



*Almalusa
Comporta*



Resumo

Summary

31 Frações | Units
T1 | 1 Bedroom Apartment
41 - 58 m² | sqm

Com | with

- *Varandas, Terraços ou Jardins*
Balconies, Terraces or Gardens
- Estacionamento
Parking
- **Bar na cobertura, Bar/Biblioteca de Inverno e Wellness Center**
Rooftop Bar, Winter Bar/Library and Wellness Spa

Elegível para **Golden Visa**
Eligible for **Golden Visa**

Com | with

- **Uso Turístico**
Touristic use
- **Pack Mobília incluído**
Furniture Pack included



Localização

Location



De carro
By car

Lisboa	1 hour
Setúbal	40 min
Troia	40 min
Alcácer do Sal	25 min

Localização

Location



Tróia

Praia da Comporta

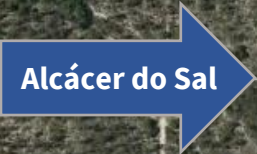
Adega da Herdade da Comporta

Comporta

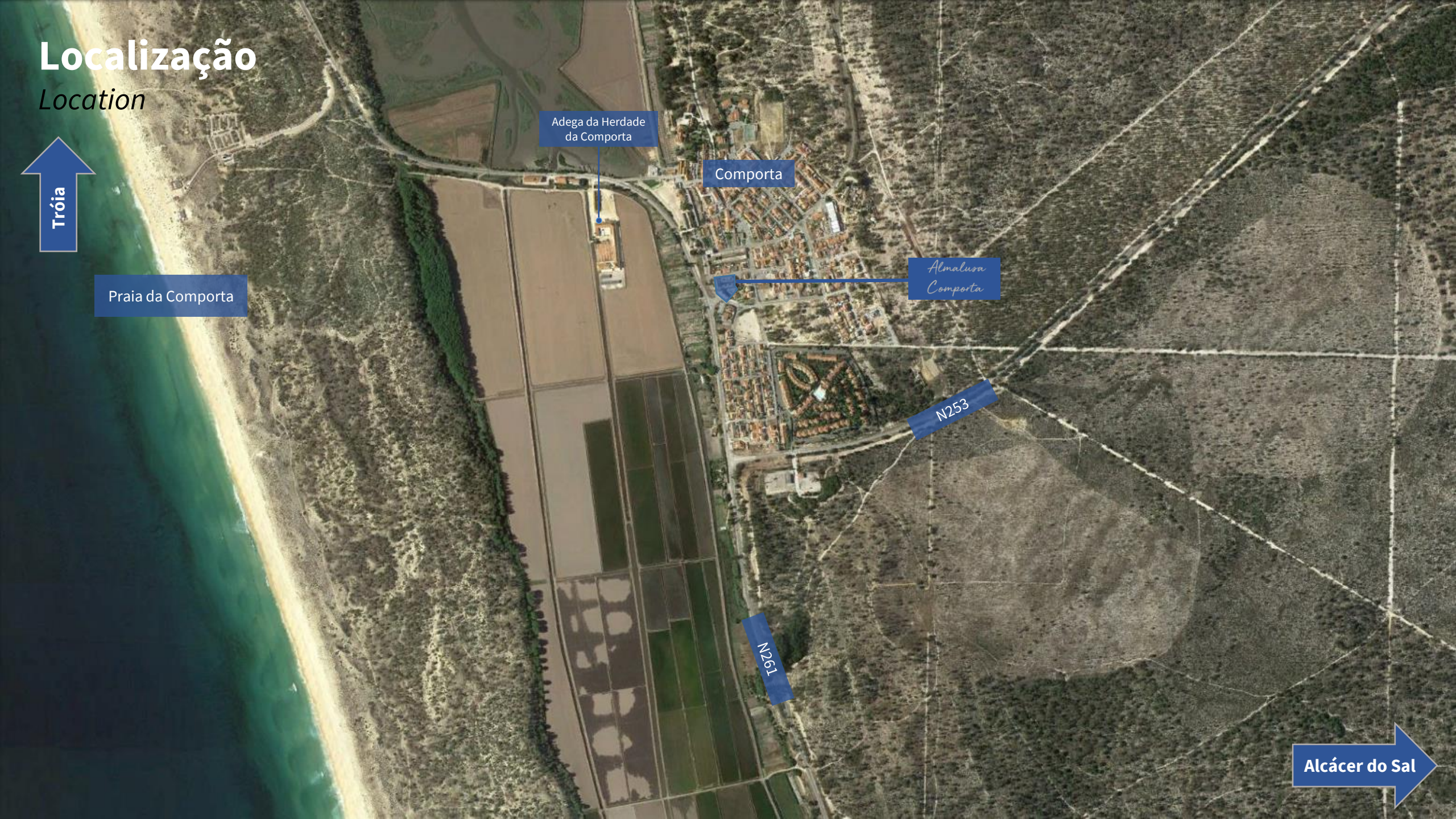
Almalusa Comporta

N253

N291



Alcácer do Sal





Almalusa Comporta



Piscina | *Swimming Pool*



Rooftop Bar



Apartamento modelo | Standard Apartment



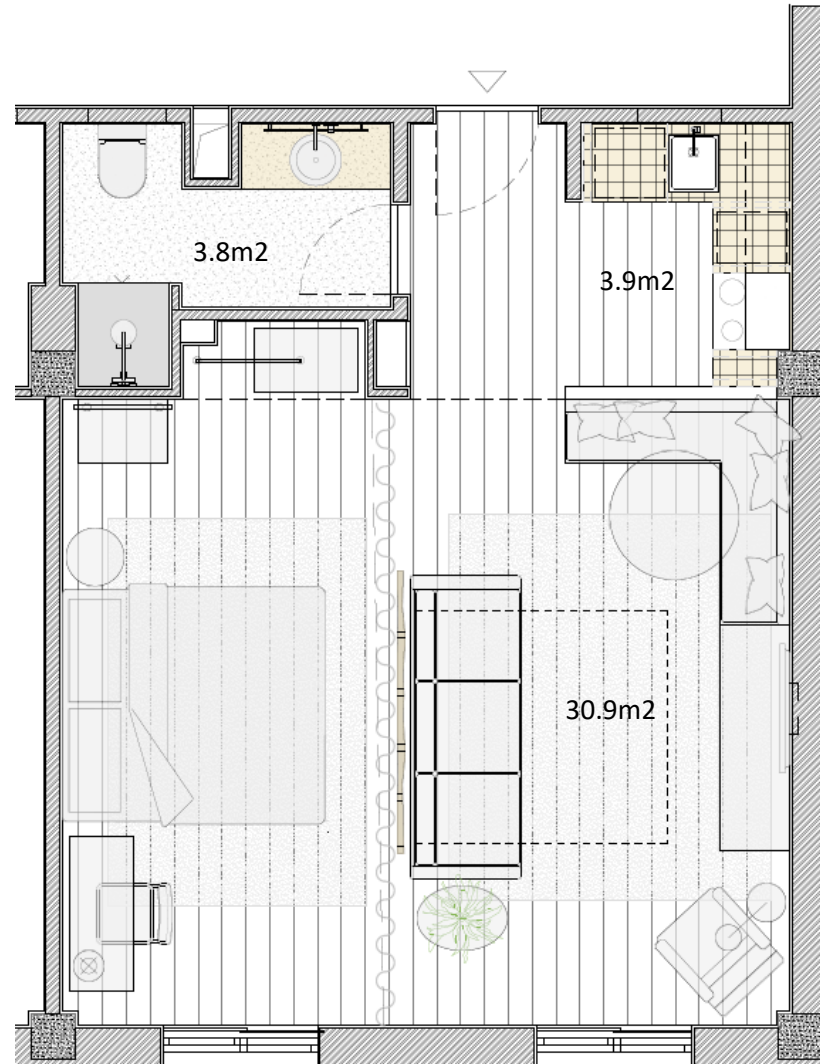
Terraço Privado | *Private Terrace*

Tipo 1 | Type 1

Apartamento T1 | 1 bedroom apartment

ABP | 42 a 45 m²

GPA | 42 to 45 sqm



Tipo 2 | Type 2

Apartamento T1 com jardim | 1 bedroom apartment with garden

ABP | 41 a 45 m²

GPA | 41 to 45 sqm

Área Exterior | 30 a 62 m²

Outdoor Area | 30 to 62 sqm



Tipo 3 | Type 3

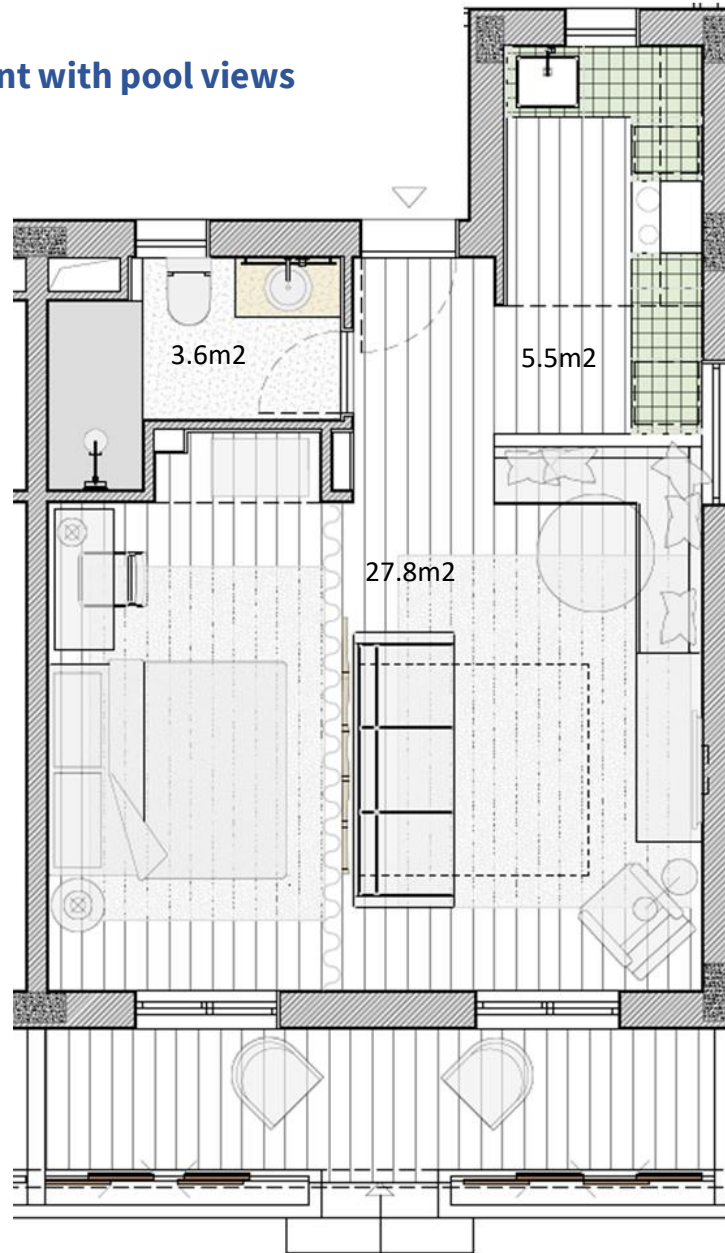
Apartamento T1 com varanda vista piscina | 1 bedroom apartment with pool views

ABP | 44 a 45 m²

GPA | 44 to 45 sqm

Área Exterior | 6,6 a 6,8 m²

Outdoor Area | 6,6 a 6,8 sqm



Tipo 4 | Type 4

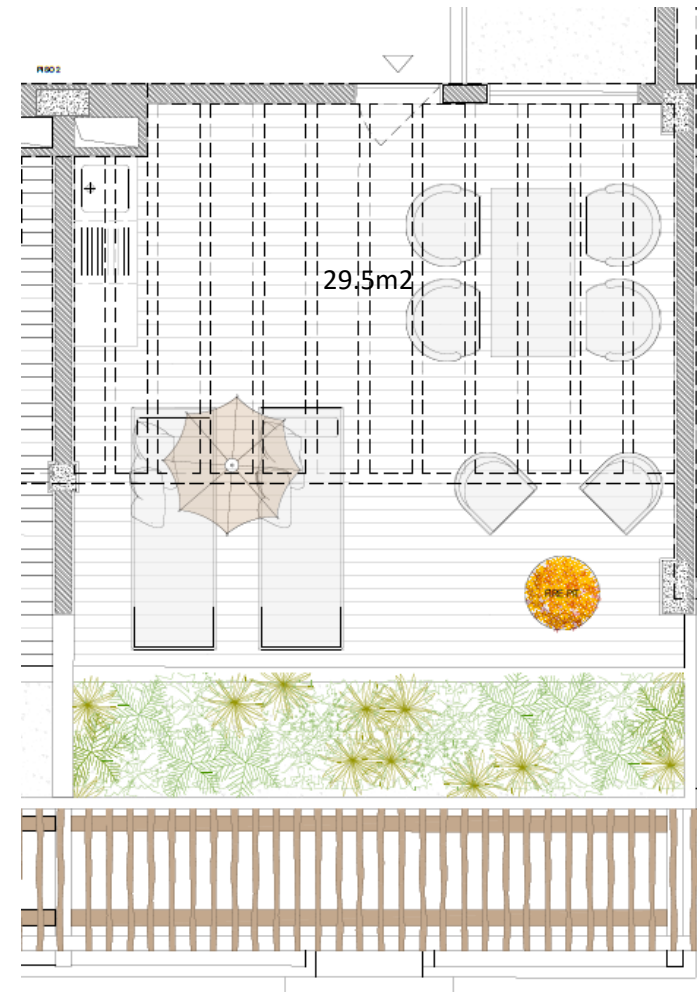
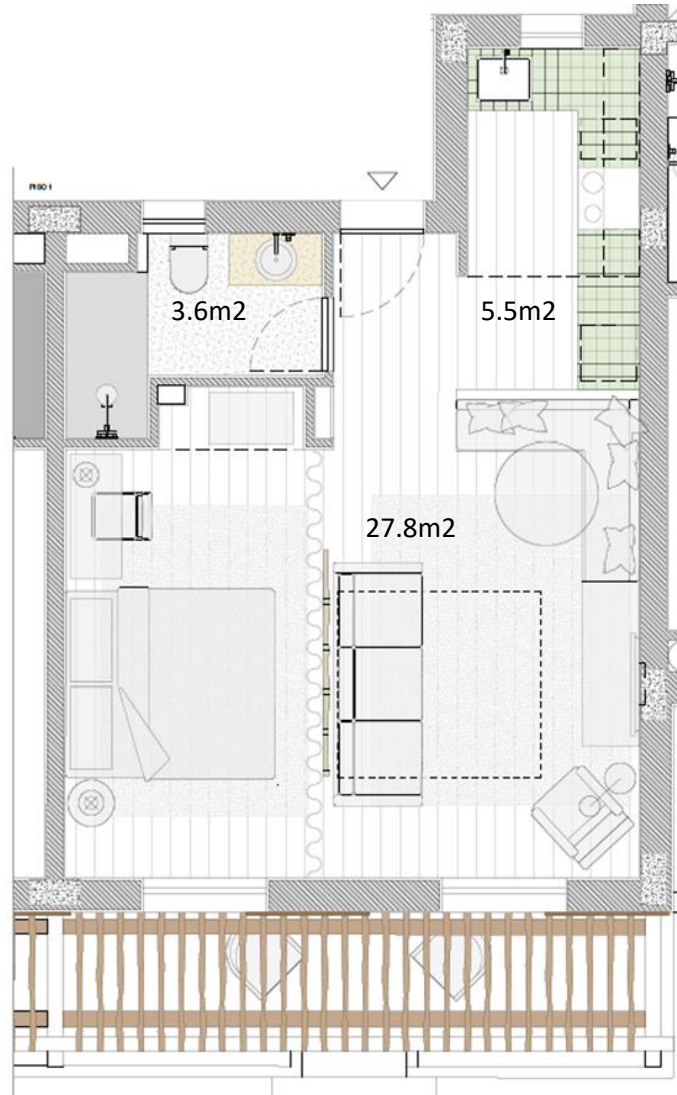
Apartamento T1 com terraço no piso superior | 1 bedroom apartment with terrace on the top floor

ABP | 44 a 45 m²

GPA | 44 to 45 sqm

Área Exterior | 40 a 41 m²

Outdoor Area | 40 a 41 sqm





Fact Sheet

Arquitetos <i>Architects</i>	Brocante
Construtor <i>Builder</i>	Mão Livre
Entidade Gestora <i>Management</i>	Almalusa Hotels (https://www.almalusahotels.com/)

Tipologias Área Média (ABP) <i>Typologies Average Area (GPA)</i>	
T1 <i>1 Bedroom Apartment</i>	31 unidades units 45 m ² (sqm)

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Sales Info

Preços desde <i>Price from</i>	T1 <i>1 Bedroom Apartment</i>	400.000€
Condições de Pagamento <i>Payment Terms</i>	Reserva <i>Reservation</i>	5.000€
	CPCV <i>Promissory (PSPA)</i>	50%
	Escritura <i>Deed</i>	50%
Prazos de Obra <i>Construction</i>	Início <i>Beginning</i>	Outubro <i>October</i> 2021
	Conclusão <i>Conclusion</i>	Final Verão <i>End of Summer</i> 2022

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Golden Visa Info

Golden Visa	400.000€ (Refurbishment) <i>Nota: Preços incluem valor da empreitada</i> <i>Note: Prices include construction works</i>
Type of Purchase	Horizontal Property
Type of Use	Touristic

Rentability	3% with Occupancy Rate Below 50% 4% with Occupancy Rate Between 50% and 70% 5% with Occupancy Rate Above 70%
Type of rentability	Gross
Costs supported by the investor (excluding taxes)	Condominium Fee
Owners Use	6 semanas/ano (2 semanas época baixa, 2 semanas época média, 2 semanas época alta); Dias extra com desconto sobre a tabela <i>6 weeks/year (2 weeks low seasons, 2 weeks medium season, 2 weeks high season); Extra days with discount on the table</i>

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