



**Portugal Golden Visa  
Yellow Tulip Algarve – 280K EUR**





















# Yellow Tulip Algarve

- ✓ Fully operational 4Star Apartment Hotel
- ✓ 160 Rooms
- ✓ All Inclusive Resort
- ✓ Located in Alvor, Algarve





# Yellow Tulip Algarve

- ✓ 280,000 EUR Refurbishment Category
- ✓ 80 Units = 160 Studios
- ✓ 1 Unit (50sqm) contains 2x Studios (25sqm)
- ✓ Prices = EUR 280,000-295,000
- ✓ Full title Deed – Apartment Hotel







# Yellow Tulip Financials

- ✓ Years 1-2 = Refurbishment works = No Rent
- ✓ 3 Years (3, 4 & 5) Rental Equivalent = 20,000EUR -> Paid Upfront at Deeds to Cover: Stamp Duty + IMT + Notary Fees = Equivalent to 3.3% Gross Rental per year
- ✓ Rental from Years 6-10 = 50/50 Shared Pool = Expected 4%-5% return per annum
- ✓ Buyback Guarantee Year 6 (Optional for Investor)
- ✓ Investor can stay 2 weeks per year for free (Off-Peak), 1 week per year Peak Season at 50% of listed price







# **Yellow Tulip Resort**

The Yellow Alvor Garden is an excellent option for an All-Inclusive sunny holiday offering a relaxed atmosphere with nothing to worry about. Perfect for families, with activities and playgrounds for the kids and live entertainment, bars and spa for the adults.





## Outdoor Restaurant

The restaurant, overlooking the lush garden, serves a buffet of international cuisine. The hotel's pool bar provides drinks and light snacks..



## Activities for Children

Facilities for children include a playground, animation and a cinema. Live entertainment is also available







# Refurbishment **Yellow Tulip Algarve**

- ✓ Interior Refurbishment
- ✓ New Furniture
- ✓ New Sports Facilities
- ✓ New Outdoor Swimming pool
- ✓ Rehabilitation of Interior Swimming Pool
- ✓ New Pool Bar & Restaurant
- ✓ General Improvements to the Hotel





- ✓ New Sports Facilities
- ✓ New Outdoor Swimming pool
- ✓ New Pool Bar & Restaurant





**3 New Swimming pools**



**New Pool Bar & Restaurant**







## New Beach Volleyball Courts



## 2 New Tennis Courts







# Refurbishment Quality



Before



After





# Refurbishment Quality



Before



After





# Refurbishment Quality



Before



After





# Refurbishment Quality



**Before**



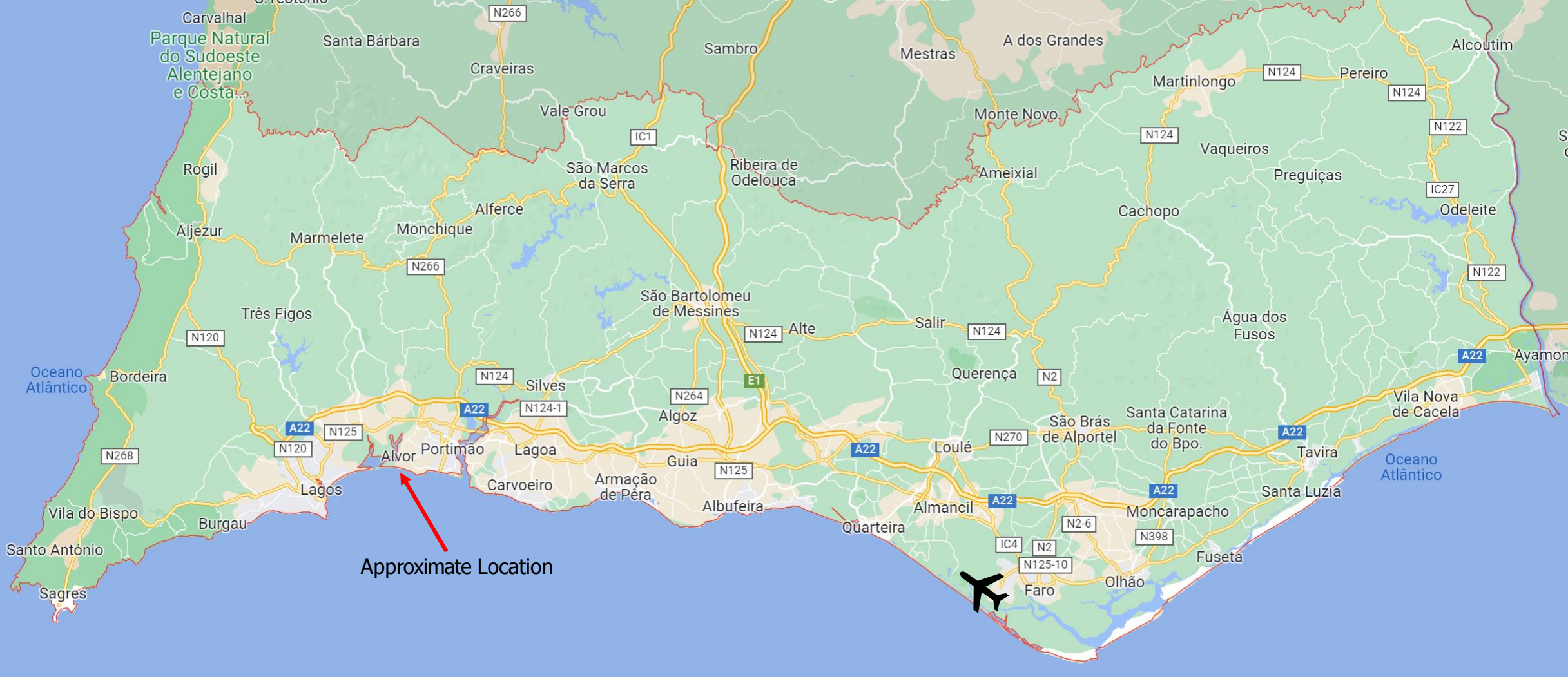
**After**



An aerial photograph of Alvor, Algarve, Portugal. The town is built on a hillside overlooking a harbor. The buildings are mostly white with red-tiled roofs. In the foreground, three sailboats are visible in the water. The text "Alvor, Algarve - Location" is overlaid on the image in white and yellow. The word "Location" is highlighted in yellow.

# Alvor, Algarve - Location





Situated roughly halfway between Portimão and Lagos is the pretty harbour village of Alvor. Given its position on the Algarve the village is remarkably unspoiled with the old village retaining much of its charm. Alvor is a 45minute drive from the international airport of Faro.





## Alvor Estuary

This unique natural habitat is rich in flora and fauna but is best known as one of the locations on the Algarve where you can spot flamingos.



## Alvor Town

Next to the harbour is a traditional fishing community. In the mornings and evenings, you'll be able to catch a glimpse of this fishing activity, with boats being launched or catches being landed.







## Alvor Tres Irmaos Beach

Towards the Alvor river mouth, the beach here is backed by low sand dunes. In the other directions the cliffs rise to become the typical ochre coloured sandstone that are the backdrop to many an Algarve beach. The three sea stacks in the sand are known as the Três Irmãos (three brothers).

## Alvor Town

The village has succeeded in retaining its essence along with offering all that you could want for a superb holiday and that is its charm. The warren of narrow winding streets offers a huge selection of restaurants, cafés, bars and shops.





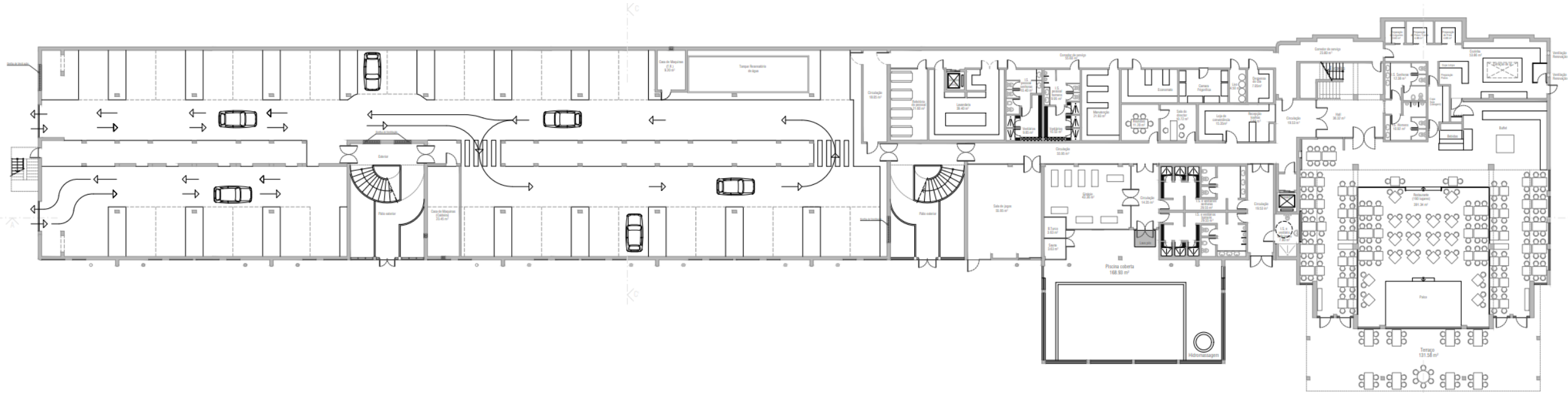
An aerial photograph of a large resort complex, likely the Yellow Tulip Algarve. The image shows several multi-story buildings with light-colored facades and flat roofs. In the foreground, there are two large swimming pools with blue water, surrounded by sandy areas and lounge chairs. The resort is set in a lush, green environment with many palm trees and other tropical vegetation. The background shows a cityscape and a body of water under a clear sky.

# Floorplans – Yellow Tulip Algarve





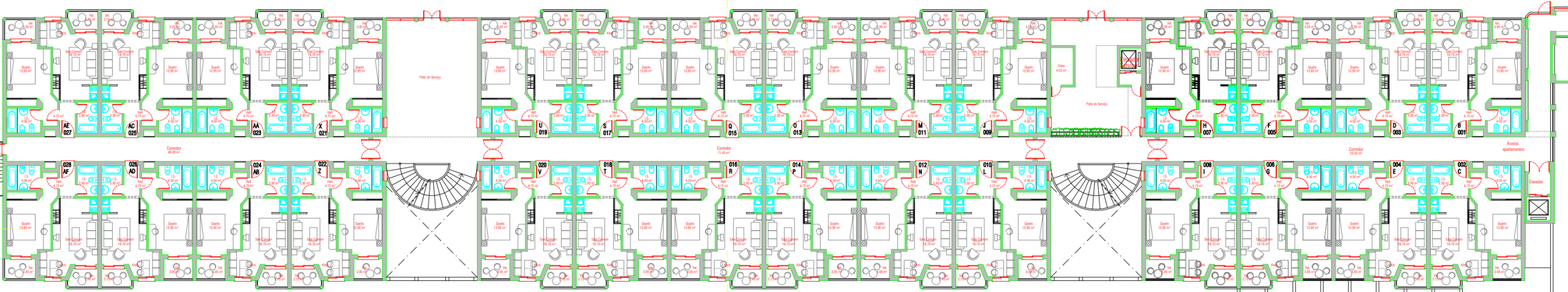
# Amenities Floor







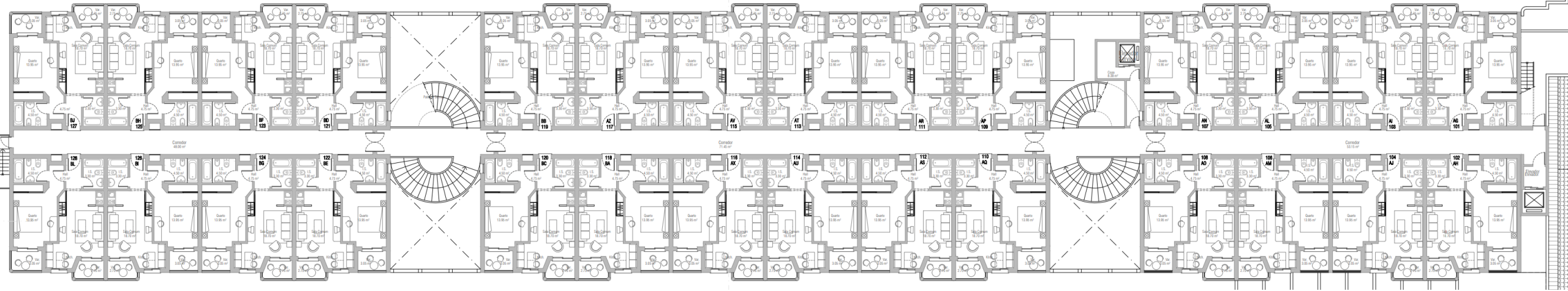
# Ground Floor







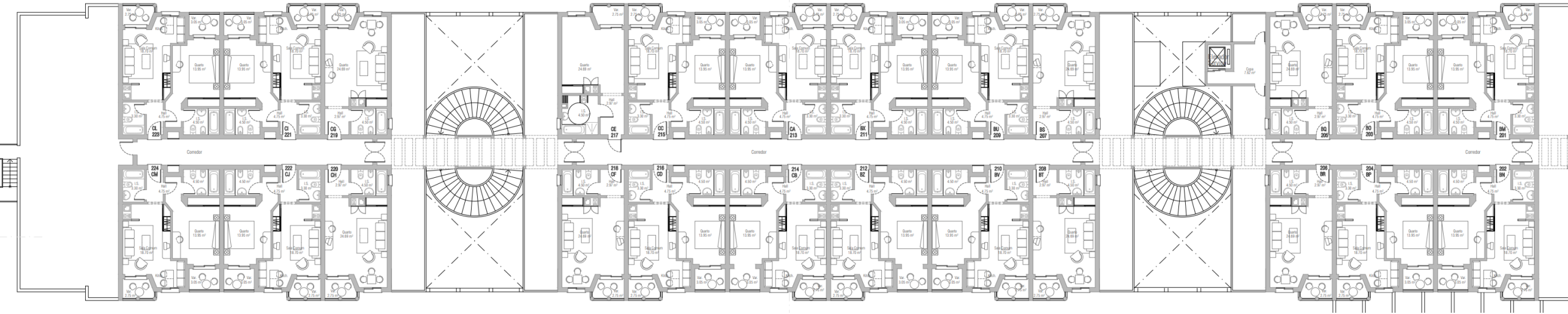
# First Floor







# Second Floor







# Price List

| Fraction | Apt # | View  | Type | GPA (m2) | Property Price | Refurb Cost | Total sales Price |
|----------|-------|-------|------|----------|----------------|-------------|-------------------|
| B        | 001   | Hills | T1   | 52.51    | €265,000       | €20,000     | €285,000          |
| C        | 002   | Pool  | T1   | 52.51    | €270,000       | €20,000     | €290,000          |
| D        | 003   | Hills | T1   | 52.51    | €265,000       | €20,000     | €285,000          |
| E        | 004   | Pool  | T1   | 52.51    | €270,000       | €20,000     | €290,000          |
| F        | 005   | Hills | T1   | 52.51    | €265,000       | €20,000     | €285,000          |
| G        | 006   | Pool  | T1   | 52.51    | €270,000       | €20,000     | €290,000          |
| H        | 007   | Hills | T1   | 52.51    | €265,000       | €20,000     | €285,000          |
| I        | 008   | Pool  | T1   | 52.51    | €270,000       | €20,000     | €290,000          |
| J        | 009   | Hills | T1   | 52.51    | €265,000       | €20,000     | €285,000          |
| L        | 010   | Pool  | T1   | 52.51    | €270,000       | €20,000     | €290,000          |
| M        | 011   | Hills | T1   | 52.51    | €265,000       | €20,000     | €285,000          |
| N        | 012   | Pool  | T1   | 52.51    | €270,000       | €20,000     | €290,000          |
| O        | 013   | Hills | T1   | 52.51    | €265,000       | €20,000     | €285,000          |
| P        | 014   | Pool  | T1   | 52.51    | €270,000       | €20,000     | €290,000          |
| Q        | 015   | Hills | T1   | 52.51    | €265,000       | €20,000     | €285,000          |
| R        | 016   | Pool  | T1   | 52.51    | €270,000       | €20,000     | €290,000          |
| S        | 017   | Hills | T1   | 52.51    | €265,000       | €20,000     | €285,000          |
| T        | 018   | Pool  | T1   | 52.51    | €270,000       | €20,000     | €290,000          |
| U        | 019   | Hills | T1   | 52.51    | €265,000       | €20,000     | €285,000          |
| V        | 020   | Pool  | T1   | 52.51    | €270,000       | €20,000     | €290,000          |
| X        | 021   | Hills | T1   | 52.51    | €265,000       | €20,000     | €285,000          |
| Z        | 022   | Pool  | T1   | 52.51    | €270,000       | €20,000     | €290,000          |
| AA       | 023   | Hills | T1   | 52.51    | €265,000       | €20,000     | €285,000          |
| AB       | 024   | Pool  | T1   | 52.51    | €270,000       | €20,000     | €290,000          |
| AC       | 025   | Hills | T1   | 52.51    | €265,000       | €20,000     | €285,000          |
| AD       | 026   | Pool  | T1   | 52.51    | €270,000       | €20,000     | €290,000          |
| AE       | 027   | Hills | T1   | 52.51    | €265,000       | €20,000     | €285,000          |
| AF       | 028   | Pool  | T1   | 52.51    | €270,000       | €20,000     | €290,000          |
| AG       | 101   | Hills | T1   | 52.51    | €267,000       | €20,000     | €287,000          |
| AH       | 102   | Pool  | T1   | 52.51    | €273,000       | €20,000     | €293,000          |
| AI       | 103   | Hills | T1   | 52.51    | €267,000       | €20,000     | €287,000          |
| AJ       | 104   | Pool  | T1   | 52.51    | €273,000       | €20,000     | €293,000          |
| AL       | 105   | Hills | T1   | 52.51    | €267,000       | €20,000     | €287,000          |
| AM       | 106   | Pool  | T1   | 52.51    | €273,000       | €20,000     | €293,000          |
| AN       | 107   | Hills | T1   | 52.51    | €267,000       | €20,000     | €287,000          |
| AO       | 108   | Pool  | T1   | 52.51    | €273,000       | €20,000     | €293,000          |
| AP       | 109   | Hills | T1   | 52.51    | €267,000       | €20,000     | €287,000          |
| AQ       | 110   | Pool  | T1   | 52.51    | €273,000       | €20,000     | €293,000          |
| AR       | 111   | Hills | T1   | 52.51    | €267,000       | €20,000     | €287,000          |
| AS       | 112   | Pool  | T1   | 52.51    | €273,000       | €20,000     | €293,000          |





# Price List

| Fraction | Apt # | View  | Type | GPA (m2) | Property Price | Refurb Cost | Total sales Price |
|----------|-------|-------|------|----------|----------------|-------------|-------------------|
| AT       | 113   | Hills | T1   | 52.51    | €267,000       | €20,000     | €287,000          |
| AU       | 114   | Pool  | T1   | 52.51    | €273,000       | €20,000     | €293,000          |
| AV       | 115   | Hills | T1   | 52.51    | €267,000       | €20,000     | €287,000          |
| AX       | 116   | Pool  | T1   | 52.51    | €273,000       | €20,000     | €293,000          |
| AZ       | 117   | Hills | T1   | 52.51    | €267,000       | €20,000     | €287,000          |
| BA       | 118   | Pool  | T1   | 52.51    | €273,000       | €20,000     | €293,000          |
| BB       | 119   | Hills | T1   | 52.51    | €267,000       | €20,000     | €287,000          |
| BC       | 120   | Pool  | T1   | 52.51    | €273,000       | €20,000     | €293,000          |
| BD       | 121   | Hills | T1   | 52.51    | €267,000       | €20,000     | €287,000          |
| BE       | 122   | Pool  | T1   | 52.51    | €273,000       | €20,000     | €293,000          |
| BF       | 123   | Hills | T1   | 52.51    | €267,000       | €20,000     | €287,000          |
| BG       | 124   | Pool  | T1   | 52.51    | €273,000       | €20,000     | €293,000          |
| BH       | 125   | Hills | T1   | 52.51    | €267,000       | €20,000     | €287,000          |
| BI       | 126   | Pool  | T1   | 52.51    | €273,000       | €20,000     | €293,000          |
| BJ       | 127   | Hills | T1   | 52.51    | €267,000       | €20,000     | €287,000          |
| BL       | 128   | Pool  | T1   | 52.51    | €273,000       | €20,000     | €293,000          |
| BM       | 201   | Hills | T1   | 52.51    | €275,000       | €20,000     | €295,000          |
| BN       | 202   | Pool  | T1   | 52.51    | €275,000       | €20,000     | €295,000          |
| BO       | 203   | Hills | T1   | 52.51    | €275,000       | €20,000     | €295,000          |
| BP       | 204   | Pool  | T1   | 52.51    | €275,000       | €20,000     | €295,000          |
| BQ       | 205   | Hills | T0   | 34.35    | €263,000       | €17,000     | €280,000          |
| BR       | 206   | Pool  | T0   | 34.35    | €266,000       | €17,000     | €283,000          |
| BS       | 207   | Hills | T0   | 34.35    | €263,000       | €17,000     | €280,000          |
| BT       | 208   | Pool  | T0   | 34.35    | €266,000       | €17,000     | €283,000          |
| BU       | 209   | Hills | T1   | 52.51    | €275,000       | €20,000     | €295,000          |
| BV       | 210   | Pool  | T1   | 52.51    | €275,000       | €20,000     | €295,000          |
| BX       | 211   | Hills | T1   | 52.51    | €275,000       | €20,000     | €295,000          |
| BZ       | 212   | Pool  | T1   | 52.51    | €275,000       | €20,000     | €295,000          |
| CA       | 213   | Hills | T1   | 52.51    | €275,000       | €20,000     | €295,000          |
| CB       | 214   | Pool  | T1   | 52.51    | €275,000       | €20,000     | €295,000          |
| CC       | 215   | Hills | T1   | 52.51    | €275,000       | €20,000     | €295,000          |
| CD       | 216   | Pool  | T1   | 52.51    | €275,000       | €20,000     | €295,000          |
| CE       | 217   | Hills | T0   | 34.35    | €263,000       | €17,000     | €280,000          |
| CF       | 218   | Pool  | T0   | 34.35    | €266,000       | €17,000     | €283,000          |
| CG       | 219   | Hills | T0   | 34.35    | €263,000       | €17,000     | €280,000          |
| CH       | 220   | Pool  | T0   | 34.35    | €266,000       | €17,000     | €283,000          |
| CI       | 221   | Hills | T1   | 52.51    | €275,000       | €20,000     | €295,000          |
| CL       | 223   | Hills | T1   | 52.51    | €275,000       | €20,000     | €295,000          |
| CM       | 224   | Pool  | T1   | 52.51    | €275,000       | €20,000     | €295,000          |





**Portugal Golden Visa  
Yellow Tulip Algarve – 280K EUR**