



CASAS
VIVAS





THE LOCATION

A Boutique Countryside Resort, located on the heart of the Douro Valley - an UNESCO World Heritage site and, the oldest demarcated wine region in the world.

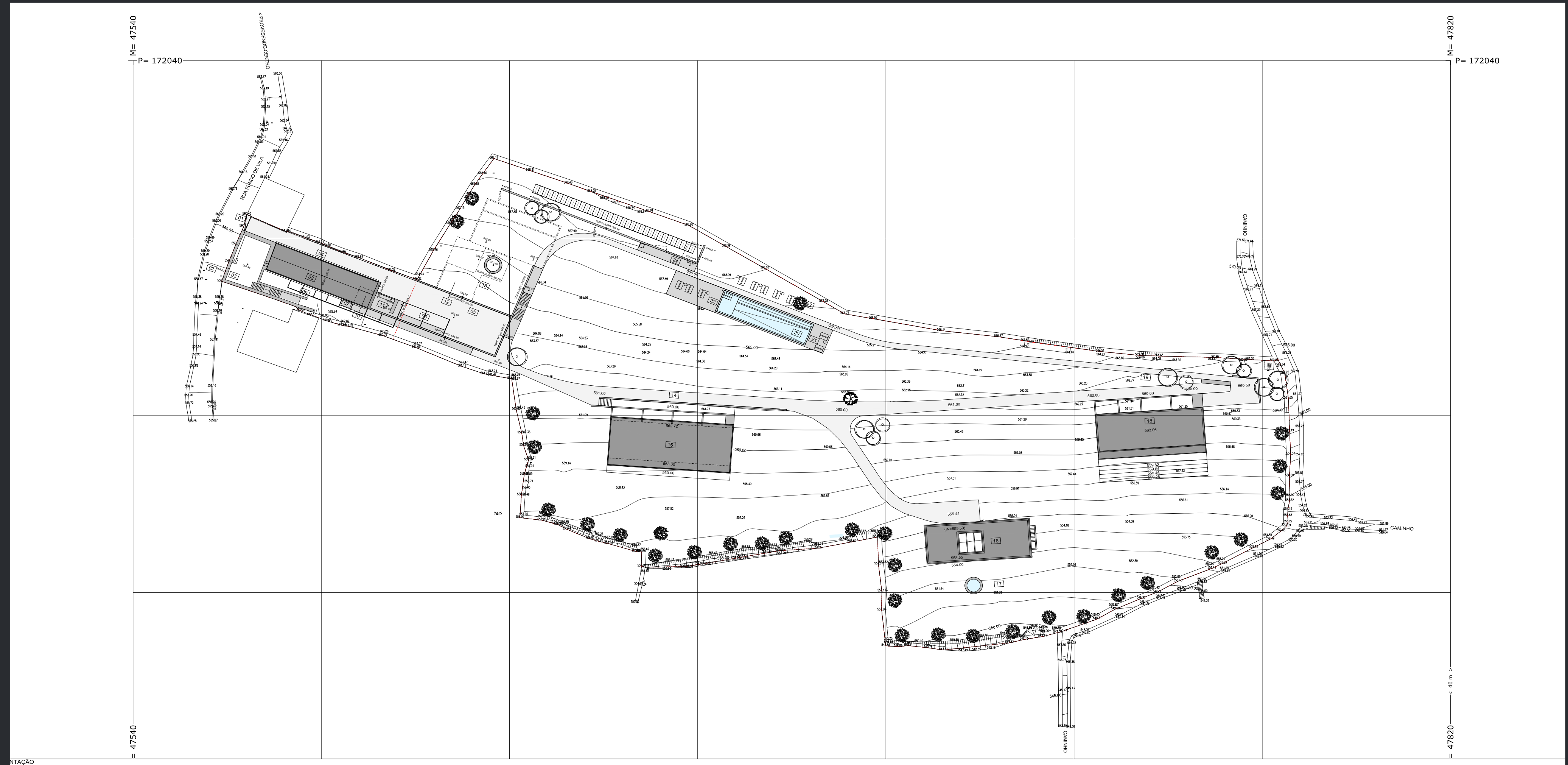
The property is located in Provesende, a thousand years old years village, and one of the oldest historic villages in Portugal. The village lies in a high plateau with great views, on the north bank of the Douro river. Provesende is one of the six officially acclaimed “wine growing villages” in Douro wine region.







DEPLOYMENT AREA





A STUNNING LOCATION

ALL ROOMS WITH A VIEW

- Located in Provesende – Village with 1000 years of history and best preserved of the 6 “wine-growing villages” of Douro
- Located in the heart of the oldest regulated wine region in the world and, a UNESCO heritage region.
- One hour distance to Porto city center and to Porto airport
- 20 minutes drive to the city of Vila Real and to Vila Real airport
- 15 minutes drive to Pinhão for river cruises
- 5 min walk to center of village with shops and cafes

PROPERTY HIGHLIGHTS

- Property certified for Organic Production
- Property with Douro River view, South facing (Best sun exposure - allowing all rooms to be greatly lighted & views.
- Property sits at beginning of the Trek ***São Cristovão Do Douro*** – *the most scenic walking trail in the region*
- Lol from Boutique Hotel operator Marugal
- Relais & Chateaux membership Proposal
- Potencial use of brand CASAS VIVAS - <https://www.casas-vivas.com>

C U R R E N T S T A T U S

THE NUMBERS

- SPV Owned property => Share Deal
- Property area = 11.920 sqm, fully walled, south facing, with fantastic views to the Douro Valley and Pinhão Valley
- GCA = 1.888 sqm => divided in 5 buildings
- Status => Fully Licensed (in July 2024)
- Classification: 'Hotel-Apartament'
- Registered deed of 'Fractional ownership' => Dully qualified for 'Sale & Lease-back' of accommodation units
- CAPEX = €6 million
- Possibility of expansion through acquisition of attached properties.

C U R R E N T S T A T U S

THE DEVELOPMENT SCENARIOS

- Development according to current plan, which can include the “sale & lease-back” of the studios
- Increase number of rooms
- Build 5 houses & Sell to individual owners, with the model ‘Bed & Breakfast’, with the houses being on a short rental model

