

urban  
tag

UNIQUE  
APARTMENTS

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Touristic  
Apartments  
Setúbal



GOLDEN VISA

**PORTUGAL**

EUROPE

**350.000€**

# Setúbal



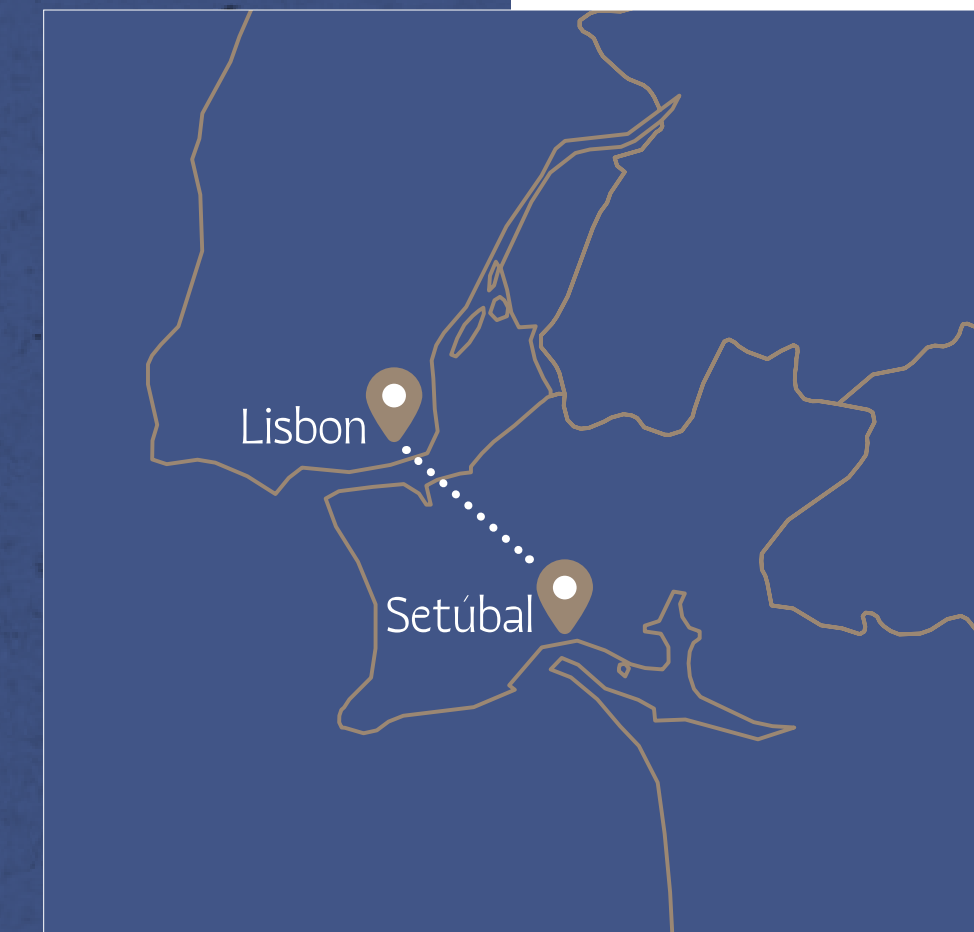
# Setúbal

Just 30 minutes from Lisbon, **Setúbal** is a coastal city with its own characteristics, which leaves no one indifferent for its unique surroundings.

Here, the city's history and nature so close come together, inspiring countless experiences and sensations of well-being.



Bocage Square



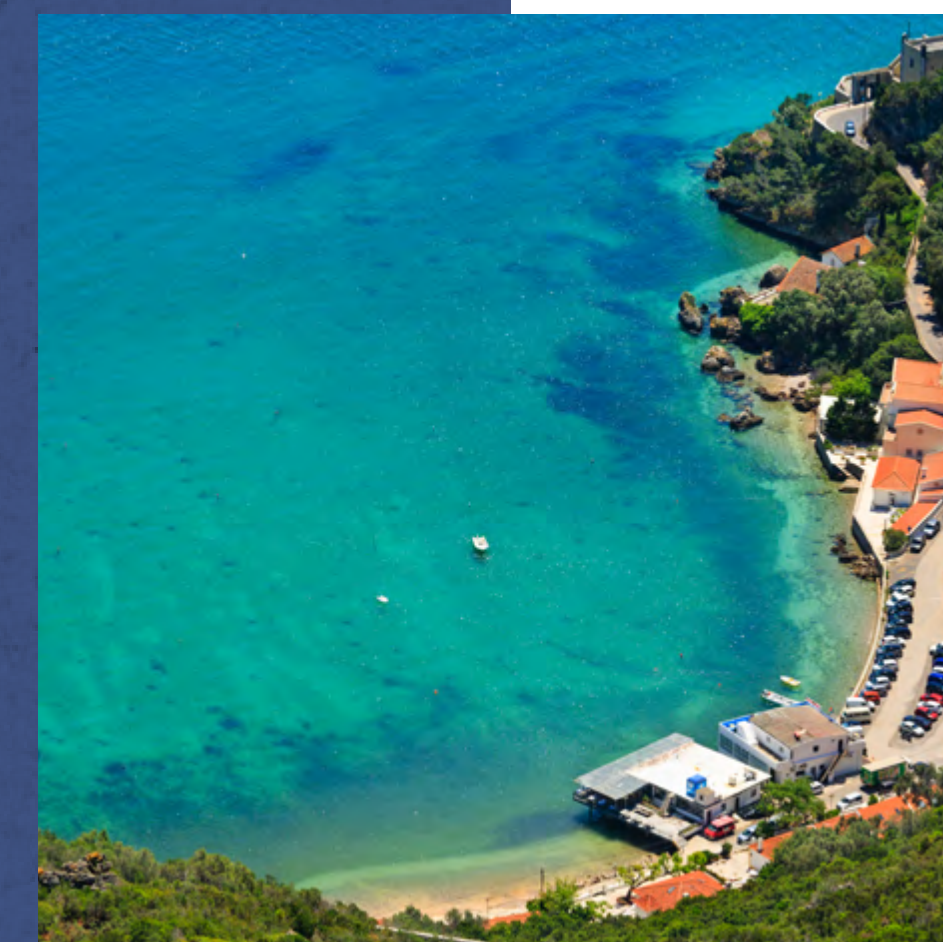
From endless beaches of fine sand and crystal clear water, such as the **Troia peninsula** or **Comporta**, historic places in the city center, such as the famous **Bocage Square** or the centuries-old Livramento Market, considered one of the best in the world.

The magnificent landscapes of **Serra da Arrábida** and the surrounding vineyards that involve the city, in line with the richness of an unknown heritage, give it a status that only some cities have - an unmistakable place.

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 nature.



Fort of São Filipe, Setúbal



# The Building

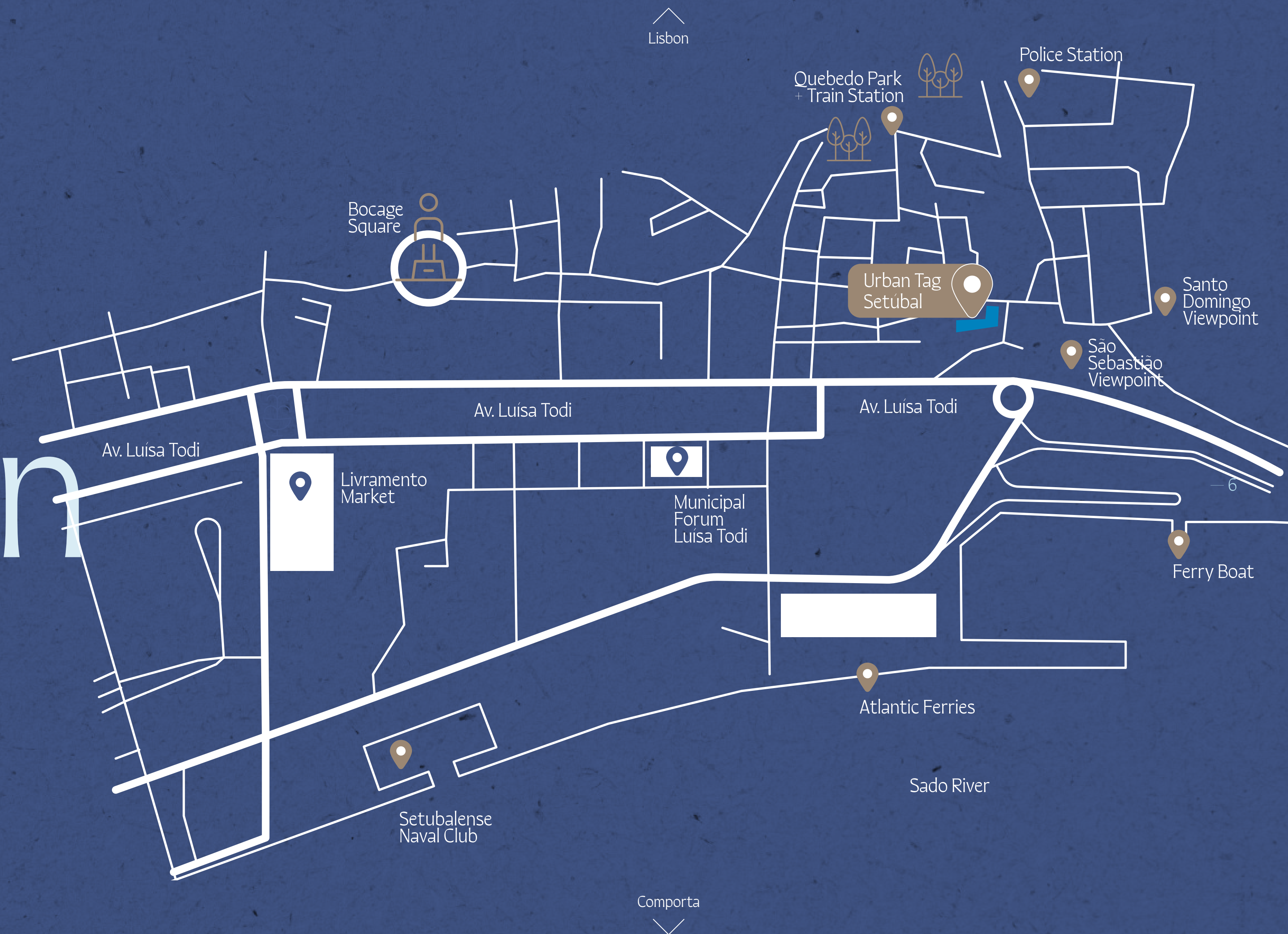


Main facade, Urban Tag Unique Apartments, Setúbal

# Location

Travessa da Porta do Sol, 5  
Rua Arronches Junqueiro, 1 e 3  
Travessa do Gonçalo, 1, 3, 5, 7 e 9  
Setúbal

 [Location Google](#)



# Urban Tag

**Urban Tag Setúbal** is a touristic development consisting of **12 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 Setúbal has to offer.



View over de Sado river

# Urban Tag Concept

# Unique Design



Typology | Studios · One bedroom apartments · Two bedroom apartments

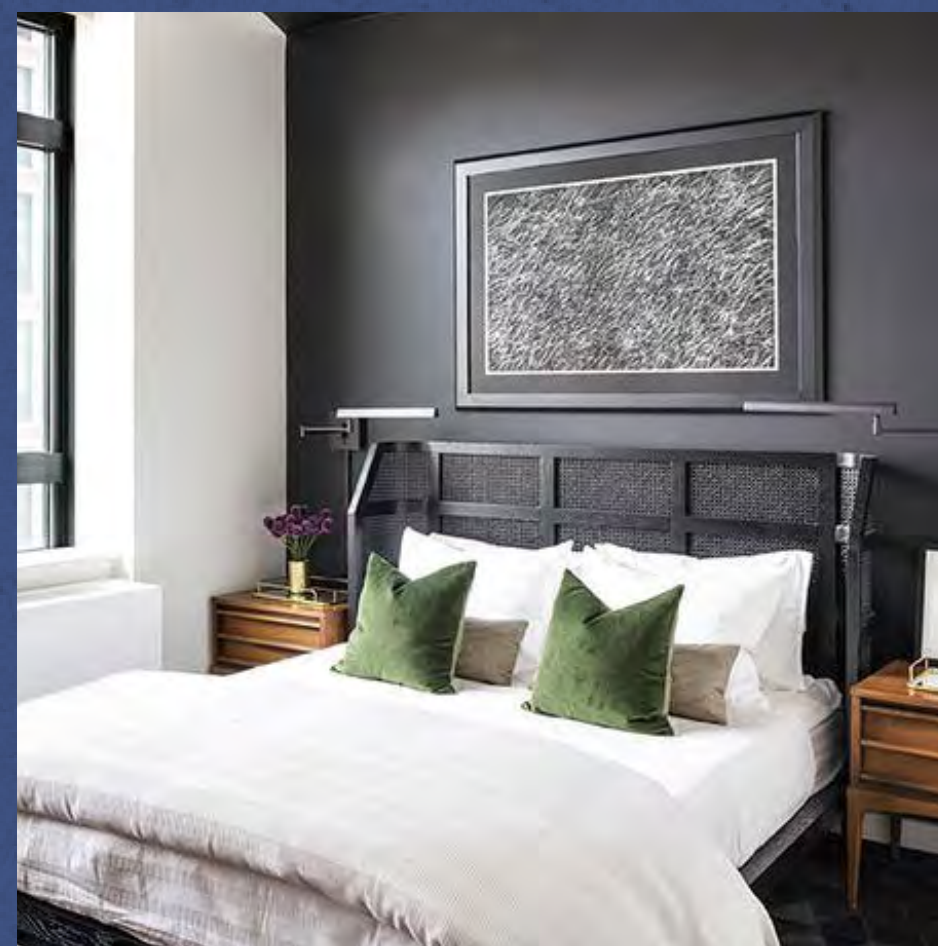
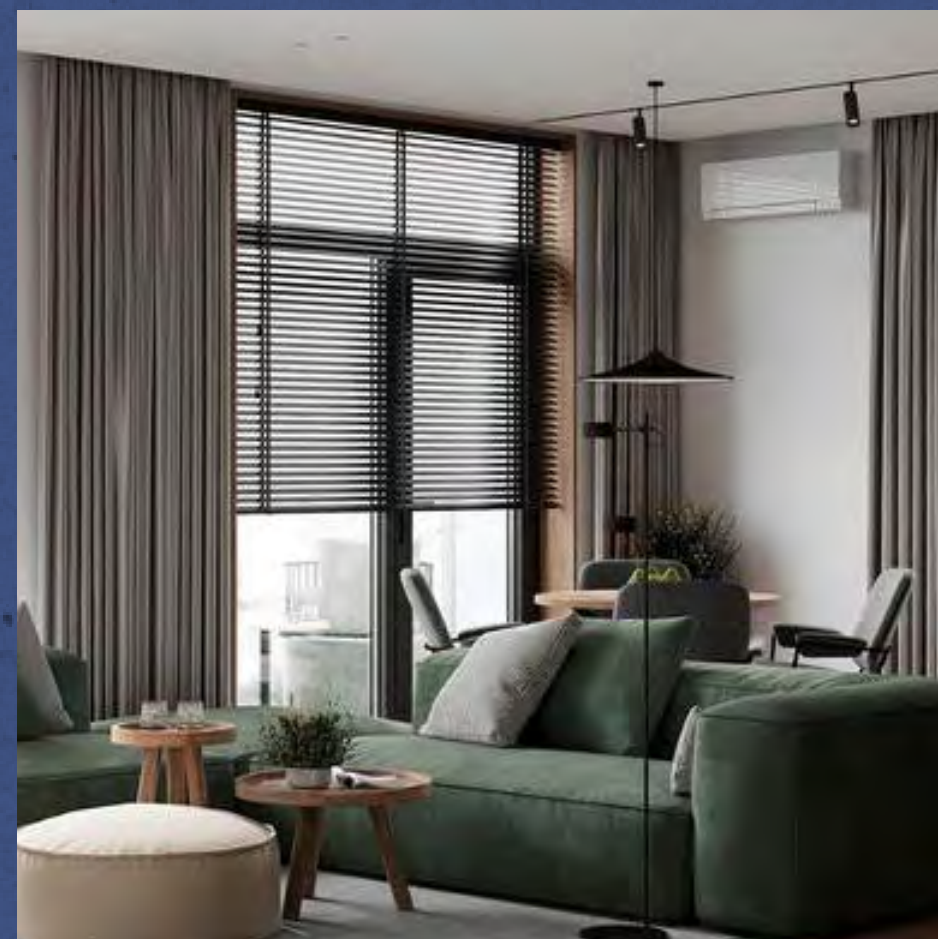


Typology | Studios · One bedroom apartments · Two bedroom apartments



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**

18

shares

Total investment:

**6.300.000€**

## Timeline

**Ready to deed** January, 23

**Construction start** November, 23

**Operation start** November, 25

# Rental Guarantee Paid in Advance

**Rental income: 52.500€**

3% x 5 years = 15% (60 days after deed)

# Guaranteed Buyback

**350.000€**

(year 8)

# Additional Benefits

- **Furniture pack included  
in the amount of 20.000€**
- **Free 2 weeks / Year** From October to April
- **No IMT** (Property Tax Transmissions)  
**No Stamp Duty**  
Supported by Developer
- **No Condominium Fees**  
Costs supported by Management Operator
- **No Property Management**  
Costs supported by Management Operator

# 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 two  
business areas:



SÃO CARLOS CHIADO

Buildings in historic city  
centres and rehabilitation.

DAFUNDO OEIRAS

New construction  
projects.



## VOGUE HOMES TRACK RECORD

52

Projects and  
investments made.

14

On-going  
investments.

408.5 M€

Assets under  
management.

126.616 m<sup>2</sup>

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.

# urban tag

UNIQUE  
APARTMENTS

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

## **SALES & INQUIRIES**

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FINE LIVING