

CALDAS DE CANAVESES 1902 LUX BOUTIQUE HOTEL

FAST TRACK TO EU RESIDENCY IN **PORTUGAL**







1

THE PROJECT



The Investment project comprises the rehabilitation of a Palatial Thermal Hotel built in 1902 which will be transformed into a Luxury Hotel and Medical Spa with 45 suites, a medical spa, an indoor pool, a stylish restaurant, gardens and a river dock.

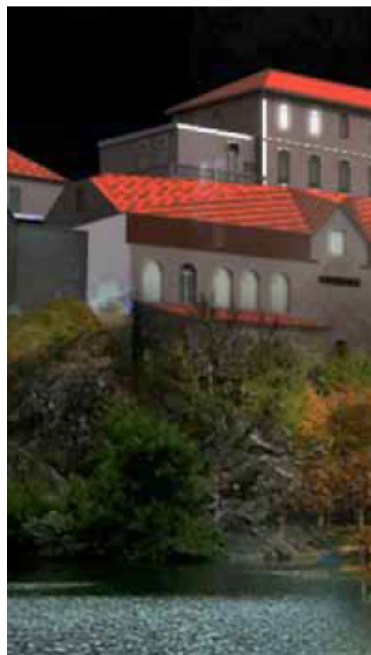


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THE HOTEL

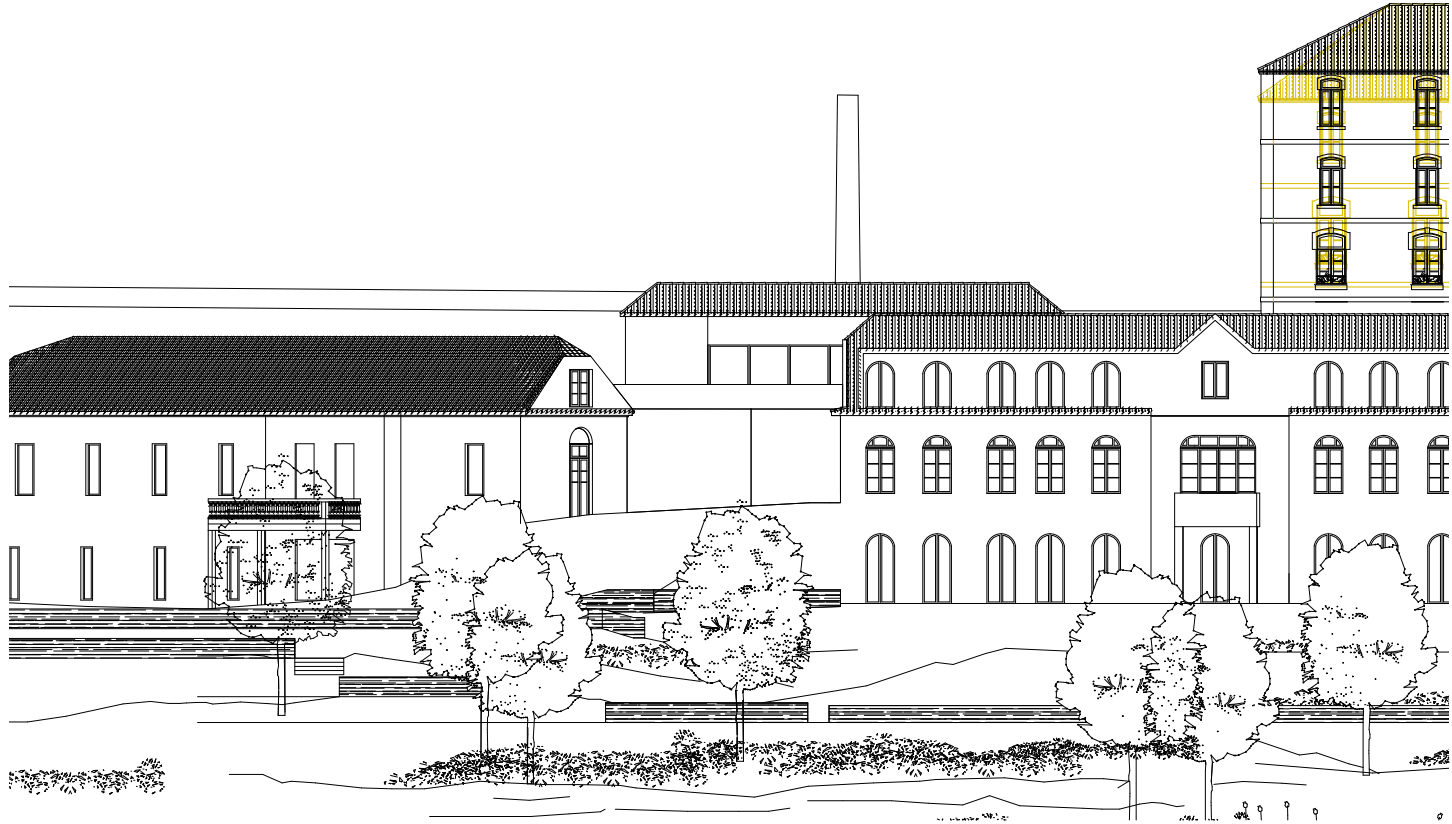


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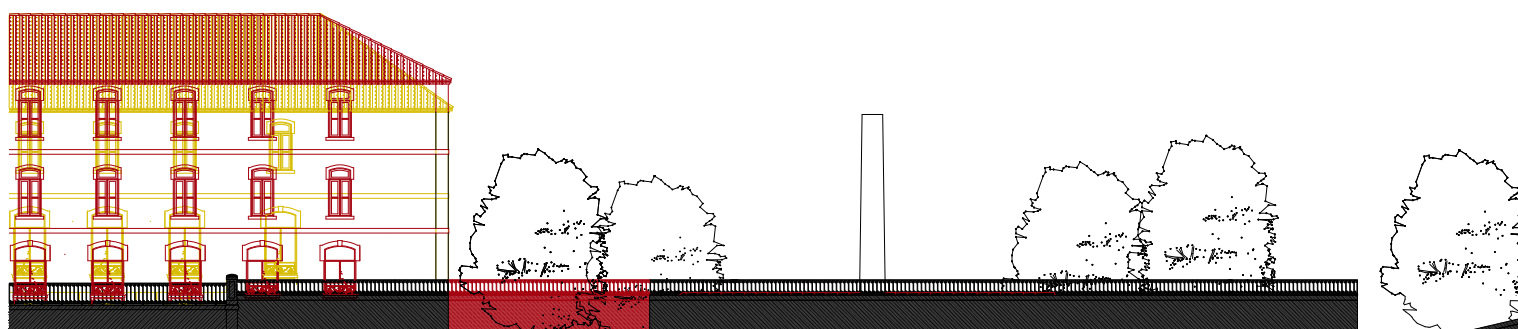


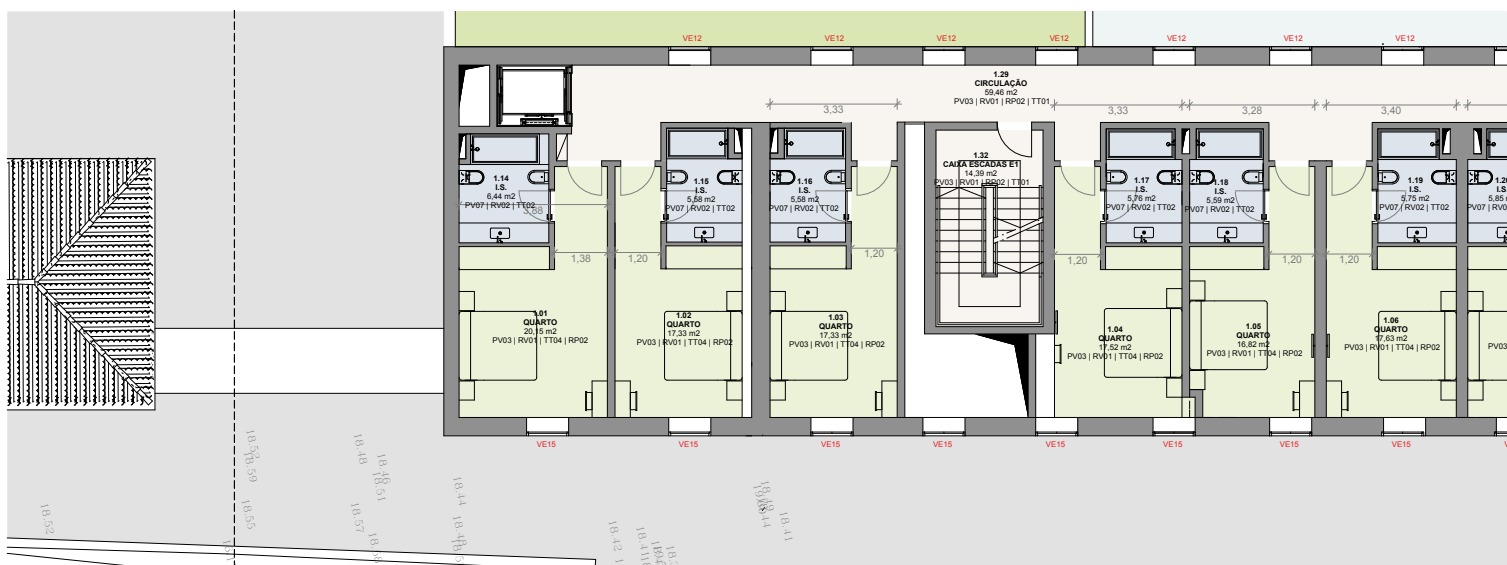
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THE ARCHITECTURE

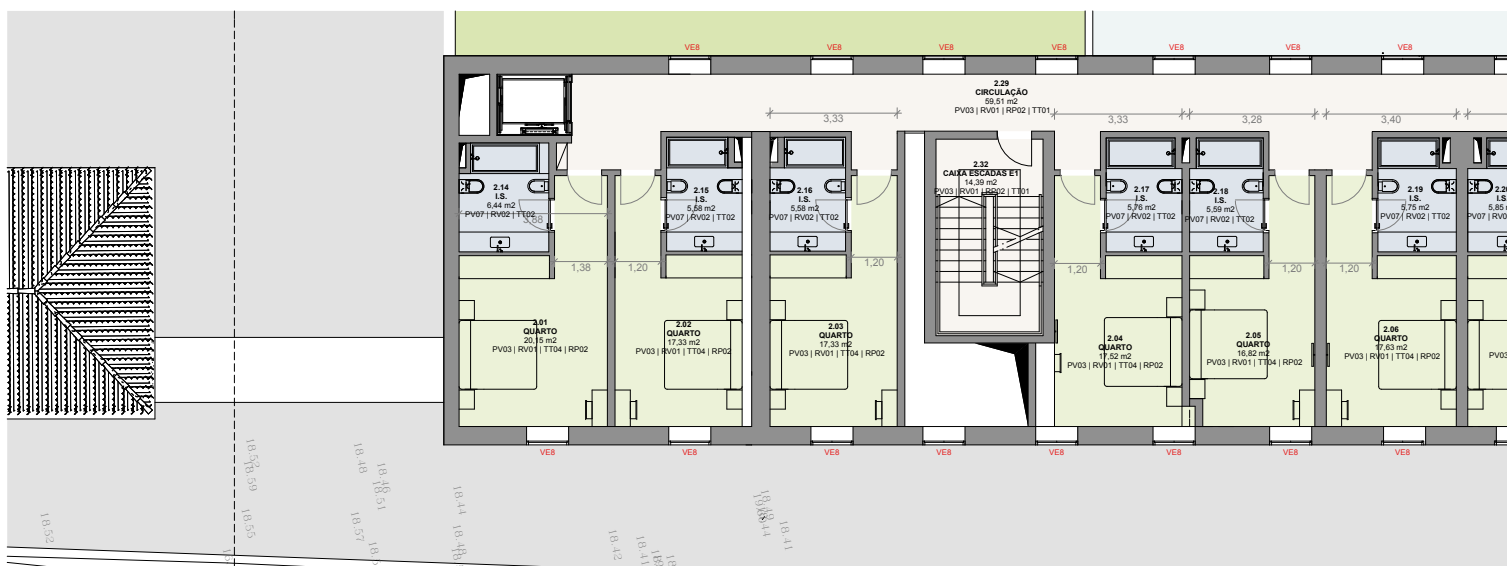


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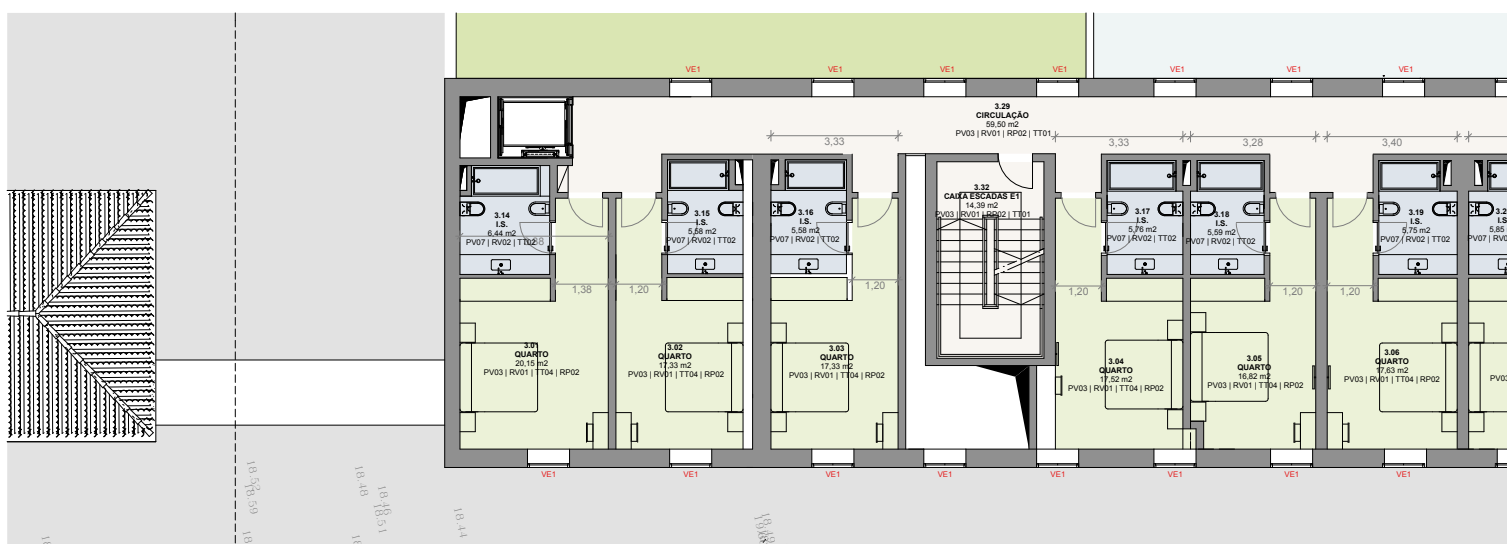




piso 1



piso 2



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THE INVESTMENT PLAN



€280,000

Investment

4-5%

Guaranteed Return Rate

100%

Funds Return Guarantee

THE INVESTMENT

- ◇ The investment qualifies for the Portuguese Golden Visa (ARI/Golden Visa)
- ◇ 45 fractions of €280,000 each for a total investment amount of € 12,6 million
- ◇ The 45 investors will be co-owners of the entire property, including the condo areas, restaurant, swimming pool and medical spa
- ◇ 7 days of free accommodation each year
- ◇ Ownership Certificate will be issued to each investor
- ◇ Fractions can be sold back individually at any time
- ◇ Guaranteed 4% return rate, starting from the first 3 years of the hotel's operation, and 5% in the following years
- ◇ Guaranteed 100% return of the funds invested after 6 years.
- ◇ Project qualifies for government incentives
- ◇ IMT (Real Estate Tax) exemption
- ◇ Portugal 2020 funds support from the EU

THE EXIT

Funds return guarantee after the 1st year of operation with the following progression:*

- ◇ €180,000 returned, after 1 year
- ◇ €200,000 of the funds returned, after 2 years
- ◇ €220,000 of the funds returned, after 3 years
- ◇ €240,000 of the funds returned, after 4 years

**Profits retained in a fund to guarantee the funds return.*

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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 or €280,000, in a property that is located outside the main urban areas. 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.

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); Valid passport; Bank account; Health Insurance Policy.

GOLDEN RESIDENCE PERMIT AND BENEFITS

- ◇ Obtain a temporary residence permit in 4 months 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
- ◇ 14 days - Year 2-3
- ◇ 14 days - Year 4-5

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

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WHY PORTUGAL



Being one of the warmest countries in Europe, Portugal enjoys a lush landscape bursting with bougainvillea, coast-side cliffs and golden beaches. Portugal is also 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 seeped 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

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.

THE CITY OF PORTO

- ◇ The Best European destination in 2014 and 2016
- ◇ Top 5th Tourism city in Europe
- ◇ Unesco World Heritage Site
- ◇ The city of Oporto Wine
- ◇ 15% of Tourism increase in 2016 (14M+ tourists a year)
- ◇ Hotel occupancy rate is at 70%
- ◇ Home to the most prestigious university in the country
- ◇ Museum and Concert Hall design by Pritzker Prize architects, Siza Viera and Rem Koolhaas
- ◇ Center of excellence in the fields of education and research

The 2017 Global Peace Index places Portugal in the 3rd place on the World's Safest and most Peaceful Countries and the 2nd most peaceful country in Europe.

This comes to reinforce that Portugal has become one of the most attractive countries in the world for foreign investors and their families.

