
PORTUGAL

GOLDEN VISA PROGRAM

CASCAIS

1899

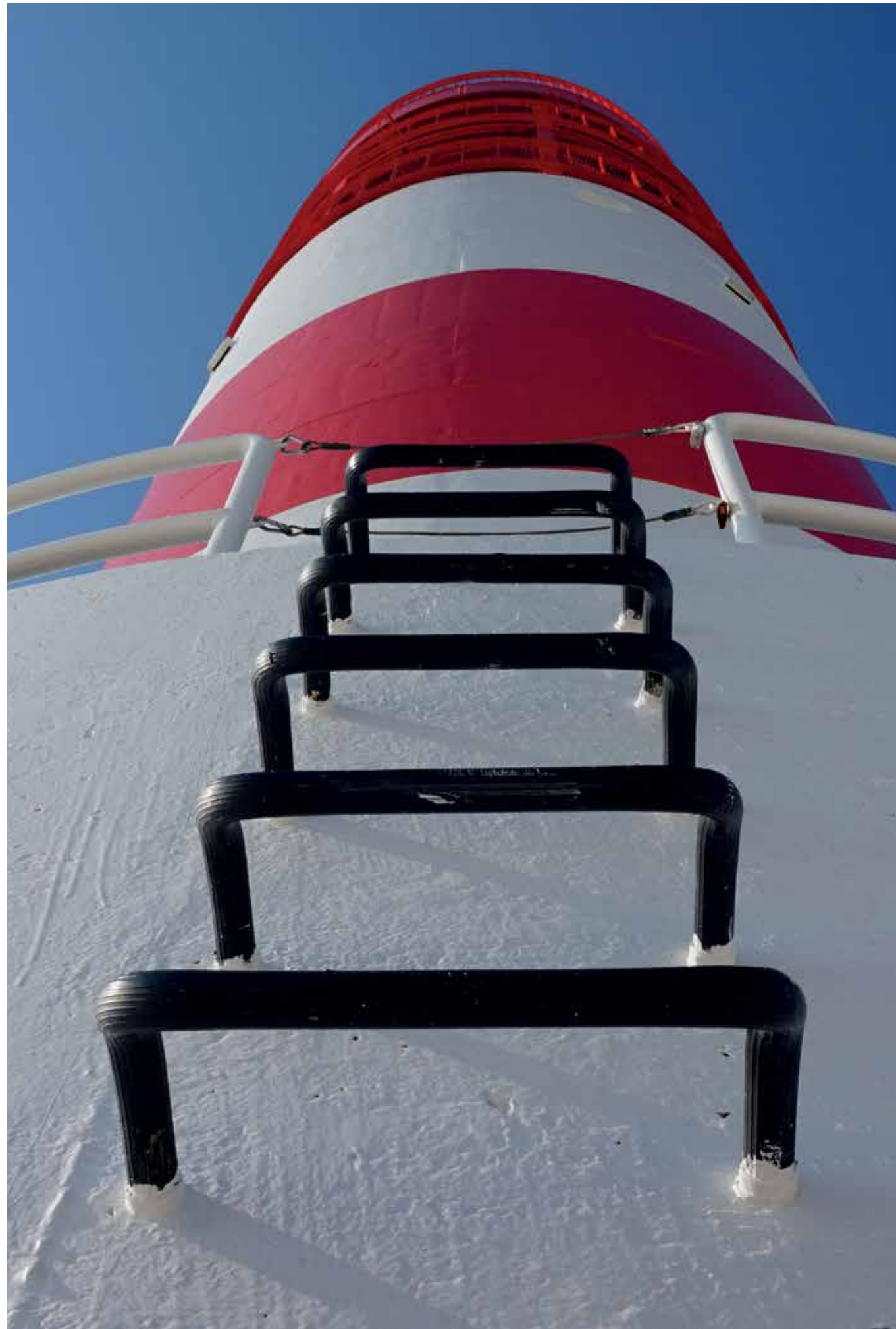
BOUTIQUE HOTEL

One of the best, unique and
more expressive locations in Portugal



Golden Visa offers EU residency and an attractive return on investment

- **Up to 4%** annual return rate guaranteed
- Easy and flexible exit strategy
- 5 year for **permanent residency and / or citizenship** at the end of the 6th year
- **100%** funds return after **6 years**
- **7 days of free** accommodation each year
- Great location and Hotel project



Fast track to EU residency and citizenship

In July 2015 the Portuguese government introduced a new investment solution that open the doors for more foreign investors. Portugal's residency permit can now be acquired in exchange for an investment of just **€350,000** in property that are more than 30 years old in 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. Because orbits structure, Portugal's Golden Visa is one of the fastest and most transparent investor visa programs in Europe.

SURFING THE WAVE

After a few years with economic downturn, Portugal is booming. Economic growth continues to accelerate with real estate investors reclaiming and renovating the unoccupied buildings that adorn the streets of Portugal, thus revitalizing the blissfully elegant shores of the Atlantic Ocean.

SOME FACTS ABOUT PORTUGAL:

- Tourism revenue in Portugal has a sustainable growth of 8,7% during the last five years
- Member of EU and Schengen
- A modern industrial and agricultural country
- One of European most developed road network
- Six airports, complete railway network, and ten main ports
- More than 300 higher education Institutions and Universities
- Public hospitals and health centers provide a good and free medical services.
- A democratic country
- Currency is the euro (€)

Golden Residence Permits



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 Portuguese citizenship in Portugal after 5 years of temporary residency
- Apply for Portuguese nationality after 6 year of temporary residency
- Apply for benefits for 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.

OBLIGATION:

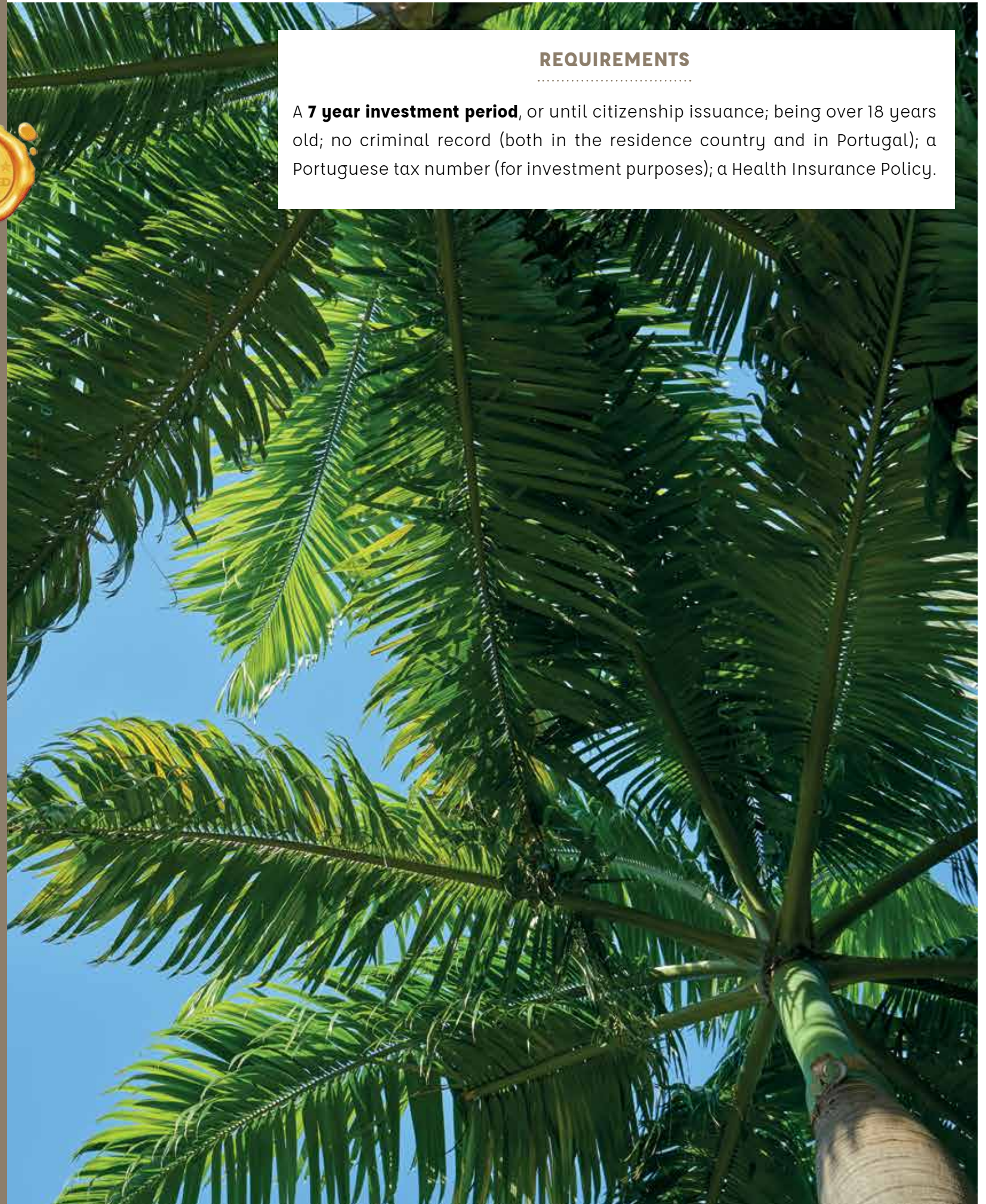
- Minimum period of residency:
 - 1st Year - Total 7 days
 - 2nd and 3rd Year - Total 14 days
 - 4th and 5th Year - Total 14 days
- After the 5th year, the Investor can apply for permanent residency

PROPERTY INVESTMENT WITH GUARANTEED RETURNS

Time to get EU residence	Around 4 months
Time to get EU citizenship	72 months
Type of investment	Real State / Hotel
Investment amount	€350,000
Garantee on investment	100%
Annual Return	Up to 4%

REQUIREMENTS

A **7 year investment period**, or until citizenship issuance; being over 18 years old; no criminal record (both in the residence country and in Portugal); a Portuguese tax number (for investment purposes); a Health Insurance Policy.



The project

Near Lisbon, the town of Cascais is one of Lisbon's most prestigious and affluent suburbs, known for pristine beaches, quality of life, palatial houses and mediterranean-like climate with 220 sunny days a year.

Once the residence of several Royal Families (including the Spanish, Italian and Bulgarian ones) and wealthy people from Europe it is the chosen place for foreigners.

The town of Sintra, a fifteen minutes drive from Cascais is a Unesco Heritage site and one of the hidden pearls of Europe. A mere thirty minutes drive from the town of Cascais is the city of Lisbon, the Portuguese capital with a vibrant life, incredible restaurants, museums, theaters, concert halls, top brand shops. Around Cascais there are various places to visit and enjoy and four of the best International Schools in the country. (American, British, French and German).

Cascais 1899 Lux Boutique Hotel

The investment project involves the restoration and modernization of a Palatial House built in 19th century. It will be transformed into a **luxury boutique hotel** with 20 suites, a spa, indoor pool and a stylish restaurant. Located in the center of the city, facing the ocean and the Cidadela - a fort built in 1681 - one of the best, unique and more expressive locations in Portugal.

CLOSE TO

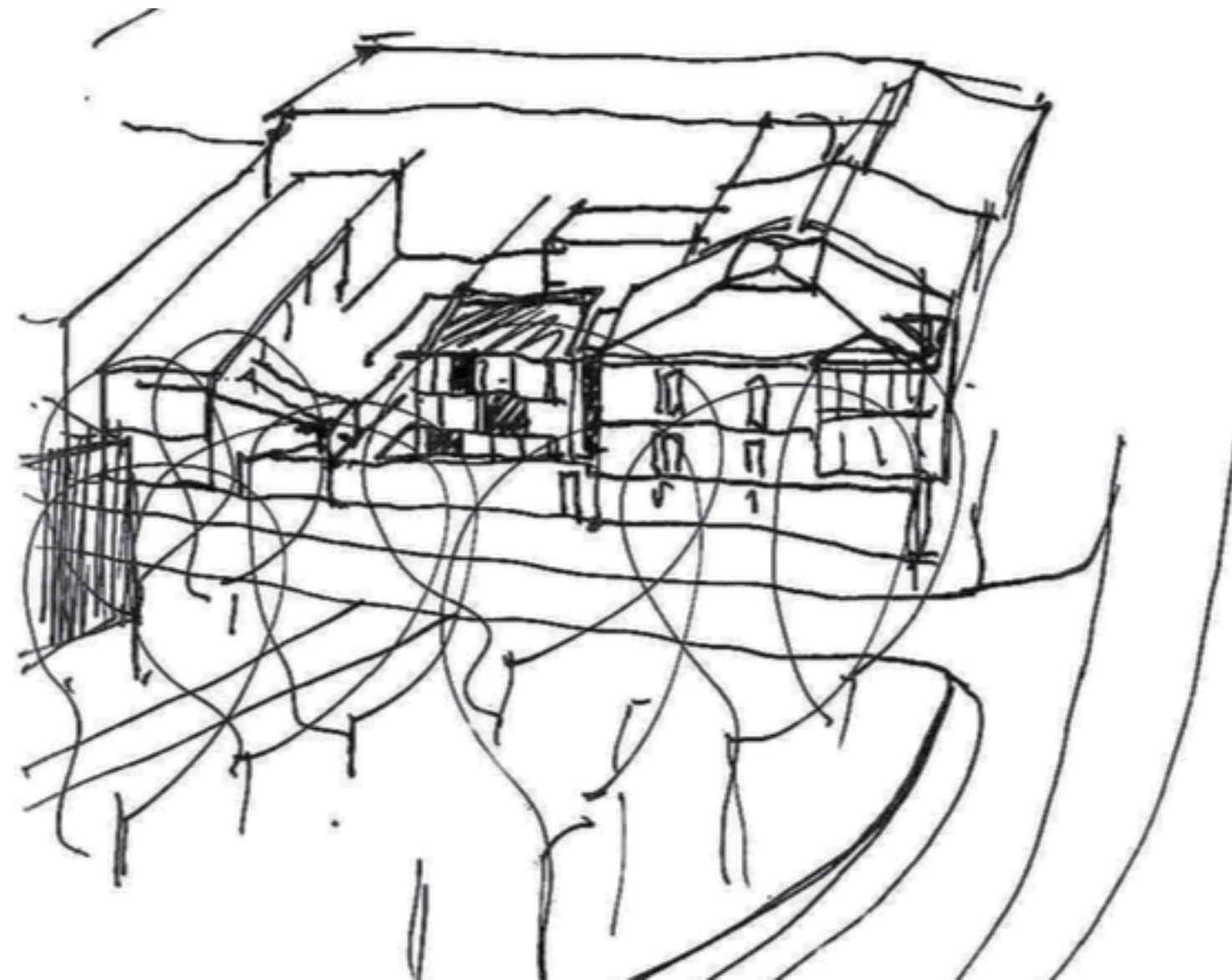
The town center, several public gardens, museums and the beach; international convention centre, Moto GP and former Formula 1 circuit. Thirty minutes away from the Lisbon International Airport.



The Investment

The investment qualifies for the Portuguese Golden Visa program (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.
- This 22 fractions can be sold back individually at any time.
- **Guarantee of a 4% return rate**, starting from the first year of the hotel operation, and 3% in the following years.
- After **6 years**, the **return of 100%** of funds invested are guaranteed.
- Profits will be retained in a fund to guarantee the return of the investment.
- Qualifies for government incentives.
- IMT and IMI (Real Estate Taxes) exemption .
- Portugal 2020 funds support from the EU .
- Construction is expected to begin in third quarter of 2017 and last 12 to 18 months.
- Considered with tourist interest by the state.





* **VHILS Project**
www.vhils.com



Cascais 1899 - Boutique Hotel Area and Specification

	LIVING ROOM	SPA	ROOMS	RECEPTION CIRCULATION	SERVICES	TOTAL m2
Flor -1	-	115	-	13	15	143
Flor 0	90	-	70	85	58	303
Flor 1	-	-	235	55	-	290
Flor 2	-	-	235	55	-	290
Flor 3	-	-	105	26	-	131
TOTAL	90	115	658	221	73	1157

EXIT PLAN

Guarantee of up to 4% return rate, starting from the 1st year of operation of the hotel.
Funds return guarantee* after the 1st year of operation with the following progression:
/ After **1 year** - 80% of the funds return
/ After **2 years** - 80% of the funds return
/ After **3 years** - 85% of the funds return
/ After **4 or 5 years** - 90% of the funds return
/ After **6 years** - 100% of funds return guarantee

* Retain profits in a fund to guarantee the funds return

Letter from the Mayor



" Rehabilitation and urban regeneration is one of today's major priorities... This is the context in which Cascais Boutique Hotel 1899 project appears, located in the Historical Center of the Town of Cascais, also offering a response to a demand for charm, different from the current hotel offer in Cascais...

The Mayor of Cascais
Carlos Carreiras "



DEVELOPMENT TEAM

Cascais 1899 Hotel

Affiliation	Construction	Law firm	Architecture
			
			

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<http://cascais1899.com>

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