



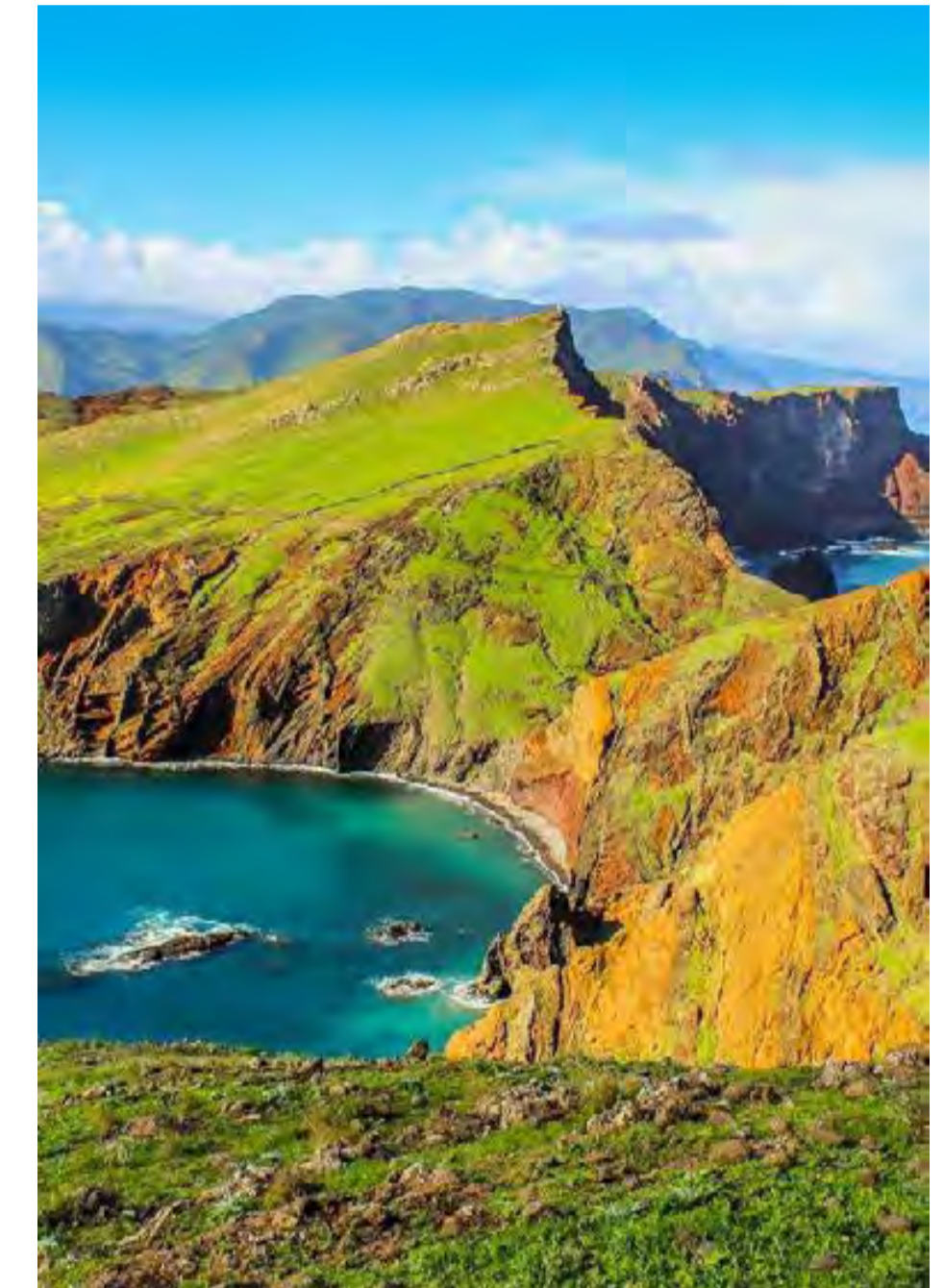
DORISOL

MADEIRA HOTELS



LATITUDE

RESIDENCY & CITIZENSHIP



A real estate investment opportunity in Funchal, Madeira Island.

# LOCATION

## FUNCHAL, MADEIRA

The island of Madeira has a surface area of 459 square miles (741 km<sup>2</sup>), (35 miles long and 13 miles wide). Thanks to their excellent geographical location and mountainous relief, these islands have surprisingly balmy weather, with moderate humidity and pleasant average temperatures of 25°C in the summer and 17°C in the winter. The sea temperature is also very mild, thanks to the influence of the warm Gulf Stream, averaging 22°C in the summer and 18°C in the winter.

Currently, tourism is the main driver and the biggest source of revenue for Madeira's economy. In agriculture, banana production is directed primarily at regional and national consumption, the flowers and the famous Madeira wine, also constitute an important contribution toward the regional economy.



# TOURISM

## MADEIRA ISLAND



The Gross Domestic Product of the Madeira Region in 2010 was EUR 5,224 million, representing 3% of the national total and an increase of 1.7% over 2009. The GDP per capita in the region is EUR 21.1 thousand, presenting itself as the 2nd largest next to Lisbon, and above average in Portugal and in the EU27. Trade activities represent 11.9% of total employment in the region and Hotel and Catering represent 12.9%.

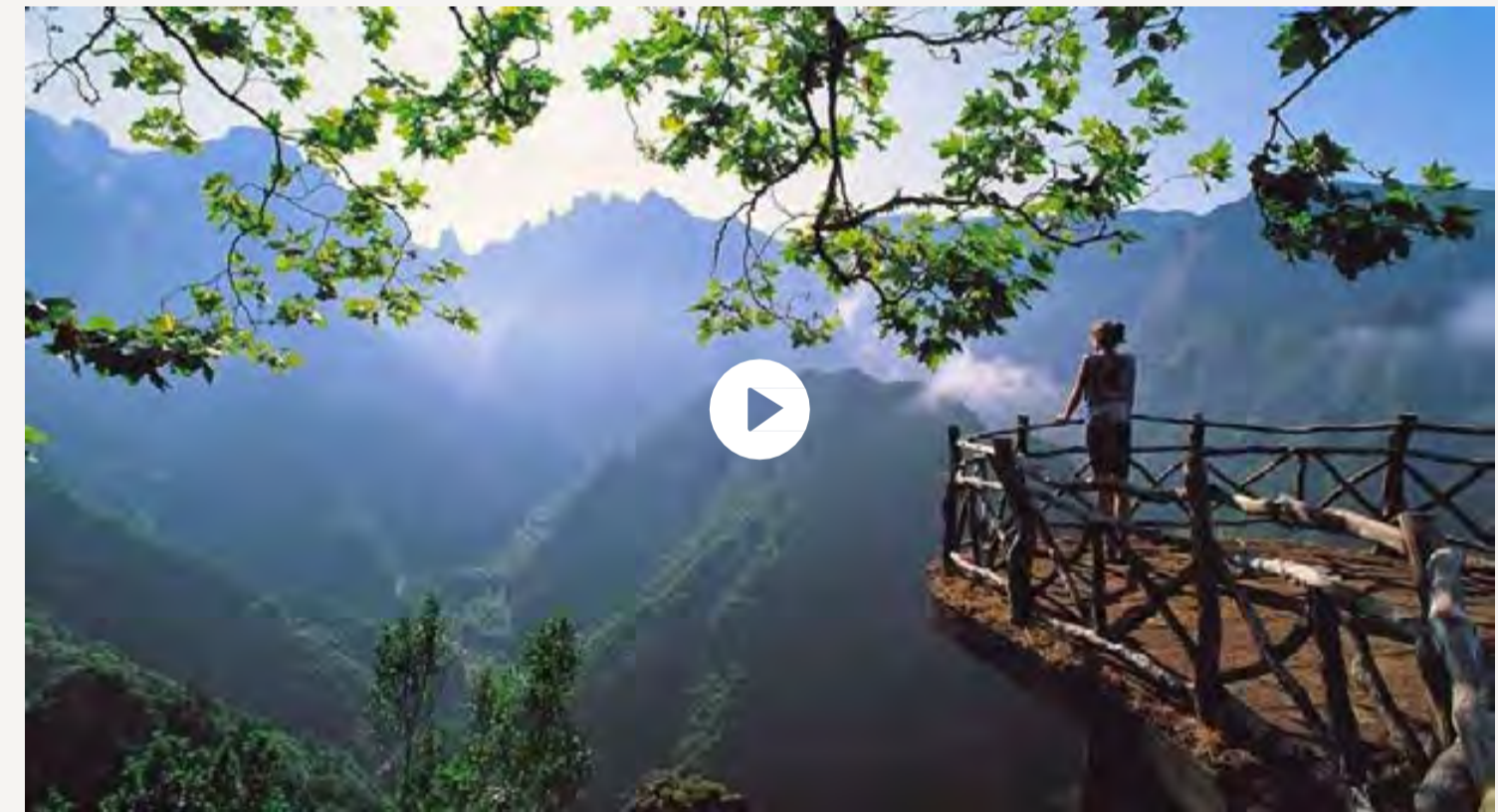
Industrial activity in Madeira is dominated by small and medium-sized companies. In Manufacturing, which represents 4.2% of employment we have handicraft activities directed at export, such as embroidery, tapestries, and wickerwork, and other activities, particularly targeting the regional market, such as mills and bakery and pastry products, dairy products, beer, tobacco, and wine.

DISCOVER

# MADEIRA



Madeira As Never Seen Before...



Madeira... Where You Feel Connected.

# TOURISM

## MADEIRAISLAND

Madeira Island is a safe, charming, and cosmopolitan destination. Madeira Island is also one of the best tourist destinations in the world, combining mountain, sea, and urbanity. Over the last 4 years, Madeira Island has consecutively won "The World's Leading Island Destination" from the World Travel Awards, known as the Oscars of the global tourism industry.

With a total of 250.000 inhabitants and receiving more than one million tourists per year, nowadays, Madeira is a popular destination for tourists of all ages. Its constant mild climate (temperatures between 20 and 27°C) keeps the spring on Madeira all year round.

Madeira is different from other competitors in terms of its attributes, which together make it a perfectly distinct and genuine tourist destination in the world, making Madeira a "must visit" destination in Europe, based on the following characteristics:

- ✓ Lush nature (World Heritage Site)
- ✓ Mild climate
- ✓ Superior service quality
- ✓ Touristic tradition (genuine people's hospitality)
- ✓ History and Culture
- ✓ Variety of sea and mountain activities
- ✓ Easily accessible to markets
- ✓ Safe



# TOURISM

## MADEIRAISLAND



### Operation Brands

Average Stay (Nights)

5.2

Total Number Of Beds

35.754



### RevPar Evolution

CATEGORY	REVPAR (€)
2010	26.98
2012	31.42
2014	36.68
2016	47.53
2018	51.73

# TOURISM

## AWARDS

### WORLD'S BEST ISLAND DESTINATION

World Travel Awards™ 2015, 2016, 2017, 2018, 2019 and 2020.

### EUROPE'S BEST ISLAND DESTINATION

World Travel Awards™ 2013, 2014, 2016, 2017, 2018, 2019 and 2020.

### CITY OF THE YEAR

Civitas Awards 2013. Award given to the city of Funchal for promoting sustainable mobility.

### BIOSPHERE RESERVE

UNESCO 2011. Recognition given to the municipality of Santana, for the richness of its ecosystem, efforts to conserve biodiversity and its sustainable use.

### NATURAL WONDERS OF PORTUGAL

7 Maravilhas® 2010, given to the Laurissilva Forest in the category "Forests and jungles".

### FIVE STARS AWARD

Five Stars Regions Award 2020. Flower Festival, Madeira Wine, Porto Santo beach, CR7 Museum were recognized as extraordinary by consumers.

### WORLD'S BEST EMERGING GOLF DESTINATION

World Golf Awards™ 2019.

### BEST DESTINATIONS IN EUROPE

Tripadvisor, Travellers' Choice™. In 2016, Funchal ranked sixth for best European cities.

### TOP 10 WORLD'S BEST ISLANDS

TripAdvisor, Travellers' Choice™ 2015. Thousands of tourists from around the world voted for these islands, being the 6th most voted place.

### QUALITY EXCELLENCE

World Centre of Excellence for Destinations, between 2009 and 2014, in the categories Mountain and Landscape, Diving, Accommodation, Culture and Heritage, Security and Shopping.

### WORLD'S LARGEST FIREWORKS SHOW

Guinness World Records™ 2006/2007, fireworks that marked the New Year in Madeira.

### WORLD NATURAL HERITAGE OF HUMANITY

UNESCO 1999, given to the Laurissilva indigenous forest, one of the greatest natural attractions of Madeira Island.



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# DORISOL

MADEIRA HOTELS

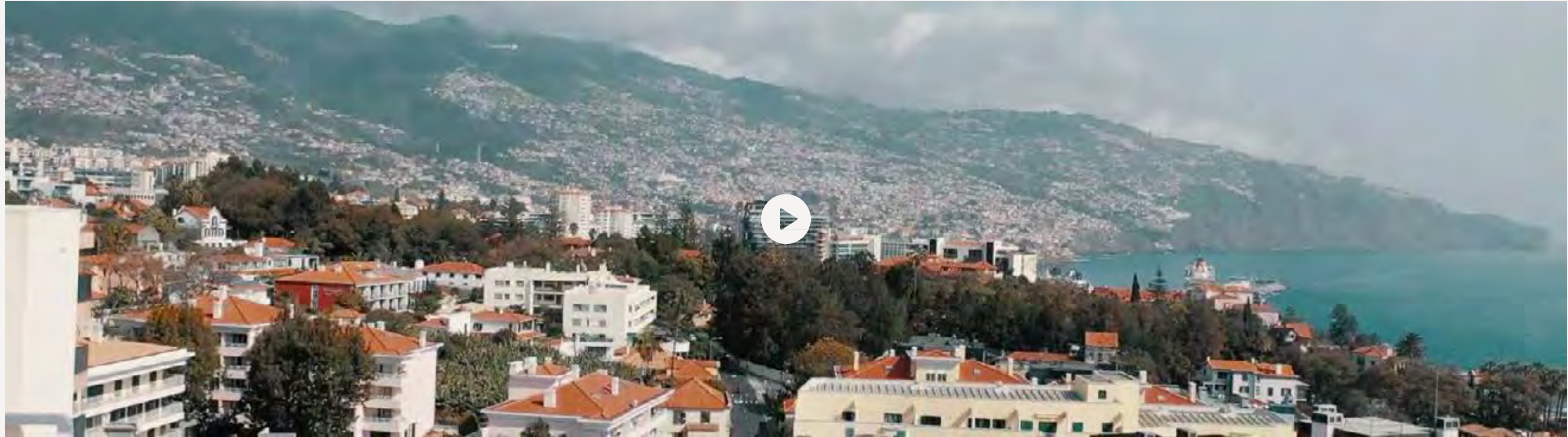


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# ABOUT

DORISOL HOTELS



Overlooking the beautiful bay, the aparthotel is located in Funchal, the capital of Madeira Island, in the most prestigious and central touristic spot. The beach, Lido's natural pools, and Downtown Funchal are within walking distance while the Madeira International Airport is situated 20 km away.

Both buildings share the facilities of the Dorisol Group Hotels: spa, indoor and outdoor pools, sauna, jacuzzi (temporarily unavailable due to covid-19), gym, SPA, children's area, tennis court, games room,

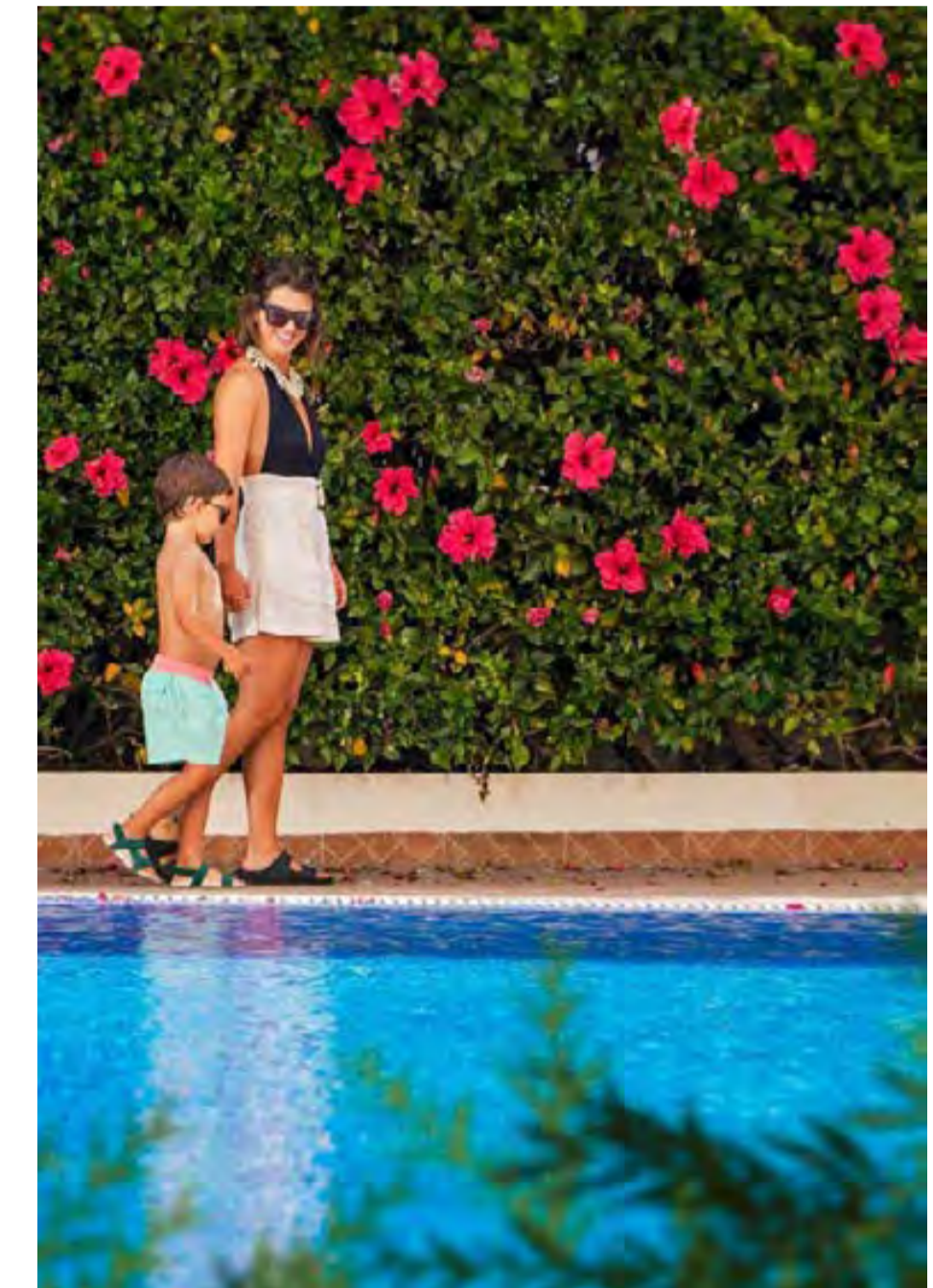
three restaurants, three bars, nightclub, events room, and free Wi-Fi.

The buildings are fully ready to start the rental operation and will be managed by the local famous Hospitality Group Dorisol. The Group guarantees investors an upfront payment of 5% rental income for 5 years, and after 5 years the rentals will be guaranteed by the hospitality group through a pool system, with a guarantee of at least 2%.



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An unforgettable holiday experience overlooking the bay of Funchal.



Food, work, and wellness combined in one space.

# FEATURES

## DORISOL HOTELS



116 Studio  
Apartments



Fully Refurbished  
& Equipped



City & Sea View  
Balcony



Indoor & Outdoor  
Pools



Gym



Tennis Court



Spa



5% Rental Income  
For 5 Years



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BUGANVÍLIA

DORISOL HOTELS

  
LATITUDE  
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## Buganvília Studio Hotel

44 APARTMENTS



## Buganvília Studio Hotel

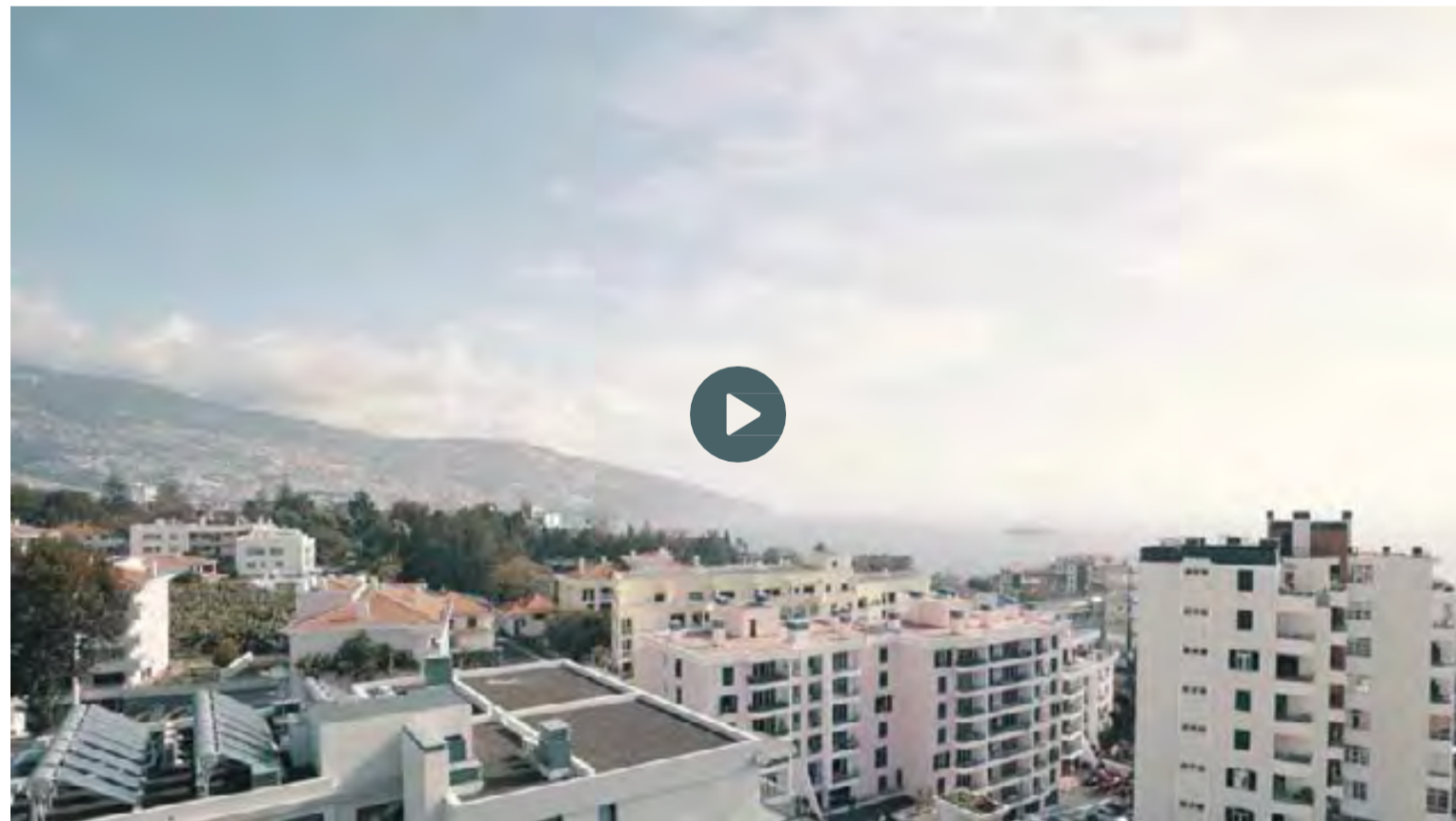
44 APARTMENTS





# BUGANVÍLIA

STUDIO VIEW



City View



Sea View



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## DORISOL HOTELS

# SALES

Building	Internal Area (sqm)	Unit	Apartment Price*
Mimosa	30 sqm + 5 sqm	#504	175.000 Eur
Mimosa	30 sqm + 5 sqm	#801	175.000 Eur
Mimosa	30 sqm + 5 sqm	#809	175.000 Eur
Mimosa	30 sqm + 5 sqm	#905	175.000 Eur
Mimosa	30 sqm + 5 sqm	#908	175.000 Eur
Mimosa	30 sqm + 5 sqm	#909	175.000 Eur

*\*includes refurbishment cost*

Building	Internal Area (sqm)	Unit	Apartment Price*
Buganvília	30 sqm + 5 sqm	#1	175.000 Eur
Buganvília	30 sqm + 5 sqm	#2	175.000 Eur
Buganvília	30 sqm + 5 sqm	#4	175.000 Eur
Buganvília	30 sqm + 5 sqm	#7	175.000 Eur
Buganvília	30 sqm + 5 sqm	#103	175.000 Eur
Buganvília	30 sqm + 5 sqm	#106	175.000 Eur
Buganvília	30 sqm + 5 sqm	#201	175.000 Eur
Buganvília	30 sqm + 5 sqm	#206	175.000 Eur
Buganvília	30 sqm + 5 sqm	#207	175.000 Eur
Buganvília	30 sqm + 5 sqm	#208	175.000 Eur
Buganvília	30 sqm + 5 sqm	#210	175.000 Eur
Buganvília	30 sqm + 5 sqm	#211	175.000 Eur
Buganvília	30 sqm + 5 sqm	#810	175.000 Eur
Buganvília	30 sqm + 5 sqm	#811	175.000 Eur

*\*includes refurbishment cost*

DORISOL HOTELS

# INVESTMENT

Qualifies For Golden Visa

5% Rental Income x 5 years  
(PAID UPFRONT)

Just 20 Units Available

ONLY 10 GOLDEN VISA APPLICANTS!

Property Value	€144,000.00
Transfer Tax	€9,360.00
Stamp Tax	€1,152.00
Notary Costs	€750.00
Furniture/Refurbishment	€31,000.00
<b>Total Investment</b>	<b>€186,262.00</b>
Guaranteed Rental Income For 5 Years	€43,750.00
Taxes	€12,250.00
<b>Total Investment After Collecting Rentals</b>	<b>€154,762.00</b>

DORISOL HOTELS

CAPITAL APPRECIATION

Year 1 After Purchase	€182,000.00
Year 2 After Purchase	€189,280.00
Year 3 After Purchase	€196,851.20
Year 4 After Purchase	€204,725.25
Year 5 After Purchase	€212,914.26



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[www.latitudeworld.com](http://www.latitudeworld.com)