

- HOTEL & SPA -

# LUXURY HOTEL APARTMENTS

VILA NOVA DE GAIA - PORTO



OPPORTUNITY TO ACQUIRE AN APARTMENT IN A  
TOP END 5\* APARTMENT HOTEL IN PORTO!

**From €220.000**

# LUXURY HOTEL APARTMENTS

## THE PROPERTY

This hotel development will consist in total of 106 luxury hotel apartments split between the hotel rental pool ( furnished with a rental guarantee) and apartments outside the rental pool. circa 60 apartments will be included in the 5\* apartment hotel rental pool, with a further 46 apartments outside the rental pool on the same site.

Construction has started in November 2019 and is due to finish in the last quarter of 2022 with the opening of the aparthotel.

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## LOCATION

On the south bank of the River Douro, in Cais de Gaia: 20 minutes by taxi from Porto Airport; 5 minutes' walk from the river cruise quay, base station for the cable car and world famous port houses; and 5 minutes by water taxi across the river to the old town of Porto





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## INVESTMENT

- 4% rental guarantee (based on purchase price) per year for the first 3 years from deed.
- Each apartment comes fully furnished.
- Up to 6 weeks personal usage per year. 2 weeks for free, 2 weeks at a 50% discount to normal rates and 2 weeks with a 25% discount.
- After the initial 3-year period, rentals are shared between management company 55% and the owners 45%..

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## FACILITIES & AMENITIES

- Reception and Concierge
- 93 parking spaces
- 77 storage units
- Restaurant, bar and coffee shop
- Rooftop terrace, bar and restaurant
- Extensive gardens, terraces and outdoor seating areas
- SPA and gym with indoor swimming pool

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## WHY INVESTMENT IN PORTO?

The Porto residential real estate market has recovered sharply since 2013, transactions are increasing and prices are rising.

Premium property prices in Porto are circa 50% cheaper than in Lisbon.

There is a shortage of high quality apartments in Porto with the build quality, service and price that will be delivered by this development.

The Porto real estate investment market has been boosted by international investor interest in the Portuguese Golden Residency Permit and Non- Habitual Residency tax benefits and the increasingly good returns available in this market.

The residential market in Porto is becoming more broadly based, with the interests of foreign buyers more diversified and growing numbers of Portuguese buyers entering the market as the economy continues to improve.



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