



The Riverside

HOTEL FARO

Welcome to Portugal





A GATEWAY TO EU CITIZENSHIP

EUROPEAN UNION





27 EUROPEAN COUNTRIES PART OF THE EU

- Austria
- Belgium
- Bulgaria
- Croatia
- Cyprus
- Czech Republic
- Denmark
- Estonia
- Finland
- France
- Germany
- Greece
- Hungary
- Ireland
- Italy
- Latvia
- Lithuania
- Luxembourg
- Malta
- Netherlands
- Poland
- Portugal
- Romania
- Slovakia
- Slovenia
- Spain
- Sweden

SCHENGEN AREA COUNTRIES

- Austria
- Belgium
- Czech Republic
- Denmark
- Estonia
- Finland
- France
- Germany
- Greece
- Hungary
- Iceland
- Italy
- Latvia
- Lithuania
- Liechtenstein
- Luxemburg
- Malta
- Norway
- Netherlands
- Poland
- Portugal
- Slovakia
- Slovenia
- Spain
- Sweden
- Switzerland

EUROZONE COUNTRIES

- Austria
- Belgium
- Cyprus
- Estonia
- Finland
- France
- Germany
- Greece
- Ireland
- Italy
- Latvia
- Lithuania
- Luxembourg
- Malta
- Netherlands
- Portugal
- Slovakia
- Slovenia
- Spain

NUMBERS IN 2022

MEMBER STATES	AREA KM2
27	4.42 MILLION
GDP REPRESENT	SCHENGEN ZONE
22%	FREELY CIRCULATION
OFFICIAL LANGUAGES	POPULATION (EST. 2021)
24	+447 MILLION
EURO ZONE COUNTRIES	YEARS IN PEACE
19	65





The Riverside
HOTEL FARO



*“Being a European citizen means
you **benefit from all** the best things:*

**A CONTINENT AT PEACE
THE WORLD’S BIGGEST ECONOMY
THE FREEDOM TO MOVE”**

VIVIANE REDING
Vice President of the European Commission 2010-2014





7 EU citizenship rights

AT A GLANCE



POWERFUL PASSPORT
Visa-waiver to 150+ countries



FREE MEDICAL COVERAGE



FREE EDUCATION
MOST OF THE EU COUNTRIES



VOTING & BEING A CANDIDATE RIGHTS



FREE MOVEMENT
LIVE, WORK AND STUDY ACROSS THE EU



SAFETY FOOD STANDARD



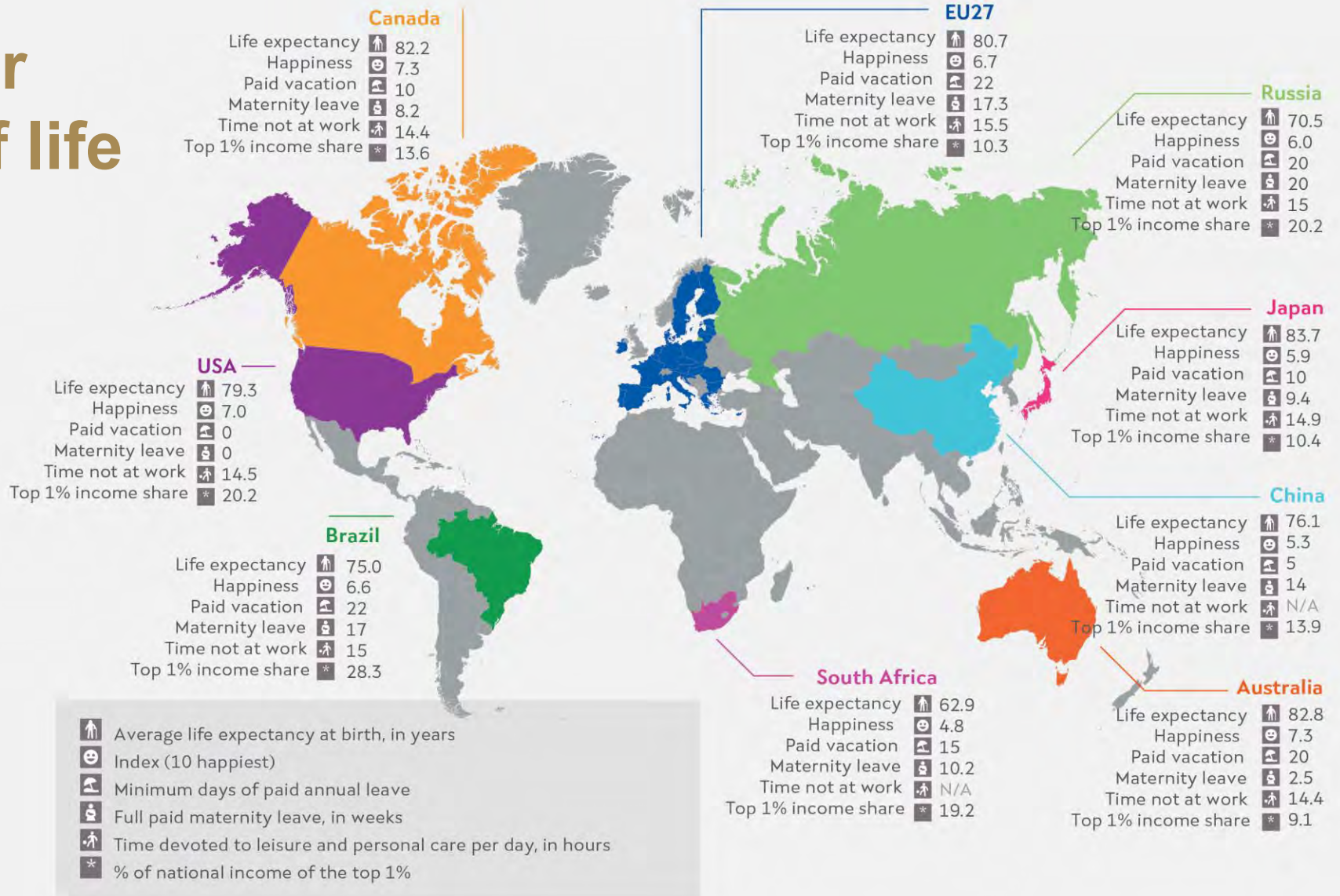
NON DISCRIMINATION





Europe is a world leader in quality of life

2016 or latest available data



Sources: OECD, UN, European Commission





A GATEWAY TO EU CITIZENSHIP

PORTUGAL





Lisbon

- Capital city
- International commercial hub



Porto

- 2nd largest metropolitan city & Most prosperous city
- Key industry: Tourism and Hospitality



Algarve

- Portugal Beach destination
- Key industry: Hi-end Service, heaven for retirees

10.31 MILLION

PORTO, LISBON & ALGARVE

WORLD SAFETY INDEX
TOP 6

WORLD ECONOMY COMPETITIVENESS INDEX
42 / 141

2022 ANNUAL GLOBAL RETIREMENT INDEX
4TH PLACE





Why Portugal?



PERFECT WEATHER

Portugal has around 2,500 to 3,200 hours of **sunshine a year**, an average of 4-6 hrs in winter and 10-12 hrs in the summer.
(Min: 8°C - max: 25-28°C)



PERFECT HEALTHCARE

Portugal ranks **12th in the best** public health systems in the world, ahead of high developed countries like the United Kingdom, Germany or Sweden, (Canada 30th and USA 37th). **Portuguese among the world's healthiest people.**



GOOD EDUCATION SYSTEM

Rank #16th Globally
Free studying until 18 years old.
Most English fluency compared with France, Italy, Spain.



BEST DESTINATION IN EUROPE

Porto and Lisbon namely 2 cities among **Best Destinations** in Europe
Best Destination for retirees from EU to move to live here
Cost of Living cheaper than most European countries.



POWERFUL PASSPORT

Rank 3th Globally
Visa free or visa on arrival access to over 160 countries and territories.



GOLDEN VISA PROGRAM

PORTUGAL





THE **FASTEST PROGRAM** TO OBTAIN EU RESIDENCE PERMIT THROUGH INVESTMENT ACTIVITY IN PORTUGAL.

An official Portugal government
program, enacted on 8th Oct 2012.

By **31st August 2022**, Portugal
issued **29.253** resident permits to
investors and their family members.





Statistics

ORGANIC LAW 2/2018

The time period for a foreign national to apply for Portuguese nationality has decreased from **6 years to 5 years.**



GOLDEN RESIDENCE PERMIT PROGRAMME(ARI)

Data from the 08th of October 2012 to the 31st of August 2022

11.060

RESIDENCE PERMITS FOR PURSUING INVESTMENT ACTIVITIES (ARI)

2012	2
2013	494
2014	1526
2015	766
2016	1414
2017	1351
2018	1409
2019	773
2020	1182
2021	1337

18.193

RESIDENCE PERMITS TO FAMILY MEMBERS (FAMILY REUNIFICATION)

2013	576
2014	2395
2015	1322
2016	2344
2017	2678
2018	2500
2019	2192
2020	2043
2021	1267

TOTAL INVESTMENT

6 497 529 571,45€

656 198 325,71€
BY CAPITAL TRANSFER

5 759 842 687,84€
BY PURCHASING A REAL ESTATE PROPERTY

MAIN NATIONALITIES

China	5168
Brazil	1123
Turkey	525
South Africa	469
USA	466

11.060 ARI BY ACQUIRING REAL ESTATE
(8061 by subparagraph iii) and 768 by subparagraph iv), of paragraph d), article 3 of Law 23/2007, of 4 July, as amended)

816 ARI BY TRANSFERING CAPITAL

22 ARI BY CREATING JOB POSITIONS





Requirements



**NO
AGE LIMIT**



**NO
MANAGEMENT
EXPERIENCES**



**NO
EDUCATION
LIMIT**



**NO
FINANCIAL
PROOFS**



**NO
INTERVIEW**



**VALID
PASSPORT**



**LEGAL
RESIDENT**



**VALID MEDICAL
INSURANCE**



**7 DAYS
OF STAY**



**5 YEARS OF
INVESTMENT**





The best things about Portugal



ONLY 1 YEAR TO
GET PORTUGAL/
RESIDENCE
PERMITS



FREE EDUCATION
FOR KIDS AND
PROTECTED
HEALTHCARE
SYSTEM
FOR PARENTS



VISA-FREE
TRAVEL
TO SCHENGEN
AREA
(26 COUNTRIES)



NO WORLDWIDE
INCOME TAXES



APPLY FOR EU
CITIZENSHIP,
FREE-VISA
ACCESS TO 150+
COUNTRIES



LIVE, STUDY, WORK
IN EU WITH FAMILY
& CHILDREN
AFTER PORTUGUESE
CITIZENSHIP





The Riverside

HOTEL FARO

Welcome to Portugal





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HOTEL FARO

OUR NEW PROJECT - FARO

AN EXCLUSIVE 4-STAR SIGNATURE HOTEL

THE RIVERSIDE HOTEL FARO 16 BY MERCAN PROPERTIES





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HOTEL FARO

Location

The Faro Hotel will be located about 7 km from Faro Airport. This airport has direct international connections to several countries.

Faro is the largest city in the Algarve region, known for its beautiful historical heritage and its outstanding beaches.

The city has all the essential day-to-day services nearby, along with excellent restaurants serving the region's traditional dishes and tremendous tourist spots to visit.





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HOTEL FARO

OUR NEW PROJECT FARO



THE RIVERSIDE HOTEL FARO BY MERCAN PROPERTIES





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HOTEL FARO

OUR NEW PROJECT - FARO



VALEU A PENA? TUDO VALE A PENA SE A ALMA NÃO É PEQUENA
Fernando Pessoa in Mensagem, Mar Português

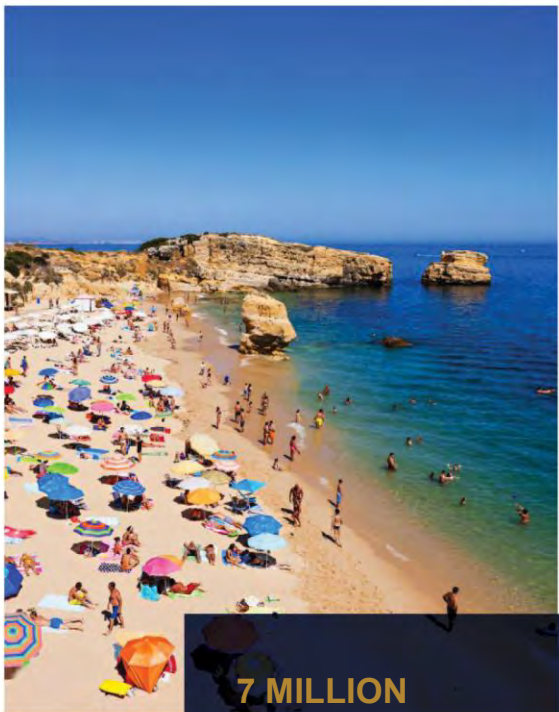
History with a Water View

FROM PORTUGUESE AGE OF DISCOVERY





Faro City



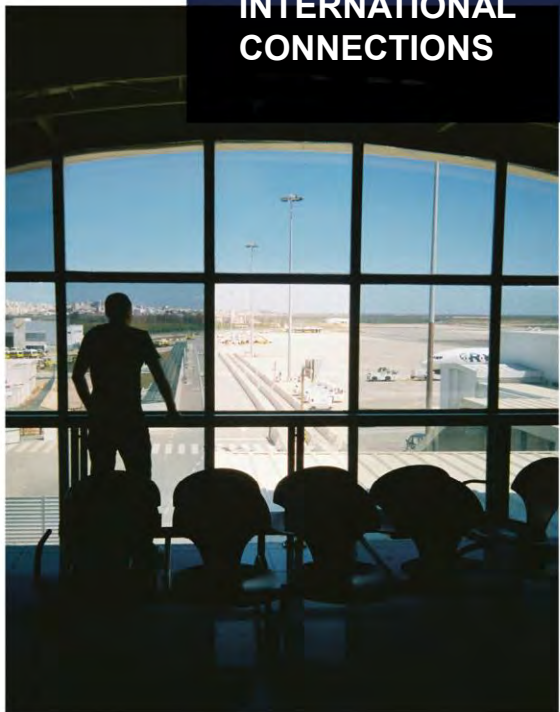
7 MILLION VISITORS PER YEAR

MILD CLIMATE THROUGHOUT THE YEAR



LARGEST CITY IN THE ALGARVE REGION

AIRPORT WITH INTERNATIONAL CONNECTIONS





Praia do Farol

Ria Formosa Nature Park



Faro, the heart of the Algarve



World's Leading Beach Destination



Best Summer Destination



BEACHES AND ISLANDS

Faro has some of the best beaches in the world, and if you are into adventures, jump into a ferry boat and discover Faro's desert islands.



RIA FORMOSA NATURE PARK

The nature park occupies 17,900.77 ha and is the most important wetland on the south of Portugal. In this area several activities are run here - bivalve culture, fish farming, salt production, sand extraction... - and is quite visited because it is on the tourist heart of Algarve.



CULTURE

Faro is a city full of events and culture, you can appreciate all the historic monuments that the city has to offer and go to the most diverse events such as the Festa de Santa Iria, the Flamenco Festival or the International Motard Gathering.



WILDLIFE

Explore the Ria Formosa area and be admired by the flamingos and dolphins in the area.



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HOTEL FARO

Streets with stories to tell

—
MAKING THE OLD, SOMETHING NEW

THE RIVERSIDE HOTEL FARO 22 BY MERCAN PROPERTIES

OUR NEW PROJECT - FARO





The Riverside

HOTEL FARO

FARO BEACH

RIA
FORMOSA
NATURAL
PARK

FARO
AIRPORT

FARO DOCK

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HOTEL FARO

PARQUE
RIBEIRINHO

OUR NEW PROJECT - FARO





The Riverside
HOTEL FARO



Project Concept

The **Riverside Hotel Faro** was designed under a **distinct concept**: A vibrant modern color palette in the interiors, complemented by natural light and locally influenced design and decor.

The main features of this **4-star** signature hotel comprise estimated **133 boutique rooms** with luxury details, **Gym** created for dynamic people, **Spa** with a relaxed and clean ambiance and a **swimming pool** to recharge your energy.

Guests can enjoy an intense taste for real moments in the **Bar** and **Restaurant** with a very elegant and refreshing atmosphere.

The Riverside Hotel's promenade has a special character where guests can walk, enjoy, visit the local markets and appreciate the views of the surrounding beaches.



Rooms

A welcoming
room experience.



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HOTEL FARO

OUR NEW PROJECT / FARO



ILLUSTRATION PHOTO FOR THE HOTEL CONCEPT

THE RIVERSIDE HOTEL FARO 25 BY MERCAN PROPERTIES



Restaurant

Intense palates for true moments.

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HOTEL FARO



OUR NEW PROJECT - FARO



ILLUSTRATION PHOTO FOR THE HOTEL CONCEPT

THE RIVERSIDE HOTEL FARO 26 BY MERCAN PROPERTIES



OUR NEW PROJECT - FARO



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HOTEL FARO

Bar

Delivering
Real Hospitality



ILLUSTRATION PHOTO FOR THE HOTEL CONCEPT

THE RIVERSIDE HOTEL FARO 27 BY MERCAN PROPERTIES

Spa

Developed
to a relaxed
and clean
ambiance.



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HOTEL FARO

OUR NEW PROJECT - FARO



ILLUSTRATION PHOTO FOR THE HOTEL CONCEPT

THE RIVERSIDE HOTEL FARO © BY AMERICAN PROPERTIES





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HOTEL FARO

OUR NEW PROJECT | FARO

*Interior
Pool*

Relax and recharge
your energy for the
days to come



ILLUSTRATION PHOTO FOR THE HOTEL CONCEPT

THE RIVERSIDE HOTEL FARO 29 BY MERCAN PROPERTIES





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HOTEL FARO

OUR NEW PROJECT - FARO

Rooftop
Pool



ILLUSTRATION PHOTO FOR THE HOTEL CONCEPT

THE RIVERSIDE HOTEL FARO 30 BY MERCAN PROPERTIES





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HOTEL FARO

OUR NEW PROJECT - FARO

Gym

Created for dynamic
people.



ILLUSTRATION PHOTO FOR THE HOTEL CONCEPT

THE RIVERSIDE HOTEL FARO 31 BY MERCAN PROPERTIES





The Riverside
HOTEL FARO

OUR NEW PROJECT - FARO



Investment Overview

CALL FOR
INVESTORS

145

INVESTMENT
STARTING

280.000€

TOTAL PROJECT
INVESTMENT

40.6M€

SCOPE OF PROJECT

An exclusive 4-Star Hotel with 133 rooms
Flagged by an International Brand

PROJECT BENEFITS

IMT Paid by the Developer
VAT Included
Guaranteed buyback
7 Days Free Stay*

PROJECT TIMELINE

Call for investors: **September 2022**
Expected Completion date: **3Q2024**

*subject to availability



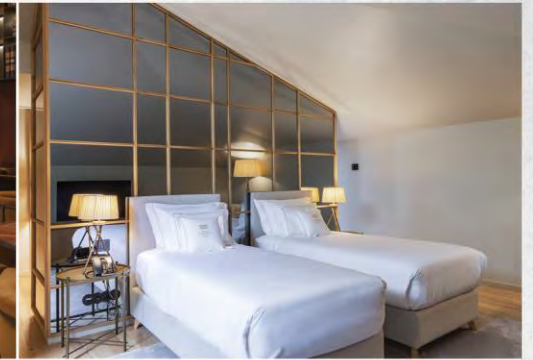


TRACK RECORD

IN PORTUGAL



Operational Hotels



Make your
Reservation:
HERE

CASA DA COMPANHIA, VIGNETTE COLLECTION BY IHG

Located within the heart of the tourist zone in the second largest city of Portugal, Porto.

Porto is one of the oldest European centers, and its historical core was proclaimed a World Heritage Site by UNESCO in 1996.

Casa da Companhia is a new 5-star luxury hotel in the most prestigious and central location in Porto. Outstanding service and comfort with historical roots.

TOTAL PROJECT VALUE (EUR)	TOTAL INVESTORS	INVESTMENT AMOUNT PER INVESTOR (EUR)	STATUS
11.2M	32	350.000	OPEN

Operational Hotels



Make your
Reservation:
[HERE](#)

CASA DAS LÉRIAS

It's a building that projects the architectural identity of Amarante and a symbol of the historical cultural heritage of the city. Influenced by the modern movement, namely the Bauhaus school, the building was able to maintain its avant-garde character over the decades.

Its location is completely privileged: start to one of the main arteries of the historic city center and rests on the first line of the right margin of the Tâmega river, turning to an outdoor garden area.

**TOTAL PROJECT
VALUE (EUR)**

7M

TOTAL INVESTORS

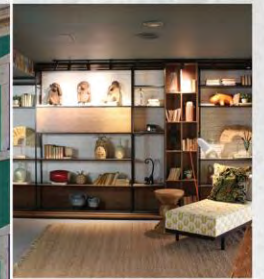
25

**INVESTMENT AMOUNT
PER INVESTOR (EUR)**

280.000

STATUS

OPEN



Make your
Reservation:
[HERE](#)

SÉ CATEDRAL HOTEL PORTO, TAPESTRY COLLECTION BY HILTON

A project of rehabilitation of an old building in the Historic Centre of Porto, a UNESCO Heritage in 2012 and converted into a boutique hotel of 77 rooms, 5 floors, with amenities such as restaurant-bar, and a terrace cafe.

It is located at the heart of the Historic Centre of Porto.

**TOTAL PROJECT
VALUE (EUR)**

23.8 M

TOTAL INVESTORS

68

**INVESTMENT AMOUNT
PER INVESTOR (EUR)**

350.000

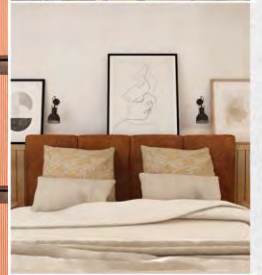
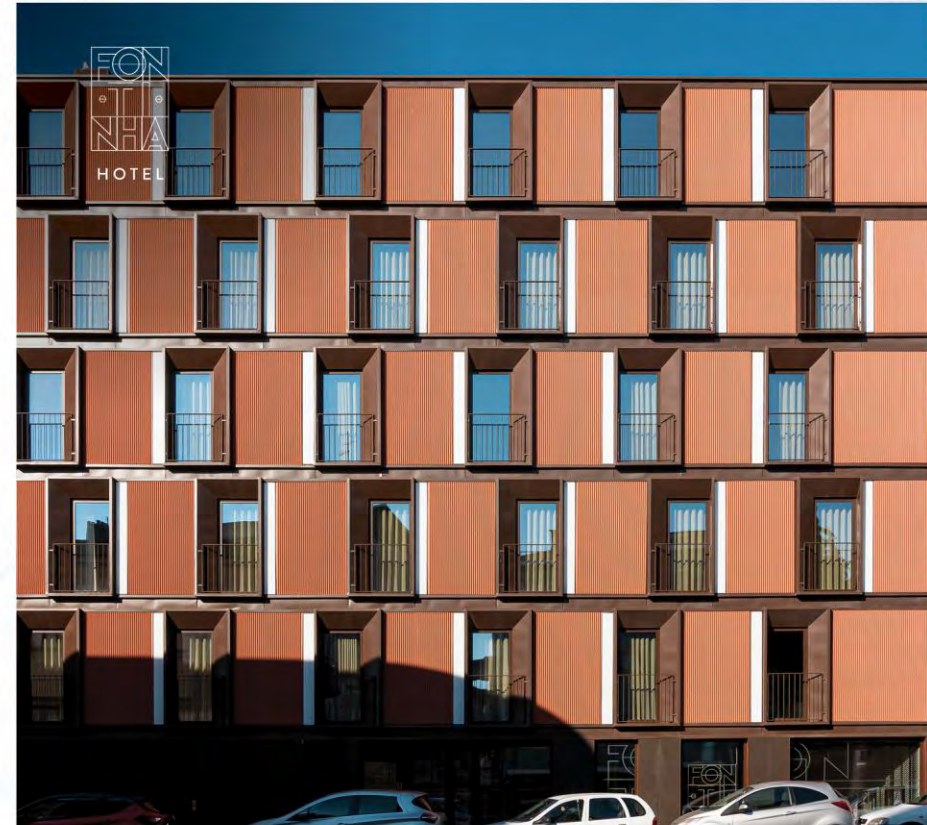
STATUS

OPEN

Operational Hotels



Make your
Reservation:
[HERE](#)



Make your
Reservation:
[HERE](#)

FOUR POINTS BY SHERATON MATOSINHOS

Located near the beach in Matosinhos and in front of a city park in Porto. Its proximity to the sea, beach and the city park makes it an attractive area for tourists and city goers.

Situated at the northern part of Porto, Matosinhos is a major port and fishing town known for its sandy beach. It is a city rich in beautiful architecture, wine and culture – with museums and cruise terminals nearby, it is a key tourist destination.

TOTAL PROJECT VALUE (EUR)

19.1 M

TOTAL INVESTORS

54

EXPECTED ROI

5% -10%

INVESTMENT AMOUNT PER INVESTOR (EUR)

350.000

STATUS

OPEN

FONTINHA HOTEL, TRADEMARK COLLECTION BY WYNDHAM

Fontinha is one of our latest projects in the historic center of Porto. It is a project of rehabilitation of an old building into a 4-star hotel with 6 floors, 49 rooms, amenities such as a restaurant and bar, and a courtyard with a fountain and garden. It is located at the corner of Fontinha and Santa Catarina street.

TOTAL PROJECT VALUE (EUR)

14 M

TOTAL INVESTORS

40

INVESTMENT AMOUNT PER INVESTOR (EUR)

350.000

STATUS

OPEN

Under Construction



TRACK RECORD - PORTUGAL

THE RIVERVIEW, A TRIBUTE PORTFOLIO HOTEL

The Hotel's project involves the rehabilitation of a dated building, turning it into a 4-star hotel.

The Hotel also possesses a unique, specific area for guests to appreciate the view of the city.

Its location in a privileged area, will provide to guests with easy access to the most attractive tourist spots in town.

TOTAL PROJECT VALUE (EUR)

26.25 M

TOTAL INVESTORS

75

EXPECTED TO START OPERATION

2023

CONSTRUCTION STATUS

ON

INVESTMENT AMOUNT PER INVESTOR (EUR)

350.000

PORTO ART'S HOTEL

The Porto Art's Hotel project is part of the rehabilitation of Properties of Patrimonial Interest of the city of Porto, giving a new life to the history and culture that surrounds it.

The building of the Porto Art's Hotel was the residence of a noble family from the north of the country and still has the family crest.

TOTAL PROJECT VALUE (EUR)

15.4 M

TOTAL INVESTORS

44

EXPECTED TO START OPERATION

1Q 2023

CONSTRUCTION STATUS

ON

INVESTMENT AMOUNT PER INVESTOR (EUR)

350.000

HILTON GARDEN INN ÉVORA

This Hotel will operate under the Hilton Garden Inn brand, which is the perfect concept to give the Hotel a vibrant, modern and sophisticated atmosphere where an open plan space is combined with ingenious detailing and light furniture to allow maximum flexibility.

TOTAL PROJECT VALUE (EUR)

21 M

TOTAL INVESTORS

75

EXPECTED TO START OPERATION

1Q 2023

CONSTRUCTION STATUS

ON

INVESTMENT AMOUNT PER INVESTOR (EUR)

280.000

Under Construction



PORTO LAPA PARK

Porto Lapa Park project integrates the internationally recognized Renaissance Brand in the city. It has been projected under a solid concept: inspiring shapes, simplicity and elegance, combined with high-end engineering.

This hotel will have one of the largest conference, event and convention center in the country.

TOTAL PROJECT VALUE (EUR)
56 M

TOTAL INVESTORS
160

EXPECTED TO START OPERATION
1Q 2023

CONSTRUCTION STATUS
ON

INVESTMENT AMOUNT PER INVESTOR (EUR)
350.000



PORTO ART'S SUITES

The Porto Art's Suites project is part of the rehabilitation of Properties of Patrimonial Interest of the city of Porto, giving a new life to the history and culture that surrounds it.

Porto Art's Suites will be a perfect complement to the Porto Art's Hotel providing an extra space and flexibility that a regular hotel room isn't able to.

TOTAL PROJECT VALUE (EUR)
7.6 M

TOTAL INVESTORS
21

EXPECTED TO START OPERATION
4Q 2023

CONSTRUCTION STATUS
ON

INVESTMENT AMOUNT PER INVESTOR (EUR)
356.900

EXPECTED ROI
5% TO 8%



HOLIDAY INN EXPRESS PORTO

Holiday Inn Express Porto Hotel project is part of the rehabilitation of Properties of the city of Porto, giving a new life to the history and culture that surrounds it.

This Hotel in Porto will be a perfect complement to the city, providing the ideal space and environment for business.

TOTAL PROJECT VALUE (EUR)
21 M

TOTAL INVESTORS
60

EXPECTED TO START OPERATION
4Q 2023

CONSTRUCTION STATUS
ON

INVESTMENT AMOUNT PER INVESTOR (EUR)
350.000

EXPECTED ROI
3%

Under Construction



HOLIDAY INN EXPRESS ÉVORA

Holiday Inn Express Évora Hotel project is part of the rehabilitation of Properties of the city of Évora, giving a new life to the history and culture that surrounds it.

Holiday Inn Express makes guests feel welcome and valued. Taking care of people and the communities around, providing the highest quality of service.

TOTAL PROJECT VALUE (EUR)

16.8 M

TOTAL INVESTORS

60

EXPECTED TO START OPERATION

1Q 2023

INVESTMENT AMOUNT PER INVESTOR (EUR)

280.000



MARRIOT LAGOS BEACH RESORT

Lagos Beach & Sports Resort presents itself with a concept that combines exclusivity with spaces designed with leisure time for the whole family in mind.

Its clean and elegant architectural lines fit in with balance in the surrounding environment, breathing the natural landscape in which it is integrated.

TOTAL PROJECT VALUE (EUR)

98 M

TOTAL INVESTORS

350

EXPECTED TO START OPERATION

3Q 2024

INVESTMENT AMOUNT PER INVESTOR (EUR)

280.000



LISBOA PARK

A concept that it was designed to provide spaces of comfort and tranquility, enhancing the moments of relaxation in periods of both tourism and business travels.

As a playground that attracts Fun Hunter travelers, Lisboa Park gives owners and franchisees a new pick of the litter to compete in the upper, midscale priced tier in prime urban locations.

TOTAL PROJECT VALUE (EUR)

63 M

TOTAL INVESTORS

180

EXPECTED TO START OPERATION

2Q 2024

INVESTMENT AMOUNT PER INVESTOR (EUR)

350.000

Under Construction



LAGOS MARINA HOTELS

Lagos Marina Hotels stands out for its privileged location, with a superb view over the Lagos Marina and the blue waters of the Atlantic.

The integration of the project in the surrounding space was designed to provide an architectural balance, standing out discreetly for its clean and refined lines. The good taste is also revealed in every detail, designed for the comfort and well-being of those who value an exclusive lifestyle.

TOTAL PROJECT VALUE (EUR)

107.8 M

TOTAL INVESTORS

385

EXPECTED TO START OPERATION

3Q 2024

INVESTMENT AMOUNT PER INVESTOR (EUR)

280.000



LAPA II HOTEL

Lapa II Hotel will be an expansion of Lapa Porto Hotel. Located in one of the most historical neighborhoods of Porto, right in the gateway to downtown. Dominating the landscape, on the top of a hill, the Hotel offers a breathtaking view over the city skyline.

It has been projected under one solid concept: inspiring shapes, simplicity and elegance, combined with high-end engineering. It will have the largest Park and conference room of the city center in Porto.

TOTAL PROJECT VALUE (EUR)

33.25 M

TOTAL INVESTORS

95

EXPECTED TO START OPERATION

2Q 2024

INVESTMENT AMOUNT PER INVESTOR (EUR)

350.000

Call For Investors



LISBOA SKYVIEW HOTEL

This Hotel in Lisbon will be a perfect addition to the city, providing the ideal space for those looking for relaxation, and even a stay while traveling or making a stopover in the city.

Located very close to Lisbon Airport, an international airport 7 km northeast from the city center of Lisbon. With high quality services, proximity to the wide range of cosmopolitan services and facilities, makes this hotel the best choice for families and businesses.

TOTAL PROJECT VALUE (EUR)

73.5 M

TOTAL INVESTORS

210

EXPECTED COMPLETION DATE

3Q 2024

INVESTMENT AMOUNT PER INVESTOR (EUR)

350.000

CALL FOR INVESTORS



THE RIVERSIDE HOTEL, FARO

The Faro Hotel will be located about 7 km from Faro Airport. This airport has direct international connections to several countries.

Faro is the largest city in the Algarve region, known for its beautiful historical heritage and its outstanding beaches.

The city has all the essential day-to-day services nearby, along with excellent restaurants serving the region's traditional dishes and tremendous tourist spots to visit.

TOTAL PROJECT VALUE (EUR)

40.6 M

TOTAL INVESTORS

145

EXPECTED COMPLETION DATE

3Q 2024

INVESTMENT AMOUNT PER INVESTOR (EUR)

280.000

CALL FOR INVESTORS



WWW.MERCANPROPERTIES.PT