

# T V I L L A S

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by

T E P P E







**T VILLAS**

by  
**TEPPE**





## A perfectly location for a serenity life

The TVillas residences combine the exclusivity and tranquility of living 15 minutes away from the Porto City Center, but close to every need you wish to have met.

A Golden Visa eligible real estate development for those who intend to live in Portugal.









# T VILLAS

by  
TEPPE

With 11.000 sqm of green areas, the 19-villa condominium represents the exclusivity of those who want to live in a higher order of life.



Private  
Condominium



11.000 sqm of  
green areas



Security



Eco-friendly  
Philosophy



Three  
Bedroom Villas



235 sqm

# Reasons to invest in TVillas?

- Investment from **700.000€**
- **Golden Visa eligible**
- Turn-key solution
- **Hassle free** investment
- Property professional manager
- **Freehold** property
- Fully furnished and fully equipped\*

\*Optional.







Construction Start - 2nd Q 2023 (Expected)

Construction Finish - 2nd Q 2025 (Expected)





TVillas is designed as an individual experience and the perfect setting for those looking for a level of peace and tranquility. This is the opportunity to live in a private and secure condominium in the middle of nature.



# Location

Strategically located in the outskirts of Porto, only a 7 min from the beaches, and 8 min away from Porto International Airport.







# WELCOME TO

# T VILLAS

by  
TEPPE

[Click to Start Live Tour](#)



*Living Room  
and Dining Room*





*Living Room  
and Dining Room*





*Master  
Bedroom*





*Master  
Bedroom*

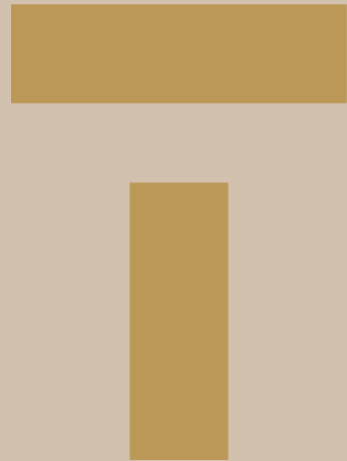




*Kitchen*







# Golden Visa Through Property Investment



# Portugal Golden Visa in 5 steps

**2 TO 3 WEEKS**

**9 TO 12 MONTHS**

■ 1. SUBSCRIPTION

■ 2. LEGAL SERVICES

■ 3. OPEN BANK ACCOUNT

■ 4. TRANSFER FUNDS

■ 5. GOLDEN VISA



# Permanent Residency and Portuguese Citizenship

## APPLICATION

## YEAR 0

## YEAR 5

- Signing Contract
- Obtain Tax Number
- Open Bank Account
- Transfer Funds
- Submit Civil Documents
- Initiate Golden Visa Process

- EU Residency card issued within 9 to 12 months

- Golden Visa renewal and application for Permanent Residency\* or Citizenship.

\*A clean criminal record is a condition for the permit issuance.

# Document Check-list

- Police clearance certificate from country of residence, attested by Portuguese embassy
- Tax Number
- Family documentation similar to investor
- Marriage/Birth certificate, attested by Portuguese embassy
- Other documentation on a case-by-case basis



# TEPPE

To be found

With a senior and multidisciplinary team, and with a relevant experience in real estate development and construction projects, TEPPE has the competences to develop projects accordingly the highest standards.



# Where we act



We seek to develop differentiating projects in exceptional locations, which allow the creation of value-added assets.

With a senior team, Teppe Real Estate ensures the business creation, the development of the business plan, financing structure, marketing, licensing and project management.



Engineering and construction company, for project development.

Backed by a senior and experienced technical staff, skilled labor and reference partners in the market, Teppe Engineering ensures the entire construction process, complying with the highest standards and deadlines.



Hospitality management company that explores the assets owned and developed by the group.



# TEPPE

To be found

## Projects



85 Rooms –  
4 Star Hotel



14 Residential  
Units



4 Unit Touristic  
Apartment



26 Serviced  
Apartment



41 Serviced  
Apartment



3 Unit Villas

**T E P P E**



**To be found**

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