The Rebello is situated in Vila Nova de Gaia in a stunning riverside position on the south side of the Douro River, overlooking the city of Porto. The project comprises six historic port warehouses along the river frontage, which date back to the 18th century.

The Rebello site is being developed into a luxury apartment hotel, retaining the majority of the historic buildings. Apartments come with parking and secure storage facilities on the ground floor, as well as the other amenities that you would expect from a world class 5* hotel. The Rebello will have two restaurants and bars as well as a destination Bomporto Spa with an indoor swimming pool. The restaurants and bars will be operated by Bomporto working in conjunction with an internationally acclaimed chef with Portuguese roots.

The Rebello will be operated by Bomporto Hotels as a 5* luxury apartment hotel together with our other three hotels in Lisbon: The Lumiares, The Vintage & The Baronesa (completion June 2020). All apartments benefit from a professional management structure for owners and the very best facilities and service levels for guests. All of our hotel properties in Lisbon and Porto, including The Rebello, aim to underline the best that these two great cities have to offer in terms of design, heritage, culture and character.

SECURED PROPERTY INVESTMENT* | ONE OF THE BEST LOCATIONS IN VILA NOVA DE GAIA | MODERN PROJECT WITHIN THE FAÇADES OF OLD WAREHOUSE BUILDINGS, ALONGSIDE NEW BUILD ACCOMODATION | UNINTERUPTED RIVER VIEWS | ELIGIBLE FOR IMI & IMT EXEMPTION** | SUITABLE FOR GOLDEN RESIDENCY PERMIT & NON-HABITUAL BUYERS.

*Buyers’ funds can be held in a deposit account and only released on project/construction milestones being met. **Application submitted for approval from the Portuguese tax office (also dependent on the type of buyer).
Our company develops beautiful hotels and luxurious apartments with great amenities in the very best locations in Lisbon and Porto - The Rebello truly fits the bill. This stunning project, on the banks of the Douro, has required a huge team effort to make sure justice is done to these historic and prominent old port warehouses.

The Rebello will be completed in Q4 2021 and will represent one of the very best hotels in Porto / Vila Nova de Gaia, offering a truly exciting 5 star experience.

Peter Lowe | Part Owner/Developer

We have worked with and owned a number of great hotels around the world and we are excited about doing the same in Porto. I feel honoured to have the opportunity to be part of the team developing this old building and feel very confident that this will become a very special addition to what is on offer not just in Porto, but also in Portugal, at the moment.

Chris Ediss | Part Owner/Developer

We have spent a considerable amount of our time working on this project over the last 18 months and are very proud of the outcome.

It has been a challenge getting the most out of the space, but we both feel that the design and concept now works extremely well, and that we have done justice to these old port warehouses. This project has had fantastic support from the local planning and heritage departments with timely responses during the planning process.

The Rebello is a very important project for us, due to its scale and prominent location, and we are looking forward to seeing these old riverside buildings coming back to life.

Joao Pedras, Helder Cordeiro & Miguel Miranda | Architects

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OPPORTUNITY TO ACQUIRE AN APARTMENT IN A TOP END 5* APARTMENT HOTEL IN PORTO.

The Rebello Luxury Hotel Apartments occupy a large riverside site in Vila Nova de Gaia on the south bank of the River Douro, including newly built accommodation behind the facade of the historic stone warehouses, as well as some new buildings. It is within walking distance, or a short cross-river ferry ride, from some of the best restaurants, nightlife, shops and attractions that these bustling twin cities have to offer: ancient Porto, the cultural and business regional capital, on the north bank of the Douro and Villa Nova de Gaia, with its internationally renowned port houses, on the south. The Douro is the beating heart of these twin cities and has played a pivotal role in the history and development of the region for 1,000 years, as has been recognised by UNESCO in awarding World Heritage Site status to the old waterfront area of Porto, Cais de Ribeira.

The Rebello will have 106 hotel apartments, split between the hotel rental pool (furnished with a rental guarantee) and apartments outside the rental pool. Those buyers opting out of the hotel rental pool will be able to choose from a menu of services offered by Bomporto Hotels; owners of these apartments will not benefit from a guaranteed return and will be responsible for furnishing their own apartments.

All purchasers who place their apartments in the hotel rental pool will have their apartments furnished and will receive a guaranteed return of 6% gross per annum on their investment for 3 years.  They will also benefit from up to 6 weeks’ personal usage of their apartment each year*. The rental structure ensures a protected investment opportunity for buyers looking to take advantage of an increasingly strong market in Porto, an area likely to continue to show excellent capital growth for the foreseeable future. The only deductions to the 6% p.a. rental guarantee (excluding personal tax) are local property tax (IMI), Bomporto Hotels’ service charge and a pro-rata share of the cost of buildings insurance. After the 3 year guarantee period, the arrangement reverts to a pro-rata share of 45% of the pooled apartment revenues, with the management company, Bomporto Hotels, taking 55% from which to settle the various running costs of the hotel apartments (staffing, utilities, business insurance, security, maintenance, cleaning and other operating costs). It is expected that purchasers will, by year 4, enjoy returns of circa 6% gross on their original purchase price.

PLEASE NOTE: the rental guarantee and furniture package are only offered to purchasers opting to join the rental pool managed by Bomporto Hotels. Each apartment will be managed by Bomporto to maximise income and for ease of use by purchasers.

*For personal usage allowances, terms and conditions apply. Please see page 33 for further details.
THE DEVELOPMENT
Built in the 18th century, the development site is in the Cais de Gaia area of Vila Nova de Gaia and is located on the south bank of the River Douro, with stunning views of the old city of Porto and its world heritage site, the Ribeira. The site, with its numerous historic warehouses, was acquired by Expoente Gabarito Lda in July 2017.

THE PROPERTY
The Rebello development will consist in total of 106 luxury hotel apartments: circa 60 apartments will be included in the 5* apartment hotel rental pool, with a further 46 apartments outside the rental pool on the same site. Parking and storage for apartments will be located on the ground floor of the old warehouses with amenities being developed on the three upper floors and in the new buildings developed on the same site. This luxury development will have world class amenities and will be managed by Bomporto Hotels, an established Portugal based management company with international experience.

FACILITIES & AMENITIES
(Ground floor unless indicated otherwise)
• Reception and Concierge
• 93 parking spaces
• 77 storage units
• Destination Bomporto Spa & Gym with indoor swimming pool
• Main restaurant and bar near Reception
• Rooftop terrace, bar and restaurant
• Bar/coffee shop (‘BomBar’) at the east end of the development
• Extensive gardens, terraces and outdoor seating areas

LOCATION IN VILA NOVA DE GAIA
On the south bank of the River Douro, in Cais de Gaia: 20 minutes by taxi from Porto Airport; 5 minutes’ walk from the river cruise quay, base station for the cable car across the river to the old town of Porto.

COMPLETION
Construction will start in Q4-2018 with Completion in Q4-2021 and hotel opening in Q1-2022.

INVESTMENT SECURITY
All purchasers’ funds will be held in a deposit account and released against agreed project/construction milestones as the development project is completed.

TURN KEY INVESTMENT
The hotel apartments in the hotel rental pool will be fully furnished on completion and ready to be occupied or rented out, subject to the Property Management Agreement. If purchasers decide to purchase an apartment, but not to place it in the rental pool and not to sign the Property Management Agreement, the hotel apartment may be purchased without furniture or the benefit of the Rental Guarantee.

INVESTMENT SUMMARY
THE REBELLO LUXURY HOTEL APARTMENTS
VILA NOVA DE GAIA, PORTO

The Rebello enjoys unbroken views along the river and over the old city of Porto and its World Heritage Site waterfront area, Cais de Ribeira, which contains some of the city’s most cherished architectural treasures.

With its long, broad, landscaped promenade along the Douro waterfront, Vila Nova de Gaia is home to the international port wine trade. The Cais de Gaia waterfront was rebuilt in 2000-2003 in a prize-winning redevelopment scheme by Tasso de Sousa and Eduardo Cabral dos Santos. Gaia is easily reached on foot from the north bank of the Douro by crossing the iconic Dom Luis I double-decker iron bridge. The city’s landscaped quayside is fringed by a long line of world famous port houses, combined with stylish restaurants and cafés. Gaia is also the departure point for numerous Douro River cruise boats, providing a wonderful scenic trip to the area in the fleet of traditional barcos rabelos from which the project derives its name “The Rebello”, in salute to the ancient boat building heritage of the site. These graceful sailing vessels, originally built in the 18th century, were once used to ferry port and wine casks downriver from the Upper Douro estates to the port wine lodges in Gaia. The Rebello hotel is located in the World Heritage Site of Cais de Ribeira, near the historic Douro riverfront, and within easy walking distance of the city’s main attractions.

LOCATION
VILA NOVA DE GAIA, PORTO

Porto, dazzling with a rich collection of cultural and architectural attractions, is Portugal’s second city and the business centre for the north of Portugal, giving it’s name to both the old city and the greater Porto conurbation located near the mouth of the Douro River, which includes Vila Nova de Gaia.

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OWNERS
Expoente Gabarito Lda
GERENTES/ MANAGERS – Chris Eddis & Peter Lowe

DEVELOPERS
Morningbridge Lda
GERENTES/ MANAGERS – Chris Eddis & Peter Lowe
Morningbridge Lda is a joint venture enterprise between Bridgehead Capital Ltd (Bridgehead) & Mornington Capital Ltd (Mornington).

Bridgehead, headed by Peter Lowe, is a property development and investment company which has developed in many locations around the world (UK, Portugal, Spain, Bulgaria and the Caribbean). It has over 20 years’ experience in Portugal, having developed and sold over many parts of the country from Sagres (Western Algarve) to Porto and in between.

Bridgehead originated as a consultancy and co-investment company acting for many other developers, banks and funds. Mornington, headed by Chris Eddis, (ex-Goldman Sachs), is an international hotel and real estate investment company with a specialisation in identifying, turning around and operating hotel and real estate businesses and assets. Mornington’s experience before entering Portugal in 2013 includes Six Senses Resorts (investment, strategic management, board representation and expansion of “barefoot luxury” concept), Isle de France Hotel in St Barths (French Caribbean – sold in 2013 to luxury products group LVMH). Kempinski Hotel Prague (acquired in December 2013 and immediately repositioned and reflagged as independent boutique hotel The Grand Mark Luxury Hotel Prague).

LAWYERS
for all conveyancing & GRP/NHR applications.

PLMJ was founded in Lisbon 50 years ago, but has an impressive international reach, especially in Asia (Hong Kong and China, Russia, India and Latin America). With over 200 lawyers in 12 offices across 9 countries, PLMJ has a strong presence in the legal services market in the country. The firm prides itself on its ability to provide first-class legal services with high ethical standards at competitive prices. PLMJ are providing a combined service for both the GRP application and renewal along with the property conveyance for a fixed fee of EUR 7,500 plus any statutory application fees.

CONSTRUCTION
Constructora San José, S.A. (SANJOSE)
NIPC 980048095
GERENTE/MANAGER – Nilton Ramos
SANJOSE operates in more than 20 countries, with an excellent reputation, built up over many years, as a successful international construction company, and over 25 years of experience in Portugal alone. It is known for its quality of construction, efficiency, sustainability, technological innovation, and for meeting client deadlines. SANJOSE has won numerous awards and its portfolio of projects and track record is available online (www.gruposanjose.com), showing selected projects and highlights across all sectors.

ARCHITECTS
Metro Urbe – Projectos e Consultoria em Arquitectura Lda.
NIPC 507341350
GERENTES/ MANAGERS – João Pedro Pedras & Helder da Silva Cordeiro

Architects João Pedras & Helder da Silva Cordeiro founded Metro Urbe in 2005. With a team of ten professionals, Metro Urbe’s main focus is directed at central Lisbon and Porto properties and projects. It has extensive experience working with, and understanding, old Lisbon palaces and buildings. In the last ten years, Metro Urbe has worked on several international hotel resort projects, at times in collaboration with other worldwide architects’ practices. This varied experience helps the firm bring modern solutions to local architectural problems. Metro Urbe’s philosophy is to be both technically innovative and environmentally sustainable. It should be based on understanding its target user and on creating cutting-edge solutions blending heritage and modernity.

Miguel Miranda founded ARQ2525 in 2001 with his father Valentim; between them they had 30 years of professional experience when the business started. ARQ2525 now has a team of 12 architects and the main focus of the firm is the design of luxury hotels and resorts throughout Portugal including the Azores. Their design philosophy is governed by standards of architectural quality and urban landscape and, in 2004, the firm was one of the first architects in Portugal to use BIM technology in their design projects. ARQ2525 welcomes the opportunity of working with Metro Urbe and the development team to make a success of the Rebello Luxury Hotel Apartments.

PROJECT TEAM
THE REBELLO LUXURY HOTEL APARTMENTS, PORTO

João Pedras & Helder da Silva Cordeiro founded Metro LDB in 2005, with a team of ten professionals, Metro LDB’s main focus is directed at central Lisbon and Porto properties. Metro LDB’s philosophy is to be both technically innovative and environmentally sustainable. It should be based on understanding its target user and on creating cutting-edge solutions blending heritage and modernity.
INVESTMENT OPPORTUNITY:
Portugal achieved the best GDP growth in Europe at 2.6% in 2017 (forecast growth in 2018 is 2.3%), had its credit rating upgraded to investment grade by the rating agencies and became an established destination for international investment. Porto, as Portugal’s second city, is the international trading & business centre for the north of the country, which, with Lisbon, are the main drivers of the country’s economy. Porto is well known for its port wine, the success stories of the local economy are in the production of textiles, fashion, leather goods, shoes, furniture, food, light industrial goods and building components and increasingly in the technology sector. The greater Porto conurbation has a population of more than 2 million people and renowned universities, particularly in engineering faculties. As a consequence of these factors building a tourist city, Porto has enjoyed double digit growth in tourist numbers. Hotel revenue per room (REVPAR) has increased by 20% in the last year and the city is fast becoming a vibrant city break destination in Europe.

INVESTMENT CASE
WHY INVEST IN PORTO?

PORTUGAL:
Portugal has long been a popular tourist destination, owing to its climate, beaches and golfing facilities, and tourism continues to make an increasingly important contribution to the country’s economy. Porto and the north of Portugal escaped the earthquake that devastated the rest of the country in the 18th Century and there is growing interest in the architectural gems that have survived for a 1,000 years or more, as well as the diversity of experience that the area offers tourists in the cities of the north, including the beaches, the port wine region and the Douro River. The thriving tourist industry will help to underpin the rental market and occupancy for managed real estate investments.

SUMMARY:
• The Porto residential real estate market has recovered sharply since 2013, transactions are increasing and prices are rising.
• Premium property prices in Porto are circa 50% cheaper than in Lisbon.
• There is a shortage of high quality apartments in Porto with the build quality, service and price that will be delivered by The Rebello Luxury Hotel Apartments.
• Portugal’s real estate market has been boosted by international investor interest in the Portuguese Golden Residency Permit and Non-Habitual Residence tax benefits and the increasingly good returns available in this market.
• The tourist industry is an important component of Portuguese GDP and its buoyancy in Porto underpins the property lettings market on a short term and long term basis.
• The Porto real estate investment market has been boosted by international investor interest in the Portuguese Golden Residency Permit and Non-Habitual Residence tax benefits and the increasingly good returns available in this market.
• The residential market in Porto is becoming more broadly based, with the interests of foreign buyers more diversified and growing numbers of Portuguese buyers entering the market as the economy continues to improve.
• The Rebello Rental guarantee and Management structure allows for a return on investment that is actively and professionally managed by Bomporto Hotels for a combination of income and value increase on behalf of the purchaser.
BACKGROUND:

GRP was introduced by the Portuguese Government in 2012. The regulations are aimed at attracting foreign investment to the country by creating a straightforward and quick method of obtaining residency visas which are relatively simple to convert to a full Portuguese passport.

WHO MAY APPLY:

Any non-EU citizens involved in an investment activity, either individually or through a company conducting at least one of the following operations in Portugal for a minimum period of five years:

• Acquisition of real estate with a value > €500,000 (on equity basis, i.e. not including any mortgage amounts);
• Capital transfer with a value equal to or above €1,000,000;
• Creation of at least 10 jobs.

WHAT ARE THE ADVANTAGES OF THE GRP:

In exchange for the investment in Portugal, the beneficiary of the GRP can:

• Stay in Portugal without need for a residency visa;
• Reside and work in Portugal whilst being able to maintain a residency in another country;
• Circulate within the Schengen area without need for a visa;
• Benefit from family membership, entitling parents and descendants to enjoy the same benefits;
• Request a permanent residency permit or convert to full passport, after 5 years.

HOW TO APPLY:

• All GRP matters are handled by the Serviço de Estrangeiros e Fronteiras (SEF);
• International Law Firm, PLMJ, headquartered in Lisbon, is retained to process GRP applications for our buyers. This can be achieved via their associated offices (including China, Brazil and Russia) &/or in Lisbon, as required. PLMJ will charge a fixed €7,500 fee for both the conveyance and GRP application; this fee includes the application for the main applicant only. The buyer’s spouse and other family members can also apply, at the same time, for an additional fee of €750 per applicant. GRP renewals at years 1, 3 and 5 for the main applicant and all other family members will be charged at a flat rate of €2,000.

THE GOLDEN RESIDENCY PERMIT (GRP)

SUMMARY

05
THE REBELLO HOTEL APARTMENTS
PROPERTY SPECIFICATIONS

The specifications listed below are intended to give buyers an indication of the specifications and finishes of the apartments in The Rebello; the finishes may vary throughout the development and the specifications listed below should not be taken as definitive for every apartment. We reserve the right to change specifications and finishes if it is appropriate to do so during construction but we undertake that changes that are made will not compromise the quality of specifications or finishes.

GENERAL
• FLOOR: Natural wood floorboards in dark walnut
• WALLS: Either: Painted plaster finish; Or: Existing, renovated exposed stone
• CEILING: Painted plaster finish
• SKIRTING: White lacquered MDF
• WINDOWS: Hardwood double glazed windows matching historic original windows
• BLINDS: Electrically operated blackout blinds
• INTERNAL DOORS: Light grey painted MDF with hardware in JNF brushed stainless steel and black finish handles
• EXTERNAL DOORS: Security entry doors to the apartments with acoustic and thermal protection
• WARDROBES/CUPBOARDS: Fitted in white lacquered MDF with hardware in JNF brushed stainless steel and black finish handles
• AIR CONDITIONING: Hidden AC system providing cooling and heating
• ELECTRICAL FITTINGS: Nobo switches & plug sockets, CAT5 or CAT6 wiring throughout.

KITCHEN
• HQ kitchen cabinets
• Anthracite lacquered cabinets with wooden handles and Robbie expandable hinges in stainless steel
• Counter top and counter front in polished Silestone in iconic white
• SMEG combined refrigerator-freezer
• SMEG built-in appliances including: white induction hob, oven, microwave, dishwasher, washer-dryer and extractor fan

BATHROOM
• Custom patterned floors in Quartz stone by Balenciaga
• Walls finished with marble up to the ceiling
• Sanindusa WC with in-wall flushing system & black plate
• Sanindusa Easy suspended WC seat
• Sanindusa Flux sink
• Brica black finish taps
• Roca Irrigation shower base recessed in the floor with glass surround

EXTERIOR FINISHING
• Exposed stone walls
• Stonework in aged Portuguese limestone, smoothed “Terracina” style
• Original wrought iron railings painted in black
• Roof in “Marble” ceramic roof tiles
• Zinc gables
The Rebello Restaurant & Bar is located on the ground floor to the right of the Hotel Reception and occupies 205 m²; it will provide breakfast and room service to hotel guests and will also be open for dinner to both residents and non-residents alike, showcasing an international cuisine along with local specialities.

The Rebello Spa & Gym, by Bomporto, are located on the ground floor behind the Hotel Reception. The spa has 5 treatment rooms and the male and female changing rooms each have their own steam room and sauna. There will be fully equipped gym using top of the range Technogym equipment. The Spa & Gym have been designed and equipped with input from former senior spa management of Six Senses.

The Rebello Swimming Pool is located indoors adjacent to the spa changing rooms and is a good size at 37 m². This will be Bomporto’s fourth spa & gym, with three already well established in Lisbon.

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The Rebello will be the fourth hotel in Portugal to be operated by BOMPORTO HOTELS.

The Bomporto Hotel Group was established in 2015 to operate in conjunction with an internationally acclaimed chef of Portuguese origin.

The Rebello Spa & Gym: This will be Bomporto’s fourth hotel following precedent set in Portugal (Lisbon and Porto). The Rebello will be independent, international 5* luxury apartment hotel.

The Rebello will be branded and managed as an international 5* luxury apartment hotel

Hotel operations:
- Food & Beverage (F&B): The Bomporto Hotel Group working in conjunction with an apartment/Hotel Operations:
- General management and administration of the hotel operations; front of house, concierge and marketing of apartments; including purchasing, tour operator contracts etc. as well as management and training of staff. All brought and managed as an independent 5* luxury apartment hotel.

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Rentals:
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The illustrations are shown below for the first three years, followed by an illustration of projected returns after the guarantee period.

ILLUSTRATIVE RETURNS IN EUROS (assumed completion July 2022) for a €500,000 T2 apartment. The illustrations are shown below for the first three years, followed by an illustration of projected returns after the guarantee period.

ILLUSTRATIVE RETURNS IN EUROS (assumed completion July 2022) for a €500,000 T2 apartment.
CASE STUDY I: THE LUMIARES LUXURY HOTEL APARTMENTS, LISBON; DEVELOPED AND OWNED SINCE 2014

- The Lumiares Luxury Hotel Apartments was the first hotel property development by Morningbridge in Lisbon.
- We acquired a derelict building in Bairro Alto out of bankruptcy, assembled and actively managed the design, construction and fit out teams, and successfully re-developed the property over three years. The Lumiares opened in May 2017.
- During development, we sold 50 out of 53 apartment units to buyers, 47 of whom have pooled their units back for Bomporto to manage. See www.thelumiares.com

The Grand Mark Luxury Hotel remains independently owned and managed but is operated on a day to day basis by Czech Inn Hotels, our operating partner in Prague (15 hotels, >1,000 rooms).

We joined Leading Hotels of the World for global marketing support and affiliation.

CASE STUDY II: THE GRAND MARK LUXURY HOTEL, PRAGUE, OWNED, OPERATED AND MANAGED SINCE 2013

- Principals acquired the 75 key refurbished 5* palace building in Prague (Dec 2013)
- The 5 year old hotel had been loss-making for 4 out of 5 years before purchase
- We terminated Kempinski as manager and operated the hotel as an independent 5* boutique hotel
- We re-named the hotel as the Grand Mark Luxury Hotel Prague, re-trained staff, replaced heads of department and re-focused guest targeting to individuals, film crews and select businesses
- In our first year of ownership, we increased rates by 10% and earnings by 510%
- Apart from financial improvement, we now run a 5 star boutique hotel with happy staff and higher ratings (Tripadvisor, LQA) than when under "brand name" management
- Our restaurant is consistently ranked amongst the top restaurants in Prague

www.grandmark.cz

BOMPORTO HOTELS MANAGEMENT EXPERIENCE

LUMIARES LUXURY
Lisbon, Portugal
2013 - present

SIX SENSES GROUP
Asia, Europe
2001 - 2010

SIX SENSES BAROUESA
Lisbon, Portugal
2014 - present

THE GRAND MARK LUXURY HOTEL
Prague, Czech Rep.
2013 - present

THE VINTAGE
Lisbon, Portugal
2017 - present

ISLE DE FRANCE & LE TOINY
St Barths, French W.I.
2006 - present

BOMPORTO HOTELS MANAGEMENT CASE STUDIES

BAROUESA LUXURY
Lisbon, Portugal
2014 - present

LUMIARES LUXURY
Lisbon, Portugal
2013 - present

THE VINTAGE
Lisbon, Portugal
2017 - present

THE GRAND MARK LUXURY HOTEL
Prague, Czech Rep.
2013 - present

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Porto, the ancient port at the mouth of the River Douro, was registered as a World Heritage Site by UNESCO in 1996 and European City of Culture in 2001. In Portugal there is a local saying ‘while Lisbon lazes, Porto labours’ and, whilst always living in the shadow of the capital, Porto is one of the oldest cities in Europe and the regional centre for the north of Portugal, the most productive part of the country. The River Douro is the beating heart of this historic city and The Rebello sits along its south bank, in Vila Nova de Gaia, overlooking the city.

The Rebello site is located on the south side of the River Douro and includes a number of large, historic warehouses along its river frontage, which date back to the 18th century. Overlooking the city of Porto on the north side of the river, these old warehouses were used until the mid-20th century to store port and wine produced in the Upper Douro and transported downriver to Vila Nova de Gaia. When the storage of port and wine became more sophisticated and moved to purpose built wine lodges further up the hill in Gaia, the warehouses were used as small industrial units.

Until 2015, a section of the upper warehouse was used to house the Institute of Port Wine. We purchased the site in July 2017 and spent 9 months working to obtain approval for the architectural plans. Our aim has been to create a luxury 21st century apartment hotel, incorporating hotel & serviced apartments, with the modern 5* amenities which that implies, whilst respecting the historic warehouses that sit alongside the River Douro.
Porto is well known for its international Port wine trade, but it is also the hub of northern Portugal's industrial region which, inter alia, exports textiles, fashion, leather goods, shoes, furniture & soft furnishings, light industrial goods including car components and food. Porto is also the hub for a technology sector which is growing exponentially through a well-educated and relatively low-wage local work force which has attracted much international technology companies inside and outside of the EU.

Porto, a World Heritage city, can trace its history back 2,000 years or more, and it did not suffer the 18th-century earthquake that devastated Lisbon and the south of Portugal. It boasts a rich heritage which combines extravagant Baroque churches and stately neoclassical buildings, with their most valuable contents displayed in world-class museums set in picturesque stock exchange, and now the Chamber of Commerce, Dating from the mid-19th century, Porto's former Goa, the bridge was built by an assistant of Gustave Eiffel in 1886. Spanning the River Douro, to link Porto with Vila Nova da Gaia, the bridge was built by an assistant of Gustave Eiffel in 1886. It is a UNESCO World Heritage Site and has an alluring labyrinth of narrow, winding streets and zigzagging alleys with terraces of lofty townhouses painted in pastel shades窥 along with south, as well as into Spain.

The 'Music House', designed by Dutch architect Rem Koolhaas and opened in 2005, is a fabulous international concert centre and celebrated as much for its radical design as the calibre of the musical entertainment that it hosts. The influential Sancho Foundation runs Porto’s Contemporary Art Museum, designed by Álvaro Siza Vieira, in a landscaped park 4 kms west of the city.

Porto, the conurbation (population>2m) that also carries its name, is Portugal’s second city, the gateway to northern Portugal and its business & cultural centre. Charming, safe and culturally diverse, Porto and the Mystical River Douro and its heritage on both north with the River Douro are already established as world-class museums set in picturesque patio doors, the flowering balconies and the shopping streets. The Douro is the main artery by which the city lives and along which Porto can trace its history. Porto lies on the site of a Franciscan monastery, its sumptuous interior is divided into several rooms, including the astonishing Azulejo Room, inspired by Geraldes Almeidinho.

Sé (Cathedral) The Sé-Cathedral is an imposing 12th-century landmark, with great views over the city and the appearance of a fortress, such as the forbidding look of its towers and the shadowy complexion of its façade. The grandiose, grey Dom Luís I double-decker iron bridge is one of the most iconic structures in Portugal. Spanning the River Douro, to link Porto with Vila Nova da Gaia, the bridge was built by an assistant of Gustave Eiffel in 1886.

Musée National Soares dos Reis (Soares dos Reis National Museum) This museum has an outstanding collection of Portuguese and Flemish art, spanning 800 to the 20th century, and includes sculptures by António Soares dos Reis, after whom the museum is named. Avenida dos Aliados is the Porto's commercial hub with Praça da Liberdade, the city centre, double avenue is lined both sides with shops, stores, boutiques, cafés, and restaurants. A‘alhos’ is Porto’s commercial hub with Praca da Liberdade, Estação de São Bento (central station with over 20,000 coloured tiles), Câmara Municipal (city hall) and the sophisticated covered food market, Mercado do Bolhão, all nearby.

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THE BUYER:
A simple five-stage process is required to complete the investment/purchase of an apartment in the Rebello:

• Stage One - The purchaser will enter into a Reservation Agreement to purchase an apartment in The Rebello. A non-refundable deposit of €20,000 will be paid by the purchaser to secure their apartment.

• Stage Two - The purchaser’s lawyer will sign the Promissory Contract (CPCV) and pay 20% of the purchase price of the apartment(s).

• Stage Three - 20% of the apartment purchase price is due at the start of construction (expected to start in October 2018), so long as 2 months have lapsed since the Stage 2 payment.

• Stage Four - 20% of the apartment purchase price is due once 50% (50%) of the construction has been completed (this is defined as the completion of the shell of the building, including the roof).

• Stage Five - Prior to completion of the building and soft opening of the hotel, the purchaser’s lawyer will arrange for the title transfer of the completed apartment (the Deed) and the final stage payment of 40% to be released simultaneously. The Deed price will take into account all payments already made.

PLEASE NOTE: The purchaser’s application for the Golden Residency Permit will be lodged at Stage Two. Please ask our lawyers PLMJ for the Escrow agreement and information should you want your GRP application to start immediately.

DISCLAIMER
The particulars, pictures and plans in this brochure are illustrative only and are intended to provide potential purchasers of the apartment units with guidance only about the intended layout, materials, colours and general appearance of the completed development. Potential purchasers should be aware that all images of the completed development are computer generated and, whilst the developer has endeavoured to provide a realistic depiction of the proposed finished property, prospective purchasers should note that all elements of the development’s design and specification may, at the developer’s discretion, be subject to alteration during construction. This brochure will not form part of any contract or warranty and the developer makes no warranties or guarantees of any kind, whether express or implied, in relation to the final product. The brochure is not intended and cannot be construed as an offer to sell securities of any sort. Any projections relating to potential income deriving from properties described herein are illustrative and subject to risks for which the developer cannot be held responsible; prospective purchasers should make their own determination of the potential risks and rewards involved, including but not limited to commercial, financial and fiscal considerations. This brochure does not constitute an offer or commitment for sale and the developer may withdraw from any discussions or negotiations with any purchaser resulting from or in any way connected with information or data provided in this brochure.
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**Building Typology:**

- T0: 3rd Floor
- T1: 1st Floor

**Note:**

- All areas are approximate.
- Parking and storage areas vary.
- The layout may differ slightly from the diagram.
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**BUILDING TYPOLOGY**
- E: Executive
- T0-T7: 1st-2nd Floor

**Additional Features**
- Terraces
- Storage areas
- Parking spaces

**Additional Information**
- The Rebello Luxury Hotel Apartments Porto
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<td>237.87 m²</td>
</tr>
<tr>
<td>T2 DUPLEX</td>
<td>E 104</td>
<td>3rd</td>
<td>194.75 m²</td>
<td>-</td>
<td>5.82 m²</td>
<td>39.17 m²</td>
<td>5.82 m²</td>
<td>240.42 m²</td>
</tr>
</tbody>
</table>

The Rebels Luxury Hotel Apartments Porto.
<table>
<thead>
<tr>
<th>APART. No.</th>
<th>FLOOR</th>
<th>BLDG.</th>
<th>TOTAL M²</th>
<th>APART. M²</th>
<th>TERRACE M²</th>
<th>STORAGE M²</th>
<th>PARKING M²</th>
<th>TOTAL M²</th>
</tr>
</thead>
<tbody>
<tr>
<td>T2 DUPLEX</td>
<td>105</td>
<td>E</td>
<td>3rd</td>
<td>104.59 m²</td>
<td>31.04 m²</td>
<td>3.58 m²</td>
<td>16.07 m²</td>
<td>173.31 m²</td>
</tr>
<tr>
<td>T1</td>
<td>106</td>
<td>E</td>
<td>3rd</td>
<td>104.59 m²</td>
<td>31.04 m²</td>
<td>3.58 m²</td>
<td>16.07 m²</td>
<td>173.31 m²</td>
</tr>
</tbody>
</table>

**THE REBELLO LUXURY HOTEL APARTMENTS PORTO**

- **Building**: E
- **Floor**: 3rd
- **Total M²**: 31.04 m²
- **Apartment M²**: 104.59 m²
- **Terrace M²**: 31.04 m²
- **Storage M²**: 3.58 m²
- **Parking M²**: 16.07 m²
- **Total M²**: 173.31 m²
CONTACT US

FOR MORE INFORMATION AND/OR TO RESERVE AN APARTMENT, PLEASE CONTACT BRIDGEHEAD CAPITAL.

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