

# SÉ CATEDRAL HOTEL



FAST TRACK TO EU RESIDENCY | **PORTUGAL**



# THE PROJECT



Being inspired by the porto Cathedral, one of the city’s oldest monuments and one of the most attractive places for tourists, SE CATEDRAL HOTEL is a project of rehabilitation of an old building in the historic center of Porto, a UNESCO Heritage in 2012 and conversion into a boutique hotel of 50 rooms, 5 floors, with amenities such as restaurant-bar, and a terrace cafe.

It is located at the heart of Porto, one of the oldest European centers, and its historical core was proclaimed a World Heritage Site by UNESCO, with front views over the Porto Cathedral and nearby the city icon “Dom Luís Bridge,” a famous tourist attraction place in the city. SÉ CATEDRAL HOTEL will quickly establish itself as a key tourist destination, offering the perfect location to enjoy the city of Porto.

## SÉ CATEDRAL HOTEL

*Rehabilitation of a building in the city center of Porto*

- ◊ 50 decorated and equipped rooms
- ◊ Restaurant and meeting room
- ◊ Outdoor Patio
- ◊ Project Cost: € 13.3 M
- ◊ Qualifies for government incentives: IMT exemption  
IMI exemption for 5 years
- ◊ Construction is expected to begin in March 2018 and last 12 to 18 months



## BRAND MANAGER



*Axis Hoteis Group delivers top quality service in the hotel management industry*

- ◊ Operates in 6 provinces of Portugal
- ◊ Specialized in a chain of 5\* hotels / resorts / spa /golf courses
- ◊ 857 rooms are under daily control of Axis



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## THE BUILDING



SÉ CATEDRAL HOTEL

### REAL ESTATE ASSESSMENT

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

- ◇ Guaranteed 4% 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

### PROJECT LOCATION

*Located at the heart of Porto, near ten of the most attractive tourist places in Porto*

- ◇ Clerigos Tower  
Iconic tower of the city
- ◇ The SE Cathedral  
Most attractive tourist place of Porto
- ◇ Louis Bridge  
Bridge icon of the city
- ◇ Church Francis  
One of the oldest gold brass church in Europe
- ◇ Airport  
Only 20 minutes from airport

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## THE ARCHITECTURE



### CONTRACTOR



57 YEARS OF ACTIVITY

3,611 EMPLOYEES

13 COUNTRIES

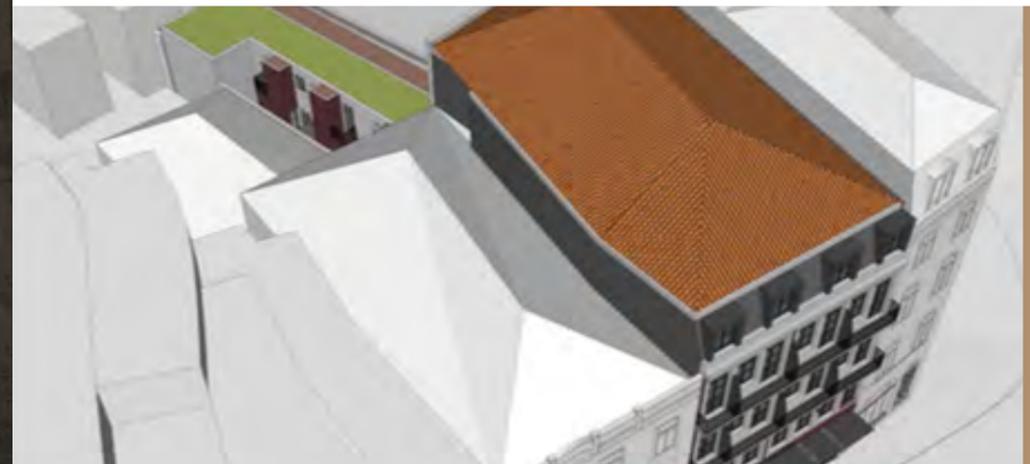
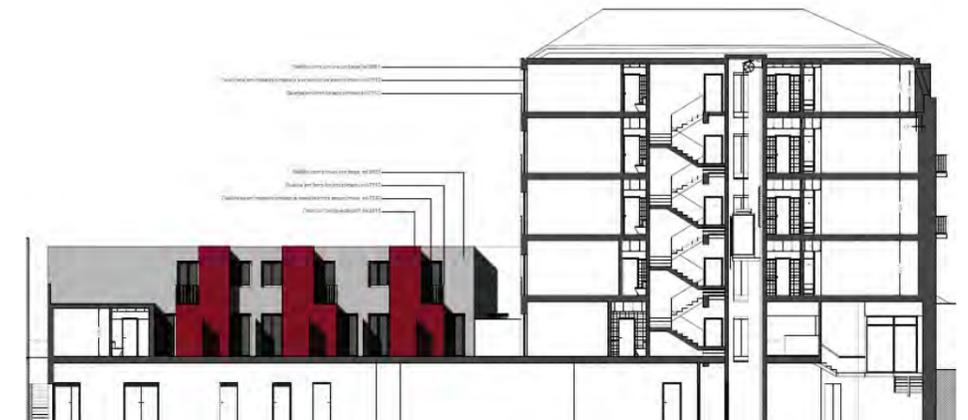
6 LANGUAGES

32,830 NUMBER OF TRAINING HOURS

### ARCHITECTURAL STUDIO



NN  
ARQUITETURA E  
PLANEAMENTO, LDA  
PORTO | MAPUTO | LUANDA





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## THE INVESTMENT PLAN



**€350,000**

*Investment*

**4%**

*Guaranteed Return Rate*

**100%**

*Funds Return Guarantee*

### THE INVESTMENT

- ◇ The investment qualifies for the Portuguese Golden Visa (ARI/Golden Visa).
- ◇ The total Investment amount of € 13,3 Million will be divided in 38 fractions of €350.000 each
- ◇ The 38 Investors will be co-owners of the entire property, including the condo areas, restaurant and rooms
- ◇ 7 days of free accommodation each year
- ◇ Ownership Certificate will be issued to each investor  
These 38 fractions/proportions can be sold individually at any time
- ◇ Guaranteed 4% rental, starting from the 1st year of operation
- ◇ 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

### THE EXIT

*Guarantee a 4% rental income annually, 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:*

- ◇ 80% of the funds return, after 1 year
- ◇ 85% 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, after 6 years

*\* Retain profits 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. 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); 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*

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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 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

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 Vieira and Rem Koolhaas
- ◇ Center of excellence in the fields of education and research

**The 2017 Global Peace Index places Portugal in the 3<sup>rd</sup> place on the World's Safest and most Peaceful Countries and the 2<sup>nd</sup> 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.**

# PORTUGAL GOLDEN VISA

## STEP BY STEP PROCESS

### STEP 1 / SEF APPOINTMENT

Investor sends completed signed documents appointment with sef is scheduled by lawyers for investor  
Appointment with SEF is scheduled by lawyers for investor

### STEP 2 / DOCUMENT AUTHENTICATION

Investor receives legal package  
Investor goes to Portuguese embassy to sign and certify legal documents.  
Investor sends certified legal documents and documents needed to open a bank account.  
A bank account in Portugal is then opened under the investor's name.

### STEP 3 / PREPARATION FOR VISIT TO PORTUGAL

Investor obtains personal documents for SEF interview. These must be issued up to three months prior to the submission to SEF, translated to Portuguese and authenticated.

#### *Authentication process varies per country*

Investor applies for Schengen visa after receiving appointment date with SEF.

Investor attains Health Insurance subscription for every family member.

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Investor transfers investment to Portuguese bank account. The deed of ownership is issued to the investor after the purchase is executed.

Investor travels to Portugal for SEF interview and signs SEF's application form and Sworn Statement upon arrival.

#### *Documents needed*

Signed service agreement with Mercan/one of its partners. Coloured readable copy of passport (and translation if not in Portuguese, English or French) of every family member. Completed "Golden Visa - Online Pre-register" form to be filled out by every family member.

#### *Documents needed to open bank account*

Coloured passport of investor (include all pages)  
Proof of residence of investor (ex. utility bill - telephone, water or electricity)  
Proof of activity/employment of investor (ex. letter of employment if employee or commercial registration if owner of business)  
Portuguese NIF (Tax Number to be provided by lawyer)

#### *Legal documents*

Power of attorney  
PROXY  
Promissory lease agreement  
Investor's agreement  
Sworn statement

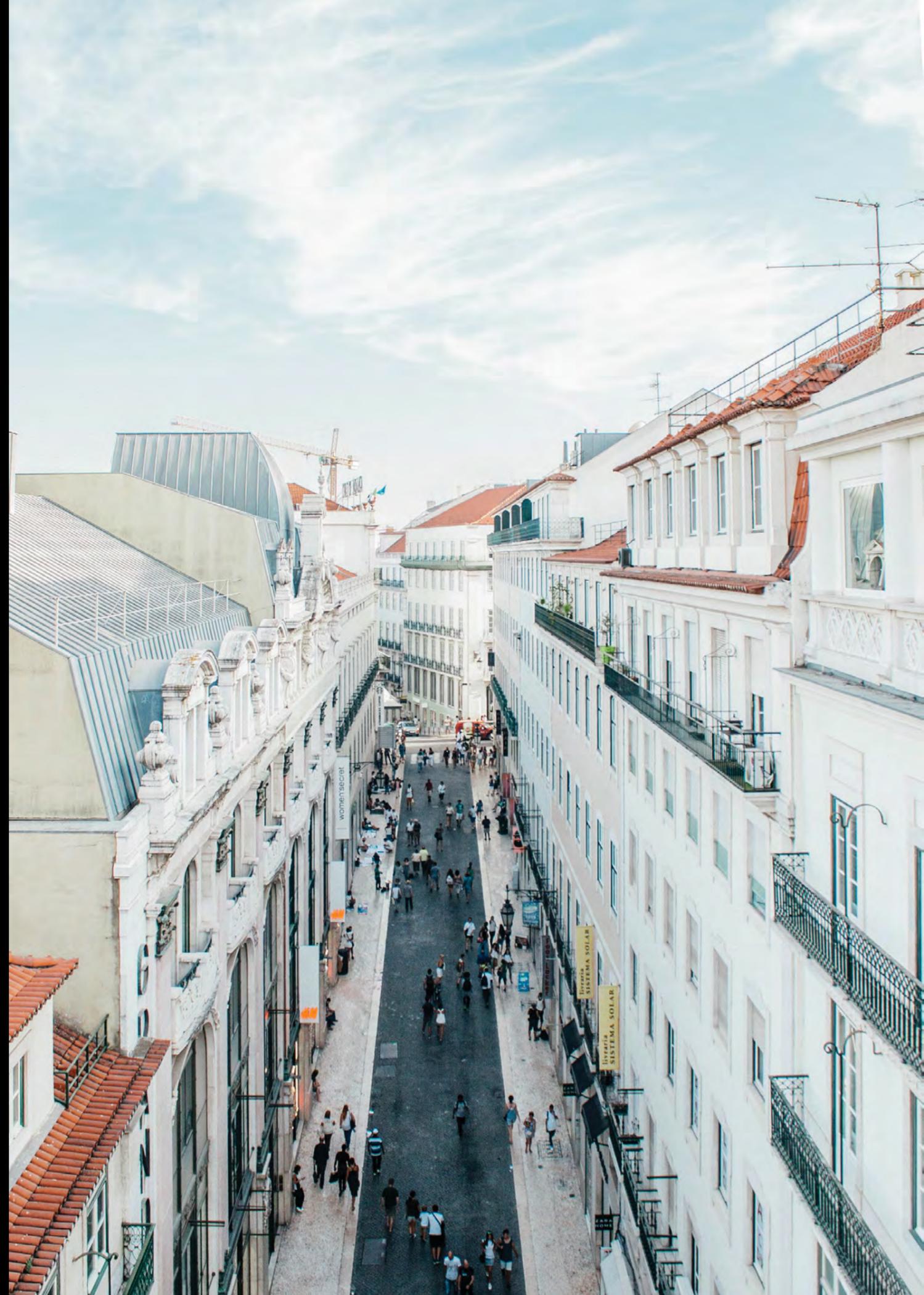
#### *Personal documents*

Criminal record of investor and each family member 16 years old and above  
Marriage certificate, if applicable  
Birth certificate  
Proof of continuing studies, if applicable

#### *Additional Information*

Investor must provide information on the duration the investor has been residing in his/her house.

If the investor has several wives, he can only include one in his application.  
Children from other mothers can be included provided there is a declaration from their mothers authorizing them to come to Portugal.



# **THE SÉ CATEDRAL HOTEL**

A GATEWAY TO EU CITIZENSHIP | **PORTUGAL**

