




Portugal Golden Visa
Yellow Tulip Algarve – 280K EUR



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Yellow Tulip Algarve

- ✓ Fully operational 4Star Apartment Hotel
- ✓ 160 Rooms
- ✓ All Inclusive Resort
- ✓ Located in Alvor, Algarve



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Yellow Tulip Algarve

- ✓ 280,000 EUR Refurbishment Category
- ✓ 80 Units = 160 Studios
- ✓ 1 Unit (50sqm) contains 2x Studios (25sqm)
- ✓ Prices = EUR 280k-300k
- ✓ Full title Deed – Apartment Hotel





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Yellow Tulip Financials

- ✓ Buyback Guarantee Year 6 (Optional for Investor)
- ✓ IMT & SD = 20,000EUR = Paid by Developer
- ✓ Years 1-2 = Refurbishment works
- ✓ Rental of years 3-5 -> Paid as above = IMT & SD =
Equivalent to 3.3% Gross Rental per year
- ✓ Rental from Years 6-10 = 50/50 Shared Pool
- ✓ Investor can stay 2 weeks per year for free





Yellow Tulip Resort

The Yellow Alvor Garden is an excellent option for an All-Inclusive sunny holiday offering a relaxed atmosphere with nothing to worry about. Perfect for families, with activities and playgrounds for the kids and live entertainment, bars and spa for the adults.



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Outdoor Restaurant

The restaurant, overlooking the lush garden, serves a buffet of international cuisine. The hotel's pool bar provides drinks and light snacks..



Activities for Children

Facilities for children include a playground, animation and a cinema. Live entertainment is also available





Refurbishment **Yellow Tulip Algarve**

- ✓ Interior refurbishment
- ✓ New furniture
- ✓ New Sports Facilities
- ✓ New Outdoor Swimming pool
- ✓ Rehabilitation of Interior Swimming Pool
- ✓ New Pool Bar & Restaurant
- ✓ General Improvements to the Hotel



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- ✓ New Sports Facilities
- ✓ New Outdoor Swimming pool
- ✓ New Pool Bar & Restaurant



3 New Swimming pools



New Pool Bar & Restaurant





New Beach Volleyball Courts



2 New Tennis Courts





Refurbishment Quality



Before



After



Refurbishment Quality



Before

After



Refurbishment Quality



Before

After



Refurbishment **Quality**



Before



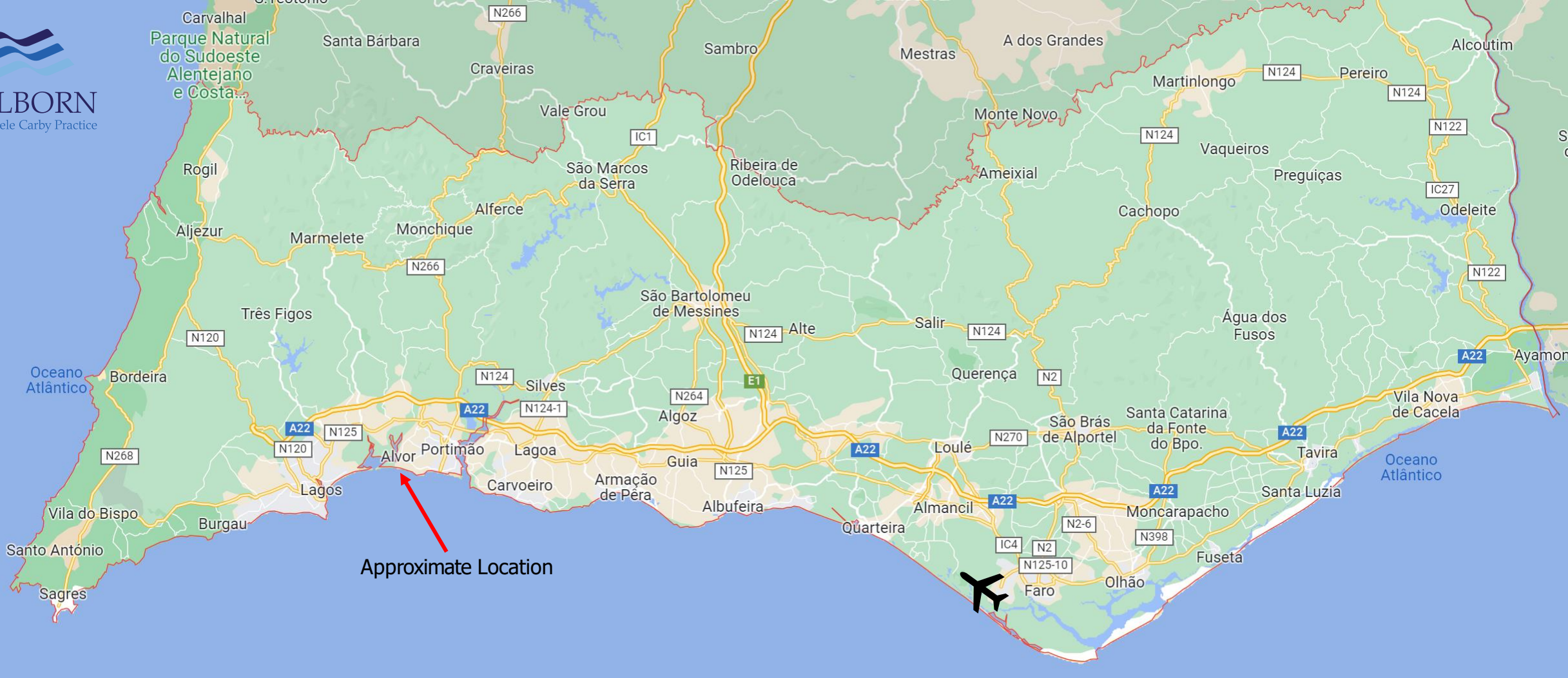
After



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Alvor, Algarve - Location





Situated roughly halfway between Portimão and Lagos is the pretty harbour village of Alvor. Given its position on the Algarve the village is remarkably unspoiled with the old village retaining much of its charm. Alvor is a 45minute drive from the international airport of Faro.



Alvor Estuary

This unique natural habitat is rich in flora and fauna but is best known as one of the locations on the Algarve where you can spot flamingos.



Alvor Town

Next to the harbour is a traditional fishing community. In the mornings and evenings, you'll be able to catch a glimpse of this fishing activity, with boats being launched or catches being landed.



Alvor Town

The village has succeeded in retaining its essence along with offering all that you could want for a superb holiday and that is its charm. The warren of narrow winding streets offers a huge selection of restaurants, cafés, bars and shops.



Alvor Tres Irmaos Beach

Towards the Alvor river mouth, the beach here is backed by low sand dunes. In the other directions the cliffs rise to become the typical ochre coloured sandstone that are the backdrop to many an Algarve beach. The three sea stacks in the sand are known as the Três Irmãos (three brothers).

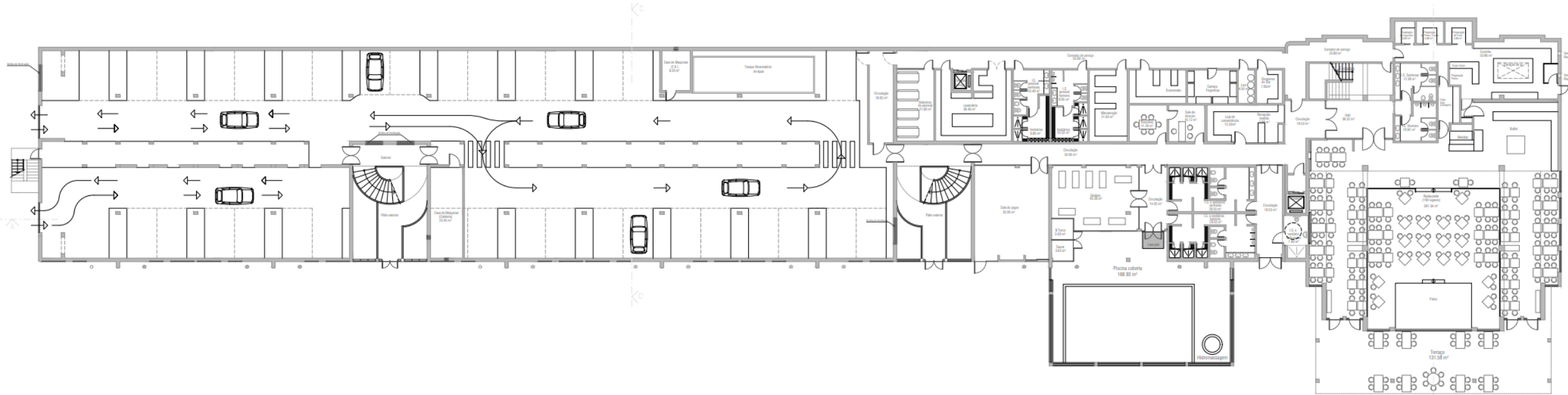




Amenities Floor



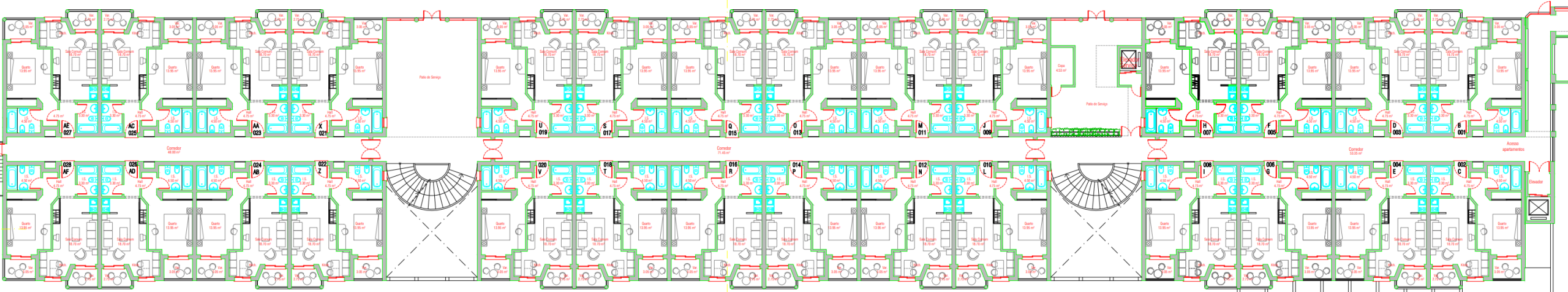
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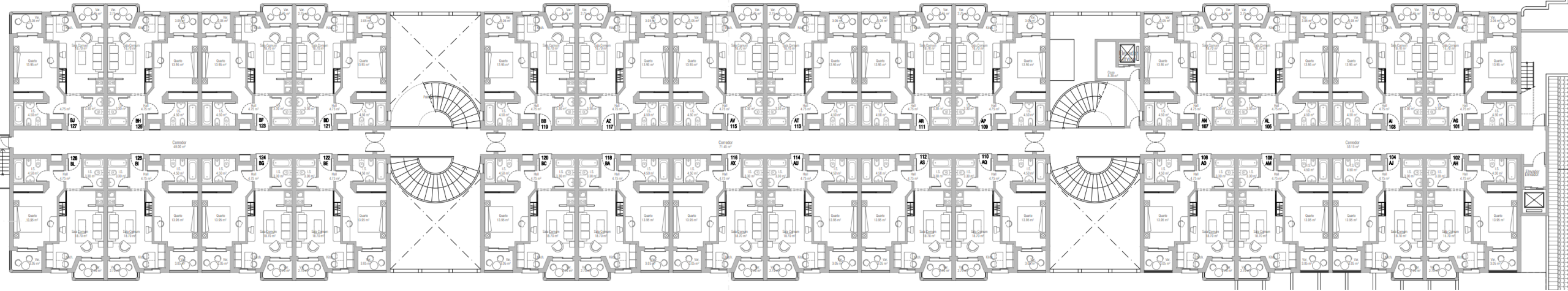
Ground Floor





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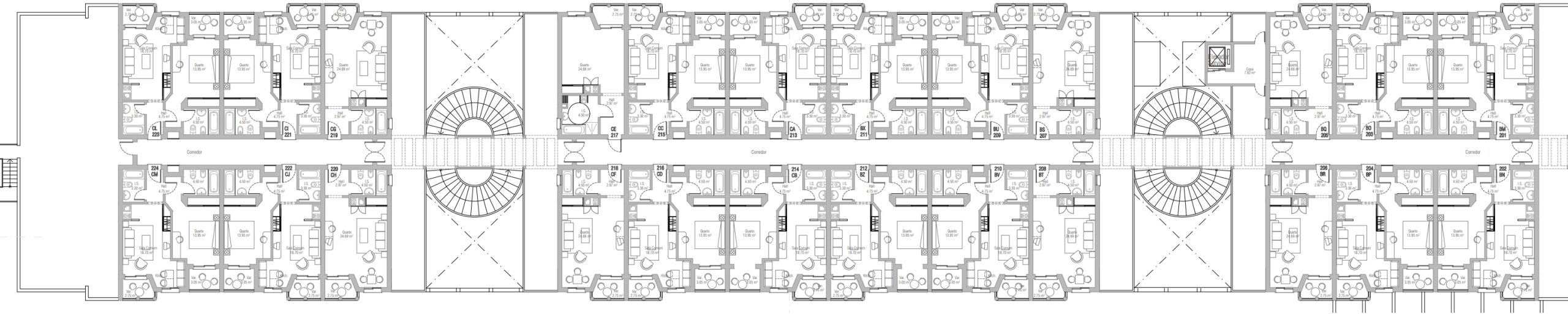
First Floor



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Second Floor





Price List

Fraction	Apt #	View	Type	GPA (m2)	Property Price	Refurb Cost	Total sales Price
B	001	Hills	T1	52.51	€265,000	€20,000	€285,000
C	002	Pool	T1	52.51	€270,000	€20,000	€290,000
D	003	Hills	T1	52.51	€265,000	€20,000	€285,000
E	004	Pool	T1	52.51	€270,000	€20,000	€290,000
F	005	Hills	T1	52.51	€265,000	€20,000	€285,000
G	006	Pool	T1	52.51	€270,000	€20,000	€290,000
H	007	Hills	T1	52.51	€265,000	€20,000	€285,000
I	008	Pool	T1	52.51	€270,000	€20,000	€290,000
J	009	Hills	T1	52.51	€265,000	€20,000	€285,000
L	010	Pool	T1	52.51	€270,000	€20,000	€290,000
M	011	Hills	T1	52.51	€265,000	€20,000	€285,000
N	012	Pool	T1	52.51	€270,000	€20,000	€290,000
O	013	Hills	T1	52.51	€265,000	€20,000	€285,000
P	014	Pool	T1	52.51	€270,000	€20,000	€290,000
Q	015	Hills	T1	52.51	€265,000	€20,000	€285,000
R	016	Pool	T1	52.51	€270,000	€20,000	€290,000
S	017	Hills	T1	52.51	€265,000	€20,000	€285,000
T	018	Pool	T1	52.51	€270,000	€20,000	€290,000
U	019	Hills	T1	52.51	€265,000	€20,000	€285,000
V	020	Pool	T1	52.51	€270,000	€20,000	€290,000
X	021	Hills	T1	52.51	€265,000	€20,000	€285,000
Z	022	Pool	T1	52.51	€270,000	€20,000	€290,000
AA	023	Hills	T1	52.51	€265,000	€20,000	€285,000
AB	024	Pool	T1	52.51	€270,000	€20,000	€290,000
AC	025	Hills	T1	52.51	€265,000	€20,000	€285,000
AD	026	Pool	T1	52.51	€270,000	€20,000	€290,000
AE	027	Hills	T1	52.51	€265,000	€20,000	€285,000
AF	028	Pool	T1	52.51	€270,000	€20,000	€290,000
AG	101	Hills	T1	52.51	€267,000	€20,000	€287,000
AH	102	Pool	T1	52.51	€273,000	€20,000	€293,000
AI	103	Hills	T1	52.51	€267,000	€20,000	€287,000
AJ	104	Pool	T1	52.51	€273,000	€20,000	€293,000
AL	105	Hills	T1	52.51	€267,000	€20,000	€287,000
AM	106	Pool	T1	52.51	€273,000	€20,000	€293,000
AN	107	Hills	T1	52.51	€267,000	€20,000	€287,000
AO	108	Pool	T1	52.51	€273,000	€20,000	€293,000
AP	109	Hills	T1	52.51	€267,000	€20,000	€287,000
AQ	110	Pool	T1	52.51	€273,000	€20,000	€293,000
AR	111	Hills	T1	52.51	€267,000	€20,000	€287,000
AS	112	Pool	T1	52.51	€273,000	€20,000	€293,000



Price List

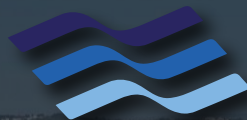


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Fraction	Apt #	View	Type	GPA (m2)	Property Price	Refurb Cost	Total sales Price
AT	113	Hills	T1	52.51	€267,000	€20,000	€287,000
AU	114	Pool	T1	52.51	€273,000	€20,000	€293,000
AV	115	Hills	T1	52.51	€267,000	€20,000	€287,000
AX	116	Pool	T1	52.51	€273,000	€20,000	€293,000
AZ	117	Hills	T1	52.51	€267,000	€20,000	€287,000
BA	118	Pool	T1	52.51	€273,000	€20,000	€293,000
BB	119	Hills	T1	52.51	€267,000	€20,000	€287,000
BC	120	Pool	T1	52.51	€273,000	€20,000	€293,000
BD	121	Hills	T1	52.51	€267,000	€20,000	€287,000
BE	122	Pool	T1	52.51	€273,000	€20,000	€293,000
BF	123	Hills	T1	52.51	€267,000	€20,000	€287,000
BG	124	Pool	T1	52.51	€273,000	€20,000	€293,000
BH	125	Hills	T1	52.51	€267,000	€20,000	€287,000
BI	126	Pool	T1	52.51	€273,000	€20,000	€293,000
BJ	127	Hills	T1	52.51	€267,000	€20,000	€287,000
BL	128	Pool	T1	52.51	€273,000	€20,000	€293,000
BM	201	Hills	T1	52.51	€275,000	€20,000	€295,000
BN	202	Pool	T1	52.51	€275,000	€20,000	€295,000
BO	203	Hills	T1	52.51	€275,000	€20,000	€295,000
BP	204	Pool	T1	52.51	€275,000	€20,000	€295,000
BQ	205	Hills	T0	34.35	€263,000	€17,000	€280,000
BR	206	Pool	T0	34.35	€266,000	€17,000	€283,000
BS	207	Hills	T0	34.35	€263,000	€17,000	€280,000
BT	208	Pool	T0	34.35	€266,000	€17,000	€283,000
BU	209	Hills	T1	52.51	€275,000	€20,000	€295,000
BV	210	Pool	T1	52.51	€275,000	€20,000	€295,000
BX	211	Hills	T1	52.51	€275,000	€20,000	€295,000
BZ	212	Pool	T1	52.51	€275,000	€20,000	€295,000
CA	213	Hills	T1	52.51	€275,000	€20,000	€295,000
CB	214	Pool	T1	52.51	€275,000	€20,000	€295,000
CC	215	Hills	T1	52.51	€275,000	€20,000	€295,000
CD	216	Pool	T1	52.51	€275,000	€20,000	€295,000
CE	217	Hills	T0	34.35	€263,000	€17,000	€280,000
CF	218	Pool	T0	34.35	€266,000	€17,000	€283,000
CG	219	Hills	T0	34.35	€263,000	€17,000	€280,000
CH	220	Pool	T0	34.35	€266,000	€17,000	€283,000
CI	221	Hills	T1	52.51	€275,000	€20,000	€295,000
CL	223	Hills	T1	52.51	€275,000	€20,000	€295,000
CM	224	Pool	T1	52.51	€275,000	€20,000	€295,000



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