



## **KMI** Exclusive Bulletin December 2019

We are excited to announce IP Global's expansion into a new Portuguese market, following the success of two Lisbon projects this summer. Porto, Portugal's thriving second city, encompasses a unique and exciting mix of charming architecture, traditional culture and a young tech-savvy population.

**Alvaro** is a 54 unit new build development strategically situated to benefit from Porto's growing profile. The city's mix of affordable property prices, a strong economy and an increasing population pitted against a significant housing shortage make it a prime market. For investors looking to enter a market that offers strong capital growth and rental yields, **Alvaro** is an ideal investment. Google Maps: [R. Alvaro de Casteloes 714-796, 4200-047 Porto, Portugal](#)



## Alvaro Essentials

- 10 high-standard one and two-bedroom apartments in developing Paranhos
- Large communal areas, modern gym facilities and green spaces
- 10 minutes from key education hubs
- Sizes from 71.8 – 99.5 square metres
- Estimated completion date Q4 2020
- Up to 60% LTV financing available
- Rental yields circa 6%
- **Starting from EUR 212,500**



## Porto's Investment Case

**Economy & Employment:** One of Europe's oldest countries, Porto contributes 29.4% of the national GDP and 40% of all Portuguese exports, is playing an instrumental role in the country's revival. The city has been ranked as Europe's most start-up friendly city in 2018 with notable companies such as Amazon, Farfetch, BLIP and Talkdesk all investing in the city and cementing its position as an attractive technology hub. In 2015 the unemployment rate across Portugal stood at 13.7% and this has almost halved, sitting at a much lower 7.3% for 2018.

**Supply & Demand:** Whilst Lisbon has been at the forefront of Portugal's property story, the Porto region accounts for approximately 30% of all real estate transactions in Portugal, with the number of property transactions increasing 18.4% between Q3 2017 and Q3 2018. Thanks to the city's thriving technology sector, strong education & research institutions, and renowned agricultural exports, business in Porto is booming and housing demand is outstripping supply.

**Capital Flows:** In 2018, the Portuguese real estate market set a record in terms of investment volume, reaching a staggering €3.6 billion and representing a 50% increase on the previous year. This positive momentum is set to continue and is driven by the country's high quality of life, relatively cheap property and a rebounding economy. Furthermore, on January 10th of 2019 the government finally approved the creation of Real Estate Investment Trusts (REITs), allowing small and medium-sized investors into the real estate market.



**New site <http://corporatebonds.kmiconsultants.com/> Web site [www.kmiconsultants.com](http://www.kmiconsultants.com)**

27 years of uninterrupted financial advice for the Expatriate Market Head Office: Vladislavova 46/3, 110 00 Praha 1, Czech Republic, Tel: +420 224 942 421 Fax: +420 224 942 426  
KMI Consultants (Knightsbridge Management International SRO) is regulated by the Czech National Bank.