



Golden Visa Projects – v. 03/2020

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About MFG Consultants

Our mission is to give clients the best chance of investment success across Portugal

- MFG Consultants empowers individuals and families to become Global Citizens by investing in a second residency and citizenship in Portugal. This is accomplished through a bespoke service and highly personal experience, which simplifies complexity and is supported by long-term relationships.
- We have assembled a team of experts in real estate brokerage, legal advice, taxation consultancy, relocation and investment management.
- Each client is unique. Each client is serviced by the entire team and network of partners every step of the way. Our commitment lies in ensuring that our clients obtain Portuguese Golden visa by investment in an efficient and hassle free manner.
- MFG Consultants track record holds several hundreds of clients since it started in 2010.
- MFG Consultants is a fully licensed business which includes delivering all the necessary advisory and investment consulting to the needs of global citizens.
- MFG Consultants offers a top end-to-end service to your Portuguese Golden Visa application:
 - Dedicated legal department (we conduct all the process in-house)
 - Property search and acquisition with due-diligence and legal support
 - Customized Golden Visa solutions
 - Fast reply and continuous follow-up with the clients
 - Experienced team and transparent service fees

If you wish to learn more about the proposed investments please contact us via e-mail (info@mfg-consultants.com) or phone +351 912 966 824 / +351 916 008 844 (WhatsApp Available)

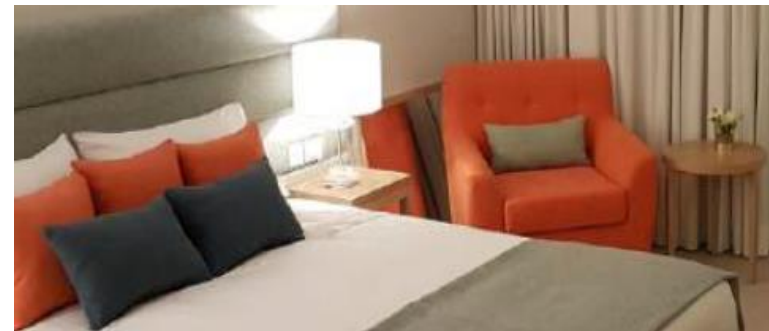
Location: Algarve

- The Algarve is the southernmost region of continental Portugal. It has an area of 4,997 km² (1,929 sq mi) with 451,006 permanent inhabitants, and incorporates 16 municipalities. The region has its administrative center in the city of Faro, where both the region's international airport (IATA: FAO) and public university, the University of Algarve, are located.
- The region coincides with Faro District. Tourism and related activities are extensive and make up the bulk of the Algarve's summer economy. Production of food, which includes fish and other seafood, different types of fruit such as oranges, figs, plums, carob beans, and almonds, are also economically important in the region.
- Although Lisbon surpasses the Algarve in terms of tourism revenue, the Algarve is still, overall, considered to be the biggest and most important Portuguese tourist region, having received an estimated total of 7.1 million tourists in 2017.
- Its population triples in the peak holiday season due to seasonal residents. Due to the high standards of quality of life, mainly regarding safety and access to public health services, as well as due to cultural factors and considerably good weather conditions, the Algarve is becoming increasingly sought after, mostly by central and northern Europeans, as a permanent place to settle.
- A 2016 American-based study concluded that the Algarve was the world's best place to retire.
- The Algarve is one of the most developed regions of Portugal and, with a GDP per capita at 86% of the European Union average, the third-richest (behind Lisbon and Madeira).



Location: Algarve

- This stunning resort located at in the Algarve and near of the one of the most beautiful beaches in the world
- With steep and colorful cliffs, crystal clear water and a magnificent sun. The pleasant and safe city 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 city county has adopted the Cittaslow trend, which promotes a moderate lifestyle in order to achieve a better quality of life.
- The hotel is located extremely close to the Natural Park Sudoeste Alentejano e Costa Vicentina, with idyllic and magical landscapes scenarios, pedestrian sidewalks and virgin beaches.



Location: Algarve

In a nutshell

- 279 TOURISTIC APARTMENTS (Studios) - Freehold apartments
- Offer of 14 nights of annual leave
- Optional buyback
- **Guaranteed yield of 7% to 10%** (depending on the occupation rate - annual forecast occupancy rate between 60-65%)
- No condominium and maintenance costs for 30 years
- The constructor has a partnership with one of the world's largest hotel chains
- Located in front of the beach
- Launch date: 2021

Minimum Golden Visa investment: €350.000



Location: Lisbon

- Lisbon is the capital and the largest city of Portugal, with an estimated population of 505,526 within its administrative limits in an area of 100.05 km². Lisbon's urban area extends beyond the city's administrative limits with a population of around 2.8 million people, being the 10th-most populous urban area in the European Union. About 3 million people live in the Lisbon metropolitan area, which represents approximately 27% of the country's population. It is mainland Europe's westernmost capital city and the only one along the Atlantic coast. Lisbon lies in the western Iberian Peninsula on the Atlantic Ocean and the River Tagus. The westernmost portions of its metro area form the westernmost point of Continental Europe, which is known as Cabo da Roca, located in the Sintra Mountains.
- Lisbon is recognized as an alpha-level global city because of its importance in finance, commerce, media, entertainment, arts, international trade, education and tourism.
- Lisbon is one of two Portuguese cities (alongside Porto) to be recognized as a global city. It is one of the major economic centers on the continent, with a growing financial sector and one of the largest container ports on Europe's Atlantic coast. Additionally, Humberto Delgado Airport served 29 million passengers in 2018, being the busiest airport in Portugal, the 3rd busiest in the Iberian Peninsula and the 20th busiest in Europe. The motorway network and the high-speed rail system of Alfa Pendular links the main cities of Portugal to Lisbon. The city is the 9th-most-visited city in Southern Europe, after Rome, Istanbul, Barcelona, Milan, Venice, Madrid, Florence and Athens, with 3,320,300 tourists in 2017. The Lisbon region has a higher GDP PPP per capita than any other region in Portugal. Its GDP amounts to US\$96.3 billion and thus \$32,434 per capita. The city occupies the 40th place of highest gross earnings in the world. Most of the headquarters of multinational corporations in Portugal are located in the Lisbon area. It is also the political center of the country, as its seat of government and residence of the head of state.
- Lisbon is one of the oldest cities in the world, and the second-oldest European capital city (after Athens), predating other modern European capitals by centuries. Julius Caesar made it a municipium called Felicitas Julia, adding to the name Olissipo. Ruled by a series of Germanic tribes from the 5th century, it was captured by the Moors in the 8th century. In 1147, the Crusaders under Afonso Henriques reconquered the city and since then it has been the political, economic and cultural center of Portugal.



Location: Lisbon

- Upscale apartments with a contemporary design, in a prime location with breathtaking views of the Tejo River. An energizing base from which to enjoy the historical, cultural and gastronomic delights of Lisbon. Lisbon is about to know a new lifestyle.
- A unique location on the banks of the Tejo River and surrounded by the most important museums and historical monuments of the city.
- Just 5 minutes from Lisbon's historic downtown where day and night life merge and give way to a symbiosis of culture, gastronomy and entertainment. The hotel has direct pedestrian access from the riverside via a bridge, and offers a world-class wellbeing concept for the ultimate in luxury living.



Location: Lisbon

In a nutshell

- 97 luxurious and exclusive tourist apartments
- Guaranteed yield of 3% (first 10 years) OR 5% (first 5 years)
- 4 weeks per year of free usage to the investor
- Rental pool scheme
- The constructor has a partnership with one of the world's largest hotel chains
- Great location
- Units from €685.000

Minimum Golden Visa investment: €500.000



Location: Porto

- Porto, also known as Oporto in some languages, is the second-largest city in Portugal, one of the Iberian Peninsula's major urban areas. Porto city has a population of 237,559 and a metropolitan area with 2.4 million people (2019) in an area of 2,395 km² (925 sq mi), making it the second-largest urban area in Portugal. It is recognized as a gamma-level global city by the Globalization and World Cities (GaWC) Study Group,[15] the only Portuguese city besides Lisbon to be recognized as a global city.
- Located along the Douro River estuary in northern Portugal, Porto is one of the oldest European centers, and its core was proclaimed a World Heritage Site by UNESCO in 1996, as "Historic Centre of Oporto, Luiz I Bridge and Monastery of Serra do Pilar". The historic area is also a National Monument of Portugal. The western part of its urban area extends to the coastline of the Atlantic Ocean. Its settlement dates back many centuries, when it was an outpost of the Roman Empire. Its combined Celtic-Latin name, Portus Cale, has been referred to as the origin of the name Portugal, based on transliteration and oral evolution from Latin. In Portuguese, the name of the city includes a definite article: o Porto ("the port"), which is where its former English name "Oporto" comes from.
- Port wine, one of Portugal's most famous exports, is named after Porto, since the metropolitan area, and in particular the cellars of Vila Nova de Gaia, were responsible for the packaging, transport, and export of fortified wine. In 2014 and 2017, Porto was elected The Best European Destination by the Best European Destinations Agency.[20] Porto is on the Portuguese Way path of the Camino de Santiago.



Location: Porto – Project 1

- A rare collection of 12 charming studios and apartments and two magnificent penthouses within a private development, immediately adjacent to Porto's renowned Law University.
- The spacious and elegantly appointed studios and apartments are finished to the highest specification, all with access to a private botanical haven and landscaped courtyard gardens. Opening up enchanting vistas within Porto's most prestigious district and its Law University.
- Besides its beautifully unique features, Baixa Gardens offers its owners and their families the opportunity to access the world through the Portuguese Golden Visa
- Program by investing through the €350,000 reduced investment program.

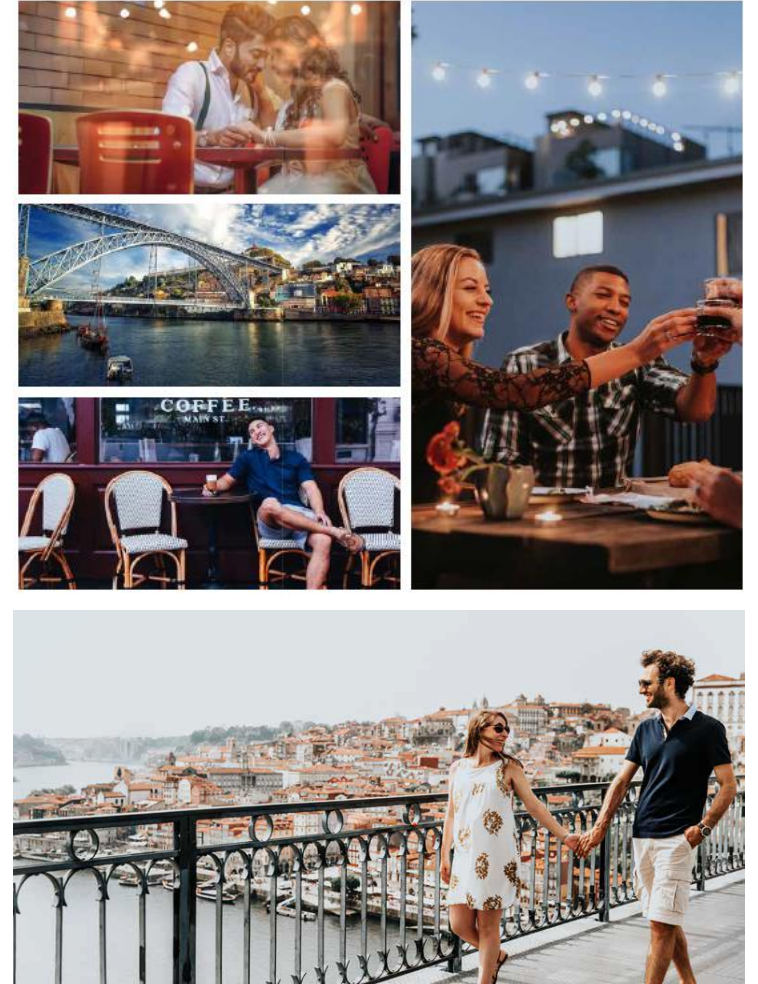


Location: Porto – Project 1

In a nutshell

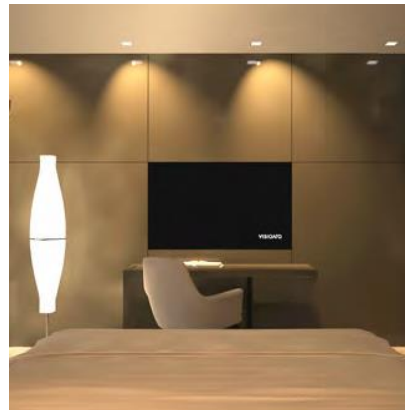
- 12 charming studios and apartments and two magnificent penthouses
- Guaranteed yield of 4% (first year)
- The investor can live in the apartment after the 1st year or monetize with a 4% of return between years 2-5. The investor can also find an alternative company to manage the apartment after year 1
- Great location
- Units from €374.000

Minimum Golden Visa investment: €350.000



Location: Porto – Project 2

- It was projected under one solid concept: inspiring shapes, simplicity and elegance, combined with high-end engineering.
- For a cosmopolitan lifestyle we developed an exclusive piece of architecture, integrated in a specific urban context, well-balanced with the city landscape.
- You'll find lots of glass, woods and other noble materials in inviting open wide areas, both in the rooms and the common areas. After all, there is no real luxury without space.
- Program by investing through the €350,000 reduced investment program.

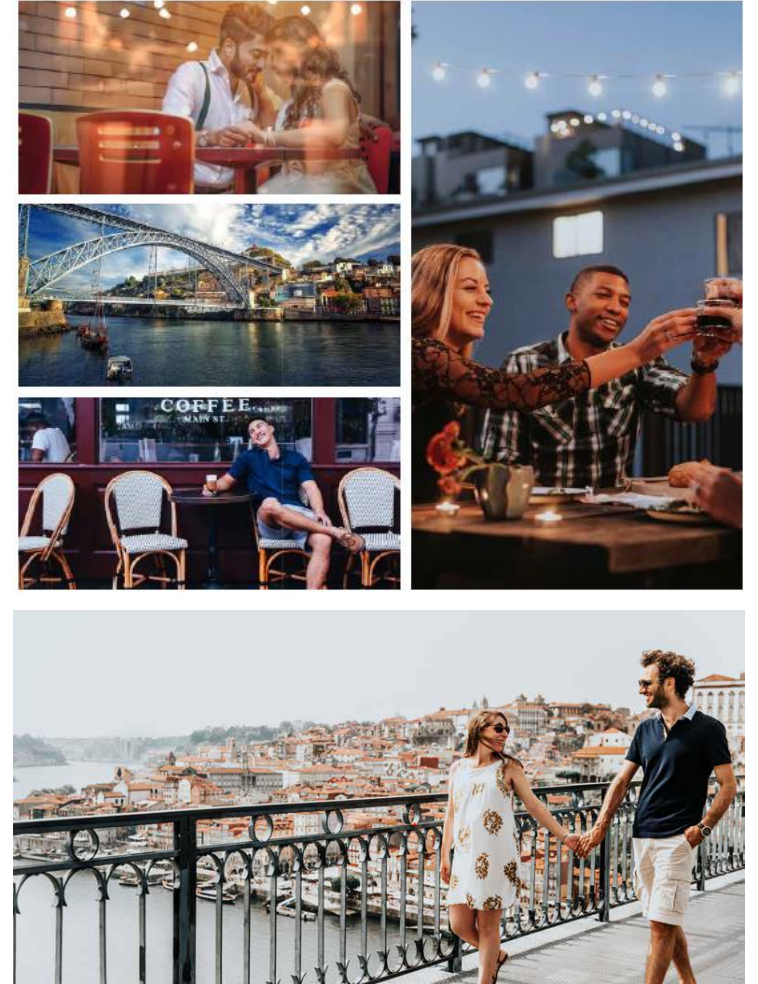


Location: Porto – Project 2

In a nutshell

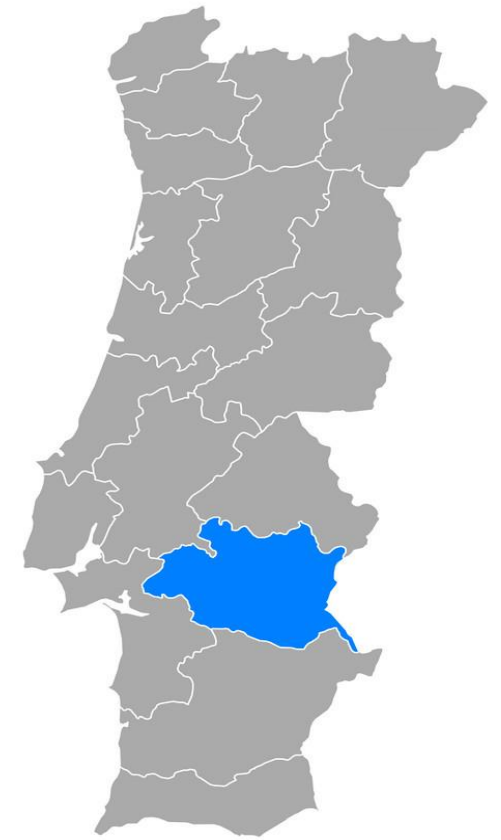
- 160 rooms and 4 suites
- Guaranteed buyback after 5 years
- €35.000 ROI after 5 years
- Guaranteed yield of 2%
- The constructor has a partnership with one of the world's largest hotel chains

Minimum Golden Visa investment: €350.000



Location: Évora

- Évora is a city and a municipality in Portugal. The population in 2011 was 56,596 in an area of 1307.08 km². It is the seat of the Évora District. The municipal holiday is 29 June.
- Due to its well-preserved old town center, still partially enclosed by medieval walls, and many monuments dating from various historical periods, including a Roman Temple, Évora is a UNESCO World Heritage site. It is also a member of the Most Ancient European Towns Network.
- Évora being inland leads it to being one of Portugal's hottest cities prone to strong heat waves. Even so, it is milder than areas farther inland across the Spanish border.
- Évora is ranked number two in the Portuguese most livable cities survey of living conditions published yearly by Expresso. It was ranked first in a study concerning competitiveness of the 18 Portuguese district capitals, according to a 2006 study made by University of Minho economic researchers.



Location: Évora

- The Investment project comprises the rehabilitation of the Monastery built in 1590, which will be transformed into a Luxury Resort and SPA with 75 suites, a spa, an outdoor and indoor pool, two stylish restaurants, gardens and 4 villas.
- The Investment Project aims to revive the allure of the Monastery ensuring a pleasant and comfortable stay during any time of the year and the Resort will be managed by an international hospitality brand. The historical uniqueness of the building will be preserved by means of combining contemporary luxury details and the charm of classic furniture pieces. It intends to offer a set of timeless spaces associated to a service of high efficiency.
- The Resort will be managed by an international hospitality brand.



Location: Évora

In a nutshell

- The 75 Investors will be co-owners of the property, including the condo areas, restaurant and spa.
- 7 days of free accommodation each year.
- Ownership Certificate will be issued to each investor.
- The 75 fractions can be sold back individually at any time.
- Guarantee of up to 4%(starting from the first full year of the hotel operation)
- After 6 years, the 100% return of the funds invested are guaranteed.
- The constructor has a partnership with one of the world's largest Asian hotel chains

Minimum Golden Visa investment: €280.000





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