



VIP INN MIRAMONTE

TEASER



INTRODUCTION

On behalf of Sociedade Hoteleira de Colares Lda. (the “Owner”), JLL Portugal as the sole and exclusive vendor is pleased to offer qualified investors the opportunity to acquire Vip Inn Miramonte (hereafter also referred to as the “Hotel” or the “Property”).

The sale represents an exceptional opportunity to secure a 3-star hotel with a repositioning potential in Sintra, one of the most sought-after destinations close to Lisbon, Portugal.

Vip Inn Miramonte is currently operating 92 rooms developed in four independent buildings. The hotel features **two outdoor swimming pools, extensive indoor lounge areas and exquisite exterior gardens.**

The hotel provides a **strong potential to be repositioned to a 4-star hotel or to a senior living concept.**

The hotel has been under the management of Vip Hotels.

INVESTMENT HIGHLIGHTS

A SECLUDED DESTINATION CLOSE TO THE WORLD'S LEADING CITY BREAK DESTINATION



Lisbon has been gaining notoriety as an international destination, which has been supported by the consecutive **World Travel Awards**, the enhanced proposition in the MICE segment and the growing number of international events with high visibility.



As **tourism gains significance in the capital city**, this region has also benefitted from the market dynamics, achieving nearly 690 thousand overnights in 2019 – **resulting in a CAGR of 14.2% between 2014 and 2019.**

PRIVILEGED LOCATION WITHIN A UNESCO WORLD HERITAGE SITE



Located in **Colares, Sintra, the Property benefits from a private location near the coastline**, within a short driving distance from Sintra (10 minutes by car) and Lisbon (40 minutes by car).



The blend between Sintra Natural Park and the coastline creates a **unique environment** with a **lovely oceanic atmosphere**, a must-see when travelling to Lisbon.

UPSIDE POTENTIAL



With over **90 keys in total and potential for reconversion**, The Property offers a hospitality investment **opportunity with scalability in Portugal.**



The Owner submitted a project in the municipality to **reconvert the Property to a 4-star hotel**, although other uses **can also be considered taking into consideration its characteristics.**



ASSET OVERVIEW

HOTEL SUMMARY

HOTEL	Vip Inn Miramonte
ADDRESS	Avenida do Atlântico 155, 2705-287 Colares - Sintra - Portugal
OPENING YEAR	1965
ENCUMBRANCE	Vacant Possession
TENURE	Freehold
TOTAL BUILT AREA	4,610.90 sqm
CURRENT OPERATING SEASON	All year (closes one month for staff vacations)
CATEGORY	3-star
ROOM COUNT	92 rooms
FACILITIES	<ul style="list-style-type: none"> 2 Outdoor Pools Games Room Lobby Bar Restaurant 72 sqm conference room with capacity for 50 pax



JLL TEAM

KARINA SIMÕES

HEAD OF HOTEL ADVISORY

+351 966 910 665
karina.simoeseu.jll.com

MARGARIDA GONÇALVES

CONSULTANT HOTEL ADVISORY

+351 910 577 691
margarida.goncalveseu.jll.com

This publication is the sole property of Jones Lang LaSalle IP, Inc. and must not be copied, reproduced or transmitted in any form or by any means, either in whole or in part, without the prior written consent of Jones Lang LaSalle IP, Inc. The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information.

We would like to be informed of any inaccuracies so that we may correct them. Jones Lang LaSalle does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this publication.

COPYRIGHT © JONES LANG LASALLE IP, INC. 2020

