

BROADWAY APARTHOTEL



FAST TRACK TO EU RESIDENCY | **PORTUGAL**

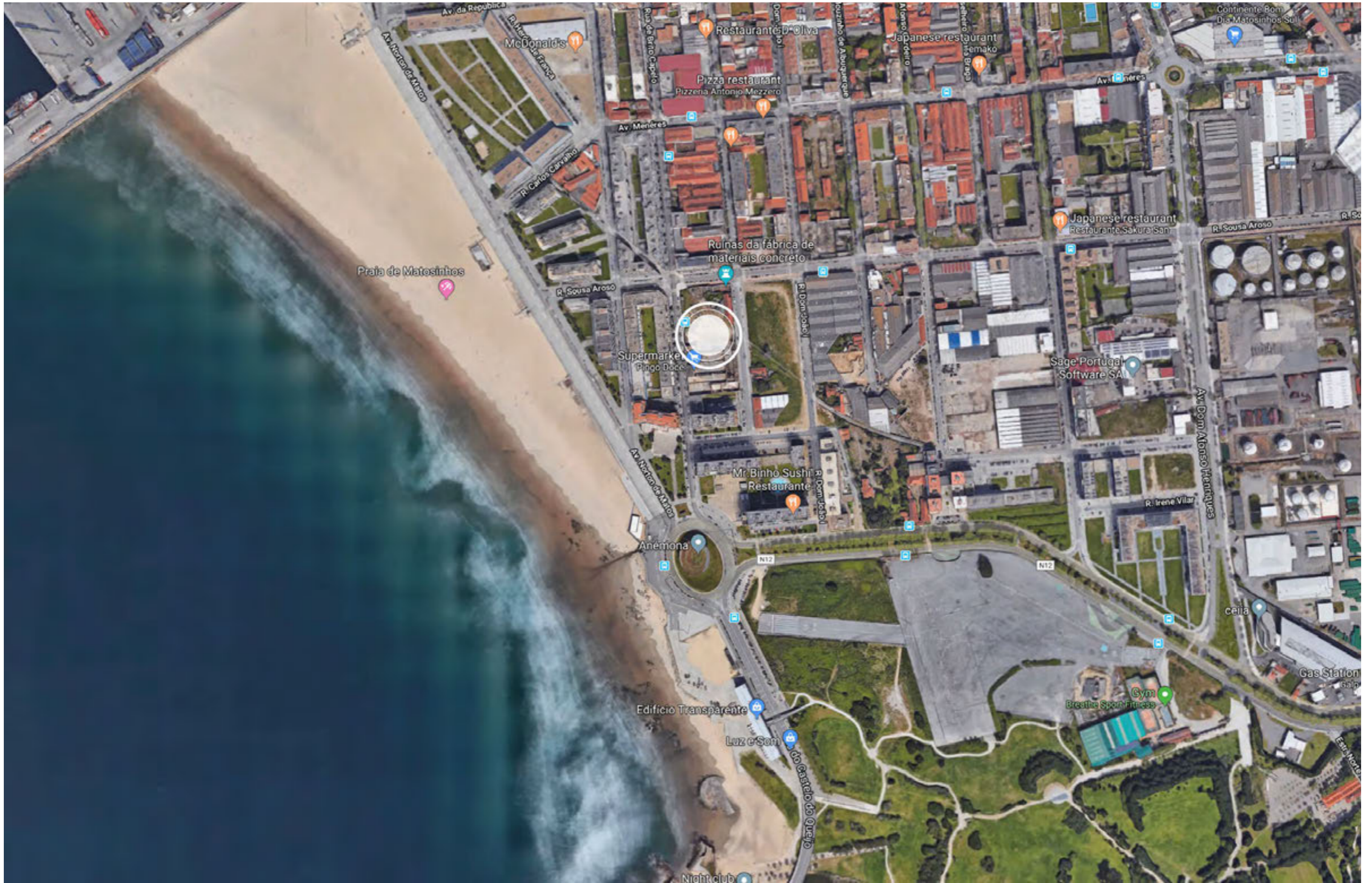
1

THE PROJECT



The perfect choice for investors looking for a residential product in Portugal that provides simultaneous return. Broadway Aparthotel will result from urban rehabilitation works of a plot area in Matosinhos, Porto.

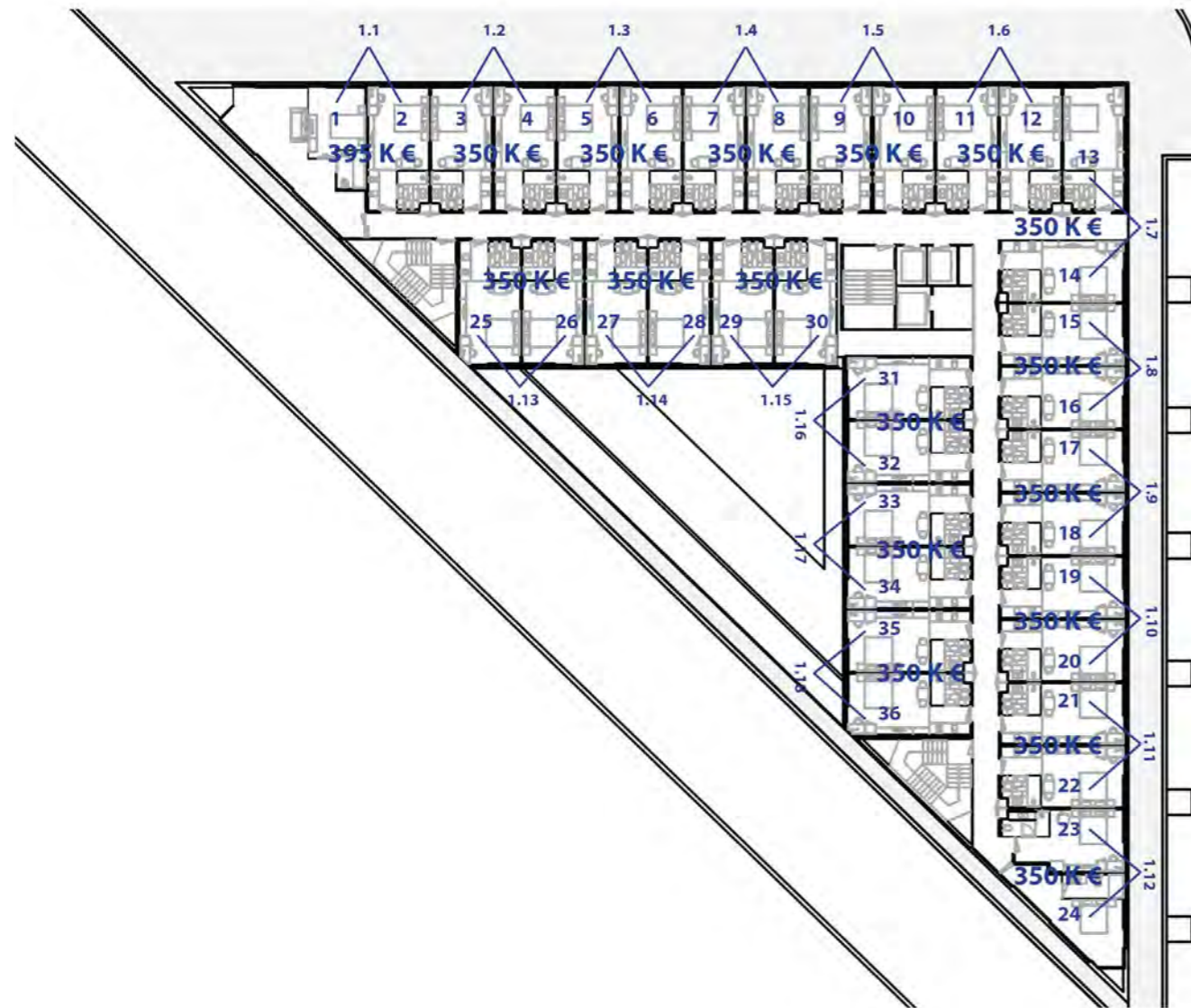
Located on a privileged area, a short walk away from the ocean, the 4-star aparthotel will have a contemporary language given by the materials proposed: concrete marking the floors, walls with tresa and the window frames in natural anodized aluminum.



2

THE ARCHITECTURE

1ST FLOOR



UNIT	APARTMENTS	DESCRIPTION	ORIENTATION	PRICE
1.1	1	bedroom + bedroom + living room w/ kitchenette + parking	north, w/ sea view	€ 395,000
	2	studio (living room w/ bed + bathroom + kitchenette) w/ parking		
1.2	3	studio (living room w/ bed + bathroom + kitchenette)	north	€ 350,000
	4	studio (living room w/ bed + bathroom + kitchenette)		
1.3	5	studio (living room w/ bed + bathroom + kitchenette)	north	€ 350,000
	6	studio (living room w/ bed + bathroom + kitchenette)		
1.4	7	studio (living room w/ bed + bathroom + kitchenette)	north	€ 350,000
	8	studio (living room w/ bed + bathroom + kitchenette)		
1.5	9	studio (living room w/ bed + bathroom + kitchenette)	north	€ 350,000
	10	studio (living room w/ bed + bathroom + kitchenette)		
1.6	11	studio (living room w/ bed + bathroom + kitchenette)	north	€ 350,000
	12	studio (living room w/ bed + bathroom + kitchenette)		
1.7	13	studio (living room w/ bed + bathroom + kitchenette)	east	€ 350,000
	14	studio (living room w/ bed + bathroom + kitchenette)		
1.8	15	studio (living room w/ bed + bathroom + kitchenette)	east	€ 350,000
	16	studio (living room w/ bed + bathroom + kitchenette)		
1.9	17	studio (living room w/ bed + bathroom + kitchenette)	east	€ 350,000
	18	studio (living room w/ bed + bathroom + kitchenette)		
1.10	19	studio (living room w/ bed + bathroom + kitchenette)	east	€ 395,000
	20	studio (living room w/ bed + bathroom + kitchenette)		
1.11	21	studio (living room w/ bed + bathroom + kitchenette)	east	€ 350,000
	22	studio (living room w/ bed + bathroom + kitchenette)		
1.12	23	studio (living room w/ bed + bathroom + kitchenette)	east	€ 350,000
	24	studio (living room w/ bed + bathroom + kitchenette)		
1.13	25	studio (living room w/ bed + bathroom + kitchenette)	south	€ 350,000
	26	studio (living room w/ bed + bathroom + kitchenette)		
1.14	27	studio (living room w/ bed + bathroom + kitchenette)	south	€ 350,000
	28	studio (living room w/ bed + bathroom + kitchenette)		
1.15	29	studio (living room w/ bed + bathroom + kitchenette)	south	€ 350,000
	30	studio (living room w/ bed + bathroom + kitchenette)		
1.16	31	studio (living room w/ bed + bathroom + kitchenette)	west	€ 350,000
	32	studio (living room w/ bed + bathroom + kitchenette)		
1.17	33	studio (living room w/ bed + bathroom + kitchenette)	west	€ 350,000
	34	studio (living room w/ bed + bathroom + kitchenette)		
1.18	35	studio (living room w/ bed + bathroom + kitchenette)	west	€ 350,000
	36	studio (living room w/ bed + bathroom + kitchenette)		

THE ARCHITECTURE

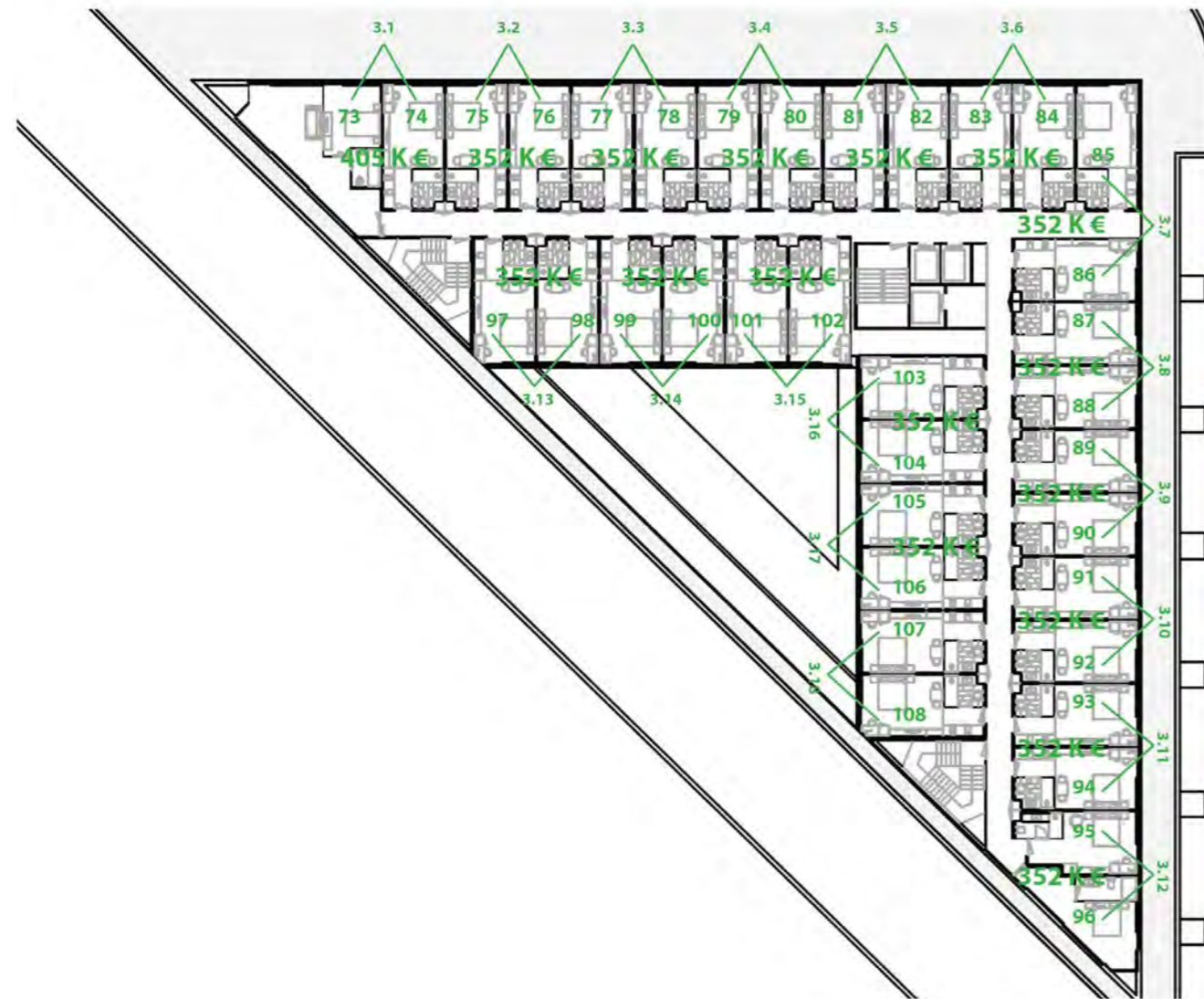
2ND FLOOR



UNIT	APARTMENTS	DESCRIPTION	ORIENTATION	PRICE
2.1	37	bedroom + bedroom + living room w/ kitchenette + parking	north, w/ sea view	€ 400,000
	38	studio (living room w/ bed + bathroom + kitchenette) w/ parking		
2.2	39	studio (living room w/ bed + bathroom + kitchenette)	north	€ 351,000
	40	studio (living room w/ bed + bathroom + kitchenette)		
2.3	41	studio (living room w/ bed + bathroom + kitchenette)	north	€ 351,000
	42	studio (living room w/ bed + bathroom + kitchenette)		
2.4	43	studio (living room w/ bed + bathroom + kitchenette)	north	€ 351,000
	44	studio (living room w/ bed + bathroom + kitchenette)		
2.5	45	studio (living room w/ bed + bathroom + kitchenette)	north	€ 351,000
	46	studio (living room w/ bed + bathroom + kitchenette)		
2.6	47	studio (living room w/ bed + bathroom + kitchenette)	north	€ 351,000
	48	studio (living room w/ bed + bathroom + kitchenette)		
2.7	49	studio (living room w/ bed + bathroom + kitchenette)	east	€ 351,000
	50	studio (living room w/ bed + bathroom + kitchenette)		
2.8	51	studio (living room w/ bed + bathroom + kitchenette)	east	€ 351,000
	52	studio (living room w/ bed + bathroom + kitchenette)		
2.9	53	studio (living room w/ bed + bathroom + kitchenette)	east	€ 351,000
	54	studio (living room w/ bed + bathroom + kitchenette)		
2.10	55	studio (living room w/ bed + bathroom + kitchenette)	east	€ 351,000
	56	studio (living room w/ bed + bathroom + kitchenette)		
2.11	57	studio (living room w/ bed + bathroom + kitchenette)	east	€ 351,000
	58	studio (living room w/ bed + bathroom + kitchenette)		
2.12	59	studio (living room w/ bed + bathroom + kitchenette)	east	€ 351,000
	60	studio (living room w/ bed + bathroom + kitchenette)		
2.13	61	studio (living room w/ bed + bathroom + kitchenette)	south	€ 351,000
	62	studio (living room w/ bed + bathroom + kitchenette)		
2.14	63	studio (living room w/ bed + bathroom + kitchenette)	south	€ 351,000
	64	studio (living room w/ bed + bathroom + kitchenette)		
2.15	65	studio (living room w/ bed + bathroom + kitchenette)	south	€ 351,000
	66	studio (living room w/ bed + bathroom + kitchenette)		
2.16	67	studio (living room w/ bed + bathroom + kitchenette)	west	€ 351,000
	68	studio (living room w/ bed + bathroom + kitchenette)		
2.17	69	studio (living room w/ bed + bathroom + kitchenette)	west	€ 351,000
	70	studio (living room w/ bed + bathroom + kitchenette)		
2.18	71	studio (living room w/ bed + bathroom + kitchenette)	west	€ 351,000
	72	studio (living room w/ bed + bathroom + kitchenette)		

THE ARCHITECTURE

3RD FLOOR



UNIT	APARTMENTS	DESCRIPTION	ORIENTATION	PRICE
3.1	73	bedroom + bedroom + living room w/ kitchenette + parking	north, w/ sea view	€ 405,000
	74	studio (living room w/ bed + bathroom + kitchenette) w/ parking		
3.2	75	studio (living room w/ bed + bathroom + kitchenette)	north	€ 352,000
	76	studio (living room w/ bed + bathroom + kitchenette)		
3.3	77	studio (living room w/ bed + bathroom + kitchenette)	north	€ 352,000
	78	studio (living room w/ bed + bathroom + kitchenette)		
3.4	79	studio (living room w/ bed + bathroom + kitchenette)	north	€ 352,000
	80	studio (living room w/ bed + bathroom + kitchenette)		
3.5	81	studio (living room w/ bed + bathroom + kitchenette)	north	€ 352,000
	82	studio (living room w/ bed + bathroom + kitchenette)		
3.6	83	studio (living room w/ bed + bathroom + kitchenette)	north	€ 352,000
	84	studio (living room w/ bed + bathroom + kitchenette)		
3.7	85	studio (living room w/ bed + bathroom + kitchenette)	east	€ 352,000
	86	studio (living room w/ bed + bathroom + kitchenette)		
3.8	87	studio (living room w/ bed + bathroom + kitchenette)	east	€ 352,000
	88	studio (living room w/ bed + bathroom + kitchenette)		
3.9	89	studio (living room w/ bed + bathroom + kitchenette)	east	€ 352,000
	90	studio (living room w/ bed + bathroom + kitchenette)		
3.10	91	studio (living room w/ bed + bathroom + kitchenette)	east	€ 352,000
	92	studio (living room w/ bed + bathroom + kitchenette)		
3.11	93	studio (living room w/ bed + bathroom + kitchenette)	east	€ 352,000
	94	studio (living room w/ bed + bathroom + kitchenette)		
3.12	95	studio (living room w/ bed + bathroom + kitchenette)	east	€ 352,000
	96	studio (living room w/ bed + bathroom + kitchenette)		
3.13	97	studio (living room w/ bed + bathroom + kitchenette)	south	€ 352,000
	98	studio (living room w/ bed + bathroom + kitchenette)		
3.14	99	studio (living room w/ bed + bathroom + kitchenette)	south	€ 352,000
	100	studio (living room w/ bed + bathroom + kitchenette)		
3.15	101	studio (living room w/ bed + bathroom + kitchenette)	south	€ 352,000
	102	studio (living room w/ bed + bathroom + kitchenette)		
3.16	103	studio (living room w/ bed + bathroom + kitchenette)	west	€ 352,000
	104	studio (living room w/ bed + bathroom + kitchenette)		
3.17	105	studio (living room w/ bed + bathroom + kitchenette)	west	€ 352,000
	106	studio (living room w/ bed + bathroom + kitchenette)		
3.18	107	studio (living room w/ bed + bathroom + kitchenette)	west	€ 352,000
	108	studio (living room w/ bed + bathroom + kitchenette)		



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THE INVESTMENT PLAN



THE INVESTMENT

- ◇ Investment on a combination of 2 apartment units for a total of 54 investors:
 - 51 units – 2 studios + 1 parking slot
 - 3 units – 1 studio + 1 bedroom + 1 parking slot
- ◇ Package prices starting from 350,000 EUR
- ◇ Ownership of 1/54 (1,85%) of the land and conversion into ownership of 2 individual units upon completion of refurbishment
- ◇ Investment protected by bank guarantee and overseen by reputable project management company
- ◇ Option to lease units to company managing the aparthotel or to keep them for personal usage
- ◇ ROI: 45% of the revenues generated (expected 4%/year)
- ◇ Added services: restaurant, bar, fitness-room
- ◇ Project timeline: call for investors until February 2019, construction and soft-opening 1st quarter of 2021
- ◇ Units can be sold independently at completion of the refurbishment



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THE RESIDENCY



From July 2015, the Portuguese government introduced a new investment solution that opened the door to a world of opportunities. Portugal's residency permit can now be acquired in exchange for an investment of just €350,000 in a property that is over 30 years old or located on an area subject to refurbishment as identified by the respective municipality. This strategy initiates the regeneration of city centers and increases the value of both the real-estate and the tourism sector. The main benefits of the Golden Visa program are low property investment, reasonably fast processing and a minimal requirement for residency. After five years, investors and their family members become simultaneously eligible for permanent residency and citizenship in Portugal. For these reasons, Portugal's Golden Visa is one of the most straightforward and transparent residency programs in Europe.

REQUIREMENTS

- ◇ Being a third-country national (non-EU citizen)
- ◇ Being over 18 years old
- ◇ Presenting clear Criminal Record
- ◇ Obtaining tax number and opening bank account in Portugal
- ◇ Subscribing health insurance (if effective residency is intended)

GOLDEN VISA BENEFITS

- ◇ Residence permit allowing to live and work freely in Portugal
- ◇ Visa free travel within the Schengen zone (90 days every 6 months)
- ◇ Qualification for permanent residency or citizenship in Portugal after five years of temporary residence
- ◇ Multiple family members allowed under a single application: spouse or de-facto partner, dependent children, children over 18 (provided not married, studying and financially dependent) and dependent parents.
- ◇ Benefits extendable to all family members: compulsory school for free and access to national healthcare system

RESIDENCY OBLIGATION



**After the 5th year, the Investor can apply for permanent residency or citizenship*

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WHY PORTUGAL

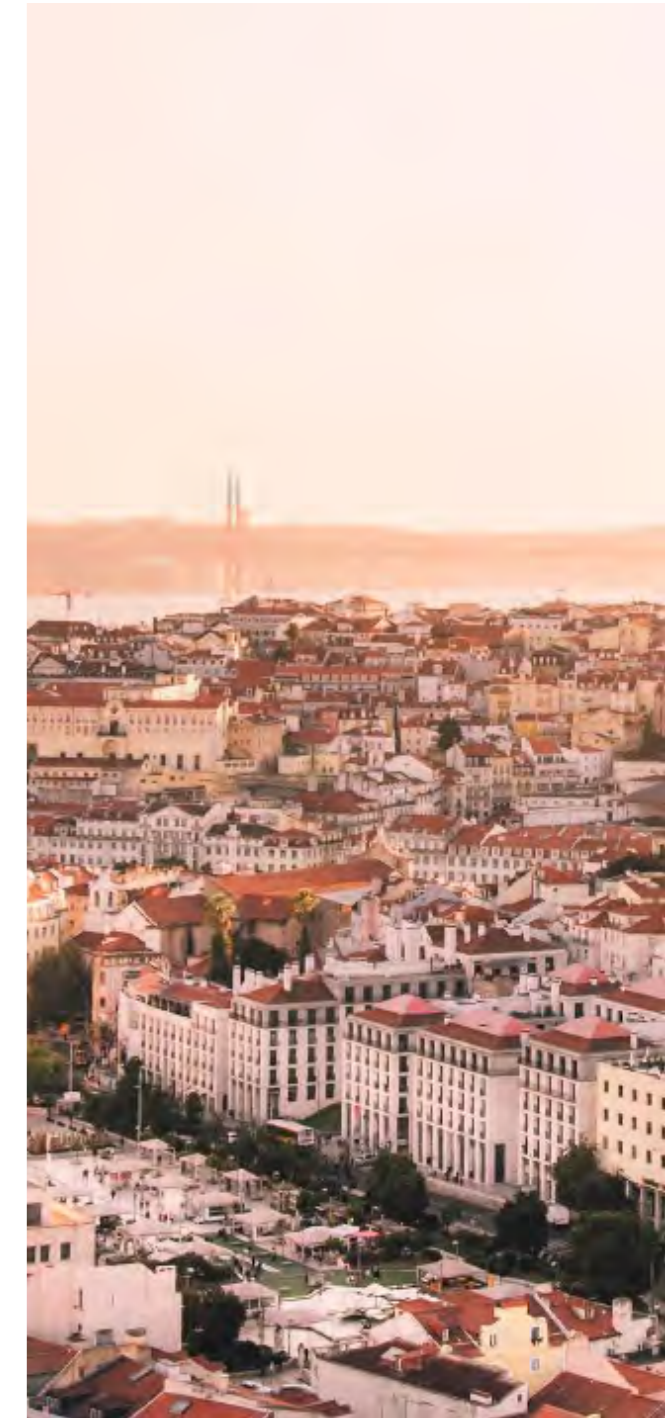


Being one of the warmest countries in Europe, Portugal enjoys a lush landscape bursting with bougainvillea, coast-side cliffs and golden beaches. Portugal is also one of Europe's most picturesque countries – but it's more than just a pretty face. From its bustling capital that oozes creative energy, to its laid-back beaches in the Algarve, Portugal offers everything you crave in a European getaway.

Portugal's southern hemisphere, known as the Algarve, is home to some of the world's most beautiful beaches. The quintessential Algarve beach is a mural of turquoise water surrounded by towering cliffs and sea caves, also known as grottos, which are big rocks found in the middle of the ocean. Apart from its fishing villages and towns seeped in tradition, Portugal offers some of the best night life around.

If you have a taste for adventure and a desire to travel, not simply for sight-seeing, but for experiences, then Portugal is for you. With its unique geography, it offers some of the most memorable outdoor experiences in Europe. Kayak through the Lagos sea caves, mountain bike along the Algarve coast, and hike along the Rota Vicentina trail, all while taking in the stunning landscape.

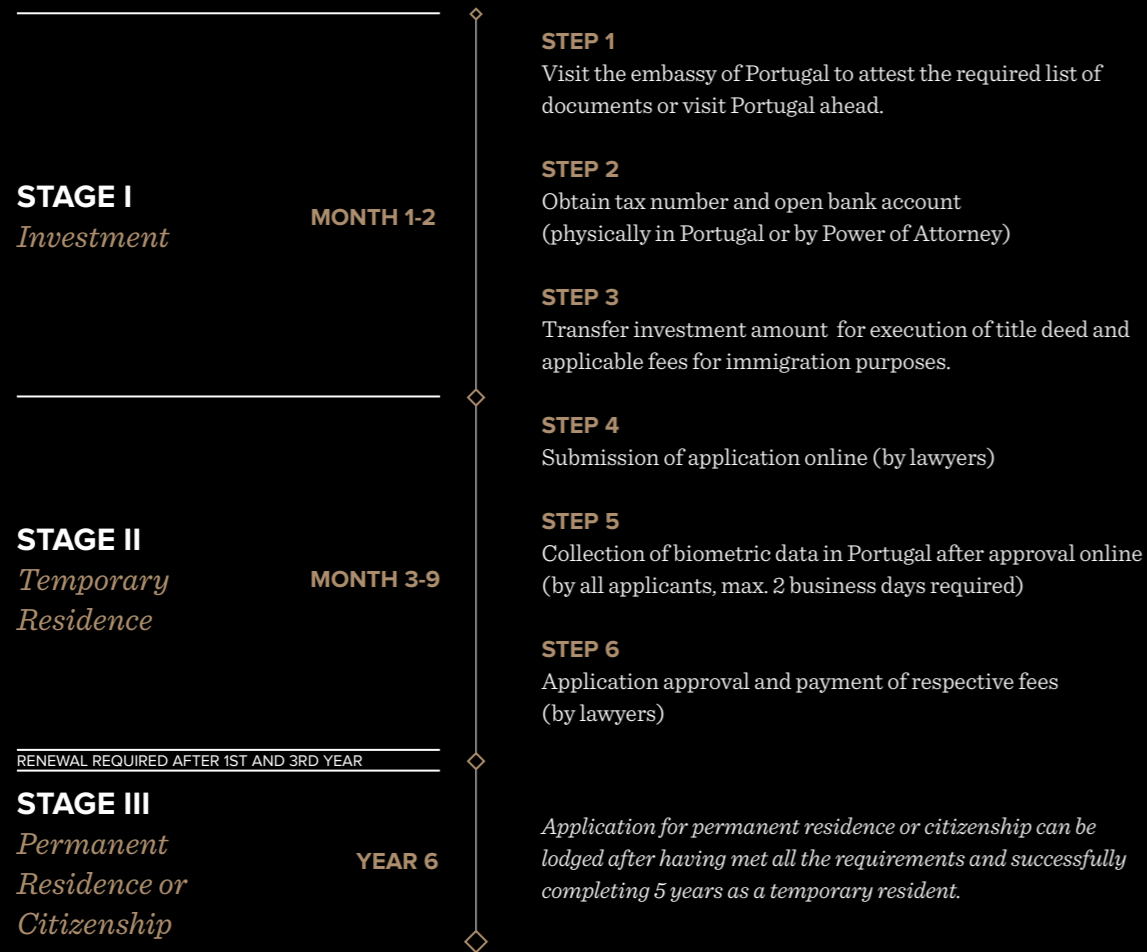
Portugal produces some of the world's most delicious wines. Not yet mainstream, become enamoured by this exclusive new group of grapes with the gorgeous city of Porto, and the equally stunning Douro Valley as your backdrop. The moment you land, it's quite evident that Portugal is a country that appreciates culture and design. Colourful tiles cover the city's facades, hot-hued doors welcome you into historical buildings and white stucco houses with terracotta roofs punctuate the country's green hills.



PORTUGAL GOLDEN VISA

PROCEDURE AND TIMELINE

The following table breaks down Portugal's Golden Visa Permit application process into six basic steps, which are part of Arton's mandate. Each step must be completed before continuing to the next.



Arton's Global Citizen Programs are represented by a network of Certified Partners who are proud members and supporters of the Global Citizenship movement.



PORTUGAL AWARDS

WORLD'S LEADING DESTINATION 2018

by World Gold Awards

EUROPE'S LEADING DESTINATION 2017

by World Travel Awards

WORLD'S BEST GOLF DESTINATION 2017

by World Gold Awards

MOST WELCOMING COUNTRY FOR EXPATS

by InterNations

BEST EUROPEAN BEACH 2018

by European Best Destinations

3RD MOST PEACEFUL COUNTRY IN THE WORLD

by Global Peace Index, Institute for Economics & Peace

22 REASONS WHY EVERYONE IS GOING TO PORTUGAL RIGHT NOW

by The Telegraph

LOVELY LISBON: 10 REASONS WE KEEP RETURNING TO THE BEAUTIFUL CITY OF SEVEN HILLS

by Daily Mail



ARTON CAPITAL

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FAST TRACK TO EU RESIDENCY | PORTUGAL

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