant of investment)	€ 29 150
OTHER FEES (Legal, Tax Representation)	€ 9 900
TOTAL INVESTMENT	€ 389 813
PROGRAM PROFIT	€ 12 756

* Expected average gross return of 3% over a period of 5 years

FAMILY OF 4

INVESTMENT	€ 350 000
INVESTMENT COST	€ 2 913
EXPECTED ROI	€ 52 500 *
IMMIGRATION COST (independant of investment)	€ 49 000
OTHER FEES (Legal, Tax Representation)	€ 9 900
TOTAL INVESTMENT	€ 414 313
PROGRAM COST	€ 11 743

* Expected average gross return of 3% over a period of 5 years