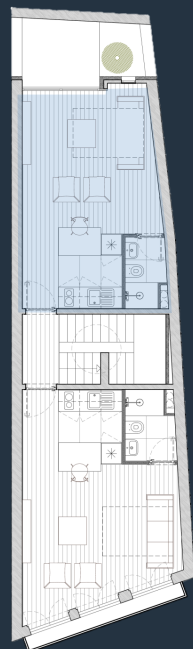


RESERVED

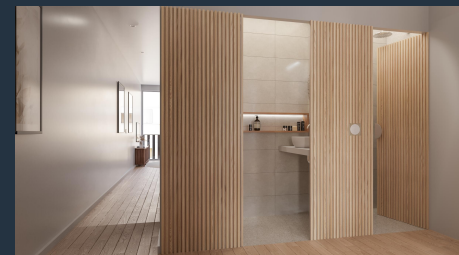
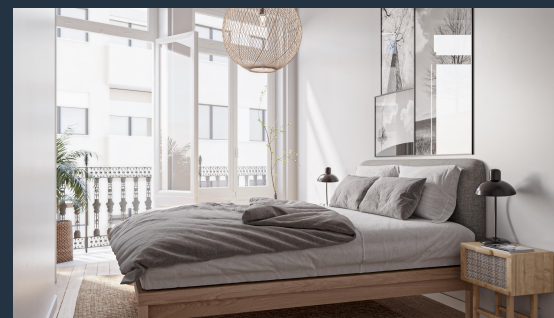
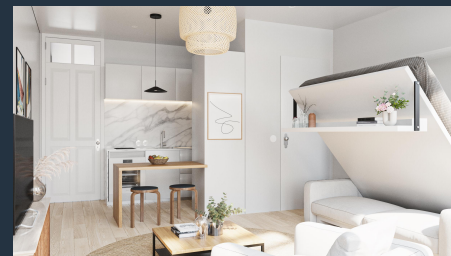
# NEW 'CAPITAL PRESERVATION' GOLDEN VISA OFFER 1

- / 350K euros for 2 renovated apartments, a T1 and a To.
- / This new deal includes 20K euros discount in exchange for 2-year lease agreement\*.
- / Offer is only available until end of November'21.

To  
Barca



T1  
Ruby



*\*lease agreement to start after renovation is complete, and run from Jan 2023 to Dec 2026.*

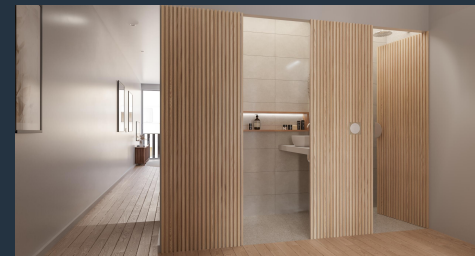
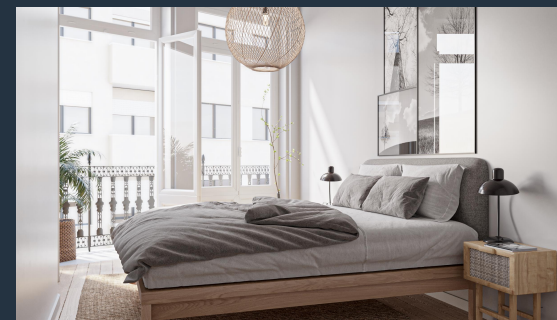
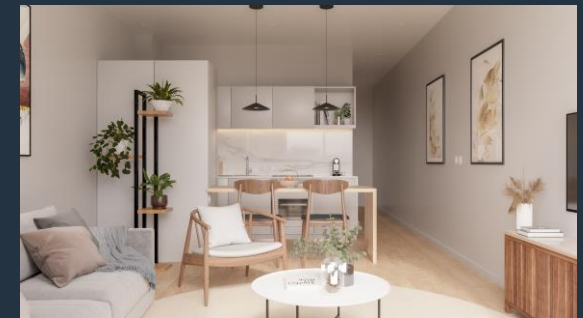
# NEW 'CAPITAL PRESERVATION' GOLDEN VISA OFFER 2

- / 365K euros for 2 renovated apartments, a T1+1 and a To.
- / This new deal includes 45K euros discount in exchange for 4-year lease agreement\*.
- / Offer is only available until end of November'21.

To  
Foz



T1+1  
Tawny

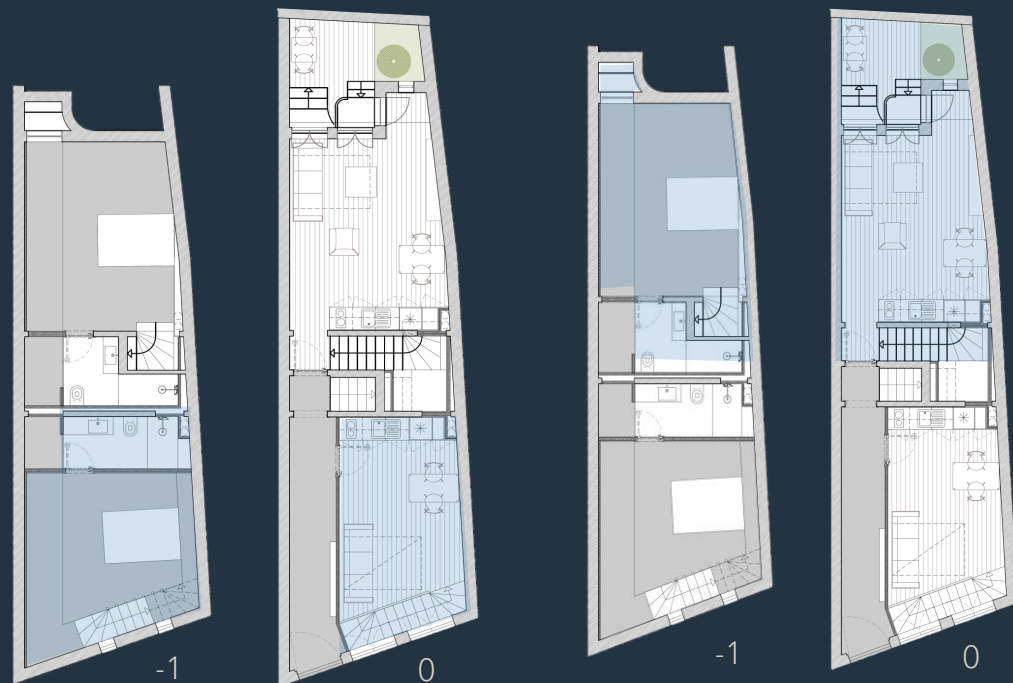


*\*lease agreement to start after renovation is complete, and run from Jan 2023 to Dec 2026.*

# NEW 'CAPITAL PRESERVATION' GOLDEN VISA OFFER 3

- / 355K euros for 2 renovated studio apartments, each with two levels.
- / This new deal includes 45K euros discount in exchange for 4-year lease agreement\*.
- / Offer is only available until end of November'21.

To  
Azulejo



T1  
Ruby



*\*lease agreement to start after renovation is complete, and run from Jan 2023 to Dec 2026.*



# GOLDEN VISA INVESTOR DECK



Updated Oct'21

Zelije Capital Partners

©2020 by Zelije



# 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.





# 2022 GOLDEN VISA CHANGES

The Portuguese government has finally announced an end to eligibility for the Golden Visa program via real-estate investments in Porto, Lisbon and the littoral coast as of 2022.

 **REUTERS** World Business Markets Breakingviews Video More

## Portugal to review 'golden visa' scheme in bid to create new jobs

By Victoria Waldersee 3 MIN READ  

LISBON, Oct 28 (Reuters) - Portugal's government is to review its 'golden visa' programme which grants residence to non-EU foreign investors with a view to redirecting such investment from a red-hot property market in big cities to depopulated areas in order to create new jobs.

The "Authorisation of Residence for Investment Activity" policy, commonly known as the golden visa programme and aimed at foreigners ready to invest 250,000-500,000 euros in Portugal, has attracted 4.8 billion euros (\$5.3 billion) of investment since its launch in 2012.

However, 90% of this investment has gone into the property market, sending house prices soaring and contributing to the growing issue of rising rents for locals in the two main cities, Lisbon and Porto.

Just 17 investors out of nearly 8,000 chose to invest in companies, government data

 South China Morning Post News Comment Lifestyle More + Coronavirus

Business

## Portugal's plan to exclude Lisbon and Porto from golden visa scheme draws flak from property industry

- Portuguese government has until the end of the year to make amendments to scheme as it looks to bring property prices under control in its top two cities.
- Developers say the move will discourage foreign investors as other cities are not seen as investor friendly

 Cheryl Arcibal  
Published: 10:30am, 19 Feb, 2020 [Why you can trust SCMP](#)





# A UNIQUE OPPORTUNITY

As we are re-habilitating & expanding our 3 existing properties in Porto, our portfolio contains 16+ apartments.

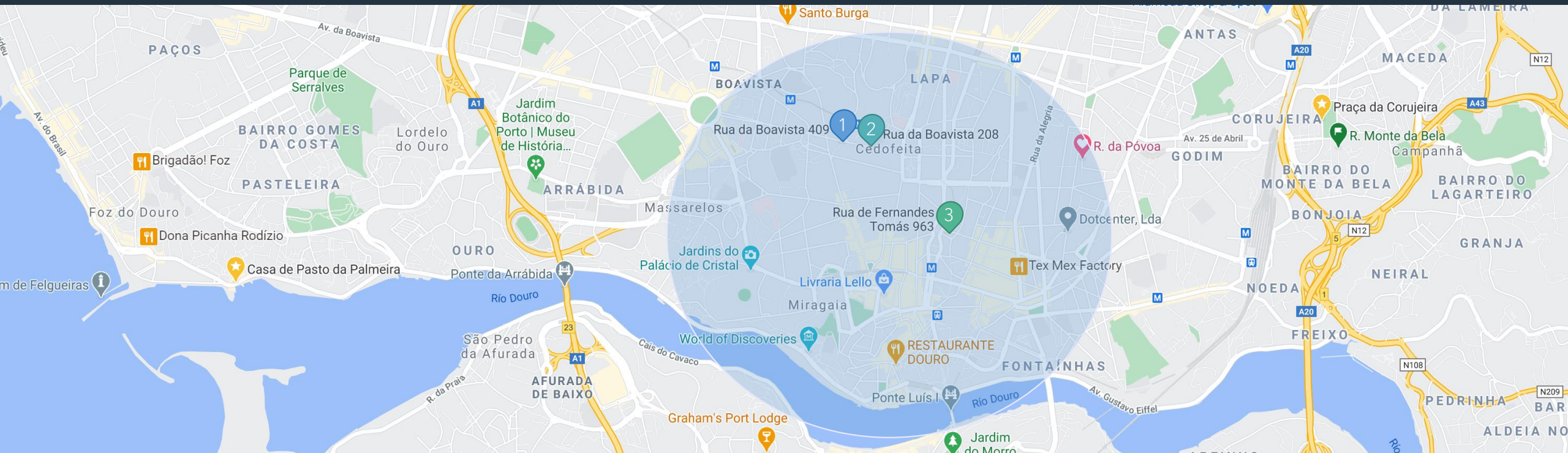
Key benefits of investing with us are:

- / Access to multiple investment options that qualify for 350K € prior to December 2021 cut off date
- / Trusted partner with proven track-record in rehabilitation and property management
- / 3% yield guaranteed during first 5years

*\* Starting off as soon as renovation is done.*



# 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 (GDA)	Value		Monthly rent Yield 4% (during Covid-19)	Airbnb Night/Month Yield 10% (pre-Covid-19)
Azulejo	To+1	0 Front	55	€ 200,000		€ 650*	€ 68/1644*
Rio	To+1	0 Back	59	€ 200,000		€ 650*	€ 68/1644*
Foz	To	1st Front	30	€ 150,000		€ 500	€ 50/1200
Barca	To	1st Back	28	€ 150,000	Reserved	€ 500	€ 50/1200
Tawny	T1+1	2nd	60	€ 260,000		€ 750*	€ 90/2160*
Ruby	T1	3rd	53	€ 220,000	Reserved	€ 750*	€ 68/1644*

\*Assumption based on the two existent apartments performance. Airbnb at 80% occupancy rate.





THE 409

## THE 409 STATUS

The original structure features four apartments, each currently in a 1-year lease.

A rehabilitation and expansion proposal was submitted to the CMP August last year, and we anticipate approval latest by April'21. The project outlines the addition of a 3rd floor, corresponding to one (1) T2.

We already have contract for the rehabilitation work, so as soon as we have CMP approval the work can commence.

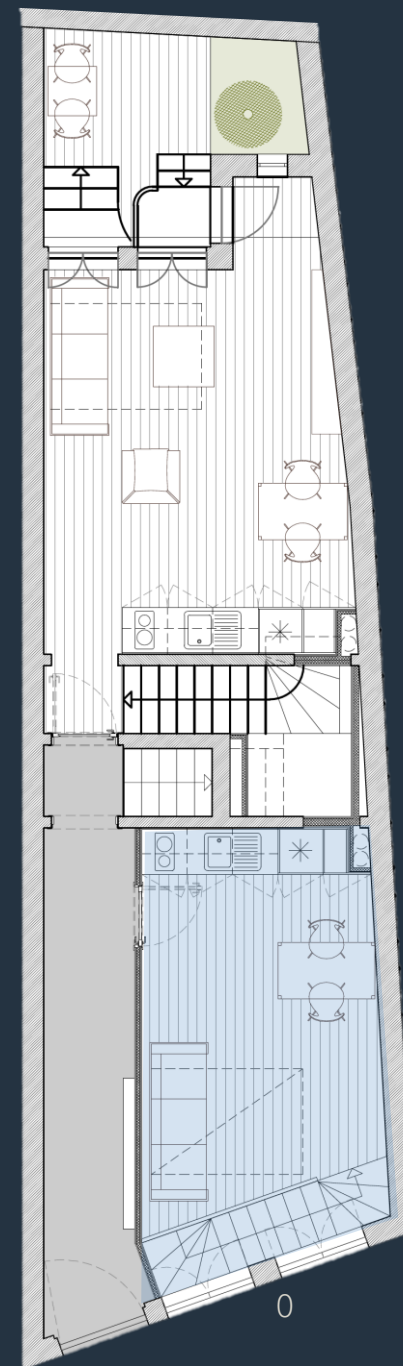
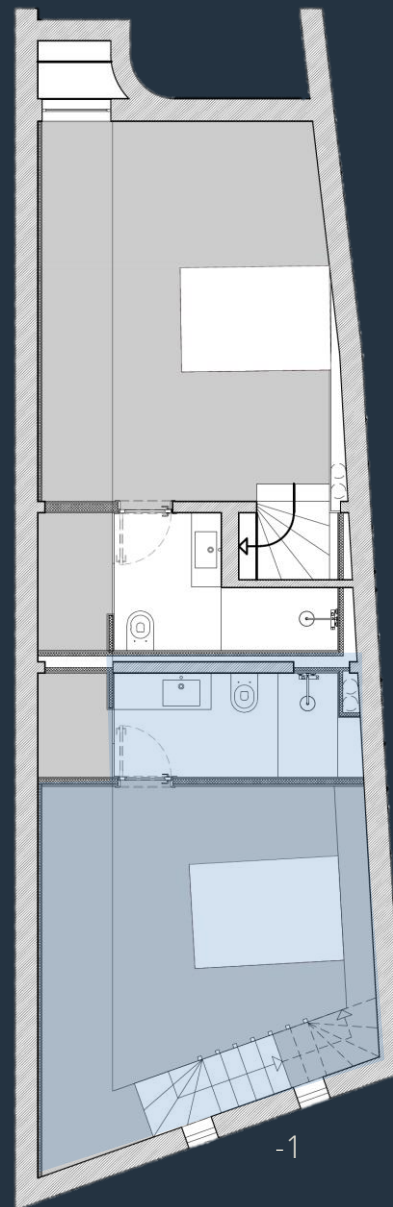
Ready today for 350K golden visa application.\*

# AZULEJO

To 42m2 ground floor & -1 front

200,000 €

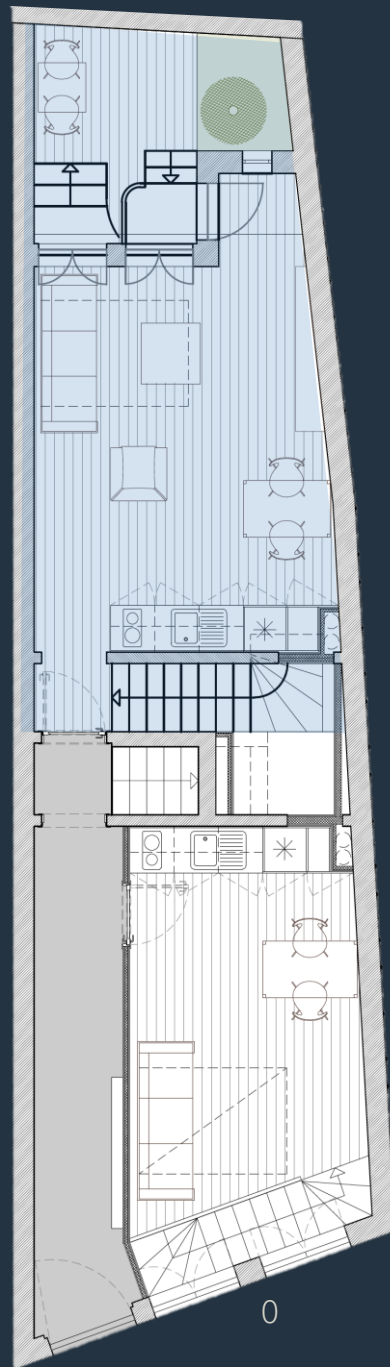
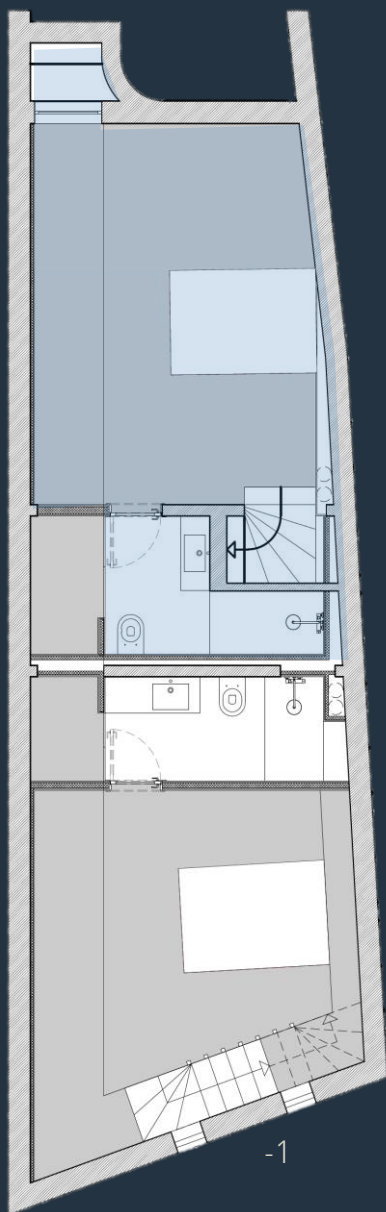
This apartment will be expanded to accommodate two levels. On the ground floor you'll have the entrance plus the living room and an open-kitchen. Close to the windows that face the street there will be a staircase that goes down to a separate floor where the bed and bathroom are located.











# RIO

To 42m2 ground floor & -1 back

200,000 €

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 31m<sup>2</sup> 1st floor front

150,000 €

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 will also have a small balcony facing the street side.







RESERVED



# BARCA

To 28m2 1<sup>st</sup> floor back

150,000 €

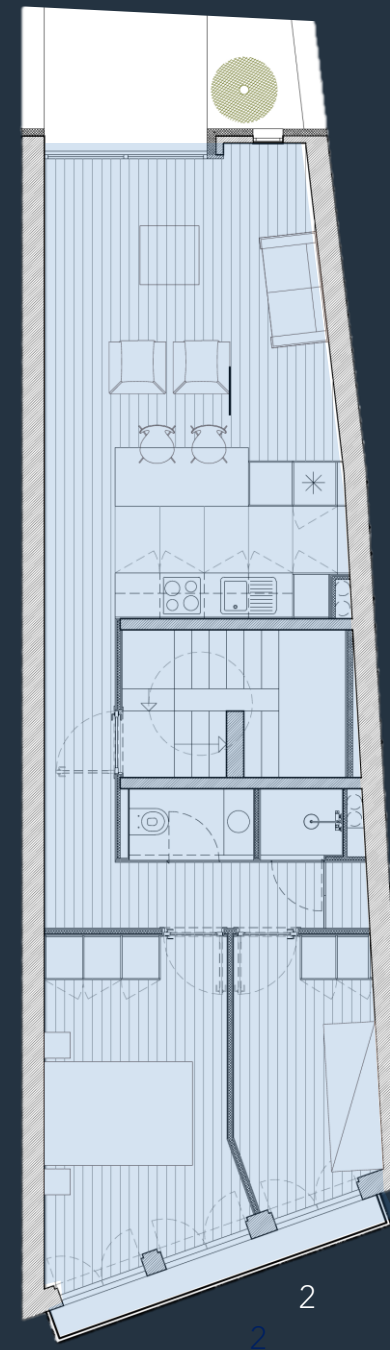
This simple studio-like apartment will be equipped with kitchen that includes a dining table, 1 toilet and open area spacious enough to fit a bed and a sofa. It gets light from the back of the building.

# TAWNY

T2 65m2 2<sup>nd</sup> floor

260,000 €

This will be the biggest apartment on the building. The living room will have an open kitchen and a dining 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.







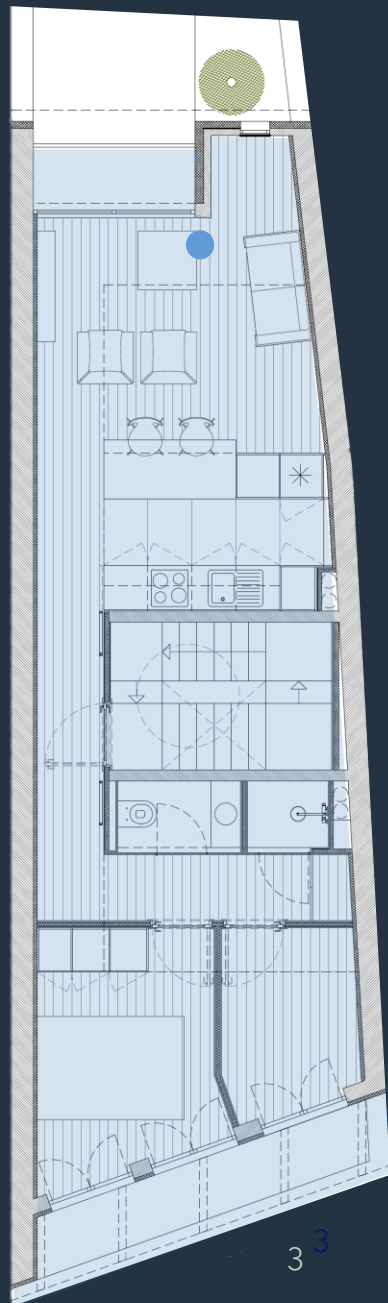








RESERVED



## RUBY

T2 53m<sup>2</sup> 3<sup>rd</sup> floor

220,000 €

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 dining 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% (during Covid-19)</i>	Airbnb Night/Month <i>Yield 10% (pre-Covid-19)</i>
Douro	To	0 Front	32	€ 150,000	€ 500	€ 50/1200
Andorinha	To	0 Back	43	€ 200,000	€ 650	€ 68/1644
Rabelo	To	1st Front	39	€ 175,000	€ 580	€ 60/1438
Republica	T1	1st Back	64	€ 250,000	€ 833*	€ 85/2040*
Caravela	T2 duplex	2nd Front	74	€ 275,000	€ 917*	€ 94/2060*
Galeria	T2 duplex	2nd Back	99	€ 350,000	€ 1,160*	€ 120/2,877*

\*Assumption based on the three existent apartments performance. Airbnb at 80% occupancy rate.



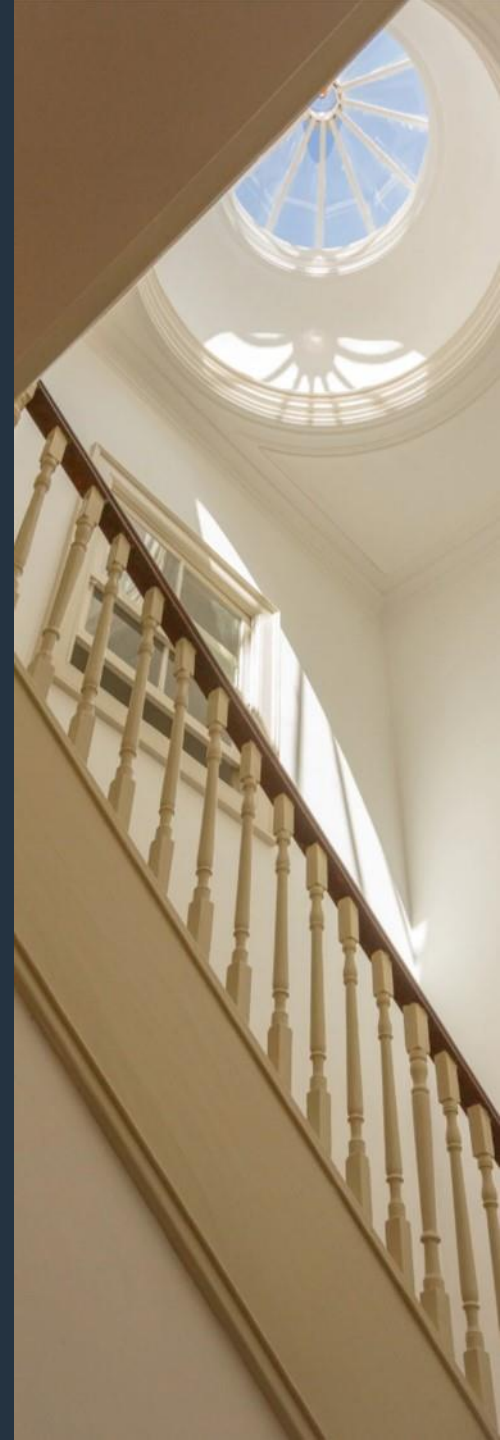
# THE 208 STATUS

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

Our re-habilitation and expansion project is currently in the design stage with our architecture firm and will be submitted to CMP by May'21 at the latest. The project features the addition of two T2 duplex and the expansion of the 'Republica' To.

Our construction contract will be awarded no later than May'21 to begin work upon CMP approval.

Ready for 350K golden visa application as of March'21\*



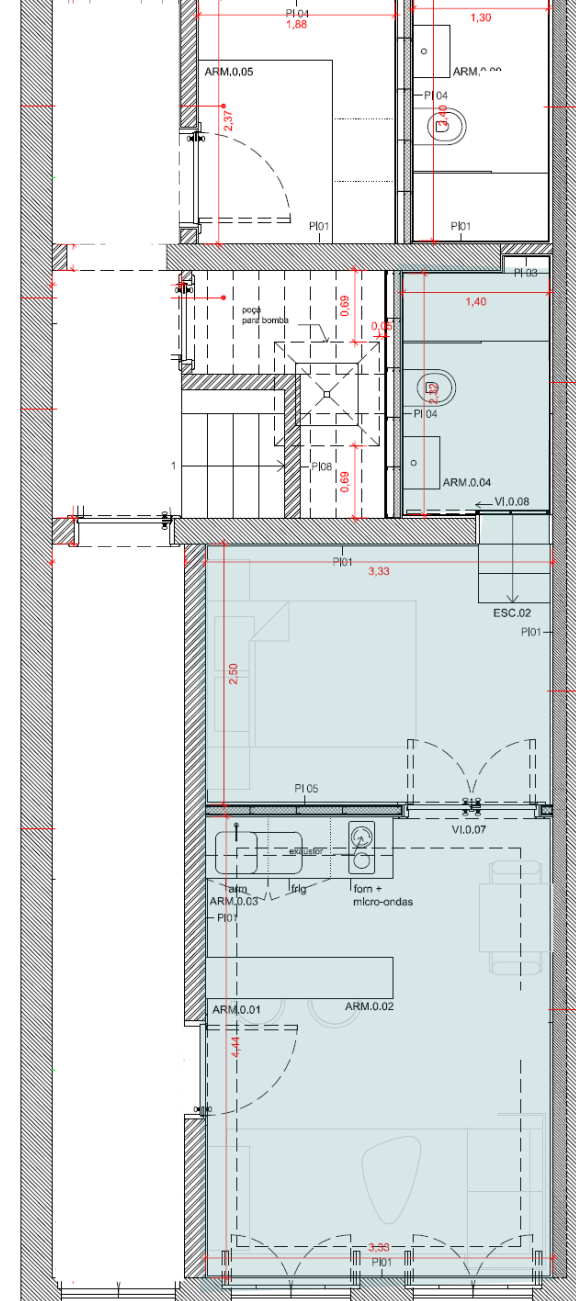
# DOURO

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

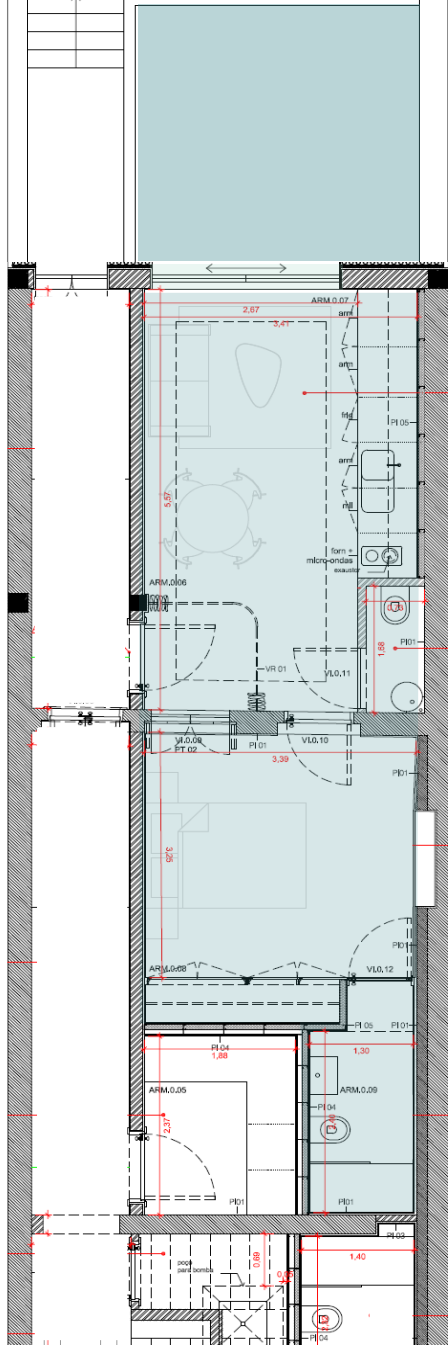
Airbnb

To 32m2 ground floor front

150,000 €



THE 208



# ANDORINHA

To 43m<sup>2</sup> 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.

0



# ANDORINHA

Airbnb

To 43m2 ground floor back

200,000 €



THE 208



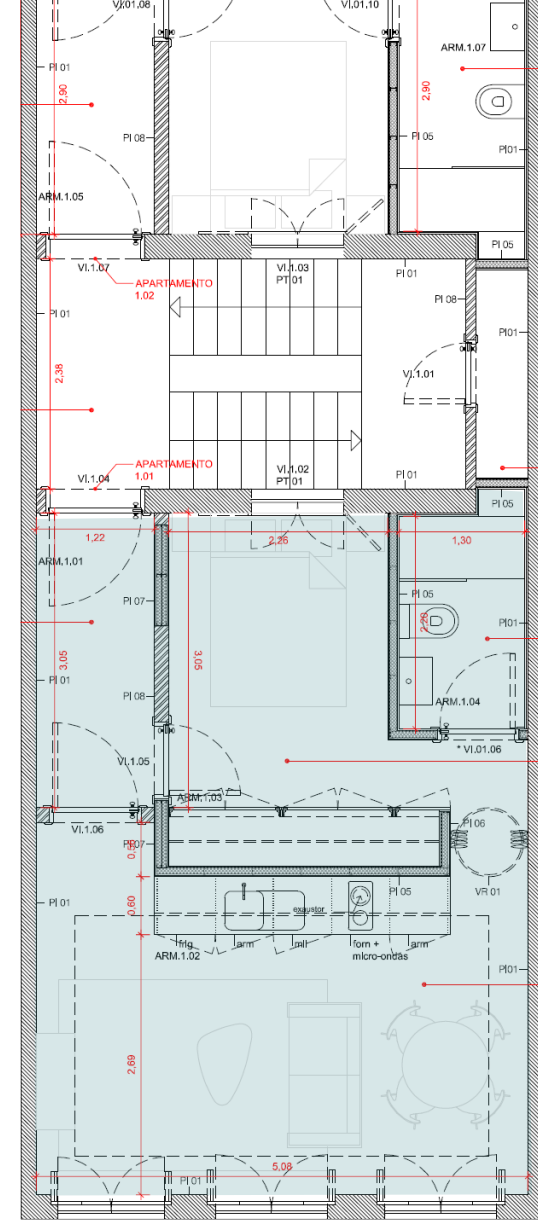
# RABELO

To 39m2 1<sup>st</sup> 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

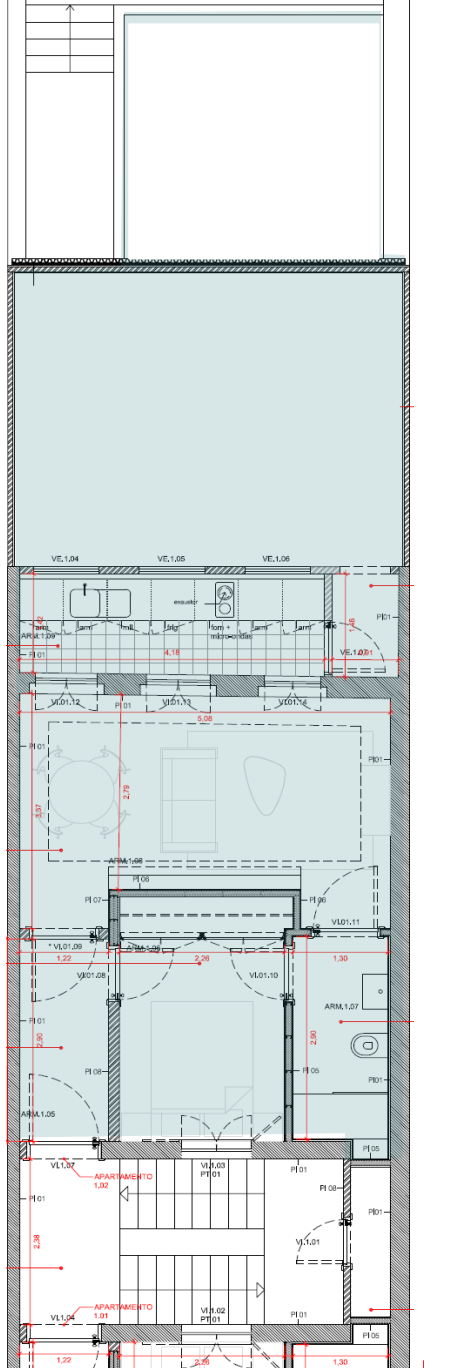
Airbnb

To 39m2 1<sup>st</sup> floor front

175,000 €



THE 208



# REPUBLICA

To 64m<sup>2</sup> 1<sup>st</sup> 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.



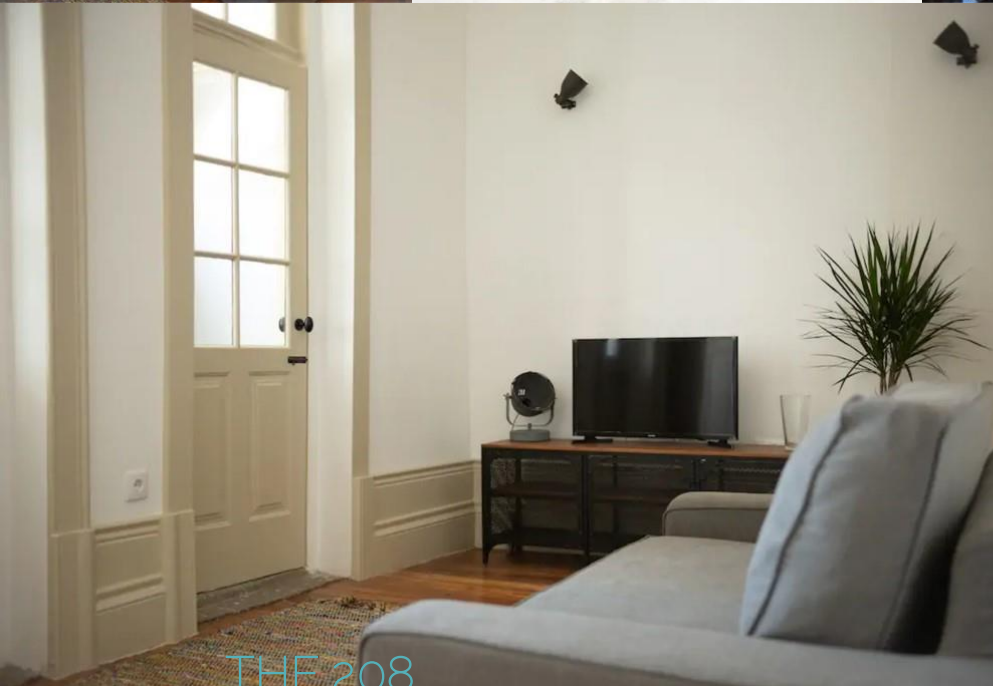


# REPUBLICA

Airbnb

To 64m2 1<sup>st</sup> floor back

250,000 €



THE 208

# CARAVELA

T2 duplex 74m2 2<sup>nd</sup> 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.

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







# GALERIA

T2 duplex 99m2 2<sup>nd</sup> 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 rendering of the floor plan is currently in development and should be ready as of March'21.





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 Yield 4% (during Covid-19)	Airbnb Night/Month Yield 10% (pre-Covid-19)
Café	Commercial	0	74	€ 350,000	€ 1,167	n/a
LBV	To	1st Right	36	€ 180,000	€ 600	€ 62/1479
Mandala	To	1st Left	36	€ 180,000	€ 600	€ 62/1479
Trindade	T1 duplex	2nd Right	61	€ 250,000	€ 833*	€ 86/2055*
Aliados	T1 duplex	2nd Left	61	€ 250,000	€ 833*	€ 86/2055*

\*Assumption based on the two existent apartments performance. Airbnb at 80% occupancy rate.



## THE 963 STATUS

The original structure features two apartments, each currently in 1 year lease and are not in need major rehabilitation work inside. The lease for the commercial location (Café) terminates in 2021.

Our re-habilitation and expansion project is currently in the design stage with our architecture firm and will be submitted to CMP by May'21 at the latest. The project outlines the addition of two T1 duplexes.

Our construction contract will be awarded no later than May'21 to begin work upon CMP approval.

Ready for 350K golden visa application as of March'21\*



# CAFÉ

Commercial space 74m2 ground floor

350,000 €

The lease for the commercial location terminates in 2021, at which point rental income will adjust to market value (€ 1200), either with the same tenant or a new one.





## LBV

To 36m2 1<sup>st</sup> 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 1<sup>st</sup> floor right

180,000 €



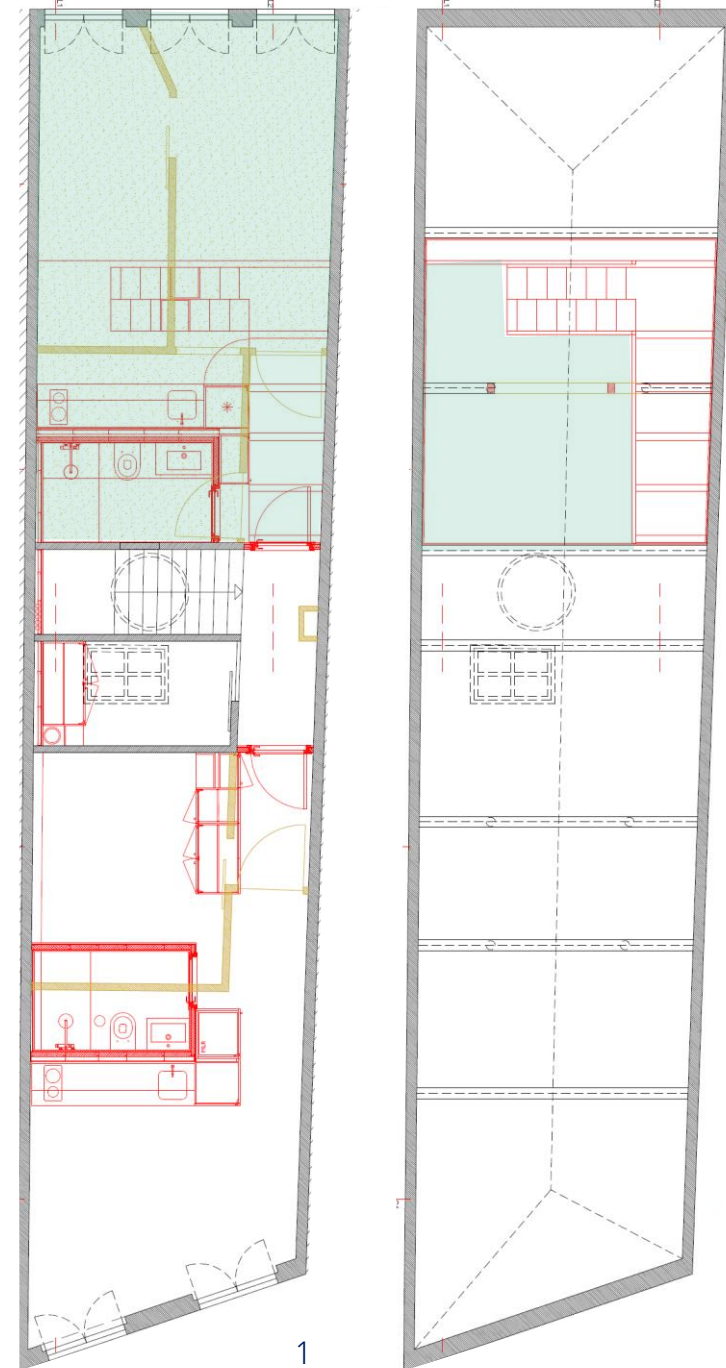
# MANDALA

To 36m2 1<sup>st</sup> 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 bath room, as you enter, and an open kitchen facing the living room. It has a very high ceiling.

No major rehabilitation needed on the apartment itself.



# MANDALA

Airbnb

To 32m2 1<sup>st</sup> floor left

180,000 €



THE 963





# ALIADOS

T1 duplex 61m2 2<sup>nd</sup> 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.



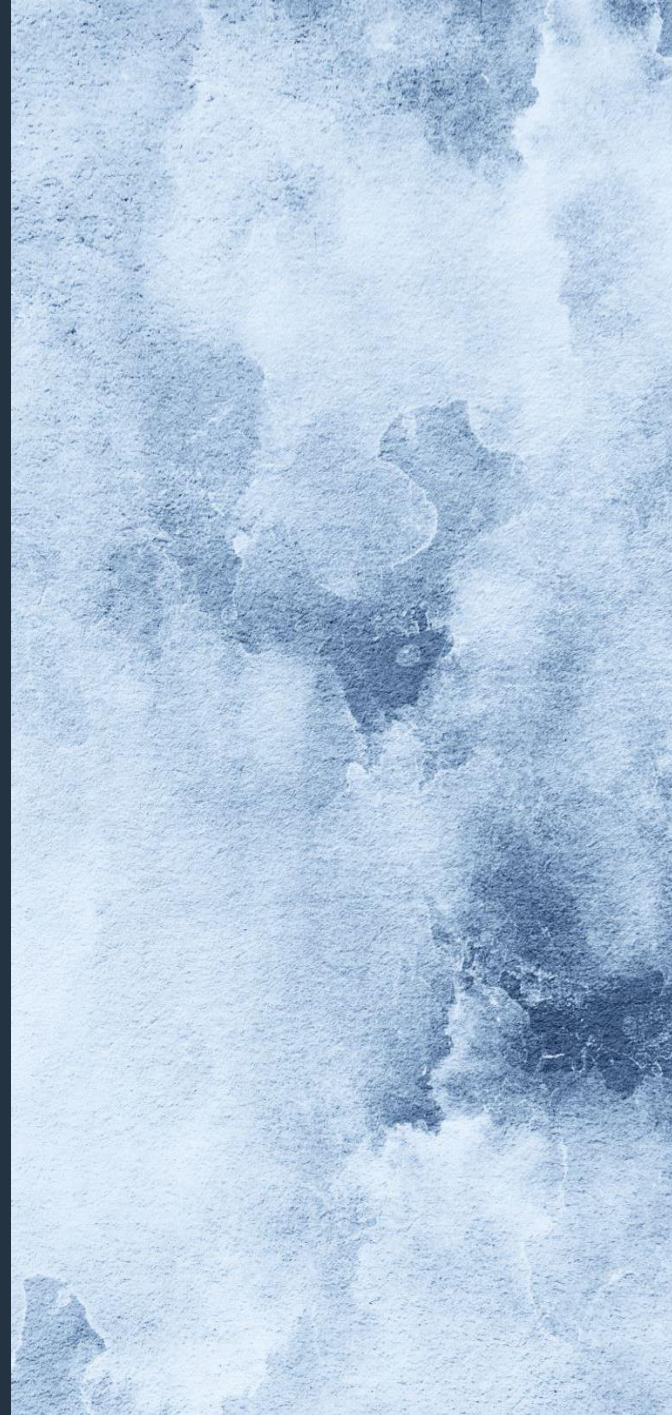
# TRINDADE

T1 duplex 61m2 2<sup>nd</sup> 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



Tourism permits, licenses and management services in place



Excellent relations with banking partners





# TIMELINES

*Before December 31st 2021*

Agree to final terms and sign co-ownership contract with Zelije upon 50% down payment.  
Open a bank account in Portugal to deposit the remainder investment.\*  
Submit Golden visa application (we can recommend a top lawyer firm).

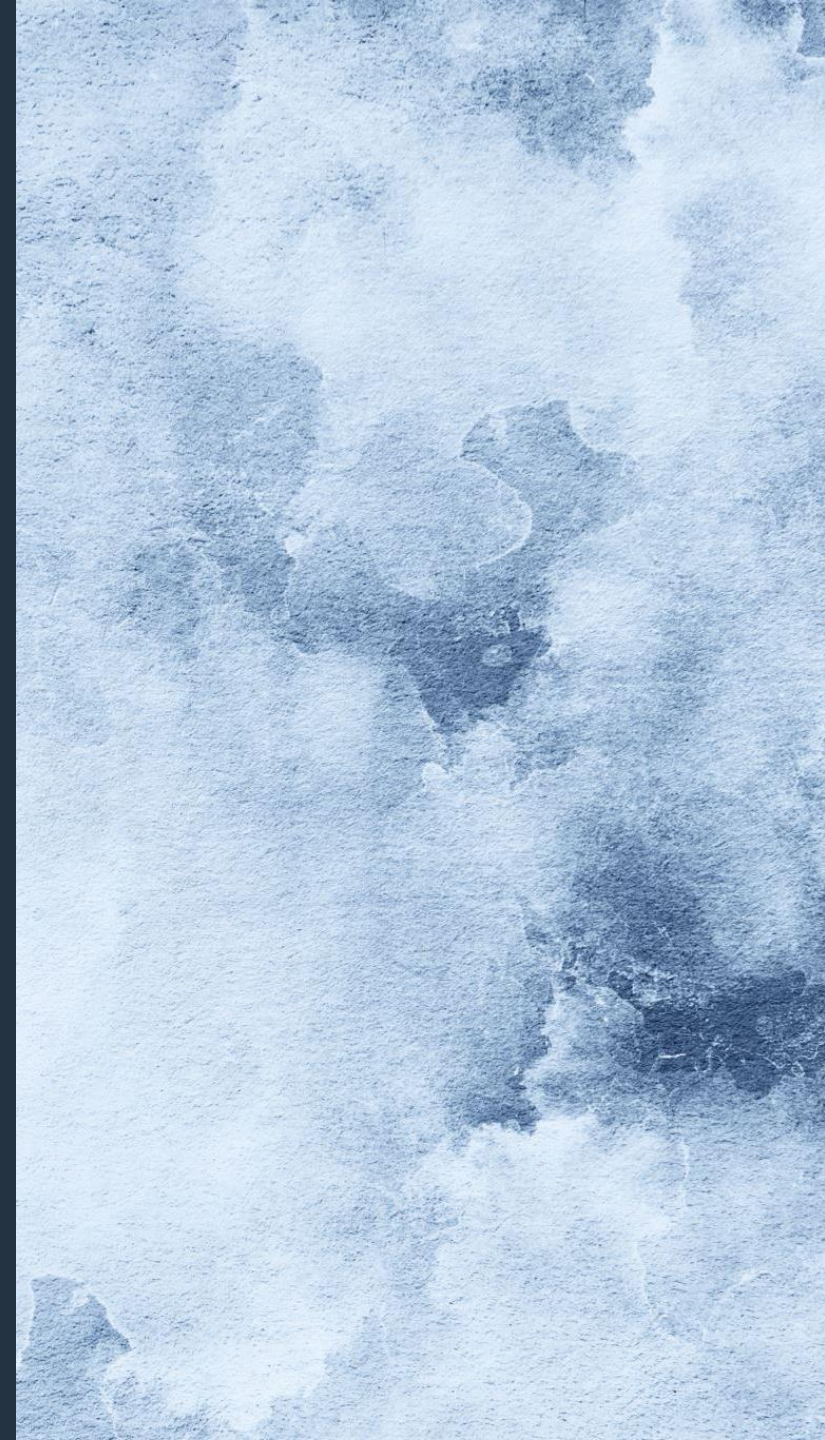
*from January 2022- January 2023*

Building renovation, with phased payments for the remainder

*February 2023*

Renovation ends.  
Investor takes full ownership of the apartments.

*\*For the golden visa submission you are required to show that the full 350K are already in Portugal.*



# BOARD & MANAGEMENT TEAM



Luis Castro

*Co-founder & GM*

*Civil Engineer  
INSEAD MBA*



Joao Maria Fonseca

*Co-founder & GM*

*Civil Engineer  
Executive*



Leonardo Manuel Oliveira

*Co-founder*

*Finance & Biz Dev  
INSEAD MBA*



Francisco Brios e Gala

*Co-founder*

*General Management  
Marketing Executive*



# CONTACT INFO



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