

urban tag

UNIQUE
APARTMENTS

Touristic
ApartHotel
Lisboa



GOLDEN VISA

PORTUGAL

EUROPE

350.000€

Lisbon

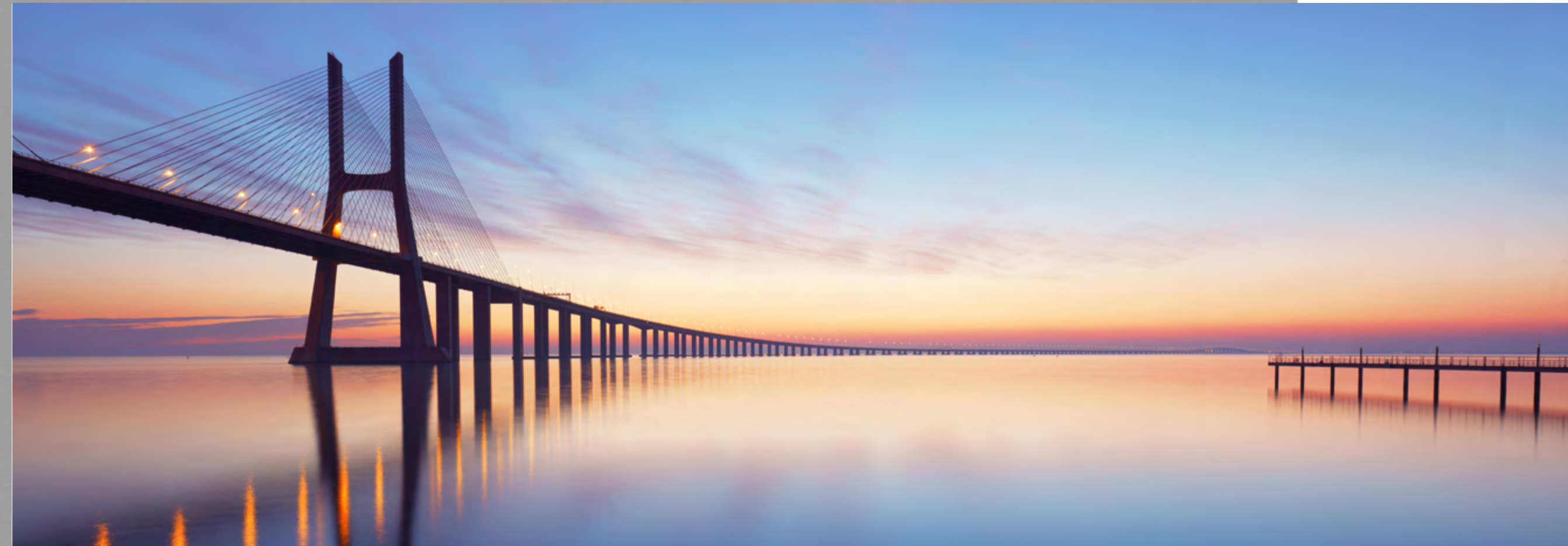


Lisbon

Lisbon is one of Europe's oldest capitals and is the westernmost capital city in continental Europe.

The secular city perfectly balances old and new, filled with historical treasures and modern charms. It is a city known for its food, nightlife, colorful buildings, fado music, and friendly locals.

Lisbon took third place in the 2022 **ranking of cities with the best quality of life in the world** due to tourism renaissance, business growth, excellent weather conditions, and landscape diversity.



Belém Tower



Known as the city of seven hills, the Portuguese capital is a place where tradition still lives and vibrates boasting several places of leisure and of high heritage value.

It is by walking through these hills, that you will enjoy and visit various churches and monasteries, museums and all kinds of street commerce, typical Cafés and local restaurants, that will make you experience Lisbon like a Lisboner.

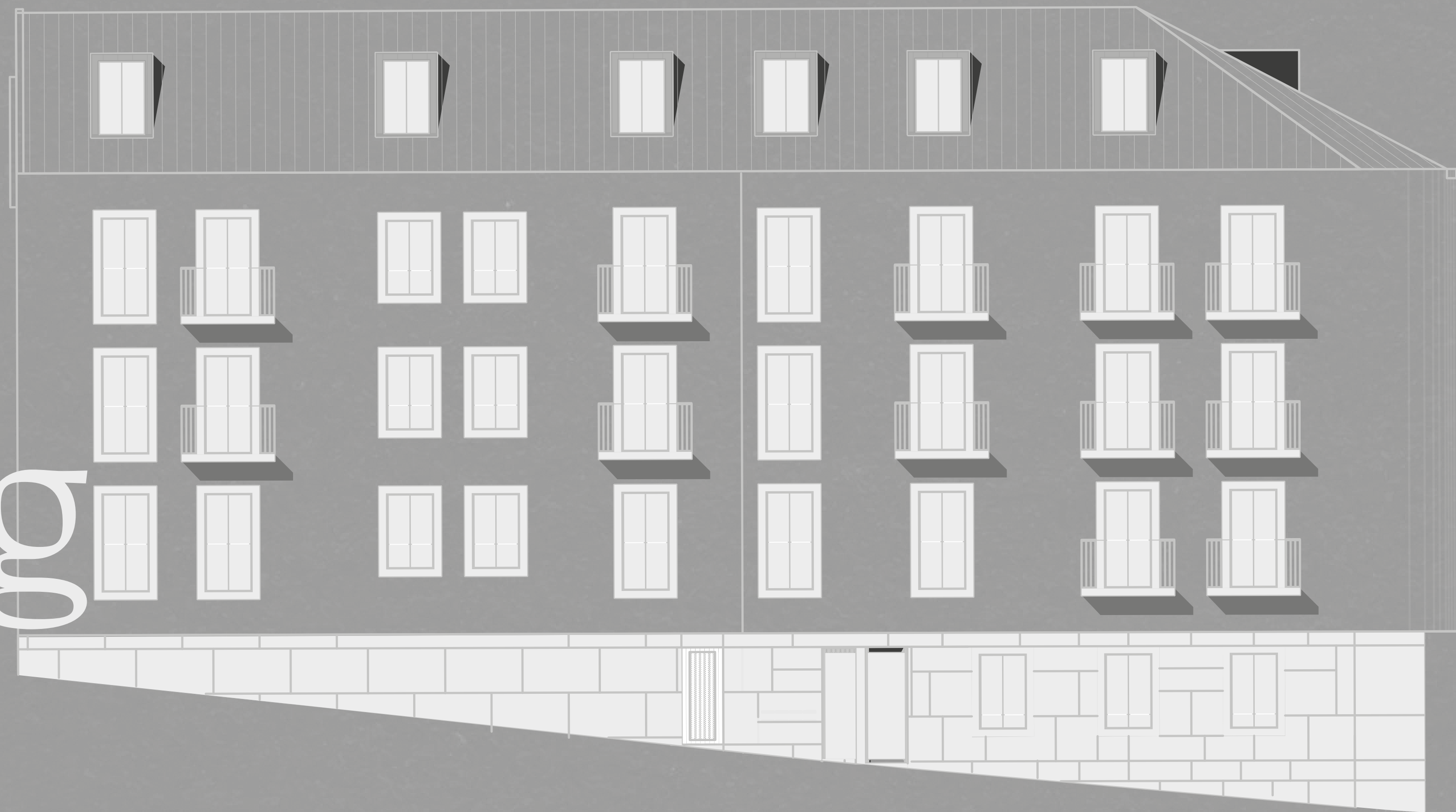
And it is within this framework that you can enjoy a new experience, living the comfort of the city and the tranquility of an unparalleled and unique way of life.



Rua da Bica de Duarte Belo, scenic street with an iconic funicular

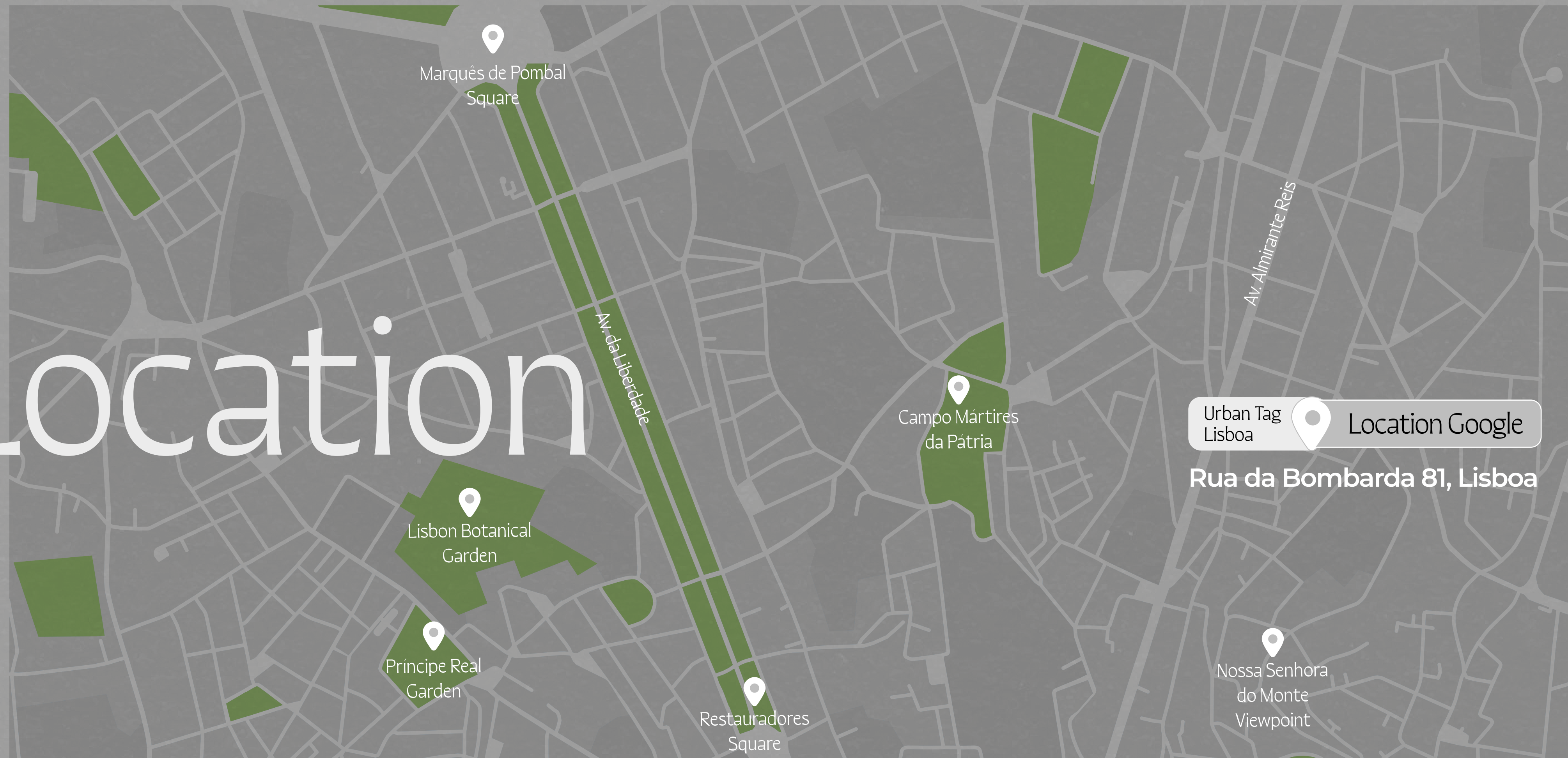


The Building



Main facade, Urban Tag Unique Apartments, Lisbon

Location



Urban Tag

Urban Tag Lisboa is a touristic development consisting of **10 unique apartments** that will be used for short-term rental.

In a building with noble and quality materials, which reflect the high end of this project, with carefully chosen details, inspired by the blue of the sea and sky, **Urban Tag** is perfectly integrated into the landscape.

Its privileged location, proximity to shops and several places of interest, allow you to enjoy and be in tune with the best that Lisbon has to offer.



Typical Lisbon building facade, lined with colorful tiles.

Urban Tag Concept

Unique Design



Typology | Studios · One bedroom apartments · Two bedroom apartments



Typology | Studios · One bedroom apartments · Two bedroom apartments



Typology | Studios · One bedroom apartments · Two bedroom apartments

Unique Spaces



Typology | Studios · One bedroom apartments · Two bedroom apartments

Urban Tag Investment Golden Visa

Investment Overview

Investment

350K€

Elegible for **Golden Visa**

30

shares

Total investment:

10 500 000€

Timeline

Ready to deed March, 23

Construction start November, 23

Operation start November, 25

Investment Type

Co-Ownership Investment - 30 Shares
350.000€
Total Investment: 10.5M€

Project Scope

Development of an exclusive
Boutique ApartHotel

Project Timeline

Call for investors: Q1 2023
Expected start of operation: Q4 2025

Rental Guarantee Paid in Advance

Rental income:

70.000€ = 4% x 5 years (20% - one year after deed)

On the 6th year onwards, payment of 5000€ per year.

Exit Strategie

Option A:

ApartHotel Sale

Aparthotel sale in the 7th to 9th year, 50% of the sale profit, to the Investors, over the return of the initial investment.

Option B:

Buyback Guaranteed

350.000€ (year 10)

Additional Benefits

- **Furniture pack included in the amount of 20.000€**
- **Free 2 weeks / Year** From October to April
- **No Condominium Fees**
Costs supported by Management Operator
- **No Property Management**
Costs supported by Management Operator

Note: all the shares aquisition costs will be supported by the investor

About Vogue Homes

VOGUE HOMES is a real estate investment management company, focused on the profitability of real estate assets and the satisfaction of its partners and subscribers.

We bring together in each investment the necessary skills to guarantee its viability and maximize its potential, creating houses that we are proud of and that our customers are pleased to enjoy.

All details are taken into account, with quality materials and innovative design, designing solutions for comfort and elegance.





The economy says
“Investing is
any expenditure
or application
of resources
that produces
a future return”

We develop our business maximizing investment in a context of **Fine Living**.

Innovative approach



We operate in three business areas:

Modern and cutting-edge construction projects.

DAFUNDO OEIRAS



SÃO CARLOS CHIADO

Buildings in historic city centres and rehabilitation.

URBAN TAG SETÚBAL & LISBON



Hospitality projects, with access to the Golden Visa program.

VOGUE HOMES TRACK RECORD

52

**Projects and
investments made.**

14

**On-going
investments.**

408.5 M€

**Assets under
management.**

126.616 m²

**Total area under
construction.**

826 M€

**Managed amount in
the premium Real Estate
segment since 2010.**

19.8 %

**Average return
on equity on the last
10 years.**

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Get in touch for any additional information,
inquires or investment oportunities.
We will be happy to hear from you.

SALES & INQUIRIES

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