

THE COURT



**CARVOEIRO
BRANCO**

DEVELOPERS AT HEART



01 LOCATION & TIMELINE

02 THE RESORT

03 THE APARTMENTS

04 PRICES & FINANCIALS



**CARVOEIRO
BRANCO**

DEVELOPERS AT HEART



LOCATION

Located in Carvoeiro, Salicos is surrounded by a variety of charming villages and attractions to explore. Just a short drive away, you'll find the historic town of Silves, known for its moorish castle and narrow cobblestone streets. Alternatively, Ferragudo offers quaint streets and a beautiful harbor, while Portimão is known for its bustling marina and excellent shopping. Best of all, the picturesque village of Carvoeiro is right at your doorstep, famous for its stunning coastline and vibrant coastal life.

Whether you're interested in beach relaxation, history or simply soaking up the local culture, Salicos offers easy access to the main attractions of the Algarve Region.

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**CARVOEIRO
BRANCO**

DEVELOPERS AT HEART

TIMELINE

1

21st of
October

**VIP Sales
Launch**

2

15th of
November

**Official Sales
Launch**

3

15th of
January

**Construction
Start**

4

1st Quarter of
2027

Delivery

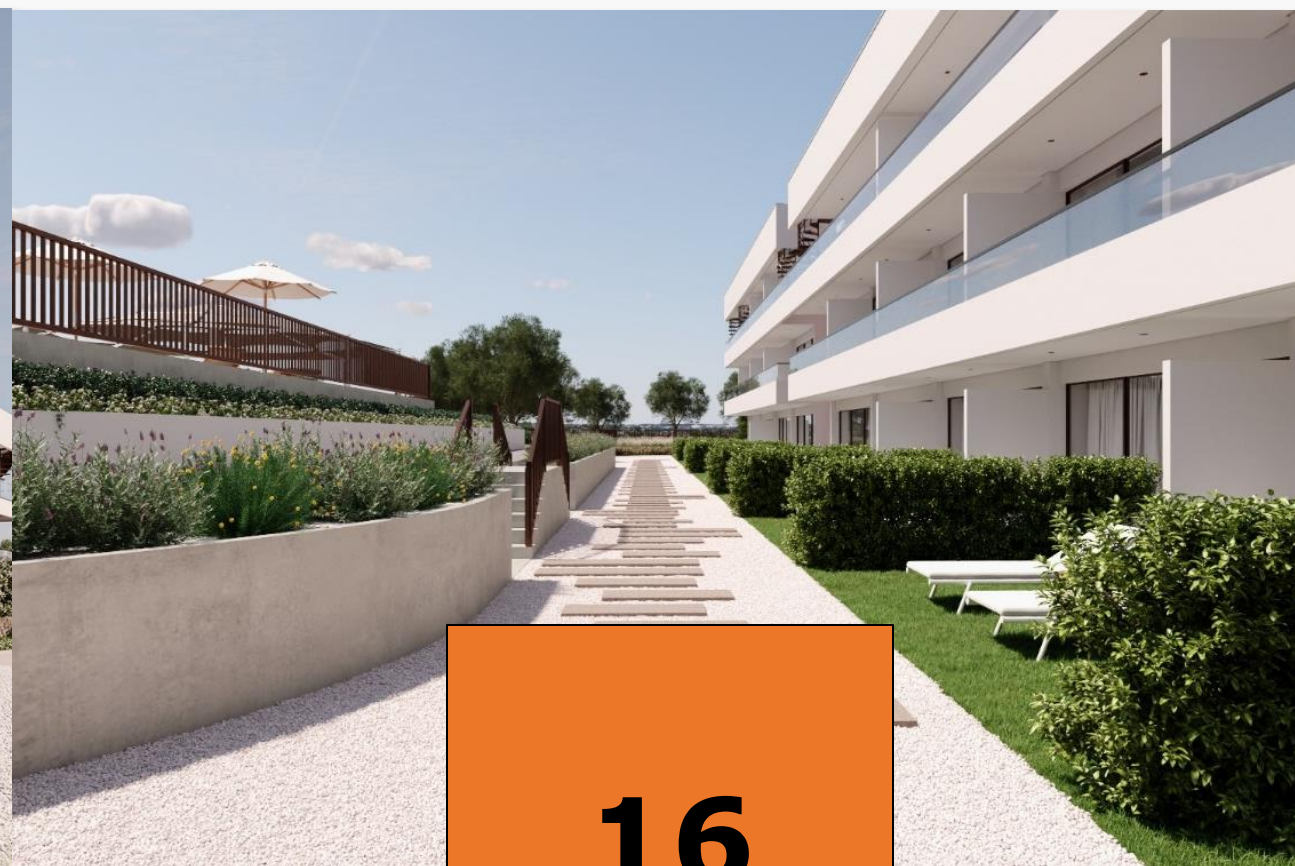


**CARVOEIRO
BRANCO**
DEVELOPERS AT HEART

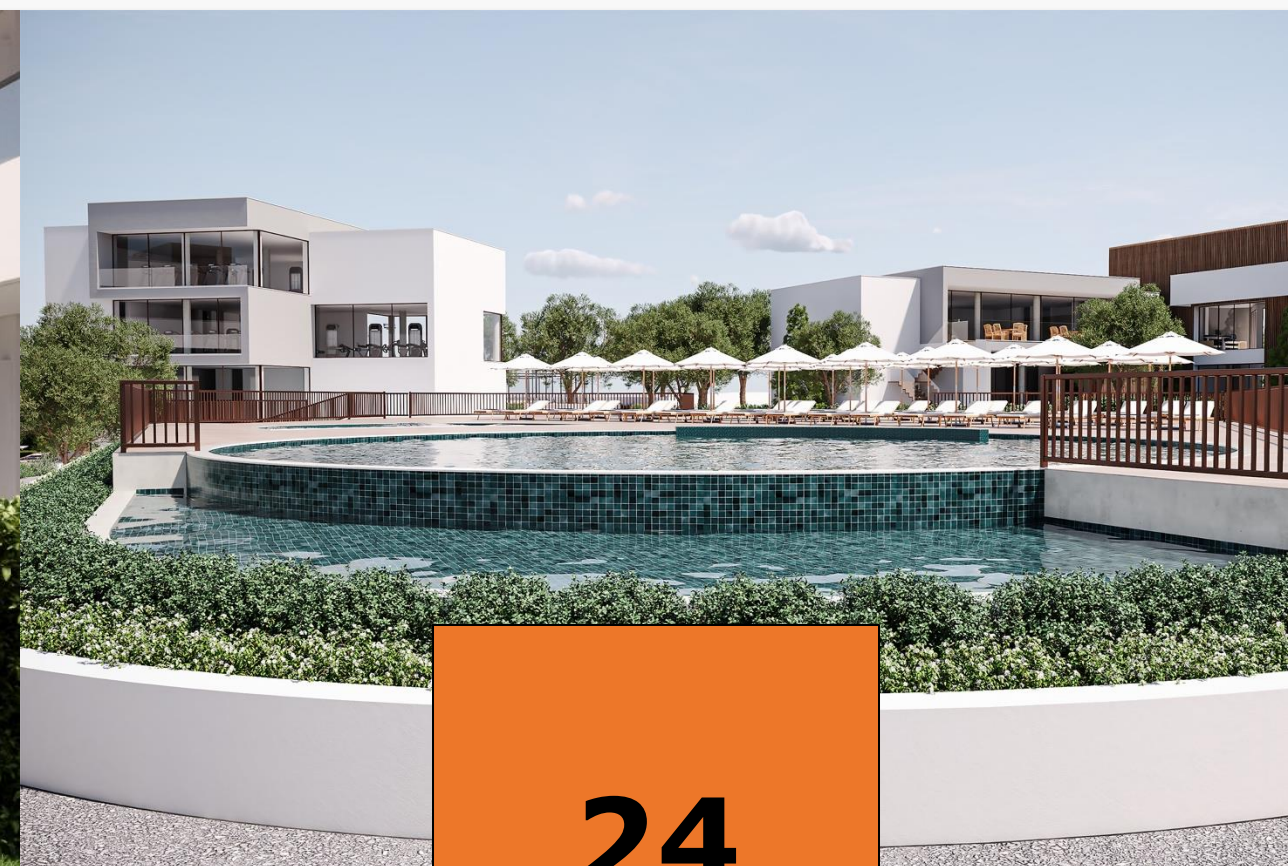
THE RESORT



64
STUDIO



16
1 BED



24
2 BED



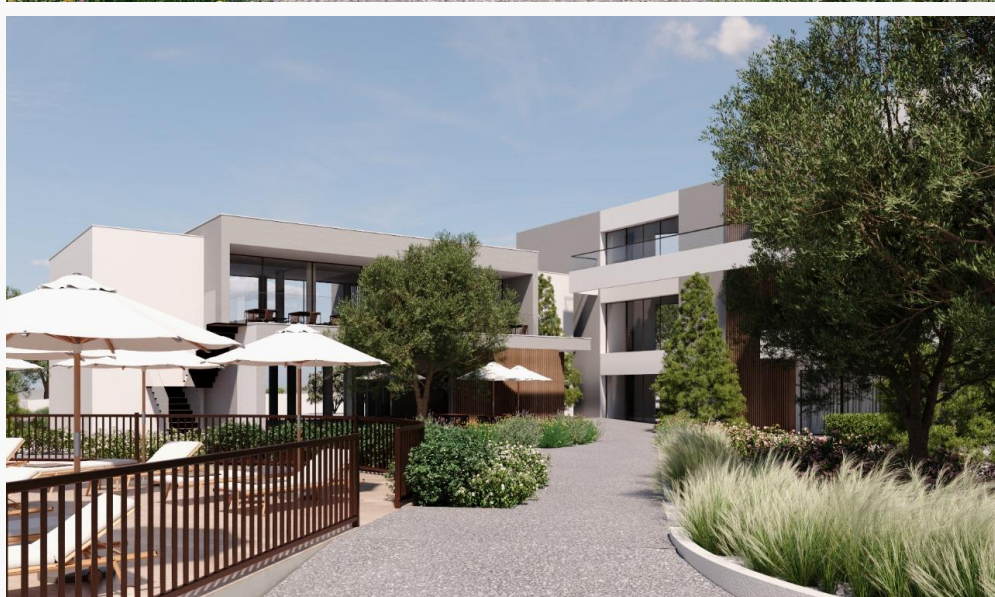
THE RESORT



AMENITIES

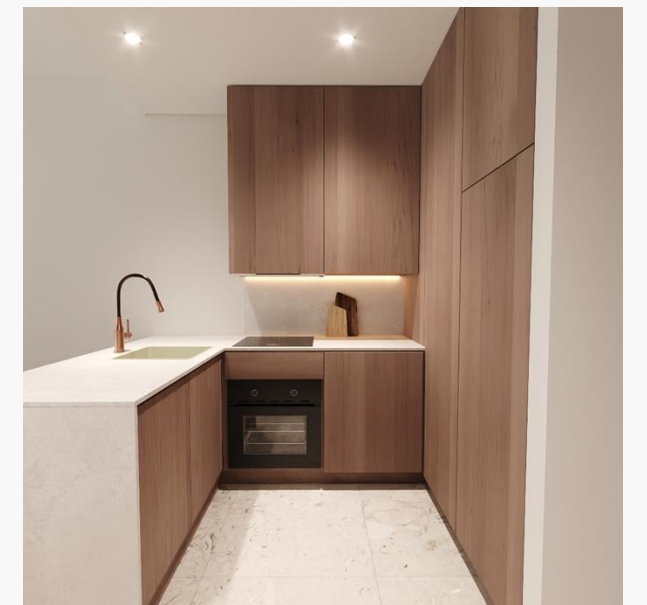
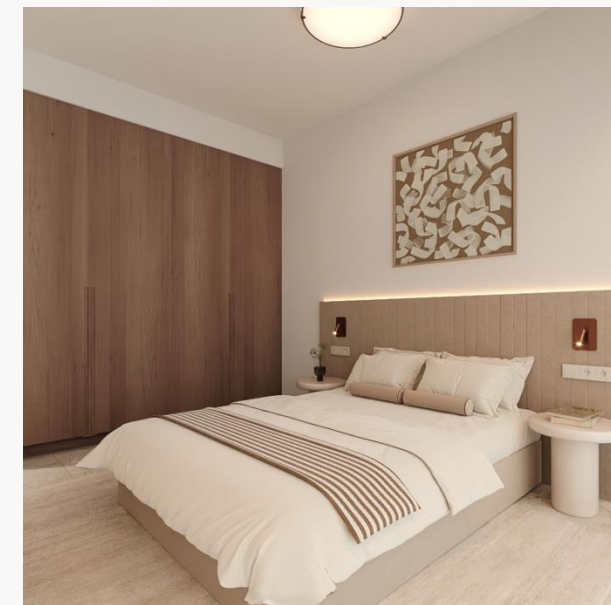
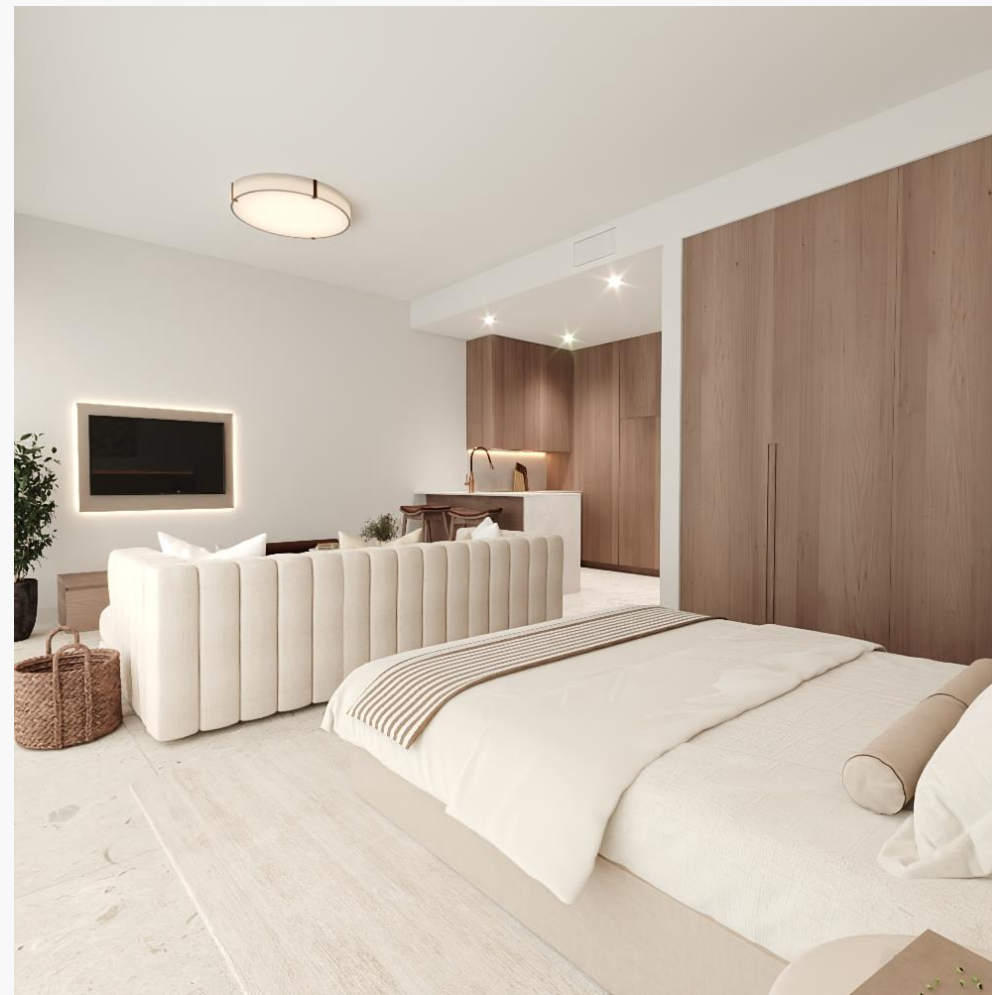


1. 24/7 Reception & Security
2. Gated Community
3. Private Numbered Parking
4. Shuttle Service
5. Restaurant & Bar
6. Indoor Pool
7. Outdoor Pool
8. Wellness Center With Sauna
9. Gym (Algarve Health Club)
10. 4 Padel Courts
11. Multisports Field
12. Kid's Playground
13. Landscaped Gardens
14. Bicycle Rent Year-round



**CARVOEIRO
BRANCO**

DEVELOPERS AT HEART



THE APARTMENTS

104 Cozy Apartments: A perfect blend of comfort and style

Variety of Layouts: Choose from Studios, One-Bedroom, or Two-Bedroom apartments.

Exclusive Gardens: Select apartments come with exclusive gardens.

Stunning Sea Views: Enjoy breathtaking sea views from select apartments.

Rooftop Terraces with Jacuzzi: Relax in style with rooftop terraces featuring luxurious jacuzzis.

High-End Kitchens: All apartments are equipped with modern, high-quality kitchens with premium appliances

Fully Furnished: Move-in ready with elegant and complete furnishings.

ROI: Guaranteed 5% annual return for 3 years.



**CARVOEIRO
BRANCO**

DEVELOPERS AT HEART

T0 55.6m² & T0 48,8m²

WITH TERRACE

Excellent value:

Starting from € 285.000

Spacious and efficient living spaces:

55.60 m² of Total Area // 48.80 m² of Total Area

10 m² // 11 m² of Terrace

Outside Space

Enjoy private terraces & relax in privacy. Walk to your terrace and unwind in the comfort of your own outside space.



**CARVOEIRO
BRANCO**

DEVELOPERS AT HEART

T0 55.6m² & T0 48,8m²

WITH GARDEN

Excellent value:

Starting from € 330.000

Spacious and efficient living spaces:

80.60 m² of Total Area // 73.80 m² of Total Area

25 m² of Garden

Exclusive Use Garden

Enjoy private gardens & relax in style. Walk straight outside to play sports, go to the gym, to lunch or to the pool.



**CARVOEIRO
BRANCO**

DEVELOPERS AT HEART

T0 55.6m²

WITH ROOFTOP & JACUZZI

Excellent value:

Starting from € 370.000

Spacious and efficient living spaces:

91.60 m² of Total Area

36 m² of Rooftop

Exclusive Use Rooftop

Enjoy private rooftops & breathe the 360° views. Relax in the privacy of your own jacuzzi, and create lifetime memories.



**CARVOEIRO
BRANCO**

DEVELOPERS AT HEART

T1 (T0+1) WITH TERRACE

Excellent value:

Starting from € 415.000

Spacious and efficient living spaces:

97,80 m² of Total Area

20 m² of terrace

Outside Space

Enjoy private terraces & relax in privacy. Walk straight to your terrace and unwind in the comfort of your own outside space.



**CARVOEIRO
BRANCO**

DEVELOPERS AT HEART

T1 (T0+1) WITH ROOFTOP & JACUZZI

Excellent value:

Starting from € 470.000

Spacious and efficient living spaces:

156,80 m² of Total Area

59 m² of Rooftop

Exclusive Use Rooftop

Enjoy private rooftops & breathe the 360° views. Relax in the privacy of your own jacuzzi, and create lifetime memories.



**CARVOEIRO
BRANCO**

DEVELOPERS AT HEART

T2 WITH TERRACE

Excellent value:

Starting from € 535.000

Spacious and efficient living spaces:

111,20 m² of Total Area

22 m² of terrace

Outside Space

Enjoy private terraces & relax in privacy. Walk straight to your terrace and unwind in the comfort of your own outside space.



**CARVOEIRO
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DEVELOPERS AT HEART

T2 WITH GARDEN

Excellent value:

Starting from € 610.000

Spacious and efficient living spaces:

161,20 m² of Total Area

50 m² of Garden

Exclusive Use Garden

Enjoy private gardens & relax in style. Walk straight outside to play sports, go to the gym, to lunch or to the pool.



**CARVOEIRO
BRANCO**

DEVELOPERS AT HEART

T2 WITH ROOFTOP & JACUZZI

Excellent value:

Starting from € 645.000

Spacious and efficient living spaces:

178,20 m² of Total Area

67 m² of Rooftop

Exclusive Use Rooftop

Enjoy private rooftops & breathe the 360° views. Relax in the privacy of your own jacuzzi, and create lifetime memories.



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DEVELOPERS AT HEART

BLOCK A – 72 APARTMENTS

BLOCK A R/C	APT	ORIENTATION	SECTION	TYPE	INDOOR	TERRACE	ROOFTOP	GARDEN	TOTAL	PRICE	VIEW	Yield
	A1	South	1	T2	89,20	22,00	-	50,88	161,29	618.000 €	GARDEN & POOL	6,1%
	A2	South	1	T2	89,20	22,00	-	50,88	161,29	618.000 €	GARDEN & POOL	6,1%
	A3	South	2	T2	89,20	22,00	-	50,88	161,29	618.000 €	GARDEN & POOL	6,1%
	A4	South	2	T9 (Standard)	44,60	11,00	-	25,60	80,60	328.000 €	GARDEN & POOL	5,0%
	A5	South	2	T9 (Standard)	44,60	11,00	-	25,60	80,60	328.000 €	GARDEN & POOL	5,0%
	A6	South	2	T9 (Standard)	44,60	11,00	-	25,60	80,60	328.000 €	GARDEN & POOL	5,0%
	A7	South	2	T9 (Standard)	44,60	11,00	-	25,60	80,60	328.000 €	GARDEN & POOL	5,0%
	A8	South	2	T2	89,20	22,00	-	50,88	161,29	618.000 €	GARDEN & POOL	6,0%
	A9	South	3	T2	89,20	22,00	-	50,88	161,29	618.000 €	GARDEN & POOL	6,0%
	A10	South	3	T2	89,20	22,00	-	50,88	161,29	618.000 €	GARDEN & POOL	6,0%
	A11	North	1	T9	38,80	30,00	-	-	48,80	285.000 €	MOUNTAINS	5,7%
	A12	North	1	T9	38,80	30,00	-	-	48,80	285.000 €	MOUNTAINS	5,7%
	A13	North	1	T9	38,80	30,00	-	-	48,80	285.000 €	MOUNTAINS	5,7%
	A14	North	1	T9	38,80	30,00	-	-	48,80	285.000 €	MOUNTAINS	5,7%
	A15	North	2	T2	89,20	22,00	-	-	111,29	535.000 €	MOUNTAINS	6,4%
	A16	North	2	T9 (Standard)	44,60	11,00	-	-	55,60	318.000 €	MOUNTAINS	5,2%
	A17	North	2	T9 (Standard)	44,60	11,00	-	-	55,60	318.000 €	MOUNTAINS	5,2%
	A18	North	2	T9 (Standard)	44,60	11,00	-	-	55,60	318.000 €	MOUNTAINS	5,2%
	A19	North	2	T9 (Standard)	44,60	11,00	-	-	55,60	318.000 €	MOUNTAINS	5,2%
	A20	North	2	T2	89,20	22,00	-	-	111,29	535.000 €	MOUNTAINS	6,4%
	A21	North	3	T9	38,80	30,00	-	-	48,80	285.000 €	MOUNTAINS	5,7%
	A22	North	3	T9	38,80	30,00	-	-	48,80	285.000 €	MOUNTAINS	5,7%
	A23	North	3	T9	38,80	30,00	-	-	48,80	285.000 €	MOUNTAINS	5,7%
	A24	North	3	T9	38,80	30,00	-	-	48,80	285.000 €	MOUNTAINS	5,7%

BLOCK A 1 ^a	APT	ORIENTATION	SECTION	TYPE	INDOOR	TERRACE	ROOFTOP	GARDEN	TOTAL	PRICE	VIEW	Yield
	A25	South	1	T9 (Standard)	44,60	11,00	-	-	55,60	328.000 €	GARDEN & POOL	5,0%
	A26	South	1	T9 (Standard)	44,60	11,00	-	-	55,60	328.000 €	GARDEN & POOL	5,0%
	A27	South	1	T9 (Standard)	44,60	11,00	-	-	55,60	328.000 €	GARDEN & POOL	5,0%
	A28	South	1	T9 (Standard)	44,60	11,00	-	-	55,60	328.000 €	GARDEN & POOL	5,0%
	A29	South	2	T9 (Standard)	44,60	11,00	-	-	55,60	328.000 €	GARDEN & POOL	5,0%
	A30	South	2	T9 (Standard)	44,60	11,00	-	-	55,60	328.000 €	GARDEN & POOL	5,0%
	A31	South	2	T9 (Standard)	44,60	11,00	-	-	55,60	328.000 €	GARDEN & POOL	5,0%
	A32	South	2	T9 (Standard)	44,60	11,00	-	-	55,60	328.000 €	GARDEN & POOL	5,0%
	A33	South	2	T9 (Standard)	44,60	11,00	-	-	55,60	328.000 €	GARDEN & POOL	5,0%
	A34	South	2	T9 (Standard)	44,60	11,00	-	-	55,60	328.000 €	GARDEN & POOL	5,0%
	A35	South	2	T9 (Standard)	44,60	11,00	-	-	55,60	328.000 €	GARDEN & POOL	5,0%
	A36	South	2	T9 (Standard)	44,60	11,00	-	-	55,60	328.000 €	GARDEN & POOL	5,0%
	A37	South	3	T9 (Standard)	44,60	11,00	-	-	55,60	328.000 €	GARDEN & POOL	5,0%
	A38	South	3	T9 (Standard)	44,60	11,00	-	-	55,60	328.000 €	GARDEN & POOL	5,0%
	A39	South	3	T9 (Standard)	44,60	11,00	-	-	55,60	328.000 €	GARDEN & POOL	5,0%
	A40	South	3	T9 (Standard)	44,60	11,00	-	-	55,60	328.000 €	GARDEN & POOL	5,0%
	A41	North	1	T1	77,80	30,00	-	-	87,80	415.000 €	MOUNTAINS	5,7%
	A42	North	1	T1	77,80	30,00	-	-	87,80	415.000 €	MOUNTAINS	5,7%
	A43	North	2	T9 (Standard)	44,60	11,00	-	-	55,60	328.000 €	MOUNTAINS	5,2%
	A44	North	2	T9 (Standard)	44,60	11,00	-	-	55,60	328.000 €	MOUNTAINS	5,2%
	A45	North	2	T9 (Standard)	44,60	11,00	-	-	55,60	328.000 €	MOUNTAINS	5,2%
	A46	North	2	T9 (Standard)	44,60	11,00	-	-	55,60	328.000 €	MOUNTAINS	5,2%
	A47	North	2	T9 (Standard)	44,60	11,00	-	-	55,60	328.000 €	MOUNTAINS	5,2%
	A48	North	2	T9 (Standard)	44,60	11,00	-	-	55,60	328.000 €	MOUNTAINS	5,2%
	A49	North	2	T9 (Standard)	44,60	11,00	-	-	55,60	328.000 €	MOUNTAINS	5,2%
	A50	North	2	T9 (Standard)	44,60	11,00	-	-	55,60	328.000 €	MOUNTAINS	5,2%
	A51	North	3	T1	77,80	30,00	-	-	87,80	415.000 €	MOUNTAINS	5,7%
	A52	North	3	T1	77,80	30,00	-	-	87,80	415.000 €	MOUNTAINS	5,7%

BLOCK A 2 ^a	APT	ORIENTATION	SECTION	TYPE	INDOOR	TERRACE	ROOFTOP	GARDEN	TOTAL	PRICE	VIEW	Yield
	A53	South	1	T9 (Standard)	44,60	11,00	36,00	-	91,60	378.000 €	GARDEN & POOL	5,3%
	A54	South	1	T9 (Standard)	44,60	11,00	36,00	-	91,60	378.000 €	GARDEN & POOL	5,3%
	A55	South	1	T9 (Standard)	44,60	11,00	36,00	-	91,60	378.000 €	GARDEN & POOL	5,3%
	A56	South	1	T9 (Standard)	44,60	11,00	36,00	-	91,60	378.000 €	GARDEN & POOL	5,3%
	A57	South	2	T2	89,20	22,00	67,00	-	178,20	685.000 €	GARDEN & POOL	6,3%
	A58	South	2	T2	89,20	22,00	67,00	-	178,20	685.000 €	GARDEN & POOL	6,3%
	A59	South	2	T2	89,20	22,00	67,00	-	178,20	685.000 €	GARDEN & POOL	6,3%
	A60	South	2	T2	89,20	22,00	67,00	-	178,20	685.000 €	GARDEN & POOL	6,3%
	A61	South	3	T9 (Standard)	44,60	11,00	36,00	-	91,60	378.000 €	GARDEN & POOL	5,3%
	A62	South	3	T9 (Standard)	44,60	11,00	36,00	-	91,60	378.000 €	GARDEN & POOL	5,3%
	A63	South	3	T9 (Standard)	44,60	11,00	36,00	-	91,60	378.000 €	GARDEN & POOL	5,3%
	A64	South	3	T9 (Standard)	44,60	11,00	36,00	-	91,60	378.000 €	GARDEN & POOL	5,3%
	A65	North	1	T1	77,80	30,00	59,00	-	156,80	478.000 €	MOUNTAINS	7,2%
	A66	North	1	T1	77,80	30,00	59,00	-	156,80	478.000 €	MOUNTAINS	7,2%
	A67	North	2	T2	89,20	22,00	67,00	-	178,20	645.000 €	MOUNTAINS	6,5%
	A68	North	2	T2	89,20	22,00	67,00	-	178,20	645.000 €	MOUNTAINS	6,5%
	A69	North	2	T2	89,20	22,00	67,00	-	178,20	645.000 €	MOUNTAINS	6,5%
	A70	North	2	T2	89,20	22,00	67,00	-	178,20	645.000 €	MOUNTAINS	6,5%
	A71	North	3	T1	77,80	30,00	59,00	-	156,80	478.000 €	MOUNTAINS	7,2%
	A72	North	3	T1	77,80	30,00	59,00	-	156,80	478.000 €	MOUNTAINS	7,2%



CARVOEIRO
BRANCO

DEVELOPERS AT HEART

BLOCK B – 32 APARTMENTS



	APT	ORIENTATION	SECTION	TYPE	INDOOR	TERRACE	ROOFTOP	GARDEN	TOTAL	PRICE	VIEW	Yield
BLOCO B R/C	APT	ORIENTATION	SECTION	TYPE	INDOOR	TERRACE	ROOFTOP	GARDEN	TOTAL	PRICE	VIEW	Yield
	B1	South	1	T0 (Standard)	44,60	11,00	-	-	55,60	320 000 €	STREET & GARDEN	5,2%
	B2	South	1	T0 (Standard)	44,60	11,00	-	-	55,60	320 000 €	STREET & GARDEN	5,2%
	B3	South	1	T0 (Standard)	44,60	11,00	-	-	55,60	320 000 €	STREET & GARDEN	5,2%
	B4	South	1	T0 (Standard)	44,60	11,00	-	-	55,60	320 000 €	STREET & GARDEN	5,2%
	B5	South	2	T0 (Standard)	44,60	11,00	-	-	55,60	320 000 €	STREET & GARDEN	5,2%
	B6	South	2	T0 (Standard)	44,60	11,00	-	-	55,60	320 000 €	STREET & GARDEN	5,2%
	B7	South	2	T0 (Standard)	44,60	11,00	-	-	55,60	320 000 €	STREET & GARDEN	5,2%
	B8	South	2	T0 (Standard)	44,60	11,00	-	-	55,60	320 000 €	STREET & GARDEN	5,2%
	B9	North	1	T0	38,80	10,00	-	25,00	73,80	330 000 €	GARDEN & POOL	6,2%
	B10	North	1	T0	38,80	10,00	-	25,00	73,80	330 000 €	GARDEN & POOL	6,2%
	B11	North	1	T0	38,80	10,00	-	25,00	73,80	330 000 €	GARDEN & POOL	6,2%
	B12	North	1	T0	38,80	10,00	-	25,00	73,80	330 000 €	GARDEN & POOL	6,2%
	B13	North	2	T0	38,80	10,00	-	25,00	73,80	330 000 €	GARDEN & POOL	6,2%
	B14	North	2	T0	38,80	10,00	-	25,00	73,80	330 000 €	GARDEN & POOL	6,2%
	B15	North	2	T0	38,80	10,00	-	25,00	73,80	330 000 €	GARDEN & POOL	6,2%
	B16	North	2	T0	38,80	10,00	-	25,00	73,80	330 000 €	GARDEN & POOL	6,2%
BLOCO B 1º	APT	ORIENTATION	SECTION	TYPE	INDOOR	TERRACE	ROOFTOP	GARDEN	TOTAL	PRICE	STATUS	Yield
	B17	South	1	T2	89,20	22,00	-	-	111,20	595 000 €	STREET & GARDEN	5,9%
	B18	South	1	T2	89,20	22,00	-	-	111,20	595 000 €	STREET & GARDEN	5,9%
	B19	South	2	T2	89,20	22,00	-	-	111,20	595 000 €	STREET & GARDEN	5,9%
	B20	South	2	T2	89,20	22,00	-	-	111,20	595 000 €	STREET & GARDEN	5,9%
	B21	North	1	T1	77,80	20,00	-	-	97,80	440 000 €	MOUNTAINS & POOL	5,5%
	B22	North	1	T1	77,80	20,00	-	-	97,80	440 000 €	MOUNTAINS & POOL	5,5%
	B23	North	2	T1	77,80	20,00	-	-	97,80	440 000 €	MOUNTAINS & POOL	5,5%
BLOCO B 2º	APT	ORIENTATION	SECTION	TYPE	INDOOR	TERRACE	ROOFTOP	GARDEN	TOTAL	PRICE	STATUS	Yield
	B25	South	1	T2	89,20	22,00	67,00	-	178,20	785 000 €	PENTHOUSE SEA VIEW	5,4%
	B26	South	1	T2	89,20	22,00	67,00	-	178,20	785 000 €	PENTHOUSE SEA VIEW	5,4%
	B27	South	2	T2	89,20	22,00	67,00	-	178,20	785 000 €	PENTHOUSE SEA VIEW	5,4%
	B28	South	2	T2	89,20	22,00	67,00	-	178,20	785 000 €	PENTHOUSE SEA VIEW	5,4%
	B29	North	1	T1	77,80	20,00	59,00	-	156,80	500 000 €	PENTHOUSE SEA VIEW	7,0%
	B30	North	1	T1	77,80	20,00	59,00	-	156,80	500 000 €	PENTHOUSE SEA VIEW	7,0%
	B31	North	2	T1	77,80	20,00	59,00	-	156,80	500 000 €	PENTHOUSE SEA VIEW	7,0%
	APT	ORIENTATION	SECTION	TYPE	INDOOR	TERRACE	ROOFTOP	GARDEN	TOTAL	PRICE	STATUS	Yield
	B32	North	2	T1	77,80	20,00	59,00	-	156,80	500 000 €	PENTHOUSE SEA VIEW	7,0%



CARVOEIRO
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DEVELOPERS AT HEART

FINANCIALS

Payment Plan

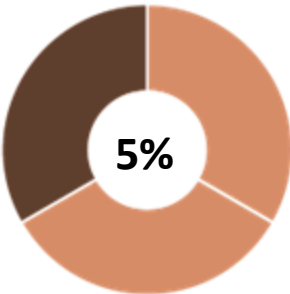
- €10.000 Reservation Fee
- 20% In Promissory of Purchase and Sale (-€10.000)
- 80% In Deed

Annual Return on Investment

- Forecast for 2027 Full Season – 5% to 7%
- Guaranteed a minimum 5% annual return for the first 3 years on the Real Estate Investment

Tax – IMT & IS

- 7% IMT
- 0.8% IS



RENTAL PRICES

		35%	50%	80%	95%	
104 UNITS	UNITS	LOW	SHOULDER	HIGH	PEAK	AVG/ADR/YEAR
T0	44	110,00 €	145,00 €	180,00 €	220,00 €	151,99 €
T0 Garden	10	145,00 €	180,00 €	220,00 €	255,00 €	187,81 €
T0 Rooftop	10	180,00 €	220,00 €	255,00 €	290,00 €	224,49 €
T1	8	180,00 €	220,00 €	255,00 €	290,00 €	224,49 €
T1 Rooftop	8	270,00 €	310,00 €	380,00 €	415,00 €	326,19 €
T2	6	270,00 €	310,00 €	380,00 €	415,00 €	326,19 €
T2 Garden	6	310,00 €	345,00 €	415,00 €	435,00 €	360,29 €
T2 Rooftop	12	360,00 €	395,00 €	465,00 €	485,00 €	410,29 €



**CARVOEIRO
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DEVELOPERS AT HEART

FINANCIALS

CONDOMINIUM COSTS

THE COURT CONDOMINIUM - Periodic Instalment

The following services of common use are included in the calculation of the periodic instalments:

- TV, Internet, Wi-Fi e CCTV;
- Common areas maintenance and conservation including gardens, paths, and swimming pool;
- Common areas infrastructures and equipment's;
- Cleaning of the common areas;
- Insurances;
- Water and Electric supply of the common areas;
- Improvements and acquisitions of equipment's for the common areas when needed;
- Shuttle to the beach;
- Padel & Gym;
- Desinfestation;
- Auditing and revision of the accountancy;
- Sinking Fund of 10% of the Condominium expenses not including the management fee;
- Management Fee of the Condominium of 15% of the total budget but not including the sinking fund.

THE COURT CONDO BUDGET

ITED	24 000,00 €
GARDEN	27 000,00 €
MAINTENANCE 24H	24 000,00 €
UTILITIES	9 000,00 €
CLEANING PUBLIC AREAS	15 000,00 €
RECEPTION STAFF + CONCIERGE	129 937,00 €
SHUTTLE TO THE BEACH	32 000,00 €
PADEL & GYM	56 160,00 €
DESINFESTATION	2 250,00 €
INSURANCE	50 000,00 €
AUDITS	12 000,00 €
SINKING FUND (10%)	38 134,70 €
CONDO ADMINISTRATION FEE (15%)	57 202,05 €
TOTAL	476 683,75 €
PER UNIT	4 583,50 €



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DEVELOPERS AT HEART

FINANCIALS

RENTAL FORECAST

1. Assuming that the exploitation is based in the “rental pool” model whereas the sharing of the revenues and payment of the rental is made by category of house (T0; T0+1 or T2) and the sharing of the costs is done by the calculation of the permillage of each unit;
2. The units of accommodation are fully equipped with a 4* plus upmarket standard, excluding bed-linen and towels;
3. The expenses related to taxes and related thereof the property (IMI), supply are supported by the owners;
4. Costs related to Reception, In-house Amenities, OTA's commissions, linen and towels, housekeep cleaning, laundry, multi-risk insurance, and uniforms are included in the touristic exploitation;
5. The Management Fee charged by Prime Resorts is of 20% of the total turnovers of The Court touristic development;
6. Quarterly reporting with results and main KPI's of the rental pool will be provided to the Owners.
7. The use of the units in the rental pool, by the Owners is free of charge up to a maximum of 8 weeks per year considering the following breakdown: 1 week in June or July; 1 week in May or September; 6 weeks between October and April of the other year; If the Owners find that their property is available between October and April, with 7 to 14 days' notice, they are permitted to occupy it privately at no cost.

8. Duration of the contract of 5 years with an automatic renovation of 5 years periods;
9. Touristic development level of service considered for the units (T0; T0+1 and T2) in the Rental Pool considered in the proposed included budget:
 - Daily cleaning and every time the change of customers;
 - Linen change twice per week and always over the change of customers;
 - Hygienic cleansing of the bed-mattresses every 3 years;
 - Permanent attending service by staff of remote automatic attendance;
 - Reception open service between (08h00 to 20h00);
 - Bilingual reception service;
 - 24h concierge;
 - 24h surveillance, presence or CCTV;
 - Credit cards accepted for payments;
 - Cleaning and servicing of the including swimming pool, gardens and equipments;
 - Cleaning and maintenance of the public areas and walking paths;
 - Garbage service;
 - Mail delivery.



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FINANCIALS

RENTAL FORECAST

THE COURT RENTAL BUDGET	
T0	44
T0 GARDEN	10
T0 ROOFTOP	10
T1	8
T1 ROOFTOP	8
T2	6
T2 GARDEN	6
T2 ROOFTOP	12
T0 ARR	151,99 €
T0 GARDEN ARR	187,81 €
T0 ROOFTOP ARR	224,49 €
T1 ARR	224,49 €
T1 ROOFTOP ARR	326,19 €
T2 ARR	326,19 €
T2 GARDEN ARR	360,29 €
T2 ROOFTOP ARR	410,29 €
TURNOVER T0 (44)	1 545 962,00 €
TURNOVER T0 GARDEN (10)	427 395,00 €
TURNOVER T0 ROOFTOP (10)	504 110,00 €
TURNOVER T1 (8)	403 288,00 €
TURNOVER T1 ROOFTOP (8)	584 708,00 €
TURNOVER T2 (6)	438 531,00 €
TURNOVER T2 GARDEN (6)	478 674,00 €
TURNOVER T2 ROOFTOP (12)	1 083 588,00 €
TOTAL RENTAL TURNOVER	5 466 256,00 €
RENTAL TURNOVER - IVA	5 138 280,64 €

COSTS	
AMENITIES	10 500,00 €
OTA'S	719 359,29 €
LAUNDRY	54 000,00 €
RENTAL LAUNDRY	58 000,00 €
HOUSEKEEPING	240 000,00 €
CLEANING UTILITIES	36 000,00 €
UNIFORMS	12 000,00 €
HEALTH AND SAFETY	9 000,00 €
INSURANCE	4 500,00 €
UTILITIES	225 000,00 €
MAINTENANCE FEE	75 000,00 €
CONDOMINIUM FEE	476 683,75 €
MANAGEMENT FEE (20%)	1 027 656,13 €
RESULT	2 190 581, 47 €
% NET RESULT OF THE RENTAL POOL	42,6 %
NET RESULT - T0 (44)	14 979,17 €
NET RESULT - T0 GARDEN (10)	18 220, 95 €
NET RESULT - T0 ROOFTOP (10)	21 491, 51 €
NET RESULT - T1 (8)	21 491, 51 €
NET RESULT - T1 ROOFTOP (8)	31 159,51 €
NET RESULT - T2 (6)	31 159,51 €
NET RESULT - T2 GARDEN (6)	34 011, 84 €
NET RESULT - T2 ROOFTOP (12)	38 496,79 €



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THE COURT



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