

**T A L E U**



by

**T E P P E**





# The Royal Town

Vila Real is **one of the most important cities in the North of Portugal** and the capital of the Trás-os-Montes province.

Located on the majestic slope of Serra do Marão, Vila Real has played an important role in the Portuguese history and has a long time had a strong association with the Portuguese Royal Family.

# Douro Valley

Vila Real is also the **capital of Douro Region**. With great accessibilities, it's surrounded by beautiful natural places, like Alvão Natural Park in the north and the Douro River in the south.

The **famous Port Wine** begins its life in wine **estates south of the city**, planted in terraced vineyards along steep riverbanks, with its impressive landscaped wine terraces.





## A City to Explore

Halfway between Porto and Spain, Vila Real has a central position.

Vila Real is at **45 minutes** distance **from the Porto International Airport** and only **one hour from Spain**.

Both Porto and Lisbon are within easy reach and the major towns of the Trás-os-Montes are a few minutes away.

Vila Real has been home to the University of Trás-os-Montes e Alto Douro (UTAD) since 1986.

**With more than 6500 students**, UTAD is widely recognized as a significant **reference in the international educational system** and responsible to introduced a youthful vibrancy and investment to the city.



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TALEU is a **Golden Visa eligible** real estate development with **14 residential units and 2 commercial spaces**.

Located in the historical center of Vila Real, its centrality allows you to quickly reach any point, providing the opportunity to fully enjoy life in the city or to travel around the province of Trás-os-Montes and discover the beautiful natural sites around.

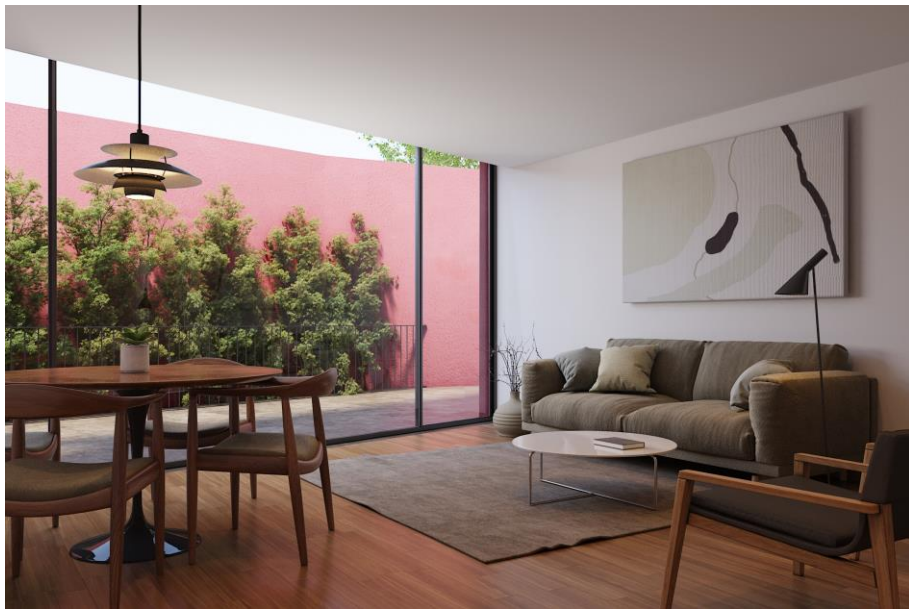




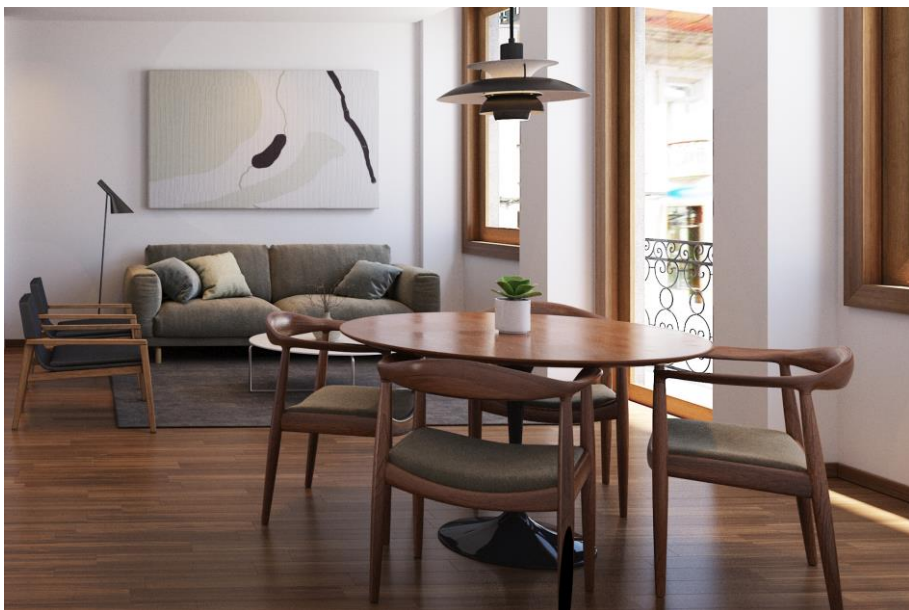
# Reasons to invest in Taleu

- Investment from **231 000€\***
- Guaranteed **3,5% return per year** during the first 5 years of operation
- Income **indexed to the operating result** after the 5<sup>th</sup> year of operation
- **Freehold** Property
- Turn-key solution
- **Fully furnished** and **fully equipped**
- **Hassle free** investment
- **7 days per year\*\***

\* 280.000€ Investment with guaranteed upfront payment for the 5 years return equating to 49.000€. Paid 1 month after the PSPA signing and the respective payment of the fraction. \*\*7 days of stay per year included in the first 5 years.



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## Location

The property benefits from an exceptional location, it is close to the major touristic spots, like Cathedral of Vila Real, São Pedro Church and Mateus Palace.

Main distances:

- 45 min from Porto International Airport
- 1 hour to Spain

# 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

# R

TEPPE

**Real Estate**

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.

# E

TEPPE

**Engineering**

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.

# H

TEPPE

**Hospitality**

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



To be found

# Projects



4 Star Hotel  
85 rooms



41 Serviced  
apartment



4 Unit touristic  
apartment



26 Serviced  
apartment



19 Villas



3-Unit Villas



# Golden Visa Through Property Investment

# Portugal Golden Visa in 5 steps

**2 TO 3 WEEKS**

**3 TO 9 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 3 to 9 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.



**T E P P E**



**To be found**

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