



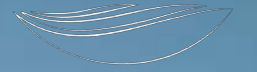
Ocean View

HOTEL ST. ANDRÉ

04

N E W P R O J E C T

OCEAN VIEW HOTEL · NEW PROJECT ALENTEJO



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Location

Ocean View

Located on the Alentejo coast, the Santo André Lagoons Nature Reserve stretches over 16 km and includes two lagoons: Santo André lagoon, the largest on the Alentejo coast, and the smaller Sancha lagoon.

The lagoons are of great biological importance, attracting numerous birds and it is common to find concentrations of waterfowl, including the nightingale, which is the symbol of the reserve. In terms of flora, this protected area is also very rich and diverse, with 510 identified plant species. Main beaches integrated in the area of the Natural Reserve: Costa de Santo André, Monte Velho, Fonte do Cortiço, Areias Brancas.

Santo André Lagoon



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A nature haven in Alentejo



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Alentejo Atlantic Coast

“Discover unforgettable landscapes”



Santo André Lagoons

Created in 2000, it is part of two coastal lagoon systems of great biological importance in ecological, botanical and ornithological terms.



Melides Beach

A long stretch of sand separating the sea from the Melides lagoon. Easy access by road, with parking facilities and equipped with support infrastructures.



Badoca Safari Park

Theme park with an area of 90 hectares located in Vila Nova de Santo André, between the plain and the sea, with around 600 animals in a total of more than 80 species.



Grândola

Historic town with its typical Alentejo houses, multiple gastronomic choices and varied historical and cultural options.

SANTIAGO
DO CACÉM

BADOCA
SAFARI
PARK

SINES


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MONTE
VELHO
BEACH

NATURE
RESERVE

COSTA DE
SANTO
ANDRÉ
BEACH

MELIDES

MELIDES
BEACH



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Melides beach



Alentejo Tours

Alentejo Atlantic Coast

Inspire memories to last a lifetime

The region's coastline, which meets the famous Costa Vicentina, is declared a natural park in its largest part. The Rota Vicentina is one of Europe's most spectacular networks of marked trails.

It comprises the Fisherman's Trail which runs 125 km along the finest stretches of the coast south from São Torpes. The other strand of the Rota Vicentina is the Historical Way, based on ancient pilgrim routes and longer at 232 km. The Alentejo is a region of immense natural beauty.



ACTIVITIES

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



LOGISTICS

1h30m from Lisbon Airport
2H00 from Faro Airport



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.



BEACHES

Main beaches integrated in the Natural Reserve area: Costa de Santo André, Monte Velho, Fonte do Cortiço, Areias Brancas.

Project Concept

Ocean View Hotel St. André was designed with the intention of creating a warm and familiar environment that would guarantee all the amenities for short or long stays.

Perfectly framed in the surrounding natural landscape, **this 4-star proposal consists of 46 comfortable rooms**, all with magnificent views over the beach and Santo André lagoon.

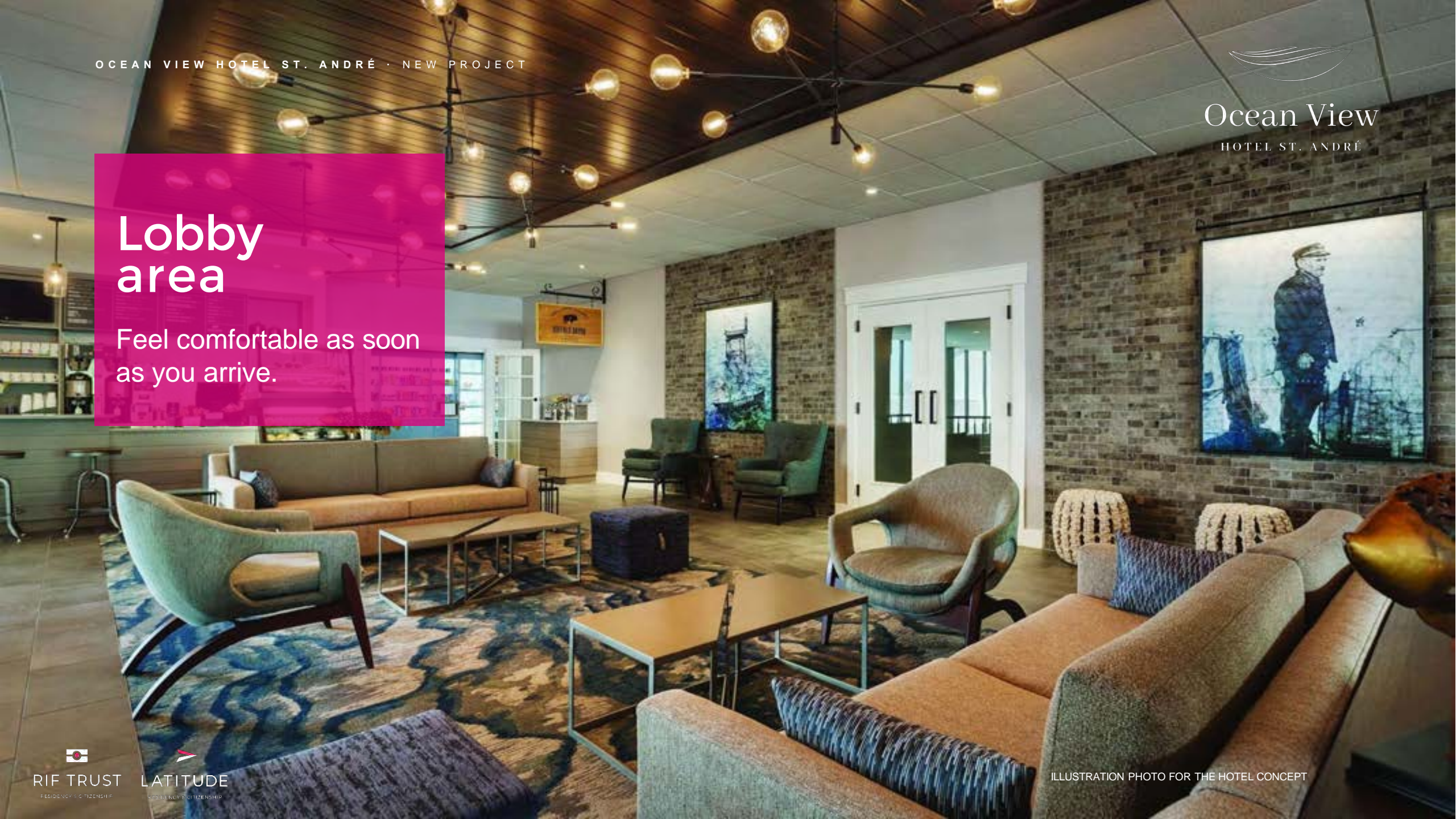
The project also includes a wide range of support facilities, including a **meeting room, rooftop swimming pool, gymnasium, bar and restaurant**. All these features were envisioned under the same architectural concept, which combines the elegance of the lines with the most modern engineering solutions.





Lobby area

Feel comfortable as soon
as you arrive.





Bar & Restaurant

Wide open to new tastes and experiences.





Rooms

Relaxation and style
in contact with
nature.



Rooftop Pool

A dive into exclusivity and sophistication.



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Investment Overview

65

280.000€

18.2M€

Call for
Investors

Investment
Starting

Total Project
Investment

Scope of Project

An exclusive 4-Star Hotel with 46 rooms
Flagged by an International Brand

Project Benefits

IMT Paid by the Developer

VAT Included

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: **4Q2024**

*subject to availability



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