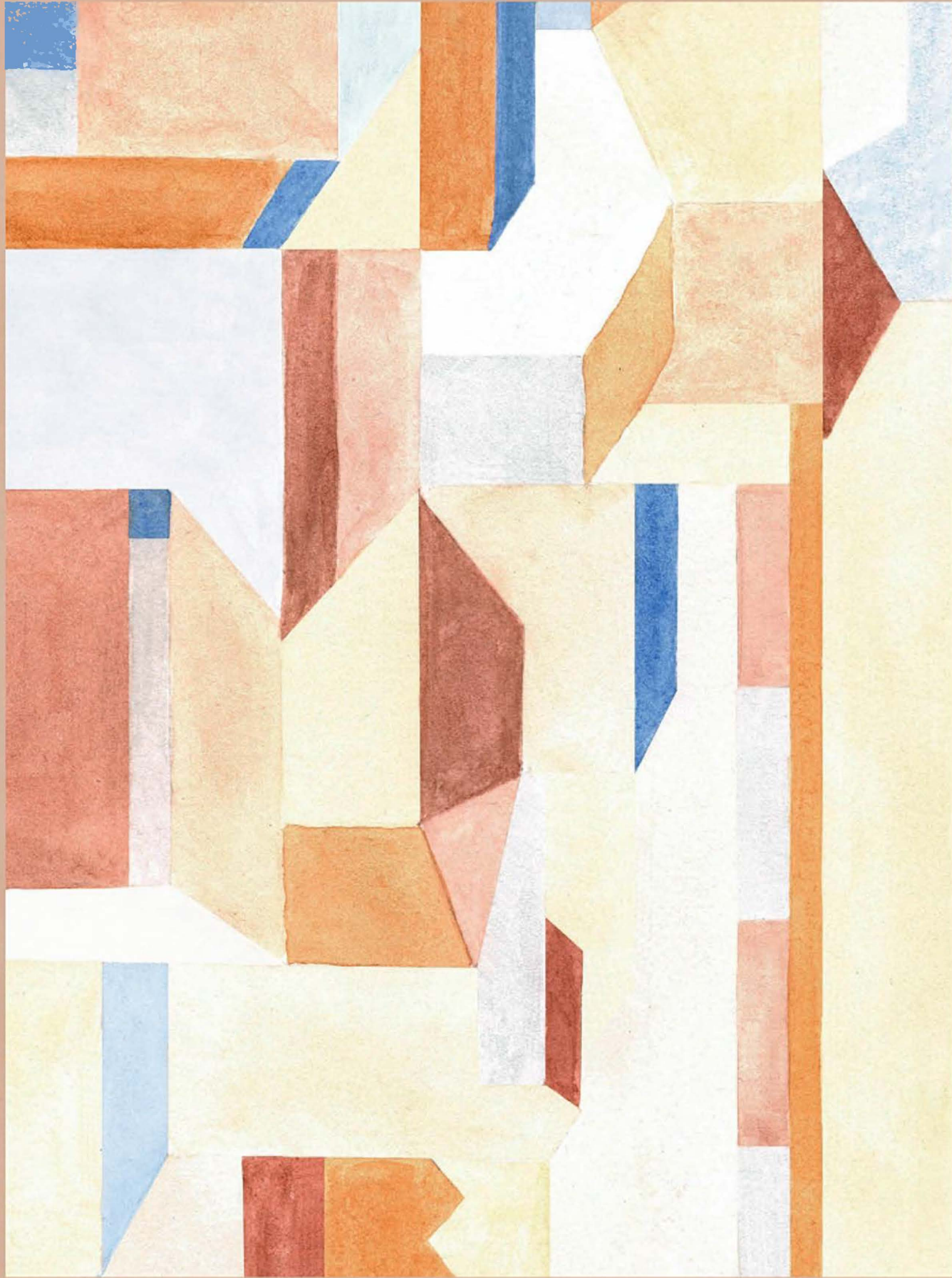




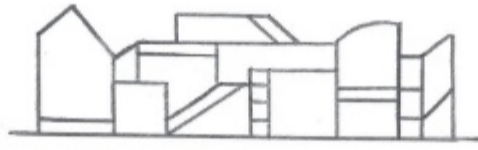
COLDWELL BANKER  
LUXUS



*COMPORTA HOUSE*



This is not just a place to stay or live in.  
It is a lifestyle-serviced residence built around  
business and leisure, connecting a community  
of travellers and locals alike.



## *THE ALENTEJO COAST*

### *EUROPE'S LAST TRUE COASTAL ESCAPE*

THE ALENTEJO COAST STRETCHES FOR OVER 150 KILOMETERS ALONG PORTUGAL'S SOUTHWEST, OFFERING AN UNSPOILED LANDSCAPE OF GOLDEN BEACHES, WILD CLIFFS, PINE FORESTS, AND ROLLING RICE FIELDS. THIS IS A REGION WHERE TIME SLOWS DOWN — WHERE TRADITIONAL FISHING VILLAGES MEET CONTEMPORARY ARCHITECTURE, AND NATURE REMAINS AT THE HEART OF EVERYDAY LIFE.

UNLIKE OTHER EUROPEAN COASTLINES, THE ALENTEJO REMAINS PEACEFUL AND AUTHENTIC, PROTECTED BY NATURE RESERVES AND LOCAL HERITAGE. WITH ITS OPEN SKIES, ORGANIC FARMS, SURF BREAKS, AND DESIGN-FORWARD RETREATS, THE AREA HAS

QUIETLY BECOME A DESTINATION FOR THOSE SEEKING UNDERSTATED LUXURY AND A DEEPER CONNECTION WITH LAND AND SEA. HERE, LIFE FOLLOWS THE RHYTHM OF THE TIDES — SIMPLE, GROUNDED, AND DEEPLY INSPIRING.



# COMPORTA

## WHERE SIMPLICITY MEETS SOPHISTICATION

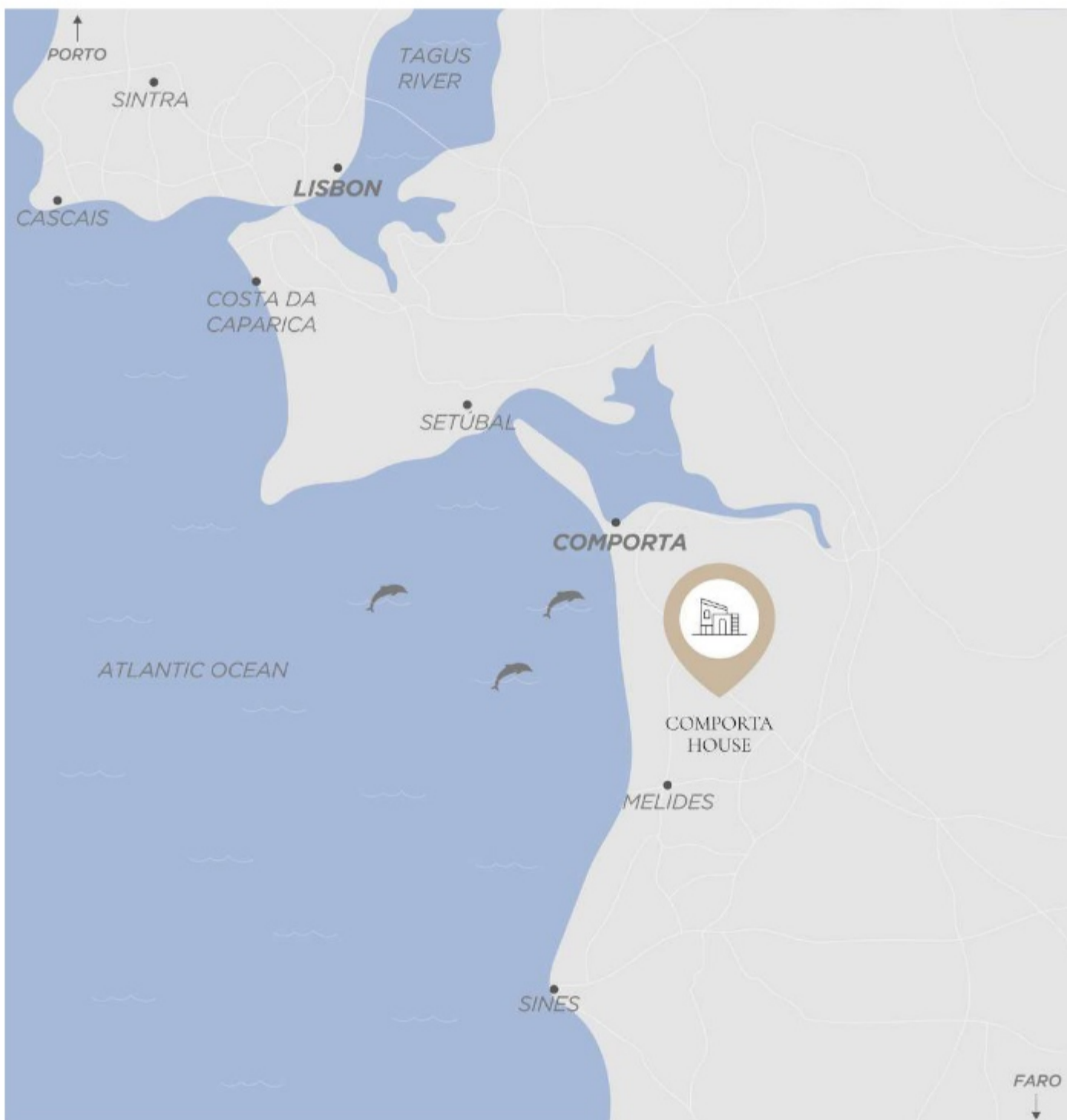
### COMPORTA

WELCOME TO COMPORTA. WHERE TIME SLOWS DOWN. AND THE WORLD SEEMS TO EXHALE. HERE, NATURE EMBRACES YOU AT EVERY TURN. FROM THE SOFT RUSTLE OF PINE TREES IN THE BREEZE TO THE GOLDEN SANDS STRETCHING ENDLESSLY TOWARDS THE HORIZON. THE WARM SUN KISSES YOUR SKIN AS THE SALTY SCENT OF THE ATLANTIC MINGLES WITH THE INTOXICATING AROMA OF PINE RESIN. THIS IS A PLACE WHERE SIMPLICITY REIGNS. WHERE THE BEAUTY OF LIFE LIES IN THE SMALL, MEANINGFUL MOMENTS.

JUST AN HOUR DRIVE (120 KM) SOUTH OF LISBON, OR A SCENIC BOAT RIDE AWAY, COMPORTA IS OFTEN REFERRED TO AS THE HAMPTONS OF EUROPE.

THIS ENCHANTING REGION IN THE ALENTEJO OFFERS MORE THAN BREATHTAKING LANDSCAPES—IT'S A WAY OF LIFE. THE VILLAGE OF COMPORTA EXUDES EFFORTLESS CHARM. WITH ITS QUAIN BOUTIQUES, STYLISH BEACHSIDE RESTAURANTS, AND A LAID-BACK BOHEMIAN ATMOSPHERE THAT INVITES YOU TO LINGER.

IMAGINE WANDERING THROUGH THE LUSH RICE FIELDS THAT HAVE SHAPED THE REGION'S IDENTITY. OR SPOTTING DOLPHINS PLAYING IN THE CRYSTAL-CLEAR WATERS OF THE ATLANTIC. RIDE HORSES ALONG THE UNSPOILED BEACHES AT SUNSET OR EXPLORE THE RICE MUSEUM, A TRIBUTE TO THE AREA'S AGRICULTURAL HERITAGE. WITH 350 DAYS OF SUNSHINE A YEAR, COMPORTA IS A STATE OF MIND. A SANCTUARY FOR THE SOUL.



ABOVE IMAGES  
PORTUGAL MAP

# ANDO LIVING

## COMPORTA HOUSE



### WELCOME TO COMPORTA HOUSE!

WELCOME TO A SANCTUARY WHERE NATURE AND DESIGN COME TOGETHER. NESTLED AMIDST COMPORTA'S ICONIC PINE FORESTS, ANDO LIVING COMPORTA HOUSE INVITES YOU TO EXPERIENCE A LIFE OF SOULFUL SERENITY. EACH VILLA IS A CELEBRATION OF AUTHENTIC ARCHITECTURE, HARMONIZING SEAMLESSLY WITH THE NATURAL SURROUNDINGS WHILE OFFERING CONTEMPORARY COMFORT.

THE INTERIOR DESIGN REFLECTS THE TIMELESS ELEGANCE OF COMPORTA'S LANDSCAPES, WITH A PALETTE OF SANDY TONES, WARM OCHRES, AND EARTHY NEUTRALS. NATURAL MATERIALS SUCH AS WOOD, STONE, AND MARBLE BRING A SENSE OF HARMONY AND TRANQUILITY TO EVERY SPACE, CREATING A SEAMLESS CONNECTION BETWEEN INDOORS AND OUTDOORS. THE RESULT IS A GOOD-VIBES ATMOSPHERE, WHERE EACH ROOM FEELS EFFORTLESSLY CALMING AND WELCOMING, BLENDING AESTHETIC BEAUTY WITH FUNCTIONAL COMFORT.

A VARIETY OF VILLA TYPES AWAITS, WITH 16 EXCLUSIVE PROPERTIES RANGING FROM T2 TO T5, SPANNING AREAS OF 2,200 TO 13,400 SQM.

EVERY VILLA IS THOUGHTFULLY CRAFTED, FEATURING EXPANSIVE LIVING SPACES, PRIVATE GARDENS, AND POOLS THAT MERGE INDOOR AND OUTDOOR LIVING INTO ONE HARMONIOUS EXPERIENCE.

# ANDO LIVING

## COMPORTA HOUSE



AT THE HEART OF COMPORTA HOUSE, RESIDENTS ENJOY SHARED SPACES DESIGNED TO FOSTER CONNECTION AND RELAXATION. THE DESIGN ETHOS IS ROOTED IN ANDO LIVING'S SOULFUL AND WELCOMING PHILOSOPHY, WHERE WARMTH, AUTHENTICITY, AND ELEGANT SIMPLICITY TAKE CENTER STAGE.

BEYOND THE HOUSE, A WORLD OF ACTIVITIES UNFOLDS. WHETHER IT'S DOLPHIN-WATCHING TOURS, HORSEBACK RIDES ON THE BEACH, OR EXPLORING THE TRANQUIL RICE FIELDS, THE REGION OFFERS ENDLESS POSSIBILITIES FOR NATURE LOVERS AND FAMILIES. FOR CHILDREN, THE PRISTINE BEACHES ARE IDEAL FOR CAREFREE PLAY, WHILE THE UNTOUCHED LANDSCAPES PROVIDE A MAGICAL SETTING FOR ADVENTURE.



### COMPORTA HOUSE FACILITIES

  
LOUNGE

  
BAR

  
CHEF ON  
DEMAND

  
CONCEPT  
STORE & MARKET

  
CONCIERGE

# EARN INCOME WHEN YOU ARE AWAY, WITHOUT DOING A THING



## AN INVESTMENT THAT GIVES BACK THANKS TO THE TOURISTIC LICENCE

OWNING A VILLA IN COMPORTA ISN'T JUST A LIFESTYLE CHOICE—IT'S A SMART INVESTMENT. LOCATED IN ONE OF EUROPE'S MOST DESIRABLE DESTINATIONS, ANDO LIVING COMPORTA CLUBHOUSE OFFERS THE PERFECT BLEND OF PERSONAL ENJOYMENT AND FINANCIAL OPPORTUNITY.

WITH OUR TOURISTIC LICENSE, YOUR VILLA CAN GENERATE REVENUE WHEN YOU'RE NOT THERE. ANDO LIVING'S DEDICATED TEAM HANDLES EVERYTHING—FROM GUEST BOOKINGS TO MAINTENANCE—SO YOU CAN RELAX KNOWING YOUR INVESTMENT IS IN EXPERT HANDS. WHETHER IT'S FOR YOUR OWN RETREATS OR AS A RENTAL OPPORTUNITY, THIS IS AN INVESTMENT THAT PROVIDES BOTH PEACE OF MIND AND MEANINGFUL RETURNS.

ANDO LIVING COMPORTA HOUSE ISN'T JUST ABOUT OWNING A VILLA—IT'S ABOUT BELONGING TO A PLACE THAT STAYS WITH YOU, LONG AFTER YOU'VE LEFT.



ABOVE IMAGE  
COMPORTA HOUSE VILLA T2 RENDERING  
ABOVE IMAGE  
COMPORTA HOUSE VILLA T3 RENDERING



ABOVE IMAGE  
COMPORTA HOUSE VILLA T3 RENDERING



ABOVE IMAGE  
COMPORTA HOUSE VILLA T3 RENDERING



ABOVE IMAGE  
COMPORTA HOUSE VILLA T2 RENDERING



ABOVE IMAGE  
COMPORTA HOUSE VILLA T3 RENDERING

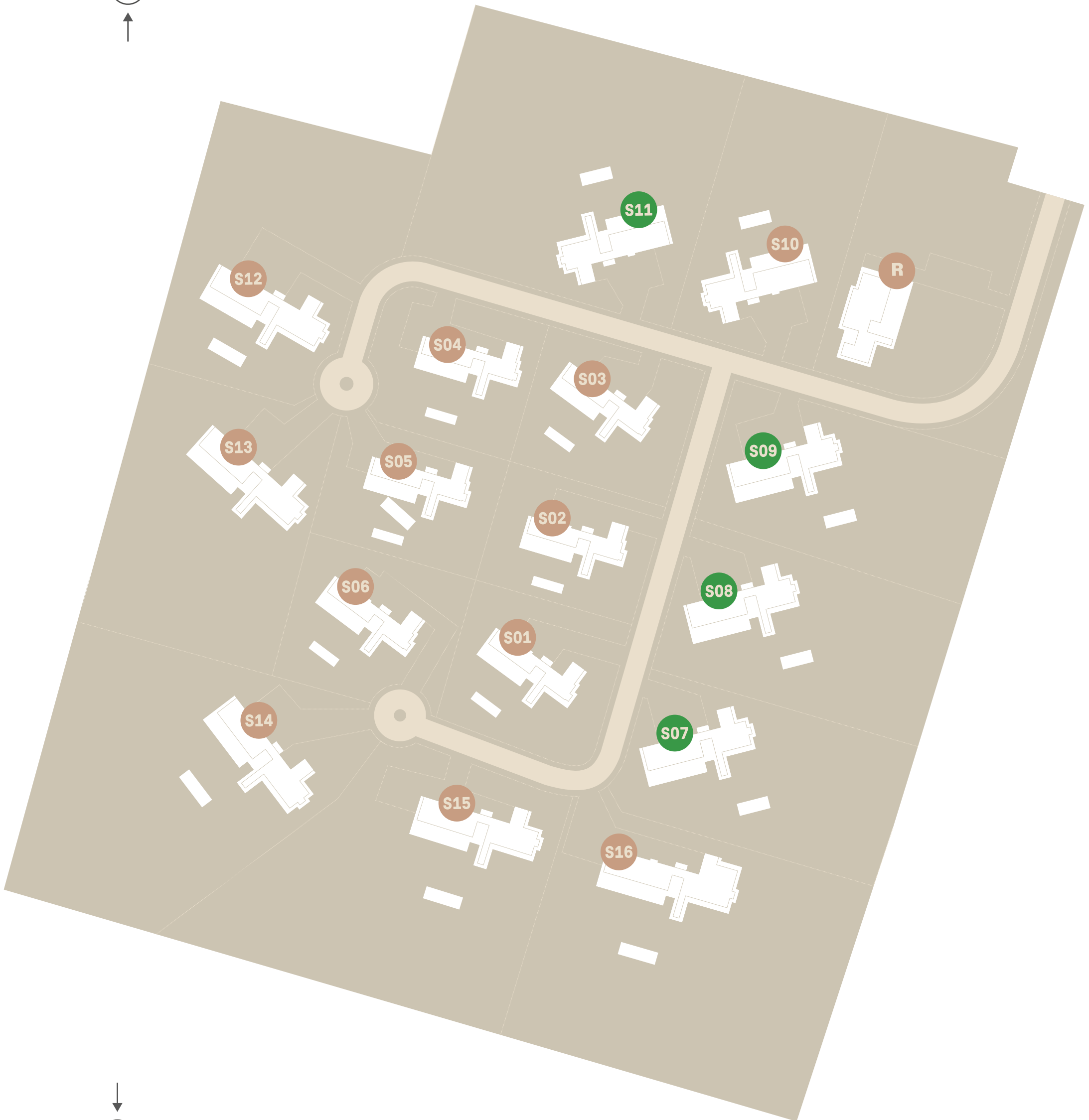
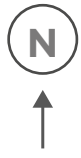


ABOVE IMAGE  
COMPORTA HOUSE VILLA T2 RENDERING



ABOVE IMAGE  
COMPORTA HOUSE VILLA T3 RENDERING

# WELCOME TO COMPORTA HOUSE



# COMPORTA HOUSE

## VILLAS AREAS

**16 villas with private pool**

R - Reception

S07 - T3 | 3,985 M<sup>2</sup>      S09 - T3 | 4,133 M<sup>2</sup>  
S08 - T3 | 4,045 M<sup>2</sup>      S10 - T3 | 3,827 M<sup>2</sup>  
S11 - T3 | 7,047 M<sup>2</sup>


Ceiling height

3,55M

### COMPORTA HOUSE - SERVICES

  
RECEPTION

  
SECURITE

  
EV CHARGER

  
BREAKFAST

  
CONCEPT  
STORE & MARKET

  
GYM\*

  
TENNIS COURT/  
PADEL\*

*\*available after licensing*

# COMPORTA HOUSE

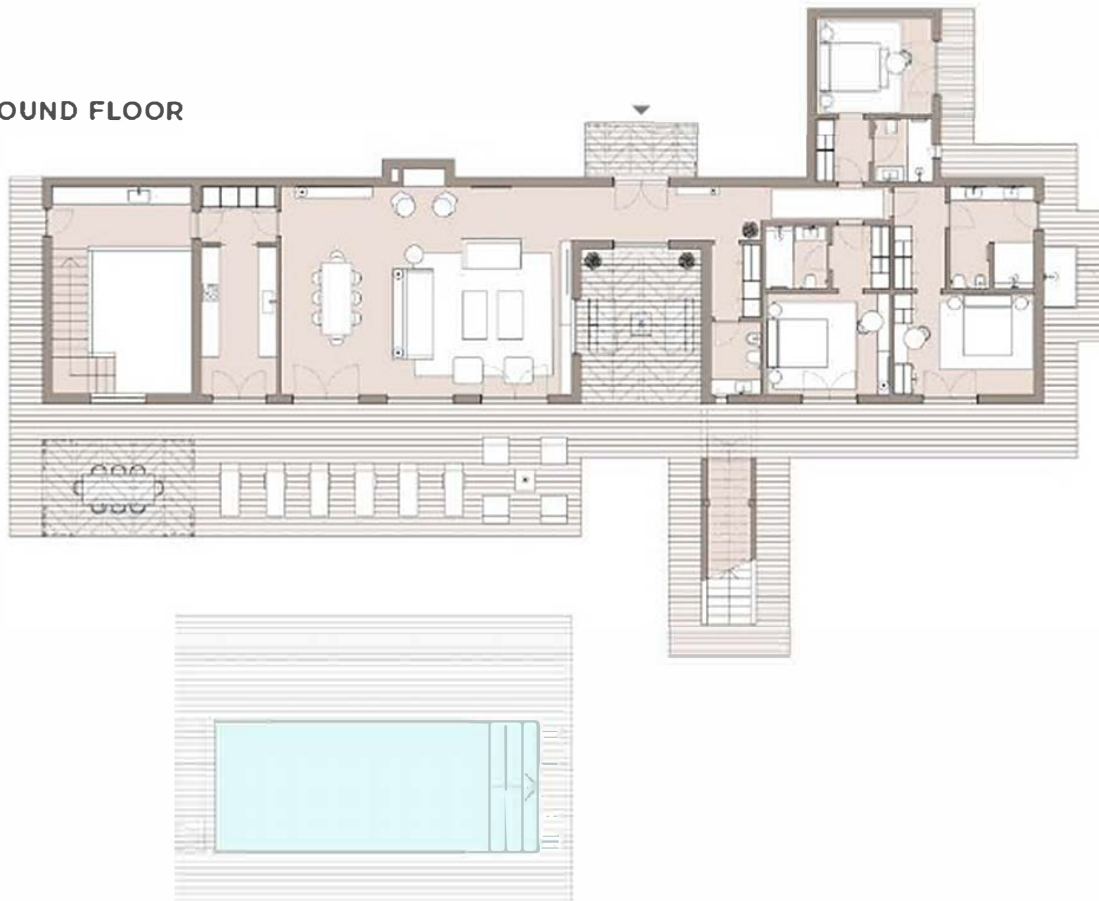
## VILLA PLAN - T3

### BASEMENT



**VILLA S07 - T3**  
LOT SIZE - 3,985 SQM  
INT. AREA - 506 SQM

### GROUND FLOOR



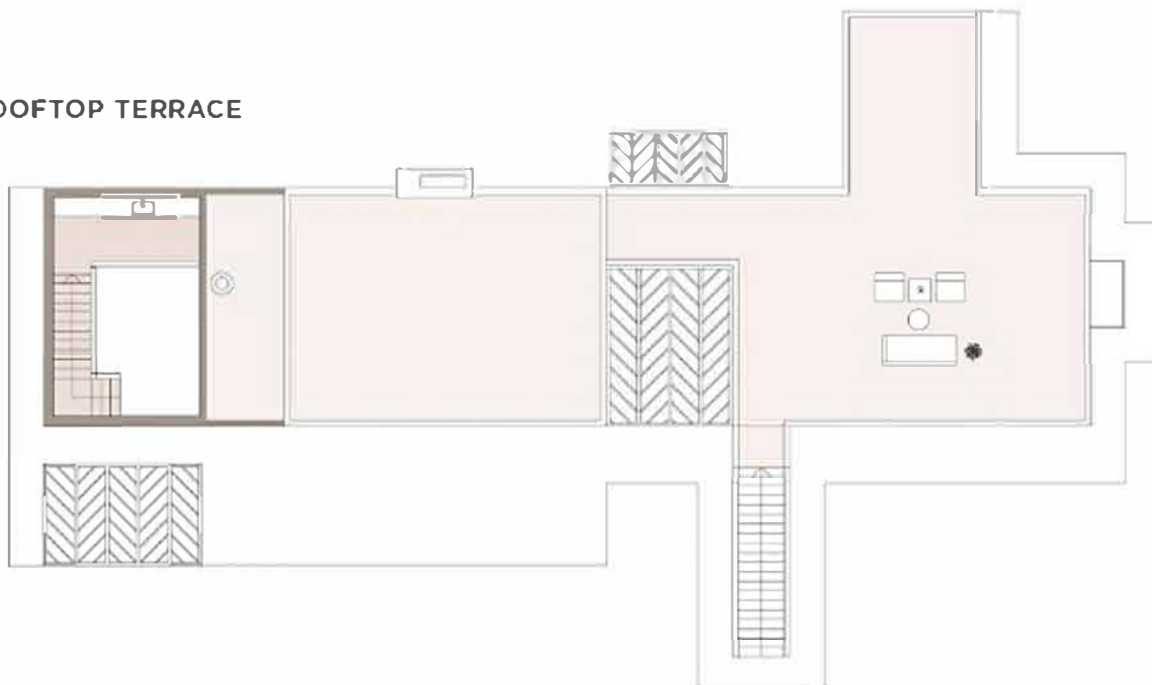
**VILLA S08 | T3**  
LOT SIZE - 4,045 SQM  
INT. AREA - 506 SQM

**VILLA S09 | T3**  
LOT SIZE - 4,133 SQM  
INT. AREA - 506 SQM

**VILLA S11 | T3**  
LOT SIZE - 7,047 SQM  
INT. AREA - 506 SQM

**CEILING HEIGHTS**  
3.55M

### ROOFTOP TERRACE



# MEET TAN, THE PROJECT'S DEVELOPER

TAN  
— INVESTMENTS —

TAN INVESTMENTS IS A LEADING REAL ESTATE DEVELOPMENT COMPANY BASED IN LISBON, PORTUGAL. SINCE ITS FOUNDING IN 2015, TAN HAS SPECIALIZED IN SOURCING, DEVELOPING, AND MANAGING HIGH-QUALITY REAL ESTATE PROJECTS.

WITH OVER €80 MILLION IN ASSETS UNDER MANAGEMENT IN PORTUGAL, TAN HAS ESTABLISHED ITSELF AS A TRUSTED PARTNER FOR INTERNATIONAL INVESTMENT FUNDS, FAMILY OFFICES, AND HIGH-NET-WORTH INDIVIDUALS.

THEIR COMMITMENT TO QUALITY AND TIMELY EXECUTION IS EVIDENT IN THEIR RIGOROUS PROJECT MANAGEMENT AND COLLABORATION WITH TOP PROFESSIONALS IN THE MARKET.

ANDO LIVING COMPORTA HOUSE MARKS THE SECOND COLLABORATION BETWEEN TAN INVESTMENTS AND ANDO LIVING, FOLLOWING THE SUCCESSFUL LAUNCH OF ANDO LIVING MADALENA HOUSE IN LISBON IN 2023.



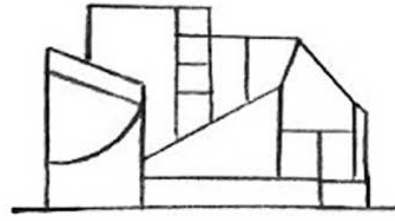
# COMPORTA HOUSE HOUSE

## FINISHING LIST

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### BEDROOMS

	<i>Floor</i>	
	<i>Skirting</i>	
	<i>Walls</i>	<i>Microcement finish, or equivalent</i>
BATHROOM AND SANITARY WARES	<i>Ceiling</i>	<i>Metal skirting painted, or equivalent</i>
		<i>Painted</i>
	<i>Floor</i>	
	<i>Skirting</i>	
	<i>Walls</i>	<i>Clay tiles or equivalent</i>
	<i>Waterproof smooth ceiling</i>	<i>Metal skirting painted or equivalent</i>
	<i>Counter sink</i>	<i>Clay tiles or equivalent</i>
	<i>Shower</i>	<i>Waterproof painting</i>
JOINERY	<i>Water taps</i>	<i>Stone or equivalent</i>
		<i>Clay tiles or equivalent</i>
		<i>BRUMA or equivalent</i>
	<i>Wardrobe doors</i>	
EXTERIOR STAIRCASE	<i>Interior doors</i>	<i>Wood or laquered MDF or equivalent</i>
		<i>Wood, or melanine or alternative</i>
	<i>Floor and skirting</i>	
	<i>Walls</i>	<i>Clay tiles, or equivalent</i>
TERRACE	<i>Ceiling</i>	<i>Painted</i>
		<i>Painted</i>
	<i>Floor</i>	
ROOFTOP	<i>Shading</i>	<i>Wooden deck or equivalent</i>
		<i>Wood or equivalent</i>
	<i>Floor</i>	
SWIMMING POOL	<i>Skirting</i>	<i>Clay tiles or equivalent</i>
	<i>Walls</i>	<i>Metal skirting painted or equivalent</i>
		<i>Painted</i>
	<i>Exterior floor</i>	<i>Wooden deck or equivalent</i>
	<i>Interior finished</i>	<i>Tiles or equivalent</i>



# WHY INVEST IN COMPORTA?



*ENJOY A FULL OWNERSHIP PROPERTY WITH FLEXIBILITY*  
FULLY OWN THE DEED TO YOUR PROPERTY WITH NO TIME-SHARE RESTRICTIONS.  
YOU ARE FREE TO SELL YOUR PROPERTY ON THE OPEN MARKET AT ANY TIME



*STAY WHEN YOU LIKE*  
USE YOUR PROPERTY FOR ANY DURATION. FROM A SINGLE DAY TO AN ENTIRE  
YEAR. ENJOY THE FULL ANDO EXPERIENCE. INCLUDING CLUBHOUSE ACCESS,  
HOUSEKEEPING, 24/7 ASSISTANCE, IN-ROOM DINING AND MORE



*EARN RENTAL INCOME WHEN NOT USING YOUR APARTMENT*  
RENT OUT YOUR APARTMENT WHEN IT'S NOT IN USE AND GENERATE INCOME  
– CHOOSE BETWEEN A FIXED 4% RETURN OR A VARIABLE NET YIELD OF 6%+  
(TARGET) AFTER ALL COSTS



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