

THE HOTEL

by
TEPPE





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1st World's Leading City Destination 2022
(Porto City - World Travel Awards 2022)

4th Best Country in Europe for the expats
to live in
(Expatriate Insider 2022)

6th Most Peaceful Country in the world.
(Global Peace Index 2022)

10th Best democracy in the world.
(Liberal democracies index - 180 countries)

20th Country with best quality of life in
the world in 2022.
(US News Quality of Life Ranking 2022 worldwide)

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In the heart of Porto, T Hotel has 85 rooms.

An eligible Golden Visa Investment, the hotel is close to the major touristic spots in Porto and is a great destination for both families and business travelers.





Reasons to invest in T Hotel

- Investment from **262 500€***
- Guaranteed **5% return** per year **in the first 5 years**
- Guaranteed **return of 70%** of the operating result **after the 5th year** of operation
- Freehold Property
- **Guaranteed Hotel Sale Promotion** in the open market after the 6th year of operation
- **7 days of stay** per year included**
- Managed by a **recognised hotel brand**

* 350.000€ Investment with guaranteed upfront payment for the 5 years return equating to 87.500€. Paid 1 month after the PSPA signing and the respective payment of the fraction. **7 days of stay per year included in the first 5 years.

Project Benefits

- One of the lowest Golden Visa Investment in Porto and Lisbon.
- Guaranteed return on investment during the investment period.
- Upon the sale of the Hotel, investors will receive an additional remuneration corresponding to 50% of the difference between the amount invested and the real value of the sale.



Investment Overview

-  **RICS** Property Valuation – **30 M€**
- 85 owners
- Operation foreseen to start in the 3rd Q 2025.

Location

Located in the heart of Porto, T Hotel is at walking distance from the major touristic spots like Clerigos Tower, Crystal Palace, Bolhão Market and São Bento train station.

Porto City Center





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To be found

With a senior and multidisciplinary team, and with a relevant experience in real estate development and construction projects, TEPPE has the competences to develop projects accordingly the highest standards.



Where we act



We seek to develop differentiating projects in exceptional locations, which allow the creation of value-added assets.

With a senior team, Teppe Real Estate ensures the business creation, the development of the business plan, financing structure, marketing, licensing and project management.



Engineering and construction company, for project development.

Backed by a senior and experienced technical staff, skilled labor and reference partners in the market, Teppe Engineering ensures the entire construction process, complying with the highest standards and deadlines.



Hospitality management company that explores the assets owned and developed by the group.



To be found

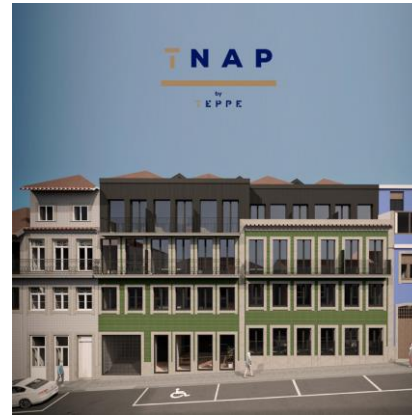
Projects



41 Serviced
Apartments



4 Unit Touristic
Apartments



26 Serviced
Apartments



19 Villas



3 Unit Villas



Golden Visa Through Property Investment

Portugal Golden Visa in 5 steps

2 TO 3 WEEKS

9 TO 12 MONTHS

- 1. SUBSCRIPTION
- 2. LEGAL SERVICES
- 3. OPEN BANK ACCOUNT
- 4. TRANSFER FUNDS

- 5. GOLDEN VISA

Permanent Residency and Portuguese Citizenship

APPLICATION

YEAR 0

YEAR 5

-
- | | | |
|--------------------------------|----------------------------|----------------------------|
| ■ Signing Contract | ■ EU Residency card issued | ■ Golden Visa renewal and |
| ■ Obtain Tax Number | within 9 to 12 months | application for Permanent |
| ■ Open Bank Account | | Residency* or Citizenship. |
| ■ Transfer Funds | | |
| ■ Submit Civil Documents | | |
| ■ Initiate Golden Visa Process | | |

*A clean criminal record is a condition for the permit issuance.

Document Check-list

- Police clearance certificate from country of residence, attested by Portuguese embassy.
- Tax Number.
- Family documentation similar to investor.
- Marriage/Birth certificate, attested by Portuguese embassy.
- Other documentation on a case-by-case basis.

T E P P E

To be found

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