

# INVESTOREN-EXPOSÉ

Name: [Miguel Bernardo]

Phone: [+351 **919 285 535]** 

**Emailÿ** 

[miguel.bernardo@continentacapitalconnect.com]

# **INVESTOR EXPOSÉ**



### Exclusive investment opportunity: Luxury villas in Seixal, Portugal

# 1. Project overview

• **Projection**: Seixal Luxury Residences • **Location**: Seixal, Portugal (near Lisbon) • **Units**: 14 luxury villas

• Price per unit: 450,000 EUR

• Capital requirement: EUR 1,350,000 (in two tranches) •

Construction method: Modern architecture, energy-efficient technologies

• Security: 5 finished villas as disability insurance

# 2. Financial details & investment benefits

#### Capital requirements & structure

• Total investment: 1,350,000 EUR

• Tranche 1: EUR 650,000 (2 villas as security) • Tranche 2:

EUR 900,000 (3 villas as security)

#### Expected return

• Total proceeds: EUR 6,300,000

• Profit margin: 25-30%

• Return: Secured returns through sales, high resale value

# Authorized Representative & Location

• Seixal is developing into a premium region • Increasing demand for modern villas • Attractive for buyers in the Golden Visa program

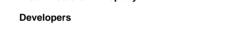
#### 3. Security & Guarantees for Investors

• 5 completed villas as capital security • Legally binding contracts • Profit sharing or sale option possible

# 4. Target group & investor search

#### Potential investors

- 1. Wealthy individuals (Europe, Emirates)
- 2. Family Offices & Immobilization 3. Golden Visa Investors 4. Property





## 5. Next steps & contact

• Detailed documents after initial contact • Personal meetings & site visits possible • Invest now & secure attractive returns!

#### contact

• Project management: Miguel Bernardo •

Email: miguel.bernardo@continentalcapitalconnect.com • Phone: +351 919 285 535

Take advantage of this exclusive opportunity and invest in one of Portugal's best luxury projects!