



Douro  
Riverhill

Investment Memorandum



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# 01

## EXECUTIVE SUMMARY



JLL is proud to present **Douro Riverhill**, a fantastic piece of land by the Douro River, North of Portugal, with an approved Master Plan to develop a large-scale project.

Very well located less than 30 minutes away from Francisco Sá Carneiro International Airport, **Douro Riverhill** stands between two internationally renowned World Heritage sites: Porto city and Douro valley. Since **Douro Riverhill** is at the entry gate of Porto and Douro Valley, the project is a perfect getaway destination for leisure and corporate travellers and an exclusive location for the residential market.

Also located less than 30 minutes from Porto, it offers the perfect scenario to develop a complementary offer for this vibrant city, a residential second-home project or a first-residence development due to the short distance to the city centre.



# 02

## INVESTMENT HIGHLIGHTS

# 49ha

hectares of land

# 1,913 beds

approved Detailed Plan

# 58,594 sqm

of Gross Construction Area above ground for hotels, touristic villages, retail and amenities including a mini market and a pier on the **Douro River**.

## An approved Detailed Urban Plan

The property has a total of 49 hectares of land and an approved Detailed Urban Plan (“Plano de Pormenor”) to develop a 59,000-sqm project comprising two hotels and two touristic/residential developments.



## Great location on the Douro valley

**Douro Riverhill** stands in front of one of the most beautiful curves of Douro, on a hill that overlooks the calm river waters and is surrounded by a beautiful natural landscape.

The features of the property, its amazing location less than 30 minutes away from Porto and the approved Master Plan allow it to become a reference project in the North of Portugal making a perfect balance between city and nature.



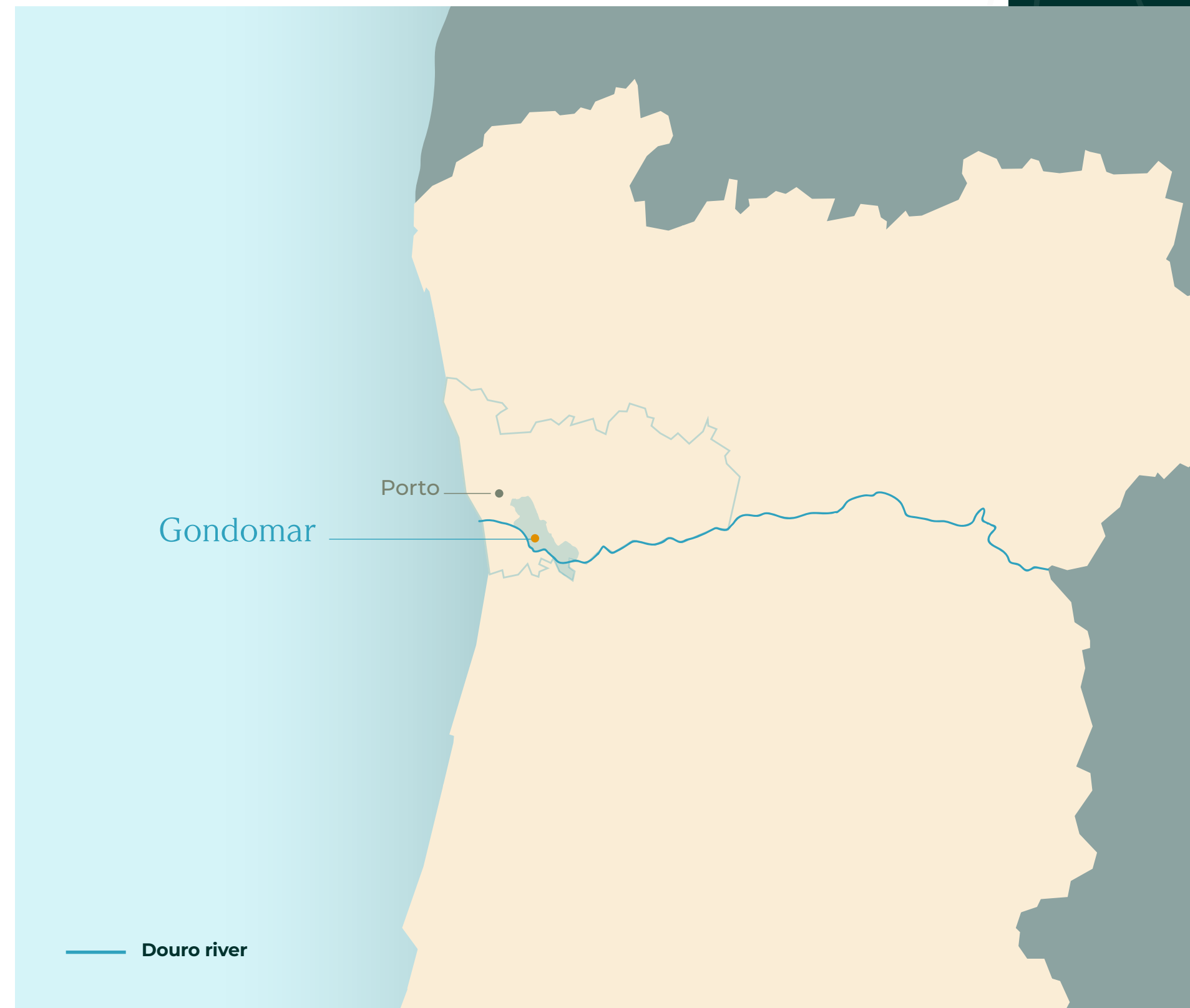
# 03 LOCATION

## Douro Riverhill is located in the municipality of Gondomar, North of Portugal.

The site is located in an idyllic nature setting by the Douro River while being placed less than 30 minutes away from the vibrant city of Porto, rich in culture and history amidst increasing entrepreneurship and technological dynamics.

### The Living Destination

Gondomar is one of the 17 councils that make Porto's Metropolitan Area. This area comprehends a total of 1.67 million inhabitants and 700,000 households. It has been awarded Europe's Leading City Break Destination six times in a row from 2015 to 2020 but it has also renowned as one of the best cities to live. Investment fundamentals are strong with the ability to attract an increasing number of international companies as well as offering a thriving environment for start-ups due to the quality of its workforce and competitive occupation costs.



## Porto

1<sup>st</sup>

Europe's Leading City Break Destination  
World Travel awards 2015-2020

1<sup>st</sup>

Europe's Best Startup Friendly City  
Worlds Excellence Awards 2018

28<sup>th</sup>

Best City Life  
TimeOut City Life Index 2019 (out of 48 cities)

5<sup>th</sup>

City of the Future  
FDI Strategy 2020 / 2021  
fDi - Intelligence Magazine 2020

1<sup>st</sup>

Europe's Best City to Live as a Family  
Sumo Finans 2021

1<sup>st</sup>

Small City  
Small City Index, Monocle 2021



# 03 LOCATION

The site is very well connected to the whole region.

The site is very well connected to the whole region by an extensive road network. It is less than 30 minutes away from Porto's Downtown and from Francisco Sá Carneiro International Airport.

From Lisbon you can drive to the site in less than 3 hours taking advantage of the national highways.





# 04

## THE ASSET

The asset comprises two estates that have a total combined land area of 488,672 sqm overlooking the Douro River and the Lomba and Melres river beaches.

The plots are on top of a beautiful curve of the river, have the typical slopes that feature throughout the Douro and offer amazing views to the river and surrounding nature.

The site has a Detailed Urban Plan ("Plano de Pormenor das Quintas da Azenha e da Varziela") approved that incorporates the Master Plan envisioned for the development.



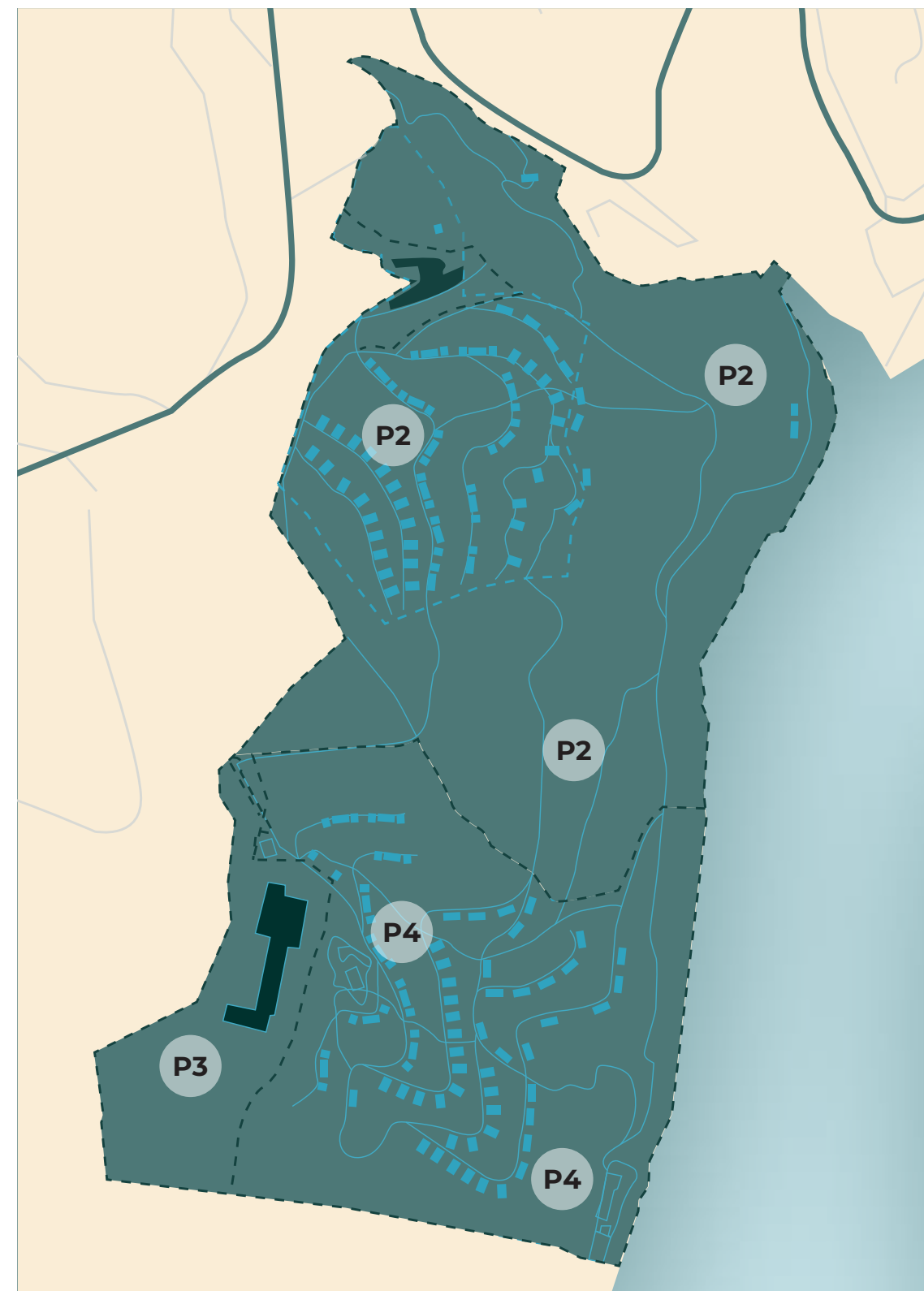


# 05 MASTER PLAN

The approved Master Plan allows the development of a large-scale project with the uses

**2 plots**  
for a hotel or an aparthotel

**2 plots**  
for touristic/residential villages comprising a maximum of 298 villas



The Master Plan envisions the two hotel establishments (hotel or aparthotel) on the top of the property and some amenities (namely swimming pools) around them. Following that the Master Plan foresees a mix of medium-density and low-density development areas for detached villas as the plot approaches the river. This allows for the future construction to seamlessly integrate into the natural landscape and for the development of more exclusive and private units.

According to the Portuguese Law and the typology of the approved Master Plan, the developed units can be sold individually to final users making this a perfect project not only for a touristic resort but also a residential project targeting both the domestic and international markets and both the first-home and second-home residential markets.

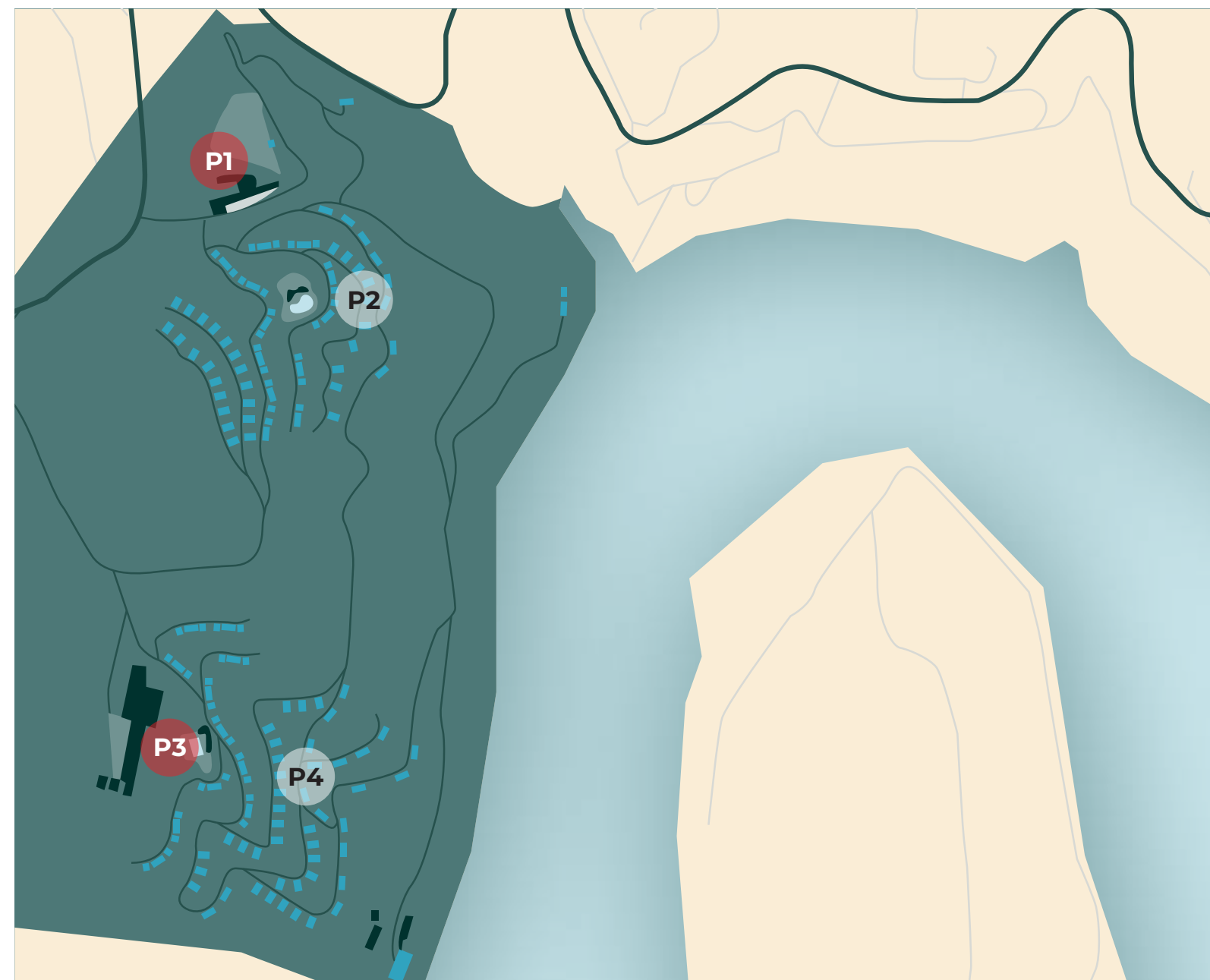




# 05

## MASTER PLAN

The four plots can be independently developed or integrated into a unique resort and the Master Plan foresees a close relationship between the future development and the Douro river, including an area with a pier and amenities like a restaurant and a country club.



Estate	Plot	Land Area (sqm)	Use	# Units	# Beds	Maximum Footprint Area (sqm)	Gross Construction Area above ground (sqm)
Quinta da Azenha	P1	9,675	Hotel/Aparthotel/Inn	93	233	2,003	8,218
	P2	270,326	Touristic Village (medium density)	72	288	3,059	6,118
			Touristic Village (low density)	70	280	3,647	7,293
			Amenities and Technical Areas	-	-	530	652
				<b>SUBTOTAL</b>	<b>801</b>	<b>9,238</b>	<b>22,281</b>
Quinta da Varziela	P3	42,985	Hotel/Aparthotel/Inn	195	488	4,633	18,760
	P4	165,686	Touristic Village (medium density)	60	240	2,549	5,098
			Touristic Village (low density)	96	384	5,157	10,314
			Amenities and Technical Areas	-	-	1,459	2,140
				<b>SUBTOTAL</b>	<b>1,112</b>	<b>13,798</b>	<b>36,312</b>
				<b>TOTAL</b>	<b>1,921</b>	<b>23,037</b>	<b>58,594</b>



# 06

## SALE PROCESS

JLL has been retained by the Vendor to initiate a sale process targeted to a limited number of potential purchasers which are believed to have an interest in the property.

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

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.





## JLL TEAM

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