



WELCOME TO PORTUGAL WELCOME HOME

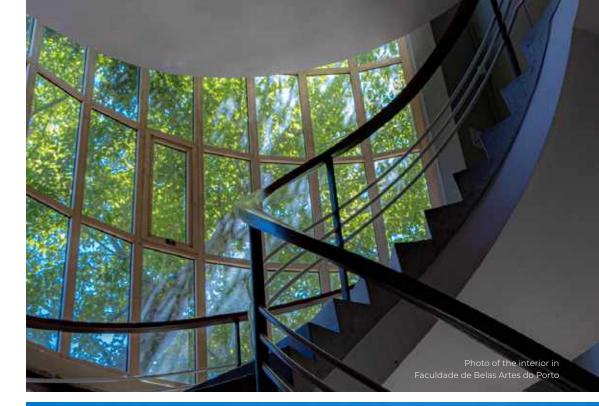


#### **LOCAL**

Porto Art´s Suites is located in Porto's Old Town. Situated in Rodrigues de Freitas Avenue, Porto Art´s Suites benefits from a great value setting consisting of historic buildings and a beautiful garden. Of all points of interest of Avenida Rodrigues de Freitas, stands out as of great importance for the city the Faculty of Fine Arts, whose history dates back to 1780. Also the well-known Garden of S. Lázaro, founded in 1834 is an inviting place of great beauty.

In front of the garden is the Porto Municipal Public Library, founded in 1833, by order of D. Pedro IV. Also on Rodrigues de Freitas Avenue, we can find the Church of Nossa Senhora da Esperança, built between 1746 and 1763 and attributed to Nicolau Nasoni. Porto Art´s Suites is surrounded by cosmopolitan life with multiple attractions. Poveiros Square is today an extension of Baixa, a place of entertainment and conviviality in its terraces.

Batalha Square, next to the beautiful and bustling Santa Catarina Street and facing the beautiful São João National Theater, is one of the must-see places. Very close to the Porto Art´s Suites is the Porto Coliseum, the most important concert hall in the city. In this framework, living is simply an art.





# LOCATED AT THE HEART OF HERITAGE SITE PORTO



#### **FACULTY OF FINE ARTS**

One of the most prestigious Fine Arts Faculty in Europe.



#### S. LÁZARO GARDEN

The first exuberant public garden of the city of Porto.



### CHURCH NOSSA SENHORA DA ESPERANÇA

Built between 1746-1763 and attributed to Nicolau Nasoni.



#### PRAÇA DOS POVEIROS

A place of animation with terraces and traditional Portuguese food.



#### PRAÇA DA BATALHA

Iconic town square facing the National Theater - Teatro Nacional de S. João.





# LOCATED AT THE HEART OF HERITAGE SITE PORTO



#### **5 MIN WALK**

from walking street Sta Catarina











#### **PROJECT**

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.

Being a complete new built, brings added advantages to the rehabilitation process, since it it provides the contractors team free range to prepare and build with new materials allowing for a faster building time. Porto Arts 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.

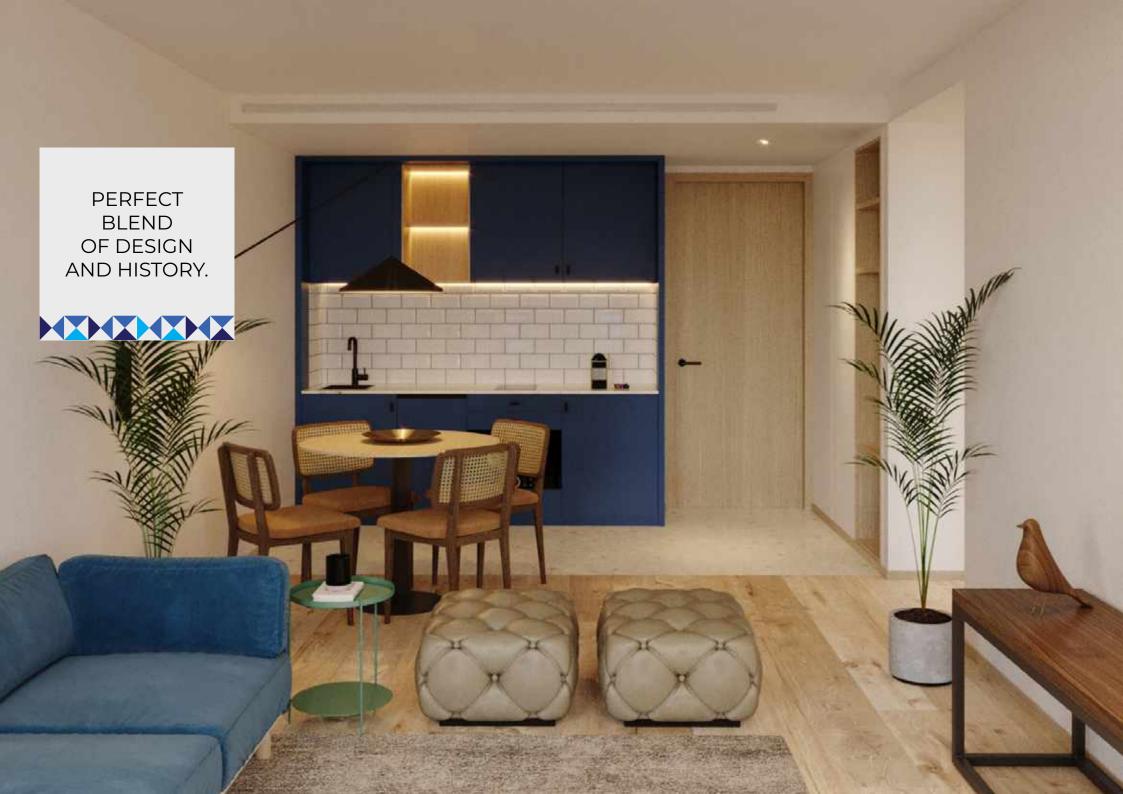
24
APARTMENTS







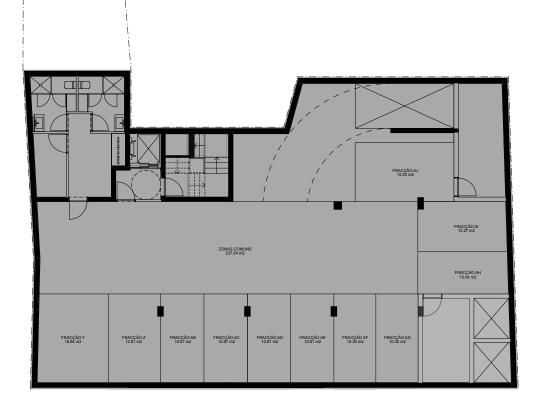










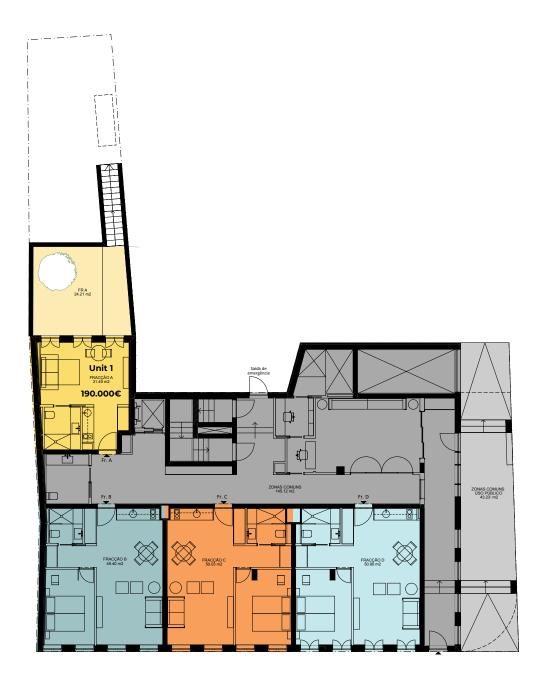


## -1 FLOOR PLAN



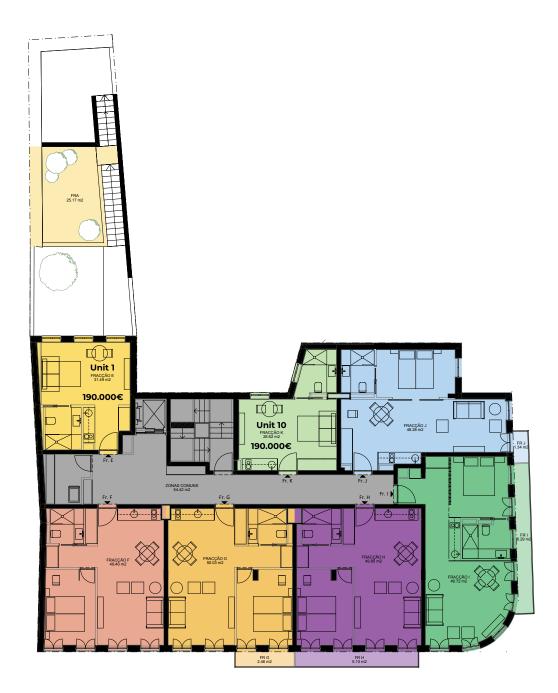
#### Parking + Common Areas

Covered Area | 545.92m² Open Area | 43.23m²



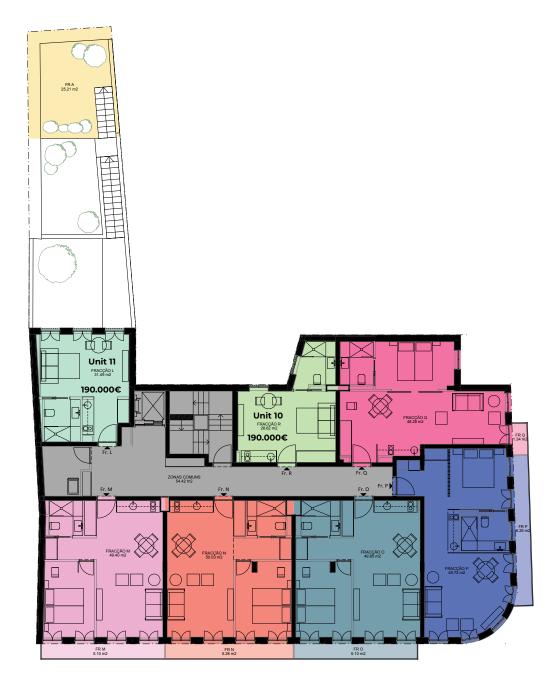
## 0 FLOOR PLAN

Common Areas	
Covered Area   545.92m² Open Area   43.23m²	
Unit 1 (Apt A + Apt E)	Price
Covered Area   31.49m² Open Area   74.59m²	380.000€
Unit 2	Price
Covered Area   49.40m² Open Area   0m²	350.000€
Unit 3	Price
Covered Area   50.03m² Open Area   0m²	350.000€
Unit 4	Price
Covered Area   50.90m² Open Area   0m²	350.000€



## 1st FLOOR PLAN

Common Areas	
Covered Area   555.00m² Open Area   43.23m²	
Unit 1 (Apt A + Apt E)	Price
Covered Area   31.49m² Open Area   74.59m²	380.000€
Unit 5	Price
Covered Area   49.40m² Open Area   0m²	355.000€
Unit 6	Price
Covered Area   50.03m² Open Area   2.46m²	356.500€
Unit 7	Price
Covered Area   49.85m² Open Area   5.10m²	357.500€
•	357.500€  Price
Open Area   5.10m²	
Open Area   5.10m²  Unit 8  Covered Area   49.72m²	Price
Open Area   5.10m <sup>2</sup> Unit 8  Covered Area   49.72m <sup>2</sup> Open Area   6.29m <sup>2</sup>	<b>Price</b> 360.000€
Open Area   5.10m²  Unit 8  Covered Area   49.72m² Open Area   6.29m²  Unit 9  Covered Area   48.28m²	Price 360.000€  Price
Open Area   5.10m²  Unit 8  Covered Area   49.72m² Open Area   6.29m²  Unit 9  Covered Area   48.28m² Open Area   1.34m²	Price 360.000€  Price 356.500€



## 2nd FLOOR PLAN

Common Areas	
Covered Area   555.00m² Open Area   43.23m²	
Unit 1 (Apt A + Apt E)	
Open Area   74.59m²	
Unit 11 (Apt L + Apt S)	Price
Covered Area   31.49m² Open Area   0m²	380.000€
Unit 12	Price
Covered Area   49.40m² Open Area   5.10m²	360.000€
Unit 13	Price
Covered Area   50.03m² Open Area   5.28m²	360.000€
Unit 14	Price
Covered Area   49.85m² Open Area   5.10m²	360.000€
Unit 15	Price
Covered Area   49.72m² Open Area   6.29m²	370.000€
Unit 16	Price
Covered Area   48.28m² Open Area   1.34m²	360.000€
Unit 10 (Apt K + Apt R)	Price
Covered Area   28.62m² Open Area   0m²	380.000€



# 3th FLOOR PLAN

Open Area   0m²         Unit 17       Price         Covered Area   49.40m²       365.000€         Open Area   5.10m²       365.000€         Unit 18       Price         Covered Area   50.03m²       365.000€         Open Area   5.28m²       7         Unit 19       Price         Covered Area   49.85m²       365.000€         Open Area   5.10m²       7         Unit 20       Price         Covered Area   50.57m²       375.000€         Open Area   6.29m²       Price		
Open Area   43.23m²         Unit 11 (Apt L + Apt S)       Price         Covered Area   31.49m²       380.000€         Open Area   0m²       Price         Covered Area   49.40m²       365.000€         Open Area   5.10m²       365.000€         Unit 18       Price         Covered Area   50.03m²       365.000€         Open Area   5.28m²       Price         Covered Area   49.85m²       365.000€         Open Area   5.10m²       Price         Covered Area   50.57m²       375.000€         Open Area   6.29m²       Price         Unit 21       Price         Covered Area   54.18m²       375.000€	Common Areas	
Covered Area   31.49m² Open Area   0m²  Unit 17  Price  Covered Area   49.40m² Open Area   5.10m²  Unit 18  Price  Covered Area   50.03m² Open Area   5.28m²  Unit 19  Price  Covered Area   49.85m² Open Area   5.10m²  Unit 20  Covered Area   50.57m² Open Area   6.29m²  Unit 21  Price  Covered Area   54.18m²  375.000€	· · · · · · · · · · · · · · · · · · ·	
Open Area   0m²         Unit 17       Price         Covered Area   49.40m²       365.000€         Open Area   5.10m²       365.000€         Unit 18       Price         Covered Area   50.03m²       365.000€         Open Area   5.28m²       365.000€         Covered Area   49.85m²       365.000€         Open Area   5.10m²       Price         Covered Area   50.57m²       375.000€         Open Area   6.29m²       Price         Covered Area   54.18m²       375.000€	Unit 11 (Apt L + Apt S)	Price
Covered Area   49.40m² Open Area   5.10m²  Unit 18  Covered Area   50.03m² Open Area   5.28m²  Unit 19  Covered Area   49.85m² Open Area   5.10m²  Unit 20  Covered Area   50.57m² Open Area   6.29m²  Unit 21  Covered Area   54.18m²  365.000€  775.000€	· · · · · · · · · · · · · · · · · · ·	380.000€
Open Area   5.10m²         Unit 18       Price         Covered Area   50.03m²       365.000€         Open Area   5.28m²       Price         Covered Area   49.85m²       365.000€         Open Area   5.10m²       Price         Covered Area   50.57m²       375.000€         Open Area   6.29m²       Price         Unit 21       Price         Covered Area   54.18m²       375.000€	Unit 17	Price
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Open Area   5.28m²  Unit 19	Unit 18	Price
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Open Area   5.10m²  Unit 20 Price  Covered Area   50.57m² 375.000€  Open Area   6.29m²  Price  Covered Area   54.18m² 375.000€	Unit 19	Price
Covered Area   50.57m² 375.000€  Open Area   6.29m²  Unit 21 Price  Covered Area   54.18m² 375.000€	· · · · · · · · · · · · · · · · · · ·	365.000€
Open Area   6.29m²  Unit 21 Price  Covered Area   54.18m² 375.000€	Unit 20	Price
Covered Area   54.18m² 375.000€	· · · · · · · · · · · · · · · · · · ·	375.000€
	Unit 21	Price
		375.000€

#### **INVESTMENT OVERVIEW**





## **Scope of project**

3\* serviced apartments 24 freehold apartments

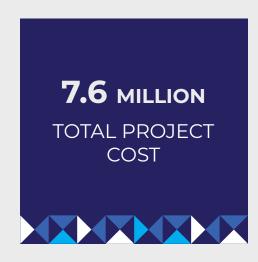
### **Summary of units**

- $\cdot$  6 Studios for 190K sold together 2 by 2
- · 17 One Bed Rooms ranging from 350K to 375K

## **Project Timeline**

Call for investors: till June 2021

Opening date: 2nd Semester 2022



### **FINANTIAL FORECAST**

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Number of Rooms	24	24	24	24	24	24	24	24
Revenue per room	€27 550	€31 062	€33 595	€35 040	€36 634	€37 823	€39 044	€40 773
RN's	5957	6482	6833	7008	7183	7271	7358	7534
				·				
Occupancy Rate	68,00%	74,00%	78,00%	80,00%	82,00%	83,00%	84,00%	86,00%
Av Price (no VAT)	€111	€115	€118	€120	€122	€125	€127	€130
Total Income	€661 205	€745 476	€806 270	€840 960	€879 224	€907 745	€937 055	€978 553
Costs with personnel	€119 544	€121 337	€123 157	€125 005	€126 880	€128 783	€130 715	€132 675
Departmental costs	€131 929	€143 481	€151 183	€155 034	€158 885	€160 810	€162 736	€166 587
Other Costs	€69 121	€72 660	€75 213	€76 670	€78 277	€79 475	€80 706	€82 449
Total Costs	€320 593	€337 479	€349 554	€356 709	€364 042	€369 068	€374 157	€381 711
Operational Result	€340 611	€407 997	€456 717	€484 251	€515 182	€538 676	€562 899	€596 842
Profit Margin w/ Management Fee	51,51%	54,73%	56,65%	57,58%	58,60%	59,34%	60,07%	60,99%

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Management Fee (2000 euros per month)	€24 000	€24 000	€24 000	€24 000	€24 000	€24 000	€24 000	€24 000
Investors gross returns	€316 611	€383 997	€432 717	€460 251	€491 182	€514 676	€538 899	€572 842
Investors' yields	4,2%	5,0%	5,7%	6,0%	6,4%	6,7%	7,1%	7,5%

# PORTUGAL GOLDEN VISA PROGRAM



INVESTMENT INVESTMENT COST EXPECTED ROI	€ 350 000 € 19 000 € 96 000
GOVERNMENT COST (independant of investment)	€ 29 150
OTHER FEES (Legal, Tax Representation)	€9000
TOTAL INVESTMENT PROGRAM COST	€ 377 000 € 29 150

<sup>\*</sup> Expected average gross return of 5,5% over a period of 5 years



INVESTMENT	€ 350 000
INVESTMENT COST	€ 19 900
EXPECTED ROI	€ 96 000
GOVERNMENT COST (independant of investment)	€ 56 599
OTHER FEES (Legal, Tax Representation)	€9000
TOTAL INVESTMENT PROGRAM COST	€ 377 000 € 56 599

<sup>\*</sup> Expected average gross return of 5,5% over a period of 5 years

