

Tivoli Project Porto Gardens



Portugal IN

Real Estate development



Why Invest with Portugal-In?



Portugal IN is an experienced development company with over five years of experience in Portugal and nine projects currently at various stages of development, boasting a 100% success rate in delivering apartments.



Direct purchase from the developer with no brokerage fees or hidden clauses. In our projects, you will receive full support from signing the contract to the handover of the apartment – and even beyond – completely F-R-E-E!



The contractor commits to a 5-year warranty upon completion of construction. The company requires contractors to provide a bank guarantee for post-construction inspections for a 5-year period, ensuring the following benefits for the buyers:

Commitment to Timely Delivery: Ensuring adherence to timelines agreed upon with the contractor.

Quality Control: Maintaining construction quality throughout the project and at the time of handover. **Extended Security:** A portion of the contractor's bank guarantee is retained by the company for 5 years to ensure the contractor's responsibility for post-construction inspections, giving property owners peace of mind.



Service and Open Door Policy – The company has offices in both Israel and Portugal, staffed by a professional team fluent in Hebrew, English, and Portuguese. These teams provide comprehensive support, ensuring peace of mind and confidence with guidance throughout the entire process, all the way to the handover stage (unlike companies that only assist during the purchase phase).

THE ISRAEL BRUNCH



Adv. Moshik Cohen – Co-CEO

Moshik Cohen is married and a father of four. He holds a bachelor's degree in Law and Economics from Bar-Ilan University and a master's degree in Business Administration with distinction, specializing in Real Estate Appraisal, from the University of Haifa.

Moshik worked as a real estate attorney for 10 years, half of which he served as a partner at I. Natovich & Co., a law firm specializing in real estate.

Since 2006, Moshik has been involved in real estate development in Israel, and since 2018, in Portugal as well. He resides in Israel and works in both Israel and Portugal.



Leah Israeli-Nachmani - Co-CEO

Married and a mother of three, Leah is a graduate of the Hebrew University of Jerusalem with a bachelor's degree in Political Science. She has been a successful businesswoman for the past 28 years.

In her earlier career, she served as a parliamentary assistant and spokesperson for several Members of Knesset, including Prime Minister Benjamin Netanyahu at the beginning of his political career. Additionally, she co-founded Meidan-Israeli, one of the top 20 advertising agencies in Israel.

Leah has been involved in real estate in Israel and abroad for the past 15 years. She is currently focused on real estate development in Portugal and Israel.

She resides in Israel and works in both Israel and Portugal.



THE LISBON BRUNCH



Ran Maoz - Architect and Head of the Client Support Department

Ran holds a degree in Architecture, from San Francisco and Shenkar. He manages the Client Support Department at PORTUGAL-IN, specializing in assisting clients with the purchase of second-hand apartments.

When needed, he provides design consultation for renovations tailored to the client's needs.

He resides and works in Lisbon.



Yuval Nachmani - Director of Marketing Israel and International Markets

Yuval, born in 2001, graduated with honors, in the army served combat service in Golani, a student for a bachelor's degree in business administration and real estate appraisals.

Located In Israel.



Michal Epstein - engineering supervision

Michal Graduated from Unit 8200 and graduated from Ben Gurion University in the Negev. Has a bachelor's degree in construction engineering majoring in construction management.

After completing her degree, Michal worked as a supervisor at Waxman Govrin Geva in mega project of the developer Canada-Israel during 4 years..

Lives and works in an office in Lisbon.



Pedro Franco - the company's attorney and the manager of the office in Lisbon

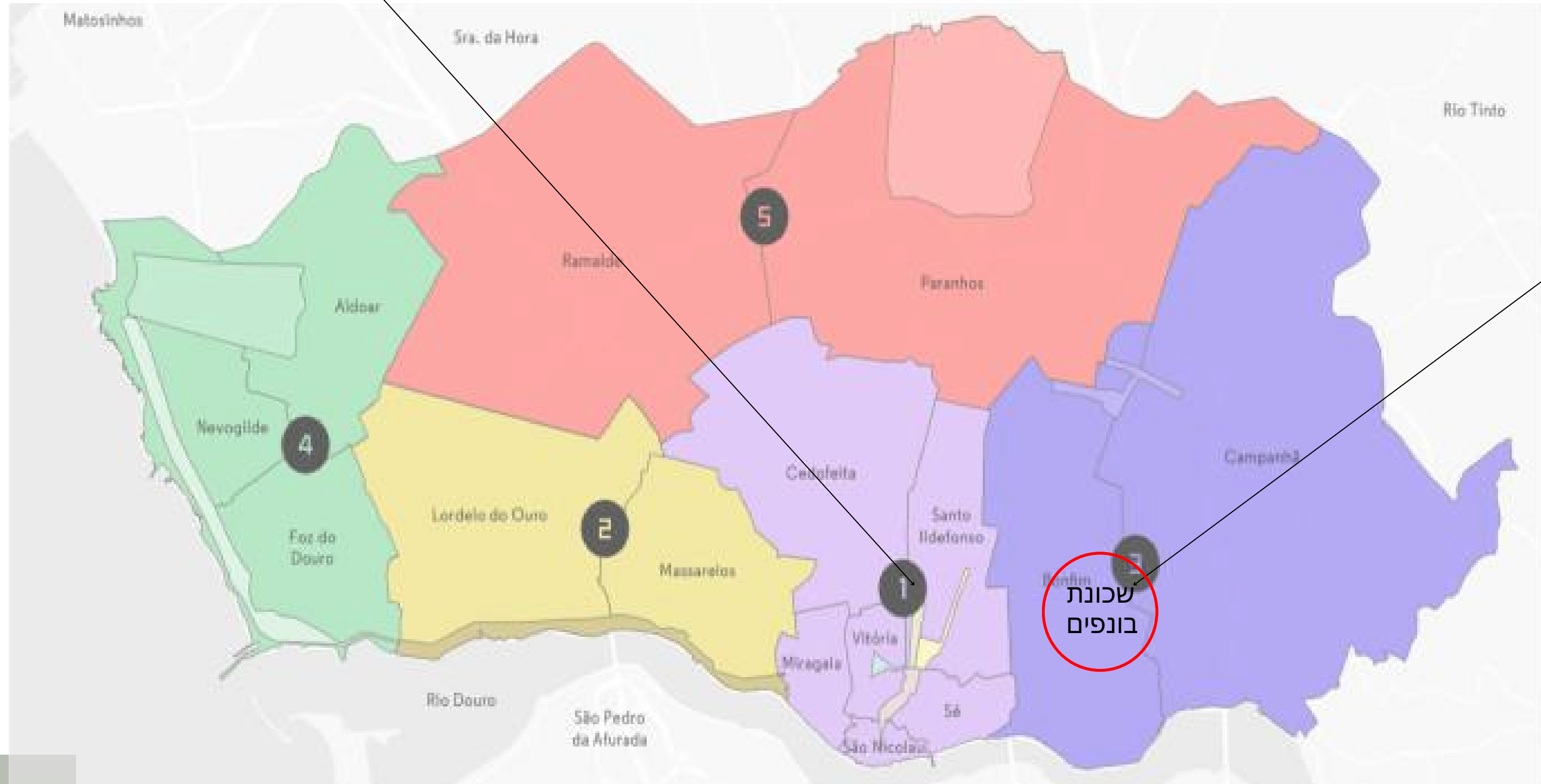
Pedro graduated from the University of Coimbra, has a master's degree in law, specializing in corporations and business from the University of Lisbon.

Live and work in Lisbon



Porto city

City center



Bonfim



Why invest in Porto:

Development momentum and quality of life

Porto was defined as the best investment in Europe for cities of its size, in 2022. In 2022, Porto was ranked 1st by FDI magazine from the leading economic newspaper group FINANCIAL TIMES, which ranked Porto as the first city in the future investment index in Europe. By 2022 it managed to jump to number 1.

tourism

About 8 million tourists come to Porto a year.

In 2012 and 2014, the city won the best tourist destination in Europe.

Lack of accommodation beds

In light of the increase in the number of tourists in Porto, there is An unmet shortage of short-term accommodation apartments



Porto

The city has a lot of charm. It is considered a romantic city, and one of the most beautiful in Europe.

Porto contains historical and modern combinations that make it a favorite tourist destination and an attractive investment for the following reasons:



Why Invest in Bonfim:

- **Attractive Location:** Centrally located with excellent accessibility to all major tourist areas, adjacent to Porto's historic old town.
- **Neighborhood Revitalization:** Bonfim is designated by the municipality as a rehabilitation zone, offering incentives to developers for construction and renovation. This has driven property values to increase significantly in recent years.
- **Price:** The price per square meter for new apartments in Bonfim is 10%-20% lower compared to neighboring high-demand areas in Porto. The average price in Bonfim ranges from €4,000 to €5,000 per square meter.



Bonfim

Neighbourhood

Bonfim is a historic neighborhood in the city center undergoing significant revitalization and is considered one of the best investment opportunities in Porto, if not the very best, for the following reasons:



The Location

View from above

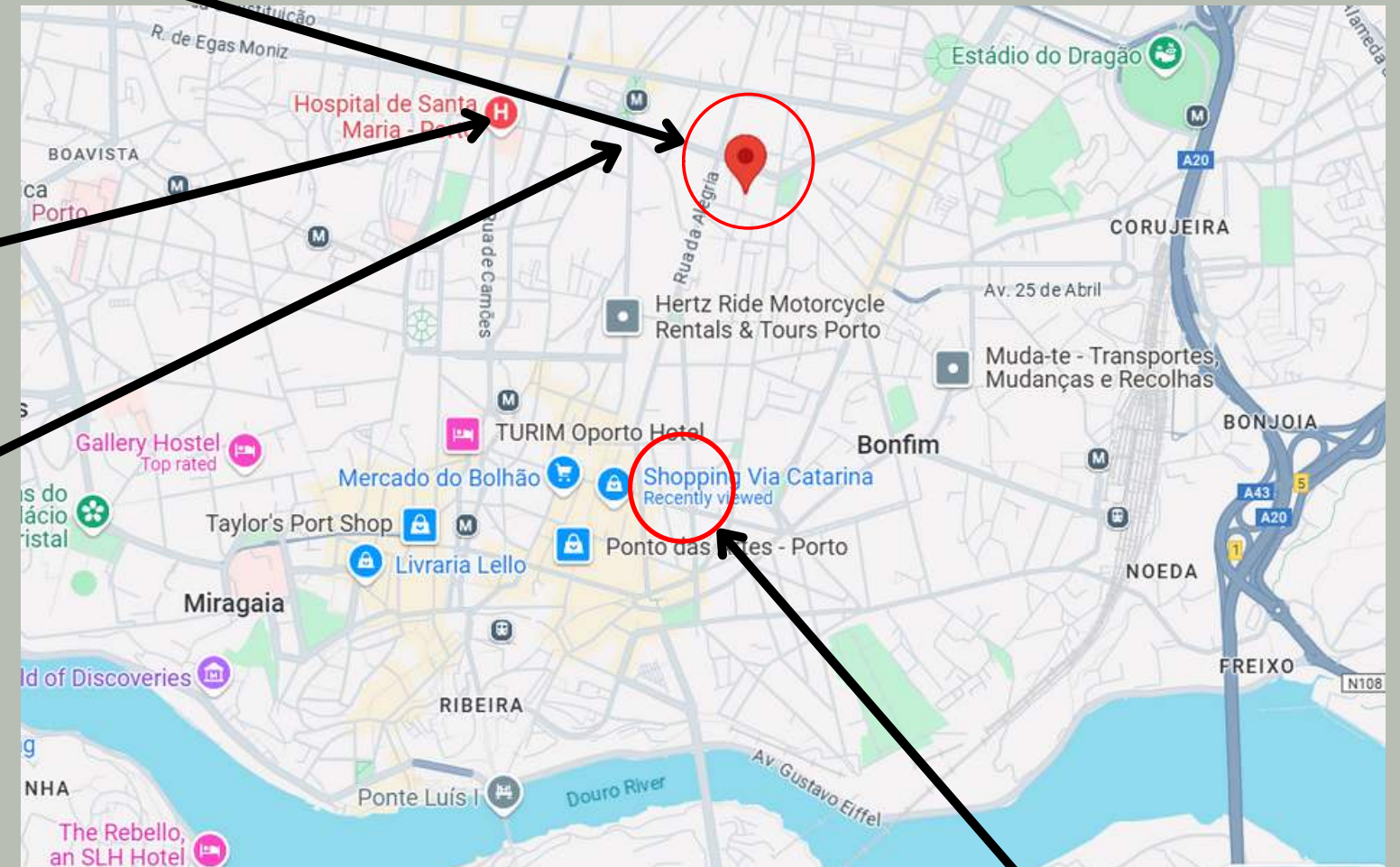


Tv. Campo de Paiva 62, Bonfim, Porto

Project Location

Hospital

Metro St.
6 min walk



Santa Catarina shopping Center
10 min walk



Project Concept

Portugal-In offers its clients a one-stop-shop service from the contract signing stage to key delivery.

The Tivoli Project is an extraordinary and stunning development located in the heart of Porto, in the Bonfim neighborhood. Covering an area of 2,800 square meters, the project includes parking/storage for each apartment, a sauna, gym, pool, jacuzzi, and reception area. The building will operate as an apartment hotel, allowing investors to decide whether to rent their unit for short-term, mid-term, or long-term periods. As of now, the project is eligible for registration as Airbnb apartments.

The project will consist of 38 apartments of various sizes, designed for rental on a short, mid, or long-term basis (based on the investor's decision).

Key Features:

- Land Area: 2,800 square meters, creating a large garden in the heart of the city.
- A natural water spring flows through the site, designed with pebble paving to create a natural pool in the magnificent garden.

All apartments are sold with either parking or storage space.

Construction Start Date expected: 2025.



A luxurious boutique building designed exclusively for rental purposes, targeting foreign investors.

Estimated Project Returns:

- Long-term rentals (one year or more): Approximately 5%
- Short-/Mid-term rentals (Airbnb: one month or more): Approximately 7%-9% after management fees.

Project Status:

- Zoning approved for 38 apartments. The zoning plan is fully approved. Expected construction start: June 2025.

Unique Features:

- Located on a distinctive 2,800-square-meter plot with two entrances. The building includes a spacious garden, reception desk, sauna, stream, fruit trees, gym, and a swimming pool for residents' use.

Project info

Area - 2,800 m²

Parking lot - 780 m²

Each apartment includes a private parking space/storage unit.

Apartments available: T0, T1, T1+1, T2, T3.

The project is located approximately 1,000 meters from the city center.



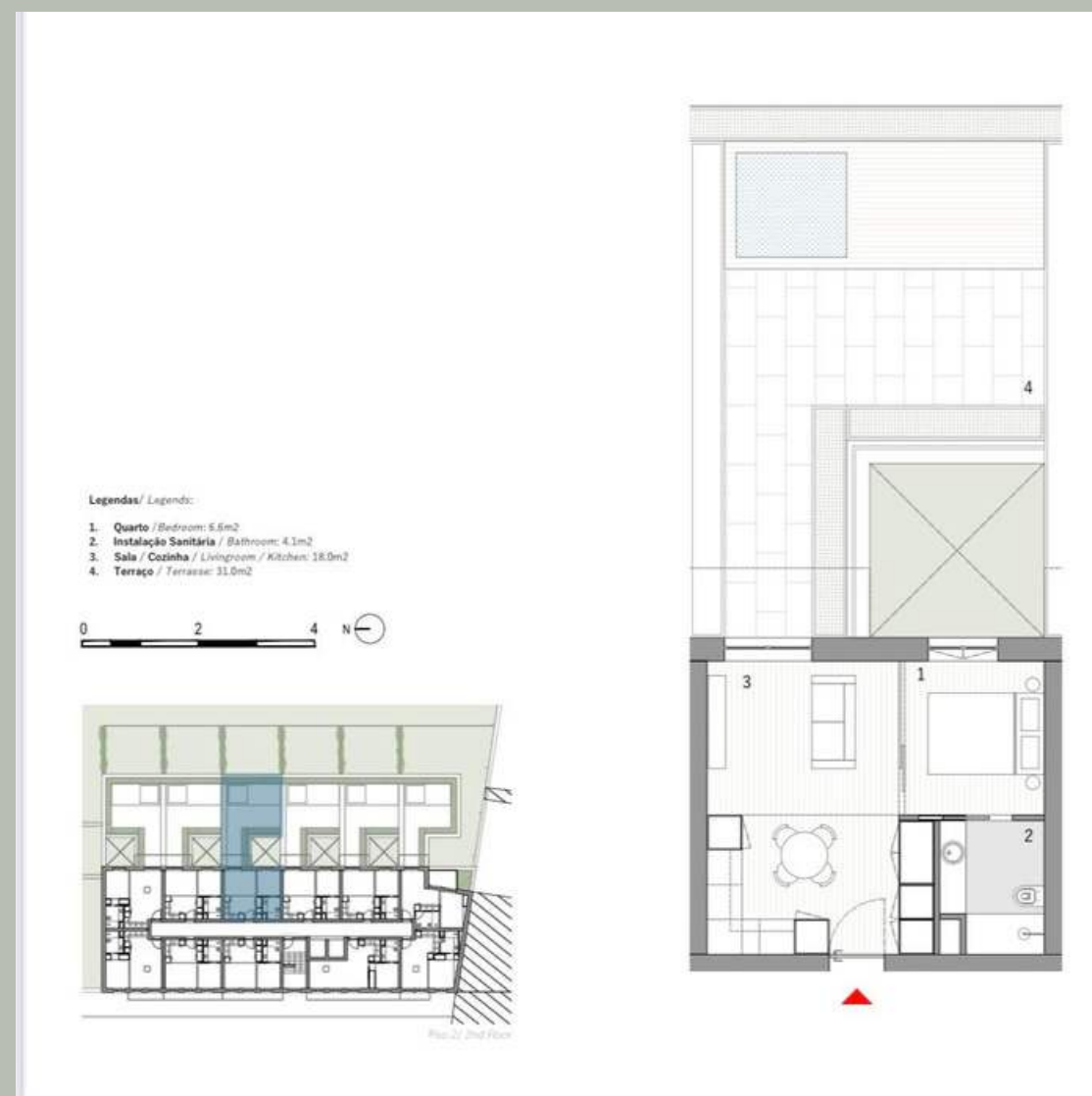
Project Renderings





Rendering For T0 Apartment





Sample Apt T1- Apartment 2F

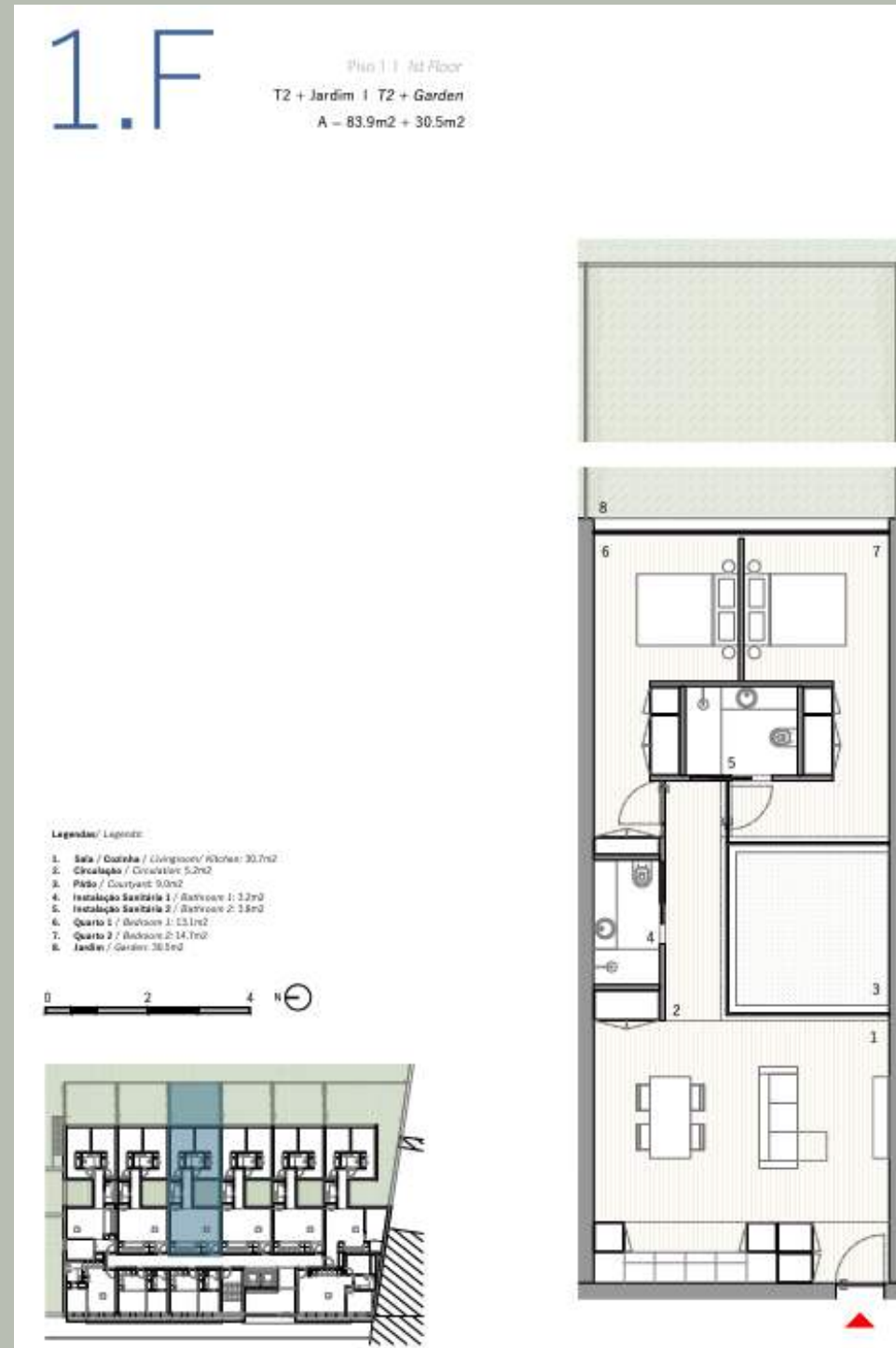
One-bedroom apartment (T1)
with an area of approximately
35.1 m² + 31 m² balcony.

The apartment faces east.

Price: Starting from €208,000.

Equity: 30% upfront, not index-
linked, with no additional
payments until the apartment is
delivered.





Sample Ap. T2 - Apartment 1F

Garden Apartment with two bedrooms (T2) spanning approximately 83.9 m² + 30.5 m² garden.

The apartment faces east towards the pool and includes parking and a patio of 9 m².

Price: Starting from €406,880.

Equity: 30% upfront, not index-linked, with no additional payments until the apartment is delivered.





Signing a Contract

Telephone consultation with the company representative and coordination of a personal meeting at the company offices with a sales representative

A personal meeting for the purpose of adapting the apartment to the client. Receiving the apartment plan

Signing a purchase agreement - CPCV

Registration of the Transaction in the Portuguese Land Registry

First Payment

at a rate of 30% which is transferred to a designated bank account to accompany the project



Building

Forwarding requests for changes to the apartment and final technical specifications

The contractor provides a bank guarantee of 10% of the construction value, as per our request, to ensure compliance with timelines and construction quality. The contractor commits to a 5-year warranty from the completion of construction for structural repairs.

Dealing with getting a mortgage NIF registration (Portuguese identification number) Opening a bank account & collecting data & documents for obtaining approval in principle for a mortgage
Completion of the mortgage acceptance procedures

Second payment

for the design and furniture, About 15,000-20,000 euros (depending on the size of the apartment).



Final

Receiving the apartment when it is furnished and ready for rent. After handing over the apartment, he will choose a house committee and a management company

Apartments Directly from the Developer to the Client
The property purchase and guidance process – free of charge

Value of the benefit: €5,500 + VAT

Third payment

In the event of a transfer in Tabu and the notary registration, a check will be given to complete the purchase (supplement for the full price of the apartment), Payment of purchase tax, related expenses for opening a bank account, appraisals, etc.



The Process



Price List

Unit No.	Floor	Orientation	View	Tipologia	Area	Balcony	Patio	Garden	Storage	Parking place	Common Area	Total Area	Total price	Pre-sell Disco	Pre-sell Price
-1A	-1	North-East	Garden +L side	T3	97.7	0	9	30	0	2	24.3	181	€471,540	4%	€452,678
-1B	-1	East	Garden	T2	83.9	0	9	30	0	1	20.9	153.8	€398,580	4%	€382,637
-1C	-1	East	Garden	T2	83.9	0	9	30	0	1	20.9	153.8	€398,580	4%	€382,637
-1D	-1	East	Garden	T2	83.9	0	9	30	0	1	20.9	153.8	€398,580	4%	€382,637
-1E	-1	East	Garden	T2	83.9	0	9	30	0	1	20.9	153.8	€398,580	4%	€382,637
-1F	-1	South-East	Garden + R side	T3	104.1	0	0	74	0	2	25.6	223.7	€514,400	4%	€493,824
1A	1+(-1)	West	Road	T0 +1 Dup	64	0	0	0	0	1	15.9	89.9	€283,800	2%	€278,124
1B	1+ (-1)	West	Road	T0 +1 Dup	64	0	0	0	0	1	15.9	89.9	€283,800	2%	€278,124
1C	1+ (-1)	North-West	Road + L side	T0 +1 Dup	75.9	0	0	0	0	1	18.6	104.5	€318,600	4%	€305,856
1D	1	North-East	Garden + L side	T0	40.3	42	0	0	0	1	9.9	102.2	€237,840	2%	€233,083
1E	1	East	Garden	T0	35.1	42	0	0	7	1	8.7	102.8	€216,025	2%	€211,705
1F	1	East	Garden	T0	35.1	42	0	0	6	1	8.7	101.8	€215,325	2%	€211,019
1G	1	East	Garden	T0	35.1	42	0	0	6	1	8.7	101.8	€215,325	2%	€211,019
1H	1	East	Garden	T0	35.1	42	0	0	6	1	8.7	101.8	€215,325	2%	€211,019
1I	1	South-East	Garden + R side	T0	36.3	46	0	0	8	1	8.9	109.2	€221,275	2%	€216,850
1J	1	South-West	Road + R side	T1	59.2	0	0	0	0	0	14.6	73.8	€278,825	2%	€273,249
2A	2	West	Road	T0	35.1	3	0	0	6	0	8.7	52.8	€178,935	2%	€175,356
2B	2	West	Road	T0	35.1	3	0	0	6	0	8.7	52.8	€178,935	2%	€175,356
2C	2	North-West	Road + L side	T1	40.3	3	0	0	0	0	9.9	53.2	€197,940	2%	€193,981
2D	2	North-East	Garden + L side	T1	40.3	4	0	0	0	0	9.9	54.2	€201,455	2%	€197,426
2E	2	East	Garden	T0	35.1	4	0	0	6	0	8.7	53.8	€182,190	2%	€178,546
2F	2	East	Garden	T0	35.1	4	0	0	6	0	8.7	53.8	€182,190	2%	€178,546
2G	2	East	Garden	T0	35.1	4	0	0	6	0	8.7	53.8	€182,190	2%	€178,546
2H	2	East	Garden	T0	35.1	4	0	0	6	0	8.7	53.8	€182,190	2%	€178,546
2I	2	South-East	Garden + R side	T0	36.3	9	0	0	0	0	8.9	54.2	€188,670	2%	€184,897
2J	2	South-West	Road + R side	T1	40.8	2	0	0	0	0	10.2	53	€193,120	2%	€189,258
2K	2	West	Road	T1	47.1	3	0	0	0	1	11.7	71.8	€247,935	2%	€242,976
3A	3+4	West	Road	T2 Dup	80.7	18	0	0	0	1	20.1	128.8	€390,315	4%	€374,702
3B	3+4	West	Road	T2 Dup	79.8	15	0	0	0	1	19.9	124.7	€383,610	4%	€368,266
3C	3+4	North-West	Road + L side	T1 Dup	64.1	9	0	0	0	1	15.9	99	€314,250	4%	€301,680
3D	3	North-East	Garden + L side	T1	40.3	4	0	0	4	0	9.9	58.2	€208,285	2%	€204,119
3E	3	East	Garden	T0	35.1	4	0	0	9	0	8.7	56.8	€186,900	2%	€183,162
3F	3	East	Garden	T0	35.1	4	0	0	9	0	8.7	56.8	€186,900	2%	€183,162
3G	3	East	Garden	T0	35.1	4	0	0	9	0	8.7	56.8	€186,900	2%	€183,162
3H	3+4	East	Garden	T2 Dup	78.7	19	0	0	0	1	19.6	127.3	€376,480	4%	€361,421
3I	3	South-East	Garden + R side	T0	36.4	9	0	0	8	0	8.9	62.3	€197,600	2%	€193,648
3J	3+4	South-West	Road + R side	T1 Dup	60.5	2	0	0	0	1	15.1	87.6	€273,850	2%	€268,373
3K	3+4	West	Road	T2 Dup	83.1	18	0	0	0	1	20.6	131.7	€400,995	4%	€384,955

Thank You

www.portugal-in.co



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