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Investment Solutions 2026

What real estate and corporate investment opportunities make the most sense today for investors in Portugal? Our annual portfolio brings together the most relevant assets currently available — hospitality, residential, healthcare and diversified businesses — each with its own background and indicative value.

+32	+€909M	4
Assets in Portfolio	Total Volume	Categories

by Atlaris Capital & InforCérebro — Investment Solutions

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Category	No. of Assets	Indicative Volume
Real Estate — Hospitality & Tourism	17	€732,050,000
Real Estate — Residential & Land	3	€20,050,000
Real Estate — Healthcare & Long-Term Care	6	€21,900,000
Corporate — Industrial & Diversified	6	€135,250,000
TOTAL	32	€909,250,000

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01
Real Estate — Hospitality & Tourism

17 assets in this category

New Hotel — Praia da Rocha — €20,000,000

Praia da Rocha

Under finishing works (80% complete), 4-star. Delivery expected May 2027. Plot 2,260 sqm, GFA 7,082 sqm, above-ground 5,470 sqm. 98 rooms, 6 suites, restaurant, 2 bars, spa, pool, parking. Asset deal, turnkey. Excellent architecture.

Hotel — Albufeira Municipality — €23,000,000

Albufeira Municipality

Operating hotel, 500m from the seafront. Built 1973, refurbished 2003. ~125 rooms of 23 sqm, 6 suites, 272 beds, 3 restaurants, 3 bars, 2 pools, mini-golf. Booking rating 7.2. Operator-free.

Rural Hotel — €45,000,000

Ferragudo

4-star, operator-free. Booking 9.0, Tripadvisor 9.3, 68% occupancy. 56 rooms and apartments with kitchenette, 2 restaurants, 2 bars, snack bar, 2 pools, spa, fitness center. Close to the sea.

Hotel — €8,750,000

Caldas da Rainha

Thermal-tourism and Oeste-coast area. Plot 10,000 sqm, GFA 5,300 sqm, built in the 1990s, around 80 rooms. 4-star rating proposal filed with DGT; renovation project to add 40 more rooms.

Aparthotel — €20,000,000

Albufeira

Opportunity across roughly 100-150 timeshare apartments with a guaranteed 5% yield, in a highly central and lively location. Sale of acquired units, 2 weeks of usage, condominium management guaranteed to the largest investor.

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CATEGORY

Real Estate — Hospitality & Tourism

Rural Hotel — €15,000,000

Albufeira

2,000 sqm built on a property of over 10 hectares, in the upper inland area. Agrotourism building permit, panoramic sea views. Rural setting with guest shuttle to town and the beach.

Land for Isolated Hotel Establishment (EHI) — €15,000,000

Silves

Estate in the Algarve hills: 1,700 sqm urban and 80 hectares rustic. Allows a 300-bed hotel with infrastructure, pathways, pool and staff support buildings. Albufeira to the north, sea views to the south.

Land for Hotel — €55,000,000

Loulé

30-hectare plot between Vilamoura and Quinta do Lago. Allows 2 basement levels, ground floor, 3 upper floors and 1 set-back floor. Close to 200 rooms, 5-star, beachfront with direct beach access. Footprint of 7,020 sqm. Has PIP and approved project.

Palace Hotel — Price on request

Albufeira

Floor -2: palace 1,400 sqm and 82 parking spaces; Floor -1: 100-space parking; Ground floor: palace+hotel 1,600 sqm, 130 parking, 140-capacity pub; Floors 1-3 and rooftop with hotel and palace units. Restaurant, bar, proximity to the beach, central location with parking.

Hotel — Porto Downtown — €8,500,000

Porto Downtown

3-star, 40 rooms, maximum centrality in downtown Porto. Multilingual staff, airport transfer, smoking and non-smoking rooms, accessible for people with disabilities, continental buffet, good service, next to the main shopping district.

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CATEGORY

Real Estate — Hospitality & Tourism

Hotel — Porto Downtown — €85,000,000

Porto Downtown

4-star. Landmark building in downtown Porto, of municipal interest, with an approved project to convert it into a luxury hotel and shopping venue. Maximum centrality and refinement. GFA over 5,900 sqm, parking, quality services.

Hotel — Porto — €15,000,000

Porto

Opportunity to be presented shortly.

Aparthotel — Share Deal — €17,000,000

Algarve

120 apartments. Sale of the company's share capital. Asset: I. 70 apartments with social areas, restaurant, bar, reception, pools and condominium management; II. Hotel operating company with a contract for a further 20 apartments; III. A further 30 apartments outside the operation but paying condominium fees.

4-Star Hotel — Share Deal — €22,000,000

Algarve

88 rooms. Sale of the company's share capital. Asset: social areas, restaurant, bar, reception, pool; staff accommodation house. Operator-free.

4-Star Hotel — Share Deal — €22,800,000

Algarve

104 rooms (98 doubles + 6 suites). Hotel GBA: 5,493 sqm. Sale of the company's share capital. Social areas, 250-seat restaurant, bar, reception, pool; 25-space car park.

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CATEGORY

Real Estate — Hospitality & Tourism

Two 5-Star Hotels — Share Deal

€340,000,000

Lisbon and Porto

Sale of the company's share capital. Lisbon hotel: turnover €25.66M, EBITDA €9.34M, net income €4.65M, 196 employees. Porto hotel: turnover €10.08M, EBITDA €2.70M, net income €0.95M, 131 employees.

Tourism Complex — Golf

€20,000,000

Central Coast

Complex centered on an 18-hole golf course. 5-star hotel with 120 rooms under construction. 12 conference rooms.

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02

Real Estate — Residential & Land

3 assets in this category

Development Land — €1,300,000

Almada

Around 5,500 sqm with potential for 50-55 small apartments, with State guarantee for buyers under 35. 5 minutes from the Fertagus line to Lisbon, 10 minutes from Costa da Caparica. Technically inexpensive.

Five Townhouses — €15,100,000

Cascais

T3, T4 and T5 typologies, gross private areas between 254 sqm and 483 sqm, gardens, pool and private parking for 3 (T3/T4) or 4 (T5) cars.

Three-Storey T4 House — €3,650,000

Cascais

Generous social areas, private suites, garden and pool. Plot 591 sqm, footprint 175 sqm, built area 490 sqm, 4 bedrooms, garage for 3 cars, pool.

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03

Real Estate — Healthcare & Long-Term Care

6 assets in this category

Long-Term Care Unit (UCC)

€2,500,000

Amadora

Designed to serve hospitals in the northern Lisbon periphery. Received €8M from Portugal's PRR recovery fund to serve 208 patients. Installation agreed between the State and the developers. Project approved by the Municipality, the Ministry of Health and the Ministry of Finance, with pre-agreements with hospitals for patient referrals. Guaranteed market.

Long-Term Care Unit Linked to a Training Institute

€6,500,000

Viseu

Well-known institute, with an attached caregiver training school for long-term and palliative care units. Option to purchase the premises (€6.5M), lease, or lease-to-buy. The training unit itself is not currently for sale.

Long-Term Care Unit / Senior Residence

€1,750,000

Guimarães

Under finishing works (80% complete), about 50 km from the airport, next to a river beach. Social Security recommends conversion to a long-term care unit, potentially including palliative care. Green area, high population density.

Hotel-to-Long-Term-Care-Unit Conversion

€4,750,000

Montemor-o-Velho

Former 4-star hotel, built area of 3,115 sqm, 36 rooms (18 twins and 18 doubles), gym, sauna, jacuzzi, library, outdoor pool, pitch & putt golf course. Quiet location, close to major public and private hospitals (Coimbra, Aveiro). Potential for cultural and health tourism.

New Long-Term Care Unit

€4,900,000

Moita

Quiet location, ample newly-built space, for conversion from senior residence to long-term and palliative care, as recommended by Social Security.

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CATEGORY

Real Estate — Healthcare & Long-Term Care

Holding Company — "Senior Home" — €1,500,000

Sintra Municipality

7.6-hectare plot with permits issued for a convalescence and medium-term rehabilitation unit and a long-term care and maintenance unit. 2 floors + basement, 158 beds, 175 parking spaces, 37 consulting rooms.

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04

Corporate — Industrial & Diversified

6 assets in this category

Fuel Storage Terminal — €60,000,000

Setúbal

Approved and licensed project across all relevant State departments. Storage capacity for 120,000 tonnes of diesel, gasoline and jet fuel. Opportunity to open supply to external refiners in a nationally monopolised market.

Drones — €35,000,000

Northern Portugal

Start-up with very high potential value. Founders are university professors of aerospace engineering, well established and recognised speakers in the field, working in European air defence. Invited by a major global defence-equipment manufacturer to build drones under its name, in a deal exceeding €180M.

Loures Eco Campus Village (LECV) — €9,250,000

Loures

Modular construction project next to Beatriz Ângelo Hospital, in an area of strong housing shortage for the hospital's roughly 1,500 staff. Metro 5 minutes away. Participation units are being sold (€250/unit); total project value €9.3M.

Cannabis Sativa — €2,000,000

Famalicão

Business project with guaranteed financing under Portugal 2030. Requires an equity injection of around €2M to access EU funds. Grants 40% of the share capital.

Cocoa — €9,000,000

São Tomé and Príncipe

Roça manor house, 100% privately owned, with coconut and palm groves. Cocoa area: 70 ha; coconut area: 10 ha; oil-palm area: 1 ha; free area: 10 ha.

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CATEGORY

Corporate — Industrial & Diversified

Renewable Energy

€20,000,000

São Tomé and Príncipe

Renewable electricity generation in partnership with EMAE: 19.9 MWh, 24 hours, from two renewable sources (green hydrogen and biomass; hydro). Customer/off-taker: the Government.

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Atlaris Capital connects real estate investment projects and companies with the right investors — through analytical rigor, a structured process, and a focus on results.

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Specialized advisory services in mergers, acquisitions, and sales of companies — from initial valuation to closing the transaction.

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- ✓ Buy-Side Advisory
- ✓ Due Diligence
- ✓ Valuation

FINANCIAL ADVISORY

Financial clarity in every transaction.

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- ✓ Financial Advisory
- ✓ Management Buy-In
- ✓ Management Buy-Out
- ✓ Business Planning

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