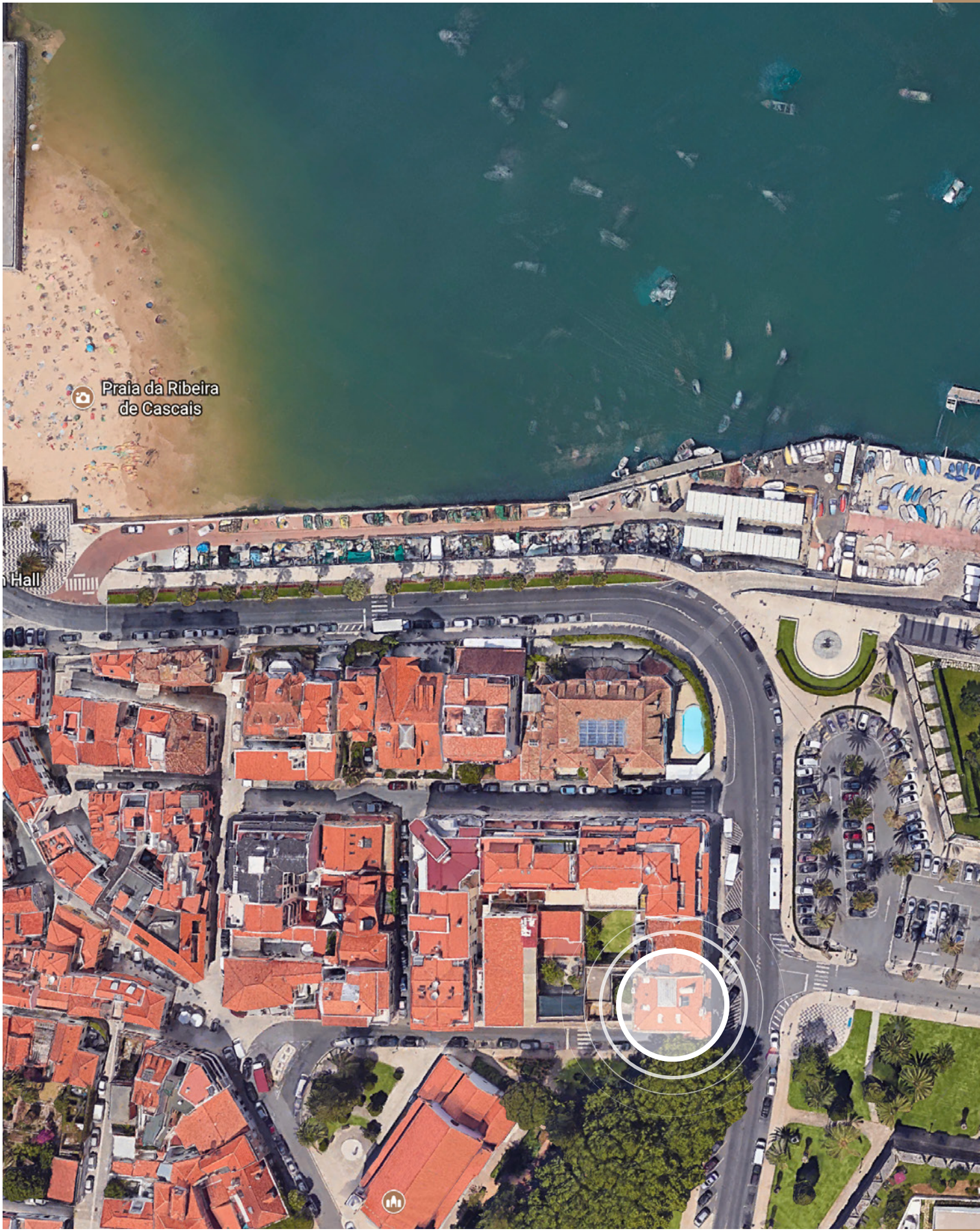


# **CASCAIS 1899 LUX BOUTIQUE HOTEL**

FAST TRACK TO EU RESIDENCY | **PORTUGAL**











Marégrafo de Cascais

Fortaleza da Nossa  
Senhora da Luz

Palácio da Cidadela  
de Cascais



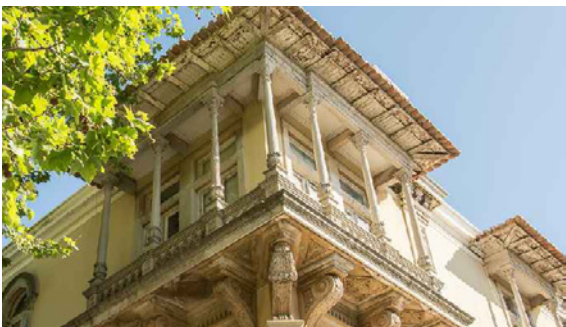
# THE PROJECT



The rehabilitation of a Palatial House built in the 19th Century will be developed as a Boutique Hotel with 20 suites, a spa, indoor pool and a stylish restaurant. It is located in the center of the city, facing the ocean and the Cidadela, (Portuguese Fort from 1681) and is close to the beach, museums, gardens, convention center, the Formula 1 circuit, and is thirty minutes away from the International Airport.



Qualified for affiliation with Small Luxury Hotels



# 2

## THE BUILDING



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## REAL ESTATE ASSESSMENT

*Golden Visa offers EU residency and an attractive return on investment*

- ◇ Guaranteed 3-5% of Annual Rental Return
- ◇ Easy and flexible exit strategy
- ◇ 5-year permanent residency and 6-year citizenship
- ◇ 100% funds return
- ◇ 7 days accommodation each year
- ◇ Great location and hotel project

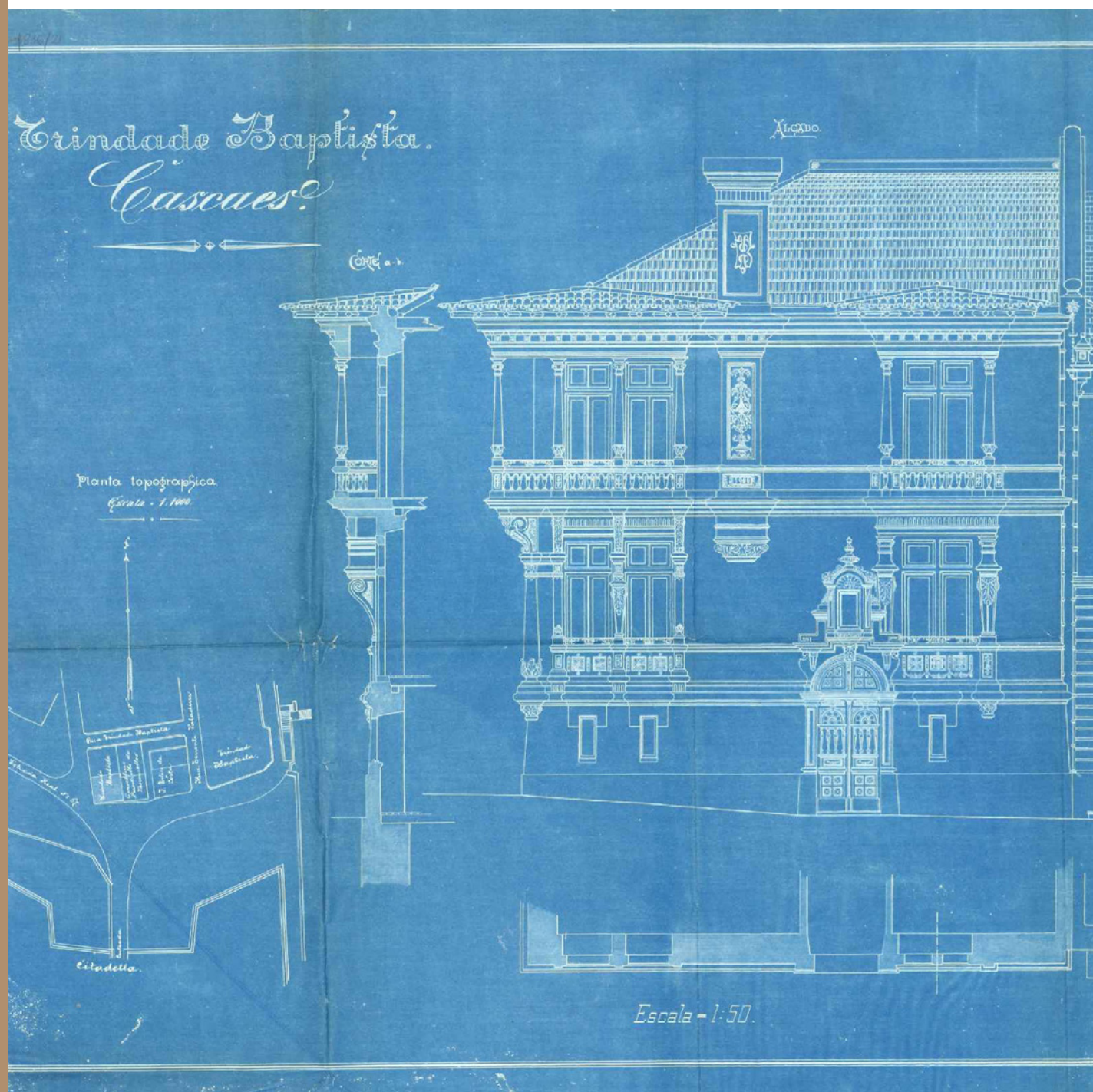
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## AREAS

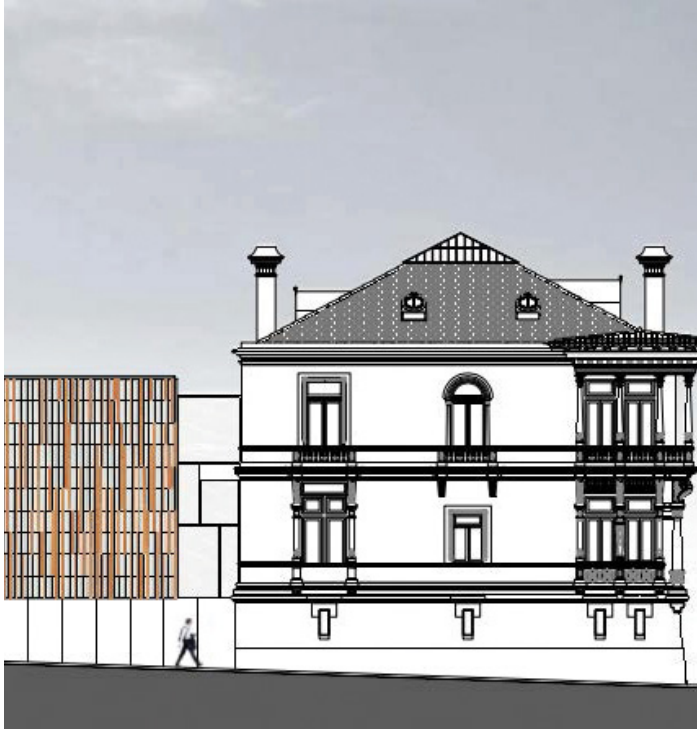
	LOBBY	SPA	ROOMS	RECEPTION CIRCULATION	SERVICES	TOTAL /m <sup>2</sup>
FLOOR -1		105	13		15	133
FLOOR 0	90		70	85	58	303
FLOOR 1				55		290
FLOOR 2				55		290
FLOOR 3				26		131
TOTAL /m <sup>2</sup>	90	105	658	221	73	1147



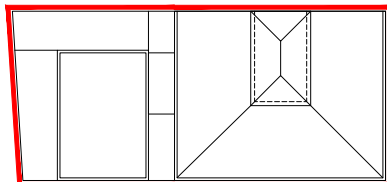
# THE ARCHITECTURE



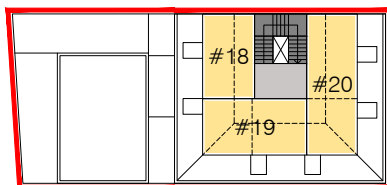




COBERTURA  
Roof Plan

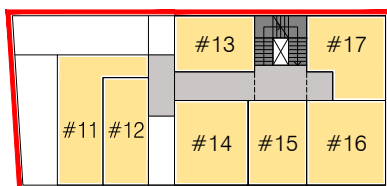


PISO 3  
3rd Floor



#18 - 26,00 m2  
#19 - 34,60 m2 / Jr Suite  
#20 - 42,00 m2 / Jr Suite

PISO 2  
2nd Floor



#11 - 41,10 m2  
#12 - 28,90 m2  
#13 - 26,40 m2  
#14 - 36,70 m2  
#15 - 29,20 m2  
#16 - 39,30 m2  
#17 - 34,90 m2

Mt Suite  
Mt Suite



RECEPÇÃO  
Frontdesk



RESTAURANTE / BIBLIOTECA  
Restaurant / Library



SPA  
Spa



QUARTOS  
Rooms



APOIO / COZINHA  
Kitchen / Service



JARDIM / TERRAÇO  
Garden / Terrace



CIRCULAÇÕES HORIZONTAIS  
Horizontal Distribution



ESCADAS  
Stairs

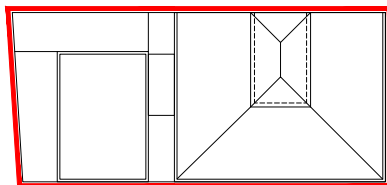


ESPAÇOS TÉCNICOS  
Technical Spaces / Infrastructure



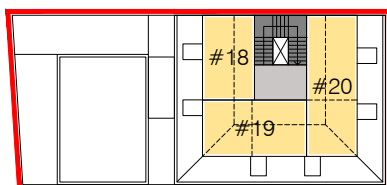
## COBERTURA

Roof Plan



## PISO 3

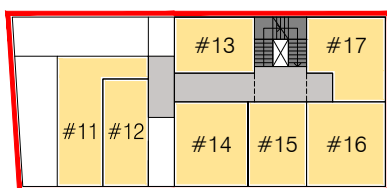
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CIRCULAÇÕES HORIZONTAIS  
Horizontal Distribution



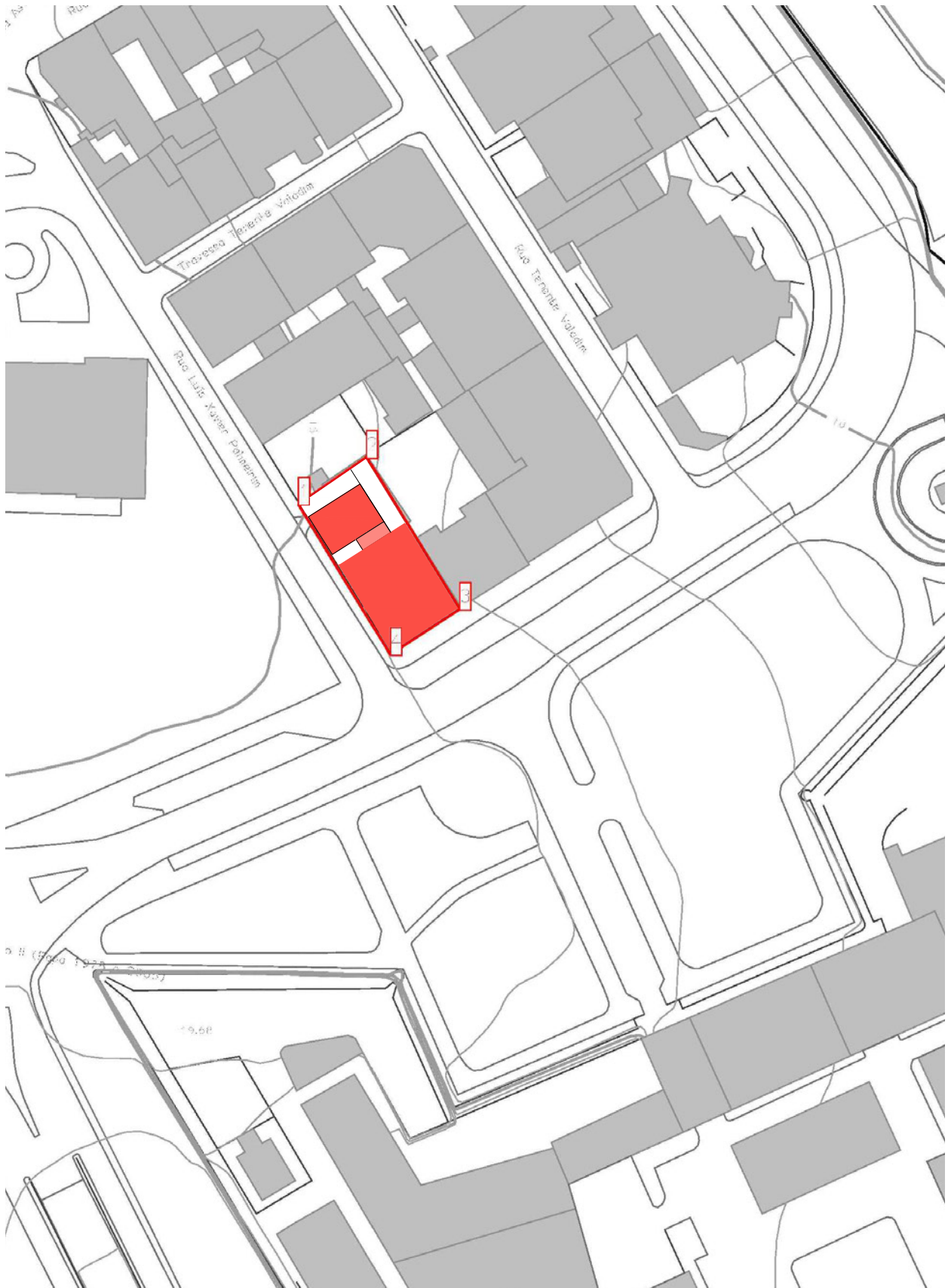
ESCADAS  
Stairs

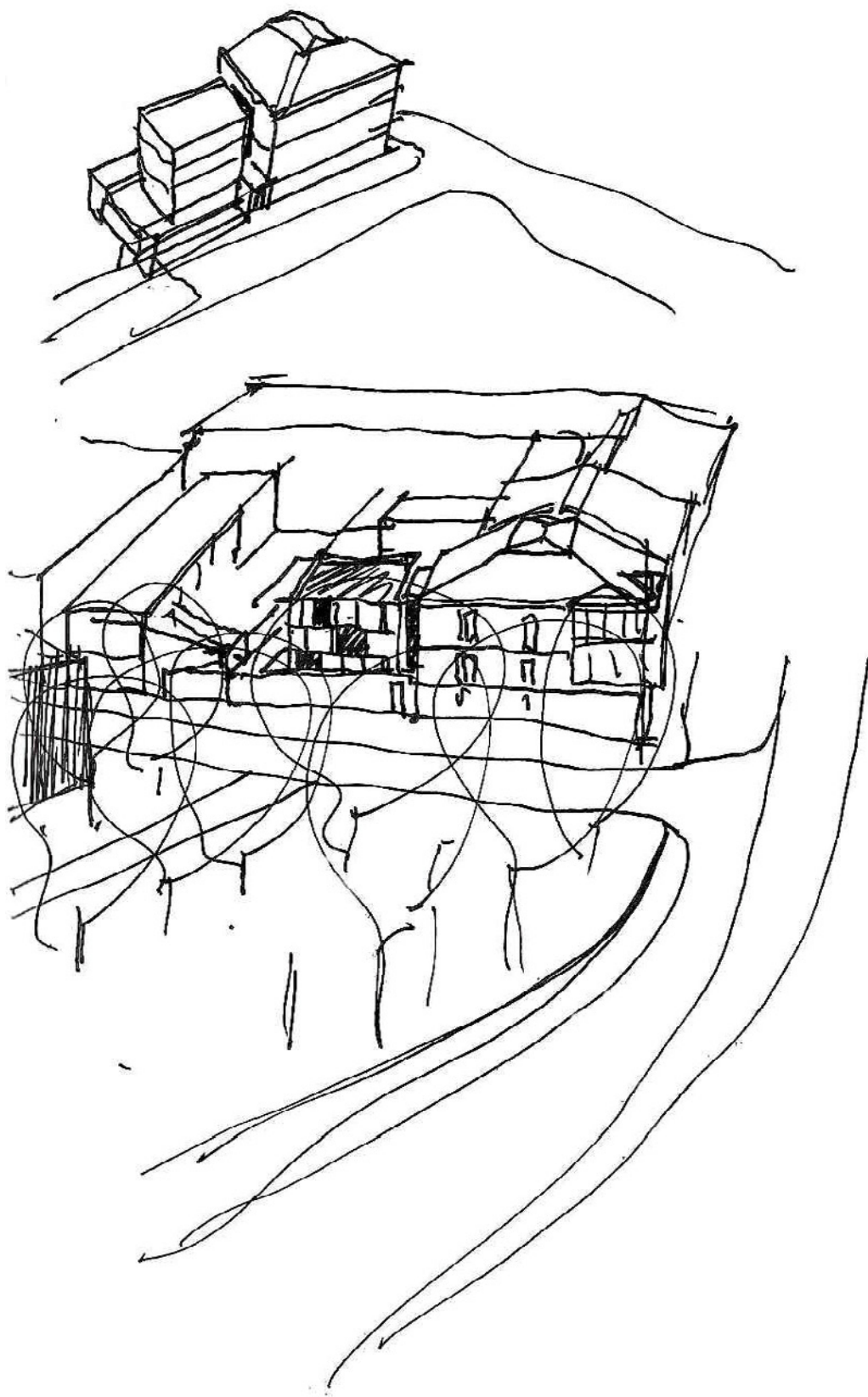


ESPAÇOS TÉCNICOS  
Technical Spaces / Infrastructure

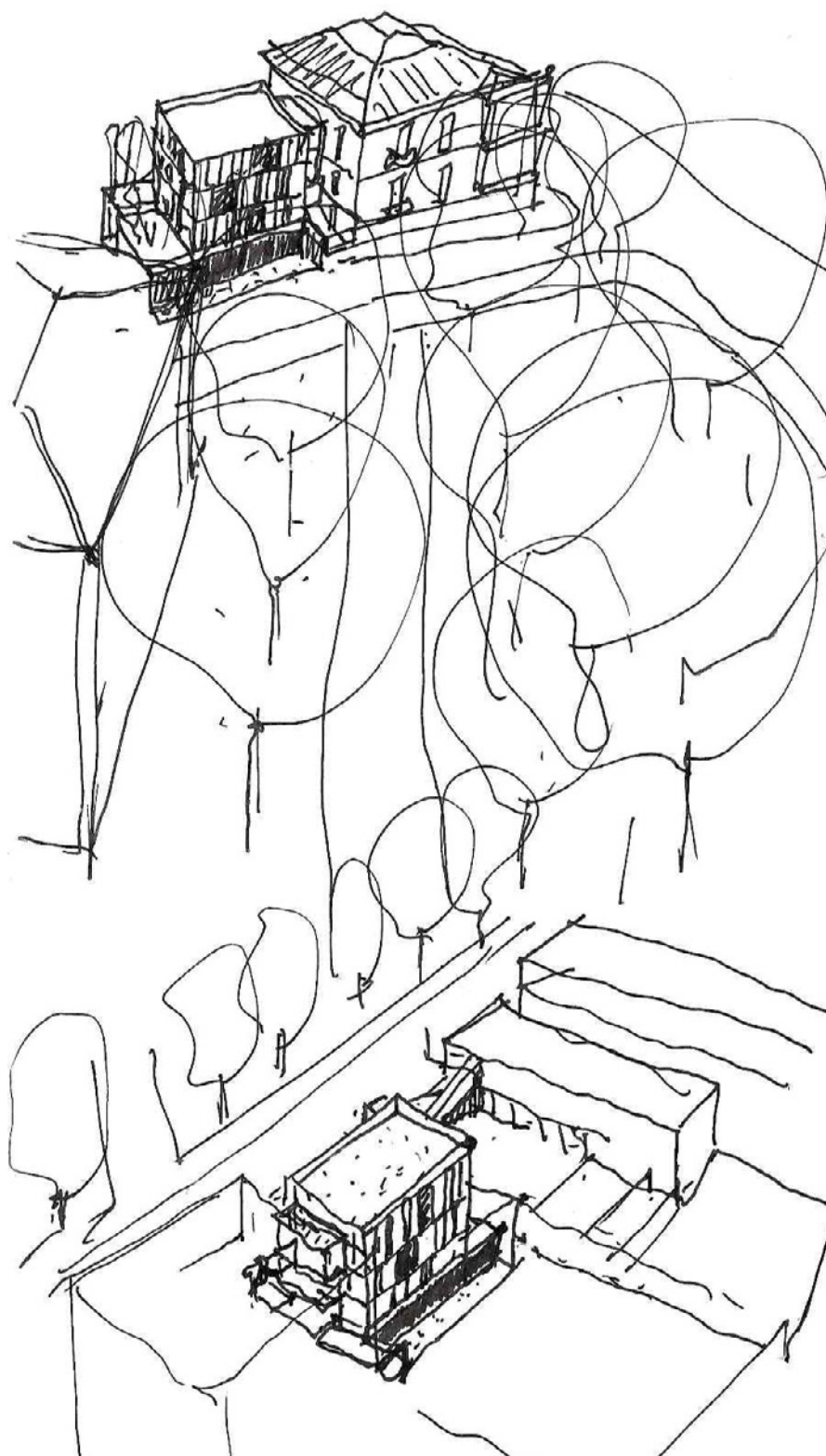
	ROOMS	AREA (INCLUDING WALLS) M²
GROUND FLOOR	#1	35
	#2	35
FIRST FLOOR	#3	41,1
	#4	28,9
	#5	26,4
	#6	27,7
	#7	22,1
	#8	27
	#9	30
	#10	30,9
	#11	41,1
SECOND FLOOR	#12	28,9
	#13	26,4
	#14	36,7
	#15	29,2
	#16	39,3
	#17	34,9
THIRD FLOOR	#18	26
	#19	34
	#20	42
TOTAL	#20	643,2

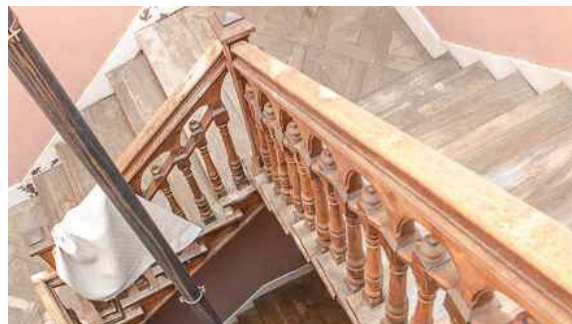




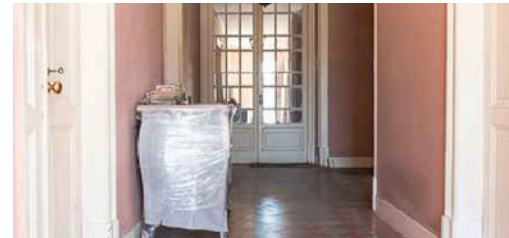








CASCAIS 1899 LUX BOUTIQUE HOTEL





# 4

## THE INVESTMENT PLAN



Near vibrant Lisbon, the city of Cascais is very well known for its pristine beaches, quality of life and palatial houses. It has a Mediterranean climate with 220 sunny days a year. Following the coastline, you will discover a region of exceptional beauty, which starts at the estuary of the River Tejo and stretches from Carcavelos beach to the Guincho Beach, against the backdrop of the breathtaking Sintra-Cascais National Park. Stay and explore the heritage, the beaches and the other attractions that are waiting for you.

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## THE INVESTMENT

- ◇ The investment qualifies for the Portuguese Golden Visa (ARI/Golden Visa).
- ◇ The total Investment amount of € 7,7 Million will be divided in 22 fractions of €350.000 each
- ◇ The 22 Investors will be co-owners of the entire property, including the condo areas, restaurant and spa
- ◇ 7 days of free accommodation each year
- ◇ Ownership Certificate will be issued to each investor  
These 22 fractions/proportions can be sold individually at any time
- ◇ Guaranteed 4% rental, starting from the 1<sup>st</sup> year of operation, 3% in the following years
- ◇ First 5 investors will have a prize of 5% rental on the 1<sup>st</sup> year
- ◇ After 6 years, the return of 100% of the funds invested are guaranteed
- ◇ Qualifies for government incentives
- ◇ IMT (Real Estate Tax) exemption
- ◇ Portugal 2020 funds support from the EU
- ◇ Construction is expected to begin in the third quarter of 2017 and last 12 to 18 months

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## THE EXIT

*Guarantee a 3-5% rental, starting from the 1<sup>st</sup> year of operation.  
Funds return guarantee\* after the 1<sup>st</sup> year of operation with the following progression:*

- ◇ 75% of the funds return, after 1 year
- ◇ 80% of the funds return, after 2 years
- ◇ 90% of the funds return, after 3 years
- ◇ 95% of the funds return, after 4 years
- ◇ 100% of funds return Guarantee, after 6 years

*\* Retain profits in a fund to guarantee the funds return*

## THE RESIDENCY



From July 2015 the Portuguese government introduced a new investment solution that opens the doors for more investors. Portugal's residency permit can now be acquired in exchange for an investment of just €350,000 in a property that is more than 30 years old. This allows for the regeneration of city centers and the increase of the real state and tourism sector. The main benefits of the program are a low property investment level, fast processing and a minimal requirement for residency. After five years, investors and their family members become eligible for permanent residency in Portugal and qualify for EU citizenship one year later. The way how it is structured turns Portugal Golden Visa, one of the fastest and most transparent programs in Europe.



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## REQUIREMENTS

*Six years period investment, or until citizenship issuance; being over 18 years old; no criminal record (both in the residence country and in Portugal); Portuguese tax number (for investment purposes); Health Insurance Policy.*

## GOLDEN RESIDENCE PERMITS AND BENEFITS

- ◇ Obtain a temporary residence permit to conduct business activities in Portugal
- ◇ Travel freely within the Schengen zone
- ◇ Become a non-habitual resident of Portugal for tax purposes (20% flat rate) provided all other requirements set out by the Portuguese tax law fulfilled
- ◇ Apply for permanent residency in Portugal after five years of temporary residence
- ◇ Apply for Portuguese nationality after one year of permanent residence
- ◇ Apply benefits to family members, including the spouse or partner under-aged or dependent children, dependent parents and under-aged siblings of the investor or the spouse or partner if legally under their supervision
- ◇ Children can enter the Portuguese free education system
- ◇ Access to the Portuguese health system

## RESIDENCY OBLIGATION

- ◇ 7 days, year 1
- ◇ Total 14 days, years 2-3
- ◇ Total 14 days, years 4-5

*\*After the 5th year, the Investor can apply for permanent residency*

## WHY PORTUGAL



A lush landscape bursting with bougainvillea, coast-side cliffs and golden beaches, Portugal is one of Europe's most picturesque countries – but it's more than just a pretty face. From its bustling capital that oozes with creative energy to its laid-back beaches in the Algarve, Portugal offers everything you crave in a European getaway.

Portugal's southern hemisphere, known as the Algarve, is home to some of the world's most beautiful beaches. The quintessential Algarve beach is a mural of turquoise water surrounded by towering cliffs and sea caves, also known as grottos, which are big rocks found in the middle of the ocean. Apart from its fishing villages and towns steeped in tradition, Portugal offers some of the best night life around.

If you have a taste for adventure and a desire to travel for experiences, not sight-seeing, Portugal is for you. With its unique geography, it offers some of the most memorable

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outdoor experiences in Europe. Kayak through the Lagos sea caves, mountain bike along the Algarve coast, and hike along the Rota Vicentina trail, all while taking in the stunning landscape.

Portugal produces some of the world's most delicious wines. Not yet mainstream, get acquainted with this new group of grapes with the gorgeous city of Porto and the equally as stunning Douro Valley as your backdrop. It's evident that Portugal is a country that appreciates design the moment you land. Colourful tiles cover the city's facades, hot-hued doors welcome you into historical buildings and white stucco houses with terracotta roofs punctuate the country's green hills.

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## LISBON / CASCAIS

Cascais is a delightful Portuguese fishing town that is situated on the western edge of the beautiful Lisbon coastline, and is the region's most popular holiday destination. Historically, the town was a favourite with the Portuguese nobility, and today the town is an elegant blend of grand 19th century architecture, traditional Portuguese charm and outstanding tourist facilities.

Cascais is one of the best excursions from Lisbon, as it offers a variety of historic monuments, grand houses and interesting museums. At the heart of Cascais is the pretty Old Town that has retained its traditional Portuguese character and heritage and overlooks the fishing harbour. Away from the town and beaches are scenic coastal walks along the cliffs to Cabo da Rocha, or that follow the beach promenade to Estoril. There is a lot to do in Cascais.

- ◇ Wild and rugged surfing beaches of Guincho, just north of Cascais
- ◇ Historic center of Cascais, filled with family owned restaurants, open-air cafes and stylish bars - ideal for relaxing during the hot summer days or socialising late into the night
- ◇ Beach front promenade that connects Cascais to Estoril
- ◇ Castro Guimaraes Museum and the impressive 19th-century architecture found throughout Cascais





“

I hereby appeal to your esteemed collaboration regarding a good reception of this investment in Cascais, being the Municipality of Cascais available to what may be considered convenient for the establishment of the tourist operation inherent to the Cascais Boutique Hotel 1899.

”

Yours Sincerely,  
with high esteem and consideration.  
The Mayor of Cascais

Carlos Carreiras





**Cascais**  
Câmara Municipal

**Subject: Cascais Boutique Hotel 1899 – Project for the Establishment of a Hotel in the Historic Center of Vila de Cascais**

Dear Mr.  
Presidente do Turismo de Portugal, L.P.,  
Dr. Luís Araújo  
Rua Ivone Silva, Lote 6  
1050-124 Lisboa

Dear Sir,

Rehabilitation and urban regeneration is one of today's major priorities, not only for the development of the territory, but also concerning the social and economic spheres. Moreover, it is recognized that Cascais is a tourist destination of excellence, giving priority to an exemplary offer, which is suitable to the market demand, thus maintaining its path of consolidation of competitiveness and qualification of its economic patrimony.

This is the context in which Cascais Boutique Hotel 1899 project appears, located in the Historic Center of the town of Cascais, also offering a response to a demand for charm, different from the current hotel offer in Cascais.

Being currently in the stage of license application in this City Council, I hereby appeal to your esteemed collaboration regarding a good reception of this investment in Cascais, being the Municipality of Cascais available to what may be considered convenient for the establishment of the tourist operation inherent to the Cascais Boutique Hotel 1899.

Yours Sincerely,

[Handwritten:] with high esteem and consideration.

**The Mayor of Cascais**  
[Signature]

**Carlos Correias**

MAYOR'S OFFICE

GPPE 87/FR  
Praça 9 de Outubro  
2754-501 Cascais  
Tel: +351 21 491 51 79  
Fax: +351 21 492 50 57  
presidencia@cm-cascais.pt  
www.cm-cascais.pt

