



PORTIM'US CITY CENTRUM 2

YOUR FUTURE HOME IN THE CENTER OF PORTIMÃO

ON THE WAY TO THE WATER CITY
PORTIM'US



PORTIM'US CITY CENTRUM 2

REAL ESTATE PROJECT IN PORTIMÃO,
LOCATED IN ONE OF THE MOST
DESIRED CENTRAL LOCATIONS

PREMIUM LOCATION



 11 mins

Portimão Marina

 10 mins

Praia da Rocha



 9 mins

Highway A22

 8 mins

Portimão
Museum



Portim'us

 5 mins

Portimão
Hospital



 2 mins

Eng.º Nuno Mergulhão
Elementary School



**PORTIM'US CITY
CENTRUM**



LOCATION

Rua Nova da Boavista, Portimão



PORTIM'US



BUSINESS

PORTIM'US CITY CENTRUM 2

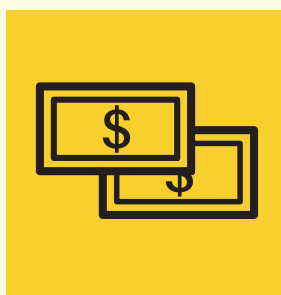
We are negotiating with the 3 largest local banks who are willing to finance the construction cost of the project.



Residential area
with a shopping
centre nearby



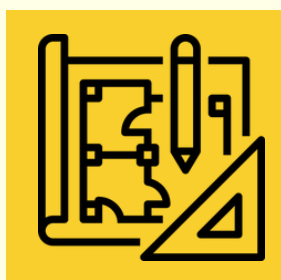
Housing
2.343 m²



The purposes
Residential: Build to
sell



Project approved.
Construction may start
soon



**kaufissenci
Architecture**



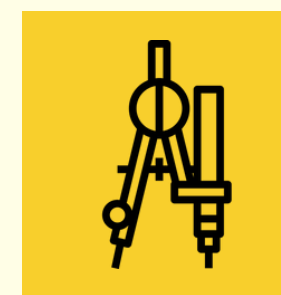
Condominium
27 apartaments.



**Complete
infrastructure** and
ready for construction



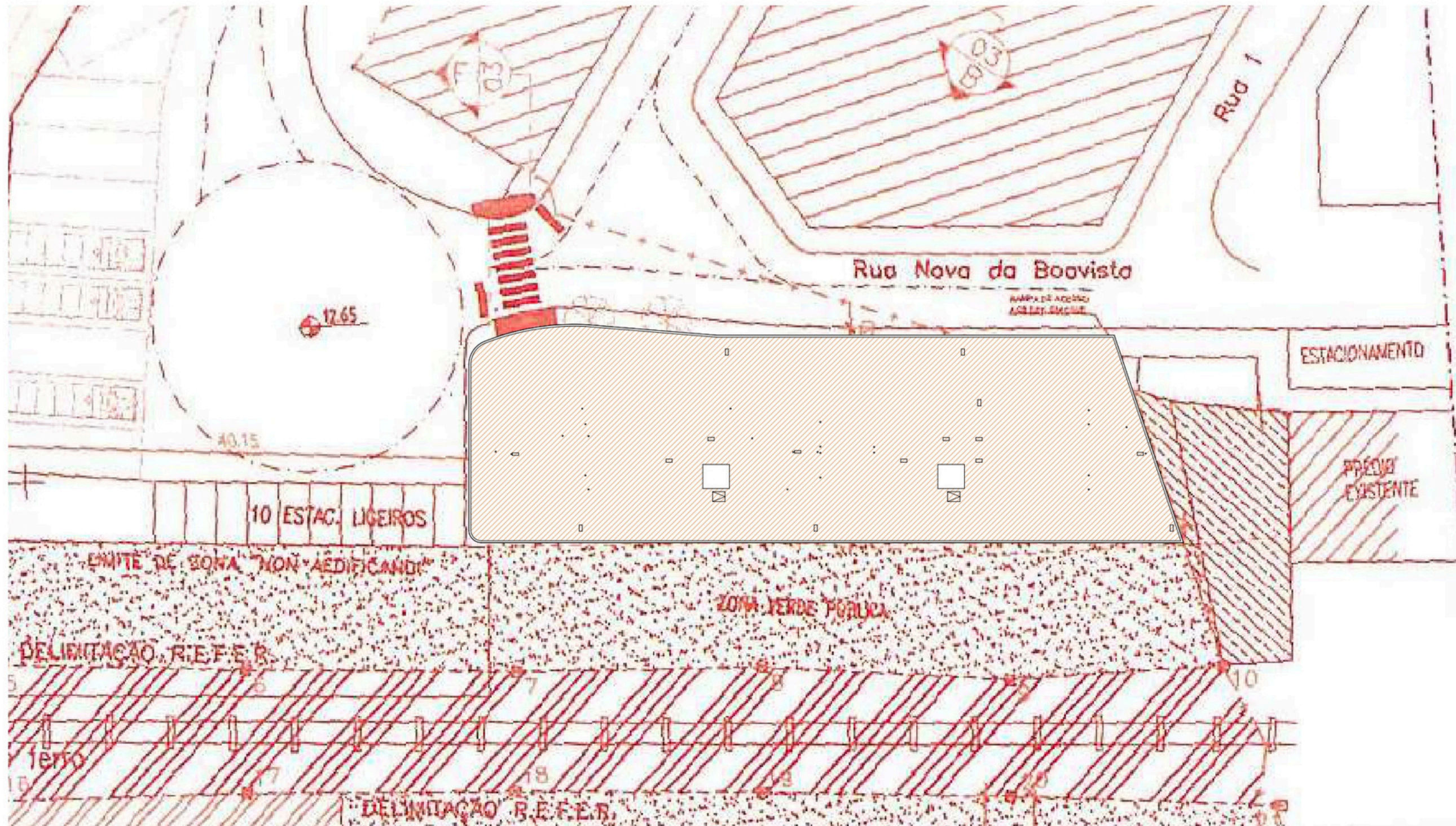
Privileged location
centre of Portimão



Iconic Architecture

THE BUILDING

Lot 2



Residential Area

Portimão city center

Next to public transportation

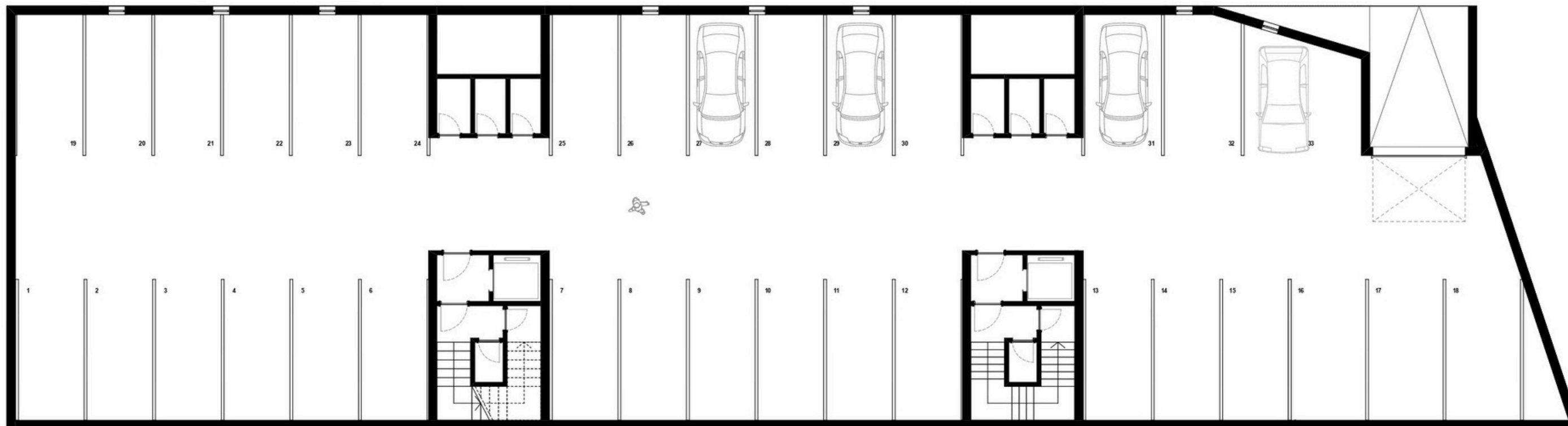
Next to Shopping area

Roof plan / site plan

Location:

Rua Nova da Boavista - Portimão
Loteamento Horta da Boavista

Lot 2



Parking

Residential Area

Portimão city center

Next to public transportation

Next to Shopping area

Basement plan -1

Location:

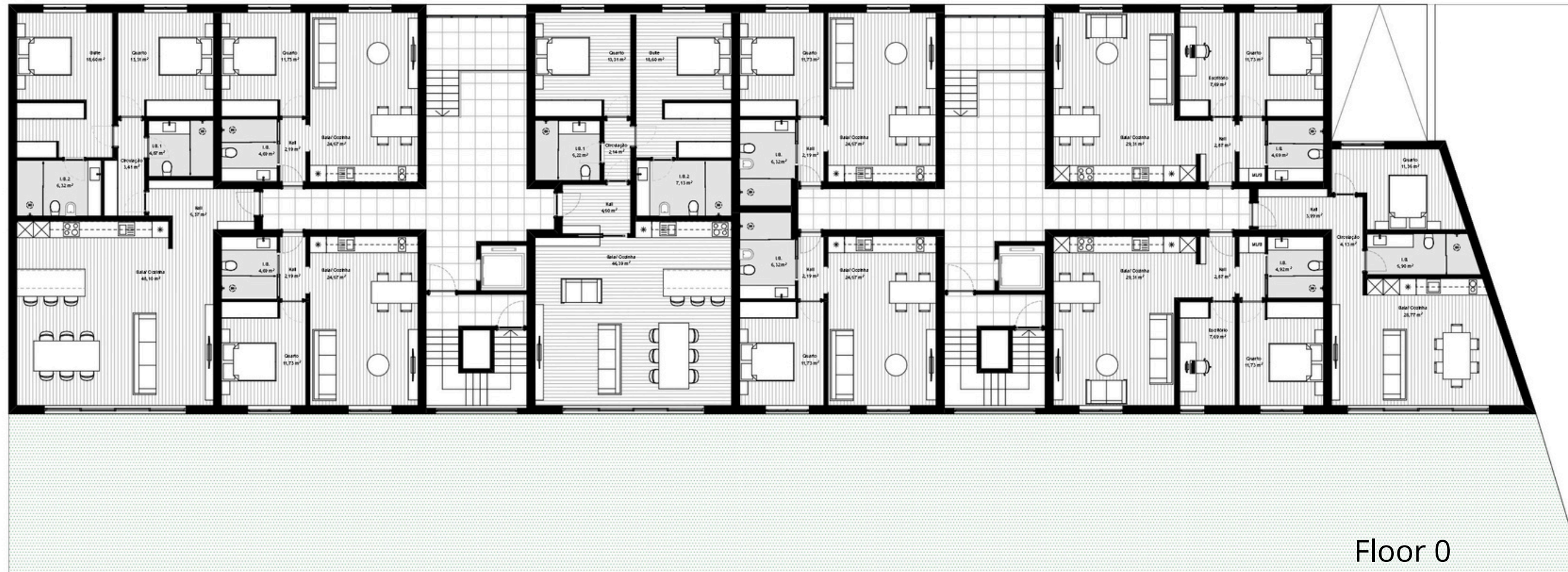
**Rua Nova da Boavista - Portimão
Loteamento Horta da Boavista**

PORTIM'US CITY CENTRUM 2

Lot 2

27 Apartments
3 floors above ground

33 parking lots
6 storage rooms
1 underground floor



Floor plan 0

Floor areas

Total private area	2 335 m ²
Common area	90.42 m ²

Location:

Rua Nova da Boavista - Portimão
Loteamento Horta da Boavista

PORTIM'US CITY CENTRUM 2

Lot 2

27 Apartments
3 floors above ground
33 parking lots
6 storage rooms
1 underground floor



Floor plan 1 and 2

Floor areas

Total private area	709.83 m ²
Common area	90.42 m ²

Location:

Rua Nova da Boavista - Portimão
Loteamento Horta da Boavista

PORTIM'US CITY CENTRUM 2



A

T1

- 1 Bedroom
- 1 Bathroom
- 1 Parking lot

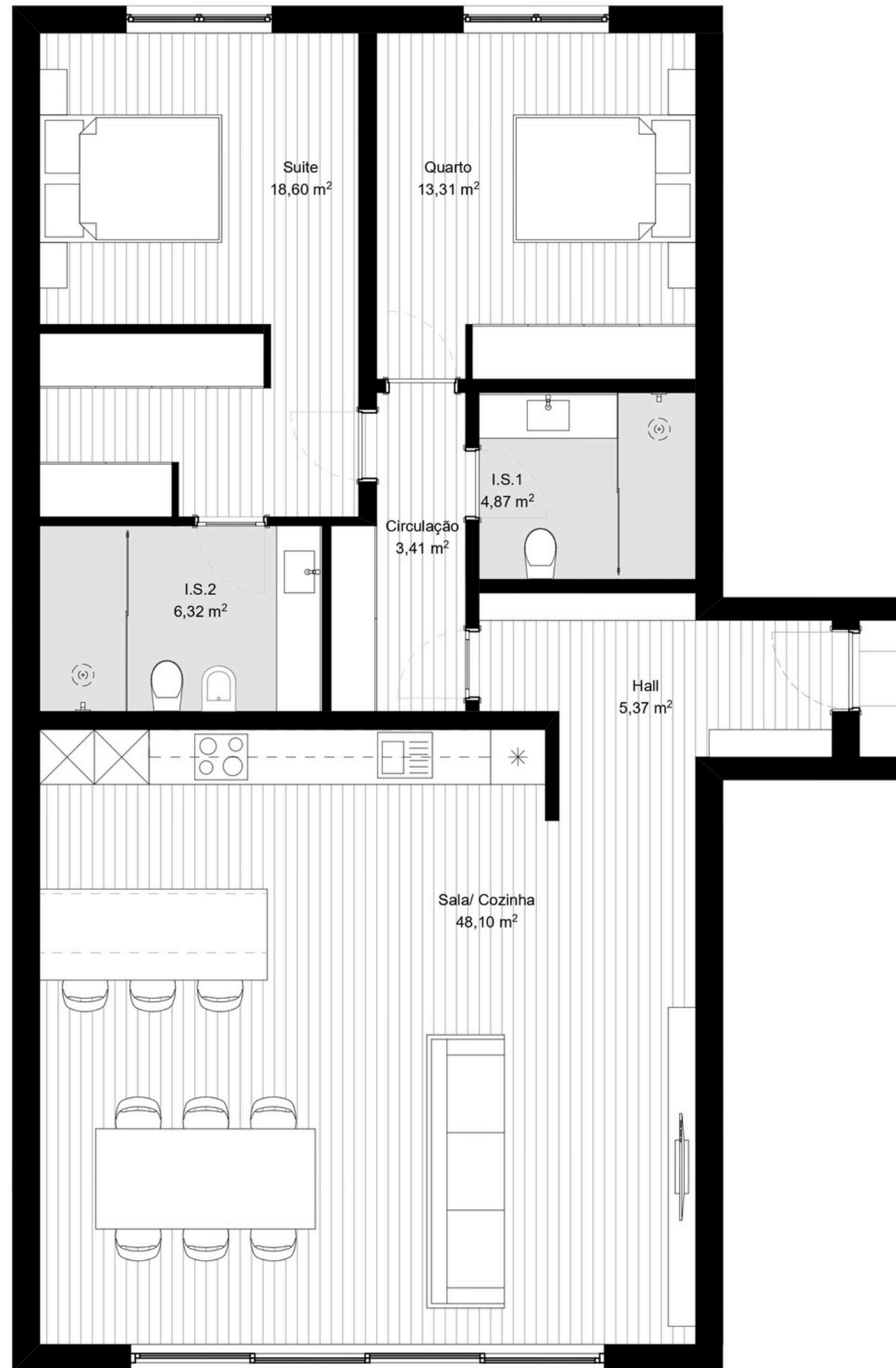
Areas

Private Indoor Area	52 m ²
Balcony Area	0 m ²
Total Private Area	67.08 m ²

Location: Floor 0

Identical Apartments:

C - V - M



PORTIM'US CITY CENTRUM 2

**B
T2**

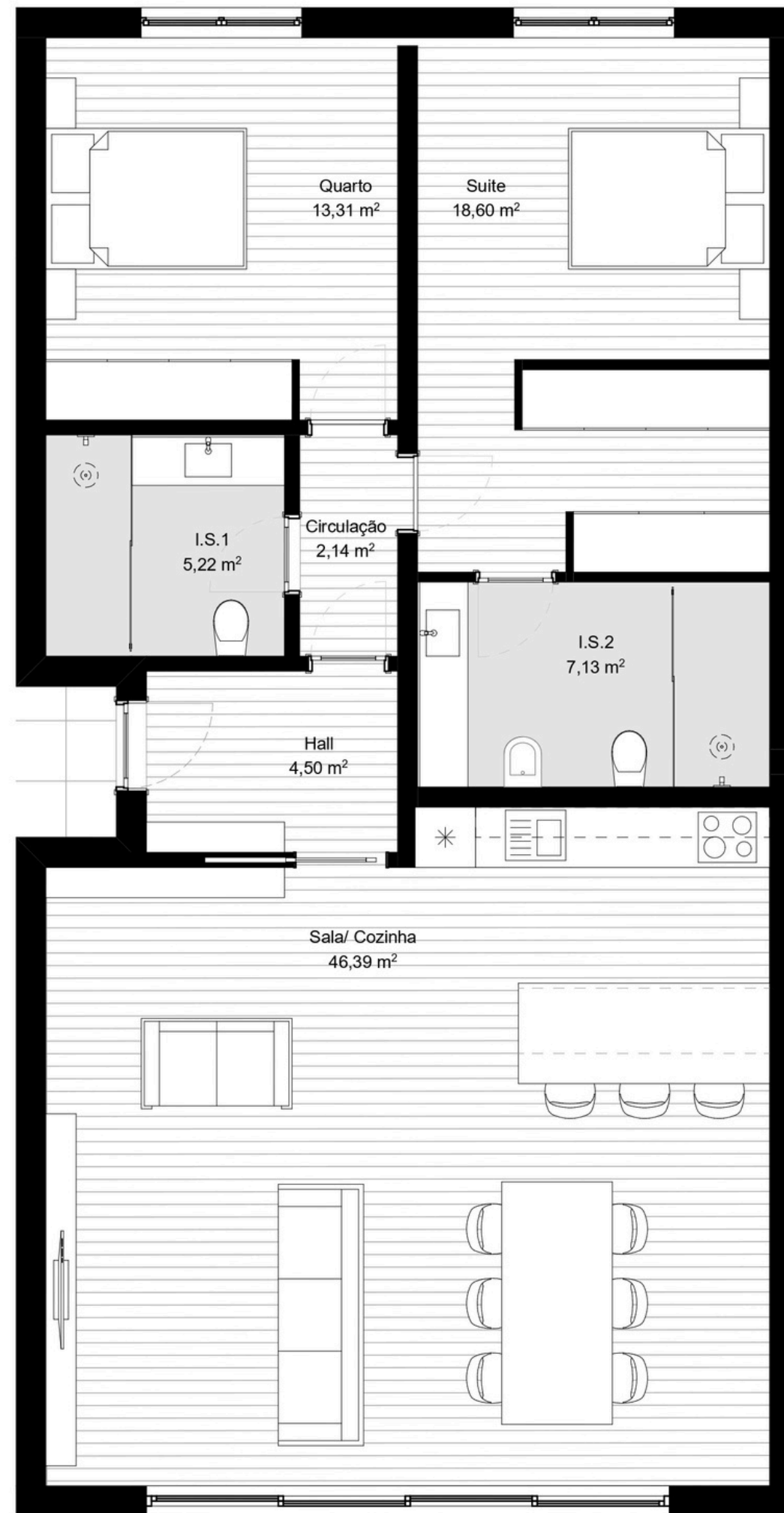
- 2 Bedroom
- 2 Bathroom
- 2 Parking lots
- 1 Storage

Areas

Private Indoor Area	115.20 m ²
Balcony Area	0 m ²
Total Private Area	146 m ²

Location: Floor 0

PORTIM'US CITY CENTRUM 2



D
T2

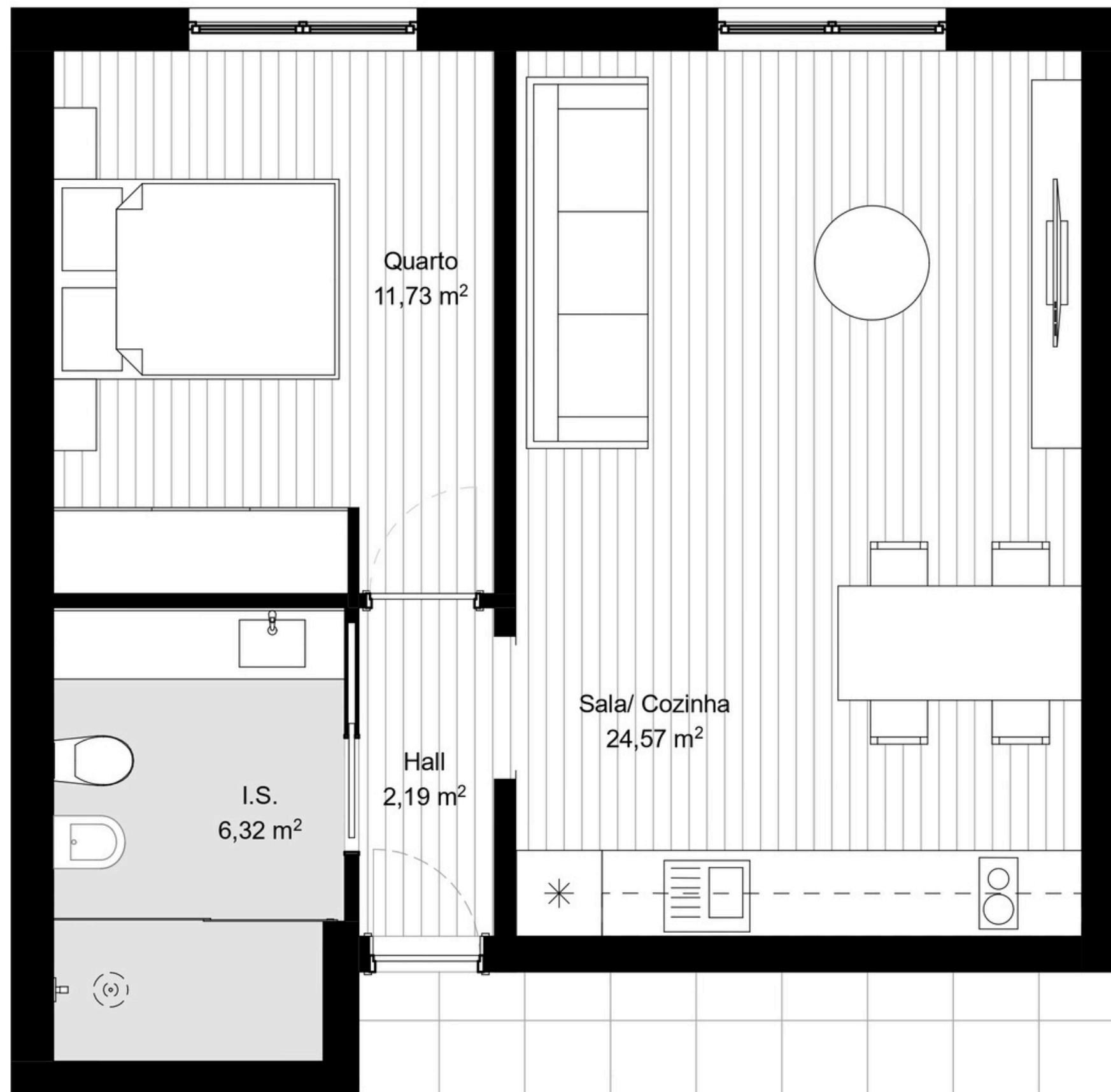
- 2 Bedroom
- 2 Bathroom
- 2 Parking lots
- 1 Storage

Areas

Private Indoor Area	110.72 m ²
Balcony Area	0 m ²
Total Private Area	141.50 m ²

Location: Floor 0

PORTIM'US CITY CENTRUM 2



E

T1

- 1 Bedroom
- 1 Bathroom
- 1 Parking lot

Areas

Private Indoor Area	53.35 m ²
Balcony Area	0 m ²
Total Private Area	71.51 m ²

Location: Floor 0

Identical Apartments:

F - N - W

PORTIM'US
CITY CENTRUM 2



G

T1+1

- 1 Bedroom
- 1 Bathroom
- 1 Parking lot

Areas

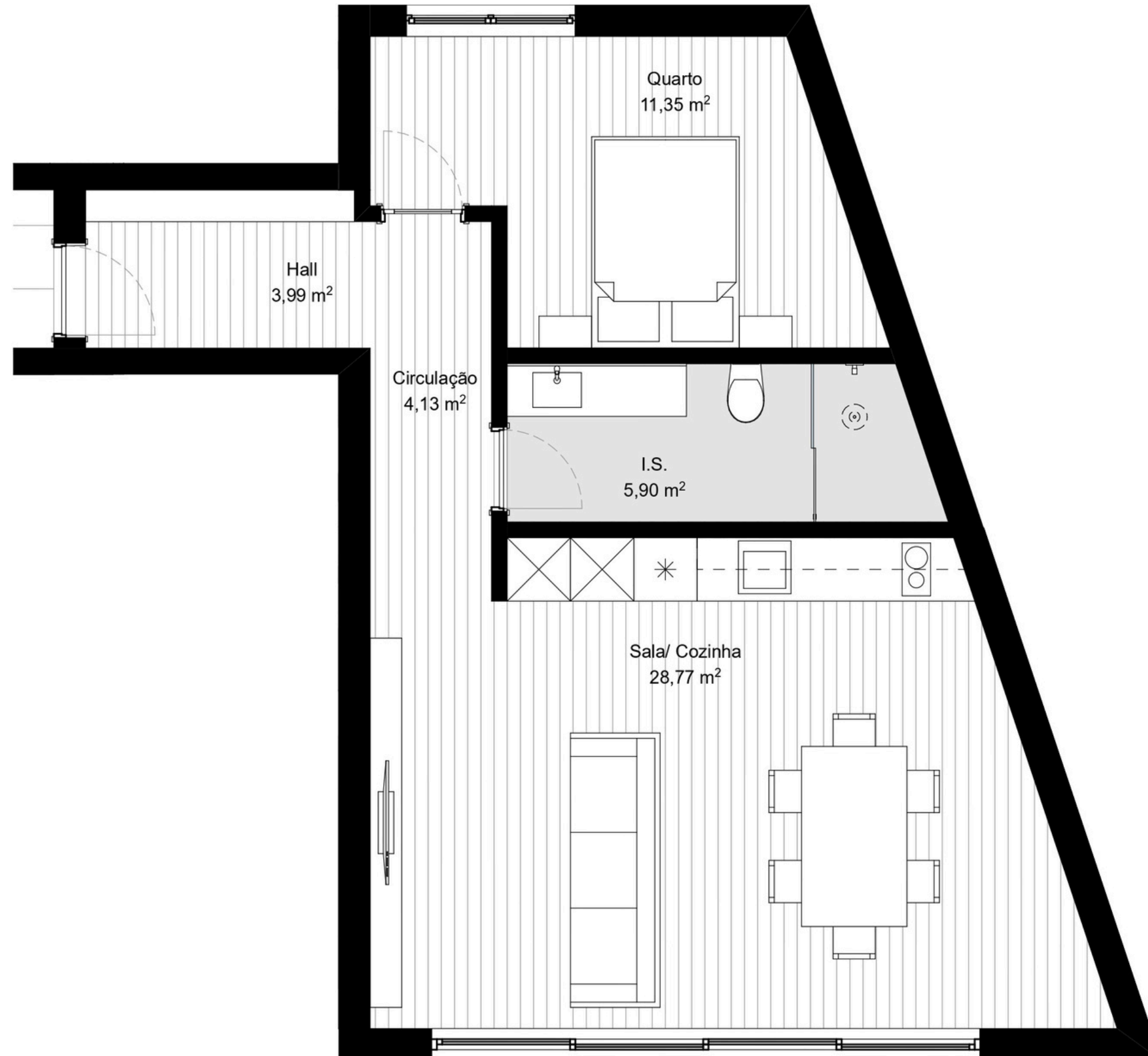
Private Indoor Area	69.86 m ²
Balcony Area	0 m ²
Total Private Area	85.26 m ²

Location: Floor 0

Identical Apartments:

H - Q - Z

PORTIM'US CITY CENTRUM 2



I

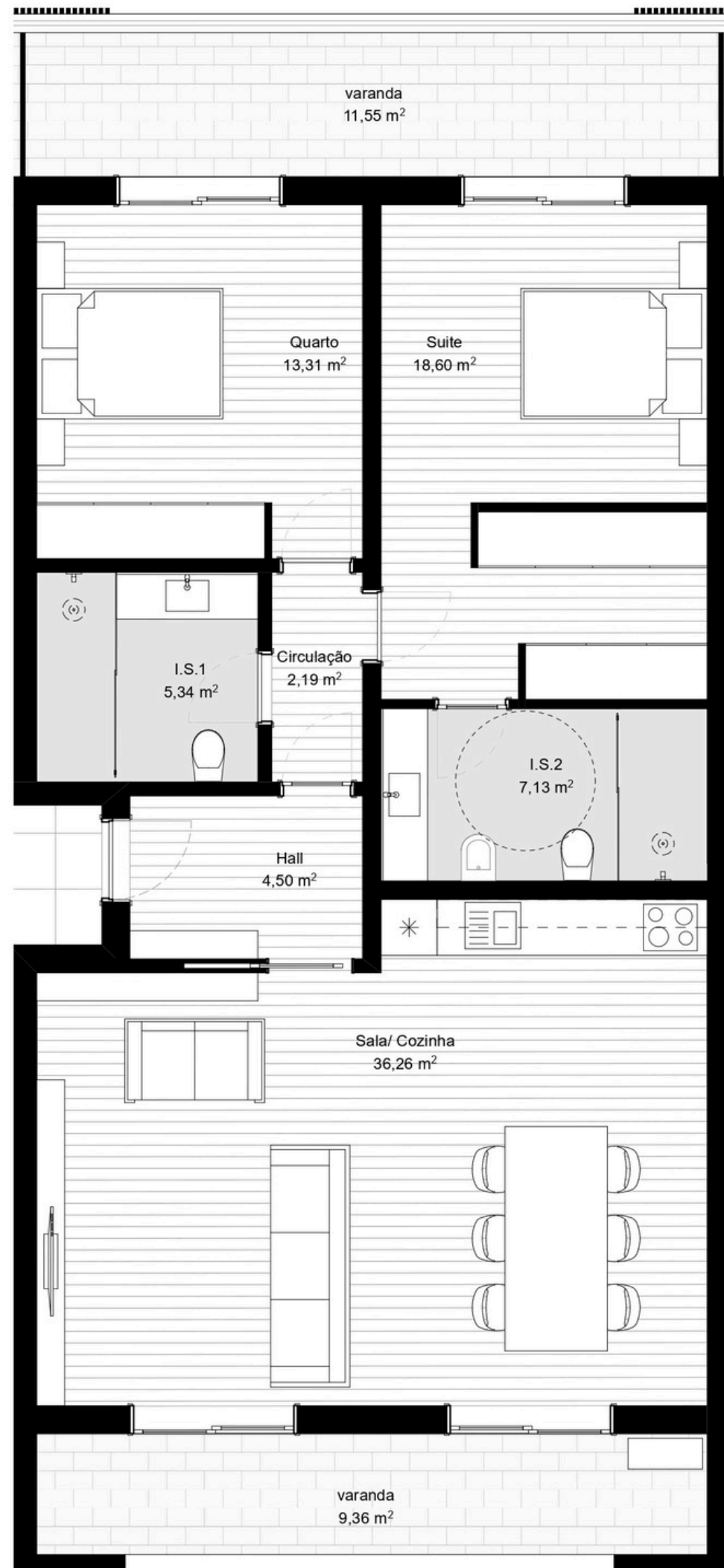
T1

- 1 Bedroom
- 1 Bathroom
- 1 Parking lot

Areas

Private Indoor Area	64.50 m ²
Balcony Area	0 m ²
Total Private Area	79.90 m ²

Location: Floor 0



PORTIM'US CITY CENTRUM 2

J

T2

- 2 Bedroom
- 2 Bathroom
- 2 Parking lots
- 1 Storage

Areas

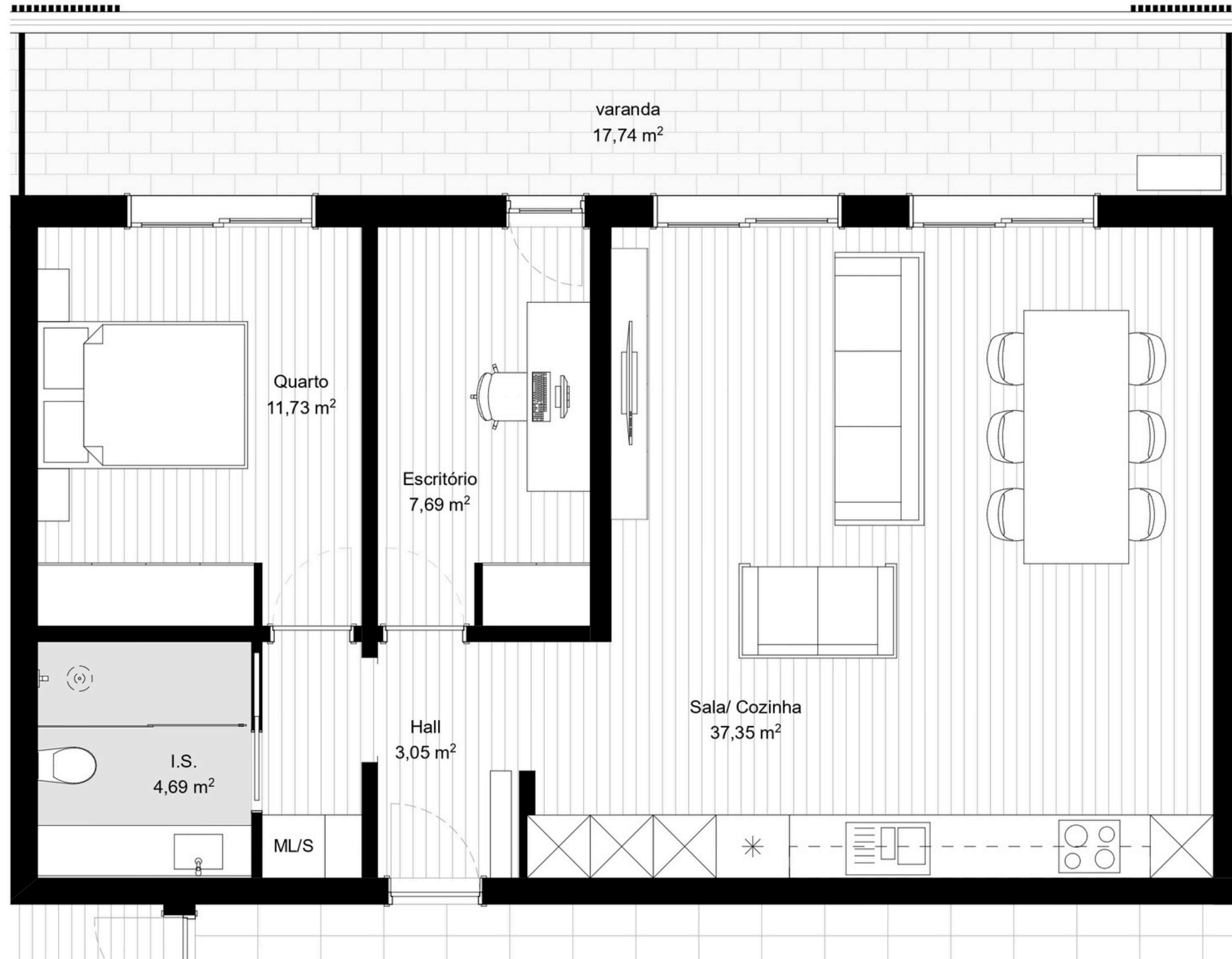
Private Indoor Area	99.47 m ²
Balcony Area	21.40 m ²
Total Private Area	151.67 m ²

Location: Floor 1

Identical Apartments:

S

PORTIM'US CITY CENTRUM 2



K

T1+1

- 1 Bedroom
- 1 Bathroom
- 1 Parking lot

Areas

Private Indoor Area	76.17 m ²
Balcony Area	17.51 m ²
Total Private Area	109.08 m ²

Location: Floor 1

Identical Apartments:

T

PORTIM'US CITY CENTRUM 2



L
T2

2 Bedroom
2 Bathroom
2 Parking lots
1 Storage

Areas

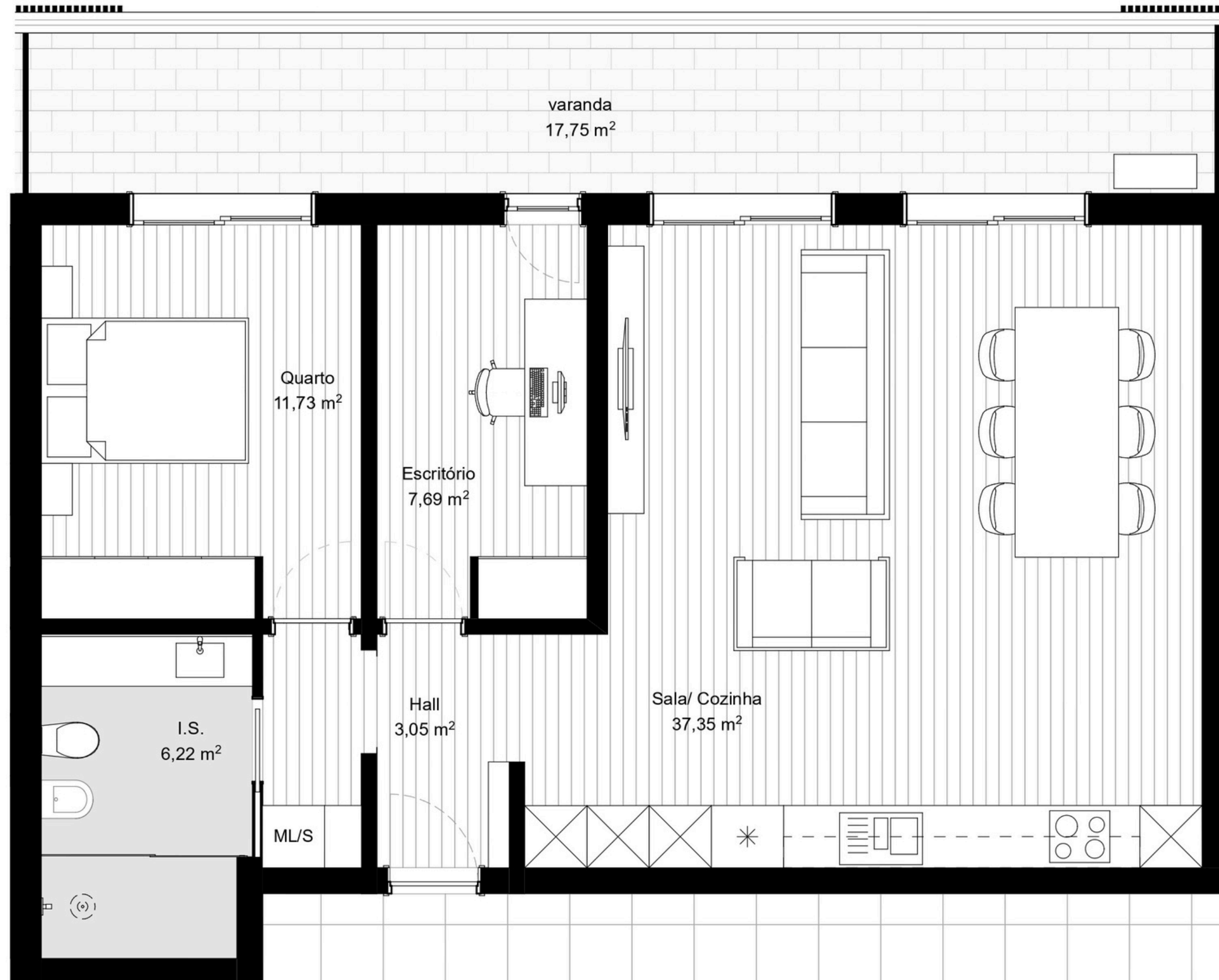
Private Indoor Area	106.00 m ²
Balcony Area	21.24 m ²
Total Private Area	151.67 m ²

Location: Floor 1

Identical Apartments:

U

PORTIM'US CITY CENTRUM 2



O

T1₊₁

- 1 Bedroom
- 1 Bathroom
- 1 Parking lot

Areas

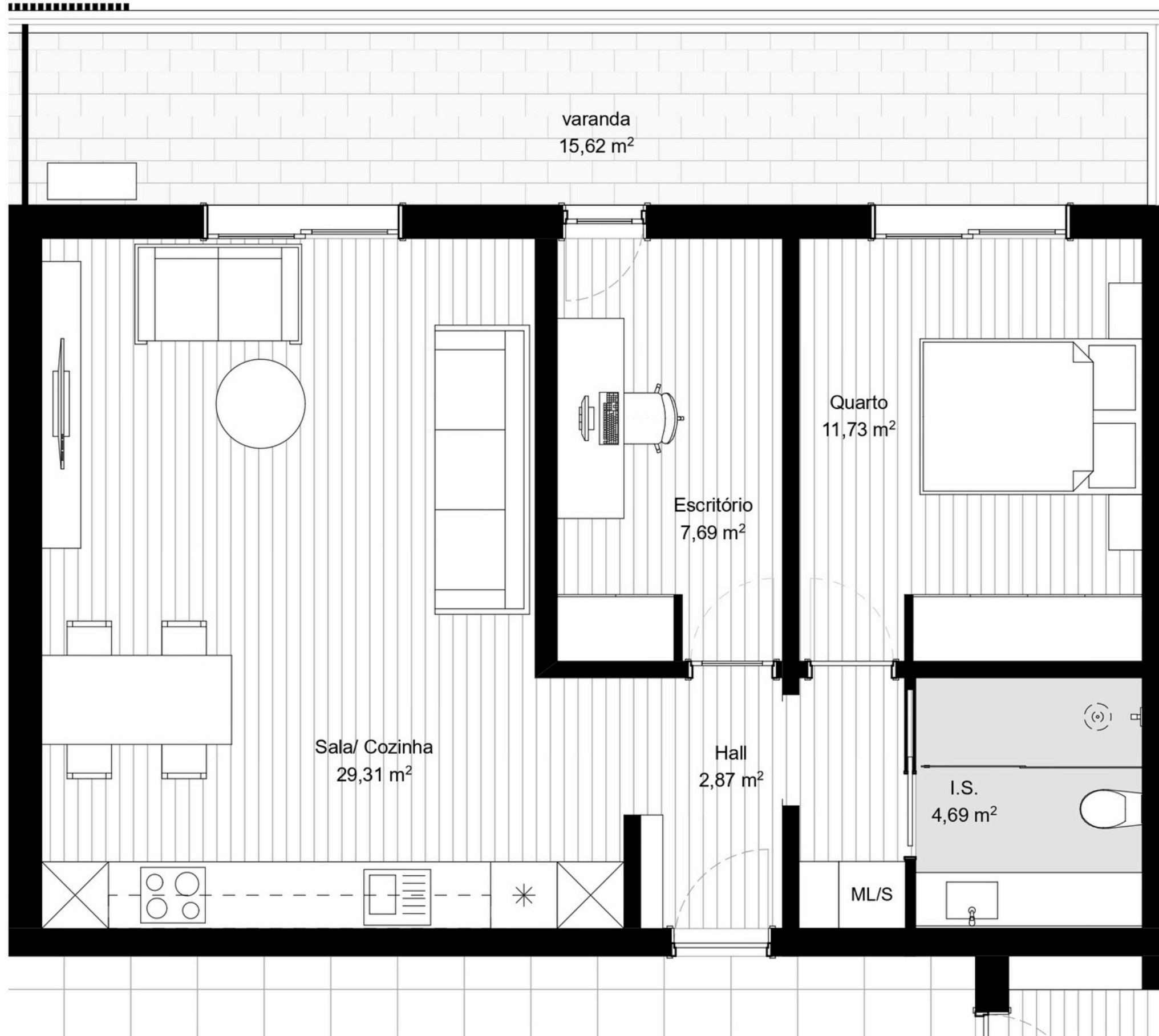
Private Indoor Area	79.35 m ²
Balcony Area	17.51 m ²
Total Private Area	129.61 m ²

Location: Floor 1

Identical Apartments:

X

PORTIM'US CITY CENTRUM 2



P

T1+1

- 1 Bedroom
- 1 Bathroom
- 1 Parking lot

Áreas

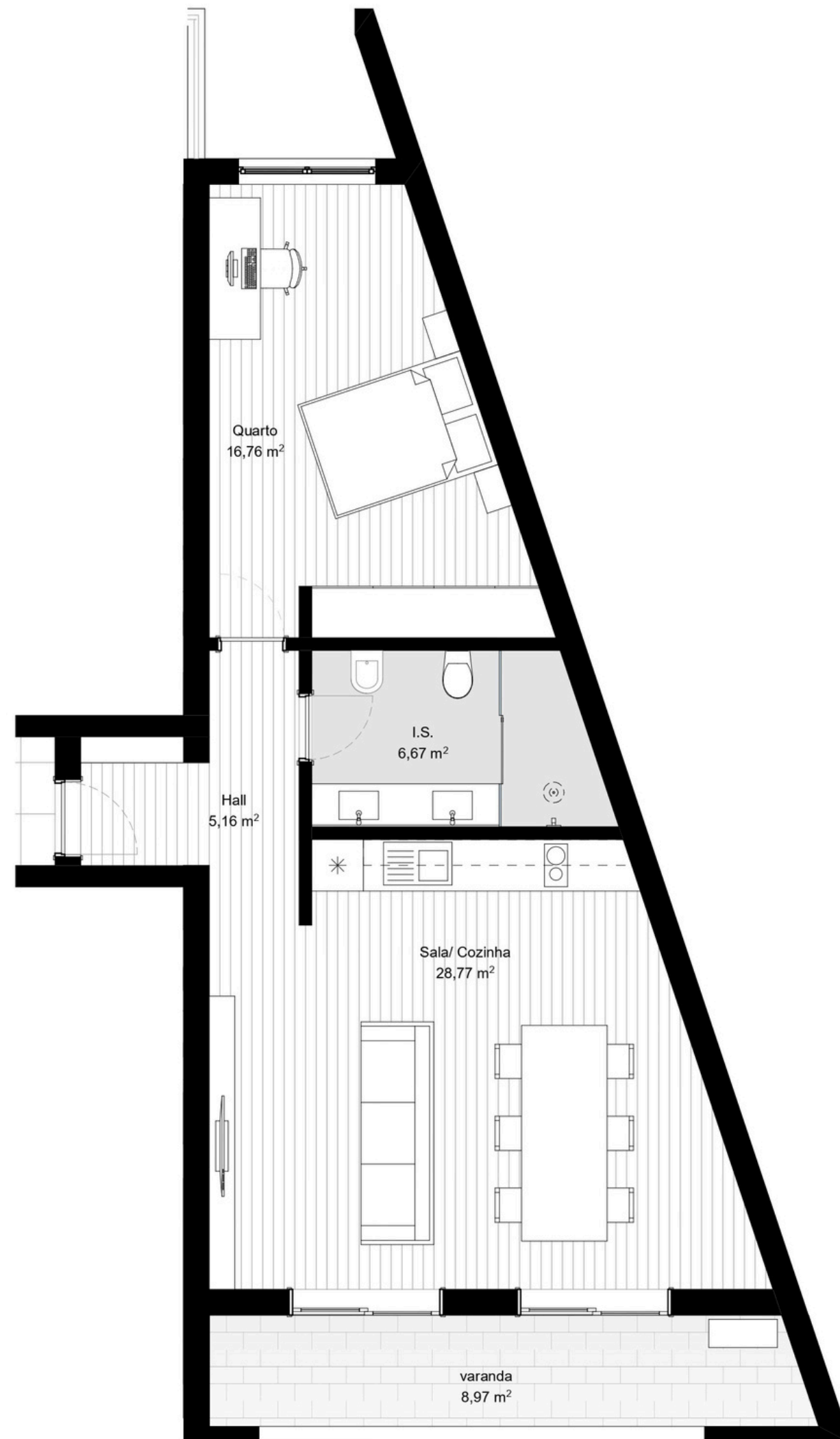
Private Indoor Area	69.86 m ²
Balcony Area	15.50 m ²
Total Private Area	118.41 m ²

Location: Floor 1

Identical Apartments:

Y

PORTIM'US CITY CENTRUM 2



R
T1

- 1 Bedroom
- 1 Bathroom
- 1 Parking lot

Areas

Private Indoor Area	68.34 m ²
Balcony Area	12.98 m ²
Total Private Area	98.65 m ²

Location: Floor 1

Identical Apartments:

AA



* Illustrative Images



* Illustrative Images



* Illustrative Images



* Illustrative Images



* Illustrative Images



* Illustrative Images

INVESTOR'S GUIDE

PRIVILEGED CENTRALITY

PORTIM'US, located in the center of Portimão, is an opportunity to live or earn income in the Algarve. A city development but also very close to the sea, close to the most important shopping areas, transportation and within walking distance of cultural and hospital areas.



CONDOMINIUM

Use and maintenance of common services and building:

Parking facilities

Garden

Storage

24 hour security

Common area reserved fund

Condominium values (estimated):

Apart. T1 approx. 40€ per month

Apart. T1+1 approx. 50€ per month

Apart. T2 approx. 60€ per month

PAYMENT AND TAXES

PAYMENT TERMS

Reservation agreement:	5.000€
Promissory contract (CPCV):	20% Payment
Finalization of Concrete structure:	10% Payment
Installation of Window Frames:	10% Payment
Deed:	60% Payment

ACQUISITION COSTS AND TAXES

Acquisition Taxes:

- a) Purchase tax (IMT): maximum 6% of purchase price;**
- b) Stamp Duty: 0,8% of purchase price;**
- c) Notary and Registry: between € 1.000 and € 2.000**

Property Taxes:

Property tax (IMI) is an annual tax charged by the Municipality levied on the fiscal value of the property (VPT). Currently Portimão taxes it at 0.40%. Depending on the unit, it can vary between €700 and €1,800.

*** The above costs are estimated**

FUNDING PROTOCOL

PORTIM'US & FINANCIAL INSTITUTION

We have established a partnership with a financial institution to finance both the down payment and the acquisition of the apartments in PORTIM'US.

In general terms, the conditions of the protocol are as follows:

- **Possibility of financing up to 30% of the down payment;**
- **Possibility of financing the acquisition of the property up to 90% for the permanent housing of national citizens;**
- **Possibility of financing the acquisition of the property up to 80% for the second home of national citizens;**
- **Possibility of financing the acquisition of the property up to 75% for the housing of foreign citizens;**
- **Spread of 0,8%;**
- **No evaluation needed.**

(this information is not binding and each case will be analyzed by the respective Financial Institution)

TAX INCENTIVES

NON-HABITUAL RESIDENTS (NHR)

The Non-Habitual Residents regime provides a very favorable tax regime applicable to any foreign citizen who has his usual residence in Portugal or who spends more than 183 days in Portugal.

This is one of the most competitive European schemes and is granted for a period of 10 years. The benefits provided in the NHR range from a total exemption on certain types of income to a reduced flat tax rate of 20% applicable to other types of income.

FINISHES

INTERIOR WALLS

- Plaster painted white RAL 9010

FLOORING

- Sucupira wood flooring, in the living room and in bedrooms;
- Ceramic floor type "Revigrés" series "Elements" Ref. "FOG" in the toilets;
- Ceramic floor type "Venis" series "Bianco carrara" in the kitchen.

DOORS

- Access door type "**VICAIMA**" series **Portaro SBD**, with white oil finish;
- Interior doors type "**VICAIMA**" series **Portaro**, with white lacquered finish.

FINISHES

BATHROOMS

- Walls in painted stucco covered with tiles in the shower areas;
- "Valadares" type washbasins;
- "Sanitana" type hanging tableware, "Pop Art" series in white;
- "Sanitana" type showers, "Rocks" series, in white;
- "Hansgrohe" faucets and shower systems, chrome finish;
- MDF cabinets with 1 or 2 white lacquered drawers.

KITCHENS

- Ceramic flooring;
- Ceiling in waterproof plasterboard painted in white;
- Countertop in Silestone;
- KUC type cabinets without handles, in white RAL 9003;
- Kitchens equipped with AEG appliances:
 - Built-in fridge and freezer combo
 - Induction hob
 - Multifunction oven
 - Extractor hood with extractor grille
 - Built-in microwave
 - Built-in dishwasher
 - Washing machine and dryer

FINISHES

BALCONIES | TERRACES

- "REVIGRÉS" type Ceramic flooring;
- Cladding system for ventilated façade in white STON-KER, honed finish, laying horizontally;
- Balcony guard in White Concrete and metal guard.

OTHER

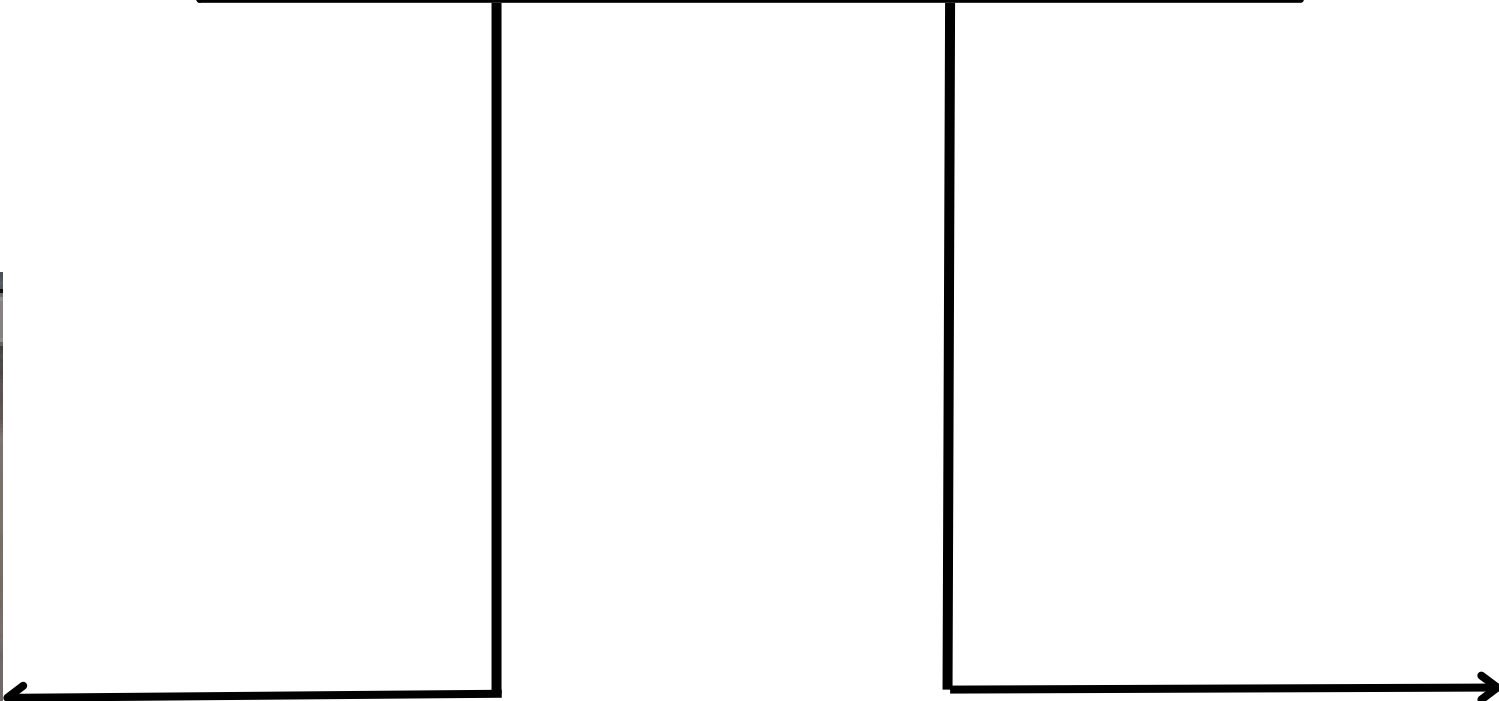
- Built-in closets lacquered in white RAL 9003;
- Security door at the apartment's entrance;
- Blinds system in gray aluminum through motorized roller with electric control;
- Multi-split direct expansion HVAC system, consisting of indoor and outdoor units;
- Sanitary Water Heating System through a solar system combined with individual storage tanks per apartment with support for electrical resistance.

INCOME | SALES

PORTIM'US CITY CENTRUM - LOT 2

N.	ID	Typology	Apartment private area	Balcony/Terrace area	Floor	Storage	Parking lots	Total private area	Apartment price	Annual income	Monthly income	Lease term
1	A	T1	51,68	0,00	R/C	0,00	1	67,08	146 119,12 €	9 497,74 €	791,48 €	10 years
2	B	T2	115,20	0,00	R/C	0,00	1 1	146,00	318 029,09 €	20 671,89 €	1 722,66 €	10 years
3	C	T1	51,68	0,00	R/C	0,00	1	67,08	146 119,12 €	9 497,74 €	791,48 €	10 years
4	D	T2	110,72	0,00	R/C	0,00	1 1	141,52	308 270,39 €	20 037,58 €	1 669,80 €	10 years
5	E	T1	53,35	0,00	R/C	0,00	1	68,75	149 756,85 €	9 734,20 €	811,18 €	10 years
6	F	T1	53,35	0,00	R/C	0,00	1	68,75	149 756,85 €	9 734,20 €	811,18 €	10 years
7	G	T1+1	69,86	0,00	R/C	0,00	1	85,26	185 720,28 €	12 071,82 €	1 005,98 €	10 years
8	H	T1+1	69,86	0,00	R/C	0,00	1	85,26	185 720,28 €	12 071,82 €	1 005,98 €	10 years
9	I	T1	64,50	0,00	R/C	0,00	1	79,90	174 044,69 €	11 312,90 €	942,74 €	10 years
10	J	T2	99,47	21,40	1	0,00	1 1	151,67	330 379,95 €	21 474,70 €	1 789,56 €	10 years
11	K	T1+1	76,17	17,75	1	0,00	1	109,32	238 129,73 €	15 478,43 €	1 289,87 €	10 years
12	L	T2	106,00	21,24	1	0,00	1 1	158,04	344 255,60 €	22 376,61 €	1 864,72 €	10 years
13	M	T1	51,68	0,00	1	0,00	1	67,08	146 119,12 €	9 497,74 €	791,48 €	10 years
14	N	T1	53,35	0,00	1	0,00	1	68,75	149 756,85 €	9 734,20 €	811,18 €	10 years
15	O	T1+1	79,35	17,75	1	0,00	1	112,50	245 056,66 €	15 928,68 €	1 327,39 €	10 years
16	P	T1+1	69,86	15,62	1	0,00	1	100,88	219 745,03 €	14 283,43 €	1 190,29 €	10 years
17	Q	T1+1	69,86	0,00	1	0,00	1	85,26	185 720,28 €	12 071,82 €	1 005,98 €	10 years
18	R	T1	68,34	8,97	1	0,00	1	92,71	201 948,47 €	13 126,65 €	1 093,89 €	10 years
19	S	T2	99,47	21,40	2	0,00	1 1	151,67	330 379,95 €	21 474,70 €	1 789,56 €	10 years
20	T	T1+1	76,17	17,75	2	0,00	1	109,32	238 129,73 €	15 478,43 €	1 289,87 €	10 years
21	U	T2	106,00	21,24	2	0,00	1 1	158,04	344 255,60 €	22 376,61 €	1 864,72 €	10 years
22	V	T1	51,68	0,00	2	0,00	1	67,08	146 119,12 €	9 497,74 €	791,48 €	10 years
23	W	T1	53,35	0,00	2	0,00	1	68,75	149 756,85 €	9 734,20 €	811,18 €	10 years
24	X	T1+1	79,35	17,75	2	0,00	1	112,50	245 056,66 €	15 928,68 €	1 327,39 €	10 years
25	Y	T1+1	69,86	15,62	2	0,00	1	100,88	219 745,03 €	14 283,43 €	1 190,29 €	10 years
26	Z	T1+1	69,86	0,00	2	0,00	1	85,26	185 720,28 €	12 071,82 €	1 005,98 €	10 years
27	AA	T1	68,34	8,97	2	0,00	1	92,71	201 948,47 €	13 126,65 €	1 093,89 €	10 years


PEGADAS
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