



Segment Consultancy Ser. UNI LDA

LAGOS

BEACH HOTEL & SPA

LAGOS, ALGARVE



Crown Segment Consultancy Services Unipl LDA

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A FANTASTIC GUARANTEED YIELD
of 7%, up to 10%
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GOLDEN VISA PORTUGAL
Golden Residence Permit
Starting at €350.000
Page 15

INVESTMENT CONDITIONS

HOTEL MANAGEMENT PROGRAM



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Invest and Achieve Excellent Returns

Our property investment products were designed to reduce the investment's risk and to grant high profit. We offers investors opportunities for constant, sustained and fair rental returns through the Hotel Management Program. We offer freehold apartments with a guaranteed yield of 7% and the possibility to achieve 10% in accordance with the Lagos Beach Hotel & SPA's occupancy rate. In addition, Lagos Beach Hotel & SPA will grant you an optional buyback.

Everything is taken care of on your behalf and you will gain a share of revenue obtained from the touristic exploitation of your property. You can also benefit from free condominium and maintenance services costs in the first thirty years.

To top it all off, you will be allowed to holiday in the hotel for 14 nights per year.

In short, we have:

- Freehold apartments
- Guaranteed yield of 7%
- Optional buyback
- No condominium and maintenance costs for 30 years
- Offer of 14 nights of annual leave

CONDITIONS

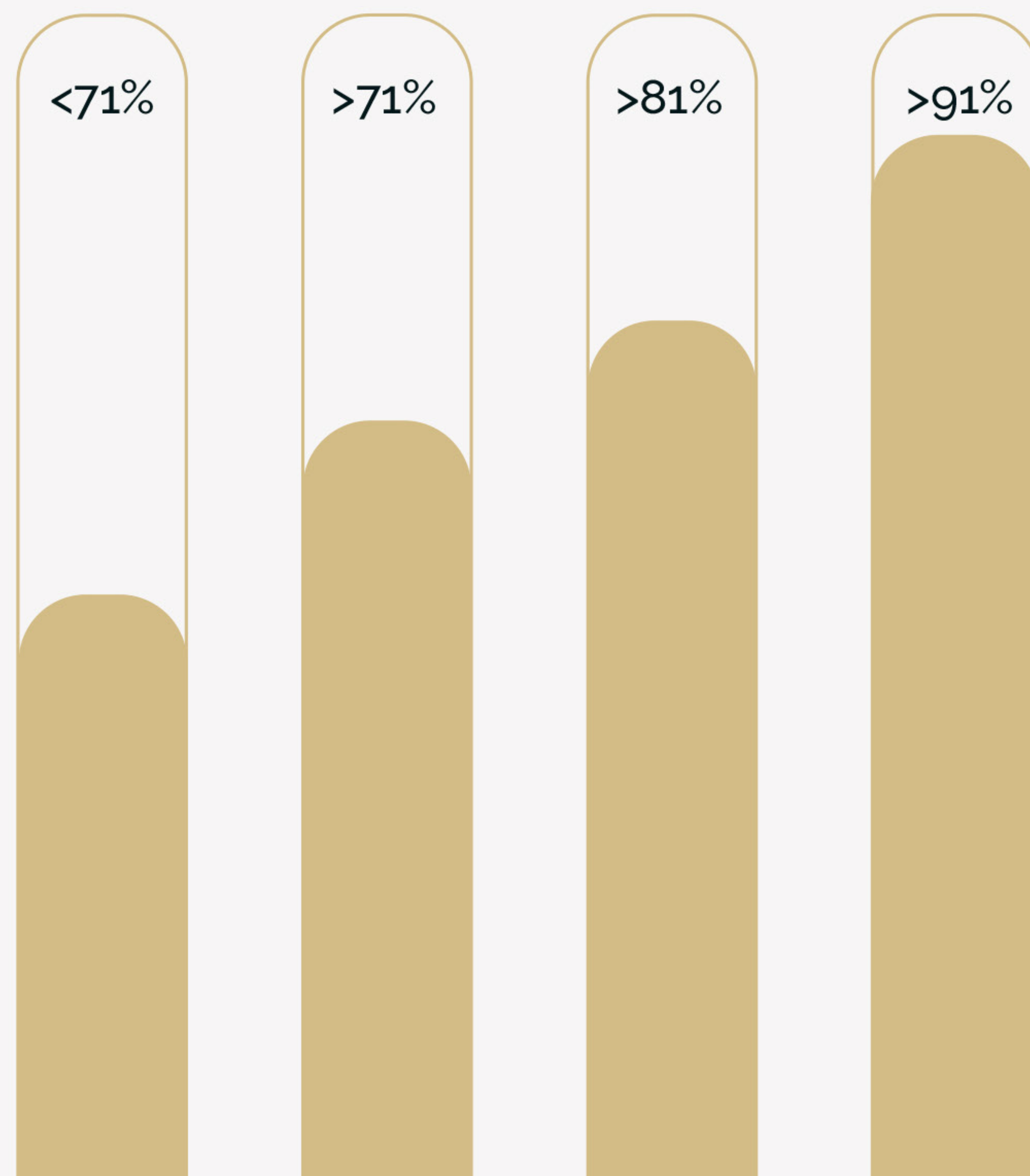
ANNUAL YIELD



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As the Lagos Beach Hotel & SPA grows successfully, **your earnings can also grow**

OCCUPANCY RATE



Annual Yield





PORTUGAL

PRIME LOCATION



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Portugal has a strategic position with key access to **worldwide markets**

One of the main advantages of Portugal is the close location to the United States, Africa and South America, particularly to booming Brazil.

Portugal is situated on the edge of Europe, which means that the ports of Lisbon, Sines and Setubal are gateways to the old continent and to a market of 250 million Portuguese speakers around the world.





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Daily flights to
all the major cities.

From Faro International Airport
30 min from

LAGOS
BEACH HOTEL & SPA



Gateway to the world

Portugal provides a gateway to a 250 million Portuguese speaking market, which is responsible for generating an annual GDP (Gross Domestic Product) of 16 billion euros.

Portugal's strategic position makes business easy whether you go **West or East.**

PORTUGAL

A RELIABLE PLACE FOR YOUR INVESTMENT



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According to *Associação dos Profissionais e Empresas de Mediação Imobiliária de Portugal (APEMIP)*, 2018 was the golden year for the Real Estate Market. The average was almost five hundred homes sold per day.

The world is discovering a Charming Country

- Portugal is a preferred travel destination
- According to data from the *Instituto Nacional de Estatística (INE)*, the Portuguese real estate market grew by 24% in the second quarter of 2018, compared to 2017. This growth trend is reinforced by the *Organization for Economic Development (OECD)*.
- Tourism is one of the leading sources of income for the Portuguese Economy
- Portugal won the Most Sustainable Destination Award in Europe at the ITB Earth Award 2019. For us, leading the tourism of the future is to affirm Portugal as a sustainable destination, with a cohesive, innovative and competitive territory, which values work and talent. A destination to visit, invest and live.
- Portugal has won several awards in the area of tourism. In the World Travel Awards we won the prize for the best official tourism organization in the world (2018 and 2019), the best official tourism site in the world (2018), the best tourist destination in the world (2018 and 2019) and the best European tourist destination (2017, 2018 and 2019). The Algarve managed to regain the trophy of the best beach destination - a distinction it has received seven times.

The Portuguese economy is showing an upward trend

According to the *Banco de Portugal* (2018), the Portuguese economy grew by 2.9%, at a faster rate than the European average and the one observed in the last decade, driven by the behavior of exports and investment.

This economic growth has boosted the creation of new job opportunities, the sovereign debt has returned to the category of quality investment according to three relevant bond rating firms and the debt interest within 10 years has dropped to a stage lower than 1.8%.

A safe and peaceful European Country

According to the *Global Peace Index 2018*, Portugal is the fourth most peaceful country in the world. It is for this reason that Portugal is, increasingly, a safe country to live and invest

Some of the other key facts about Portugal that make it one of the best destinations for investment are:

- Portugal has one of the lowest operating costs in Western Europe;
- It has one of Europe's most enthusiastic and young workforces with first-class training facilities;
- According to Eurostat statistics (2018), with the analysis of all sectors, the balance is positive. With regard to terrorism, according to EUROPOL, there is no risk factor.



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Lagos Beach Hotel & Spa

Is a new project to refurbish the former **Hotel Golfinho**.

The **Hotel Golfinho** was an icon of Lagos during several decades.

This new project will upgrade it with a vibrant, modern and irresistible feeling

Hotel Golfinho



May, 2005



LAGOS

BEACH HOTEL & SPA
LAGOS, ALGARVE

Starting at €149.000



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www.crownportugal.eu



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LAGOS BEACH HOTEL & SPA

ALGARVE, PORTUGAL

We have been conducting negotiations with some of the most experienced hotel management companies, in order to find the right partners for Lagos Beach Hotel & SPA and to assure the appropriate know-how. One of the most honored, top-10, worldwide hotel management companies will be selected.

We are in charge of the hotel's refurbishment's projects, works schedule and marketing.

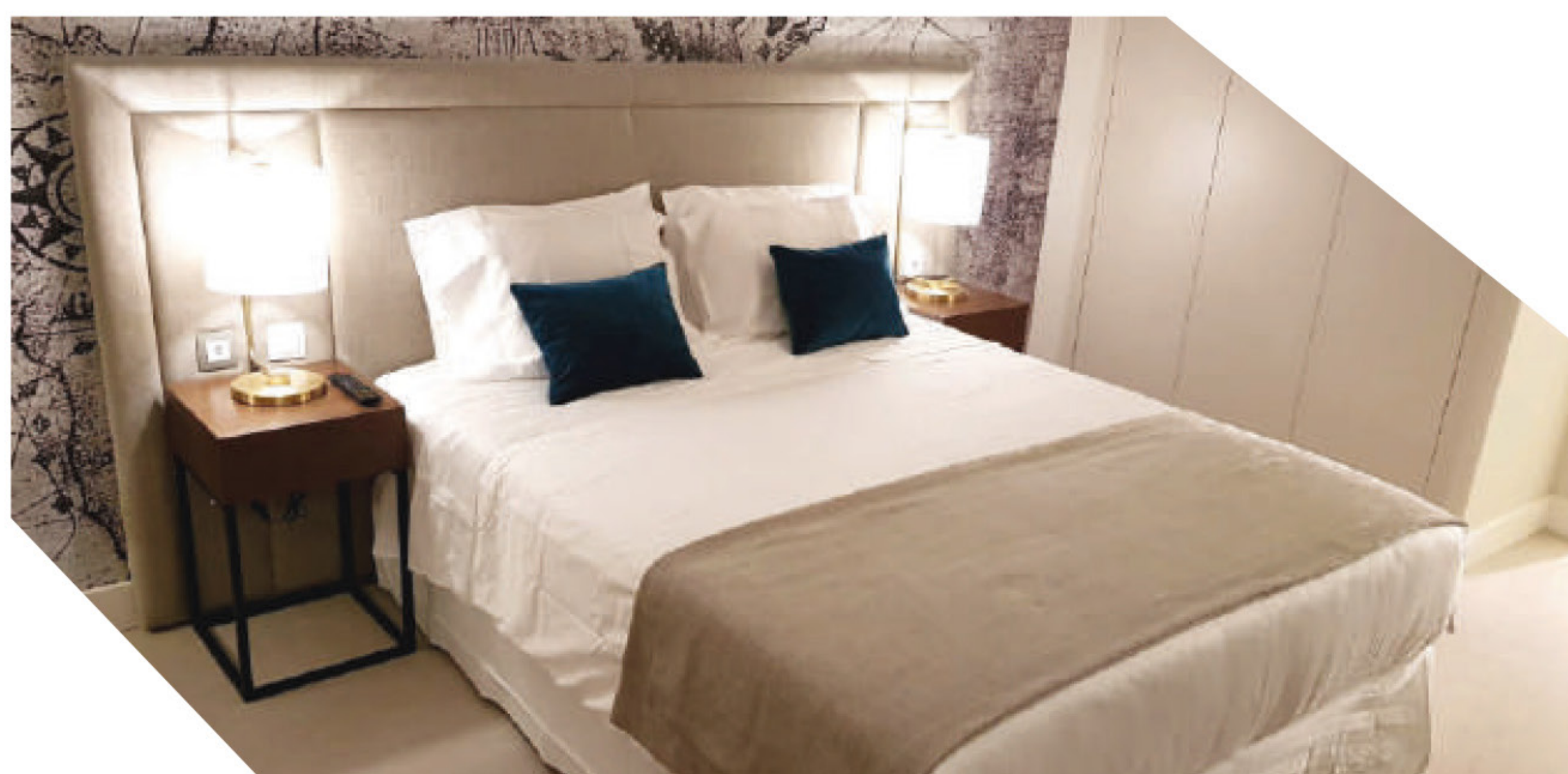
Lagos Beach Hotel & Spa is the second hotel project developed by our company.

OCEAN SESIMBRA



The first hotel project was Ocean Sesimbra, which will open in 2019. The Ocean Sesimbra's project conceived a new life to former spaces, enhanced local economy and created attractive real estate products for investment.

Ocean Sesimbra - **The first Hotel.**



LAGOS BEACH HOTEL & SPA

LAGOS, ALGARVE



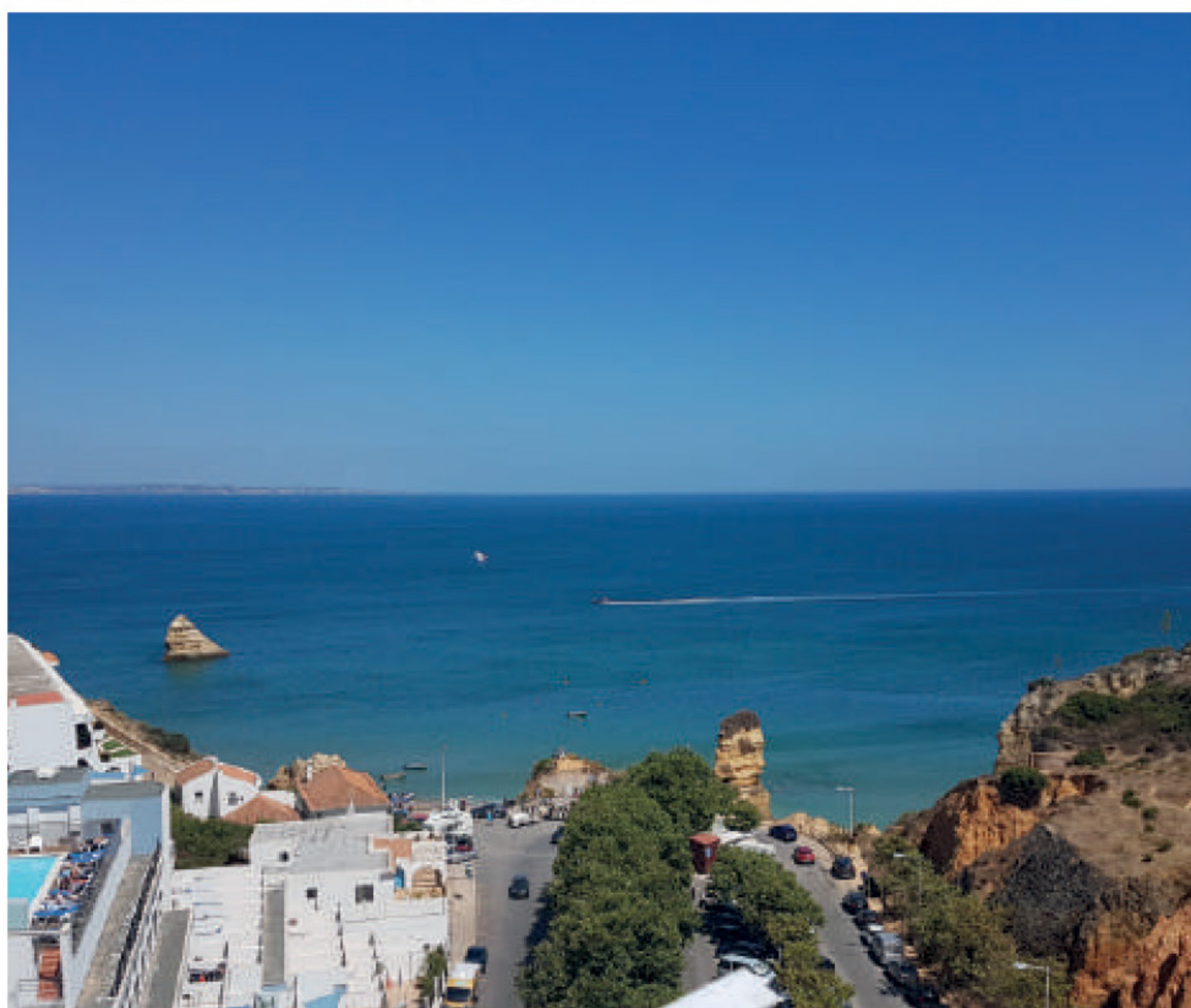
This stunning hotel located in Lagos has one of the **most beautiful beaches in the world**.

Lagos Beach Hotel & Spa is situated in front of the Dona Ana Beach, elected the "best Portuguese beach", by TripAdvisor, with steep and colorful cliffs, crystal clear water and a magnificent sun.

The pleasant and safe city of Lagos is located just a few minutes from the Hotel. You can visit its charming historical center, which has all the commodities that you might eventually need. The Lagos county has adopted the Cittaslow trend, which promotes a moderate lifestyle in order to achieve a better quality of life.

Lagos Beach Hotel & SPA is located extremely close to the Southwest Alentejo Natural Park and the Vincentian coast, with idyllic and magical landscapes scenarios, pedestrian sidewalks and virgin beaches.





Landscape View from Rooftop, Restaurant & Pool

Main Characteristics:

- 279 Touristic apartments;
- Rooftop Restaurant & Pool;
- Spa Experience;
- Health Club;
- Kids' Club;
- Zen Garden;

Hotel Residence's Design



Pool



Car Parking



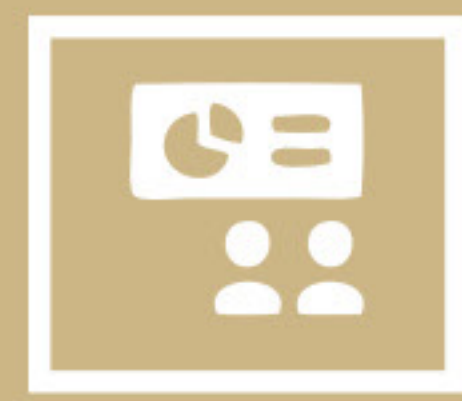
SPA



Restaurant



Beach View



Conference Room



Zen Garden



Health Club



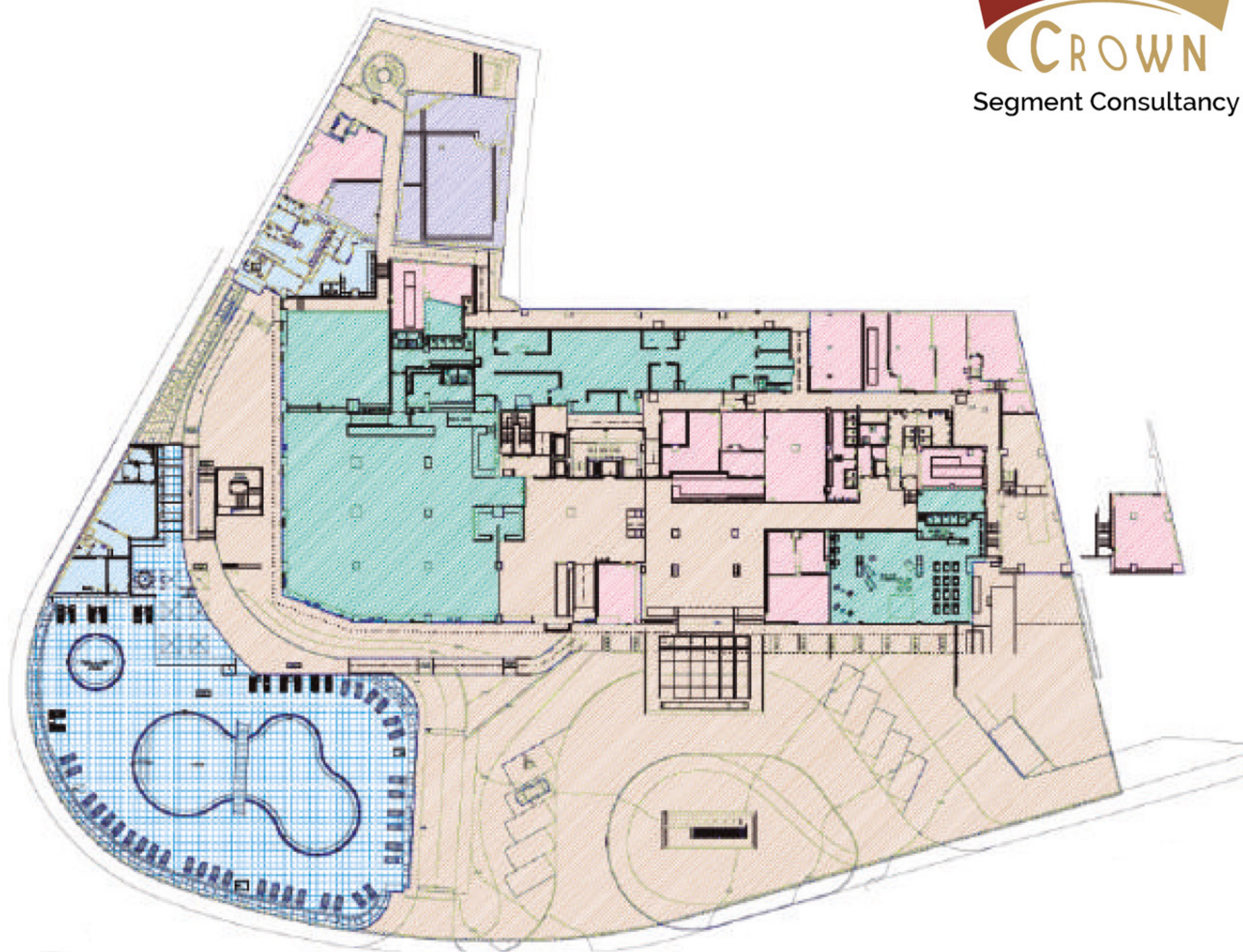
Kids' club



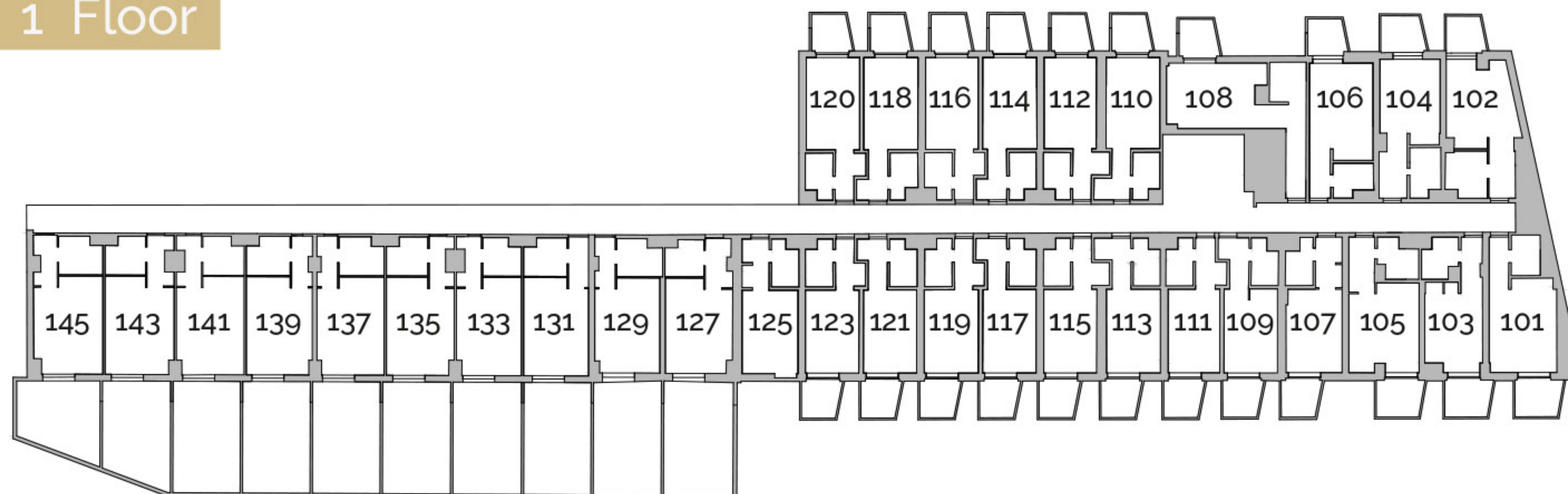
Event Rooms

279

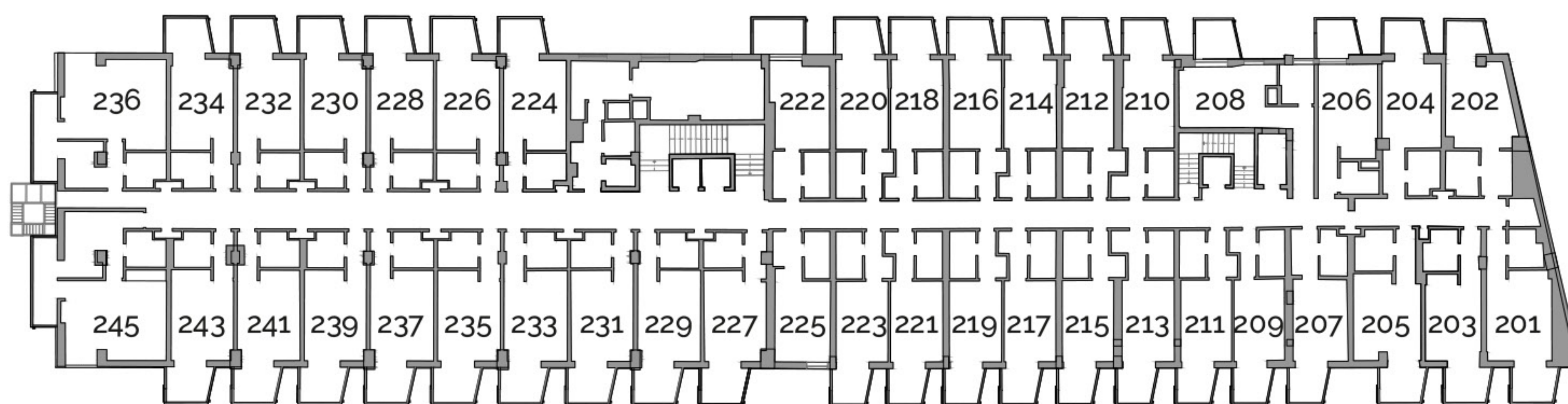
Touristic Apartments



1 Floor



2 - 7 Floor



Beach View

HOTEL

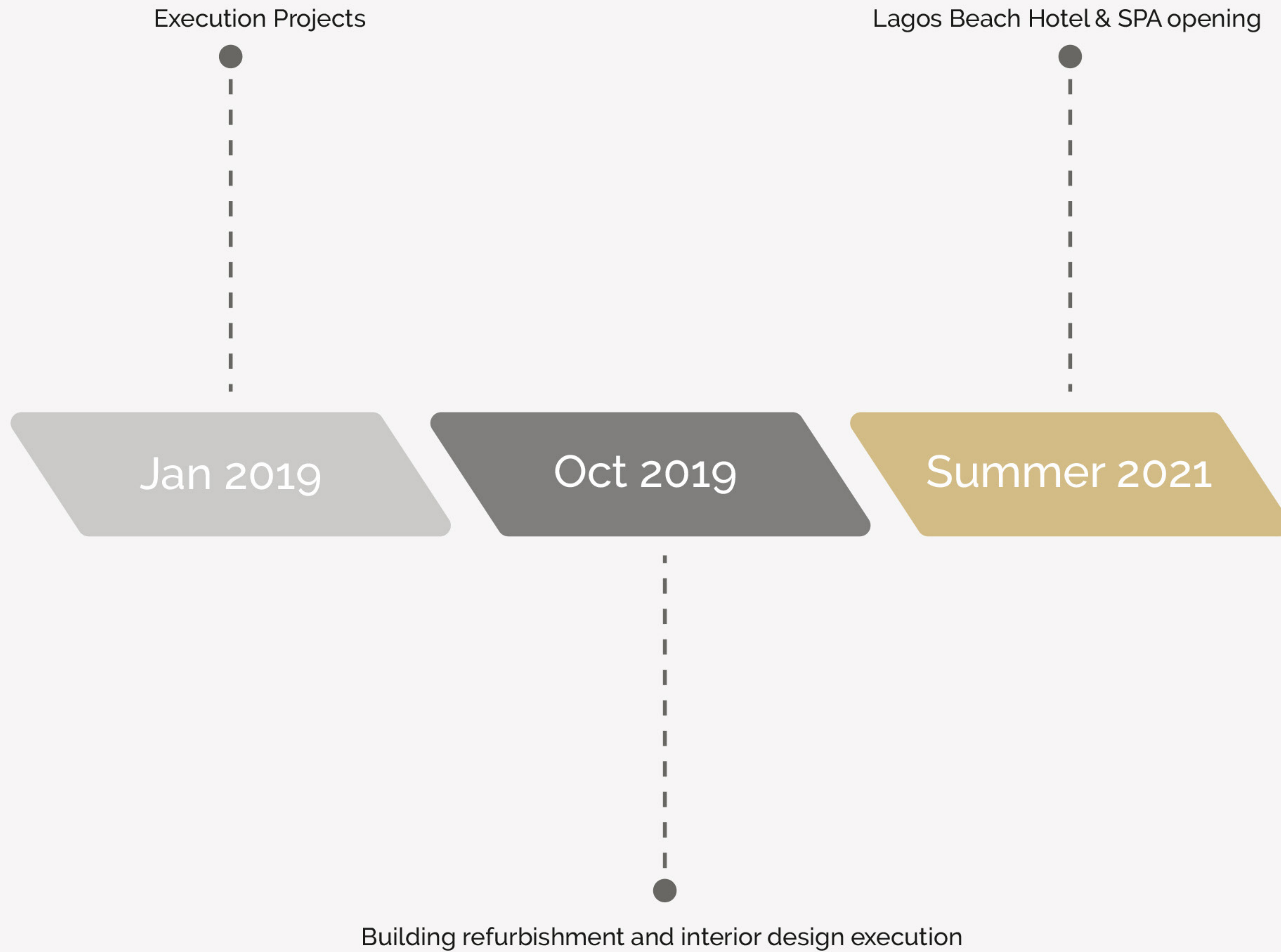
RESIDENCE'S DESIGN



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Suites designed with glamour



The Hotel's refurbishment is planned for 2019 and 2020, with hotel reopening in the summer of 2021.