

HOLBORN
The Michele Carby Practice





LAGOS MARINA
HOTELS



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OUR NEW PROJECT · ALGARVE



4-Star Hotel

LAGOS MARINA HOTELS 19 BY MERCAN PROPERTIES

OUR NEW PROJECT - ALGARVE



3-Star Hotel

LAGOS MARINA HOTELS 20 BY MERCAN PROPERTIES



Location

Lagos Marina Hotels stands out for its privileged location, with a superb view over the Lagos Marina and the blue waters of the Atlantic.

The integration of the project in the surrounding space was designed to provide an architectural balance, standing out discreetly for its clean and refined lines. The good taste is also revealed in every detail, designed for the comfort and well-being of those who value an exclusive lifestyle.

Marina de Lagos

S. Roque Beach





Lagos, a Unique Location "Algarve at its Best"



MARINA DE LAGOS

With 462 berths, the marina is awarded with the Euromarina Anchor Award, the European Blue Flag, the 5 Gold Anchor Award and 5 stars Blue Star Marina.



NEARBY BEACHES

Praia dos Estudantes, Praia Dona Ana, Praia do Camilo, Praia do Canavial, Praia de Porto de Mós, Praia da Luz, Praia de São Roque and many more.



LAGOS DOWNTOWN

The pedestrian area of the historic centre is one of the most pleasant in the Algarve, all surrounded by a vibrant artistic life and lots of entertainment and nightlife.



CULTURE AND HISTORY

Slave Market, Lagos Castle, Ruins of the Old Town, Churches and Convents and many other points of interest tell the story of the city within a few metres.







OUR NEW PROJECT ALSO AVAILABLE

385 NEW INVESTORS	€280K INVESTMENT AMOUNT	180 4-STAR HOTEL ROOMS
€107.8M TOTAL INVESTMENT	GUARANTEED BUY BACK in 6 years	90 3-STAR HOTEL ROOMS



LAGOS MARINA HOTELS 24 BY MERCAN PROPERTIES

Project

Lagos Marina Hotel is one property with 2 hotels included. The hotel presents itself with a concept that combines exclusivity with spaces designed for leisure time in a popular vacation destination for the whole family.

The sophisticated architecture gives more natural light to shared areas offering beautiful gardens, stunning ocean and marina views, bringing the natural beauty of Lagos and the ocean to every corner.

Much more than golden beaches and azure waters, the Algarve is a nuanced destination packed with history.



4-Star Hotel

LAGOS MARINA HOTELS 25 BY MERCAN PROPERTIES



2 Hotels Main features

Swimming Pools
Kitchenette
Pool Bar
Deck View
Sunken Garden
Restaurant
Gym
Car Parking
Sea Views
Private Terrace



LAGOS MARINA HOTELS 26 BY MERCAN PROPERTIES

Outdoor Areas

In every corner a visual surprise, no room for routine



LAGOS MARINA HOTELS 27 BY MERCAN PROPERTIES



Social Areas

Every detail reveals comfort and sophistication



LAGOS MARINA HOTELS 28 BY MERCAN PROPERTIES

Lobby Area

A hotel that welcomes well-being



LAGOS MARINA HOTELS 29 BY MERCAN PROPERTIES



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Rooms

New ways to relax and
wake up to good taste



LAGOS MARINA HOTELS - 30 BY MERCAN PROPERTIES





LAGOS MARINA
HOTELS

INVEST €280K
BECOME THE PROPERTY CO-OWNER
THAT WILL INCLUDE:

3-Star Hotel

Key Numbers

GROSS FLOOR AREA 5.396M2
APARTHOTEL W/ KITCHENETTE 27
HOTEL ROOMS 63
NUMBER OF FLOORS 1, 2, & 4
PARKING PLACES 18 PLACES

4-Star Hotel

Key Numbers

GROSS FLOOR AREA 11.300M2
HOTEL ROOMS 180
NUMBER OF FLOORS 4
PARKING PLACES 38 PLACES



LAGOS MARINA HOTELS 31 BY MERCAN PROPERTIES



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Investment Overview

CALL FOR INVESTORS

385

INVESTMENT AMOUNT

280.000€

TOTAL PROJECT COST

107.8M€

SCOPE OF PROJECT

- 🌊 4 Star Hotel flagged by an International Brand
- 🌊 3 Star Hotel flagged by an International Brand
- 🌊 270 rooms (including 27 aparthotel rooms)

PROJECT BENEFITS

- 🌊 11.375K€ IMT Paid by Developer
- 🌊 24.150K€ VAT Paid by Developer
- 🌊 IMI exemption during construction period
- 🌊 7 Days Free Stay per year

PROJECT TIMELINE

- 🌊 **Call for investors:** until July 2022
- 🌊 **Completion date:** Summer 2024

OUR NEW PROJECT - ALGARVE



LAGOS MARINA HOTELS 32 BY MERCAN PROPERTIES



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Project Appraisal

€113.7M
PROPERTY APPRAISAL

Executive Summary

The current equity appraisal report was prepared at the request of the company ExotikManeuver Lda, tax number 515289752, Rua Oliveira Monteiro, 289, 2º Porto [4050-443].

The right to be evaluated is the absolute right to own and control the land and any buildings on it in perpetuity, subject only to any subordinate interests and any statutory or legally applicable restrictions, of an income property to build, located in Lagos, in deactivated premises of IP Património SA, in the sixth year of its operation. The hotel will operate under the Hilton brand*.

Bases on the purpose of the evaluation, the adopted base value was "Investment value", which is no more than the value of an asset to the owner or a prospective owner for individual investment or operational objectives. This assessment considers "ahm" management fees.

To estimate the value, the income approach was used.

The proposed value for the property, in the 6th year of operation, is of 113.744.000€ (one hundred and thirteen million, seven hundred and forty-four thousand euros).

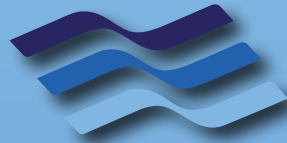
It is recommended to read the "Assumptions" and "Special Assumptions" items.

The report is dated January 3, 2022.

The valuation date is December 14, 2021.

*pending approval.





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