



INVESTAUREUM

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# ALEGRIA APARTMENTS

PORTO

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One of the most vibrant and historic areas in Oporto



Facing the big lodges of port wine to which it gave its name across the river Douro, Porto is Portugal's second largest city and there is a certain feeling of rivalry towards Lisbon. But although its ancient roots have been preserved with pride, a modern and lively commerce makes it a thriving city and its traditional importance as an industrial center does not diminish the charm and character of its old quarters or even of the newer and busy avenues, shopping centers and quiet residential blocks.

The Cathedral area deserves to be explored, with its various monuments, such as the Renaissance church of Santa Clara, and the densely populated quarter of Barredo, which appears not to have changed since medieval times. The riverside quarter of Ribeira is also delightful, with narrow streets, typical houses and picturesque life-style: it has been recently restored and now includes fashionable restaurants and bars. Equally lively and colourful is the market of Bolhão, where you can buy almost anything, but more elegant shops can be seen nearby, especially the jewelleries and leather goods shops in the Baixa (down-town).

Porto affords many other attractions, monuments and museums, as well as a cultural agenda which has been steadily improving. With a well-known gastronomy and hospitable population, it is also the starting point to explore the river Douro in an unforgettable journey upstream.

**Distance to Lisbon**  
300kms; 2H30minutes

**Distance to Faro**  
551kms; 4H36minutes

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### Portuguese Golden Visa

The Golden Visa Program is one of the fastest and more reliable choices for foreign investors or third-country nationals who want to be granted a residence permit, through investment activities conducted within Portugal territory. The main benefits of the program are the various choices of investments, a quick and unbureaucratic procedure and, lastly, a minimal requirement for residency. This makes the portuguese Golden Visa the fastest-growing investment immigration program in Europe.

### Real Estate Investment

The property market in Portugal like many southern European countries suffered with the credit crisis and prices in 2015 are typically 20% – 30% below their peak. However there is a clear turn in the market and property above the €500,000 investment visa limit is seeing huge demand particularly in the capital, Lisbon.

Investors buying into the real estate market in Portugal for the Golden Visa now have excellent prospects for capital gain in the coming years. Advice is recommended for serious buyers as there are clear distinctions between typical vacation homes on the coast in Portugal and city properties such as Lisbon.

### Why invest in Portugal

The Portugal Golden Visa program has proven to be one of the most popular schemes in Europe, attracting many investors due to its flexibility and the benefits provided.

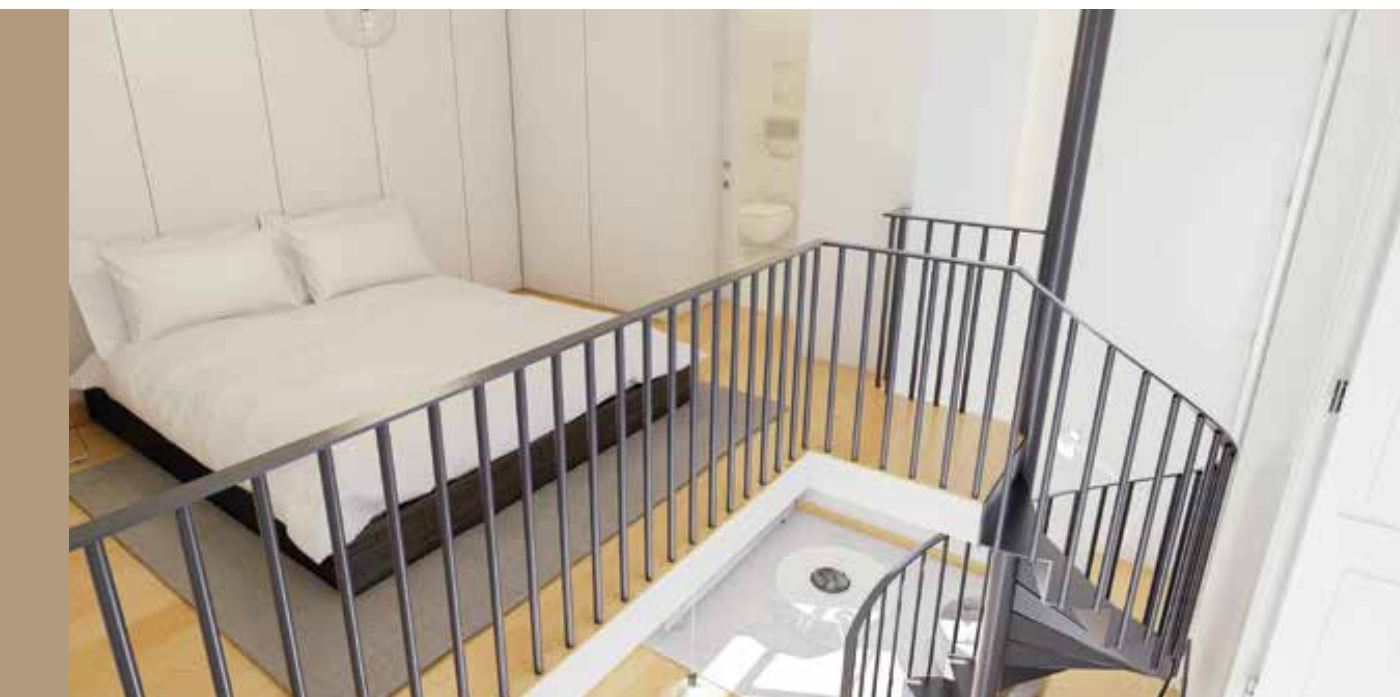
Since its launching in 2012 the Golden Visa program has been actively promoted internationally by the Portuguese Government, allowing the investors to obtain a residency permit, which may include its family.

## THE INVESTMENT PLAN

The investment qualifies for the Portuguese Golden Visa program (ARI/Golden Visa)  
The total Investment amount will be divided in 16 fractions starting at 350K



The 16 Investors will  
be owners of the property







3XLENS

# PORTO, WHAT A



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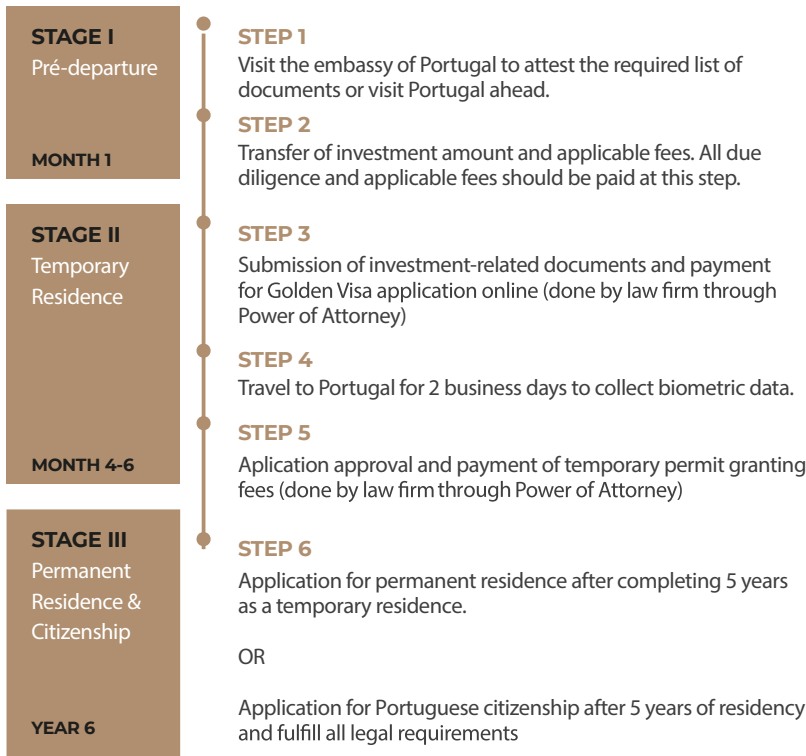
European City of the Year  
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## STEPS AND TIMELINE

The following table breaks down Portugal's Golden Visa Permit application process into five basic steps. Each step must be completed before continuing to the next.



### INVESTAUREUM

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