

INVESTOR DECK



Updated October'23

Zelije Capital Partners

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ZELIJE

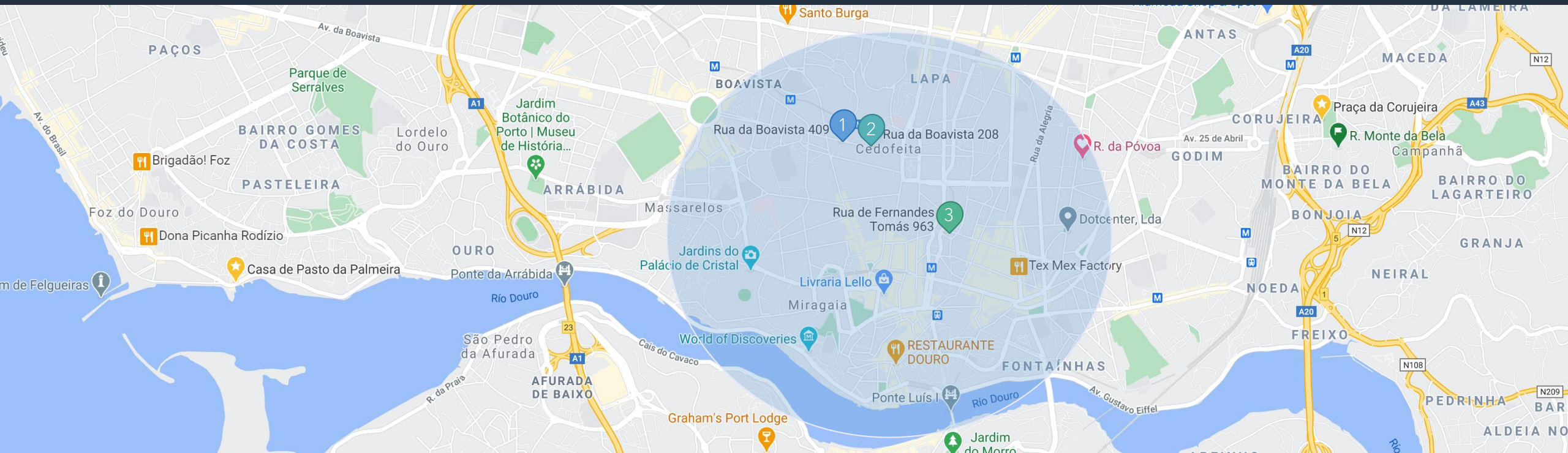


Zelije is real-estate fund focused on rehabilitating properties in Porto. We partner with individuals seeking a golden visa in Portugal.

Recognizing the long-term potential of the city, Zelije was founded in 2015, with the aim to invest in prime locations, establishing itself as a trusted operator for customers, suppliers and banking partners.



PRIME ASSET LOCATION



1/ Rua da Boavista 409

2/ Rua da Boavista 208

3/ Rua de Fernandes Tomas 963



THE 409

- Rua da Boavista 409 -

Centenary building in Cedofeita, one of Porto's most traditional neighborhoods and just across from Lapa's Metro Station. 10-15min walking distance of around to Tower of Clérigos, 5min to Casa da Música and 10min to the nightlife center.

[Google Maps](#)

THE 409

THE 409 APARTMENTS

Name	Type	Floor	m2 Construction Area (DR 5/2019)	Value
Azulejo	To+1	0 Front	56.7	€ 280,000
Rio	To+1	0 Back	59.6	RESERVED
Foz	To	1st Front	30.6	RESERVED
Barca	To	1st Back	28.4	€ 200,000
Tawny	T1+1	2nd	60	€ 350,000
Ruby	T1	3rd	53	RESERVED



THE 409 STATUS

The original structure features four apartments.

A rehabilitation and expansion proposal was approved by the CMP in August 2021. Renovation to be completed by September 2024.

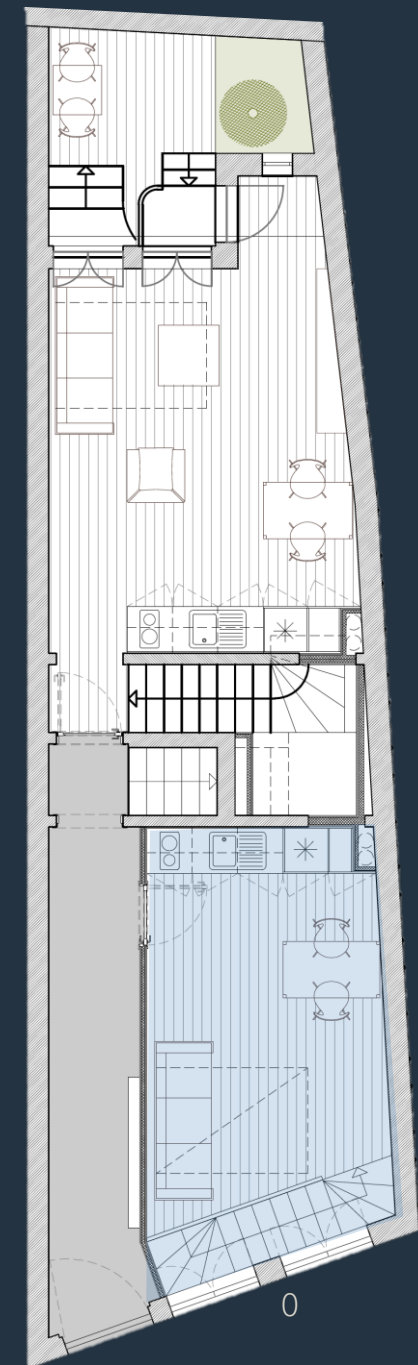
The project outlines the addition of a 3rd floor, corresponding to one (1) T2.

AZULEJO

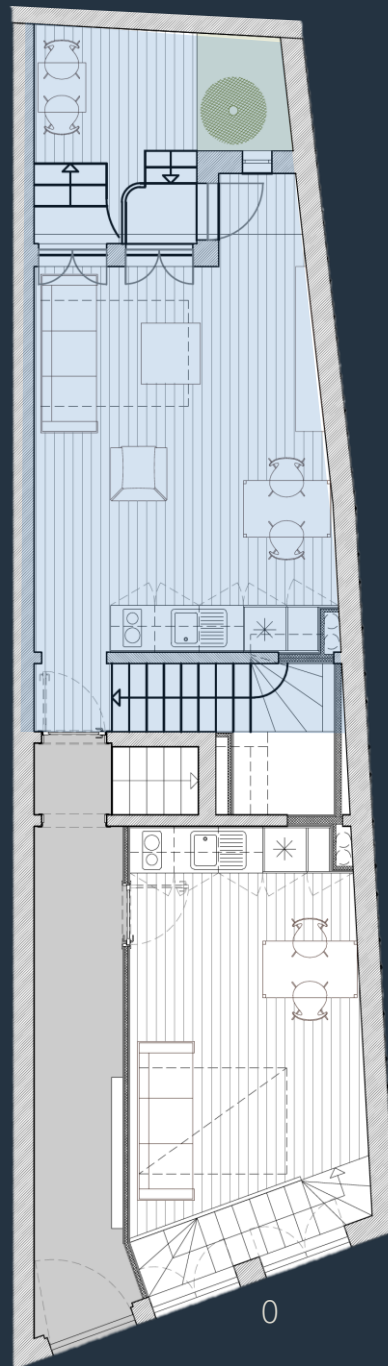
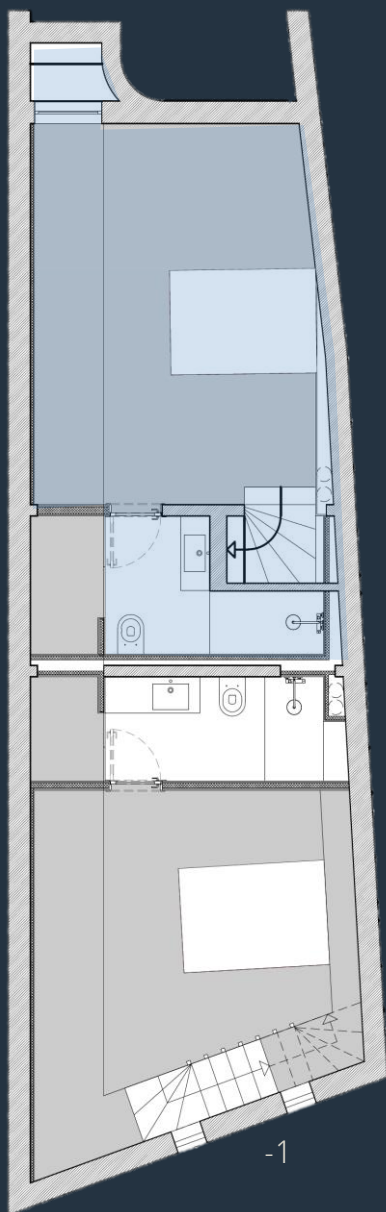
To 56.7m² ground floor & -1 front

280,000 €

This apartment will be expanded to accommodate two levels. On the ground floor you'll have the entrance plus the living room and an open-kitchen. Close to the windows that face the street there will be a staircase that goes down to a separate floor where the bed and bathroom are located.







RIO

To 59.6m2 ground floor & -1 back

RESERVED

This apartment will have two levels. On the ground floor you'll have the entrance plus the living room and an open-kitchen. On the back, besides a small toilet there will be a private courtyard outside.

To the right of the entrance there will be a staircase that goes down to a separate floor where the bed and bathroom are located.



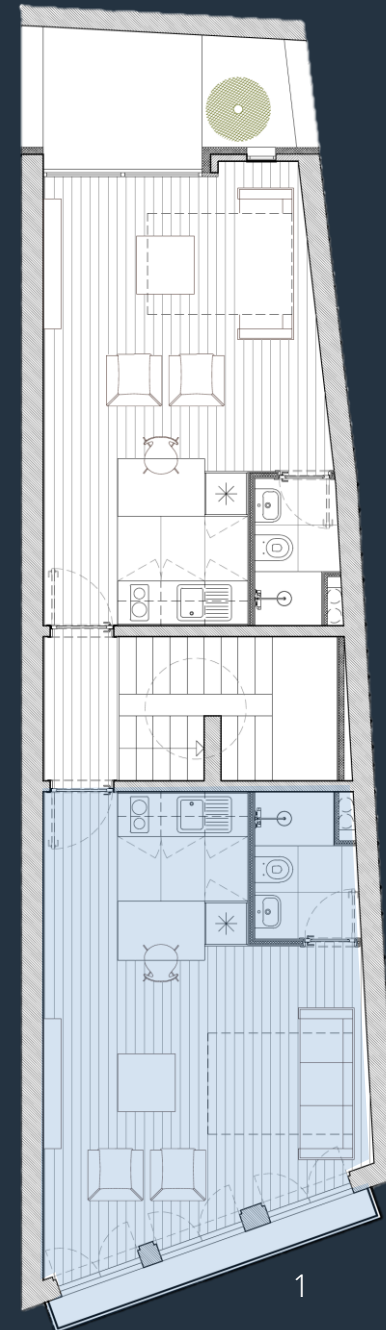
FOZ

To 30.6m2 1st floor front

RESERVED

This simple studio-like apartment will be equipped with kitchen that includes a dining table, 1 toilet and open area spacious enough to fit a bed and a sofa. It will also have a small balcony facing the street side.

THE 409







BARCA

To 28.4m2 1st floor back

200,000 €

This simple studio-like apartment will be equipped with kitchen that includes a dining table, 1 toilet and open area spacious enough to fit a bed and a sofa. It gets light from the back of the building.

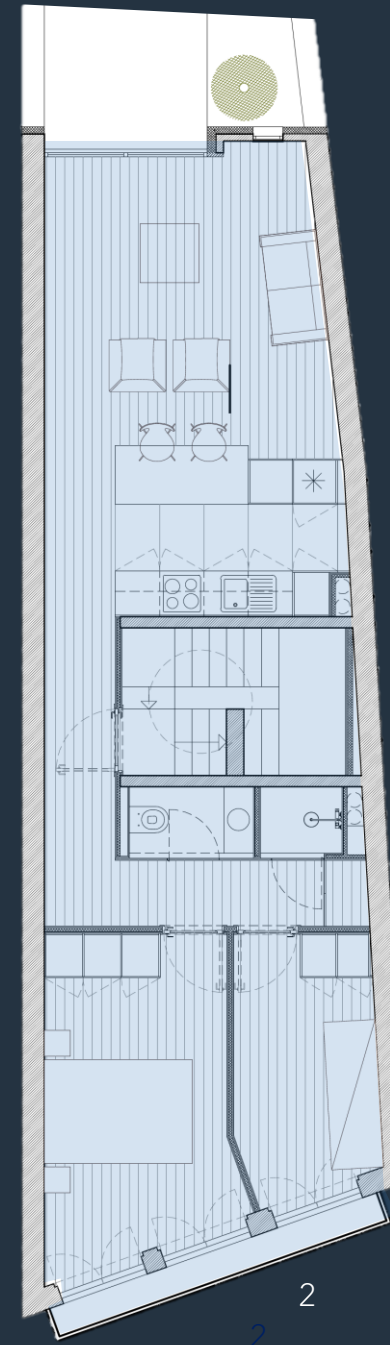
TAWNY

T2 63.8m2 2nd floor

350,000 €

This will be the biggest apartment on the building. The living room will have an open kitchen and a dinning table that will comfortably sit 4 people. There will be two additional rooms, that can be used as bedrooms or office. These will face the street and share a small balcony. The toilet will be separate from the shower.

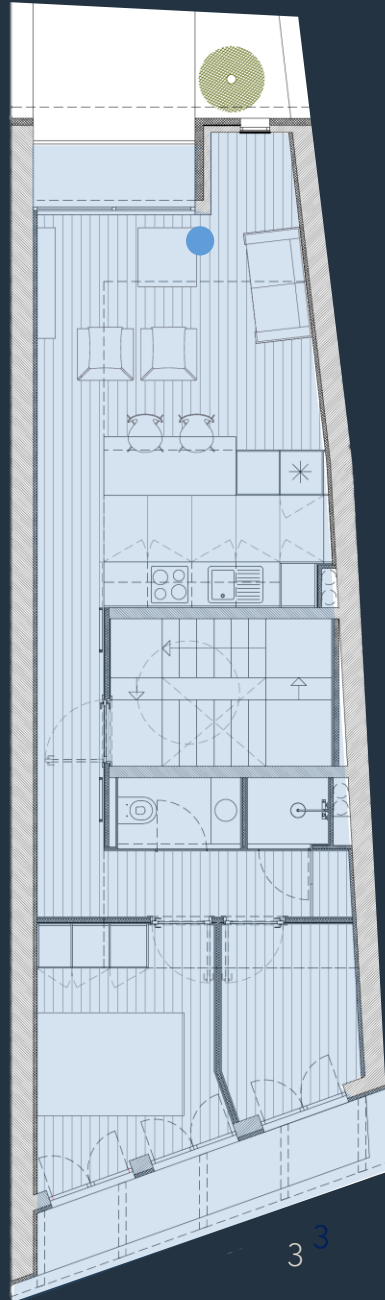
THE 409











RUBY

T2 62.2m2 3rd floor

RESERVED

This apartment is similar to the one the one just below it (Tawny), being the main difference the conversion of part of the front and back areas into bigger balconies. The living room will have the same open kitchen and a dinning table that comfortably sits 4. There will be two additional rooms, and the toilet will also be separate from the shower.

THE 208

- Rua da Boavista 208 -

Centenary building in Cedofeita, one of Porto's most traditional neighborhoods. Walking distance of around 10-15min to Tower of Clérigos, 5min to Lapa's Metro Station, Casa da Música and 10min to the nightlife center. The building has a long courtyard in the back.

[Google Maps](#)

THE 208



THE 208 APARTMENTS

Name	Type	Floor	m2 (GDA)	Value	Monthly rent <i>Yield 4%</i>	Airbnb Night/Month <i>Yield 10%</i>
Douro	To	o Front	32	€ 150,000	€ 500	€ 51/616
Andorinha	To	o Back	43	€ 200,000	€ 670	€ 68/822
Rabelo	To	1st Front	39	€ 175,000	€ 580	€ 60/720
Republica	T1	1st Back	64	€ 250,000	€ 833	€ 85/1030
Caravela	T2 duplex	2nd Front	74	€ 275,000	€ 920	€ 95/1130
Galeria	T2 duplex	2nd Back	99	€ 350,000	€ 1,170	€ 120/1450

THE 208 STATUS

The original structure features four apartments, all currently rented, and do not require major rehabilitation work inside.

The rehabilitation and expansion project was approved by CMP on March 2022.

The project features the addition of two T2 duplex and the expansion of the 'Republica' To.



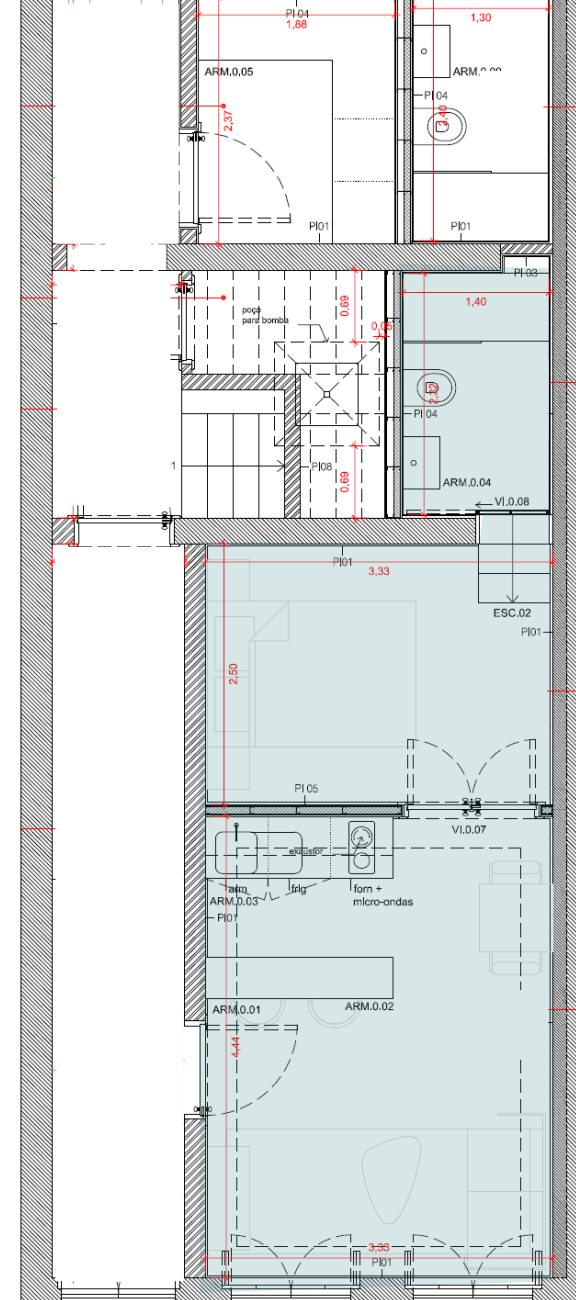
DOURO

To 32m2 ground floor front

150,000 €

This is the first apartment as you enter the building. The entrance door opens up to a living room and kitchen with two windows that face the street. Through the bedroom, which is a separate division you have access to the bathroom for maximum privacy.

Rehabilitation work concerns more the common areas than the apartment itself, which is already in great conditions.



DOURO

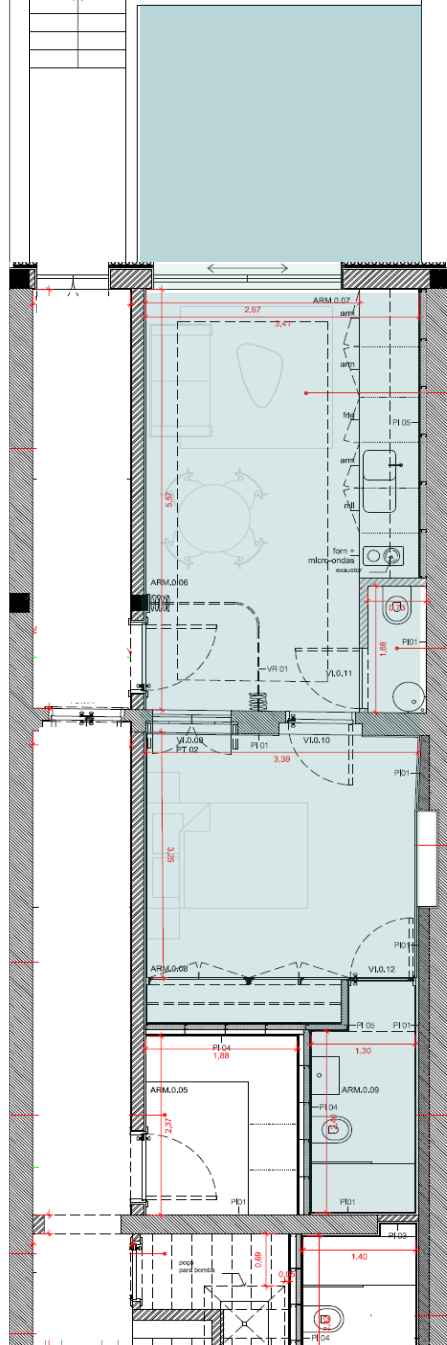
Airbnb

To 32m2 ground floor front

150,000 €

THE 208





ANDORINHA

To 43m2 ground floor back

200,000 €

This ground floor apartment is slightly bigger as it benefit from a courtyard in the back. Like 'Douro', the entrance door also opens to a living room and kitchen. Through the bedroom, which is a separate division you have access to the bathroom for maximum privacy.

No major rehabilitation needed on the apartment itself.



ANDORINHA

Airbnb

To 43m2 ground floor back

200,000 €



THE 208

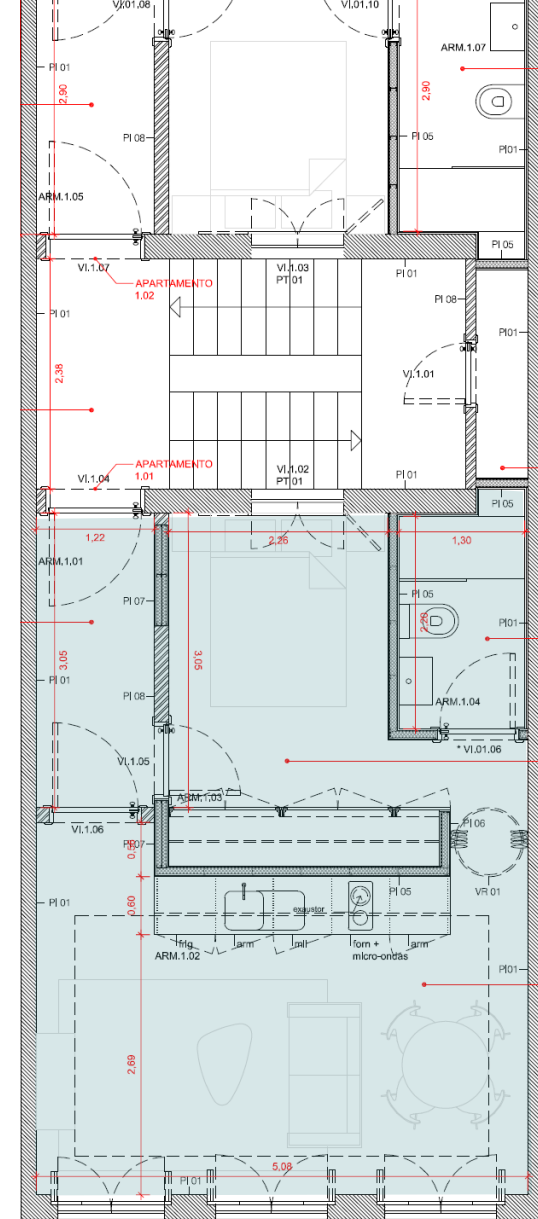
RABELO

To 39m² 1st floor front

175,000 €

This apartment has a small entrance corridor, with the bedroom to the right, and the living room with open-kitchen at the end of it. The bathroom is accessible both through the bedroom and living room, which also receives a lot of light.

Rehabilitation work concerns more the common areas than the apartment itself, which is already in great conditions.



RABELO

Airbnb

To 39m2 1st floor front

175,000 €



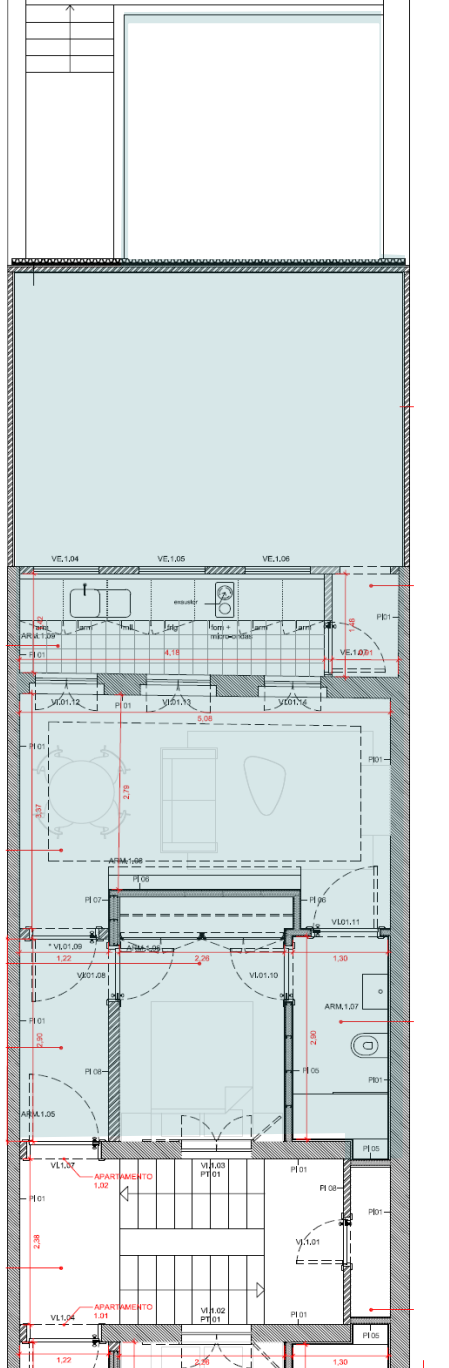
THE 208

REPUBLICA

To 64m2 1st floor back

250,000 €

This apartment will be expanded to occupy the area that today constitutes the terrace, offering the possibility to add square meters to the current living room or an additional bedroom.



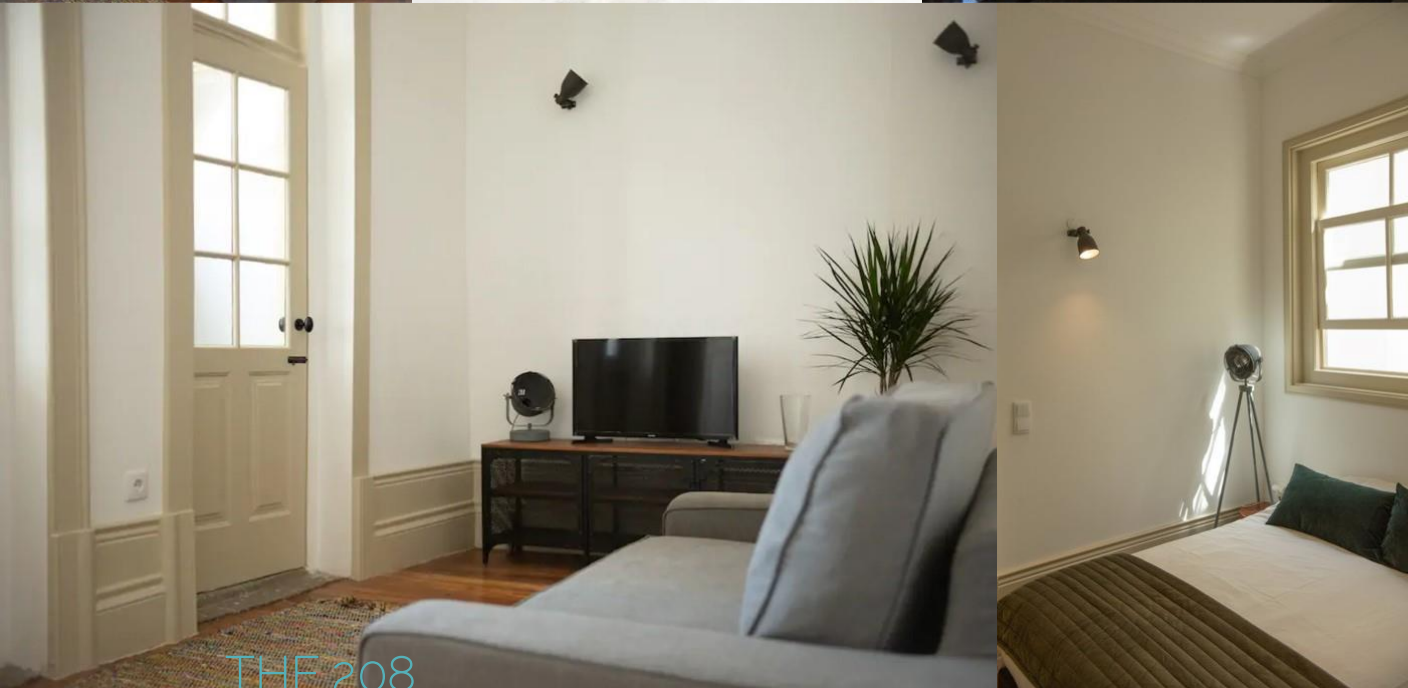


REPUBLICA

Airbnb

To 64m2 1st floor back

250,000 €



THE 208

CARAVELA

T2 duplex 74m2 2nd floor front

275,000 €

This apartment will have two bedrooms and one living room spanning across two floors. Its windows will face the street side and will have a balcony on the top floor.





GALERIA

T2 duplex 99m2 2nd floor back

350,000 €

This apartment will have two bedrooms and one living room spanning across two floors. It will be significantly bigger than 'Caravela', and its windows will face the courtyard in the back.



THE 963

THE 963

- Rua da Fernandes Tomás 963 -

Located in the historic center in Trindade and next to "Câmara do Porto", there are plenty of great local restaurants and all amenities you need. Moreover, it is located next to Trindade metro station from where you can everywhere in Porto.

[Google Maps](#)

THE 963 APARTMENTS

Name	Type	Floor	m2 (GDA)	Value		Monthly rent <i>Yield 4%</i>		Airbnb Night/Month <i>Yield 10%</i>	
Café	Commercial	0	74	€	350,000	€	1,600 (5%)	n/a	
LBV	To	1st Right	36	€	180,000	€	600	€	62/740
Mandala	To	1st Left	36	€	180,000	€	600	€	62/740
Trindade	T1 duplex	2nd Right	61	€	250,000	€	833	€	86/1027
Aliados	T1 duplex	2nd Left	61	€	250,000	€	833	€	86/1027



THE 963 STATUS

The original structure features two apartments, each currently in 1-year lease and are not in need major rehabilitation work inside. It also features a commercial unit (Café/Restaurant/Bar) on the ground floor.

The re-habilitation and expansion project was submitted to CMP on May 2021.

The project outlines the addition of two T1 duplexes.

CAFÉ

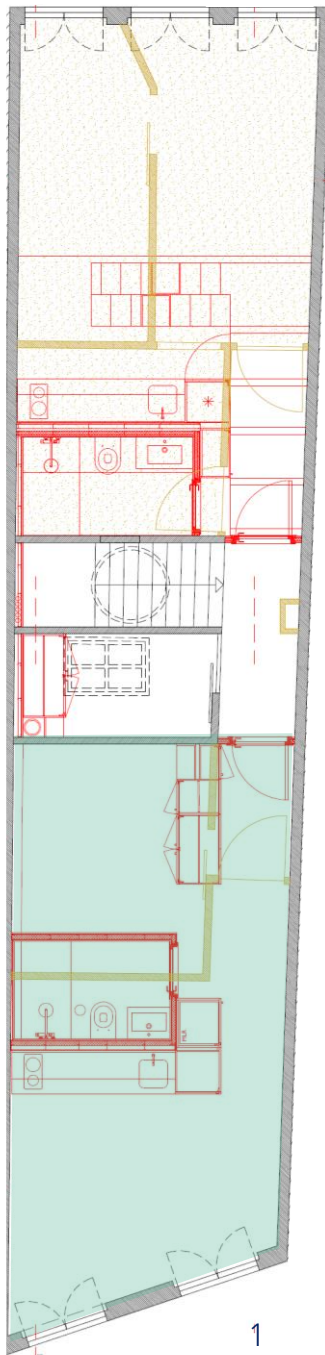
Commercial space 74m2 ground floor

350,000 €

An 8-year lease for the commercial location has been signed in March 2022 (€ 1600/monthly).

THE 963





LBV

To 36m2 1st floor right

180,000 €

This apartment has one bedroom to the right, as you enter, followed by a bathroom. The living room at the end of the corridor is equipped with an open-kitchen facing Rua Fernandes Tomás. It has been a favorite among Airbnb guests over the years.

Rehabilitation work concerns more the common areas than the apartment itself, which is already in great conditions.



LBV

Airbnb

To 32m2 1st floor right

180,000 €



THE 983

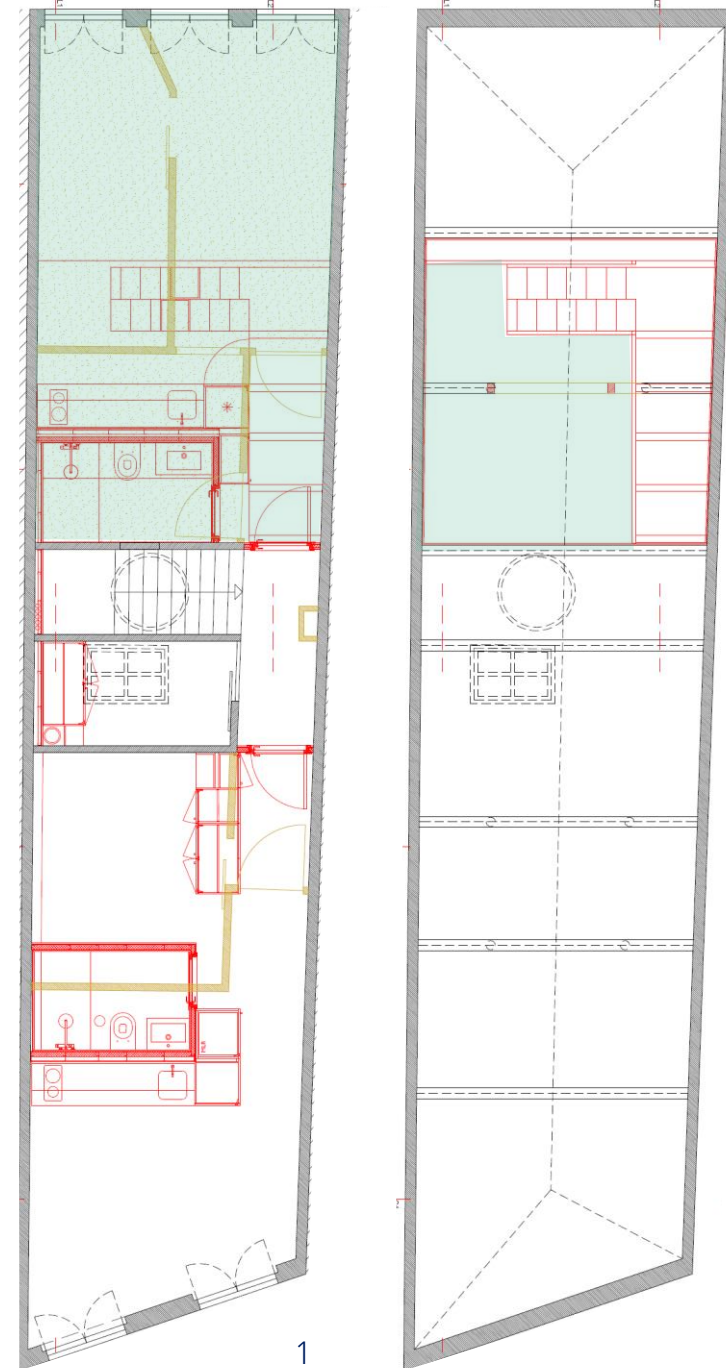
MANDALA

To 36m² 1st floor left

180,000 €

This apartment is quite unique thanks to the staircase that leads to the bedroom mezzanine, and which also serves as a bookshelf. It is equipped with a bathroom, as you enter, and an open kitchen facing the living room. It has a very high ceiling.

No major rehabilitation is needed on the apartment itself.



MANDALA

Airbnb

To 32m2 1st floor left

180,000 €

THE 963





ALIADOS

T1 duplex 61m2 2nd floor right

250,000 €

This apartment will have one bedroom and one living room spanning across two floors. Its windows will face Rua Fernandes Tomás and will have a balcony on the top floor.

The rendering of the floor plan is currently in development and should be ready as of March'21.

TRINDADE

T1 duplex 61m2 2nd floor left

250,000 €

This apartment is very similar to 'Aliados' but will face Rua do Estevão instead. It will have one bedroom and one living room spanning across two floors, including a balcony on the top one.

The rendering of the floor plan is currently in development and should be ready as of March'21.





FULL-SERVICE PROVIDED

We offer two models for property management:

- / 3% guaranteed yield
- / 20% management fee

ESTABLISHED OPERATIONS

Top customer feedback



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Excellent relations with banking partners



BOARD & MANAGEMENT TEAM



Luis Castro

Co-founder & GM

*Civil Engineer
INSEAD MBA*



Joao Maria Fonseca

Co-founder & GM

*Civil Engineer
Executive*



Francisco Briosas e Gala

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