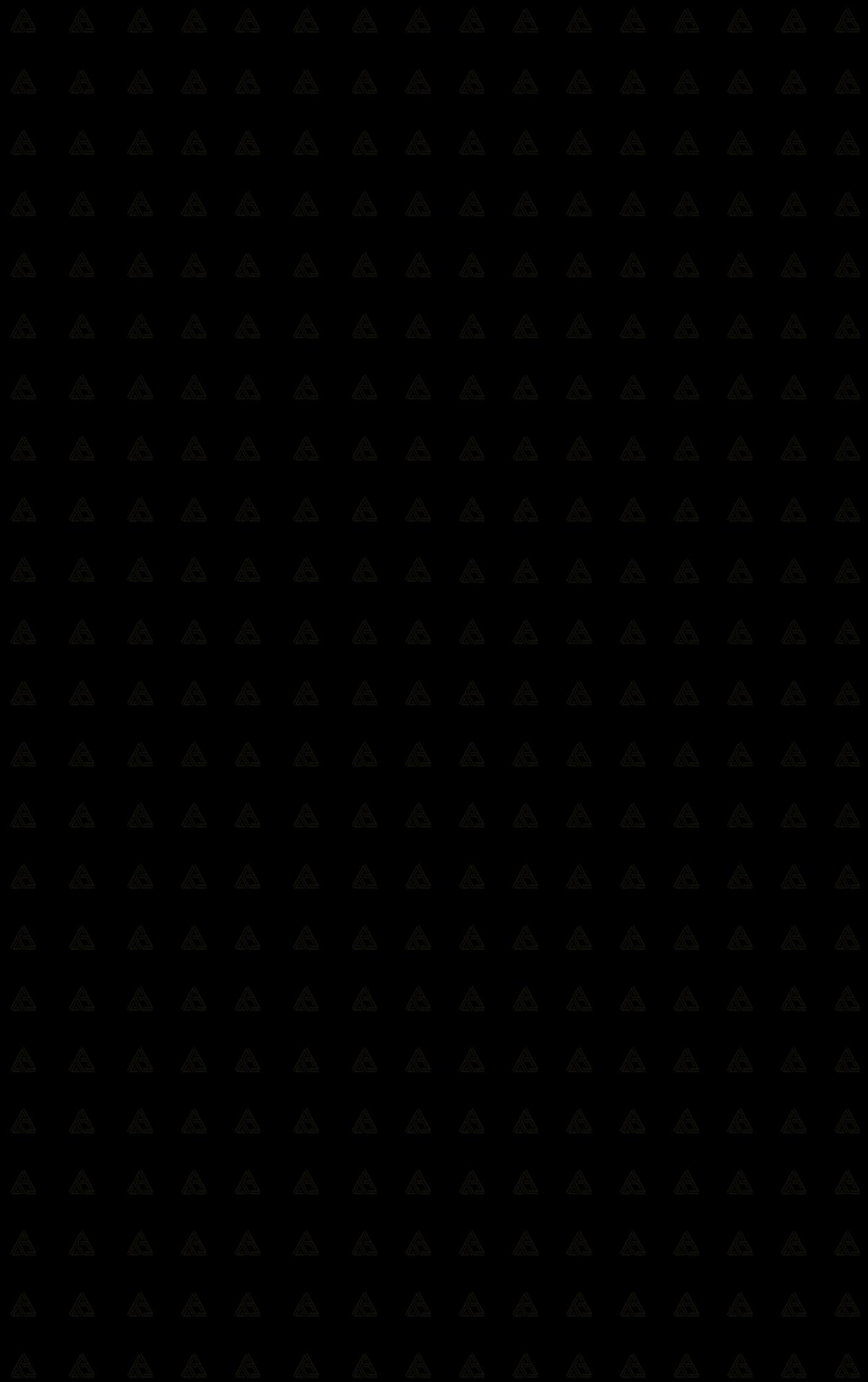




INVESTAUREUM





INVESTAUREUM

PRIME HERITAGE PROJECTS



“Simplicity is the ultimate
sophistication.”

LEONARDO DA VINCI





“Lisbon has a formidable appearance. And it is very different from the other cities that I know. With its hills and small sloping streets, it becomes very theatrical. It is not a city. It’s a masterpiece!”

PHILIPPE STARCK



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Welcome !

Investaureum is a Portuguese real estate investment group. We specialize in chartered and heritage developments, which give our investors access to the Global Residence Program and Portugal's coveted Golden Visa.

We provide expert professional consulting, business mediation and investment advice to individuals and companies that wish to invest in Portugal.





Our Mission

We acquire and rehabilitate heritage and chartered buildings across Portugal. We celebrate history, culture and authenticity. The combined knowledge and expertise of our team allows us to create the best possible mixed-use buildings that add maximum value for our investors.

Our Motto

We mine the most attractive real estate gems in Portugal, achievable by only a select few, and turn them into sustainable, optimal and profitable property jewels.



Our Management

Investaureum is a group of experts in a variety of disciplines who have joined efforts to create a new concept of value, service and partnership. Together, we provide legal and tax advisory, property research and procurement, architectural and engineering services, property management and guidance on residency and citizenship.



Tiago Gali Macedo
Chairman
Founding partner of the law firm Gali Macedo e Associados and manager of several companies in multiple branches of activity, including the real estate market



Carlos Gomes
CEO
Graduated in business administration and marketing from Oxford University; senior executive manager and board member of national and international companies



Nicolas Salerno
Residency & Citizenship
Seventeen years of experience in the investment migration industry worldwide; one of the pioneers in several leading programs



Jorge Forte
Real Estate
Industry leader and entrepreneur with 25 years of experience in real estate, property management and development



Gonçalo Carrington
Hotels & Hospitality
Business executive with recognized expertise and seniority in management and procurement of hotel operators worldwide



Our Team



Frederico Seixas
Sales & Marketing Director

Frederico Seixas Graduated in Business Administration with emphasis in International Business & Marketing, Frederico has vast experience in the area of residence and global citizenship, having worked for leading companies in the sector such as Henley & Partners, Latitude World, and CBRE-CB Richard Ellis. He has more than 30 years of experience in the specific area of sales and marketing management in the Real Estate Development Industry, and he has been a member of the IMC (Investment Migration Council) since its inception.



Nuno M. Pinto
Marketing

Nuno Pinto holds a degree in design from Universidade Lusíada of Porto and a post-graduate degree in marketing management from IESF Porto. He began his professional activity as a communication advisor for the Heliantia Group, specializing in business for several national brands. One of the pioneers in Portugal in immersion technologies, he believes that innovation is the key to success in creating a memory with the customer.



César Costa
Project Management

César Costa holds a degree in architecture from the Faculty of Architecture of the University of Porto (FAUP) and has completed an advanced study in the rehabilitation of historic city centers at the University of Santiago Compostela. Since 2010 he has been working in the project management area for several companies, with an emphasis on hotels and resorts.



Sandra Faria
Compliance & Due Diligence

Sandra Faria holds a degree in business management from the Catholic University of Porto and began her professional activity in auditing at Deloitte & Touche. Since 2005 she has been working in the area of consulting, auditing and statutory auditing, as well as in the administrative and financial management of several companies, including one in the real estate sector that she cofounded in 2008.



Bruno Brandão
Finance Officer

Bruno Brandão é um C.P.A. E um CFO experiente já com um histórico de trabalho em diferentes geografias como Portugal, Brasil, Tunísia, Luxemburgo e Holanda. É também avaliador imobiliário reconhecido pela comissão do mercado de valores mobiliários português e especialista em empreendimentos imobiliários.

Major Stakeholders



Why Portugal?



Widely considered the best country to live in, Portugal is admired for its quality of life, safety, exceptional public health and education systems, social and political stability and booming tourism and real estate sector.

Situated at the southwestern tip of Europe, Portugal has been a full member of the European Union since 1986 (when the EU was still the European Economic Community). The country has been a member of the Schengen area since 1995 and a member of the Euro area since the currency was adopted in 1999.

Portugal was ranked second in the 2018–2019 Global Residence Program Index, which considers the Portuguese Golden Visa residence program one of the best in the world. Portugal offers low and very attractive corporate and personal income tax regimes, fast processing time for Golden Visa applications, secure compliance and minimal processing fees.

The Power of Portugal

- In 2019, Portugal won an incredible 39 honors at the World Travel Awards. It was named Europe's leading destination in 2017, 2018 and 2019.
- In 2018, tourism grew by 8.1%. Data from the World Travel & Tourism Council showed that the Portuguese travel and tourism sector grew by 4.2% in 2019.
- Ranked 2nd in the 2018–2019 Global Residence Program Index.
- Henley & Partners placed Portugal in the 5th position in its 2019 Passport Index ranking.





- Investment is predicted to rise up to 3.7%, particularly in the construction sector.
- Standard & Poor's, Moody's and Fitch classify Portugal in investment quality level.
- Investors are searching for hotel assets due to their high rentability.
- Prices in Lisbon have increased, so other regions are on investors' outlook.

Safety

Portugal came in third in the 2020 Global Peace Index of the world's safest countries. It is clearly one of the most peaceful countries in the world, with high social and political stability and the lowest crime rate in the European Union.



Social

Although Portugal's stability is one of the main reasons people want to invest there, the day-to-day quality of life also makes it appealing. The country's authenticity, culture, mild weather, beautiful and varied landscapes, stunning beaches, privileged surfing spots, golf courses and excellent cuisine make it a fascinating destination for residents, tourists and investors.



Education

The education system in Portugal is very high quality. Families can choose from public, private and international schools throughout the country. Portugal also has several top-tier universities. The 2020 QS World University Rankings and 2019 U.S. News & World Report Ranking each include seven Portuguese universities, and the 2019 Times Higher Education Ranking lists twelve. Along with an excellent education, studying in Portugal also gives your family an opportunity to learn the third most widely spoken European language in the world.



Health Care

The Portuguese National Health Service is a network of more than 1,500 public hospitals and health centers, staffed by 120,000 health professionals across the country. Since its creation in 1979, the NHS has offered free and universal access for all residents. If you live in Portugal, you can use this service without any problems.



Climate

Portugal has the best climate in Europe and one of the best in the world. There are more than 200 days of sunshine per year and an average year-round maximum temperature of 17 degrees. People enjoy outdoor activities in all four seasons.



Hours of Sun
per Year

Lisbon	2,806
Madrid	2,769
Paris	1,662
London	1,633
Berlin	1,626
Brussels	1,546



Average Temperature
Year-Round

Lisbon	17.0°C
Madrid	15.0°C
Paris	12.3°C
Brussels	10.5°C
London	10.3°C
Berlin	10.3°C



Economy & Tax

The European Union has heralded the Portuguese economy for achieving a 2.7% growth in GDP in 2017. However, it remains a country where the cost of living is lower than in many of its European neighbors.

Portugal has a special tax regime designed to attract non-habitual residents in high added-value professions and beneficiaries of pensions received abroad. People who hold residence permits may benefit, under certain conditions and for a maximum of ten years, from a flat tax rate of 20% on income earned in Portugal.



The Portuguese Golden Visa

Portugal's Golden Visa program is one of the fastest and most reliable choices for foreign investors and third-country nationals who want to be granted a residence permit through personal or corporate investment activities conducted within the territory. The program offers a wide choice of investment options, a fast and non-bureaucratic application procedure and a minimal requirement for residency. Because of this, the Portuguese Golden Visa is the fastest growing investment immigration program in Europe.



Valid in 169 countries.

5th most valuable passport worldwide.



7 Steps to the Golden Visa

Investaureum guides its clients through the simple steps of submitting an application. These steps must be:

STAGE I Pre-departure

MONTH 1

STAGE II Temporary Residence

MONTHS 4-6

STAGE III Permanent Residence & Citizenship

YEAR 6

1. Visit a Portuguese embassy to attest the required list of documents, or travel to Portugal to do this locally
2. Transfer the amount of the investment and all diligence and applicable fees
3. Submit investment-related documents and payment for the Golden Visa application (done by a law firm with a power of attorney)
4. Travel to Portugal for two business days to provide biometric data
5. Receive approval and make payment for a temporary residence permit (done by a law firm through a power of attorney)
6. Apply for permanent residence after completing five years as a temporary resident
7. Apply for Portuguese citizenship, if desired, after meeting all the requirements





INVESTAUREUM

PRIME HERITAGE PROJECTS

Investaureum locates and curates exceptional real estate development projects in Lisbon, Porto, the Douro Valley, the Alentejo and, increasingly, in more wild and remote regions with stunning natural beauty. We work to attract foreign capital through the Golden Visa program and to ensure the highest possible return and yields for our investors.

We are a multinational team of real estate and legal professionals with more than 20 years of combined international experience in investment migration. Our specific expertise allows us to design projects that ensure large benefits for our clients. And as a one-stop shop with services that include investment advice, due diligence and application management, we are skilled at adapting and creating personalized solutions for our clients.

In addition, we guarantee all the necessary guidance to support the application for the Golden Visa and Portuguese residency.

Investaureum and Our Projects

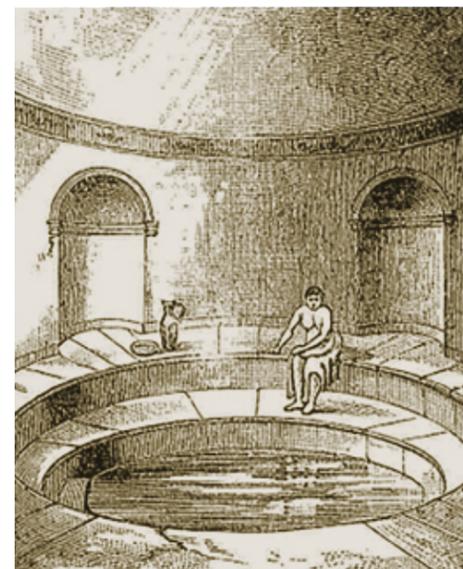




Dona Mafalda de Sabóia, the first queen of Portugal



Early 19th-century photographs of the Canaveses Palace



The hot-springs region of Marco de Canaveses is believed to have come into use even before the founding of Portugal. The ancient Romans bathed in these medicinal waters that sprung from between the rocks starting from the year 110 A.D. In 1143 the Portuguese royal family began to frequent the area. Dona Mafalda de Sabóia, the first queen of Portugal, ordered the building of a small residence in order to be able to treat a skin ailment, as well as a bridge, a church and other important structures. The work of Queen Mafalda continues to be extremely significant in the presence and prosperity of this location and of these waters.



Canaveses Palace

Holistic Wellness Clinic Hotel

Marco de Canaveses

Operated by:
CAMPBELL
GRAY
HOTELS



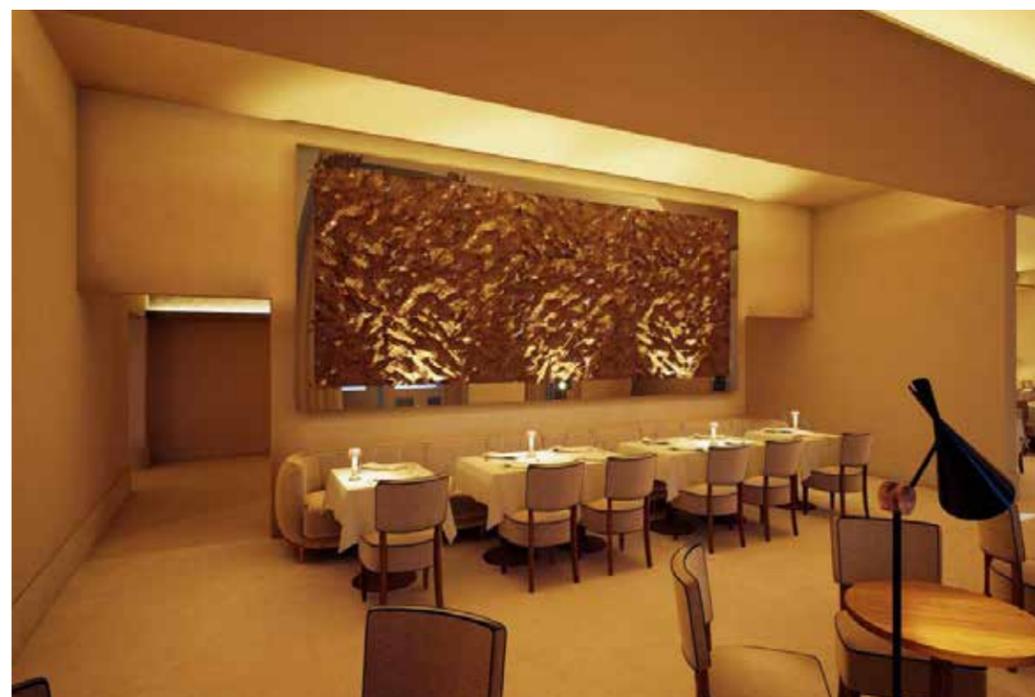
Canaveses Palace Holistic Wellness Clinic Hotel

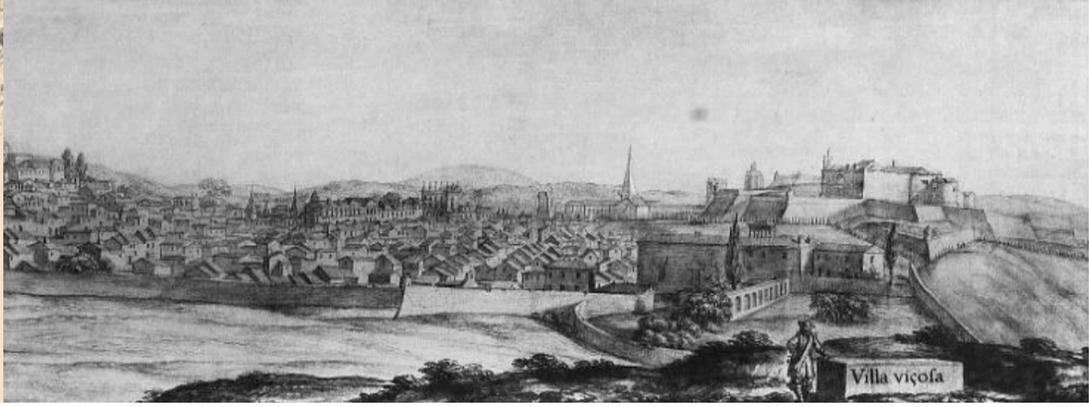
Marco de Canaveses

The Canaveses Palace is a fully refurbished boutique hotel and thermal spa in the north of Portugal, 40 minutes' drive from the Porto airport.

The project consists of a 5 star hotel (53 rooms), 26 luxury villas with riverfront plunge pools, a thermal clinic/spa and a restaurant. It is located on an incredible plot of land alongside the Tâmega River.

The estimated total investment is 20 million euros.





Vila Viçosa Royal São Paulo Vila Viçosa



Operated by



Beautiful Vila Viçosa has long been considered a jewel of the Alentejo, a frequent part of royal dowries and endowments. Although there is much manmade beauty in the municipality, it's easy to conclude that the natural beauty continues to inspire people to be creative. The area's rich cultural heritage has been enlarged and improved over the centuries. However, nature is still a driving force behind the local economy, which is centered on marble.

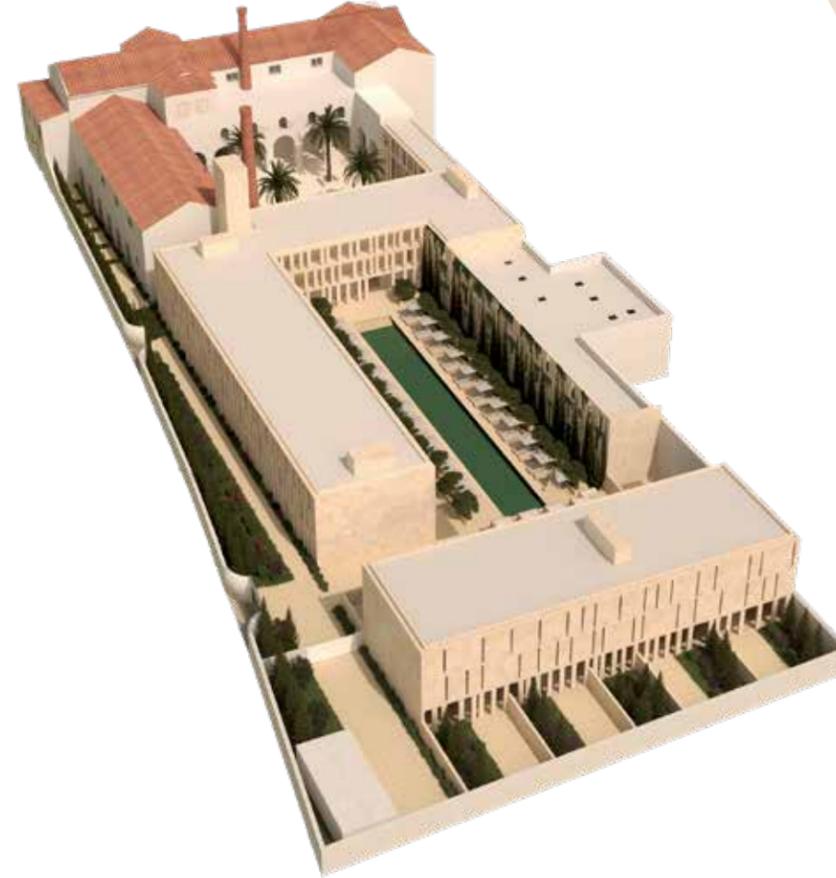
One and a half hours east of Lisbon and near the Spanish border, Vila Viçosa will satisfy the demands of the most refined visitor. Historical intrigue abounds in the churches, convents and palaces, while wild boar and deer run free in the royal hunting grounds. The traditional cuisine of the Alentejo reaches its high point here.





Vila Viçosa Royal São Paulo

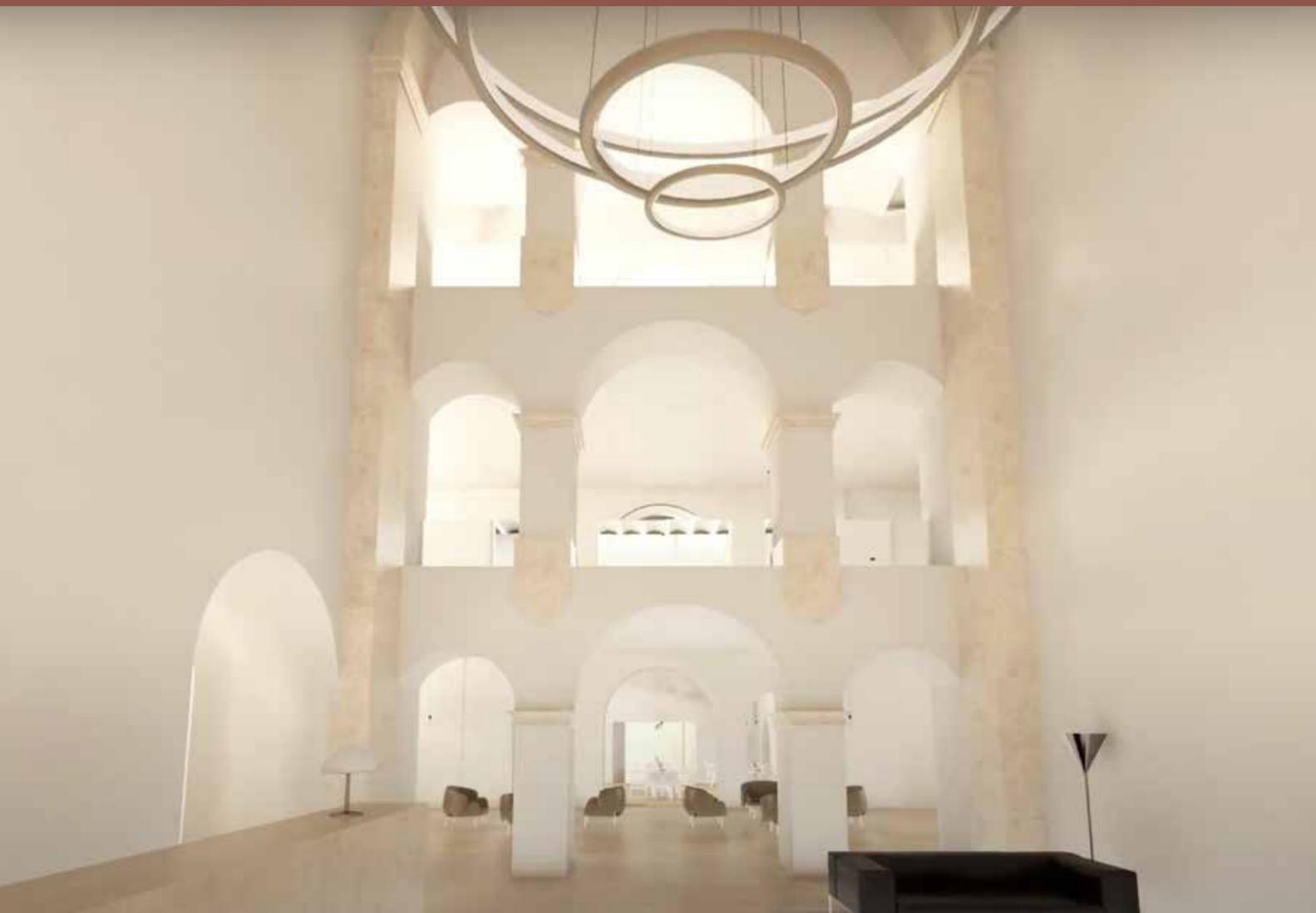
Vila Viçosa

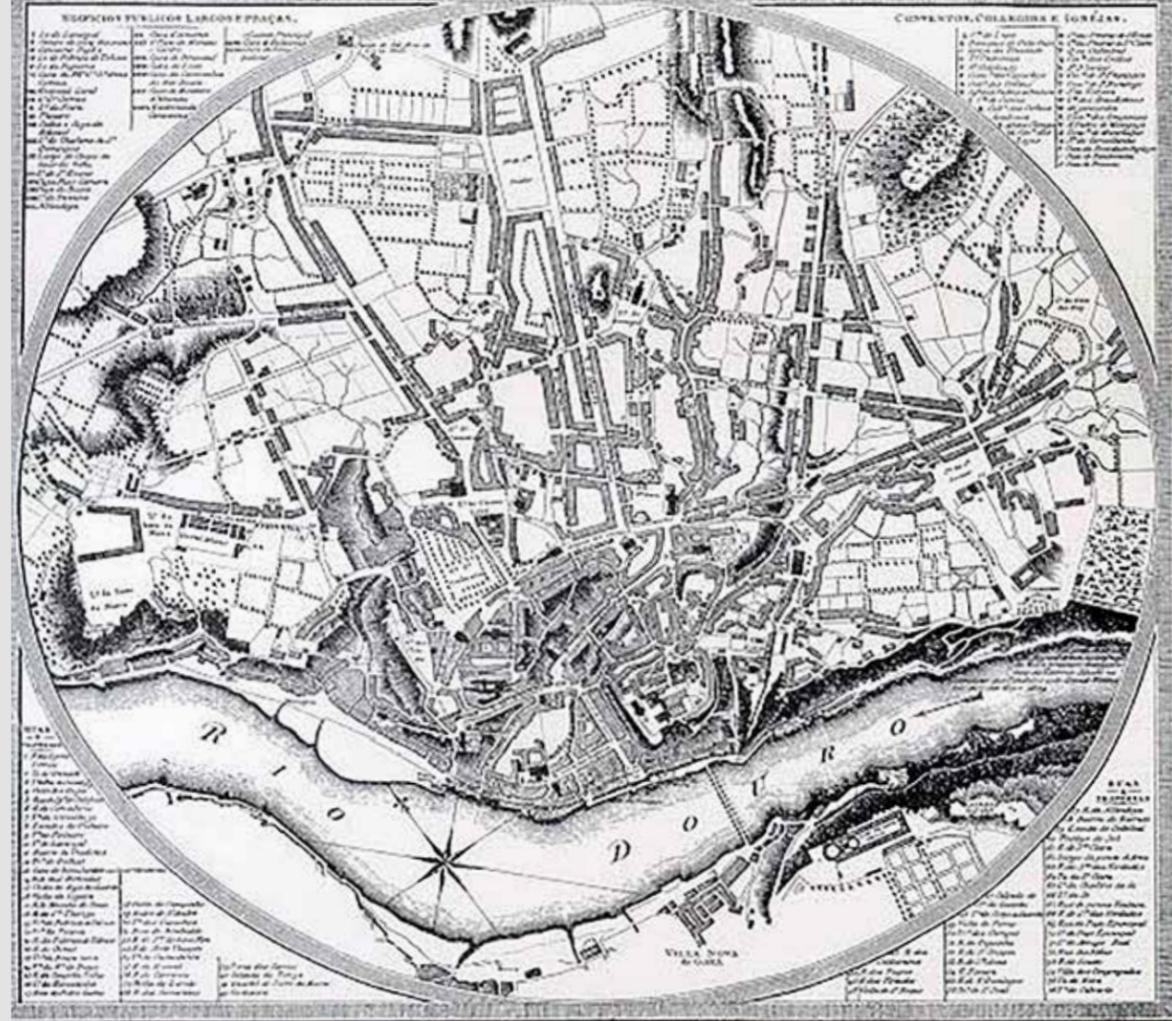


The project is a luxury resort in an iconic building that was constructed as a monastery in 1590, and later converted into a ceramic factory in the Alentejo - a region that is known as the new Tuscany.

The 5 star hotel consists of 60 suites plus 16 amazing luxury apartments with 4 plunge pools, a spa, a restaurant, an outdoor pool and an indoor pool.

The estimated total investment is 31 million euros.





Alegria

Porto

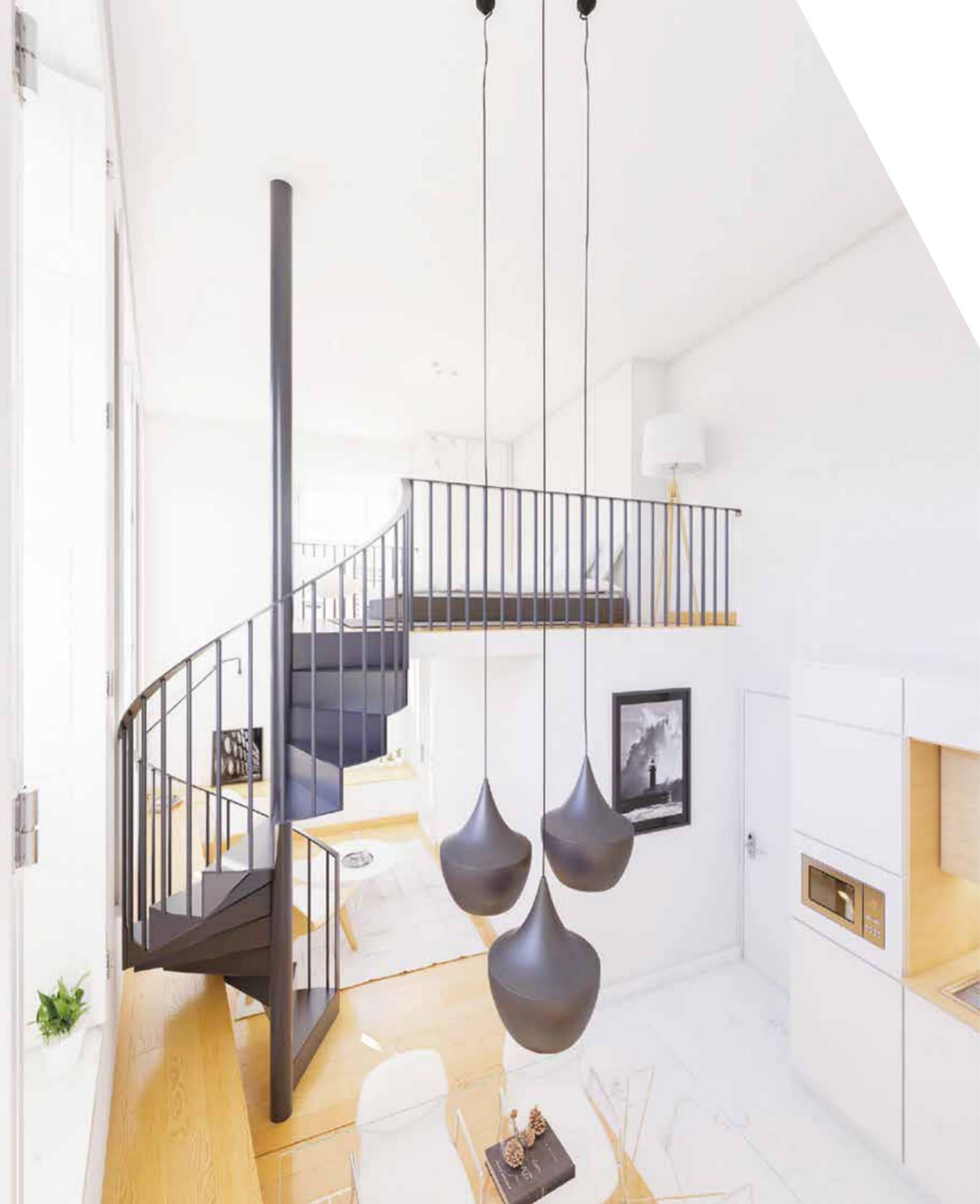


While the ancient roots of Portugal's second city have been proudly preserved, it is also modern and lively. Porto's traditional importance as an industrial center does not mean that it is lacking charm and character.

Some of the city's small-scale, colorful neighborhoods seem to have not changed since medieval times. But if you look more closely you'll see that they've been recently restored and include many fashionable restaurants and bars.

Porto has many attractions, monuments and museums, as well as an outstanding gastronomy and a cultural agenda that is constantly improving. It's also the starting point for an incredible journey exploring the Douro Valley.





Alegria Porto

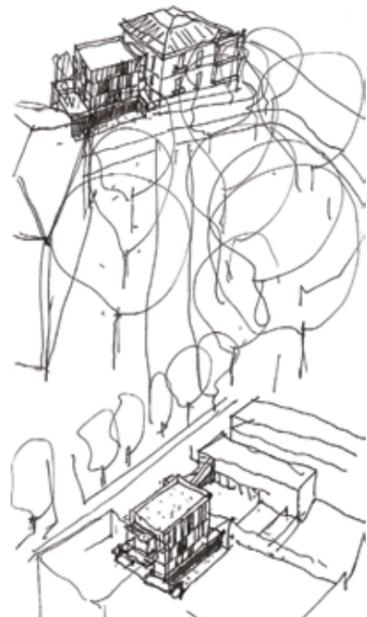
Alegria is a project with 16 exclusive, fully equipped and furnished duplex apartments in the heart of Portugal's second city.

a central location that is well known for its authenticity and charm. It is a 10-minute walk from top boutiques, attractions, restaurants and the city's main square.

The development occupies a rehabilitated 19th-century building in

The total investment is 6.5 € million euros.





Cascais 1889 Lux Boutique Hotel Cascais



The premier holiday destination of the Lisbon region, Cascais is a traditional and charming Portuguese fishing village that has responsibly developed into an upscale resort town. Historically, it was a summer retreat for Portuguese nobility, and today it maintains that illustrious heritage while meeting all the expectations of the modern tourist.

Within the cobbled streets of the historic center are lavish villas, an

imposing fort, fascinating museums and a buzzing holiday atmosphere. The beaches are glorious, from the see-and-be-seen beaches of the Portuguese Riviera to the wild nature and excellent surf beaches heading toward the Serra de Sintra coastline. But Cascais is more than just a beach town. It is just a short ride from the vibrant center of Lisbon or from the whimsical palaces and cool hills of Sintra.



Cascais 1889

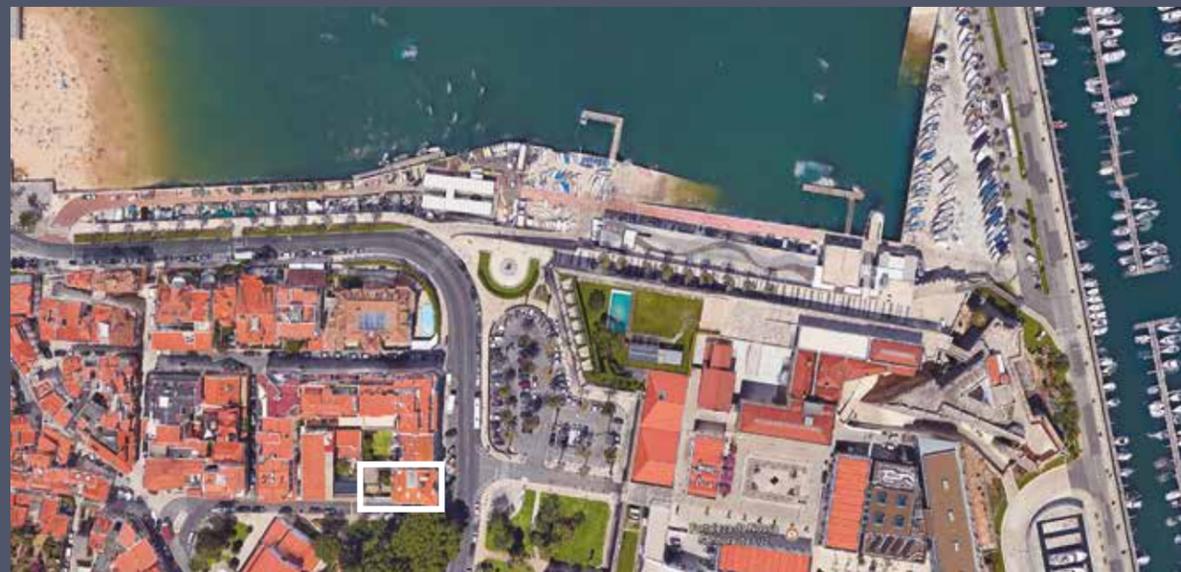
Lux Boutique Hotel

Cascais

The project is a boutique hotel located in a restored 19th-century prestige house in one of the most astonishing places in Europe.

It consists of 20 luxury suites, a spa, an indoor pool and a stylish restaurant. The location is a privileged one, just in front of the Cascais fortress and facing the marina.

The estimated total investment is 8 million euros.





A jewel of the Algarve, Silves proves that there's far more to the region than idle fun in the sun. Silves was originally the ancient capital of the region, during the time that it was under Moorish rule, from the 9th to the 12th century. With its inland and riverside location, it was a major defensive stronghold and an important trading center.

Fábrica do Inglês

Silves

Now Silves has the rhythm of a typical Portuguese village, unhurried and not bothered by the bustle of mass tourism. But still, there are signs of the illustrious past throughout the municipality: the striking redbrick castle, the strong town walls, the Gothic cathedral, many open-air cafés, cobblestone streets and a relaxed pace.

Silves also has a prime location, on the scenic banks of the slow-flowing Rio Arade. The region's beaches are only a short drive away.





Fábrica do Inglês Silves

This is a modern senior living integrated multi-use 5 star project in an authentic village resort, with apartments, shops, restaurants, a swimming pool, a spa, a gym and a museum in the interior of the Algarve only 10 minutes away from the ocean.

The development occupies an area of 13,400 square meters and a buildable area of approximately 16,400 square meters.

The estimated total investment is 50 million euros.





Real Convento das Servas

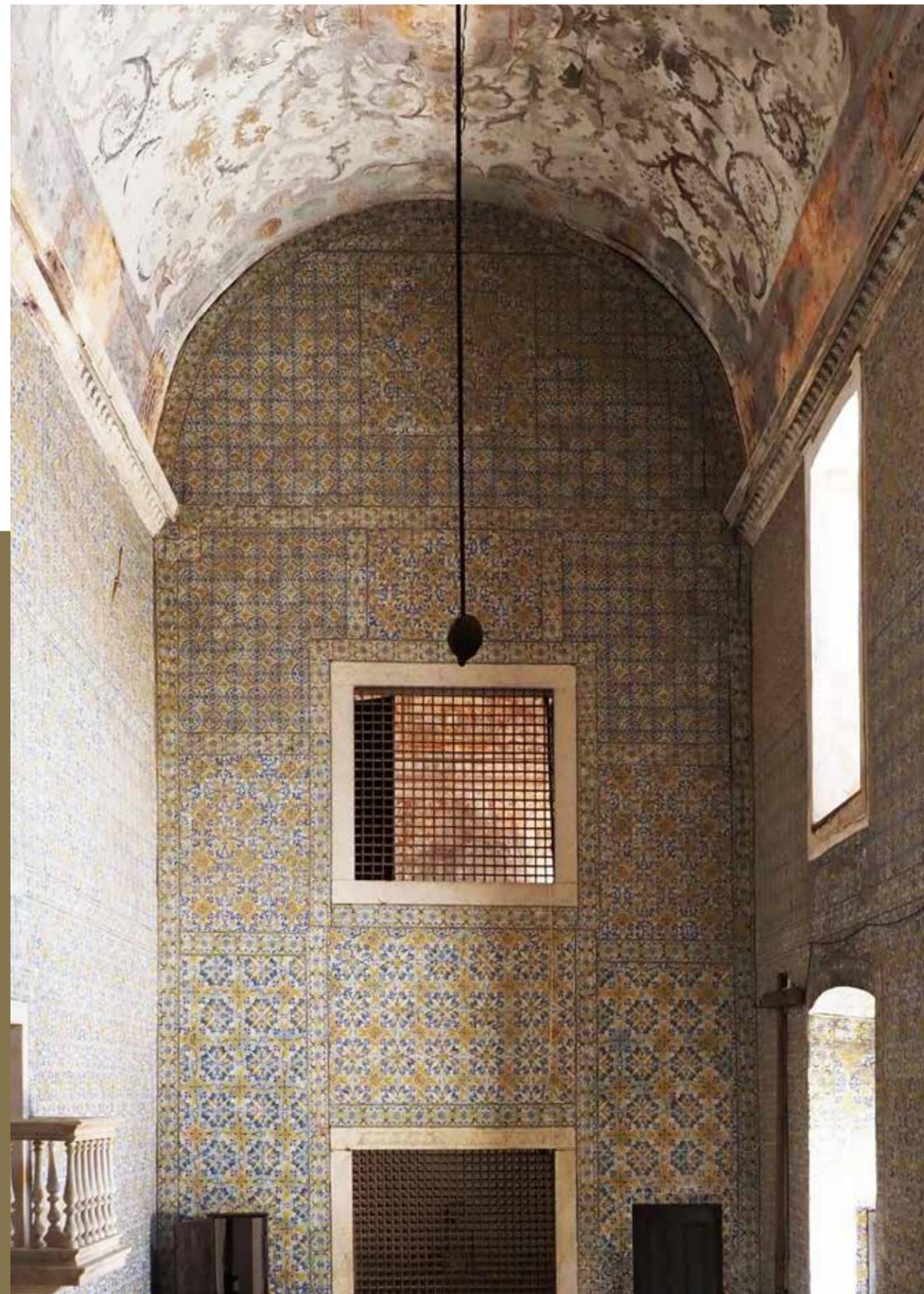
Hotel Spa Borba



Borba is one of those cities in the interior of Portugal that would be easy to overlook if it were not for its magnificent past. The Real Convento das Servas is a cornerstone of that past that has earned this region its place in history. Built on the 15th-century hermitage where the Brotherhood of the Servants of Our Lady worked, the structure was bequeathed to the Franciscan Order of the Algarves Province in the early 1600s. It soon became one of the most important edifices in Portugal. Its decorations depict the transition from baroque to rococo.

With the extinction of the religious orders in the 19th century, the church fell into ruin. However, it retained its structural integrity, making it ripe for rebirth. It is now a place to connect with and celebrate history.



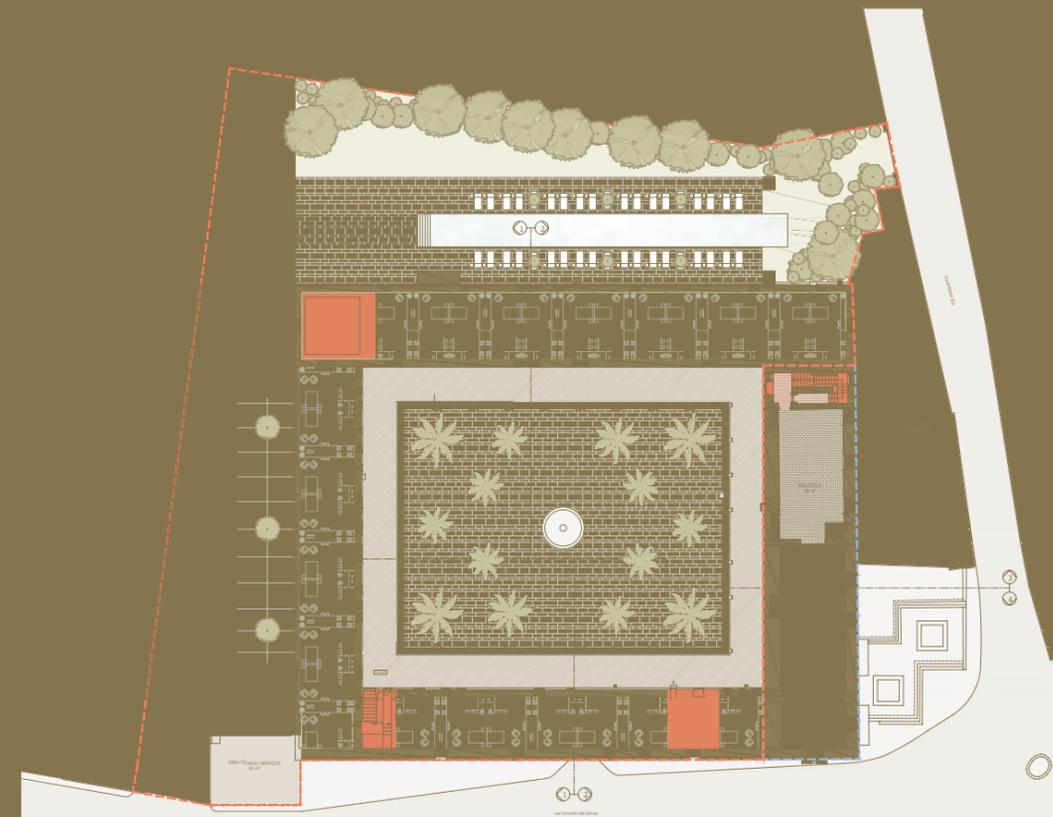


Real Convento das Servas Borba

The project is a full-service boutique hotel in a historic property in Borba. The development is a complete rehabilitation of an ancient convent with one of the most precious cloisters in southern Portugal. It will bring the Borba wine experience to a 4 star hotel, with a strong connection to the vineyards, a key element of the region.

It is designed as a boutique hotel with 70 rooms and 25 exclusive villas with plunge pools, a spa, an outdoor pool, a restaurant, a bar and indoor and outdoor event space.

The estimated total investment is 40 million euros.

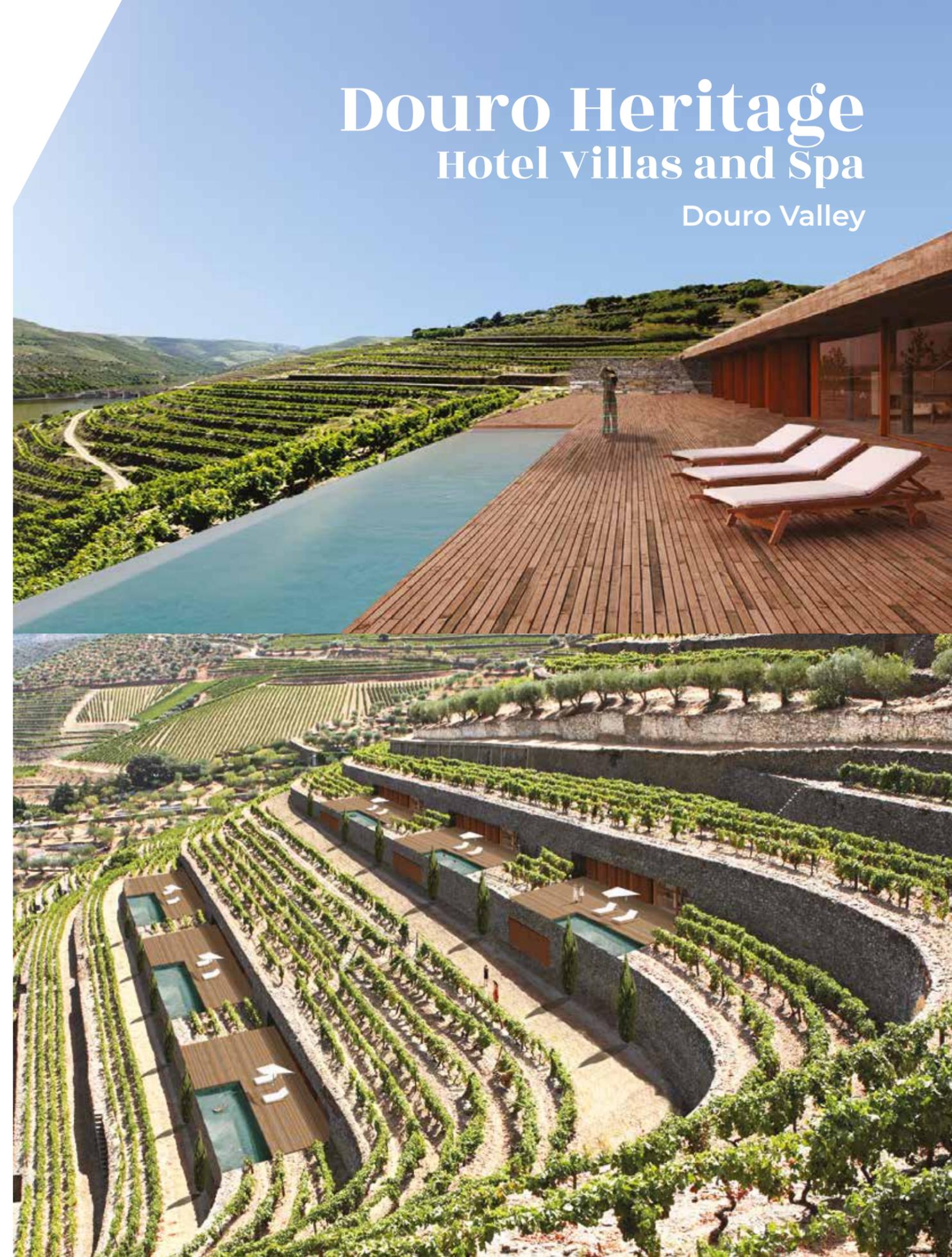




Douro Heritage

Hotel Villas and Spa

Douro Valley



Located to the east of Porto, the dramatic Douro Valley is frequently sought out by travelers looking for an introduction to Portuguese wines and viniculture. They also find stunning natural beauty and a deep cultural history that makes it a UNESCO World Heritage Site and one of the places that the Portuguese are most proud of.





The boundaries were determined for the Douro Valley's vineyards in 1756, making it the oldest demarcated wine region in the world. In fact, wine production goes back 2,000 years. The terraced fields on either side of

the Douro River are breathtaking and unique to the region. In a country brimming with natural beauty, the Douro Valley is considered one of the crown jewels.



Douro Heritage Hotel Villas and Spa Douro Valley

The multi-use project is built among the vineyard terraces of the stunning Douro Valley with 11 hectares overlooking the Douro River with a riverfront of approximately 500 meters.

The project consists of a 5 star resort hotel with 80 suites, 60 luxury villas all with riverfront infinity pools, a spa, a panoramic restaurant, a marina, tennis and padel courts, mini golf, vineyards and a private train station.

The estimated total investment is 135 million euros.



Portugal Is Waiting for You

To learn more about investing in
Portugal, Investaureum and why we are
right for you, visit investaureum.com



