

ÉVORA HOTEL

WELCOME TO PORTUGAL · WELCOME HOME



The image shows a modern architectural rendering of the Évora Hotel. The building features a dark, textured facade with a complex, geometric pattern of cutouts and protrusions. A large glass entrance is visible on the left. The scene is set against a clear blue sky with several tall, green trees. A decorative, repeating geometric pattern is overlaid on the right side of the image. The text 'WE PRESENT YOU' is in a smaller font above 'ÉVORA HOTEL', which is in a larger, bold font.

WE PRESENT YOU
ÉVORA HOTEL



LOCATION

Évora is a town in Portugal's Alentejo region, southeast of Lisbon at 135 kilometers, known for its Roman ruins, university, and beautiful buildings dating from the 16th to the 18th centuries.

Évora was a major trading and religious centre, and this former importance is reflected in the sheer number of historical monuments, all of which are all conveniently situated within the city's ancient walls.

Nowadays it is a city full of life and with a unique vibe, provided by the presence of its ancestral university and its student population. Évora, a city that knew how to evolve through time, a melting pot of cultures, styles and beauty that deserves to be visited.





LOCATED NEAR THE HEART OF WORLD HERITAGE ÉVORA



ROMAN TEMPLE

Also referred to as the Templo de Diana is part of the historical centre of the city, which was included in the classification by UNESCO as a World Heritage Site.



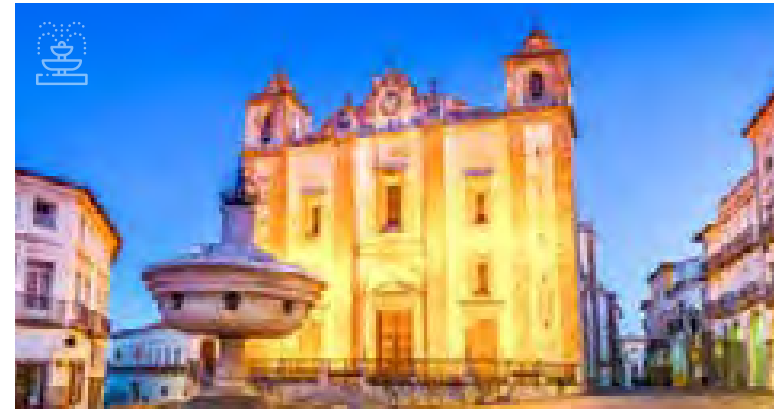
ÁGUA DE PRATA AQUEDUCT

Is one of the Iberian Peninsula's greatest 16th century building projects. The aqueduct provided clean drinking water to Évora by connecting the city to the nearest constant flowing river, 9km to the north.



CHAPEL OF BONES

It is a small interior chapel located next to the entrance of the Church of St. Francis. The Chapel gets its name because the interior walls are covered and decorated with human skulls and bones.



GIRALDO SQUARE

In Évora, all streets lead to this iconic space. It has been like this since its construction, in 1571/1573.

This is where you will end up walking to. And where you will want to sit on a terrace and have a drink.

ÉVORA UNIVERSITY

It is the second oldest university in Portugal, established in 1559 by then cardinal Henry, and receiving University status in April of the same year from Pope Paul IV.





THE PLACE TO INVEST IN THE HEART OF **ALENTEJO**, NEAR EVERYTHING



ALL MAJOR TOURISTIC SPOTS

within 5 min walk



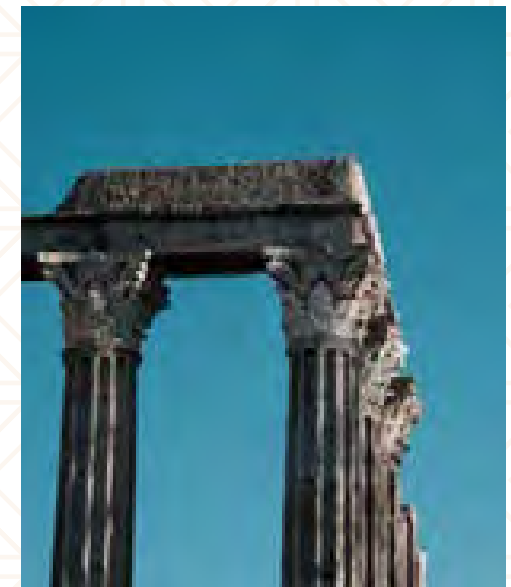
HIGHWAY

Connection to Lisbon Airport - 1h20
Connection to Spain - 1h10



TRAIN

Connection to Lisbon and Spain





INVESTORS DATA

SOCIAL, DEMOGRAPHIC AND ECONOMIC FIGURES



WINE

A wine producing region with a long tradition, the Alentejo boasts wines that will surprise you for their excellence, aromas and colours as unique as the landscape and the cuisine.



OLIVE OIL

Alentejo has also the largest area of olive oil production in Portugal, where you can see traditional, semi-intensive and intensive methods of olive tree cultivation, with three brands of DOP Oil.

AREA IN KM²

1.307

HIGHER EDUCATION ESTABLISHMENTS

5

RESIDENT POPULATION

56.664

MUSEUMS

5

AVERAGE TEMPERATURE IN SUMMER

24°C

LIVE SHOWS

226

FOREIGN POPULATION

2.021

BANKS

27

HOSPITALS

2

RESTAURANTS AND BARS

859

PHARMACIES

22



ÉVORA
HISTORIC
CENTER



BUS
STOP



LISBON
AIRPORT
1h20



TRAIN
STATION





HOTEL CONCEPT

Évora Hotel will operate under an international brand which is the perfect concept to give the Hotel a vibrant, modern and sophisticated atmosphere where an open plan space is combined with ingenious detailing and light furniture to allow maximum exhibity. The decor and F&B offering draw inuence from the local inuences in order to provide a unique guest experience.



130 bedrooms



Reception & Shop



Bar



Dinning



Roof Top Pool & Bar Multi-



functional meetings rooms





HOTEL CONCEPT



140 GUESTROOMS

The guestroom has plenty of thoughtful touches and intelligent solutions to enhance the guest experience.

Planned to provide an open space with double-sided wardrobe and 'exploded' bathroom creating a light and airy space to promote rest and rejuvenation.



Desk with tea/coffee making facilities and fridge



Mirror



Smart TV with wireless tablet/phone/laptop connectivity



Corner seat with pull out bed



Sheer roller blinds



Black-out curtains



HOTEL CONCEPT



RECEPTION & SHOP

The residential-style table acts as an information point, whilst functional storage is hidden within the timber framework wall.

Transitioning from the Reception, the Shop provides an extensive on-the-go offering alongside communal high tables.





HOTEL CONCEPT



BAR

A social pivot point providing guests and members of the public a central F&B offering.



DINNING

Lounge and Dining Areas have adaptability for flexibility of zones and day/night transitions. A selected local F&B offering is paired with natural finishes and homely touches.



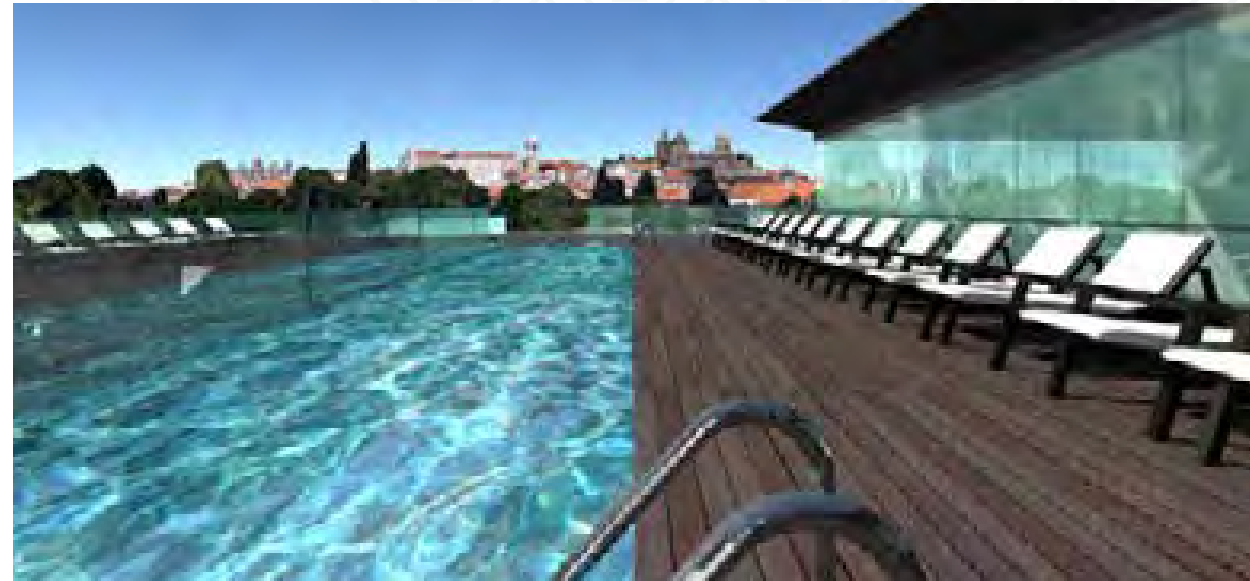


HOTEL CONCEPT



ROOFTOP

A social area providing guests a calm, relaxing and natural spot to enjoy the views accompanied by a Rooftop bar.



MULTI – FUNCTIONAL MEETING ROOMS

Lounge Meeting rooms with adaptability for flexibility of zones and day/night transitions for guests and members of the public for presentation and events.





PLANS



-2 FLOOR PLAN





PLANS



-2 FLOOR PLAN



**-1 FLOOR
PLAN**





PLANS



-2 FLOOR PLAN



-1 FLOOR PLAN



**GROUND
FLOOR PLAN**





PLANS



-2 FLOOR PLAN



-1 FLOOR PLAN



GROUND FLOOR
PLAN

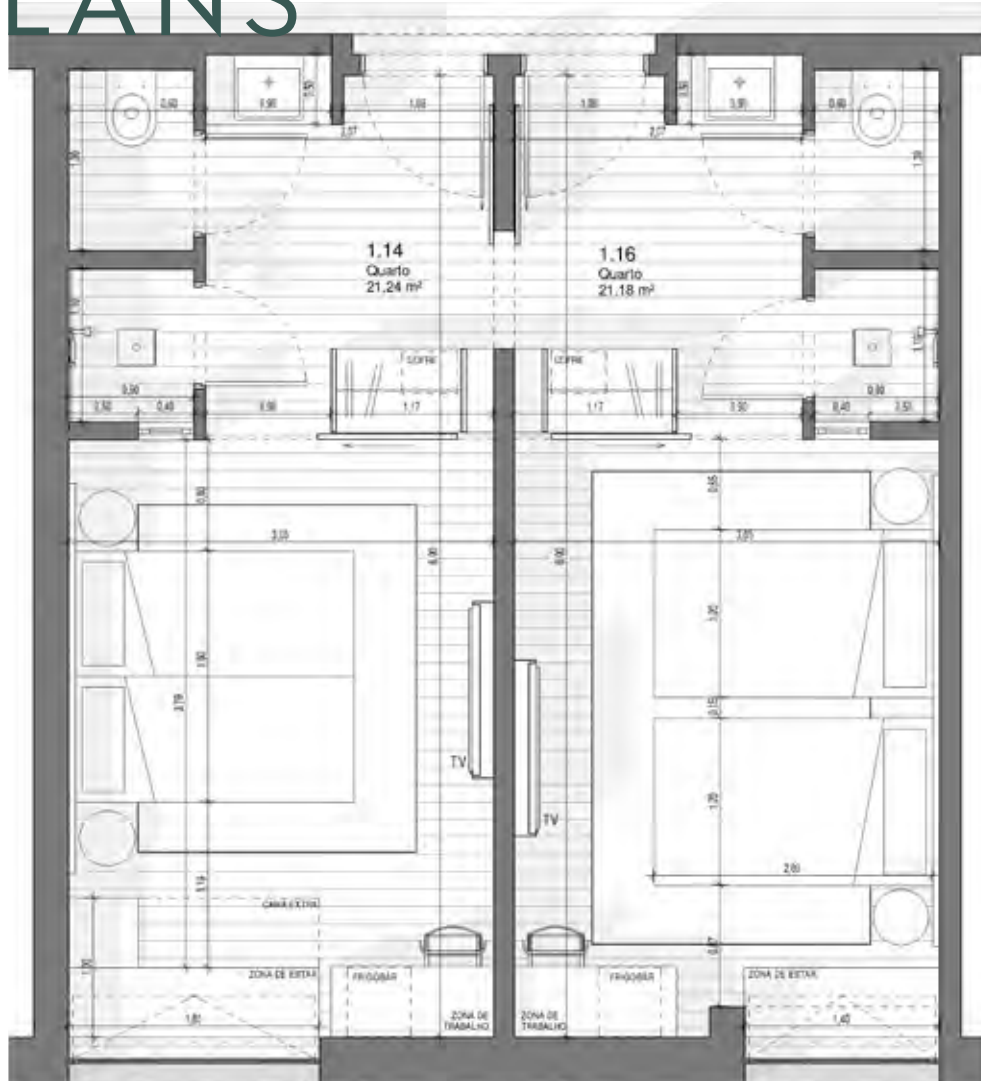


**1ST FLOOR
PLAN**





PLANS



-2 FLOOR PLAN



-1 FLOOR PLAN



GROUND FLOOR PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN



**ROOMS TYPE
HGI**





INVESTMENT OVERVIEW

CALL FOR INVESTORS

75

INVESTMENT AMOUNT

280.000€

PROPERTY TRANSFER TAX

- IMT - 9.100€

PROJECT TIMELINE

- Call for Investors: October 2020
- Start of Operation: 2nd semester of 2022

TOTAL PROJECT COST
21 MILLION
INVESTMENT





FINANCIAL FORECAST

EURO €	Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7	
	Amount	Ratio	Amount	Ratio	Amount	Ratio	Amount	Ratio	Amount	Ratio	Amount	Ratio	Amount	Ratio
REVENUES														
Rooms	3 863 540	76,60%	3 994 301	79,19%	4 110 542	81,49%	4 230 251	83,87%	4 313 041	85,51%	4 397 474	87,18%	4 483 581	88,89%
Rooms	3 648 540	72,33%	3 777 151	74,88%	3 891 221	77,15%	4 008 736	79,48%	4 089 311	81,07%	4 171 507	82,70%	4 255 354	84,37%
Rooms Rental	200 000	3,97%	202 000	4,00%	204 020	4,04%	206 060	4,09%	208 121	4,13%	210 202	4,17%	212 304	4,21%
Others	15 000	0,30%	15 150	0,30%	15 302	0,30%	15 455	0,31%	15 609	0,31%	15 765	0,31%	15 923	0,32%
Food & Beverage	1 180 410	23,40%	1 192 214	23,64%	1 204 136	23,87%	1 216 178	24,11%	1 228 339	24,35%	1 240 623	24,60%	1 253 029	24,84%
Total revenue	5 043 950	100,00%	5 186 515	102,83%	5 314 679	105,37%	5 446 428	107,98%	5 541 381	109,86%	5 638 097	111,78%	5 736 610	113,73%
DEPARTMENTAL EXPENSES														
Rooms	1 071 071	55,02%	1 091 227	56,06%	1 109 619	57,00%	1 128 331	57,96%	1 142 847	58,71%	1 157 558	59,46%	1 172 468	60,23%
Food & Beverage	875 623	44,98%	886 964	45,56%	898 458	46,15%	910 106	46,75%	921 911	47,36%	933 875	47,97%	945 999	48,60%
Total departmental expenses	1 946 694	100,00%	1 978 191	101,62%	2 008 077	103,15%	2 038 437	104,71%	2 064 758	106,06%	2 091 433	107,44%	2 118 467	108,82%
DEPARTMENTAL PROFIT														
Rooms	2 792 470	90,16%	2 903 074	93,73%	3 000 923	96,89%	3 101 920	100,15%	3 170 194	102,35%	3 239 915	104,61%	3 311 113	106,90%
Food & Beverage	304 787	9,84%	305 250	9,86%	305 678	9,87%	306 072	9,88%	306 429	9,89%	306 748	9,90%	307 030	9,91%
Total departmental profit	3 097 257	100,00%	3 208 324	103,59%	3 306 602	106,76%	3 407 992	110,03%	3 476 623	112,25%	3 546 664	114,51%	3 618 143	116,82%
UNDISTRIBUTED EXPENSES														
Admin & General	114 750	8,10%	116 471	8,22%	118 218	8,34%	119 992	8,47%	121 791	8,60%	123 618	8,73%	125 473	8,86%
Management Fee	582 231	41,10%	488 799	34,50%	521 587	36,82%	556 419	39,27%	567 295	40,04%	578 387	40,82%	589 750	41,63%
Sales & Marketing	33 577	2,37%	33 666	2,38%	33 740	2,38%	33 815	2,39%	33 853	2,39%	33 891	2,39%	33 930	2,39%
Maintenance	80 239	5,66%	81 198	5,73%	81 984	5,79%	82 785	5,84%	83 194	5,87%	83 607	5,90%	84 024	5,93%
Energy	226 251	15,97%	231 907	16,37%	236 546	16,70%	241 277	17,03%	243 689	17,20%	246 126	17,37%	248 587	17,55%
Taxes	211 846	14,95%	217 834	15,38%	223 217	15,76%	228 750	16,15%	232 738	16,43%	236 800	16,71%	237 490	16,76%
Others	167 869	11,85%	169 812	11,99%	189 297	13,36%	191 280	13,50%	192 291	13,57%	193 313	13,64%	194 344	13,72%
Total undistributed expenses	1 416 763	100,00%	1 339 687	94,56%	1 404 588	99,14%	1 454 317	102,65%	1 474 852	104,10%	1 495 742	105,57%	1 513 598	106,83%
Gross operating profit	1 680 493		1 868 637		1 902 014		1 953 675		2 001 771		2 050 921		2 104 544	
GOP / Revenue	33,32%		36,03%		35,79%		35,87%		36,12%		36,38%		36,69%	

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Nr. Days	365	365	365	365	365	365	365
Available Rooms	140	140	140	140	140	140	140
ADR	102	103	104	105	106	107	108
Occupancy Rate	77,00%	71,75%	73,19%	74,65%	75,40%	76,15%	76,91%
Room Nights	35 770	36 664	37 398	38 145	38 527	38 912	39 301
Room Revenue (€uros)	3 648 540	3 777 151	3 891 221	4 008 736	4 089 311	4 171 507	4 255 354

