

blue & green
Troia
DESIGN HOTEL





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DESIGN HOTEL

28 apartamentos em
comercialização

Elegível para Golden Visa

Serviços de hotel de 5
estrelas

Vistas para a marina e para
as praias de Troia





T1 a T3
1 to 3 Bedroom



Piscina interior e exterior
Interior and exterior
swimming pool



Spa
Spa



Restaurante
Restaurant

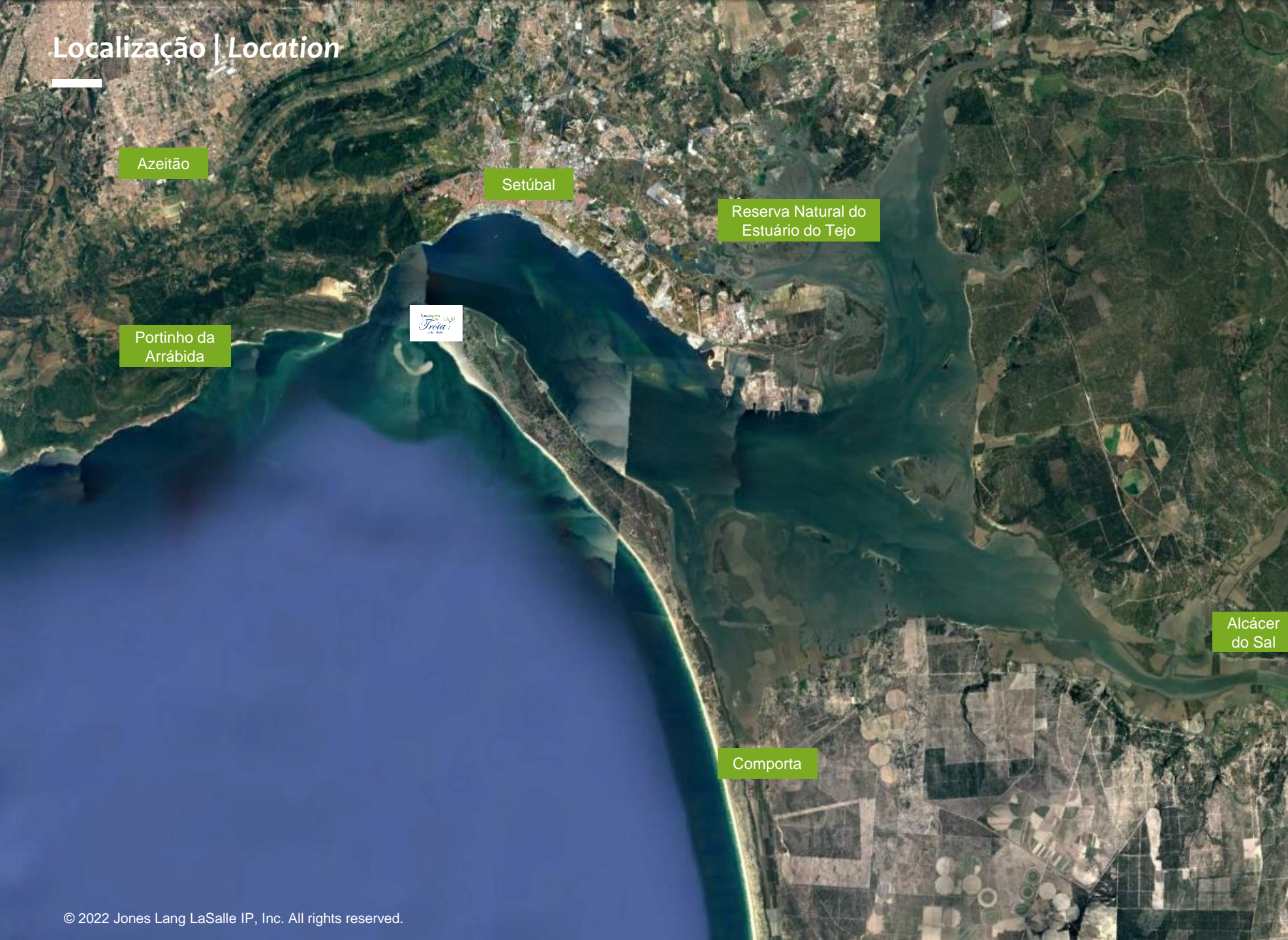


Casino
Casino



Estacionamento
Parking

Localização | Location



De carro By car

| | |
|----------------|--------|
| Lisboa | 1 hour |
| Setúbal | 30 min |
| Alcácer do Sal | 40 min |
| Comporta | 25 min |

Localização | Location

↑ Setúbal

↓ Comporta





Piscina exterior | Exterior Swimming Pool



Piscina interior | Interior Swimming Pool



Deluxe Studio



Grand Suite



Deluxe Room

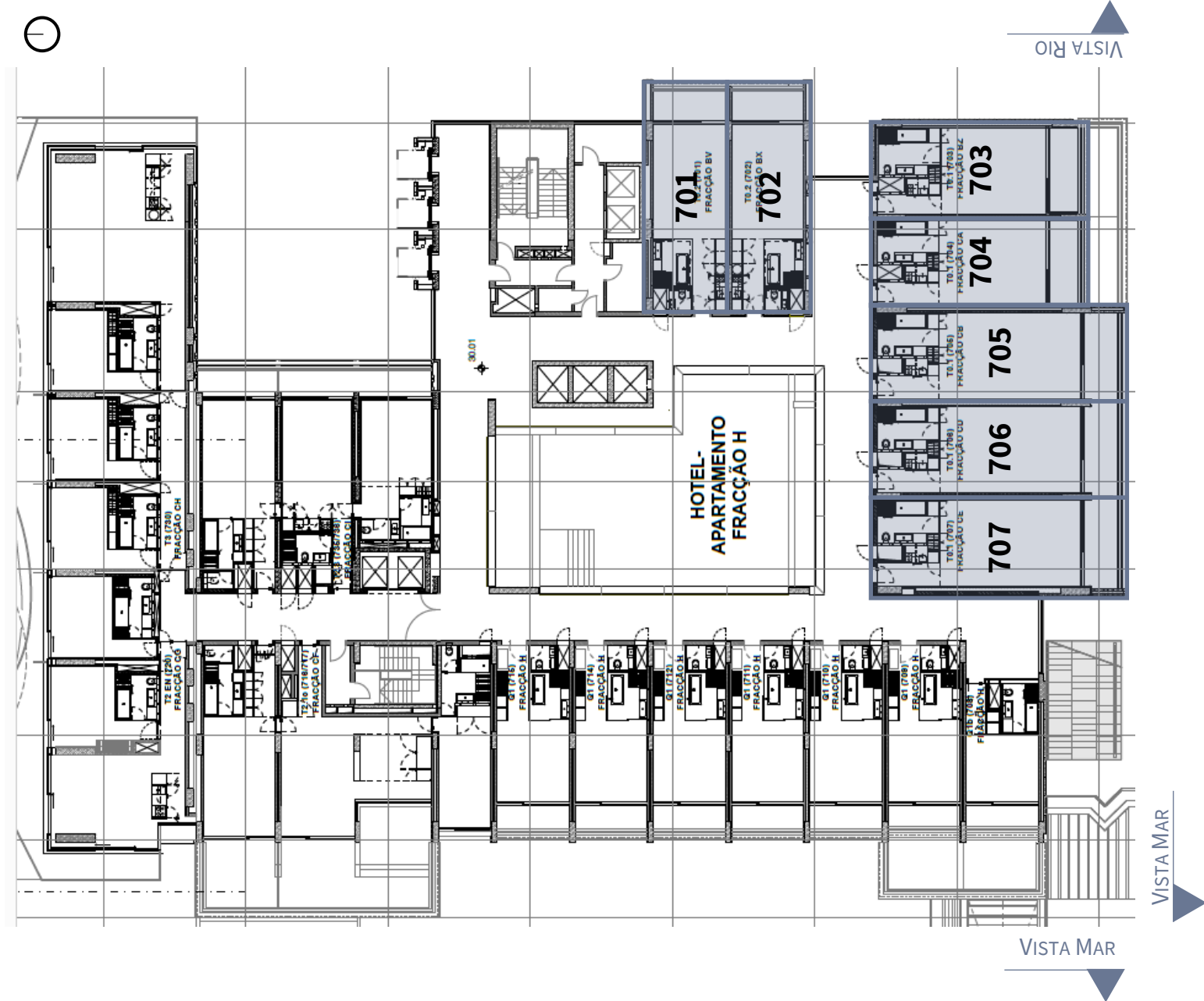


Entrada Casino | Casino Entrance

Plantas-tipo | Standard floorplans

7º PISO
7TH FLOOR

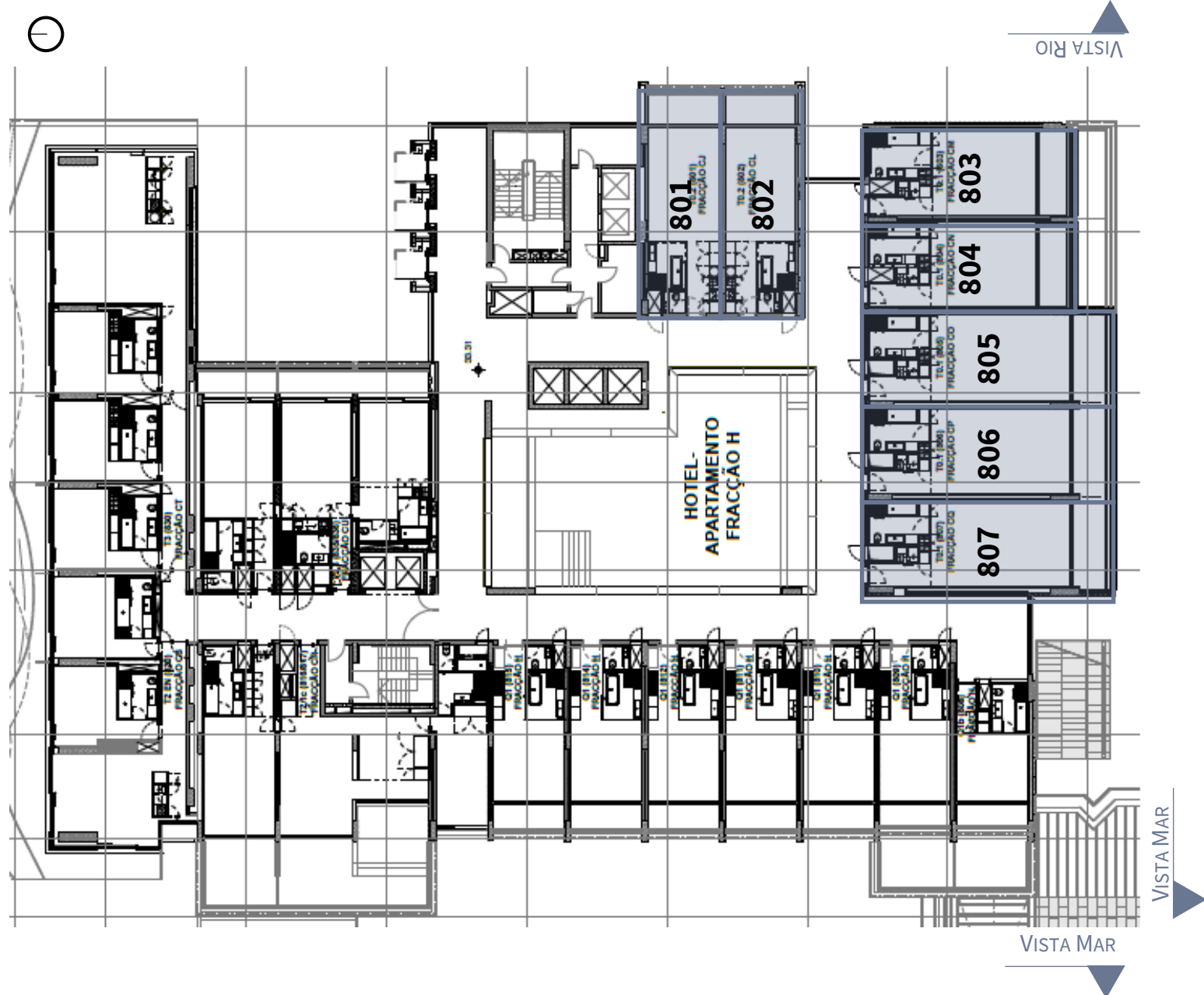
ESTUDIO
STUDIO



Plantas-tipo | Standard floorplans

8º PISO
8TH FLOOR

ESTUDIO
STUDIO



Plantas-tipo | Standard floorplans

11° PISO
11TH FLOOR

T1
1 BEDROOM
APARTMENT

T2
2 BEDROOM
APARTMENT

T3
3 BEDROOM
APARTMENT



Plantas-tipo | Standard floorplans

12º PISO
12TH FLOOR

T1
1 BEDROOM
APARTMENT

T2
2 BEDROOM
APARTMENT

T3
3 BEDROOM
APARTMENT



Fact Sheet



| | |
|--|----------------|
| Arquitetos <i>Architects</i> | Promontorio |
| Entidade Gestora <i>Management</i> | Blue and Green |

Tipologias | Média de Áreas (ABP) *Typologies | Average Units Sizes (GBA)*

| | |
|---|---|
| T0 - Deluxe Studio <i>Deluxe Studio</i> | 14 unidades units 57 m ² (sqm) |
| T1 - Apartamento Premium <i>1 Bedroom - Premium Apartment</i> | 8 unidades units 92 m ² (sqm) |
| T2 - Apartamento Master <i>2 Bedroom - Master Apartment</i> | 4 unidades units 148 m ² (sqm) |
| T3 - Apartamento Grand <i>3 Bedroom - Grand Apartment</i> | 2 unidades units 198 m ² (sqm) |

| | |
|--|--|
| Comodidades <i>Amenities</i> | Piscina Comum Exterior e Interior <i>Exterior and Interior Communal Pool</i> |
| | Spa <i>Spa</i> |
| | Restaurante <i>Restaurant</i> |
| | Estacionamento <i>Parking</i> |

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Sales Info



| | | |
|--|---|------------|
| Preços desde <i>Price from</i> | T0 - Deluxe Studio <i>Deluxe Studio</i> | 380.000€ |
| | T1 - Apartamento Premium <i>1 Bedroom - Premium Apartment</i> | 550.000€ |
| | T2 - Apartamento Master <i>2 Bedroom - Master Apartment</i> | 900.000€ |
| | T3 - Apartamento Grand <i>3 Bedroom - Grand Apartment</i> | 1.270.000€ |

| | | |
|---|--------------------------------------|---------|
| Condições de Pagamento <i>Payment Terms</i> | Reserva <i>Reservation</i> | 10.000€ |
| | CPCV <i>PSPA</i> | 20% |
| | Escritura <i>Deed</i> | 80% |

| | | |
|--|---------------------------------------|-----------|
| Prazos de Obra <i>Construction</i> | Conclusão <i>Conclusion</i> | Concluído |
|--|---------------------------------------|-----------|

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CAMPANHA PRIMEIROS 10 APARTAMENTOS FIRST 10 APARTMENTS CAMPAIGN

| Estimativa Anual de Yield <i>Estimated Annual Yield</i> | T0 - Deluxe Studio <i>Deluxe Studio</i> | 320.000€ | 5.8% |
|--|--|----------|------|
| | T0 - Deluxe Studio <i>Deluxe Studio</i> | 340.000€ | 5.4% |
| | T0 - Deluxe Studio <i>Deluxe Studio</i> | 380.000€ | 4.7% |
| | T1 - Apartamento Premium <i>1 Bedroom - Premium Apartment</i> | 440.000€ | 3.5% |
| | T2 - Apartamento Master <i>2 Bedroom - Master Apartment</i> | 800.000€ | 2.9% |
| | T2 - Apartamento Master <i>2 Bedroom - Master Apartment</i> | 850.000€ | 3.6% |
| | T3 - Apartamento Grand <i>3 Bedroom - Grand Apartment</i> | 950.000€ | 2.1% |

| | |
|----------------------------|---------------------|
| Type of Purchase | Horizontal Property |
| Type of Use | Touristic |
| Type of rentability | Net |
| Costs (excluding taxes) | n.a. |
| Owners Use | Free use |

*Os valores acima apresentados têm como base os preços definidos inicialmente (campanha), variando consoante a alteração de preços.
The yields shown above are based on the prices defined initially (campaign), varying according to price changes.

10% da receita de alojamento gerado por cada apartamento para pagamento dos **custos comerciais inerentes ao rental** dos apartamentos (nomeadamente comissões de OTAs);

O valor net remanescente será dividido na proporção de:

- **70% para o proprietário**
- 30% para a entidade gestora

Custos de housekeeping e utilities, durante o período de exploração, são da responsabilidade da entidade exploradora.

Outros custos suplementares a cargo dos proprietários como IMI e Seguros não estão aqui considerados.

10% of the accommodation revenue generated by each apartment to pay the **commercial costs inherent to the rental** of the units (namely OTA commissions);

The remaining net value will be divided in the proportion of:

- **70% to the owner**
- 30% to the management entity

Housekeeping and utilities costs, during the period of operation, are the responsibility of the management entity.

Other additional costs borne by the owners such as IMI and Insurance are not considered here.

Golden Visa Info

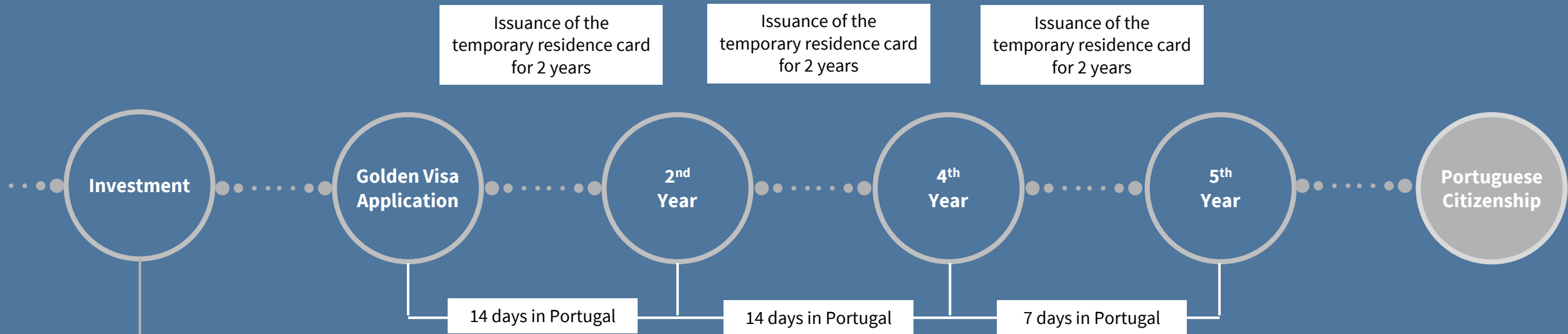
EGONFERENCEGEGENT

| | |
|-------------------------|---------------------|
| Golden Visa | 400.000€ |
| Type of Purchase | Horizontal Property |
| Type of Use | Touristic |

| | |
|--|--|
| Rentability | Variable |
| Type of rentability | Gross |
| Costs supported by the investor (excluding taxes) | OTA Fee; Condominium Fee; Management Fee |
| Owners Use | Free use |

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Golden Visa Info



Procedures:

- Choose Investment
- Fiscal Number & Attorney Letter
- Bank Account
- Documentation of origin country
- Biometrics Collection
- Visit to Portugal

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