



WAYAYA  
HOTELS





luxury real estate in Sintra

# BEACHFRONT INVESTMENT

WAYA Hotels

2025

investment

# HIGHLIGHTS



## The Product

Waya Sintra Aparthotel is a unique product, with high-quality construction and service standards, with a great location, and developed by a highly reputable team with a very solid track record.

This **4-star luxury Aparthotel** intends to be a unique product in the area, **targeting a young, open-minded, Creative, and sophisticated audience** looking to live life at its best.

During the summer, the Hotel will be promoted as a **great beach spot accommodation** with outdoor activities related to hiking, mountain biking, climbing, surfing, paddle surfing, and others. During the Winter, the Hotel offers great conditions for the **MICE industry** (Meetings, Incentives, Conferences, and Events) as well as **Mindfulness and Wellness Retreats**.

## Unique & Exclusive Investment

“Buy to Let” is a well-established and safe investment concept where property owners have full ownership of the units, leaving the management to an experienced hospitality team that will generate them income through rentals (investors can use the units 14 days a year without any cost). Waya Sintra Hotel group expects to generate rental income to investors superior to **6%/year** and a capital appreciation on the property of more than **20 to 30%** from the selling price.

**Only 110 units available!**

## Location Location Location

Sintra is one of the most urbanized and densely populated municipalities in Portugal. Sintra is a major tourist destination famed for its picturesqueness, historic palaces, castles, scenic beaches, parks, and gardens. The Waya Sintra Aparthotel is located in front of Praia das Maças (Apple Beach), one of the most popular beaches within striking distance of Lisbon.





Sintra, Portugal

# A PRIME LOCATION

Waya Sintra Aparthotel has a unique location in the prestigious area of Sintra, just facing one of the most famous and iconic beaches of all of Portugal: Praia das Maçãs.

The area has an amazing, distinctly Portuguese atmosphere packed with local and traditional cafes, bakeries, and seafood restaurants. The accessibility is great due to the proximity of highways, giving one the capacity to live in the tranquility and silence of the Sintra mountains and sea, but at the same time, being able to reach the vibrant center city of Lisbon in just 25 minutes.

**WAYA Hotels**

**2025**



Rich Historical Heritage



Prime Golf Courses



Stunning Coast



Charming Downtown



discover  
**SINTRA**

an irresistible

# LOCATION

Sintra, in a prime location within Lisbon Great Area and only 28 km away from Lisbon Downtown, the Portuguese capital and one of Europe's most attractive cities, is a place full of magic and mystery. Sintra is a place where Nature and Man have combined in such a perfect symbiosis that UNESCO has granted it World Heritage Site status.

This charming village in the heart of Portugal attracts millions of tourists every year, who are drawn by its whimsical palaces and monuments, stunning villas, world-renowned golf courses, and impressive natural landscapes.

Part of European and Schengen countries, Portugal is an attractive Southern European country on the Iberian Peninsula, bordering Spain. It has a population of around 10 million citizens and has the Euro as its currency. Over the last few years, Portugal has been highly awarded by the World Travel Awards, also known as the Oscars of Tourism. Most recently, in 2022, it was distinguished as the World's Leading Seaside Metropolitan Destination 2022 (Lisbon), World's Leading City Destination 2022 (Porto), and Europe's Leading Beach Destination 2022 (Algarve), among others.



Safe Country, Ideal  
For Families



Welcoming  
Nation



Excellent Residency  
Program (Golden Visa)



Tax Efficiency  
Program (NHR)





# Invest & live a unique lifestyle.

Buy-to-Let and profit from great and safe returns on your investment. Waya Sintra Aparthotel is a freehold investment, fully managed, with 14 days of free use by owners, with expected 5 to 7% rental yields annually.

**Only 110 Units available.**







WAYA Hotels

# LUXURY APARTHOTEL

This is a large-scale project that covers more than 11000 sqm, allowing a gross area of construction of around 10,000 sqm.

The project is an aparthotel with 110 apartments - featuring studios and one-bedroom apartments. Two buildings work as an aparthotel, and one building in the middle offers social and leisure areas, including a restaurant with a healthy and local food concept, a corporate events room for 50 people, a gym, a Spa, outdoor and indoor swimming pools, and private parking spaces for each unit.

WAYA Hotels

2025



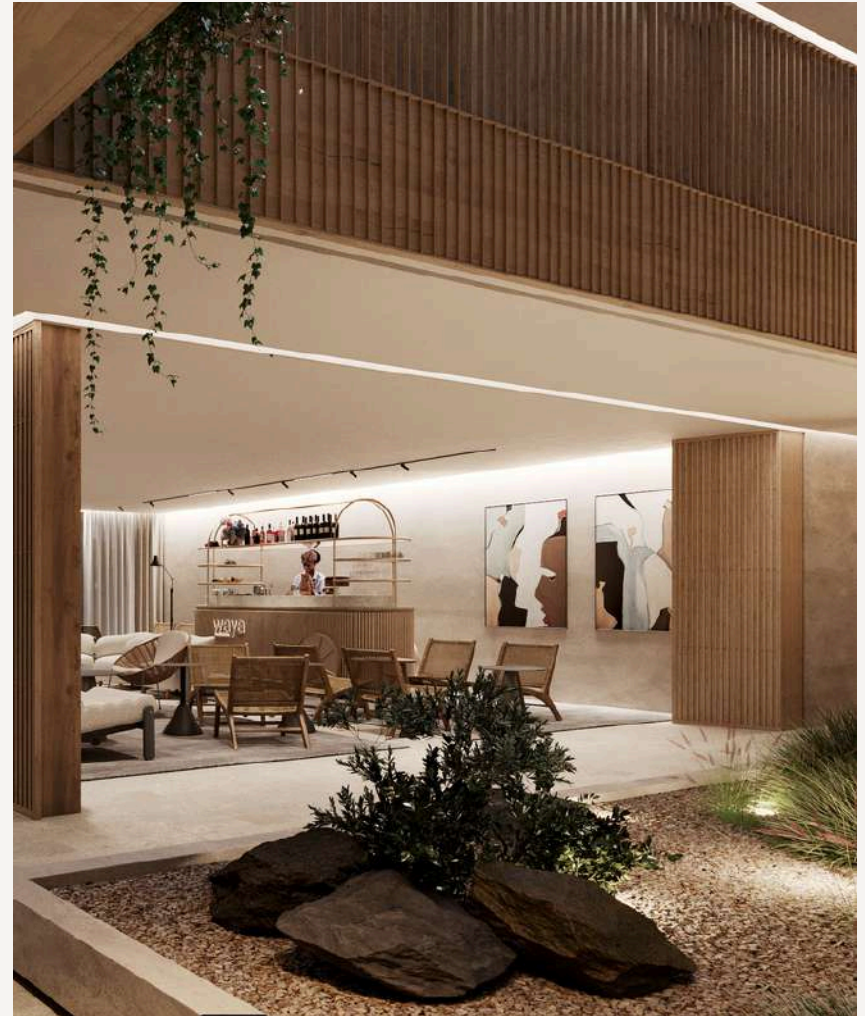


















about waya hotels

# UNIQUE & EXCLUSIVE



03

Buildings connected and managed as an Aparthotel with great and up-to-date Social & Leisure Areas

110

Studios & One-Bedroom Apartments

151

Parking Spaces





about waya hotels

# INVESTORS COMMUNITY

Waya Sintra Aparthotel is a unique and solid Real Estate Investment, with investors having full ownership of the units and letting the Waya hospitality team manage on their behalf. The expected returns on Investment, based on the benchmark in the area, are to be 20% on capital appreciation in the upcoming three years and 5 to 7%/year on rental income once the hotel is under operation.

Investors will **be part of an exclusive community of investors**, with several **benefits on future projects** of Waya. Each investor will be able to have **free accommodation for 14 days** per year and **discounted rates on all services, events, and accommodation**. WAYA Group is targeting investors interested in **having safe and high returns on their investments, portfolio diversification, and a solid entry and exit strategy** on their investments.



# BECOME PART OF THE WAYA INVESTORS COMMUNITY







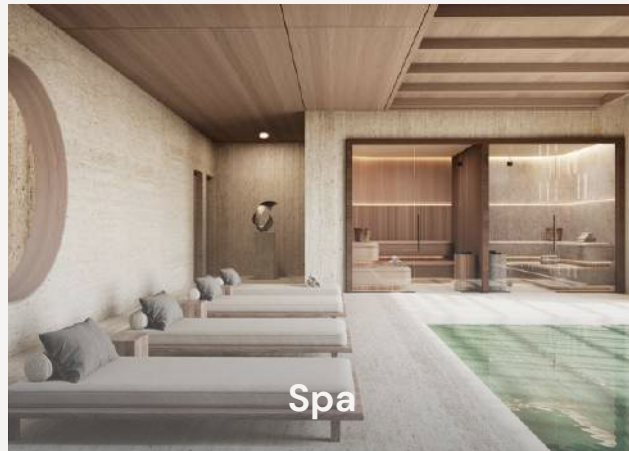
Outdoor Swimming Pool



Indoor Swimming Pool



Sauna

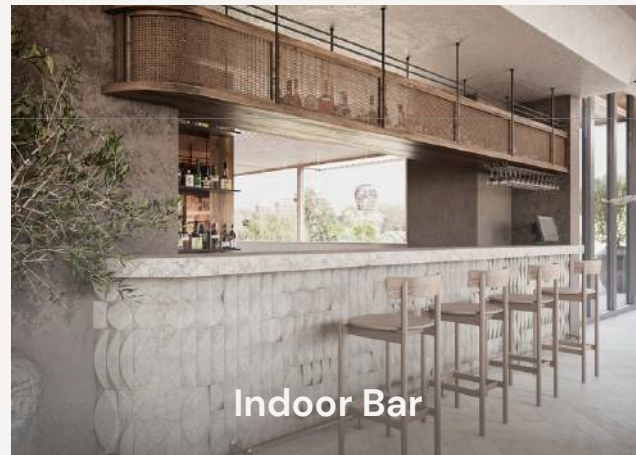
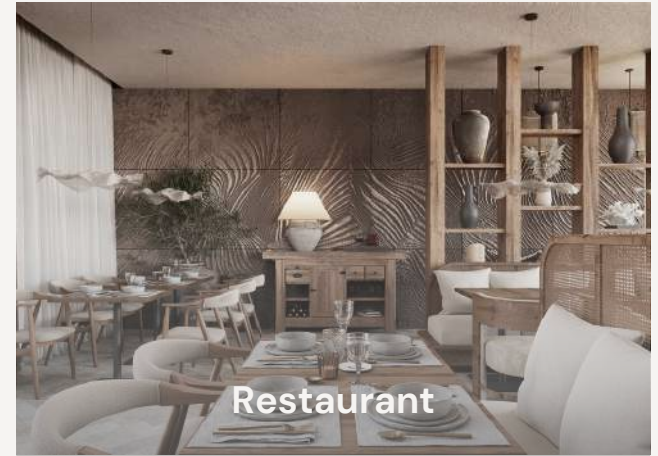
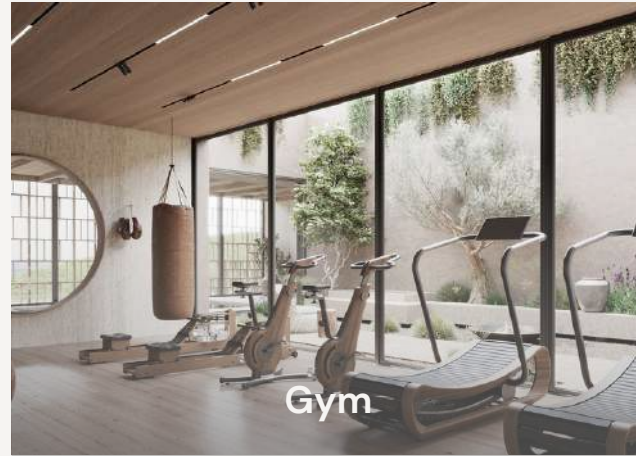


Spa



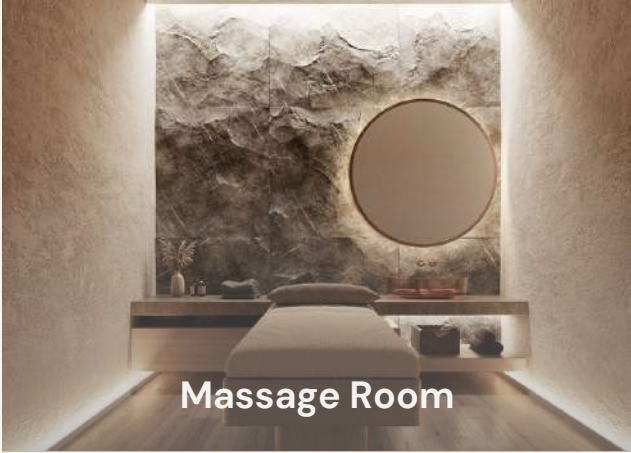
luxury  
AMENITIES





luxury  
AMENITIES





Massage Room



Sun Room



Kids Room

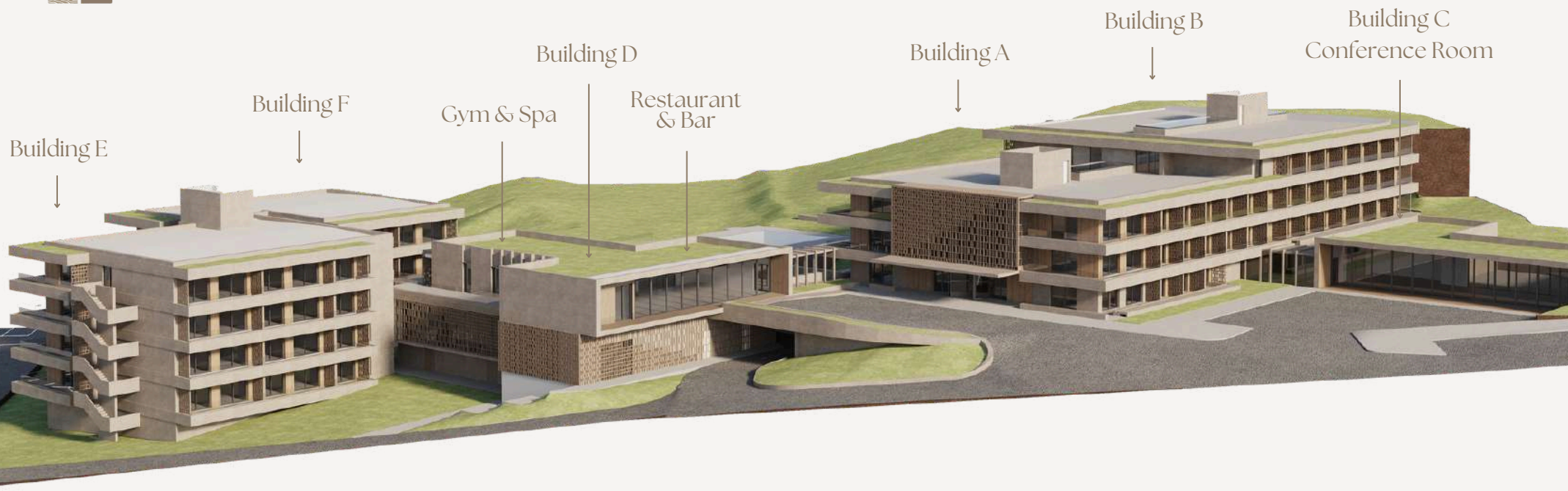


Conference Room



luxury  
AMENITIES





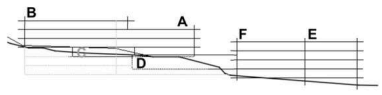
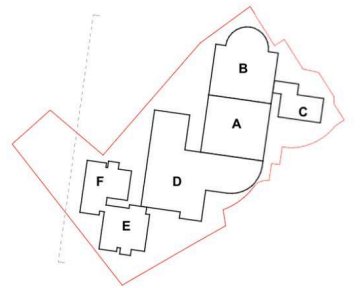
discover the  
**PROJECT**

"A high-demand real estate product in a unique  
Lisbon location."

Waya Investor

---

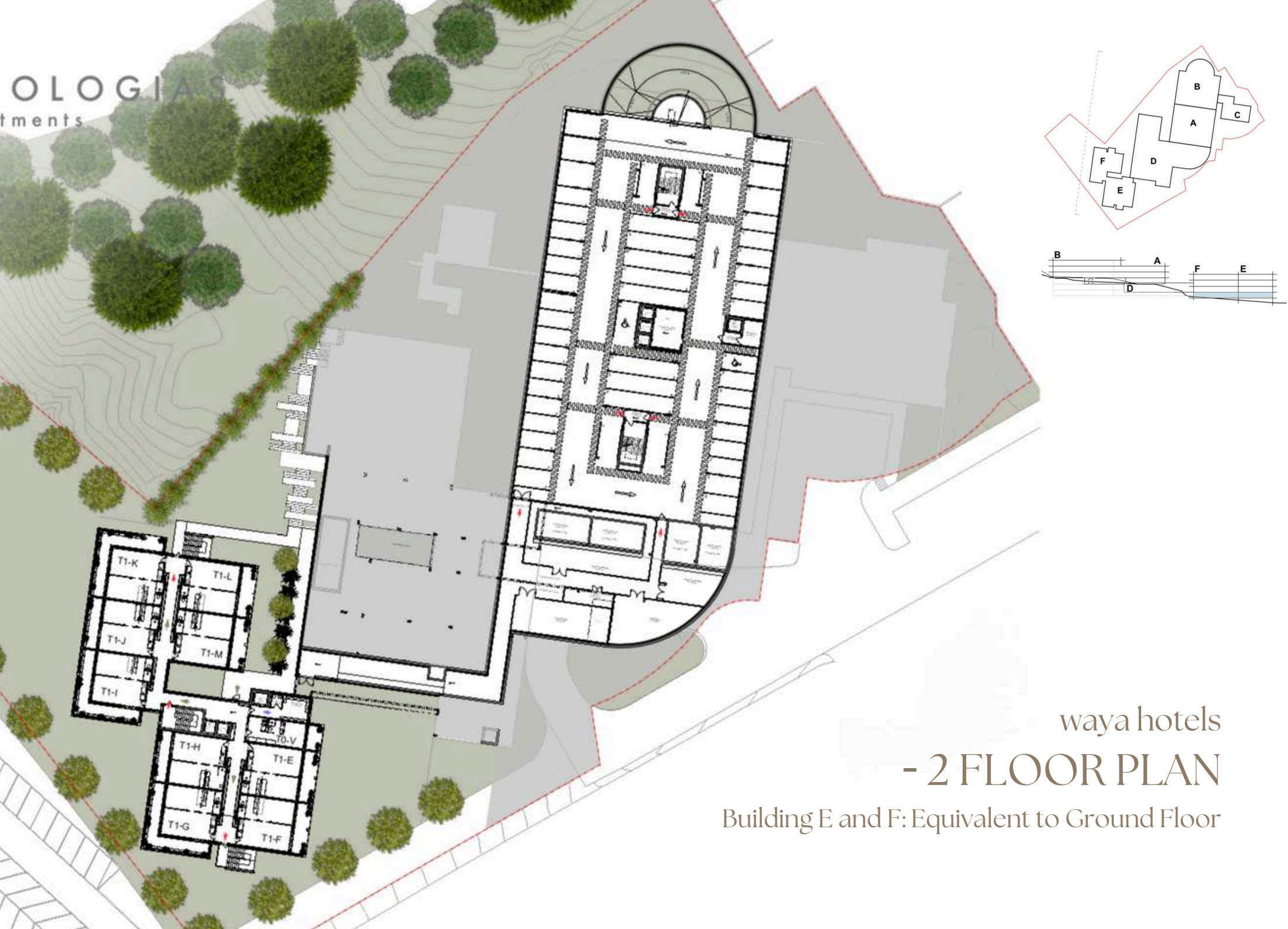




waya hotels  
SITE PLAN



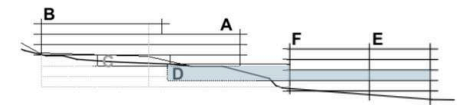
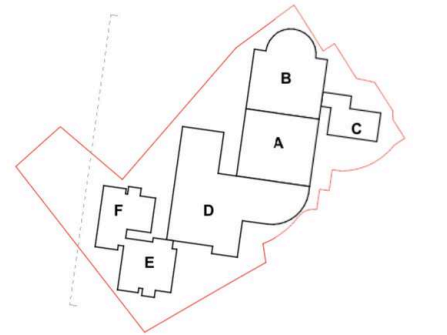
OLOGIAS  
tments



waya hotels  
- 2 FLOOR PLAN

Building E and F: Equivalent to Ground Floor



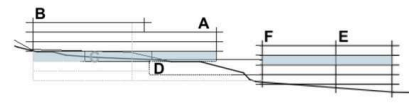
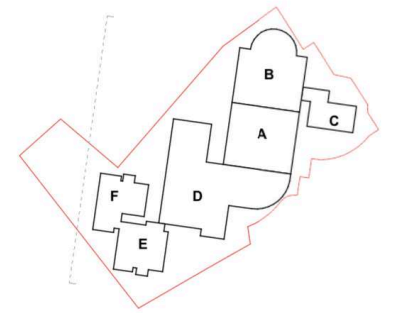


● Spa

waya hotels  
- 1 FLOOR PLAN

Building E and F: Equivalent to First Floor

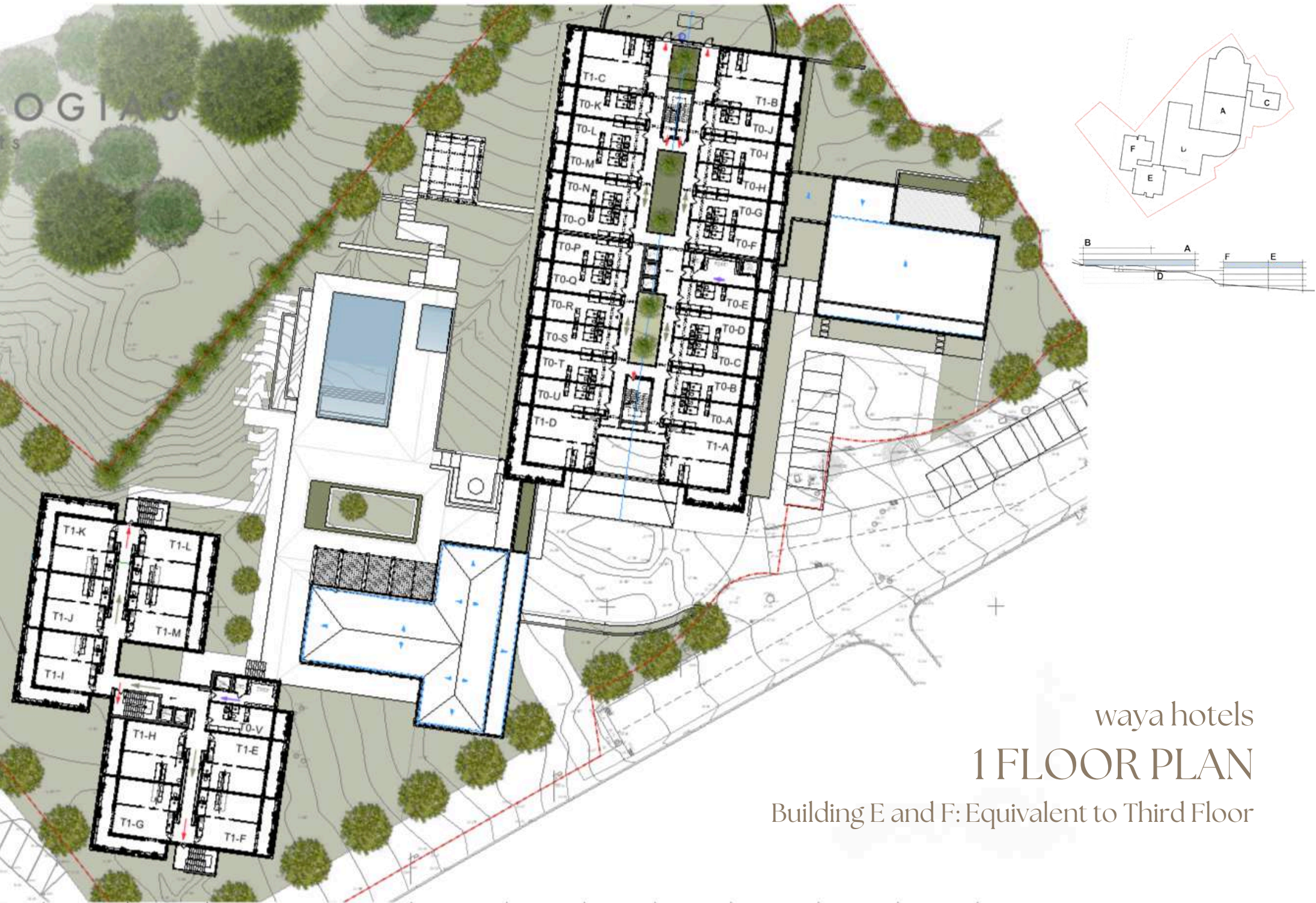




- Restaurant
- Social Areas
- Conference Room

waya hotels  
**GROUND FLOOR PLAN**  
Building E and F: Equivalent to Second Floor



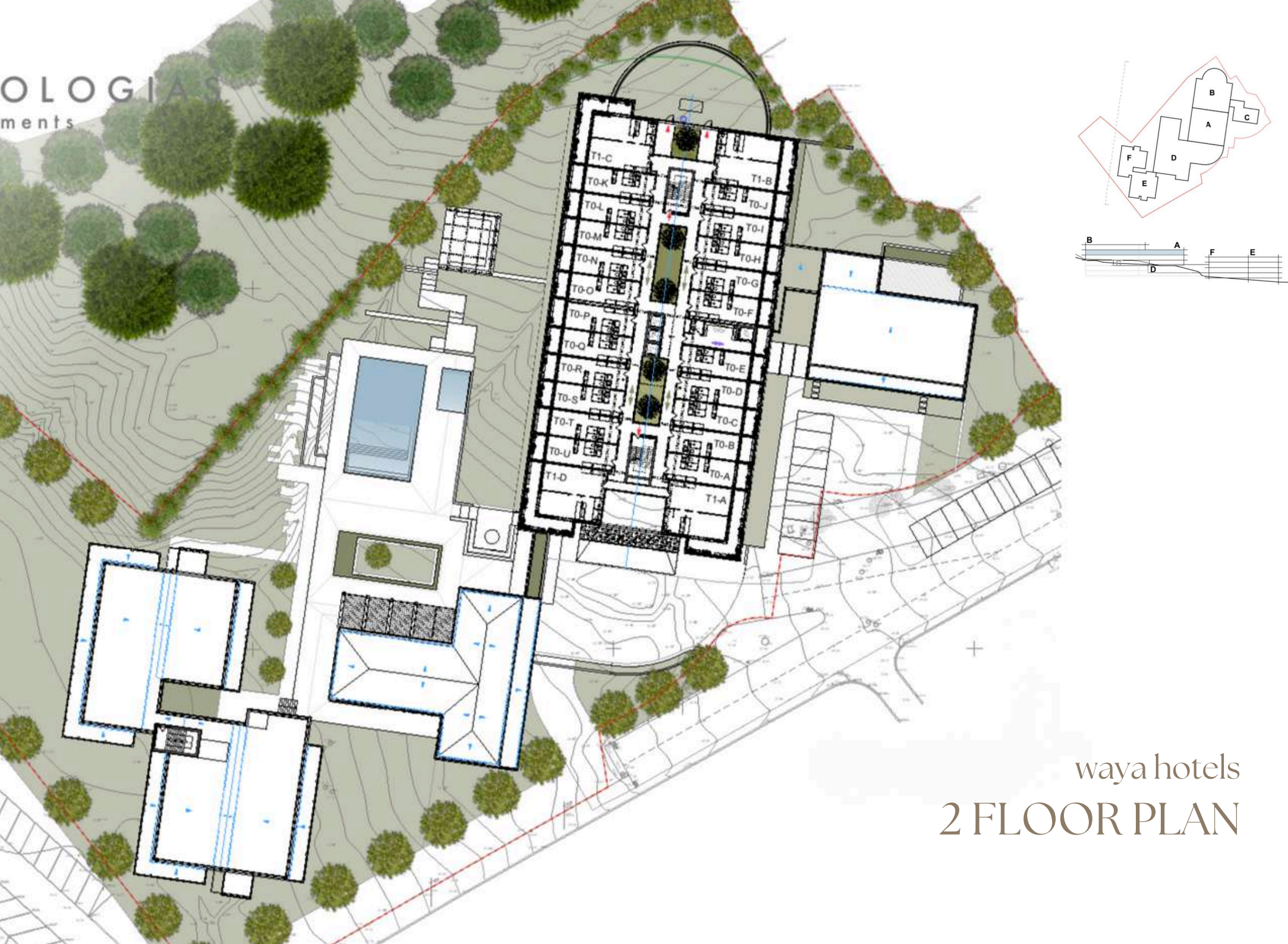


waya hotels  
**1 FLOOR PLAN**

Building E and F: Equivalent to Third Floor



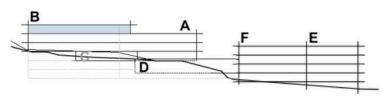
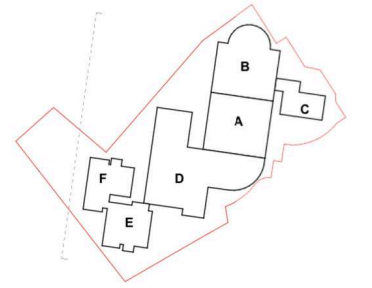
OLOGIA  
ments



waya hotels  
2 FLOOR PLAN



OLOGIAS  
ents



waya hotels  
3 FLOOR PLAN



WAYA Hotels

2025

# TO

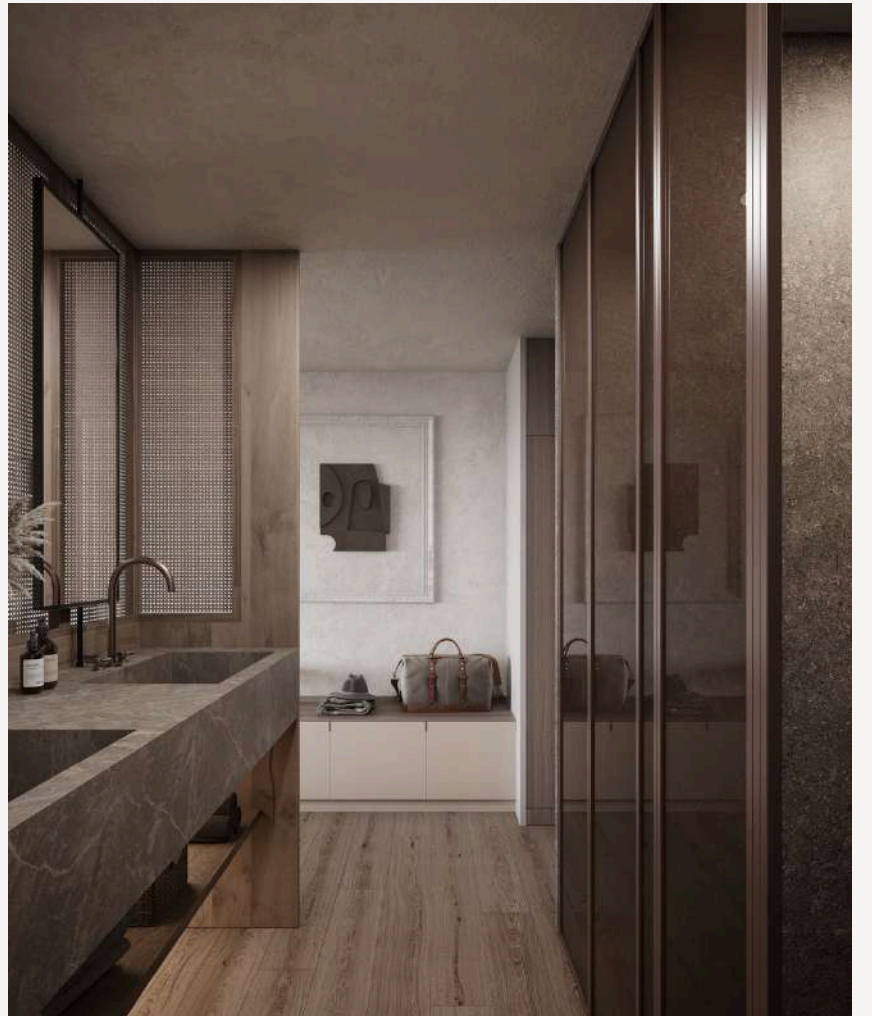
apartments













WAYA Hotels

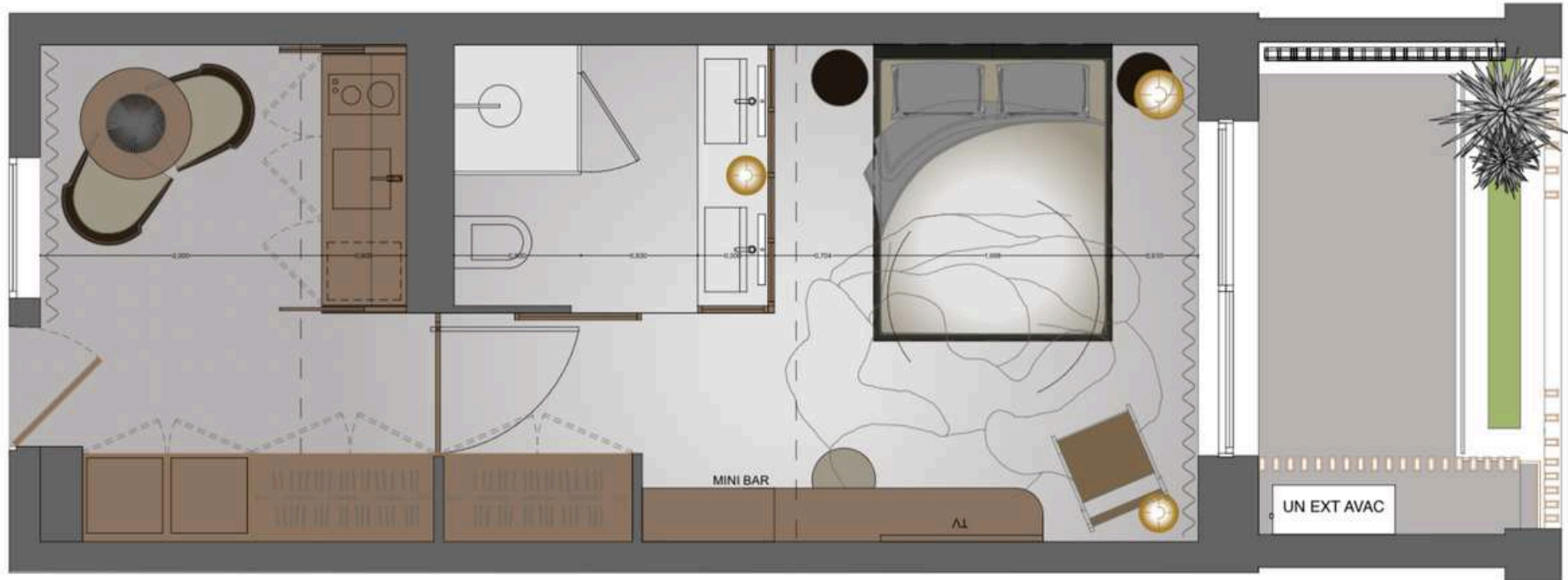
# FLOOR PLAN





WAYA Hotels

# FLOOR PLAN







# T1

apartments

WAYA Hotels

2025











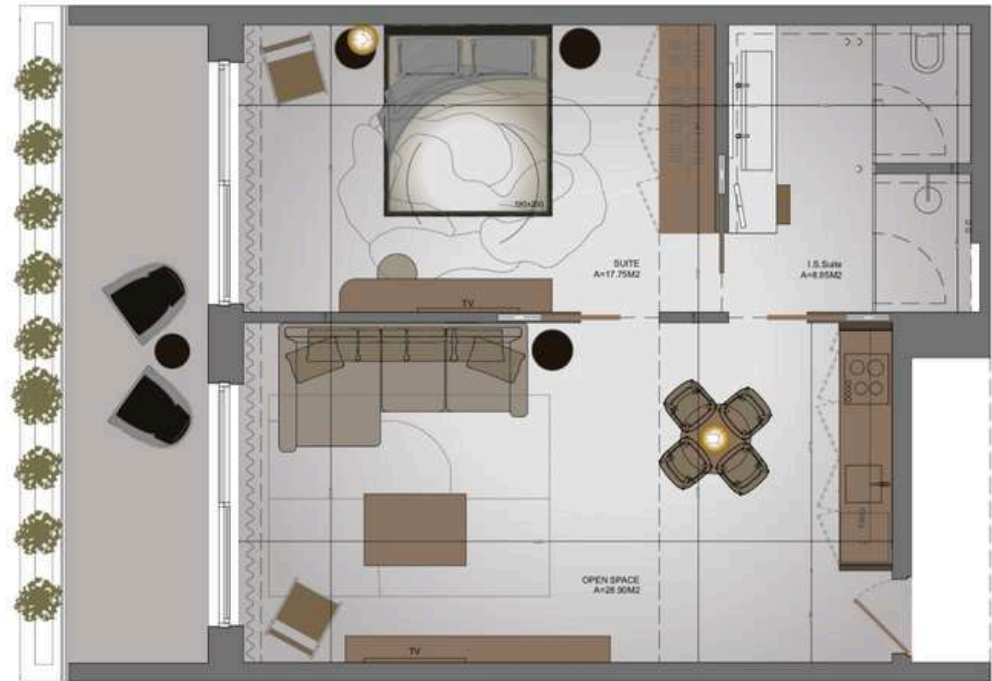






WAYA Hotels

# FLOOR PLAN







WAYA Hotels

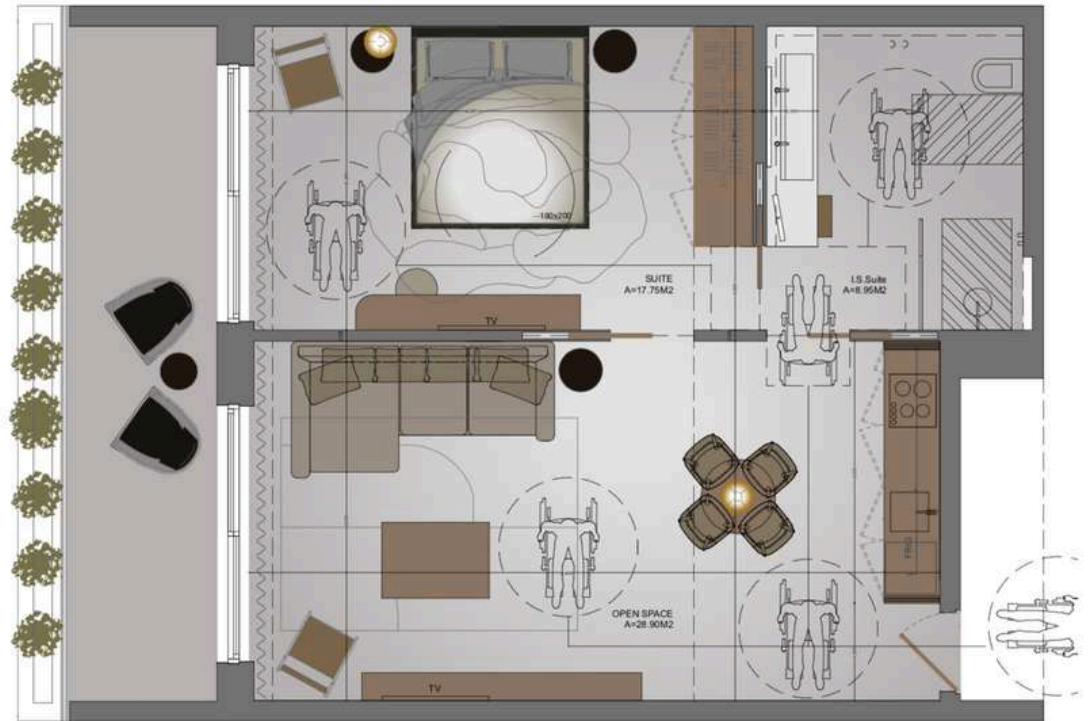
# FLOOR PLAN



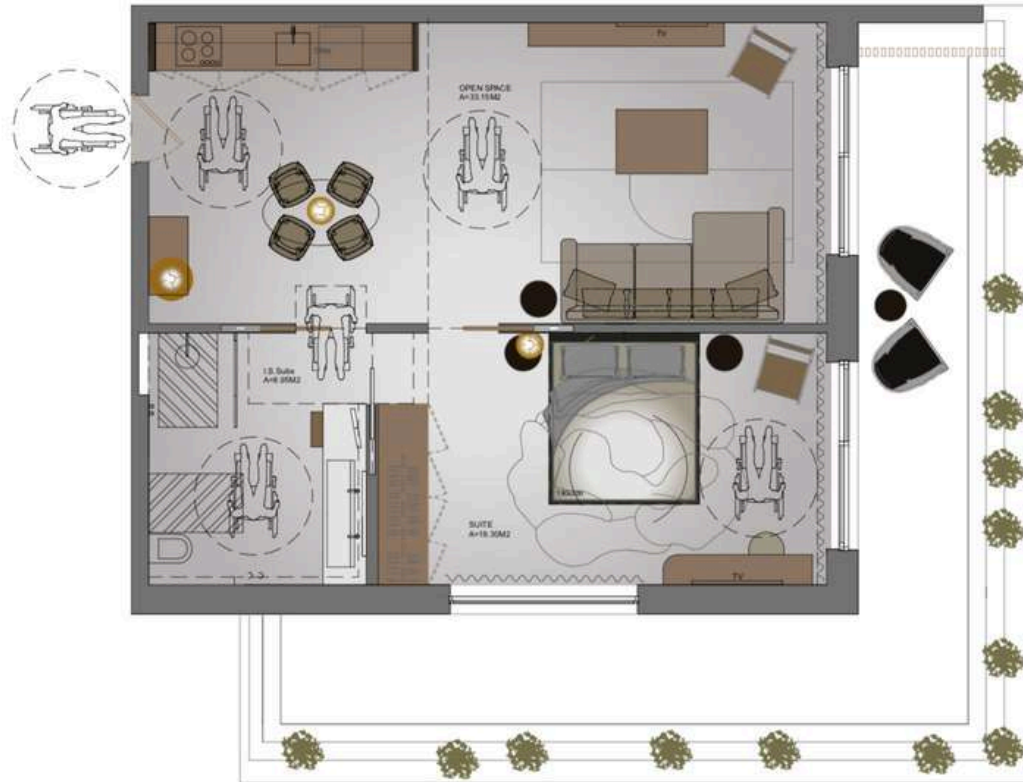


WAYA Hotels

# FLOOR PLAN







WAYA Hotels

# FLOOR PLAN





WAYA Hotels

# FLOOR PLAN



WAYA Hotels

# INVESTMENT

## Legal Ownership Structure

Investors will be investing in freehold units with title deeds and a rental contract with a legal entity experienced and licensed in hospitality management. Investors will be giving their apartments for management to Waya Hotel Group (Buy-to-Let).

All apartments are fully-managed, allowing investors to enjoy the financial benefits of unique property.

There is no legal restriction on foreign ownership of property in Portugal. Investors can purchase individually or through corporate structures.

Tax optimization can be obtained, and a Credit Line of around 60% on the construction investment is also easy to achieve.

### business model

Pre-sale of premium master-planned high-end apartments on an Aparthotel project with the concept of investment Buy-to-Let.

### apartments

Studios and One-Bedroom Apartments facing one of the best beaches of Lisbon Region, Portugal. High-end development with trendy and fancy interior decoration.

### stage

The City Hall license of the project was obtained, and construction started in July 2023.

### expected delivery date

Last quarter of 2025.



2025





WAYA Hotels  
INVESTMENT

AREAS	SQM	UNITS	TOTAL SQM
Total Land Area	11,000	1	11,000
Studio Apartments	35	64	2,240
One-Bedroom Apartments	68	46	3,128
Social Areas	2,250	1	2,250
Technical Area	400	1	400
Equipment Area	1,147	1	1,147
Green Areas	7,675	1	7,675
Parking	5,033	1	5,033

WAYA Hotels

# INVESTMENT



Studio Apartment	
Starting From	300.000 Eur
Transfer Tax	19.500 Eur
Stamp Tax	2.400 Eur
Notary Costs	750 Eur
<b>Total</b>	<b>322.650 Eur</b>

One-Bedroom Apartment	
Starting From	500.000 Eur
Transfer Tax	32.500 Eur
Stamp Tax	4.000 Eur
Notary Costs	750 Eur
<b>Total</b>	<b>537.250 Eur</b>

## Estimated Handover

Last Quarter of 2025

## Rental Income

Yearly Pool System concept of Results distribution: Owners will get 70% and Management company 30% of Net Profit of the Hospitality Management.

## Expected Capital Appreciation Of Units

20 to 30% on the investment during construction period (2,5 years).

## Expected Rental Income Per Year

5 to 7% on the investment.



behind the project

# THE TEAM

## Promoter

NARCORP Portugal

## Developers

Confrasilvas | EternalBonus Lda

## Structural and Contention Project

A2P – Consult – Estudos e Projetos, Lda

## Execution Project

Waya Hotels & Welcome Hospitality

## Interior Design Architects

Dzine

## Financial Institutions

Any of the Top 5 Banks in Portugal.  
Average Conditions expected: 60%  
financing at 3%\*

*\*Will depend on the profile of each of the investors.*

## Sales & Marketing

PTGVI LDA

## Legal Advisors

CTSU Law Firm & Nuno Sousa Moniz  
Law Firm

## Hotel Management

Waya Hotels & Welcome Hospitality

## Project Management

ETERNALBONUS and BYVISION

## Construction End

Construction End: Last Quarter 2025  
(Construction started: Phase 1)



2025





Contact Us for More Information

[www.wayahotels.com](http://www.wayahotels.com)