

Investing in Portugal

Only Qualified Assets



SPECIAL ISSUE
HOSPITALITY

Special Issue #4/2019_12
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Media

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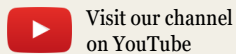
Special Issue: “Exquisite Property” (pdf)



December 2019 Newsletter – All assets (pdf)

IMPORTANT NOTES:

1. This document has been prepared for general information purpose only. It does not represent any contract or commitment to Global Consultants or any other part. Detailed info and advise must be obtained before taking any investment decision or any action regarding the subject presented hereby.
2. P&L values may vary; ‘Costs’ are estimated considering the maximum prices and ‘Profits’ considering the minimum ones, showing the darkest scenario, in order to minimize operational risk.



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HOSPITALITY



Short-term aparthotel

Alfama, Lisbon

#hospitality #runningbusiness #primelocation #shorttermrenting

Location

Located in one the most traditional neighborhoods in Lisbon, this building is delivered with or without exploration contract.

- In the heart of Traditional Lisbon
- 10 minutes from Castelo de São Jorge
- 5 minutes from ‘Portas do Sol’ viewpoint



General info

Type	Traditional building
Condition	Fully refurbished
Location	Alfama, Lisbon
Floors above the ground	Ground + 2
Floors below the ground	1
GCA	1.922 sqm
Current use	Exquisite short-term rent

Accommodation

Rooms (all suites)	12 (25 sqm)
Apartments	13 (70 sqm)
River view	Upper floor apartments
Garden	1st floor apartments
Average occupation rate	80%

Asking price

9.800.000€
(5.099€/ sqm)



Brochure
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Note:

The building is registered as ‘horizontal property’, meaning each fraction is independent. It allows the building to be sold as a residential one, with independent apartments, if that would be of the interest of the owner.

Hotel in Porto Centre

4-Star

#hospitality #runningbusiness

Brief

Hotel unit rated 4-Star with very good accessibility to downtown and outside Porto, through car, train or airplane.

Located close to main arteries, it's only 15 minutes far from the Airport, 8 minutes from the historical centre and 10 minutes from the main train hub.



Main features

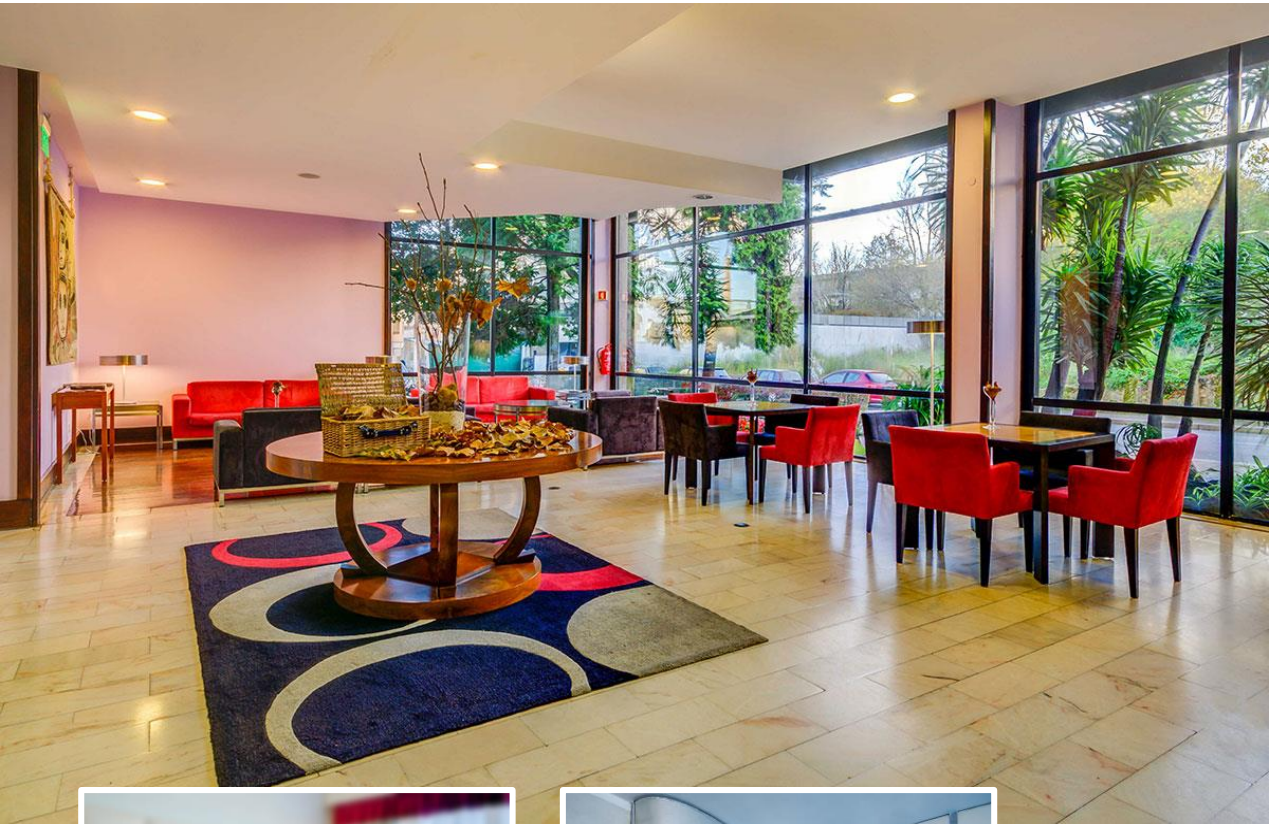
Number of rooms
(Double rooms, Family rooms, Suites) 126

Private garage & Car parking

Restaurant & Pub

Business & Events 3 rooms
(100 to 223 sqm)

Health club Pool, Jacuzzi, Sauna, Gym, Massage & Treatment Service



General info

Type	Urban hotel
Rate	4-Star
Location	Porto Centre
Land area	2.000 sqm
Deployment area	1.650 sqm
GCA	6.400 sqm
Construction	1971
Last renovation	2019

The deal

Scenario 1. Purchase with operator	
Asking price	15.500.000€
Net yield	6%
Contract options	15/ 20 years
Scenario 2. Purchase without operator	
Asking price	17.500.000€

 Brochure download (PDF)

Charming hotel

Douro river

#hospitality #runningbusiness

Description

Located alongside the waters of Rio Tâmega and Douro, this 11th century historical building stands on an outstanding natural beauty place.



Featuring

- Tennis court
- Heated indoor pool
- Sauna & Turkish bath
- Outdoor pool
- Panoramic restaurant
- River beach
- Vineyard, olive grove, pine & eucalyptus forest



General info

Type	Charming aparthotel
Location	Douro riverside
Status	Running business
Property area	83 ha
Private Riverside	2,5 kms
Nature walk	Dozens of kilometers

Accommodation

Rooms	38
Major suites	2
Houses	20

Asking price

On request

Premium Procurement Service

A perspective view of a hallway with a polished wooden floor and patterned wallpaper. Eight doors are lined up along the wall. The first seven doors are white with black frames and handles. The eighth door, on the right, is bright yellow with a black frame and handle. The floor reflects the light from the doors.

Knock at the right door

Overview

The **Premium Procurement Service** is a specialized service, provided by Global Business Consultants, aiming to search, analyze and introduce highly qualified assets to their clients.



Knock at the right door



Learn more
about PPS



Brochure
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Target

- Medium to big sized investments
- Exclusive
- Priority in the deals
- Free until the deal is closed

Main benefits

- Full **dedication** of a seasoned team.
- Truly **oriented** search.
- Only **relevant** assets, according to your specific requirements.
- Only **fully qualified** and certified assets.
- **Priority** in receiving detailed info and preference in case of interest.
- Financial and market studies and tools **included**.
- **Tailor-made** proposals.

The essential difference

1

- Not a central ordering office
- Time save.

2

- **Oriented** to your requirements

3

- **Confidentiality**

4

- **Qualified** and **Certified** assets

5

- Business **tools**

6

- **Tailor-made** proposals

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