



# PLOT FOR CONSTRUCTION

FERRAGUDO - ALGARVE

AMI 25356





# Who we are

Luso7Invest is a consultancy specialized in the acquisition and structuring of financial businesses, legal advisory, property management, and real estate consultancy. We offer personalized and confidential support, ensuring the best business opportunities.



## Acquisition et Structuration de Projets

- Complete Setup and Advisory for Businesses
- Development of projects / European funds
- Identification of the best investment opportunities



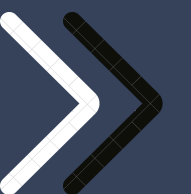
## Legal Advisory

- Legalization and Visas
- Immigration Process
- Inheritance and Succession



## Real Estate Consultancy

- Property Management and Enhancement
- Support in the acquisition and sale of properties







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BUSINESS CONSULTING

Algarve

Fábrica Portugal & Mexilhão

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# 01 *EXECUTIVE SUMMARY*



Jose Covas Real Estate is proud to present Beirarade, an exciting development opportunity in Algarve with an approved PIP for a residential and/or hospitality project.

This project aims to transform the historic fish canning factories, "FábricaPortugal" and "Fábricado Mexilhão," into a premium hospitality and residential complex in Mexilhoeirada Carregação, Lagoa (Algarve).



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# INVESTMENT HIGHLIGHTS

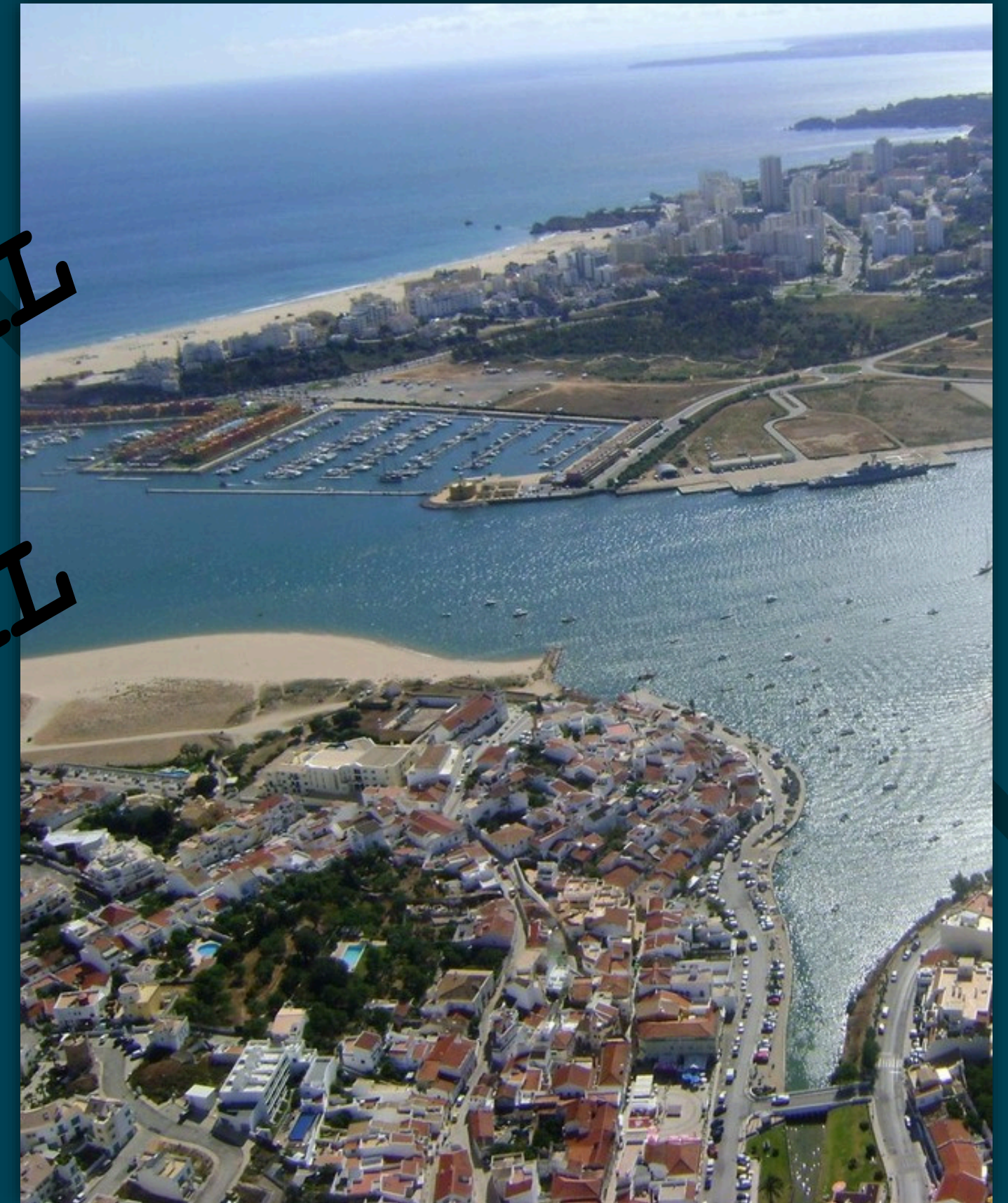
Exceptional Connectivity: Easy access via the A22 (Via do Infante) and EN125 highways, close to Ferragudo train station.

Prime Waterfront Location: The 13.380 sqm plot is positioned on the left bank of the Arade River estuary, offering stunning river views and potential for a private marina.

Strong Market Appeal: Ideal for a premium residential and hospitality development in a sought-after Algarve destination.

11.709 sqm project to develop 31 apartments (2-bedroom) + Hotel (77 rooms)

Approved PIP – quicker time to market and reduced licensing risk





## 03 LOCATION

A historic waterfront gem on the Arade River estuary, offering prime accessibility as well as breathtaking views.

Situated on the left bank of the Arade River estuary, the historic Portugal and Mexilhão canning factories sit on a prime waterfront position in Mexilhoeirada Carregação, Lagoa. With a west-facing orientation and an extensive riverfront, the site enjoys breathtaking sunset views and direct water access.

This privileged location offers seamless connectivity, with major roadways such as the A22 (Via do Infante) and EN125 providing efficient access across the Algarve. The Faro International Airport is just 64 km away.





It is home to upper-class Portuguese families and high-income foreigners, who are attracted by the unique lifestyle of this region, characterized by a mild climate and sunny days.

The Algarve is a prestigious destination known for its golden beaches, dramatic cliffs, world-class golf courses, and a relaxed Mediterranean lifestyle, attracting sophisticated residents and visitors year-round.

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# THE MARKET

## RESIDENTIAL

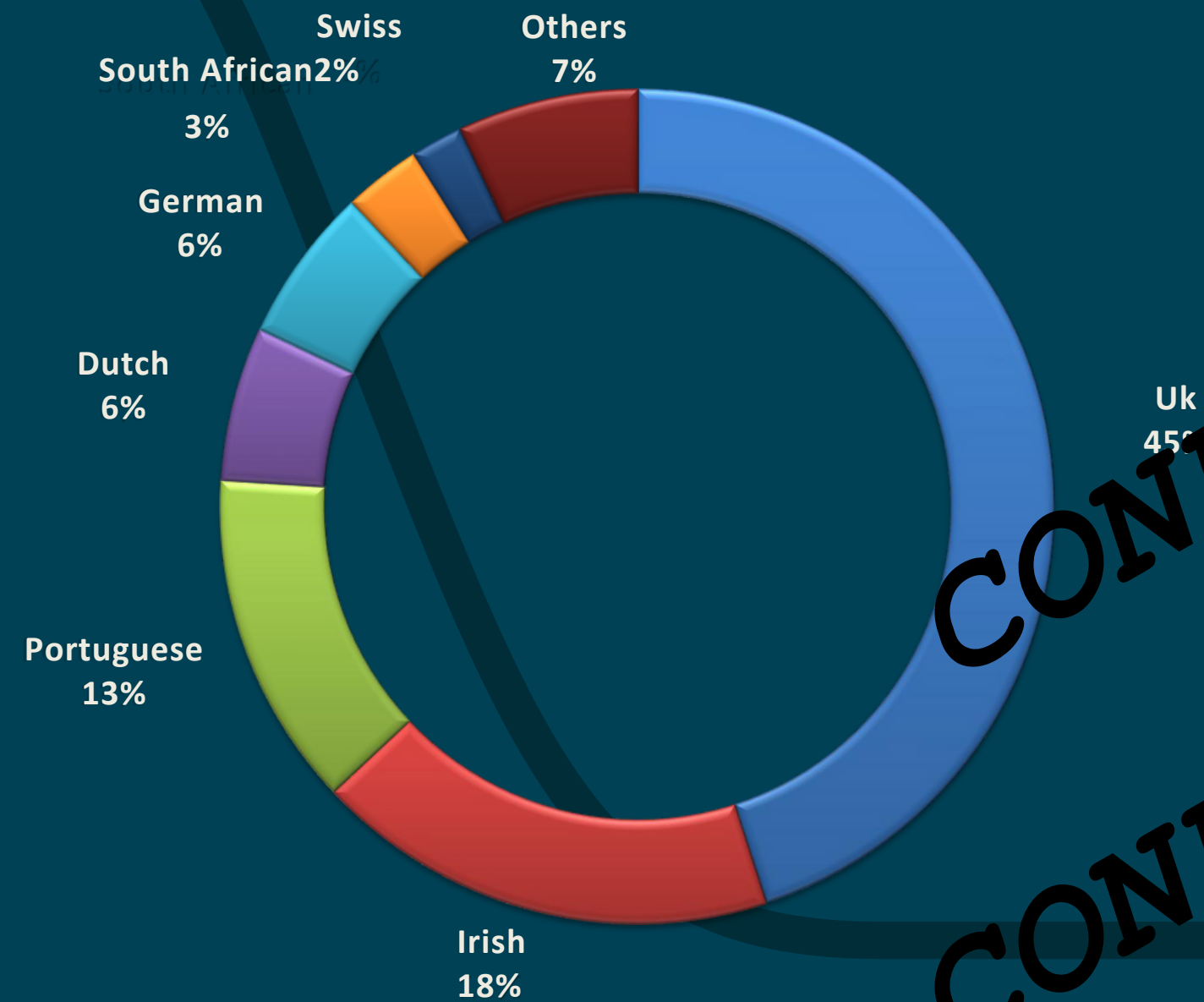
Residential market continues to be a booming and exciting sector.

While supply continues to underperform since the economic and financial crisis (aggregated construction of new houses continues to be far below pre-2008 levels), demand from national and international buyers has never been higher.

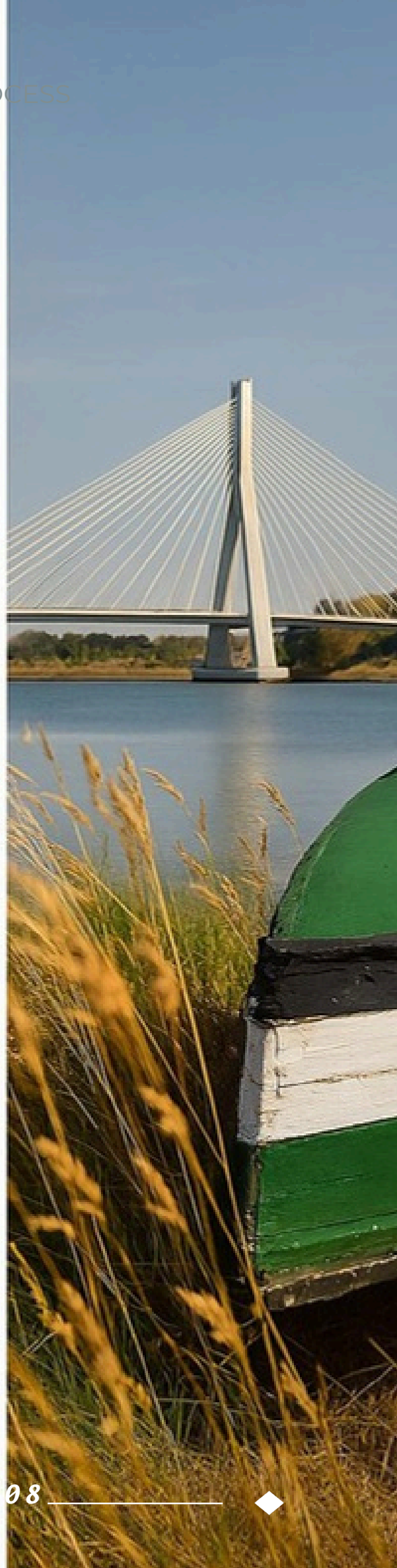
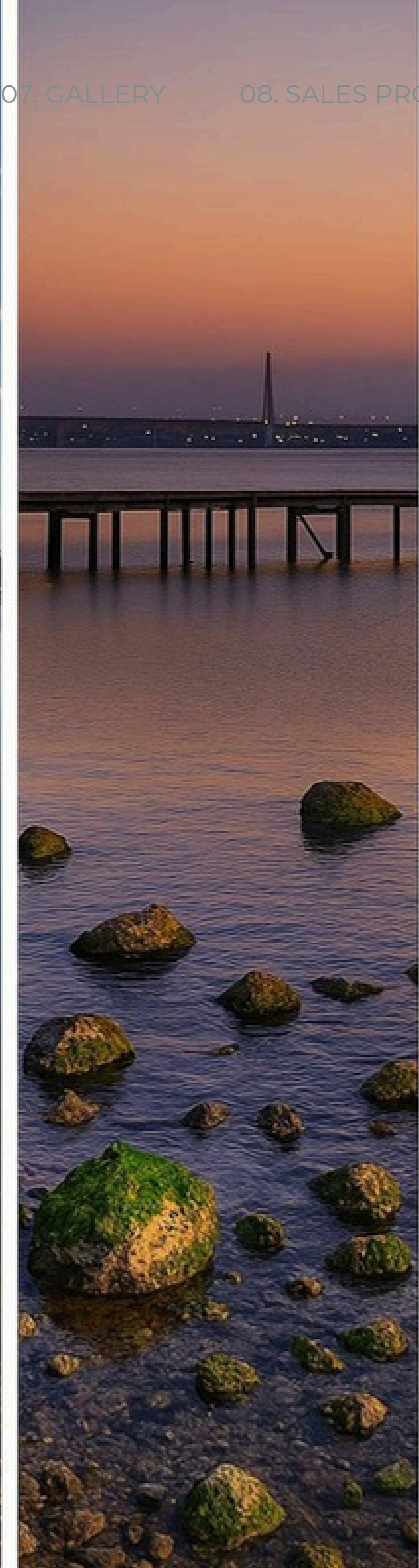
Despite a sluggish 2020 due to the pandemic effect, developers swiftly understood the resilience of the sector, continuing to envision and build new projects. The dynamics of the sector continues to put pressure on pricing and to drive attractiveness to new state-of-art projects.



## Demand By Nationality

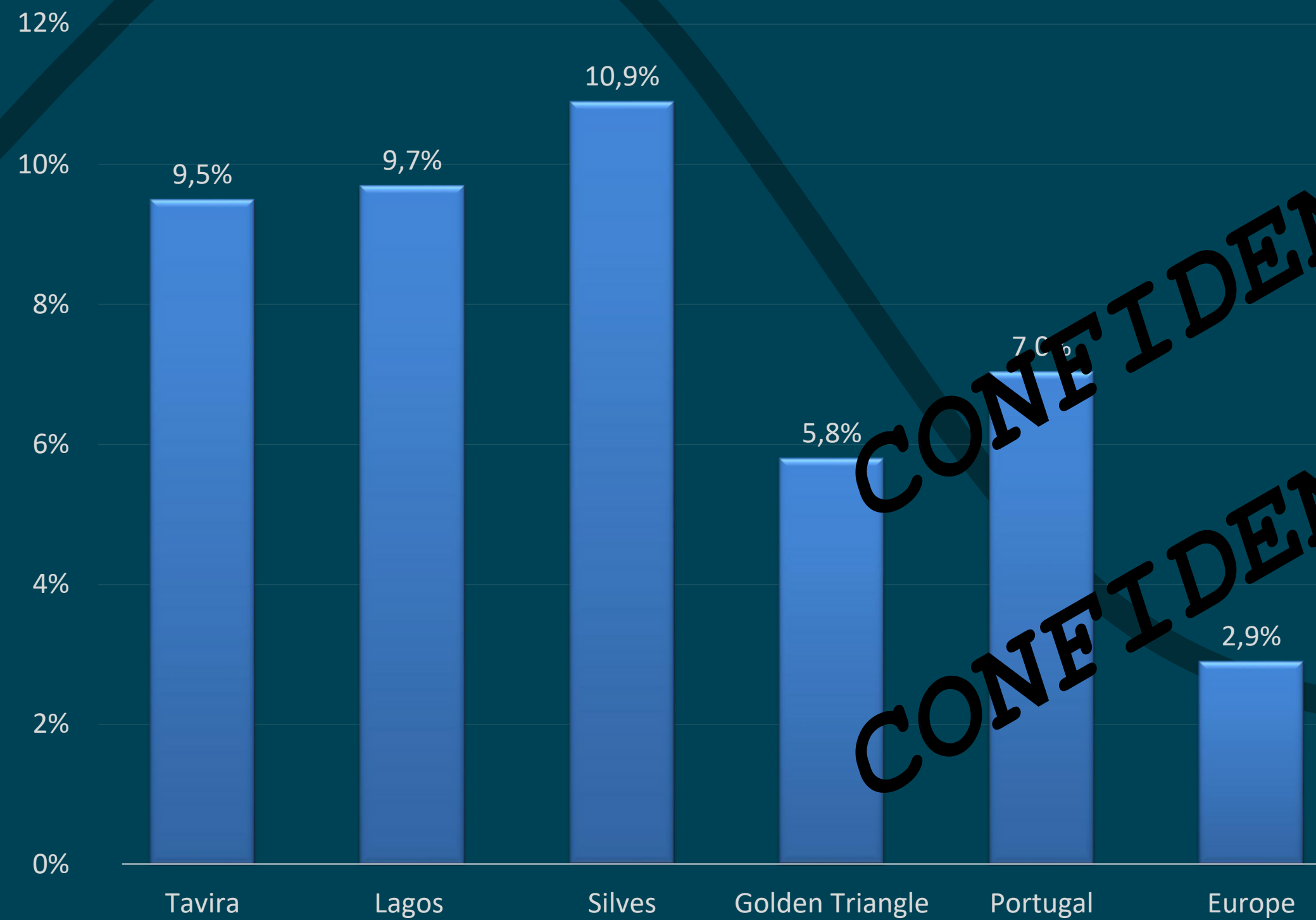


Target: International & National  
Positioning: High





## Property Value Growth



The asset



# Hospitality

## 2024: Record-Breaking Year for Tourism

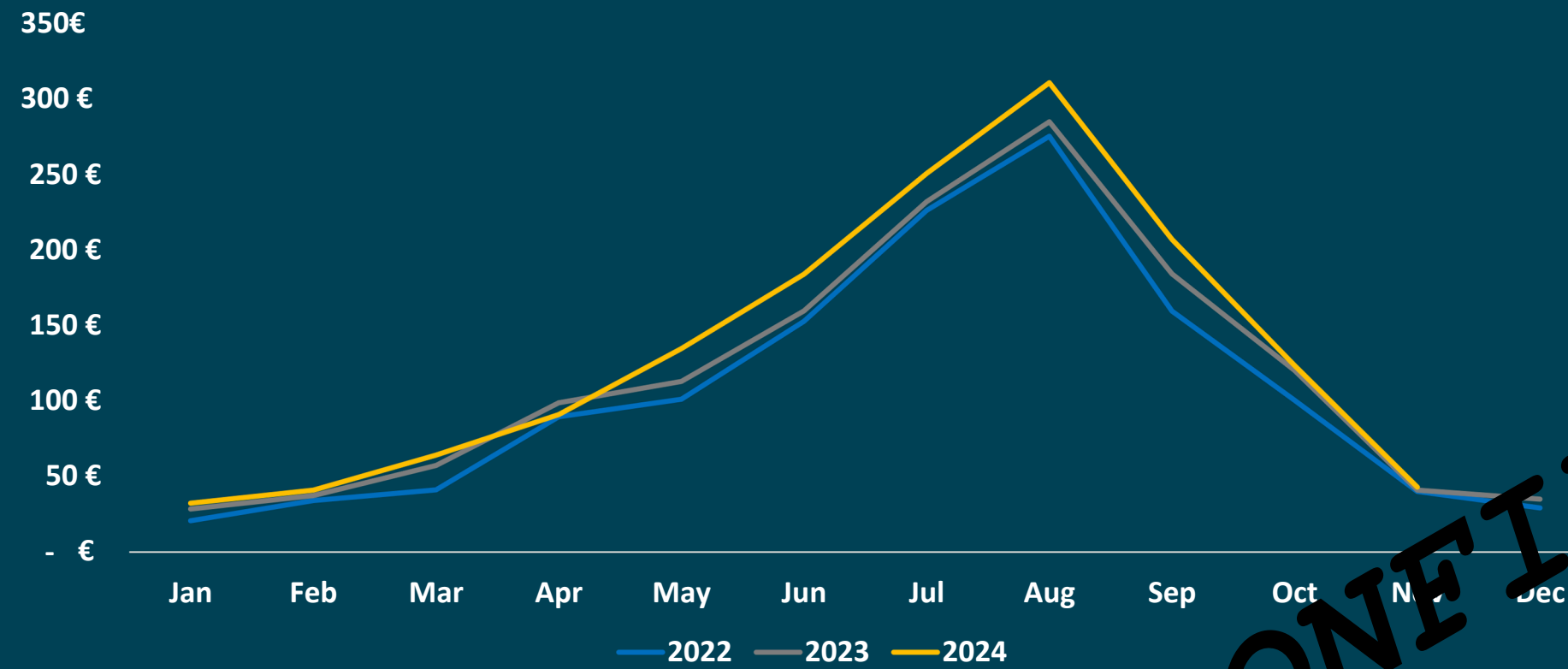
The Portuguese tourism sector reached historic highs in 2024, surpassing 80 million overnight stays for the first time. This growth was mainly driven by international markets, which accounted for 70.3% of total stays, with strong performances from the UK, U.S., and Canada. The UK remained the largest market (18.1% share, +2.7%), while Canada (+17.1%) and the U.S. (+12.1%) saw the biggest increases, reinforcing North America's rising importance for Portugal's tourism industry.

The Algarve remained the country's top destination, accounting for 25.8% of total stays, particularly among non-residents (28.5% of their total stays). Its appeal continues to attract international visitors, thanks to its climate, beaches, and well-developed tourism infrastructure.

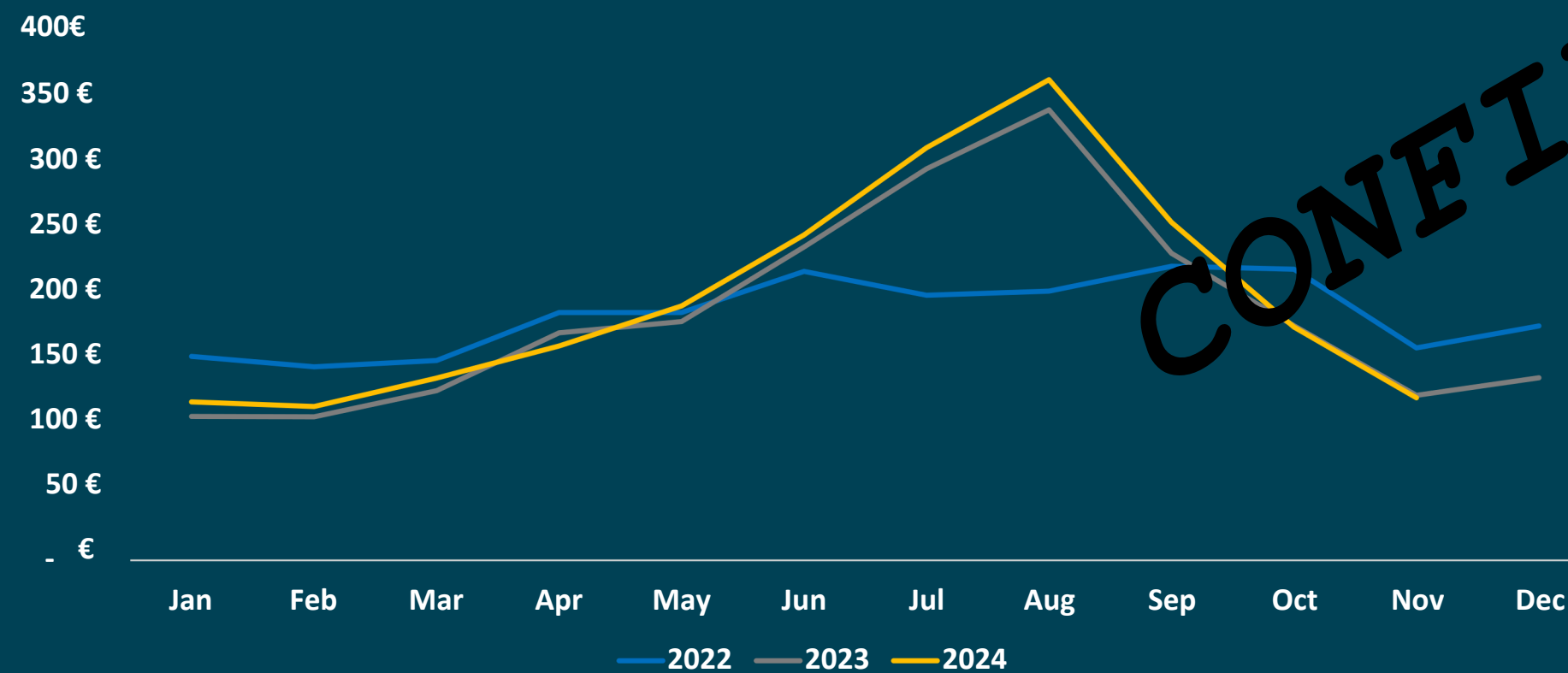




## Algarve 5\* RevPAR



## Algarve 5\* ADR



Source: TravelBI





05

# THE ASSET



The asset comprises a plot with a total land area of 13.380 sqm, overlooking the Arade River



# 06

## THE PROJECT



The approved project for the land, which has a total area of 13.380 sqm, includes a construction area of 11.709 sqm.

The development will preserve the industrial heritage of the existing structures while optimizing the layout to enhance riverfront views and natural lighting.

The mixed-use complex PIP features:

- 77 hotel rooms
- 31 T2 apartments

The approved PIP offers flexibility, allowing the development to be adapted for either 100% residential or hospitality use, depending on market demand and investment strategy.

High-end amenities, including event spaces, pools, a spa, a rooftop bar, a restaurant, a yoga space and direct access to a private marina.

Additionally, the project includes 92 parking spaces, ensuring a modern and functional infrastructure.



# 07 GALLERY

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# 07 GALLERY





# 08 *SALES PROCESS*

Jose Covas Real Estate has been instructed by the Seller to solicit offers from Investors for the purchase of the property.

The Seller is accepting offers for the Property which is freehold and available by way of a share deal.

Any questions or requests for additional information should be directed, via e-mail, to the sales team.

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& Mealhada

Potential investors are invited to submit NBOs which should include:

Details of the purchaser;

Track Record;

Identification of the advisors;

Proposed price;

Payment conditions;

Proposed timings and milestones

Due diligence requirements;

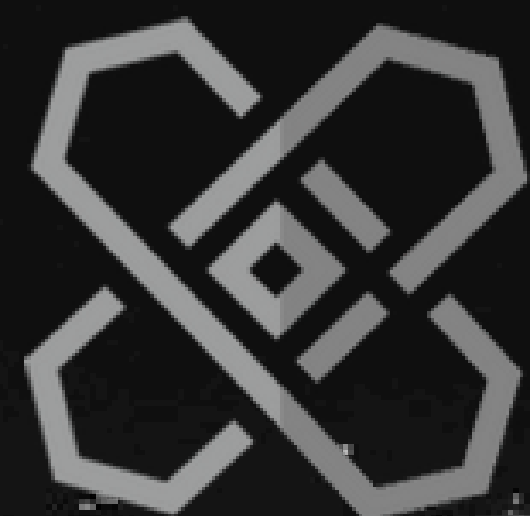
Capital structure;

Internal approval process description;

Validity;

Contacts.





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**THANK YOU**