



INVESTOREN-EXPOSÉ

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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 Developers

5. Next steps & contact

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

contact

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