



*Holiday Inn Beja*

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W E L C O M E T O P O R T U G A L



RIF TRUST  
RESIDENCY & CITIZENSHIP



LATITUDE  
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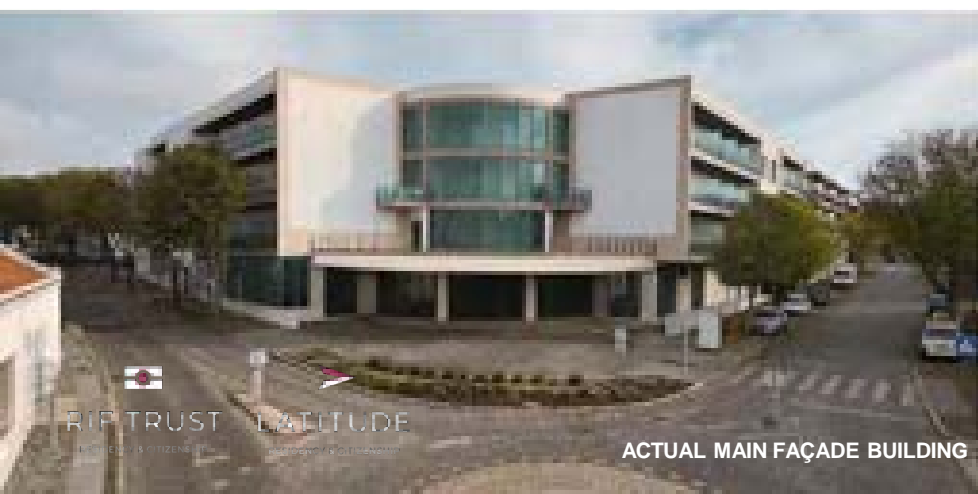


HOLIDAY INN BEJA - NEW PROJECT

ACTUAL SIDE VIEW PARKING

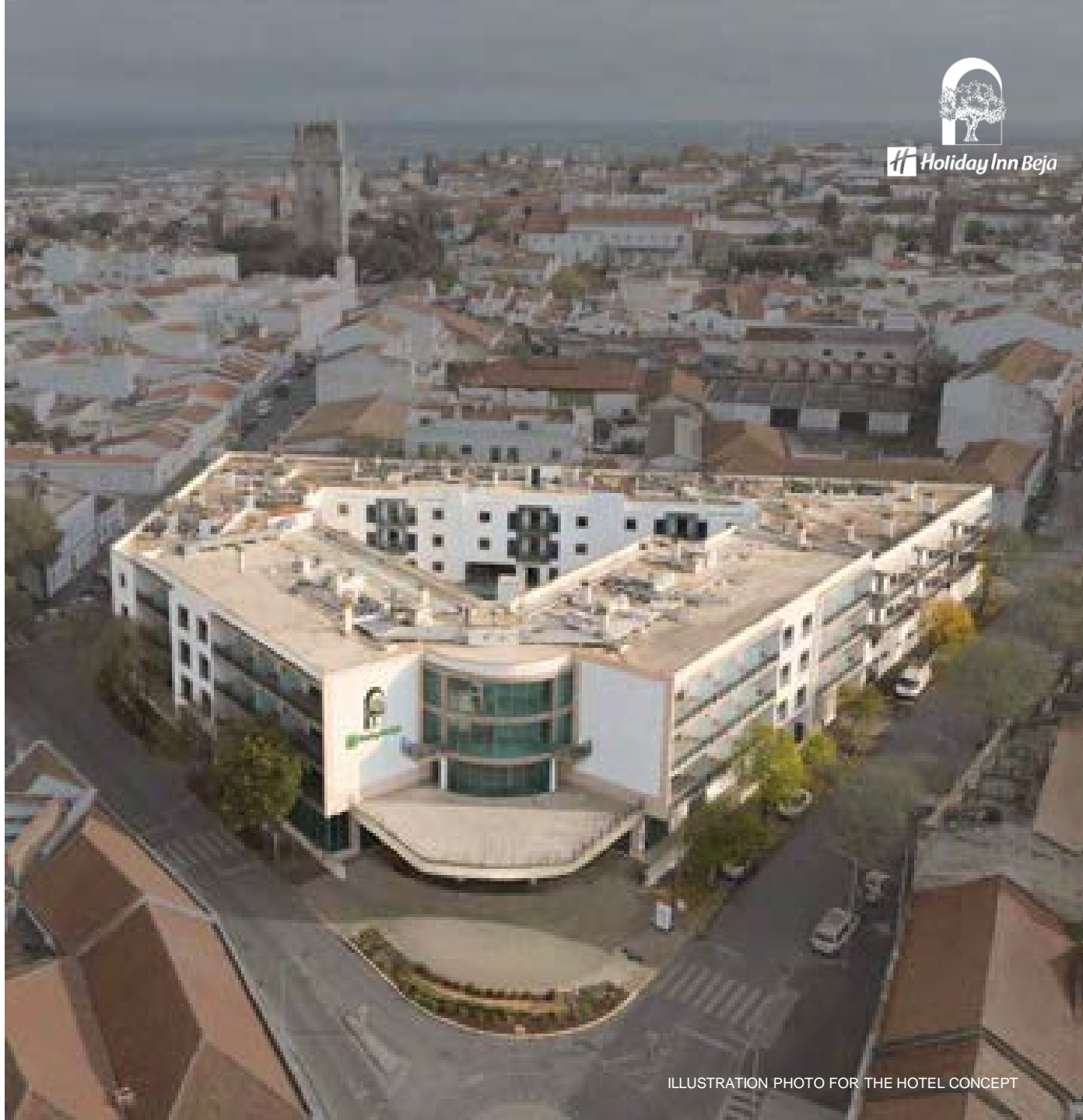


ACTUAL DRONE VIEW IMAGE



RIPT TRUST LATITUDE  
CONSTRUCTION MANAGEMENT

ACTUAL MAIN FAÇADE BUILDING



Holiday Inn Beja

ILLUSTRATION PHOTO FOR THE HOTEL CONCEPT

HOLIDAY INN BEJA · NEW PROJECT



# Location

Beja, the district capital, is a family-friendly city where you can easily get around on foot or by bicycle. A step away from the sea, the capital Lisbon and neighboring Spain, Beja shortens distances.

The second largest city in Alentejo has more than 2500 years of history and many more stories to live and tell, discovering the ancient civilizations that mark our past and fill with mystery the old houses, carefully whitewashed.

Beja Hotel is located right in the town centre, close to all this legacy. Beja city offers good accessibilities, quality of life, a great heritage value and good environmental conditions for economic development, enticing cultural and leisure environment.



← **Cinco Reis River Beach**  
12 min. by car

**Roman Village of Pisões**  
13 min. by car



Beja's Castel

Sé de Beja

Regional Museum of Beja

City Park

School Superior Tec. e Gestão

School Superior Agrária

Sports Complex Fernando Mamede

# 4-Star Hotel

## Key Numbers

92

TOTAL  
HOTEL ROOMS

4

HOTEL  
FLOORS

163

PARKING PLACES

4936M<sup>2</sup>

HOTEL AREA

3128M<sup>2</sup>

RETAIL SHOP AREA

HOLIDAY INN BEJA · NEW PROJECT



Alentejo, as  
far as the eye  
can see



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Aerial view of Beja's Castel



# Beja, The Heart of Alentejo

*“Discover nature in a peaceful haven”*



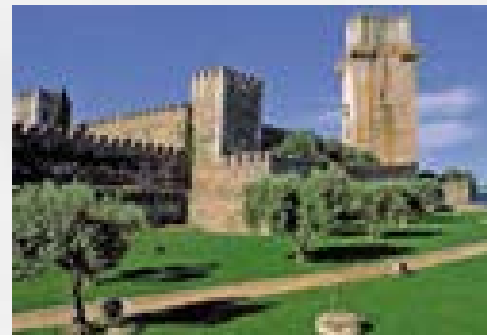
## 5 Kings Fluvial Beach

The fluvial beach 5 Kings is a leisure treasure of the city of Beja. Located 7 km's from the city center, this beach offers all kinds of activities for a family day.



## Roman Village of Pisões

The roman village of Pisões represents a point of great interest in the historical and archaeological patrimony of the city of Beja.



## Beja's Castel

This is the city's most iconic monument. It is a Gothic fortress, whose construction began in the 13th century, soon after the Christian conquest of the city, and continued through the 14th and possibly 15th centuries.



## City Park

Leisure area with gardens, a central lake, sports and recreational equipment, esplanade and children's playground.



# Alentejo

*A place to relax and enjoy life*

Alentejo is in southern Portugal, between the Tagus River and the Algarve. Here, you will discover landscapes that you will never forget, whether they are in the middle of the plain, on top of a cliff, on a cork oak forest, or by the sea, and that are perfect for inspiration and to take time for yourself.



## ACTIVITIES

Nature Tourism, Tours, Hiking, birdwatching, E-bike, Off-road, theme parks, cycling and wine tours.



## DISTANCES

10 minutes from Beja Airport  
1H30m from Faro Airport  
1H50m from Lisbon Airport  
1H30m from Sines  
1H00 from Évora



## GASTRONOMIE

Alentejo is renowned for superb gastronomy and its Mediterranean culinary traditions. Take time to get to know the local delicacies and unique flavors of this extraordinary cuisine.



## FLUVIAL BEACH

The fluvial beach of the 5five kings presents a very natural condition, being a unique balneary offer in the region.

# Alentejo, Naturally Unique

## *Wine Tourism Region*

Alentejo is Portugal's wine region, where centuries of tradition are combined with the latest technologies to produce world-class wines.

The region's vineyards pre-date the Romans and today house more than 250 local producers. The soils are very diverse, with varied outcroppings of clay, schist, granite, marble and limestone – perfect for vine cultivation.

The ideal climate for winemaking paired with the wisdom of local winemakers who create unique wines ranging from light to bold, both white and red. As for the grape's varieties, there are many and almost all distinct to the region.

During the grape harvest, in mid-to-late summer, many wineries and farms offer a harvesting experience that includes grape stomping and cellar tours.



# Project Concept

Located in the center of Beja, this project will be restored inside the building, preserving the main façade. An existing building that will have a new life.

This 4-star hotel consists of 92 beautifully equipped rooms, within walking distance of the center of Beja and all the services that the city provides to all its visitors.

The project also includes a wide range of support facilities, including a commercial area with retail shops, bar and restaurant, an outdoor swimming pool, and a parking lot. All these features were conceived under the same idea: preserve the building's history, giving it a fresh and rejuvenated life.



# Lobby area

A warm welcome  
to a family hotel.



*Friends Kitchen*

# Bar & Restaurant

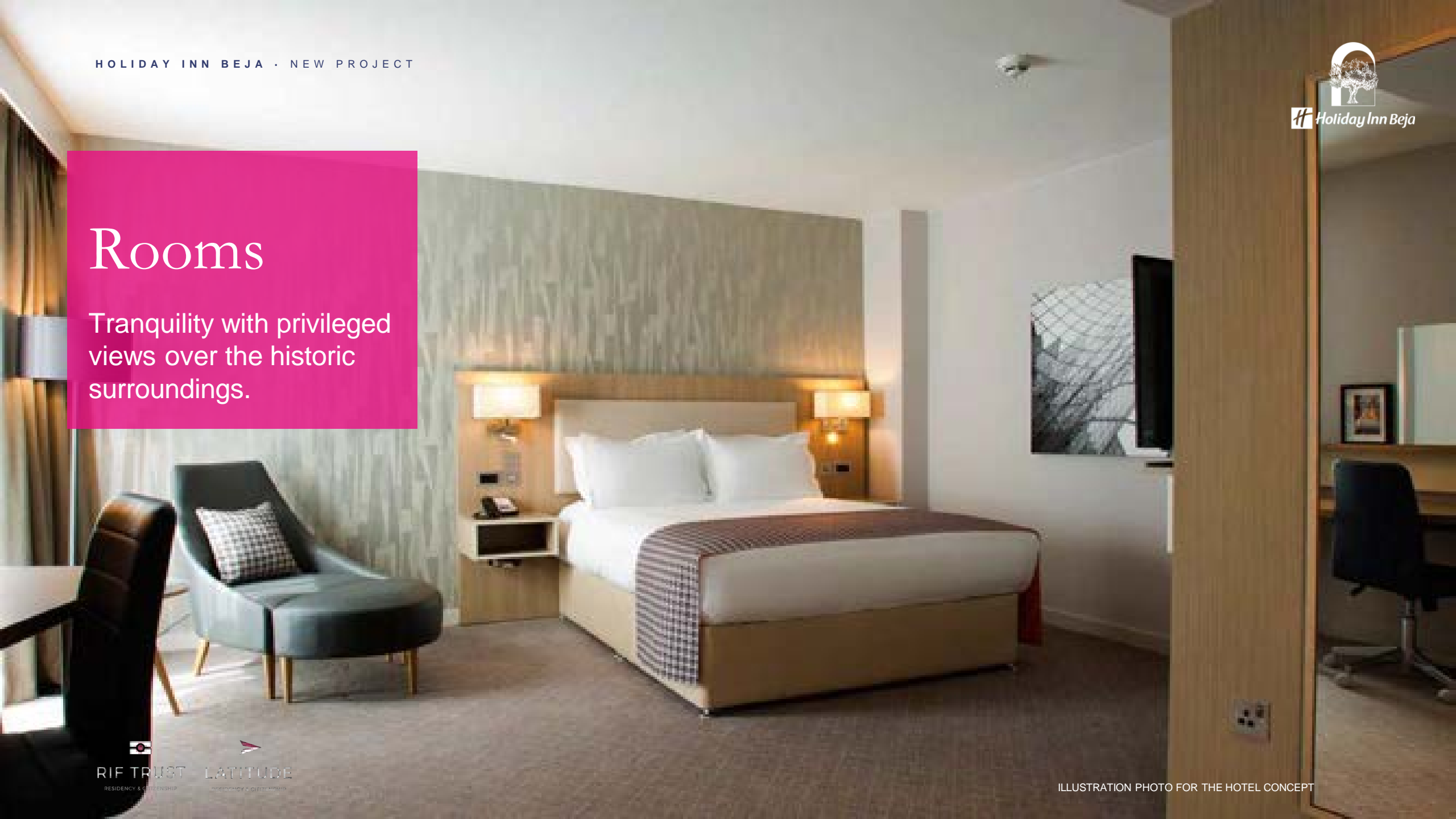
Time and space to savour slowly, Alentejo style.





# Rooms

Tranquility with privileged views over the historic surroundings.



# Outdoor Pool

Integrated in the outside lobby with excellent sun exposure.



# Investment Overview

60

280.000€

16.8M€

Call for Investors

Investment Starting

Total Project Investment

## Scope of Project

An exclusive 4-Star Hotel with 92 rooms, retail shops  
& 163 parking spaces  
Flagged by an International Brand

## Project Benefits

IMT Paid by the Developer  
VAT Included  
*Total Approx. 30.000€*

Guaranteed buyback after 6 years  
7 Days Free Stay in any Mercan Hotel in Portugal\*

## Project Timeline

Call for investors: **December 2022**  
Expected Completion date: 3Q2023

\*subject to availability



ILLUSTRATION PHOTO FOR THE HOTEL CONCEPT



# Financial Forecast

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Number of Rooms	92	92	92	92	92	92	92
Revenue per room (Total)	32,178.91 €	33,474.54 €	34,822.53 €	36,224.96 €	37,684.06 €	38,439.33 €	39,209.77 €
Revenue per room (Rooms)	25,869.38 €	26,914.50 €	28,001.84 €	29,133.12 €	30,310.10 €	30,919.33 €	31,540.81 €
RN's	22667	23120	23582	24054	24535	24780	25028
Occupancy Rate	67.50%	68.85%	70.23%	71.63%	73.06%	73.79%	74.53%
Av Price (no VAT)	105€	107.10€	109.24€	111.43€	113.66€	114.79€	115.94€
Accommodation Revenue	2,379,983	2,476,134	2,576,170	2,680,247	2,788,529	2,844,578	2,901,754
F&B	570,477	593,524	617,503	642,450	668,405	681,840	695,545
Other	10,000	10,000	10,000	10,000	10,000	10,000	10,000
<b>Total Income</b>	<b>2,960,460 €</b>	<b>3,079,658 €</b>	<b>3,203,672€</b>	<b>3,332,697€</b>	<b>3,466,934€</b>	<b>3,536,418€</b>	<b>3,607,299€</b>
Costs with personnel	860,923	895,690	916,245	937,345	959,008	962,111	980,523
Operational Expenses	600,464	614,786	629,412	644,350	659,604	667,380	675,238
Other Costs	171,143	178,057	185,251	192,735	200,521	204,552	208,663
A&G and S&M Expenses	372,549	398,472	426,014	455,266	470,571	479,621	488,058
<b>Total Cost</b>	<b>2,005,079</b>	<b>2,087,004</b>	<b>2,156,921</b>	<b>2,229,696</b>	<b>2,289,705</b>	<b>2,313,664</b>	<b>2,352,482</b>
Operational Result	955,380	992,654	1,046,751	1,103,001	1,177,228	1,222,754	1,254,817
Operating Margin	32.27%	32.23%	32.67%	33.10%	33.96%	34.58%	34.79%
<b>Total Management Fee</b>	<b>195,791.99 €</b>	<b>195,791.99 €</b>	<b>195,791.99 €</b>	<b>195,791.99 €</b>	<b>195,791.99 €</b>	<b>195,791.99 €</b>	<b>195,791.99 €</b>
Net Operating Profit	759,588 (25.66%)	796,862 (25.88%)	850,959 (25.56%)	907,209 (27.22%)	981,436 (28.31%)	1,026,962 (29.04%)	1,059,025 (29.36%)
Commercial Area + parking spots	147,840	149,318	150,812	152,320	153,843	155,381	156,935
<b>Total NOP</b>	<b>907,428</b>	<b>946,180</b>	<b>1,001,771</b>	<b>1,059,528</b>	<b>1,135,279</b>	<b>1,182,344</b>	<b>1,215,960</b>