



ALVORMAR- ALVOR
ALGARVE, PORTUGAL

HOTEL ADVISORY OPPORTUNITY



Executive Summary

- AlvorMar Apartments (“the Asset” or “the Property”) is a unique opportunity to own freehold or as an option, under a future international brands rental agreement, a mid-scale touristic apartments building in the fast-growing region of Algarve.
- The Property is located in Alvor, in Portimão Council, at walking distance from the beach. Alvor has been consolidating its position as an important destination, highly demanded from both domestic and foreign tourists.
- A hotel with a “feel like home” touch, walking distance from all the services, beach and transportation to ease guests stays.
- A plot with a total of 2.680 sqm, implantation 1.320 sqm and a GCA of 3.819 sqm.
- AlvorMar Apartaments is a 57 4-star touristic apartments building located in the center of pitoresc Alvor village, with views to the sea and lagoon.



Market Overview Algarve



Demand

Passenger arrivals at Faro Algarve Airport reached 4.06m during 2022, an increase of 249% compared to the same period in 2021, mainly due to COVID-19 pandemic. International arrivals at the airport accounted for 95% of total arrivals.

Source:INE

During 2022, there were 176% more overnight stays in the Algarve compared to the same period in 2021, reaching c. 19,2m. If compared with 2019 the decrease was of only 9%. International room nights accounted for 74% of the market. The UK remains the largest feeder market with approximately 28% share of the international room nights.



Supply

The hotel market in Algarve consists of 268 hotels and a total of 62.501 keys, ranging from 1 to 5 stars. The 4-star segment is the one with the highest volume of rooms representing approximately 46% of the total supply. For the next 2 years, there are 14 hotels in pipeline for the region.

Source: RNT/STR

During 2022, the hotel occupancy level in was of 60,9%, less than 6% below 2019 (64,2%). ADR stabilized at € 133,19€, 19% above 2019.



Outlook

The Algarve continues to be one of the key sun & sea destinations in Europe. Algarve's demand is increasingly less seasonal: the shoulder months prior and after summer are usually characterized by golf and sporting tourism as well as numerous conferences and events. The Algarve region is the one region in Portugal that attracts the highest number of room nights, especially from the international market.

Current Hotel Supply

268

New Hotel Rooms Expected Until 2025

2.182

Hotels Occupancy 2022

▲56,5%

60,9%

Hotels ADR*2022

▲1,1%

EUR 133,19

Hotels RevPAR 2022

▲58,3%

EUR 81,11

▲▼ % change compared to prior year

Micro Location



The Asset – Overview

- AlvorMar Apartments is a 57 4-star touristic apartments building located in the center of pitoresc Alvor village;
- Apartments from Studios to two Bedroom Apartments, Retail spaces, Bar and Swimming pool;
- A Roof top with front sea view;
- A future contract proposal of 15.600€ per room/year.

Apartments Breakdown

Studios	6
1 Bedroom Apartment	45
2 Bedroom Apartment	6
Retail	3



The Asset – Areas (sqm)

Tipology	Sqm (avg)	Keys
T0	43,07 ¹	6
T1	43,73 ¹	45
T2	81,61 ¹	4
T2	63 ¹	2
Common areas	931 ²	1, 2 & 3 floor
Bar & Pool	967	Bar Outlet + Pool and Pool Deck
Retail	246,22	3 Retails with independent entrance from the street
Front & Back Office	190,19	Offices and Front Desk
GCA	3.819	
Impantation	1.320	
Plot	2.680	

¹ Balcony size not included (avg 7,93 sqm per room)

² 1st and 2nd floor 219 sqm each, 3rd floor 492 sqm



The Asset – Apartments



Studio Garden View



Studio Premium Sea View



Thank you



Gonçalo Santos
Head of Capital Markets
Goncalo.Santos@jll.com
+351 910 261 042



Karina Simões
Head of Hotel Advisory
Karina.Simoes@jll.com
+351 966 910 665



Nuno Sancho
Senior Consultant Hotel Advisory
Nuno.Sancho@jll.com
+351 9163 074 379