



**TERRÉSENS**  
HOTELARIA & TURISMO RESIDENCIAL

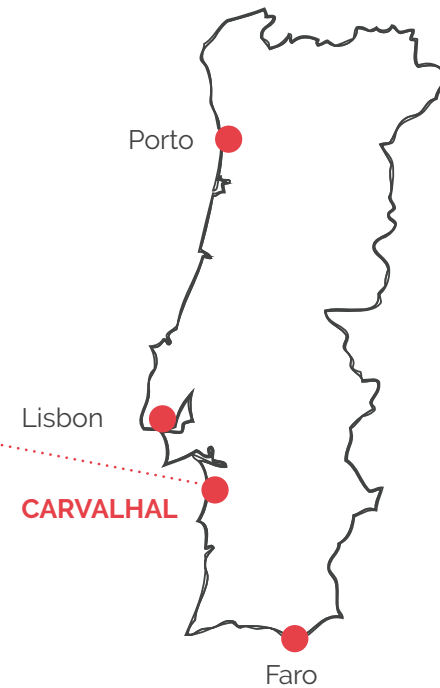
[www.terresens.pt](http://www.terresens.pt)



## LOCATION



**LA RÉSERVE**  
Loteamento C14  
Alameda das Praias  
7570-779 Carvalhal GDL, Portugal



Carvalhal is located 1 hour from Lisbon, via the motorway or the ferry!

### BY PLANE

Lisbon airport has 92 regular flights, 61 of them coming from Europe. It is one of the biggest airports in Southern Europe, has two main runways, and continues to grow.

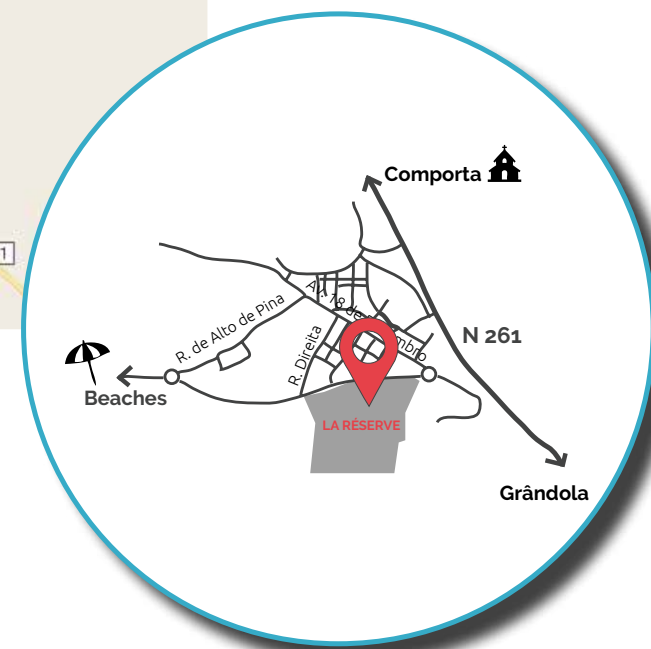
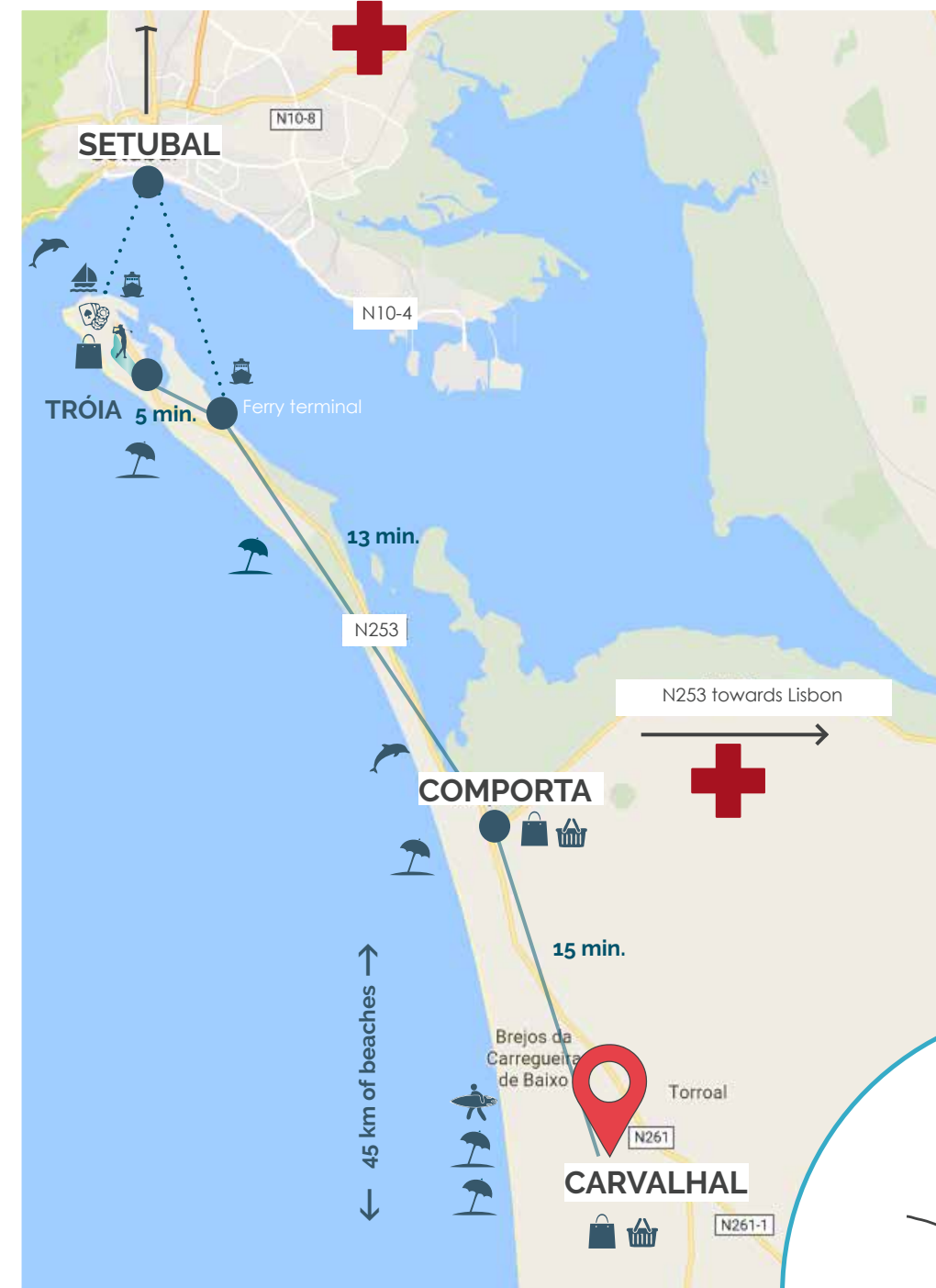
### BY CAR

- Take Avenue Santos E Castro, then exit IP7 / Eixo Norte Sul
- IC17 towards Cril / A1-Norte / A12-Sul
- IP1 and take the exit 'Alcácer do Sal,' then IC1 'Alcácer do Sal Algarve.'
- N253 / R253, then N261 / R261
- Arrive in Carvalhal.

### BY FERRY

- Take Avenue Santos E Castro, then exit IP7 / Eixo Norte Sul.
- E1 towards: A1 - Norte A12 - SUL - PONTE VASCO DE GAMA
- IC17 towards Cril / A1-Norte / A12-Sul
- IP1 and take the exit towards: Setubal, Lisboa, Almada, Palmela
- A12 SETUBAL, exit the motorway and enter Setúbal.
- Ferry access: Setúbal-Santa Maria da Graça, Avenida Jaime Rebelo: 20 min. to cross
- Take motorways N253-1 and N261 towards Setúbal
- Continue to Carvalhal.

## LISBON



## COMPORTA

### A TRENDY HIPPIE-CHIC DESTINATION.



#### COMPORTA, A HIPPIE-CHIC DESTINATION, BETWEEN BEACHES & RICE FIELDS, WHERE SLOW LIVING IS TREASURED!

The Herdade da Comporta, named a 'highly protected nature reserve,' stretches over 12,500 hectares and comprises seven hamlets: Pego, Carvalhal, Brejos, Torre, Possanco, Carrasqueira, and Comporta.

Located an hour from Lisbon, the wild land of Comporta is known for being a getaway for Lisbon's intelligentsia. Calm and serenity are the words most often used to describe this oasis of calm surrounded by rice fields, dunes, and pine forests.

Located along the ocean, the wild beaches, natural dunes, and preserved wildlife are a feast for the senses, promising you slow living and a simple, traditional lifestyle. The villages of Comporta and Carvalhal have preserved their traditions and authenticity, offering both simple and modern living !





BETWEEN THE SEA & RICE  
FIELDS.

**DREAM OF A PARADISE YOU THOUGHT WAS LOST,**

Dream of a place where sandy beaches stretch as far as the eye can see, with the sea as your only companion.

Dream of quiet dives into crystal-clear water, with dolphins playing around your boat.

Dream of a simple life in which you want for nothing, and of a refuge where only the gentle singing of birds breaks the silence.

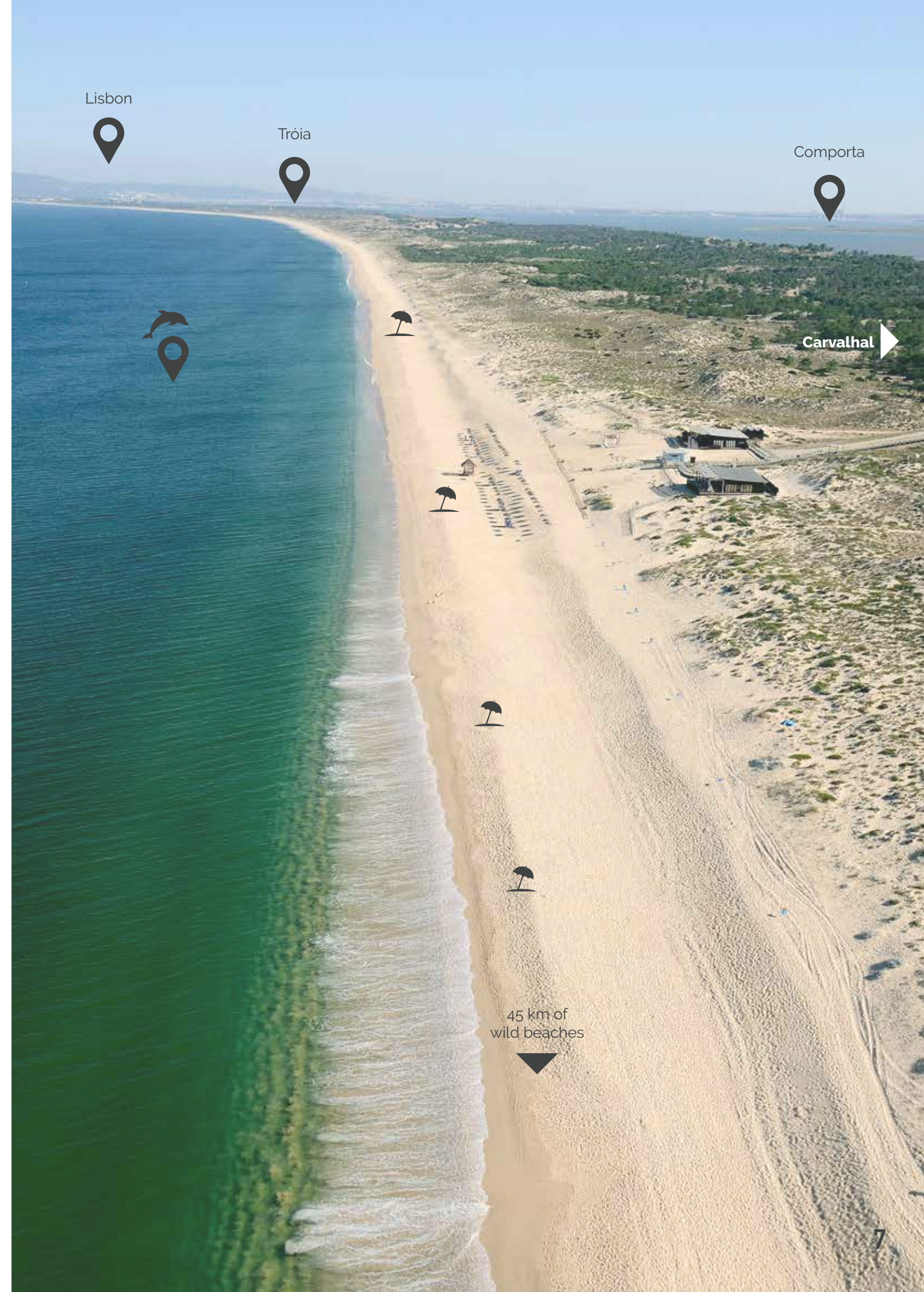
Dream that you're riding a horse across the beach, with the breeze caressing your face and the gentle coming and going of the waves offering a soundtrack for your ride.

Dream of authentic flavours of the land and sea, of hospitality that feels like something from a forgotten era.

Now, discover that your dream can become your reality, and you don't have to go halfway around the world to get there.

Discover Comporta, the world's best-kept secret.

Discover La Réserve and enter the paradise found...





IN THE HEART OF THE VILLAGE,  
BETWEEN BEACHES AND PINE  
FORESTS.

La Réserve is located at the entry to the village of Carvalhal, just 100 metres from local shops: a pharmacy, a bank, international news media, car and bicycle rentals, mini-markets with beach items, traditional restaurants, and a pizzeria.

All sorts of amenities accessible on foot or by bike!





LOCATION

10 HECTARES OF PRISTINE  
DUNES FOR THE LUCKY  
FEW.

• THE HOTEL RESIDENCE

SOLD OUT

‘For investors who want a hassle-free way to get the most out of their investment’

Two-bedroom hotel apartment\*  
Can be divided into studio + one-bedroom  
56 units  
Operated as 2 rooms or as a suite (according to need)  
The owner can occupy all or part of the apartment

• THE FISHING VILLAGE

For those who want to really enjoy their investment

82 units  
Two-bedroom (15 units)  
Three-bedroom (35 units)  
Four-bedroom (32 units)

Some two-bedroom units and all three- and four-bedroom units have a garden water feature. All of the apartments have a master suite with a private bathroom. They also have gardens and/or patios.

• THE PRESTIGE VILLAS

‘The ultimate legacy investment you can enjoy with total freedom’

Villas with four to five bedrooms  
24 units  
Private landscaped garden  
Pool

Optional: jacuzzi and firepit  
Customisation by request

Construction one unit at a time





REDISCOVER TRUE  
FREEDOM:  
WELCOME TO YOUR NEW  
HOME.



To make your stays special and relaxing, we’ve carefully crafted the common areas. Natural dunes, verdant gardens as far as the eye can see, you’ve found a little slice of heaven for both you and your kids.

As soon as you arrive at the residential complex, your concierge will be there for you every day to carry out your smallest requests: car rentals, babysitting, activity reservations, and more.

For those who want to take things slow, they can relax in the complex’s wellness space, which includes a sauna, a hammam, and a treatment room where you can get a massage by request.

Within the complex, each resident can enjoy the pool, which is incorporated into the landscaping, and sunbathing, for a moment of calm.

Follow your desires: in the evening you can meet up with friends for a game of bowls and then share a delicious dinner of grilled fish in the complex’s restaurant.





## HOTEL RESIDENCE

### FLOOR PLANS OPTIMISED FOR SUSTAINABLE INVESTMENTS



The resort has a hotel residence with 56 two-bedroom hotel apartments, which are composed of a studio and a one-bedroom apartment connected by an entry vestibule.

Bright and functional, the apartments can be purchased with furniture and equipment included.



Illustrations are provided to give an example of style and are not contractually binding. Refer to the text description for details.





## THE FISHING VILLAGE

### THE 'MADE IN COMPORTA' STYLE !



Discover the chic and authentic ambiance of Comporta via the 82 village houses. With blue and white facades and small alleyways, this part of the resort will immerse you in the atmosphere of the typical narrow streets of Comporta.

Offering two to four bedrooms, the village houses are meticulously decorated and have all of the comforts you need for a pleasant holiday. Some have a landscaped garden with a pond, others have large patios with a water feature on the roof. You'll find everything you need to enjoy the sun and calm of La Réserve.



Illustrations are provided to give an example of style and are not contractually binding. Refer to the text description for details.







## THE PRESTIGE VILLAS

### CALM, PRESTIGE, AND AUTHENTICITY!



Authentic and prestigious, the 24 villas at La Réserve are a little slice of heaven for a serene holiday.

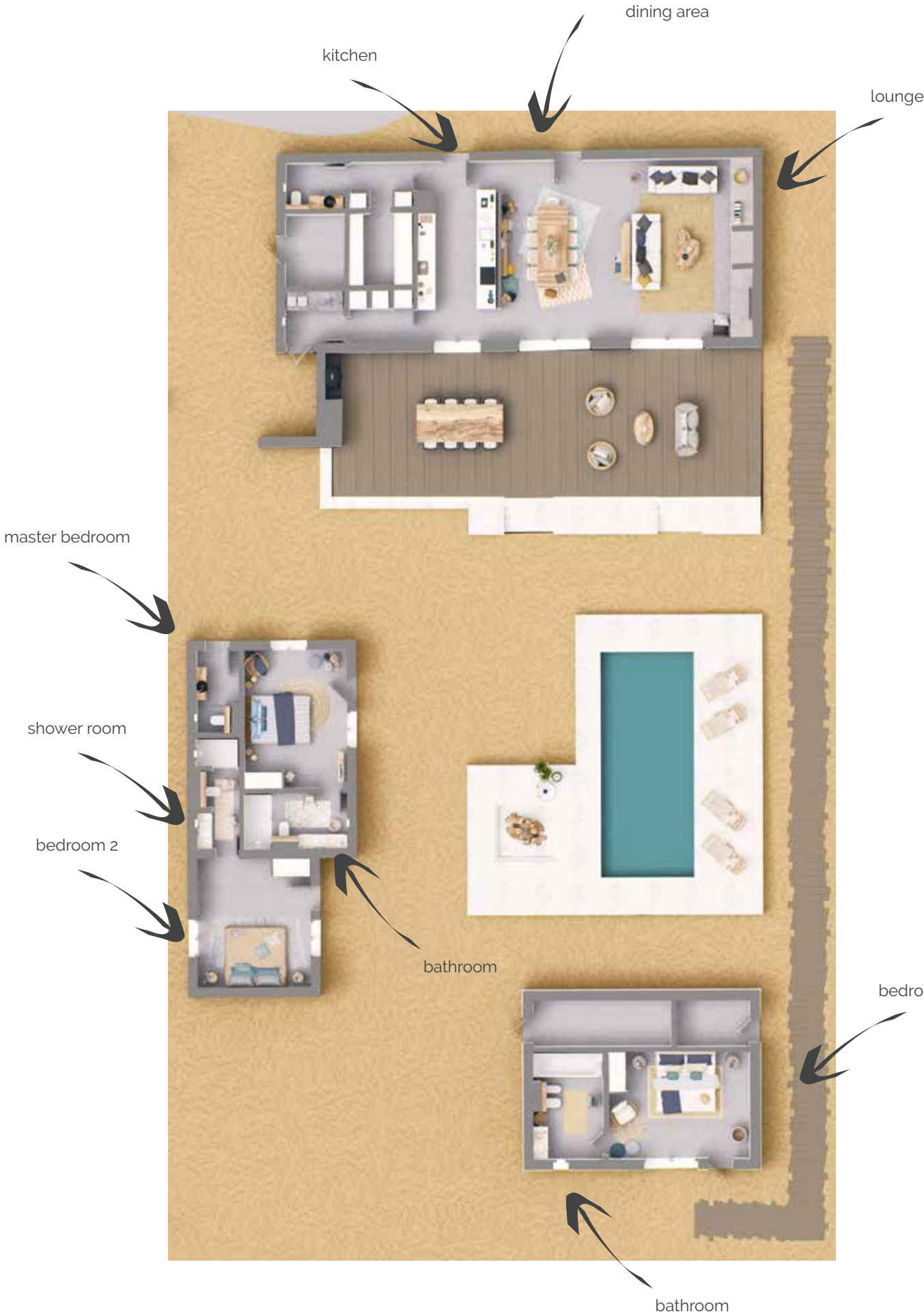
All of the villas open onto incredible, landscaped gardens with views of the natural dunes and pine forests. The gardens have large patios and a small pool area for relaxing. In the middle of the garden, you'll find a firepit where you can gather with friends and family on those long summer nights. The gardens have been designed so that nature is the backdrop for a landscape that you'll never tire of contemplating.

The interiors of the villas offer total comfort and ample spaces. Luxurious and bright, the living spaces are both comfortable and functional.



Illustrations are provided to give an example of style and are not contractually binding. Refer to the text description for details.







## PURCHASING PACKAGES

### SWEET AND SIMPLE PACKAGES

The buyer can purchase their property to make it:

- **THEIR PRIMARY RESIDENCE**
- **YOUR SECONDARY RESIDENCE** with or without assistance from the Terrésens Hôtels & Résidences concierge



#### • INVEST PACKAGE

Rent paid in cash corresponding to a 5% return on your investment in the property + furniture. Stay for one non-consecutive week, renewable all year long, subject to availability of the apartment (reservations available 5 days prior during peak season and high season, 10 days prior during medium season, and 15 days prior during low season). All running costs related to the apartment are paid by the operator (except for property tax).

This package applies only to units in the hotel residence.



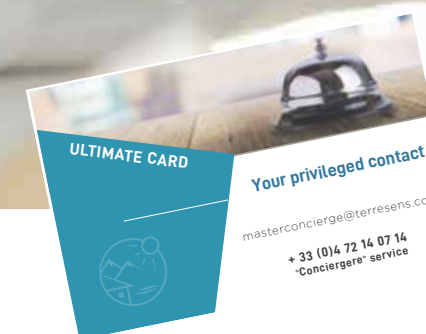
#### • FREEDOM PACKAGE

Actual rent based on actual rentals, equating to 70% of the actual rental revenue.

The owner informs the manager of the periods they would like to make their property available for rent. They are entitled to reside in their property up to seven months of the year, equating to 210 days (option of primary residence offered). All running costs (including property tax) are to be borne by the owner.

**PS:** Peak season, i.e., July & August - **HS:** High season, i.e., June & September - **MS:** Medium season, i.e., April & May - **LS:** Low season, i.e., October through March

## THE MANAGER



A subsidiary of the Terrésens Group, Terrésens Hôtels & Résidences works for participating homeowners to manage exceptional properties by the sea or in the mountains, while offering a concierge service before and during their stay. Terrésens Hôtels & Résidences selects **first-rate destinations with strategic locations** (resort centre, ski access, sea view, etc.) to ensure each managed property is always occupied.

Its teams oversee smooth operations, through cleaning, maintenance, and technical oversight of the apartments and common areas.

The dedicated sales team sells stays at the properties, relying on European sea and mountain holiday specialists to rent owners' apartments.

#### TERRÉSENS HÔTELS & RÉSIDENCES CONCIERGE

For a burden-free dream holiday, owners and their loved ones can use this card to access various concierge services.\* Your concierge is at your disposal for any personal requests. Upon request to your advisor, other rental management solutions and custom surveys are available.

\* Card is free for the first three years after signing a sales contract with Terrésens Hôtels & Résidences.







### • DESIGN AND BUILD

Our Group gets involved as soon as a property is identified. After a study is conducted by our development department, we rigorously select sites. This choice is key because it ensures the best investment: "location, location, location!" is our motto.

We then approve the following steps: property market studies and benchmarking, as well as project design with architects and rental assessments by our management service.

In the building of residences, we act as the property developer or co-developer, or otherwise provide project management support.

### • MARKET AND ADVISE

Immoé, a subsidiary of the Terrésens Group, markets the properties (apartments, chalets, villas, etc.), limiting the involvement of middlemen. We operate with our own network of consultants in France and abroad.

### • MANAGE

Our management team independently studies, selects, and verifies future property development projects to ensure sustainable and worry-free management. They ensure the monitoring, technical follow-up, and rental management of apartments for property owners who choose to rent with Terrésens Hôtels & Résidences.



### ABOUT THE GROUP

An asset holding company with equity of € 371 M, owned by Mr Eric Kleboth and his family.

- The broadest definition of property investment:
  - o Management of several pieces of land
  - o Several prestigious buildings owned in Paris
- Private management of financial assets on the behalf of third parties via its subsidiary Taurus Gestion Privée, which, in this capacity, has approval from the French Financial Markets Authority.
- Insurance brokering via its subsidiary Zenfin.
- Its own private equity activities.
- Holding and management of agricultural and forest lands throughout France.

In October 2018, the company sold the retail part of its business, the brand Babou: a leader in the discount retail market. The Group first developed around this brand. It had 95 locations in France.

Historically, the property business was developed via the brand's property management arm, which was in charge of acquiring and building commercial facilities in France to house, among other things, Babou stores. This property management company, founded in 1997, built around 115,000 m² (of the 200,000 m² it owned as of the end of 2015) across 17 sites (excluding purchased buildings and properties purchased while under construction). These construction projects were led by the company directly in collaboration with its architects and project managers and were completed in separate phases. The last buildings were delivered in March 2013.

The Group also built its own head office in Cournon-d'Auvergne (Puy-de-Dôme) in 2007-2008, along with a warehouse with a total area of 53,943 m².

Since 2010, the Group has also completed three property transactions in Paris and the nearby Neuilly-sur-Seine. These sales were mainly focused on Haussmann-era building with a total floor area of around 4,230 m².

At the same time, also since 2010, a second property management company for commercial space was created. This company has built 21,600 m² across four sites (excluding properties acquired while under construction).

In addition to its traditional commercial property activities, PIM Participations has developed, since early 2016, a property development/co-development business.

### ORGANISATION OF THE GROUP AROUND ITS PROPERTY ACTIVITIES

For these purposes, La Pacaudière Group has strengthened itself by hiring its own property director and building special partnerships with specialised external consultants: lawyers, notaries, architects, project managers, and project management support specialists.

Of course, La Pacaudière Group also gets the most out of its insurance (Zenfin) and private management (Taurus Gestion Privée) subsidiaries.



Your property in video



Praça Luís de Camões,  
46 -1º  
1200-243 LISBOA

+351 213 461 423  
+351 910 068 015



**TERRÉSENS**  
HOTELARIA & TURISMO RESIDENCIAL

[www.terresens.pt](http://www.terresens.pt)

LYON - PARIS - LE BOURGET DU LAC - GENEVA - LONDON - LUXEMBOURG - LISBON



Design/Editorial:  
Terrésens Communications Department  
Illustrations left to the free  
interpretation of their creator  
Photo credits:  
©istock, ©fotolia, ©Google,

03.09.2021