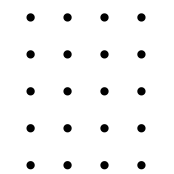


EXECUTION UNIT



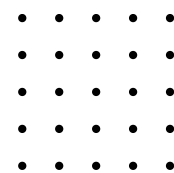
PROJECT

# VALONGO

STRATEGIC INVESTMENT

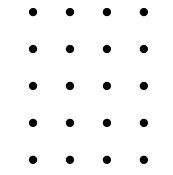
EXCLUSIVITY | SUSTAINABILITY | FLEXIBILITY

SÃO MIGUEL | AZORES





# AZORES - A PARADISE TO DISCOVER



The Azores, an archipelago of rare natural beauty, are often described as an untouched paradise. With stunning landscapes, crystal-clear waters, and a mild climate, this region offers an authentic and unique experience.

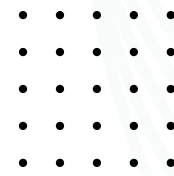
## A SAFE AND ATTRACTIVE HAVEN TO LIVE AND INVEST IN

### Safety and Attractiveness with Fiscal Benefits

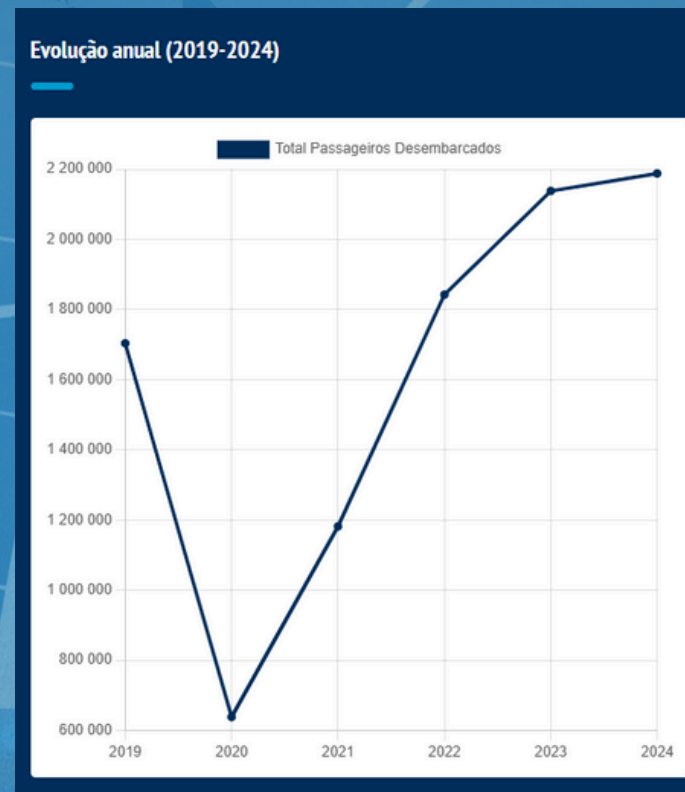
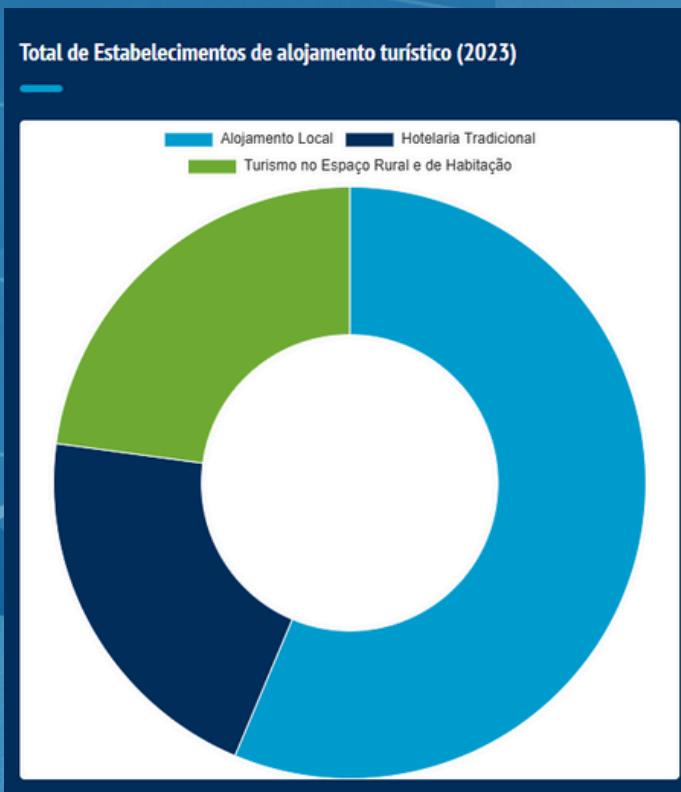
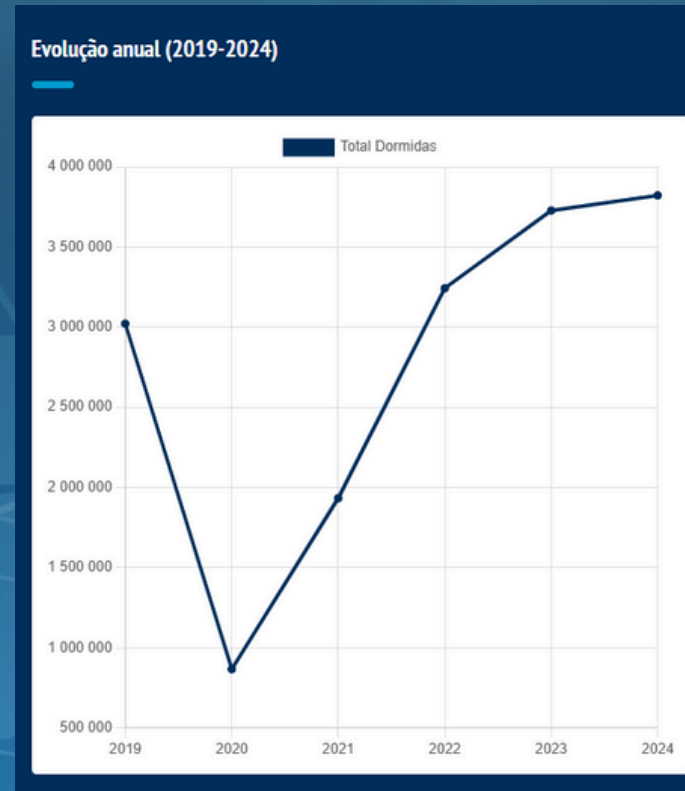
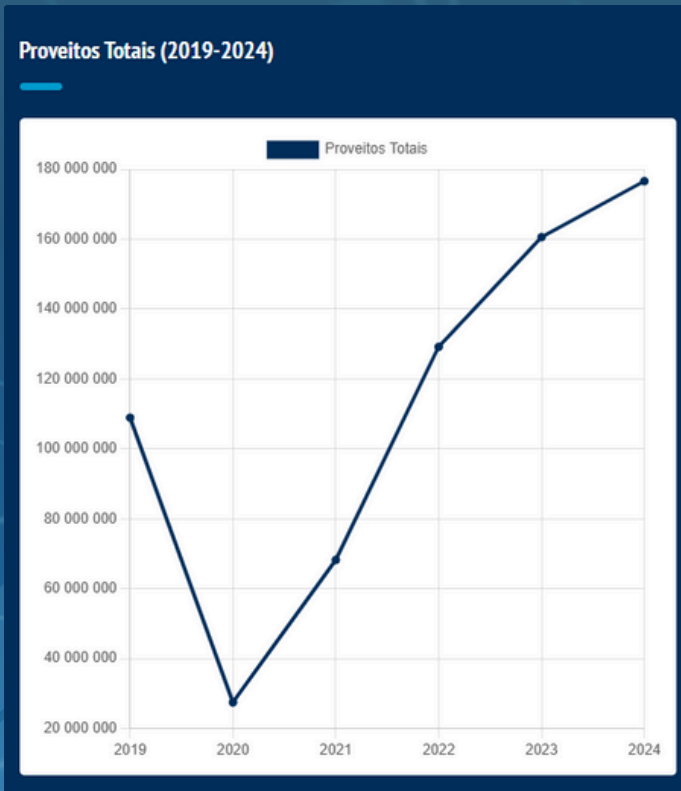
The Azores, renowned for their safety, hospitality, and tranquility, offer an ideal refuge for those seeking quality of life. Additionally, the region benefits from a favorable tax regime, attracting both investors and visitors from around the world.

### Authenticity and Exclusivity: The Essence of the Azores

Authenticity, sustainability, and exclusivity form the foundation that makes the Azores a unique destination and an unparalleled investment opportunity.





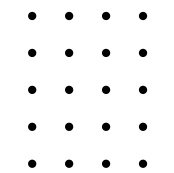


FONTE: SERVIÇO REGIONAL DE ESTATÍSTICA (SREA) - ESTATÍSTICAS DE TURISMO (2024)

# TOURISM GROWTH

## AZORES: EXPANDING OPPORTUNITIES

The Azores have experienced consistent growth in the tourism industry. This dynamic scenario reinforces the potential returns for investors and establishes the archipelago as a promising and expanding market.



### MAIN INDICATORS - TOURISM

#### INCREASE IN DEMAND

Annual increase in guests and overnight stays, solidifying the region as a top-choice destination.



#### TOURISM REVENUE

Sustainable growth, supported by diversifying offerings and longer visitor stays.



#### DISEMBARKED PASSENGERS

Growing number of air connections, bolstering the region's continuous evolution and tourism sector strength.



It is deemed necessary to continue ensuring a qualified offering by expanding accommodation units, with an increasing focus on sustainable and high-quality tourism.



VALONGO

# PROJECT OVERVIEW

Imagine an investment that combines exclusivity, sustainability, and growth potential in one of the world's most stunning destinations.

This project stands out for its privileged location, characterized by its unique microclimate and recognized for its tourism potential.

More than an investment, this is a strategic opportunity aligned with rigorous urban and environmental plans, offering security and predictability to the most demanding investors.

## UM INVESTIMENTO QUE REDEFINE O CONCEITO DE EXCLUSIVIDADE



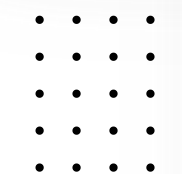
### EXECUTION UNIT

The project comprises six plots, totaling 176,720 m<sup>2</sup>, located in Valongo, Lagoa municipality. It includes plans for tourist developments (resorts/tourist residences) with a maximum construction area of 51,818.20 m<sup>2</sup>.



### URBAN COMPLIANCE

The property is situated in classified areas with urban planning approval and fully complies with zoning regulations. It is strategically aligned with standards for high-potential tourism projects.

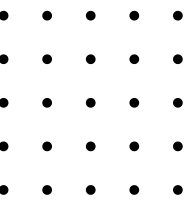


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# URBAN FRAMEWORK



## EXECUTION UNIT APPROVAL

The proposed solution complies with the current Municipal Master Plan (PDM), prioritizing the relationship between the architectural design and its surroundings, particularly the natural environment and the system of views.



### MUNICÍPIO DE LAGOA (AÇORES)

Aviso n.º 16710/2021

*Sumário:* Delimitação de uma unidade de execução na Estrada Regional n.º 1-1.ª/Valongo — Água de Pau.

Cristina de Fátima Silva Calisto, Presidente da Câmara Municipal de Lagoa-Açores:  
Torna público, que por deliberação da Assembleia Municipal, em sua sessão extraordinária realizada no dia 16 de agosto de 2021, foi aprovado por unanimidade, o procedimento de Delimitação de uma Unidade de Execução na Estrada Regional n.º 1-1.ª/Valongo — Água de Pau, nos termos do Decreto Legislativo Regional n.º 35/2012/A, de 16 de agosto — Regime Jurídico dos Instrumentos de Gestão Territorial, a qual se encontra publicada no portal da Câmara Municipal.

18 de agosto de 2021. — A Presidente da Câmara Municipal, *Cristina de Fátima Silva Calisto*.

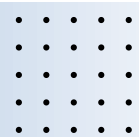
## LOCATION AND DELIMITATION PLAN

Asset located in a classified area as "Special Use Spaces - Tourism Areas" and included in UOPG 13, where the development of tourist complexes or integrated projects is planned.





## VALONGO | EXECUTION UNIT - AREAS

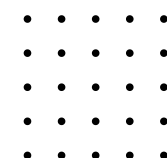


	Área (m2)
Área total da Unidade de Execução	176 720,00
Área de cedência ao Domínio Público	28 368,00
Área destinada a Parcelas	148 052,00
Área destinada a Construção	86 678,00
Área Proteção - Reserva Ecológica	61 374,00
Área Bruta de Implantação (ABI)	37 013,00
Área Bruta de Construção (ABC)	51 818,00

	Parcela 1	Parcela 2	Parcela 3	Parcela 4	Parcela 5	Parcela 6
Área Total Terreno	8,718.00 m2	17,558.00 m2	11,214.00 m2	37,400.00 m2	31,548.00 m2	41,614.00 m2
Área de proteção - Reserva Ecológica	----- m2	----- m2	----- m2	19,622.00 m2	12,324.00 m2	29,428.00 m2
Índice de Ocupação do Solo	0.25	0.25	0.25	0.25	0.25	0.25
Área máxima de Implantação	2,179.50 m2	4,389.50 m2	2,803.50 m2	9,350.00 m2	7,887.00 m2	10,403.50 m2
Índice de Utilização	0.35	0.35	0.35	0.35	0.35	0.35
Área máxima de Construção	3,051.30 m2	6,145.30 m2	3,924.90 m2	13,090.00 m2	11,041.80 m2	14,564.90 m2
Índice de Impermeabilização do Solo	35%	35%	35%	35%	35%	35%
Nº pisos acima da cota de soleira	2	2	2	2	2	2
Nº pisos abaixo da cota de soleira	1	1	1	1	1	1
Altura da fachada	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m

### Equipamentos de Utilização Colectiva

Espaço Comercial / Serviços	Área
Área de Implantação	300,00 m2
Área de Construção	300,00 m2
Nº pisos acima da cota de soleira	1

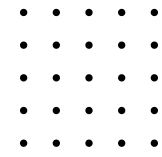


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# TOURISM RESIDENCES

FLEXIBLE AND PROFITABLE INVESTMENT



Tourism Residences offer a unique opportunity for investors seeking to combine leisure with financial returns.



## Profitable with Integrated Management

Investment in private properties for holidays, with integrated management and consistent profitability.



## Accommodation Under Fractional Ownership

Development of accommodation units—villas or apartments—in tourist complexes under fractional ownership.



## Maximizing Income Potential

Rental and management options maximize income potential. Eligibility for the Non-Habitual Resident (NHR) program with attractive tax benefits.



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### PROFESSIONAL MANAGEMENT

Tourism market specialists maximize revenue and occupancy potential.



### OPERATIONAL SUSTAINABILITY

Integrated coordination of maintenance, services, and marketing.



### FLEXIBILITY FOR INVESTORS

The owner can enjoy the unit during specific periods while ensuring income during the remaining time.

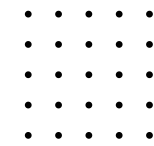


### TURNKEY SOLUTIONS

Reduction of administrative and operational complexity for investors.

# TOURIST MANAGEMENT

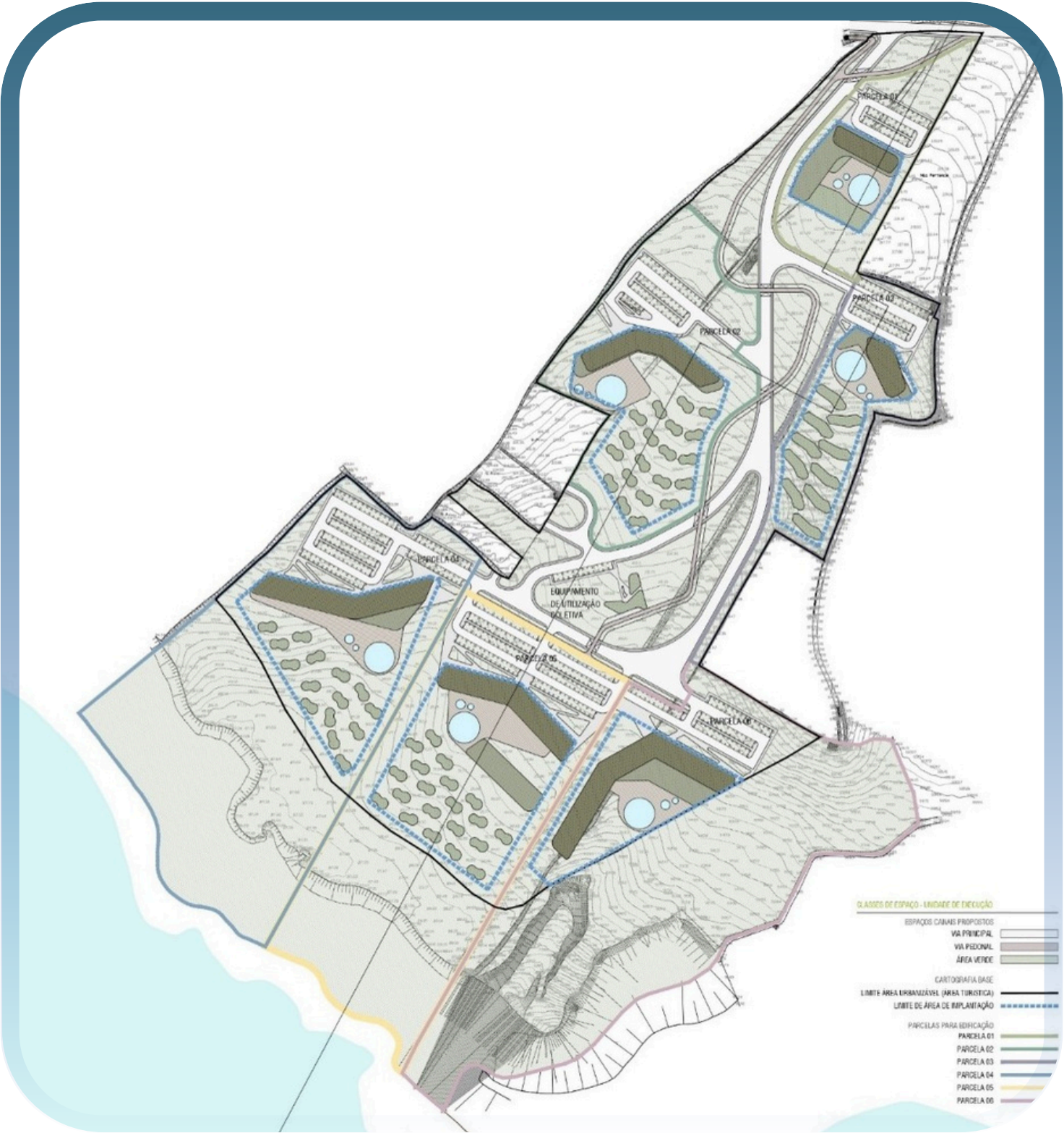
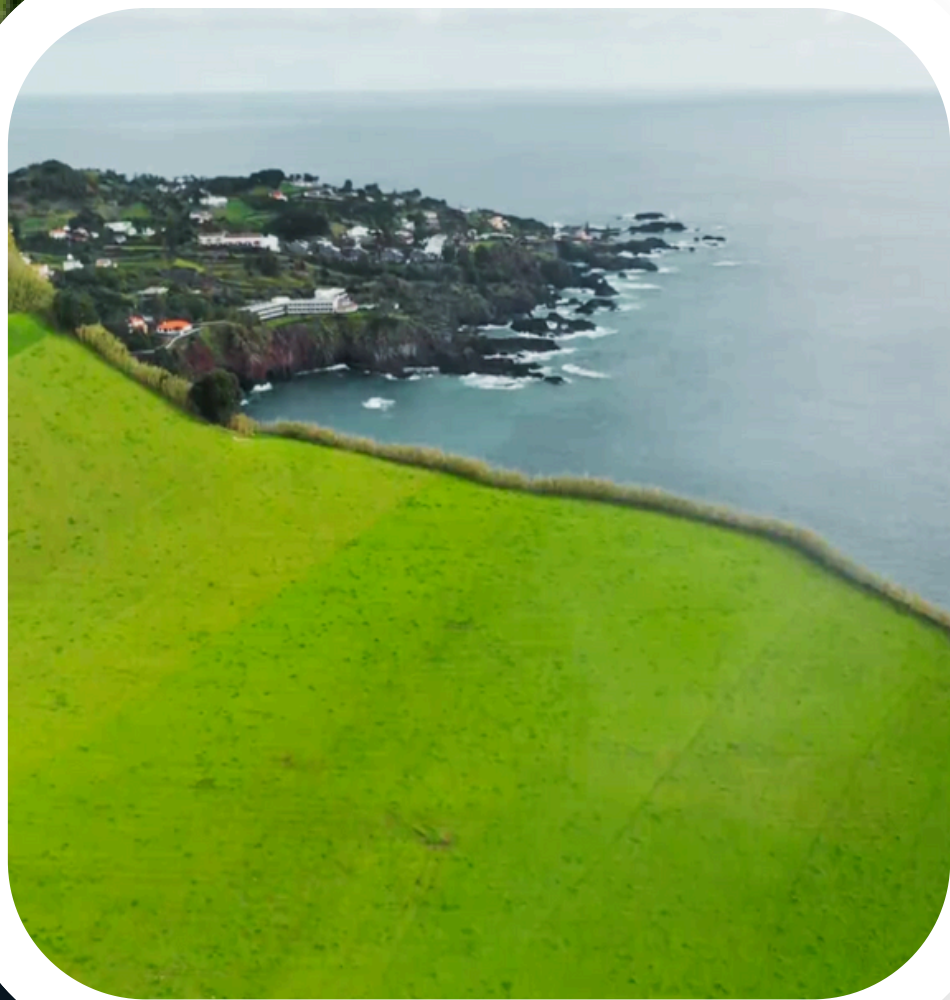
MAXIMIZING VALUE AND OPERATIONAL EFFICIENCY



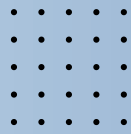
The management entity concept emerges as an efficient solution for operating tourist developments, transforming them into assets managed with excellence, ensuring occupancy and continuous profitability.



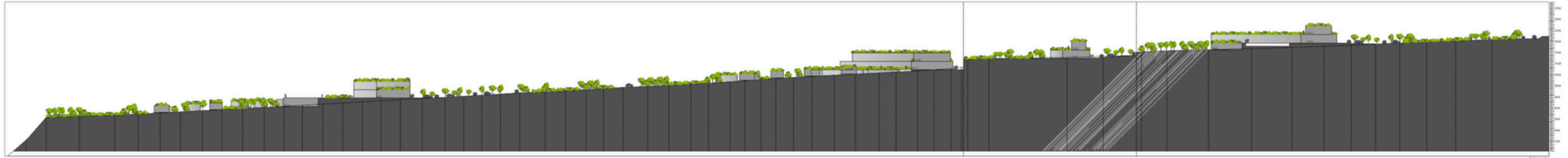
RESORT | GENERAL ZONING PLAN







# PROJECT LONGITUDINAL PROFILE



## HARMONY

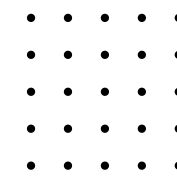
The preservation of the landscape framework is one of the guiding principles of the entire intervention, aiming to integrate the infrastructure with minimal impact on the area surrounding the developments, enabling the conservation of green spaces and their vegetation.





# SEA VIEW OF THE PLOTS

The plan for views of the sea and the island's southern coast, overlooking the cities of Lagoa and Ponta Delgada, along with the possibility of some plots having shared access to the sea, are the main structural and guiding references for the entire development.



Sustainable  
Landscape  
Integration



# TOURIST ATTRACTIONS



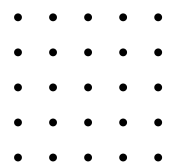
PRAIA BAIXA D'AREIA



PRAIA DE ÁGUA D'ALTO



PORTO DA CALOURA





# INVESTMENT SUPPORT PROGRAMS

The Construir 2030 program offers robust incentives and unique conditions to transform visionary projects into profitable realities, providing an opportunity to invest in a strategic destination with tax advantages and support for sustainable development.

**CONSTRUIR 2030**  
**NEGÓCIOS**  
**ESTRUTURANTES**

- ✓ **NON-REFUNDABLE INCENTIVE (UP TO 50%)**
- ✓ **MAXIMUM INCENTIVE PER PROJECT: €7 MILLION**
- ✓ **EQUITY: MINIMUM 25% OF THE INVESTMENT**
- ✓ **PREFERENTIAL ELIGIBILITY**



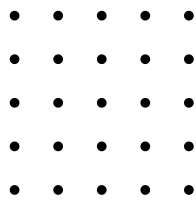
# GUARANTEED RETURN UNMATCHED EXCLUSIVITY

## PROMISING FINANCIAL RETURN

- Financial projections show consistent property appreciation, in line with the growth of tourism in the region.
- Attractive ROI, supported by strategic location and robust incentives.
- Comparative analysis highlights the development as one of the best investment options in the island market.



Schedule a meeting to  
discover how this  
investment can redefine  
your portfolio.



## WHY INVEST?

- Unmatched exclusivity in one of the world's most desirable destinations.
- Privileged location, combining natural beauty and strategic accessibility.
- Tax benefits and incentives from the Construir 2030 program.
- Integrated sustainability: innovative design and environmental preservation.





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