

# GOLDEN VISA PROGRAM

Golden Visa offers EU residency  
and an attractive return on investment



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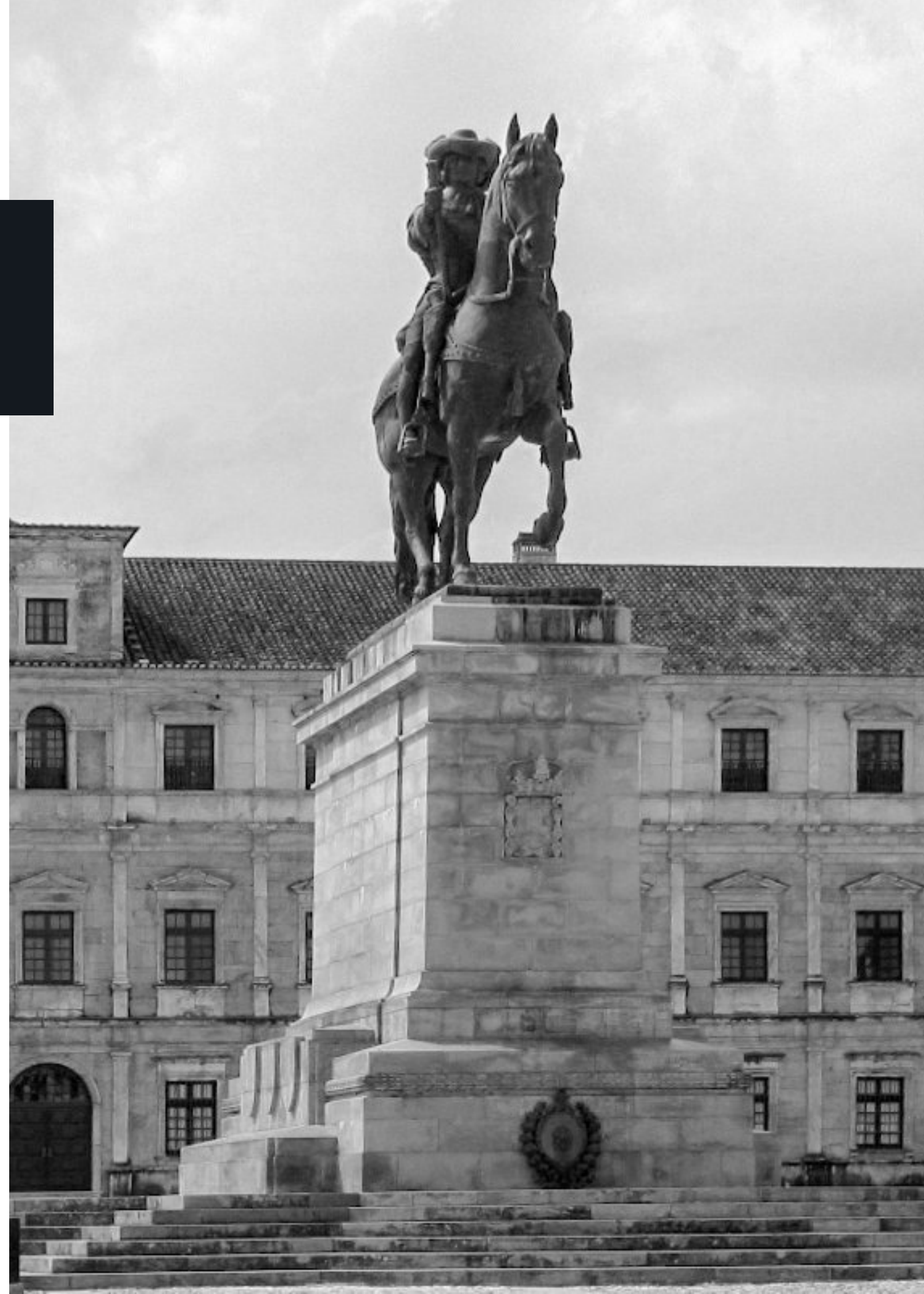
PORTUGAL



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



- Up to 4% annual return rate guaranteed
- Easy and flexible exit strategy
- 5 full years for permanent residency and/or citizenship by naturalization
- 100% funds return after 7 years
- 7 days of free accommodation each year
- Great location and a fantastic Hotel concept







## Some facts about Portugal

Tourism revenue in Portugal has had a sustainable growth of 8,7% per year during the last five years

Member of EU and Schengen area

A modern industrial and agricultural country

One of Europe's most developed road network

6 airports, complete railway network, and 10 main ports

More than 300 higher education Institutions and Universities

Public hospitals and health centers provide a good and free medical services.

Currency is the euro (€)

One of the most secure countries in the world

## 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 with an investment of just **€280,000** in properties that are more than 30 years old, or located in urban rehabilitation areas. This allows the regeneration of city centers and the improvement of the real estate and tourism sector.

The main benefits of the program are: a low property investment level, fast processing and a minimal requirement for residency.

After 5 years, investors and their family members become eligible for permanent residency in Portugal and **qualify for EU citizenship** one year later.

Portugal Golden Visa is one of the fastest and most transparent investor visa program in Europe.

## SURFING THE WAVE

After years of 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.



# Golden Residence Permits

## BENEFITS

- Obtain a temporary residence permit to conduct business activities in Portugal
- Travel freely within the Schengen Zone
- Became a non-habitual resident of Portugal for tax purposes (20% flat rate), provided all other requirements set forth by the Portuguese tax law are fulfilled
- Apply for permanent residence, after the 5 years of valid residence (Golden Visa permit), provided all the requirements set forth by the Portuguese law are fulfilled
- Apply for citizenship by naturalization, after the 5 years of valid residence (Golden Visa permit), provided all the requirements set forth by the citizenship law are fulfilled
- Apply for family reunification of the family members (spouse, dependent children, dependent siblings, parents, if financial dependent)
- Minimum staying period in Portugal of 5 years

## PROPERTY INVESTMENT WITH **GUARANTEED RETURNS**

Time to get EU residence	Around 4 months
Time to get EU citizenship	60 months to qualify
Type of investment	Real Estate / Hotel
Investment amount	€280,000
Garantee on investment	100%
Annual Return	Up to 4%



## REQUIREMENTS

- A 6 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);



## The **project**



ROYAL  
SÃO PAULO  
\*\*\*\*\*

HOTEL, VILLAS & SPA



A **Luxury Resort** in an iconic building that once was a **Monastery**.

The Investment project comprises the rehabilitation of the Monastery built in 1590, which will be transformed into a Luxury Resort and SPA with 75 suites, a spa, an outdoor and indoor pool, two stylish restaurants, gardens and 4 villas.

The **Investment Project** aims to revive the allure of the Monastery ensuring a pleasant and comfortable stay during any time of the year and the Resort will be managed by an international hospitality brand. The historical uniqueness of the building will be preserved by means of combining contemporary luxury details and the charm of classic furniture pieces. It intends to offer a set of timeless spaces associated to a service of high efficiency. The Resort will be managed by an international hospitality brand.



# The location

## In a unique place

Vila Viçosa, the King's village

The area of Vila Viçosa has been inhabited since Antiquity, and it was the site of a settlement in Roman times. The region was part of the Visigoth Kingdom and in the eighth century came under

Moorish control after the Muslim conquest of Hispania. Moorish domination ended in 1217, when the region was reconquered by the Order of Aviz.

In 1270, King Afonso III granted a foral (letter of feudal rights) to the incipient village of Vila Viçosa. In the early 14th century, King Dinis I built a castle in the village, to protect it from potential Castilian incursions. In 1461, Vila Viçosa came to the hands of the House of Braganza, one of the most important houses of nobility of Portugal. This event was crucial in the history of the village, which became the main base of the Dukes of Braganza in the next centuries.

The city plan comes from the Renaissance and the city is now being considered **World Heritage Site of UNESCO**.



## Royal S. Paulo Resort Villas & Spa:

- 1,5 hour drive from Lisbon and the airport
- 20 minutes from Évora (roman and medieval city, UNESCO Patrimony)
- 30 minutes from Badajos (Spain) Borba, Estremoz, Evoramonte are near by
- 20 minutes from Alqueva, the biggest artificial lake in Europe. (250 km2)
- 30 minutes to Campo Maior where is located the winery made by Siza Vieira (Pritzker Prize Architect)

## What to do around:

- Go to the Museums (4)
- Visiting Évora (World Heritage - UNESCO)
- Wine experience (taste the best wines in Portugal)
- Golf
- Horse rides
- Balloon flights
- Waterski / wakeboard / boating
- Trecking / Bicycling







## The Investment Plan

The investment qualifies for the Portuguese Golden Visa program (ARI/Golden Visa).  
The total Investment amount of **€21 Millions** will be divided into 75 fractions of **€280.000** each.

- The **75 Investors** will be **co-owners** of the property, including the condo areas, restaurant and spa.
- **7 days of free accommodation** each year.
- **Ownership Certificate** will be issued to each investor.
- The 75 fractions can be sold back individually at any time.
- **Guarantee of up to 4%** (starting from the first full year of the hotel operation)
- After **6 years**, the **100% return** of the funds invested are guaranteed.
- Profits will be retained in a fund to guarantee the return of the investment.
- Qualifies for government incentives.
- Portugal 2020 funds support from the EU.
- IMT and IMI (Real Estate Taxes) exemption .







HOTEL, VILLAS & SPA



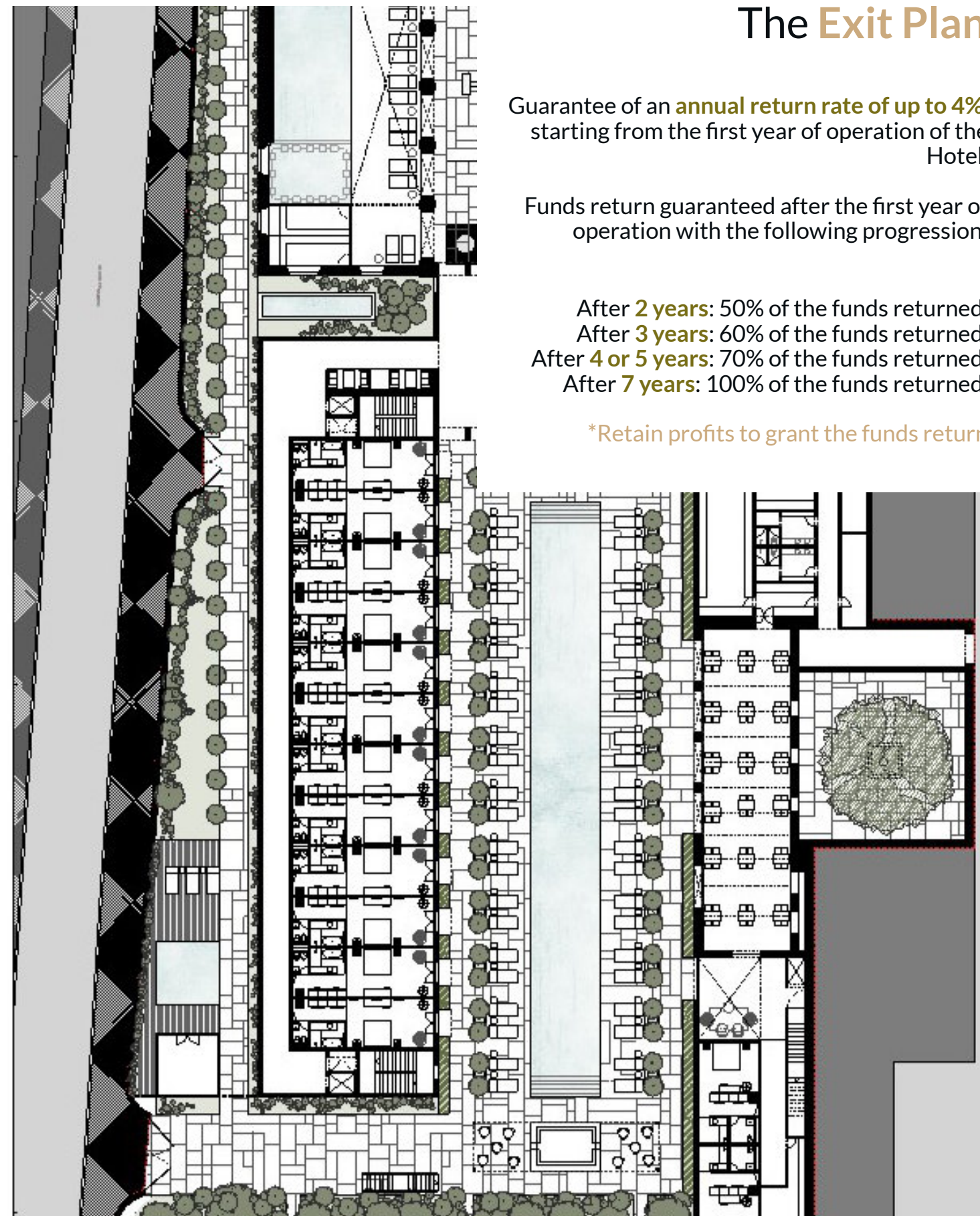
## The Exit Plan

Guarantee of an **annual return rate of up to 4%**, starting from the first year of operation of the Hotel.

Funds return guaranteed after the first year of operation with the following progression:

After **2 years**: 50% of the funds returned.  
After **3 years**: 60% of the funds returned.  
After **4 or 5 years**: 70% of the funds returned.  
After **7 years**: 100% of the funds returned.

*\*Retain profits to grant the funds return*



DEVELOPMENT TEAM

CONSTRUCTION

LAW FIRM

