



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



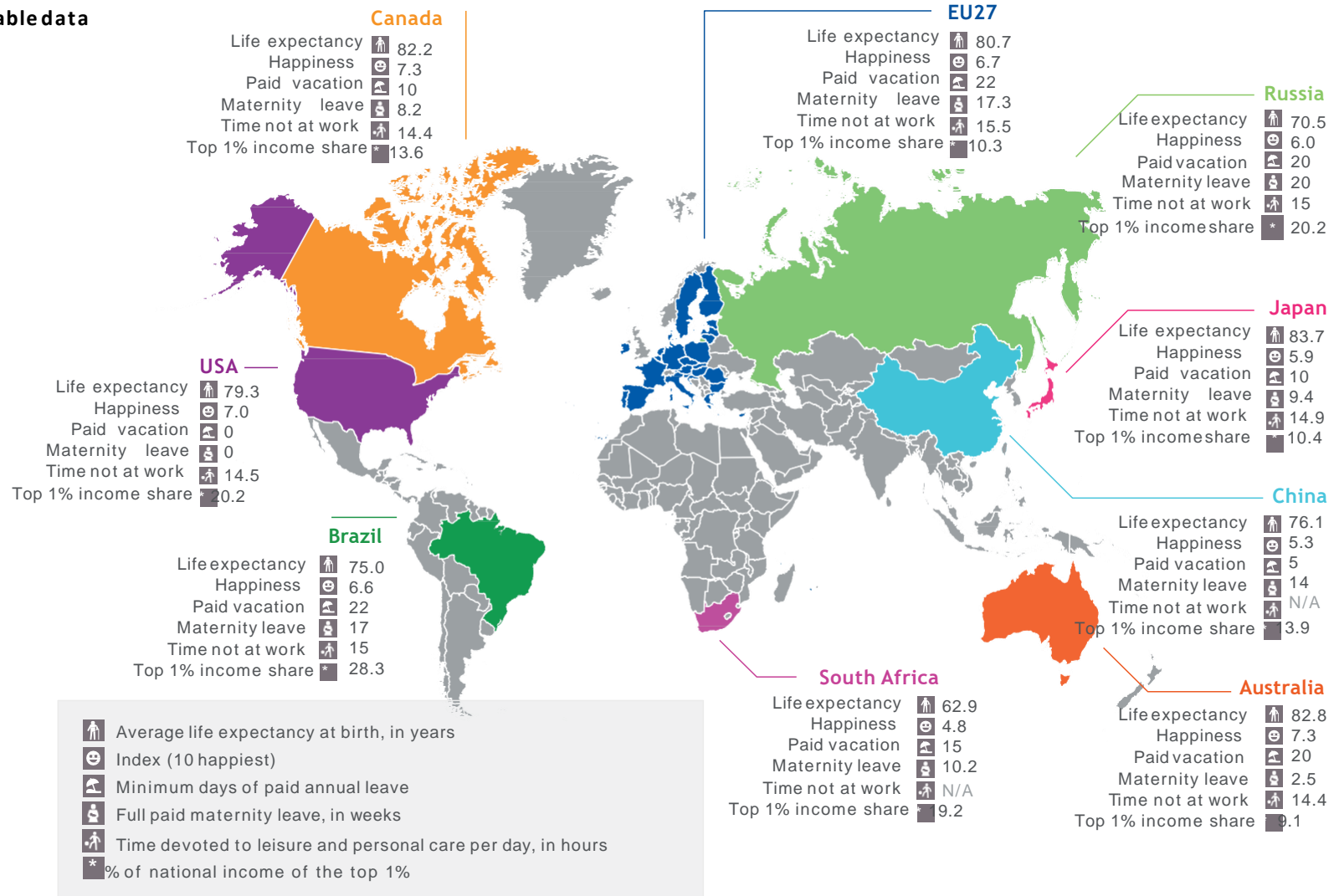
NON DISCRIMINATION



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 yearround.



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 10-12hrs 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.



PORTO CITY

A WORLD
HERITAGE SITE
BY **UNESCO**

A WELL-KNOWN
WINERY HUB OF
EU

RECOGNIZED
AS **"THE BEST EU
DESTINATION"** IN
2014, 2016 & 2017

ONE OF
EUROPE'S
HAPPIEST CITIES IN
2017

13 MILLIONS
TOURISTS/YEAR





PORTO CITY

PORTO
EUROPEAN
BEST
DESTINATION
WINNER: 2012
2014 E 2017

ONE OF THE
WORLD **TOP 3**
PLACES TO VISIT

THE 2ND MOST
EXCITING CITY IN
THE WORLD

LEVEL 1 (**LOWEST**
RISK) RANKING
IN PERSONAL
SAFETY
US STATE DEPARTMENT
2018



482.7
MILLIONS €
REVENUES
FROM TOURISM
PORTO /NORTH
IN 2018

OVERVIEW OF PORTO'S TOURISM & HOSPITALITY

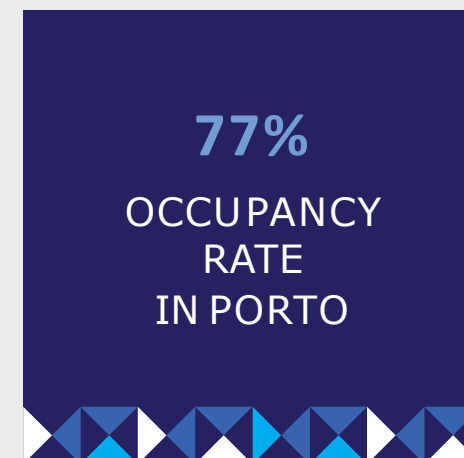
World heritage site by **UNESCO**
and **TOP 5** of EU's best tourist city.

Shortage of accommodation
supply and **high occupancy rate**
(above 70%).

17% growth in number of visitors
to Portugal (20 million visits)
in 2017.

OCCUPANCY RANKINGS

| 2017 | 2017 rank | 2018 (F) | 2018 (F) rank | 2019 (F) | 2019 (F) rank |
|-------------------|-----------|-------------------|---------------|-------------------|---------------|
| London (81.7%) | 1 | London (82%) | 1 | Prague (82.3%) | 1 |
| Amsterdam (81.5%) | 2 | Amsterdam (81.8%) | 2 | London (82.3%) | 2 |
| Prague (79.9%) | 3 | Prague (81%) | 3 | Amsterdam (81.6%) | 3 |
| Lisbon (77.6%) | 4 | Lisbon (78.1%) | 4 | Lisbon (78.8%) | 4 |
| Berlin (76.6%) | 5 | Berlin (76.9%) | 5 | Paris (77.9%) | 5 |
| Porto (76.4%) | 6 | Porto (76.7%) | 6 | Berlin (77.3%) | 6 |
| Paris (73.5%) | 7 | Paris (74.7%) | 7 | Porto (77.1%) | 7 |
| Zurich (72.8%) | 8 | Zurich (72.4%) | 8 | Zurich (73.3%) | 8 |
| Milan (70.5%) | 9 | Milan (71.7%) | 9 | Milan (71.6%) | 9 |
| Geneva (70.1%) | 10 | Geneva (70.5%) | 10 | Rome (70.6%) | 10 |
| Rome (70%) | 11 | Rome (70.3%) | 11 | Frankfurt (70.5%) | 11 |
| Frankfurt (69.5%) | 12 | Frankfurt (70%) | 12 | Geneva (70.4%) | 12 |





PORTO
ART'S
SUITES

WE PRESENT YOU

PORTO ART'S SUITES



24
FREE HOLD
APARTMENTS
INTEGRATED IN A
SERVICED HOTEL

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.



Photo of the interior in
Faculdade de Belas Artes do Porto



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.



PORTO
WINE
SELLERS

PORTO
UNESCO
HERITAGE
SITE

PORTO
NIGHT
LIFE

BATALHA
SQUARE

SANTA
CATARINA
STREET

PORTO
ART'S
HOTEL

PORTO
NIGHT
LIFE

PORTO
ART'S
SUITES



LOCATED AT THE HEART OF
HERITAGE SITE PORTO



ALL MAJOR
TOURISTIC SPOTS

within 10min walk

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 provides the contractors team free range to prepare and build with new materials allowing for a faster building time. 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.

HOTEL
RECEPTION



PORTO
ART'S
SUITES

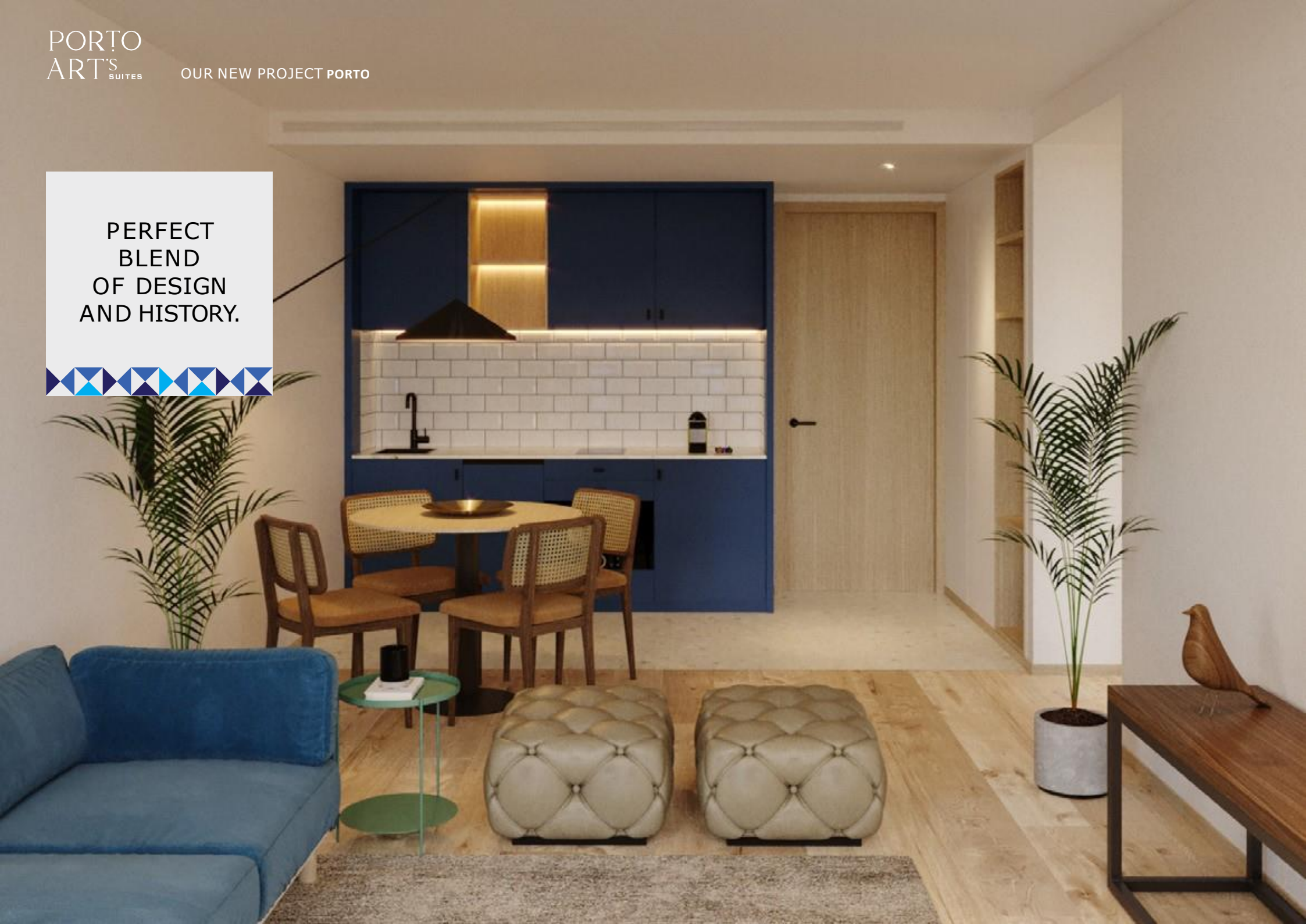
OUR NEW PROJECT PORTO



FULLY
FURNISHED
SERVICED
APARTMENTS
FOR FITTED
COMFORT.



PERFECT
BLEND
OF DESIGN
AND HISTORY.



SPACIOUS
AND BRIGHT
ROOMS.

7 DAYS FREE STAY.



FINISHES
THAT COMBINE
STRENGTH WITH
AN INSPIRING
DESIGN.

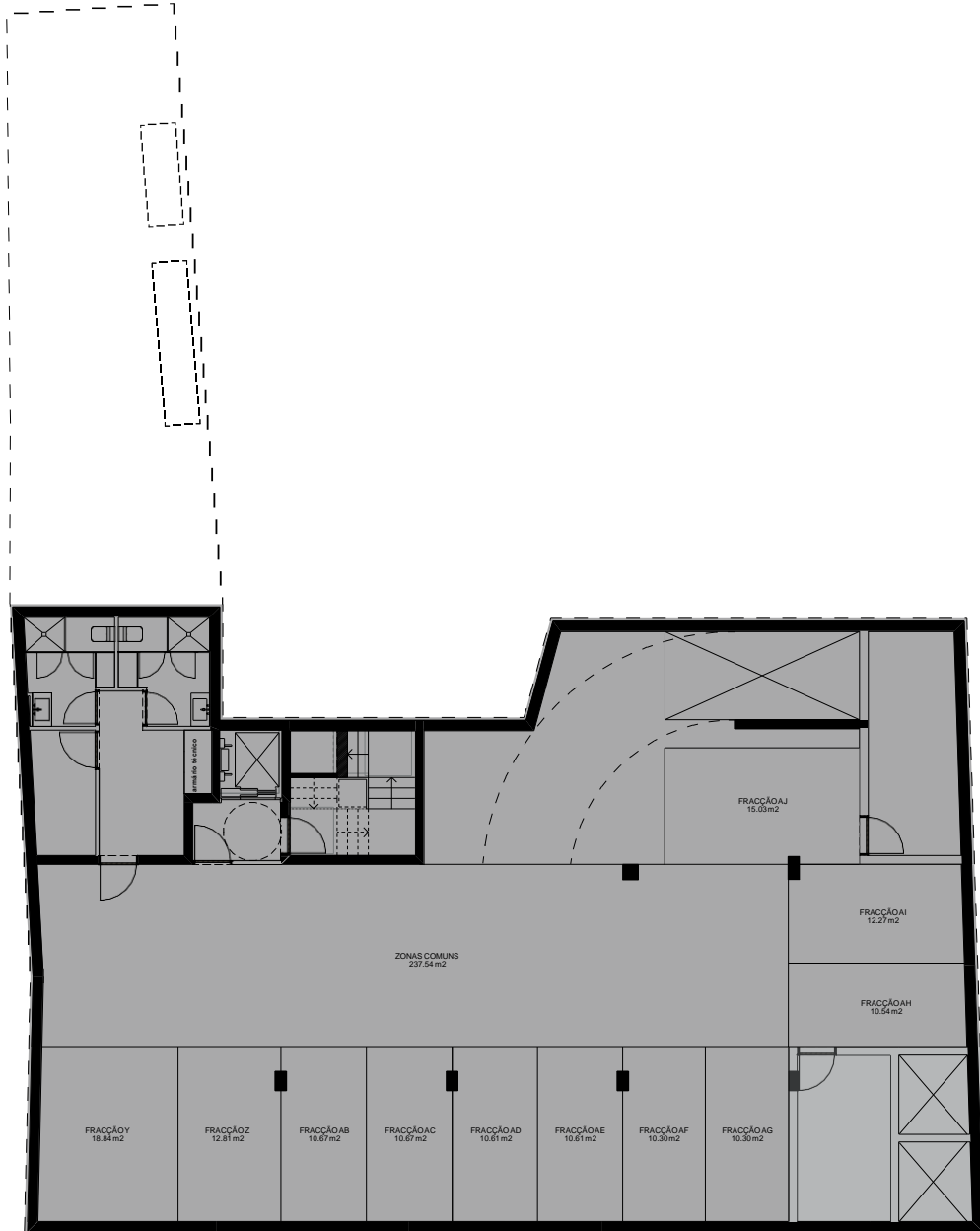




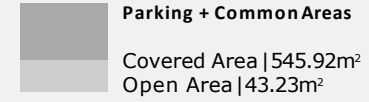
ACCESS TO
PORTO ART'S
HOTEL
RESTAURANT
AND POOL



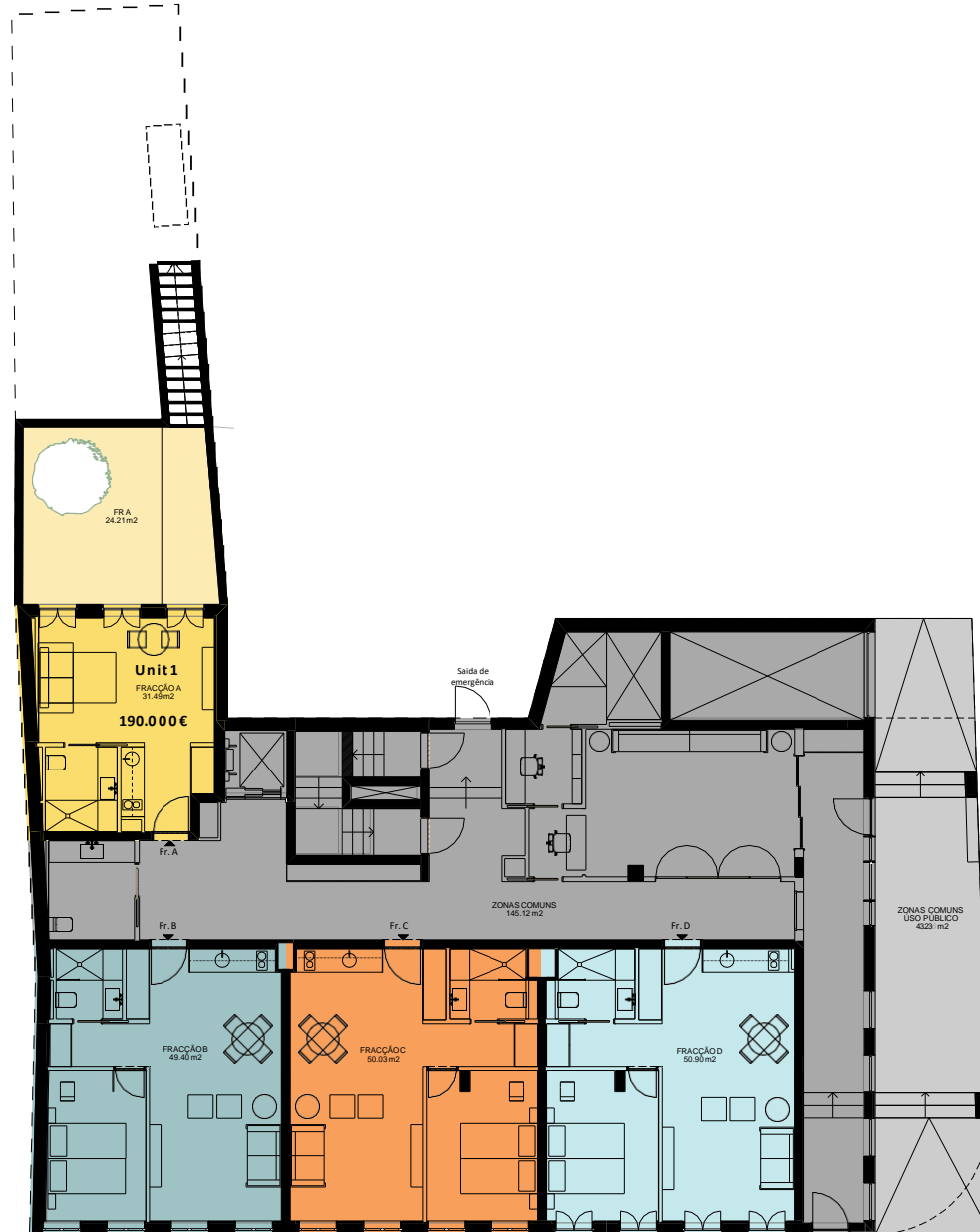
PLANS



-1FLOOR PLAN



PLANS



0 FLOOR PLAN

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

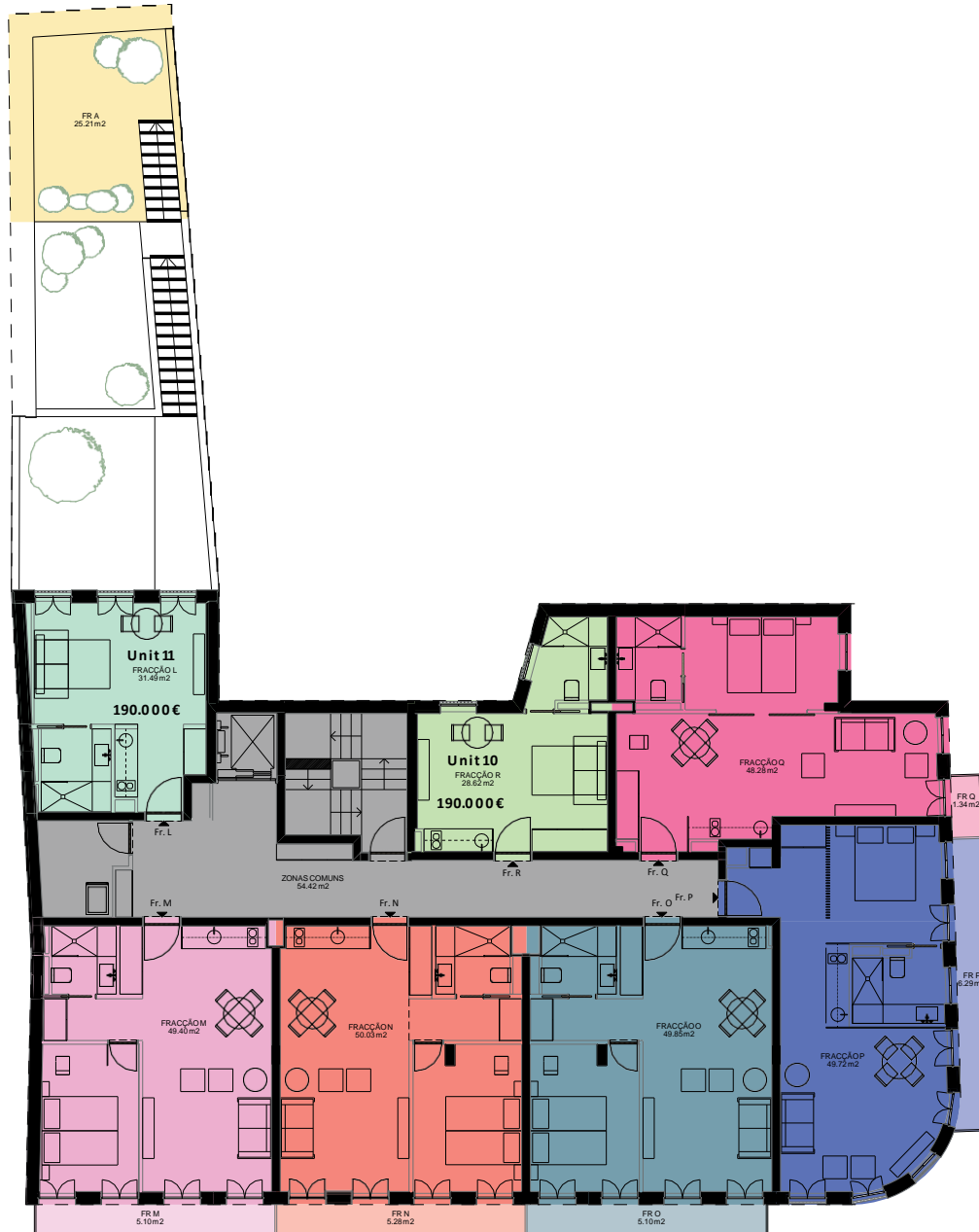
PLANS



1st FLOOR PLAN

| | | |
|--|-------------------------------------|--------------|
| | Common Areas | |
| | Covered Area 555.00m ² | |
| | Open Area 43.23m ² | |
| | Unit 1 (Apt A + Apt E) | Price |
| | Covered Area 31.49m ² | 380.000€ |
| | Open Area 74.59m ² | |
| | Unit 5 | Price |
| | Covered Area 49.40m ² | 355.000€ |
| | Open Area 0m ² | |
| | Unit 6 | Price |
| | Covered Area 50.03m ² | 356.500€ |
| | Open Area 2.46m ² | |
| | Unit 7 | Price |
| | Covered Area 49.85m ² | 357.500€ |
| | Open Area 5.10m ² | |
| | Unit 8 | Price |
| | Covered Area 49.72m ² | 360.000€ |
| | Open Area 6.29m ² | |
| | Unit 9 | Price |
| | Covered Area 48.28m ² | 356.500€ |
| | Open Area 1.34m ² | |
| | Unit 10 (Apt K + Apt R) | Price |
| | Covered Area 28.62m ² | 380.000€ |
| | Open Area 0m ² | |

PLANS



2nd FLOOR PLAN

| | | |
|---|-------------------------------------|--------------|
|  | Common Areas | |
|  | Covered Area 555.00m ² | |
| | Open Area 43.23m ² | |
|  | Unit 1(Apt A + Apt E) | |
| | Open Area 74.59m ² | |
|  | Unit 11(Apt L + Apt S) | Price |
| | Covered Area 31.49m ² | 380.000€ |
| | Open Area 0m ² | |
|  | Unit 12 | Price |
| | Covered Area 49.40m ² | 360.000€ |
| | Open Area 5.10m ² | |
|  | Unit 13 | Price |
| | Covered Area 50.03m ² | 360.000€ |
| | Open Area 5.28m ² | |
|  | Unit 14 | Price |
| | Covered Area 49.85m ² | 360.000€ |
| | Open Area 5.10m ² | |
|  | Unit 15 | Price |
| | Covered Area 49.72m ² | 370.000€ |
| | Open Area 6.29m ² | |
|  | Unit 16 | Price |
| | Covered Area 48.28m ² | 360.000€ |
| | Open Area 1.34m ² | |
|  | Unit 10(Apt K + Apt R) | Price |
| | Covered Area 28.62m ² | 380.000€ |
| | Open Area 0m ² | |

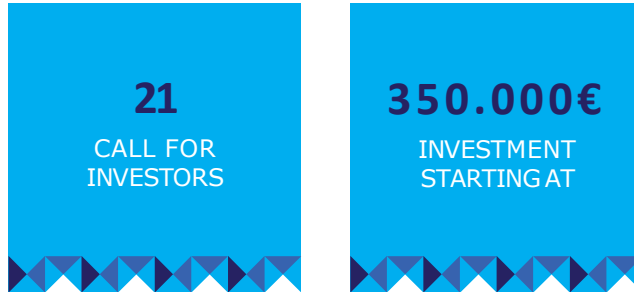
PLANS



3th FLOOR PLAN

| | | |
|--|-------------------------------------|--------------|
| | Common Areas | |
| | Covered Area 555.00m ² | |
| | Open Area 43.23m ² | |
| | Unit 11(Apt L + Apt S) | Price |
| | Covered Area 31.49m ² | 380.000€ |
| | Open Area 0m ² | |
| | Unit 17 | Price |
| | Covered Area 49.40m ² | 365.000€ |
| | Open Area 5.10m ² | |
| | Unit 18 | Price |
| | Covered Area 50.03m ² | 365.000€ |
| | Open Area 5.28m ² | |
| | Unit 19 | Price |
| | Covered Area 49.85m ² | 365.000€ |
| | Open Area 5.10m ² | |
| | Unit 20 | Price |
| | Covered Area 50.57m ² | 375.000€ |
| | Open Area 6.29m ² | |
| | Unit 21 | Price |
| | Covered Area 54.18m ² | 375.000€ |
| | Open Area 23.21m ² | |

INVESTMENT OVERVIEW



Scope of project

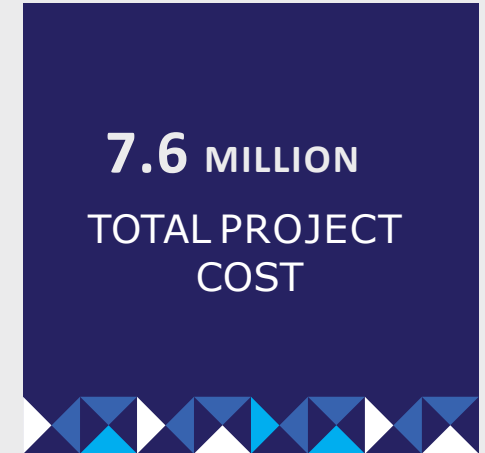
3* serviced apartments
24 freehold apartments

Summary of units

- 6 Studios for 190K sold together 2 by 2
- 18 One Bed Rooms ranging from 350K to 375K
- Reservation deposit 10k valid for 3 months

Project Timeline

Call for investors: till June 2021
Opening date: summer 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% |



OWNERSHIP CONDITIONS

- Free stay of 7 days per year;
- Possible sale at any time, after horizontal property is complete;
- Property with Lease Agreement included, without opt out option;
- Lease Agreement foresees the possibility of a longer stay (more than 7 days), in exchange for monetary compensation.

24
APARTMENTS

21
INVESTORS



PORTO
ART'S
SUITES

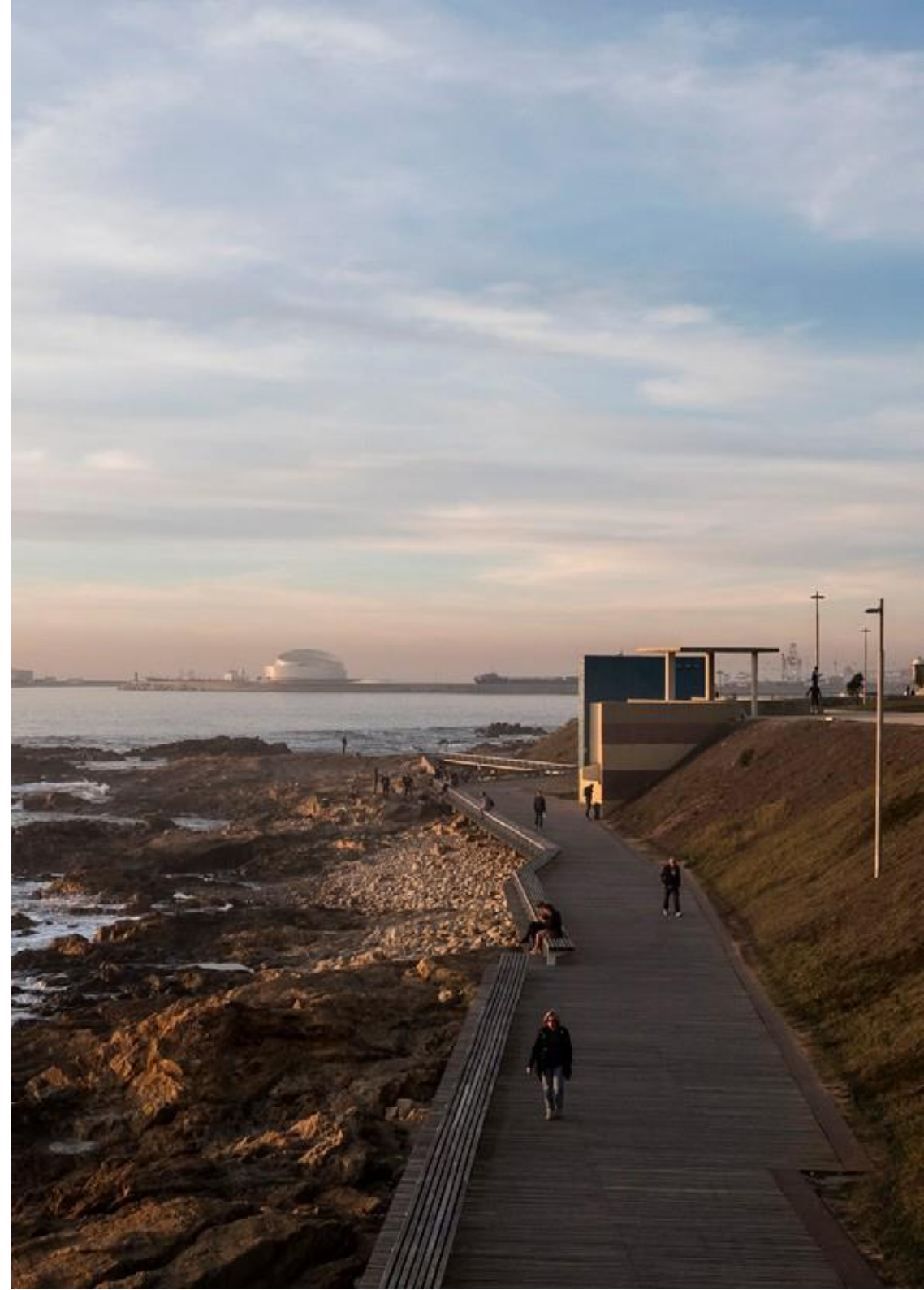
GOLDEN VISA
PROGRAM

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 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.**



GOLDEN RESIDENCE PERMIT PROGRAMME(ARI)

Data from the 08th of October 2012 to the 31*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 TRANSFERRING 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



MUNDO LAW

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