

PRIMEIRA VISTA

RETREAT

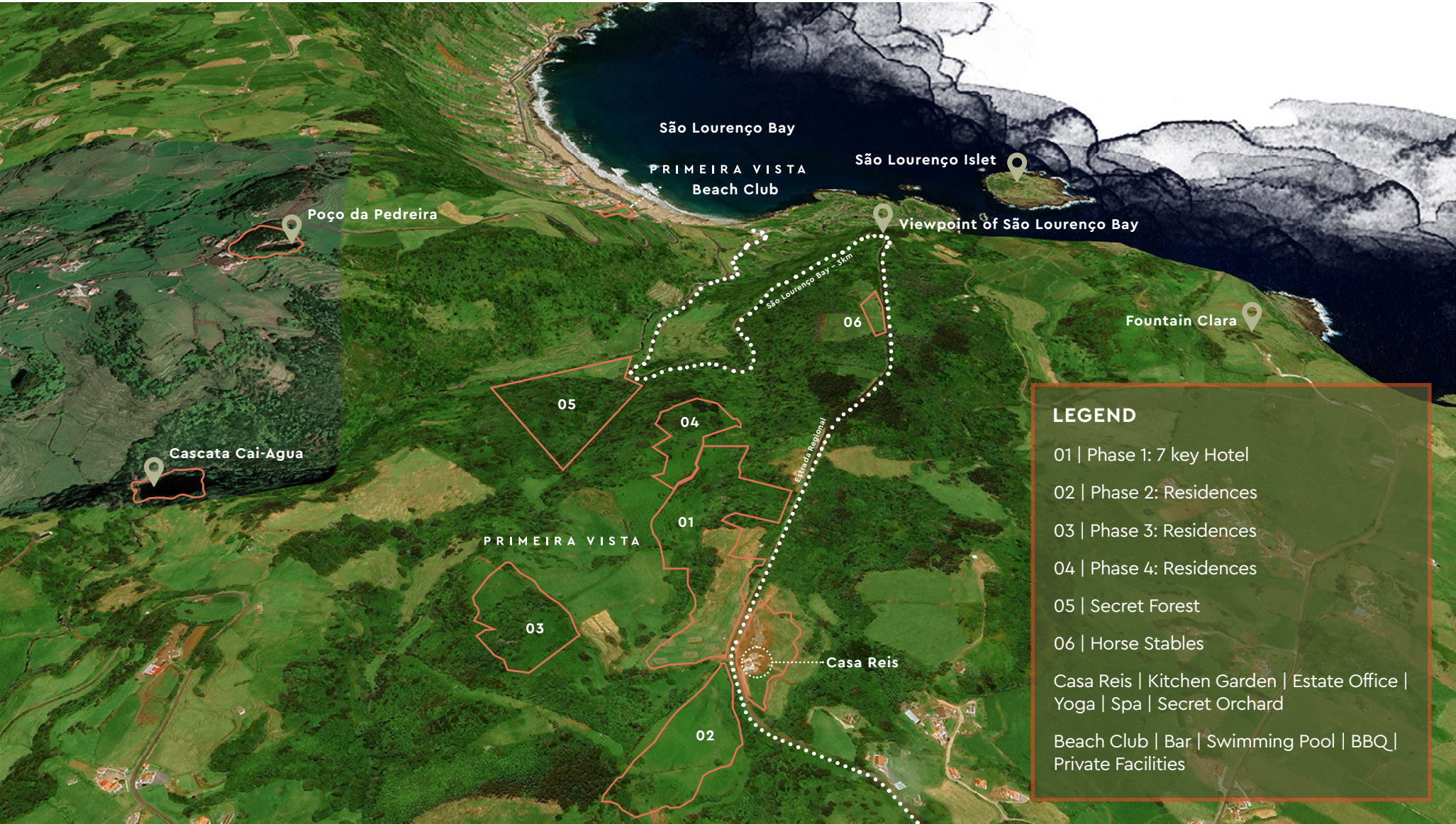
BUYER'S GUIDE | HOTEL



INDEX

Development overview	3
Landscape schedule	4
Conservation	5
Site development plan	6
Beach Club	7
Traditional homestead	8
Hotel	9
Architectural guidelines	20
Possible service and hospitality providers	32
FAQs	33

DEVELOPMENT OVERVIEW



The depictions herein are for illustration purposes only and are subject to change without prior notice. On request, finishes can be adjusted to suit design needs.



LANDSCAPING SCHEDULE

Where popular island tourism has taken strain on islands such as Madeira, the Azores has a long-term vision of sustaining tourism with minimal impact on the natural biodiversity and ecosystem.

Primeira Vista is a unique development in that the built footprint is small and the sense of nature prevails. As a development well positioned in nature, we are actively trying to re-establish some areas back to the endemic Macaronesian laurel forests. This re-wilding can truly add value to the development and surroundings through improved soil enrichment and stabilising as well as providing habitat for endemic species. Balancing this re-wilding with the natural pastures for livestock is an important decision to assist with developing resilience through nature. The removal of alien species is a leading activity and one taken seriously by Primeira Vista, as this is the start of allowing nature to recover.



Casa Reis is a community facility, focused on farm-to-fork food and nestled within a formal fruit orchard. A place for eating, socialising, and enjoying some downtime.

The Beach Club will focus on re-establishing original vineyard varieties best suited to the Azores, in conjunction with the existing vineyard rehabilitation programme on the island.



CONSERVATION

Along with using sustainable building resources, we are proudly adhering to the Azores Tourism Sustainability Management Policy.

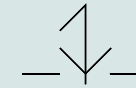
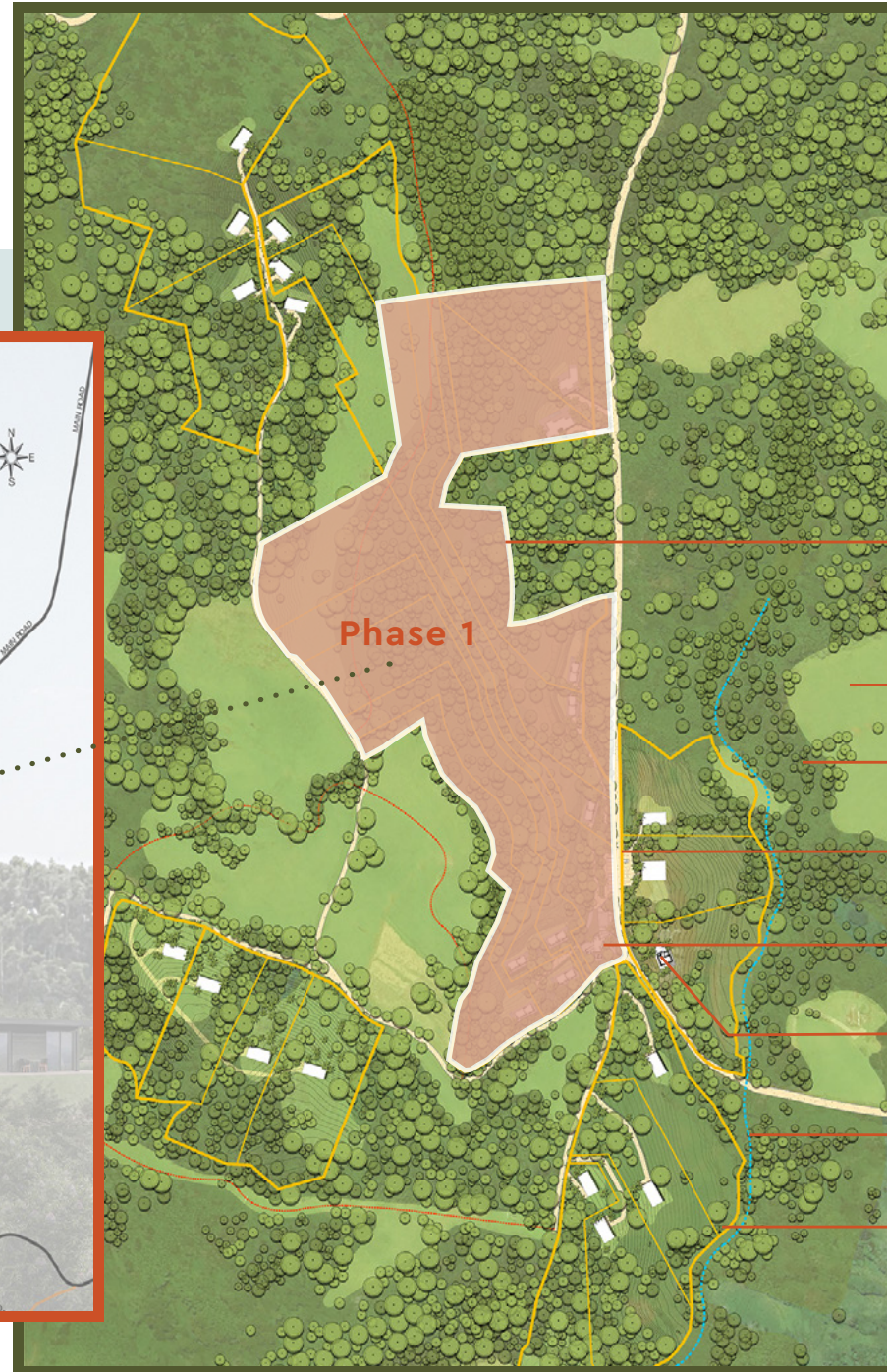
In addition to natural vegetation, we have started the bird and mammal list and will concentrate on Marine conservation and coastal and ocean clean-up programmes.

- ***Environmental approvals received***
- ***The Environmental application has been submitted for the Beach Club***

//

Under the criteria of the Global Council for Sustainable Tourism, EarthCheck certified the Azores as the first archipelago in the world as a sustainable tourist destination.

//



PRIMEIRA VISTA
RETREAT

- Phase 1: Boutique Hotel Tourism Project
7 suites, Casa 9 & 10 branded residences,
Point of arrival & reception, communal
lounge & spa

- Open Meadow

- **Forest re-wilding**

- **Point of arrival**

- Clubhouse

- **Traditional Homestead: Casa Reis**

- Stream

- Phase 2, 3, 4.
14 unique private villa
"Branded" residences.



BEACH CLUB

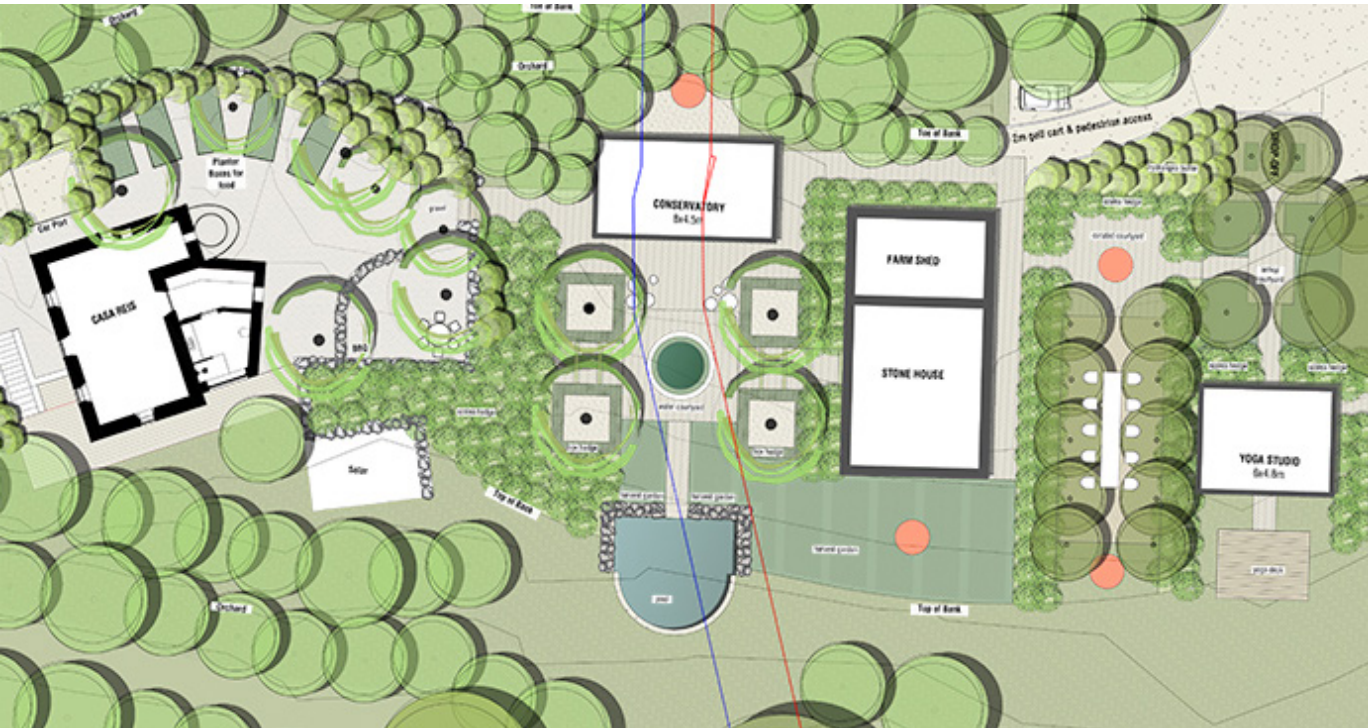
The Beach Club property has been acquired. We have submitted the plans for the restoration of the Beach Club and have also got the environmental application underway.



TRADITIONAL HOMESTEAD

Casa Reis is a completed and beautifully restored traditional homestead. It features a studio with an en-suite bathroom on the upper level and a twin bedroom with an en-suite bathroom on the lower level. Casa Reis is being developed as a farmhouse with a fruit tree orchard, vegetable garden, Palheiro (art studio), greenhouse, natural pool, and the potential for a yoga studio.

- 2022 Received Plan Approval and Construction License for Casa Reis
- Commence building works for Casa Reis
- 2024 Completed building works for Casa Reis



The depictions herein are for illustration purposes only and are subject to change without prior notice. On request, finishes can be adjusted to suit design needs.



PRIMEIRA VISTA HOTEL



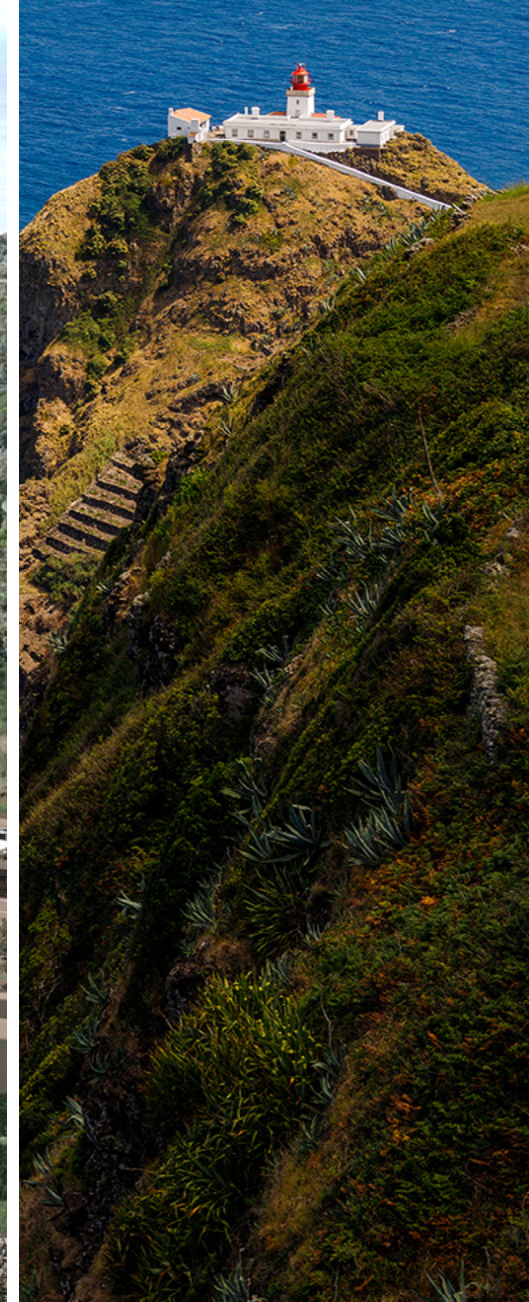
Primeira Vista is a phased investment which starts with the first phase encompassing the seven key boutique hotel suites that will enjoy the benefits of the tourism incentive. For these suites, we have provided floor plans for one room per platform with the option to increase the number to two rooms per platform.



Approvals in place:

- *The Planning (PIP) Approvals are complete*
- *Tourism Incentive application approval received*
- *Plan Approval and Construction License for hotel suites*





**DISCOVER
AN ISLAND
PARADISE**

HOTEL SUITE T^{1/2}

1-Bed, 1-bath

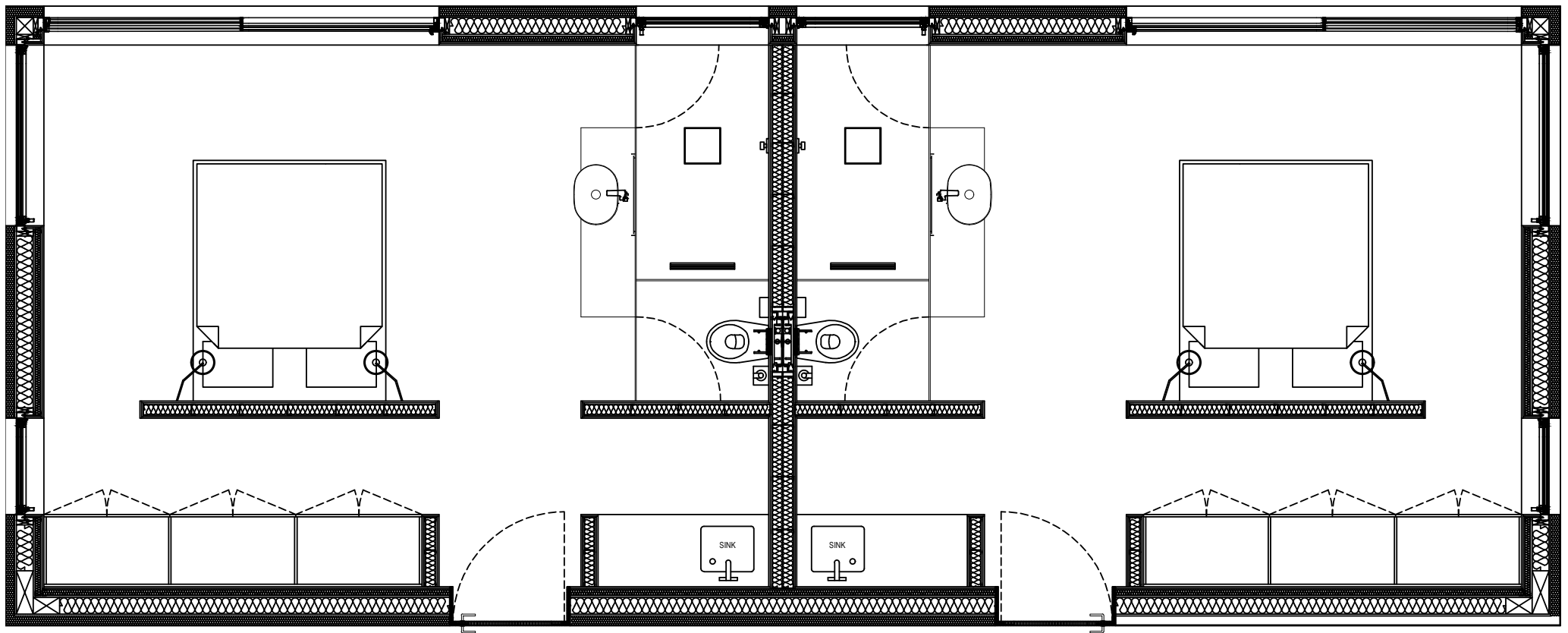
1. Bedroom	19.65m ²
2. Kitchenette	2.10m ²
3. Balcony	30m ²

Total 63.25m²



HOTEL SUITE T^{1/2}

FLOOR PLAN



HOTEL SUITE T1

1-Bed, 1-bath

1. Social Area	22.05m ²
2. Kitchen	4.95m ²
3. Bedroom	21.27m ²
4. Pool	4.00m ²
5. Balcony	60.00m ²

Total 130.50m²

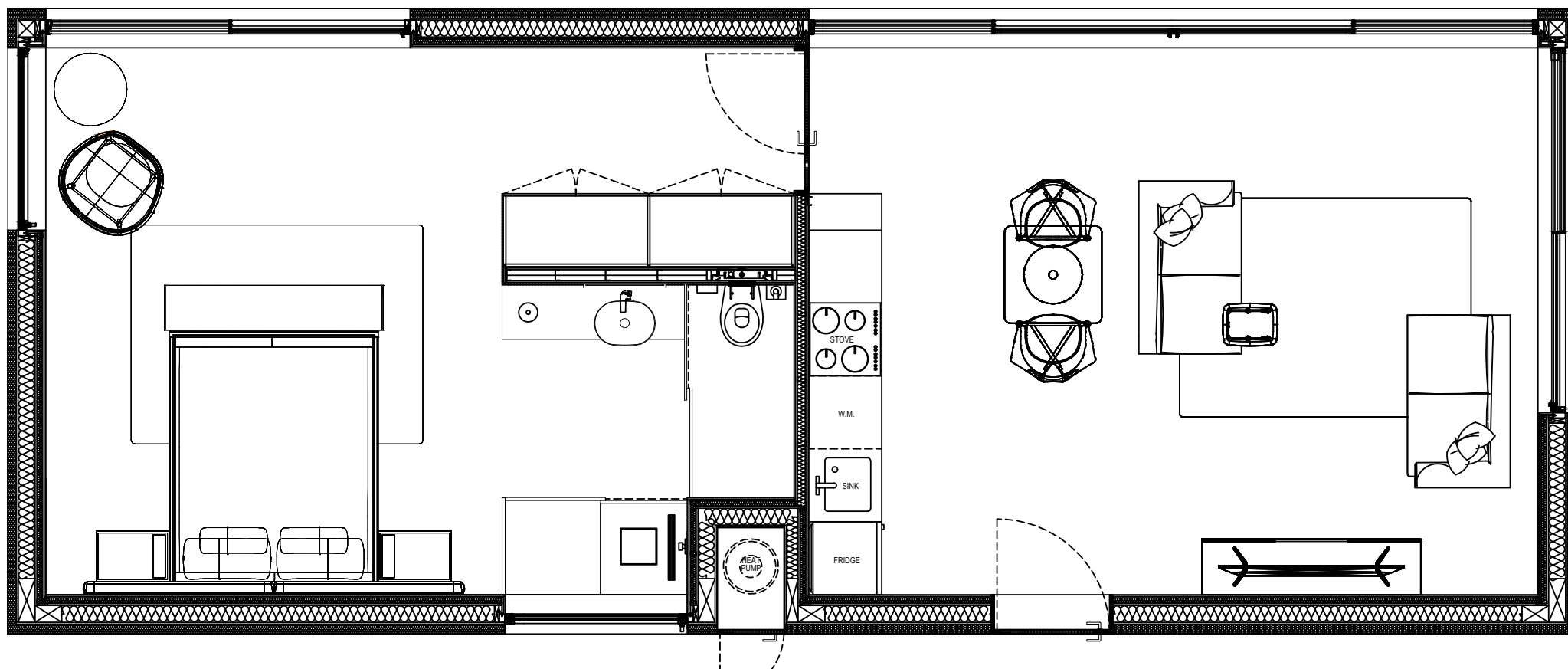


The depictions herein are for illustration purposes only and are subject to change without prior notice. On request, finishes can be adjusted to suit design needs.



HOTEL SUITE T1

FLOOR PLAN



INVENTORY

T1

Lounge and dining

- Sofabed
- Salamander Type: Wood Burning Fire
- Side table, coffee table
- TV, broadband or WiFi
- Waste bin
- Cushions, prints, rugs, accessories (vases)
- Decorative lighting

Kitchen

- Kitchen cupboards
- Oven, hob, extractor fan
- Fridge or fridge freezer
- Microwave
- Toaster
- Saucepan set, frying pan
- Cafetiere, teapot, milk jug, sugar bowl
- Can opener, cork screw and bottle opener
- Kitchen utensils e.g. kitchen knives, vegetable peeler, grater
- Scissors
- Serving dishes, fruit bowls
- Chopping boards
- Waste bin
- Ironing board
- Iron
- Mop, bucket, broom, dustpan and brush
- Washing up brushes and dishcloths, tea towels
- Fire extinguisher and fire safety blanket
- Placemats for four (4)
- Crockery, wine glasses, juice glasses and cutlery for four (4)

Bedroom

- Bed
- Mattress covers and duvet
- Pillows and pillow protectors – two (2) for each person
- Wardrobes and hangers
- Bedside tables
- Bedside lights for each side of the bed
- Sets of drawers in wardrobe
- Waste bin
- Prints, accessories
- Hair dryer
- Duvet covers
- Sheets
- Pillow cases
- Bath towels
- Hand towels
- Beach towels
- Yoga mat

Bathroom

- Bathroom cupboards and mirror
- Towel rail
- Toilet brush
- Toilet roll holder
- Accessories
- Bin
- Bath mat

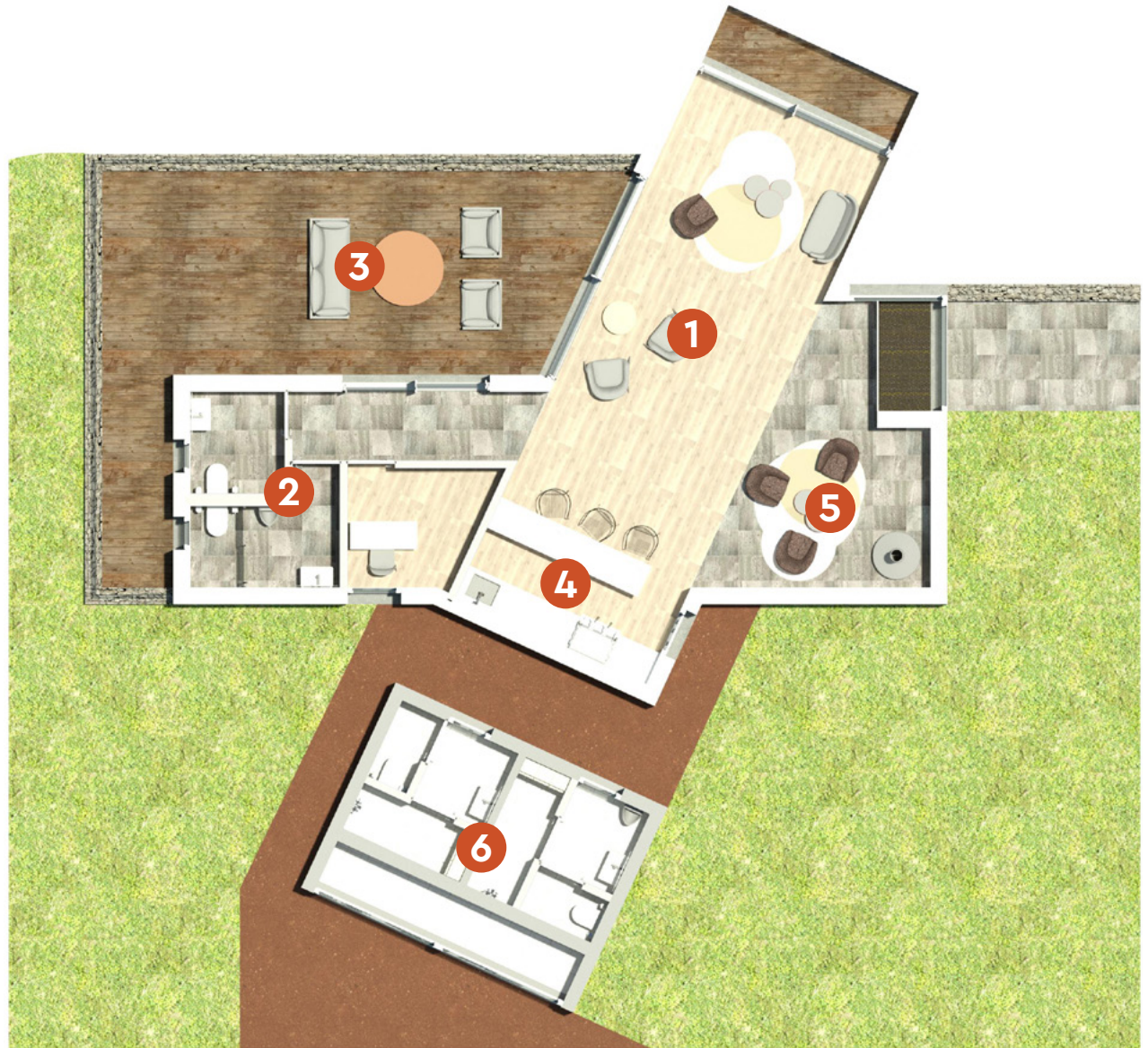
Outdoor

- Deck chairs for two (2)
- Outdoor table and chairs for four (4)
- Gas BBQ

COMMUNAL CLUBHOUSE

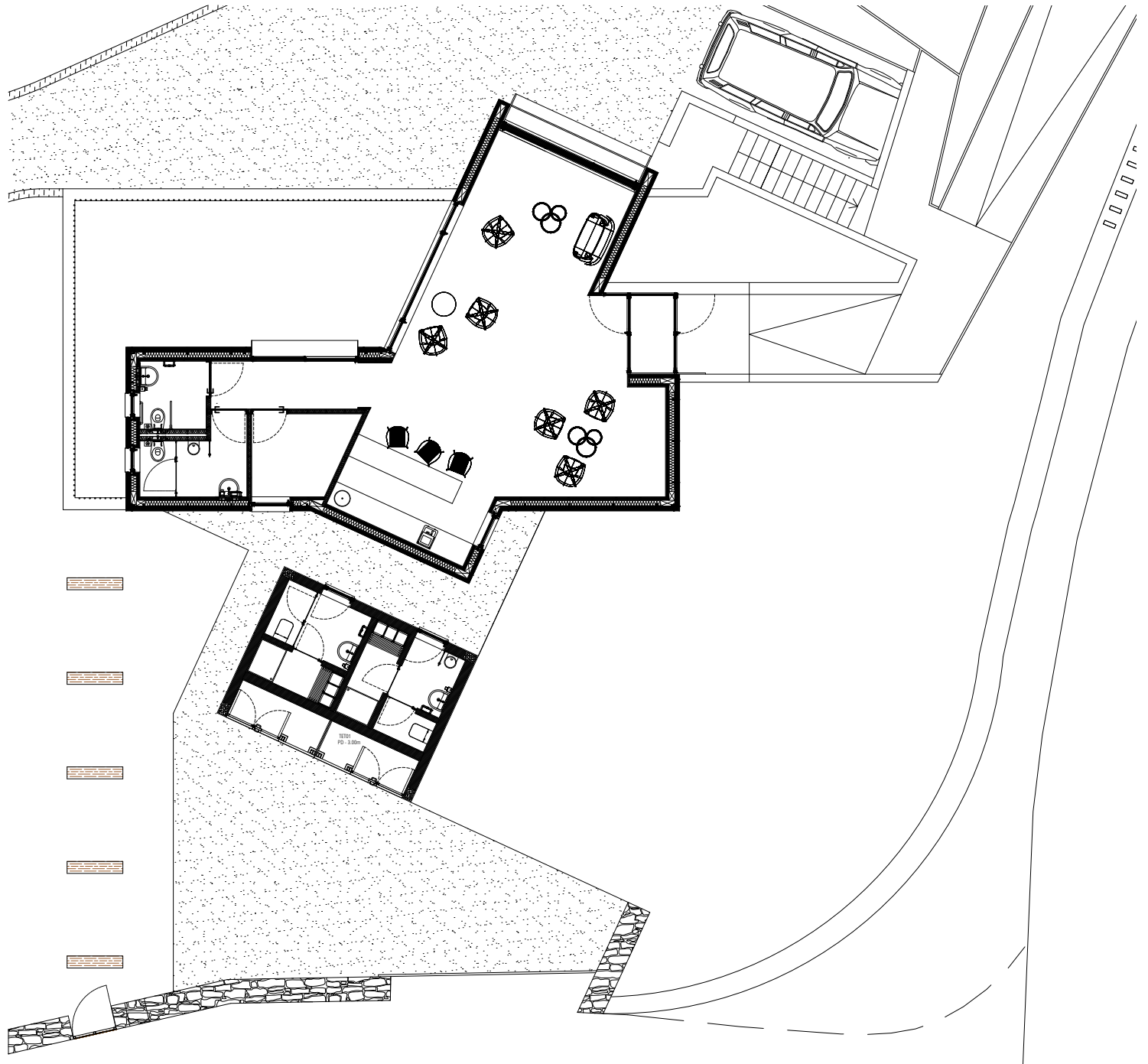
1. Dining and social area	31.60m ²
2. Toilet facilities	13.15m ²
3. Balcony	36.47m ²
4. Bar	7.24m ²
5. Seating area	13.55m ²
6. Service area	12.33m ²

Total 114.34m²



COMMUNAL CLUBHOUSE

FLOOR PLAN



PROJECTED COSTING TABLE

Hotel suites	
Land costs	€725 000
Structures, infrastructure, equipment (Hotel)	€2 605 000
Contingency	€170 000
TOTAL	€3 500 000
Government incentive	€1 400 000
IRR	14%
<i>Detailed feasibility available on request</i>	



The depictions herein are for illustration purposes only and are subject to change without prior notice. On request, finishes can be adjusted to suit design needs.





**TRAVEL TO
A PLACE OF
WONDER**

ARCHITECTURAL GUIDELINES

Each house is carefully orientated to suit the specific topography, UV status and view.

There are various typologies available:

T½ = 63.25m²

T1 = 130.5m²

T2 = 249.8m²

T3 = 243.5m²

T4 = 270m²

Wood benefits

As a natural raw material, wood is renewable, durable, versatile and cost-effective. It's very flexible and has a high strength-to-weight ratio. There are several benefits of working with wood instead of other traditional materials, making it one of the most economical materials relative to its rapid implementation.

Benefits include:

- Good environmental credentials (e.g. high carbon storage, and less greenhouse gas emissions)
- Ideal in a prefabricated system (fast, safe, precise)
- Good seismic, fire and acoustic performance

- Easy to extract and transform
- Completely reduces the amount of waste, using it to manufacture new components
- Natural and renewable product
- Fully recyclable
- High longevity
- Light material
- Easy to transport
- Allows for large-span construction
- Accommodates various connector details
- Structurally very strong and solid
- Easy and versatile connections to establish
- Fast and efficient to build with
- Thermal comfort, acoustic and visual
- Natural insulator and regulates the climate inside the home
- Natural and exclusive beauty with high architectural value and a sense of comfort

Housing insulation

The house's floor, walls and ceiling are clad with high-density plaster and resins applied on tensile mesh, a resistant composite which includes a thick layer of insulation – suitable for both warm and cold climates. An efficient glazing system with enhanced UV values is provided.

Heating system

For environmental heating a salamander type, wood-burning fire is provided. Water heating is provided heat pump connected to solar panels. Houses will be as off the grid as much as possible.

Drainage

The houses have a double inclined roof, of 3% to each side. There is a rainwater downpipe at each corner that collects all the roof water and carries it down to the ground. The downpipes are completely embedded inside the exterior walls and are therefore completely hidden, usually positioned next to the house columns.

Foundations

The foundations comprise concrete micro-piles where the land is protected and does not allow for an extensive intervention. Other popular versions are either a simple concrete base or local concrete supports.

Resiliency against earthquakes (seismic)

Amongst all structural materials, wood is certainly one of the most flexible building materials, as it has one of the best strength to

ARCHITECTURAL GUIDELINES

weight ratios when compared to others. The structural solution is light yet very resistant using micro-laminated wood made by assembling thin sheets of Nordic Pine. This gives the houses excellent stability and great seismic behaviour.

Fire resistance

Contrary to common thought, wood is highly resistant to fire. The molecular structure of wood makes it very resistant to high temperatures. It neither melts nor splits. Carbonised wood acts as a barrier that doesn't allow gases and heat to pass through, making it difficult for fire to spread and allowing a longer evacuation time.

Building permits

The houses have been developed to meet all legal requirements. The approval process guarantees certification at a European level. The houses are delivered with a complete folder of drawings that may be necessary for licensing procedures (architecture and engineering), which include fact sheets and guarantees of all components.

Maintenance

The ETICS system applied on the exterior

doesn't only work for insulation purposes. It reduces the maintenance of the house completely and protects its wood structure from all kinds of external aggressions. A detailed maintenance plan can be provided.



FINISHING SCHEDULE

Structure:

- Portilame modular construction.
- Structure in Nordic Pine, laminated timber beams with transparent coating treatment.
- 1,5X2,4m sound-absorbing fixed walls.
- 1,5x2,4m double-glazed laminated glass on aluminium frames, 4+4/12 Guardian Sun with Solar Protection.
- External doors: Sliding glass door in aluminium frame – House 2.0 Black Edition – Black Cortizo 4200 sliding RPT Galandage.

External coating:

- External Thermal Insulation Composite Systems (ETICS) are utilised for low-maintenance external protection.

Bedroom:

- Floor: Self-levelling floating composite with oak finish.
- Walls: Plasterboard with acoustic insulation, painted.
- Doors: Acoustic doors with aluminium furniture.
- Ceiling: Plasterboard ceilings, painted.
- Wardrobe: Oak veneered closet, with quality white finish internally including drawers, shelves and racks.

Bathroom:

- Floor: Self-levelling floating composite with coloured finish.
- Walls: Plasterboard with acoustic insulation, large tiles, glass shower cabin.
- Doors: Acoustic doors with aluminium furniture.
- Ceiling: Plasterboard ceilings, painted.
- Sanitary fittings – WC – Roca Meridian or Similar:
 - Wash Hand Basins – Sanitana Smile or Similar
 - Taps – Bruma Lusitano or Similar
 - Shower – Bruma Mustang or Similar
- Cabinets – Melamine veneered plywood complete bathroom cabinets.

Kitchenette:

- Floor: Self-levelling floating composite with oak finish.
- Ceiling: Plasterboard ceilings, painted.
- Work area: Melamine veneered plywood complete, kitchen cupboards and Silestone surface to architect's specification.
- Taps: Chromated mixer with temperature control or similar.
- Sink: Inox or similar.
- Household appliances:
 - Gas hob with electric oven
 - Dishwasher
 - Exhauster washer and drier
 - Microwave
 - Refrigerator

Social area:

- Ceiling: Plasterboard ceilings, painted.
- Floor: Self-levelling floating composite with oak finish.
- Doors: Acoustic doors with aluminium furniture.

Electrical and lighting:

- Low energy electrical and lighting system to engineer's specification, including:
 - LED down lighters – Eglo CR 13555
 - Pendant light fittings to architect's specification
 - Touch switches – TEV 2 Karre
 - Control panel
 - Electrical DB board and ITED

Outdoor area:

- Terrace or deck – depending on unit orientation:
 - Natural wood or similar
 - BBQ Weber or similar
 - External shower

Other provisions:

- Furniture: Custom-built and sourced furniture to the architect's specifications.
- Security: Fire detection.
- Internet: High-speed wireless access.
- Salamander wood burning fire or similar.
- Kitchen crockery and cutlery for 4 Pax.
- Towels and linen for 2 Pax.

FINISHES



Exterior wall, according to specifications

External Thermal Insulation Composite System, applied on 'sandwich wood panel', composed by wood structure, OSB panels, rockwool and plasterboard as inside finishing.

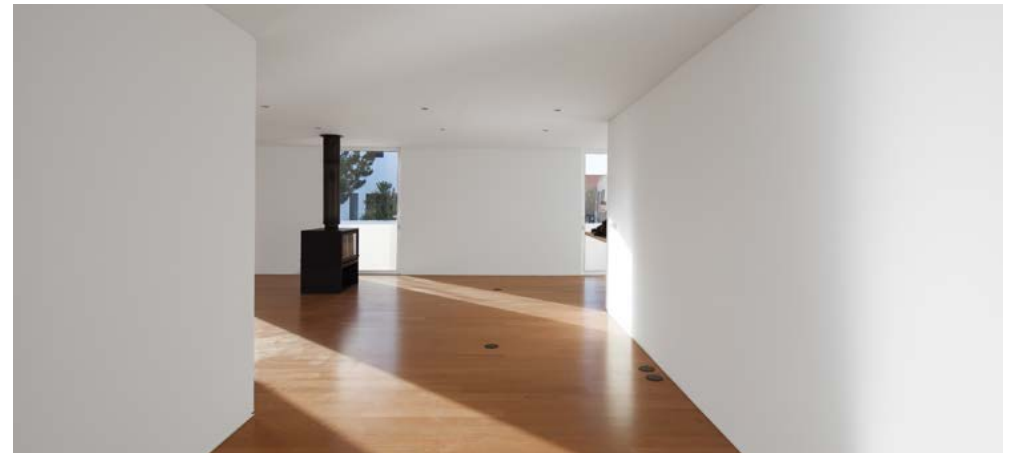


Exterior wall

ETICS painted dark grey. Eg MIMA Essential.



Plasterboard as inside finishing, painted white



Plasterboard as inside finishing, painted white.

Reference example.



Floating wood floor, according to specifications, or similar

Floating wood floor, especially resistant to impact and abrasion of the interior space. It is applied directly on the floor slab and is completely sound absorbing.



Ceramic floor and wall cover

Ceramic grey tiles with waterproofing layer treatment.



Floating wood floor, according to specifications, or similar



Ceramic floor and wall cover



Pivoting door

Pivoting doors on black aluminium frames. Dimensions: 2,40m x 1,50m.



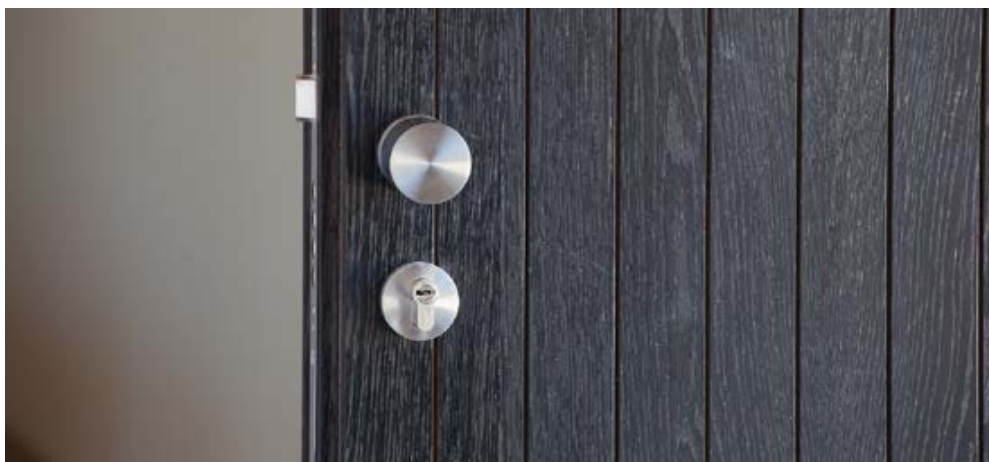
Wood decking in shower

Interior deck for shower tray, allowing the water to escape underneath it, and allowing a direct entrance to the bathroom from the exterior.



External wood door

Solid wood door.



Solid wood door and door handle.

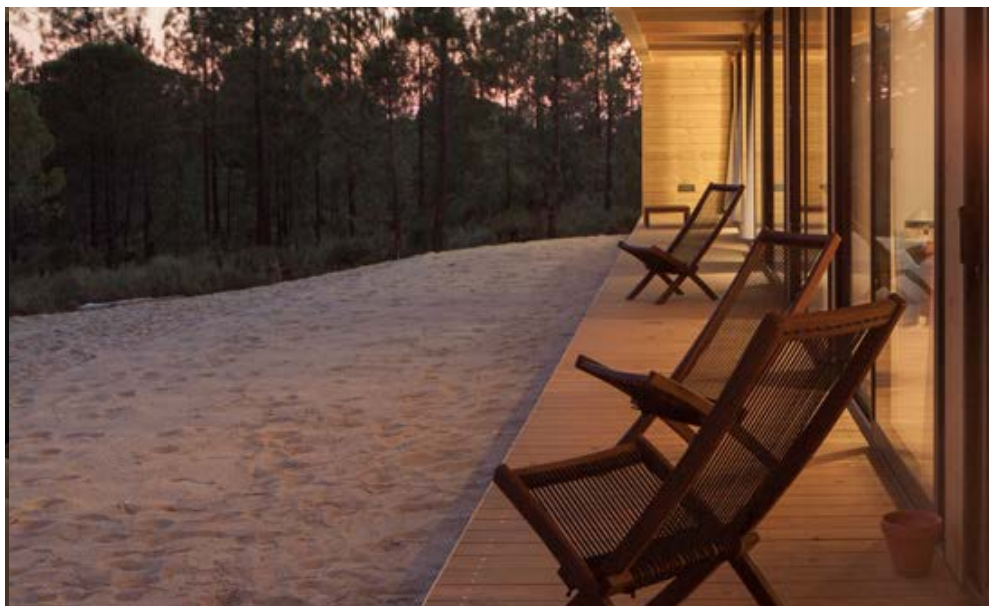


Reference examples.



Sliding windows

Sliding glass door in aluminium frame, black, Cortizo 4200 sliding RPT Galandage.
Dimension: 2.40m x 1,50m.



Exterior deck

Exterior deck assembled of thermotreated wood, suitable for exteriors. Reference examples.

Kitchen

Melamine kitchen cabinets.



Cupboard doors

Wood veneered closet, with oak finish, or similar.

The depictions herein are for illustration purposes only and are subject to change without prior notice. On request, finishes can be adjusted to suit design needs.



Shower

Bruma Mustang. Chromed shower system.



Toilet

Roca Meridian.

Dimensions: 370mm x 600mm x 790mm.



Washbasin

Bruma Lusitano.



Doors

Solid wood door with oak finish, hidden hardware and magnetic handles.
Dimensions: 2,40m x 0,90m.



Door handle



Interior walls

Sound absorbing thermal fixed walls, composed by hard wood structure, with rockwool inside insulation and reinforced plasterboards painted white.



Sink

Ref.: Boholmen sink, or similar.



Stove

Ref.: Bosch stove, or similar.



Sink

Ref.: Sanitana Tube, or similar.



Fridge

Ref.: Bosch fridge, or similar.



Electrical and lighting

TEV 2 Karre. Eglo CR 13555.



**CONNECT TO
A VIBRANT
COMMUNITY**



POSSIBLE SERVICE AND HOSPITALITY PARTNERS

These are the proposed type of service providers that your hotel can tap into. This is an opportunity to bolster the local economy and involve the community while creating an authentic experience.

Fishing Charters

Sailing Charters

Mountain Bike Guides

Hiking Guides

Massage Therapists

Yoga Therapists

Laundry Operators

Contract Caters and Chefs

Taxi and Airport Transfers

Food and Beverage Suppliers

FAQ'S

Who is the professional team behind Premiera Vista?

Premiera Vista is brought to you by Verde Oeste, Building Azores, Portilame, Grupo Marques, GMT Hospitality Traveller Insights, Land Art Studios and Rainmaker Marketing.

Where is Santa Maria?

Santa Maria was the first island discovered in the Azores, Portugal.

What is the climate like and what type of travel seasons do they experience?

As the Southernmost island, it enjoys more sun, with the least humidity and temperatures between 18 – 25°C in summer. Santa Maria experiences two types of seasons, an active adventure season from March to October, and a wild wellness season from October to February.

What is the anticipated Hotel feasibility?

We anticipated an average daily rate of €170, the development yield at stabilisation at 6,67%, with an

expected development yield of 8,48% (after incentive bonuses from the government). Based on a 7-year exit strategy at historical cost, the IRR is 14%.

How far is this destination from popular travel destinations?

Santa Maria, Azores, is only a 2-hour flight from Lisbon, 3 hours from the UK and Europe, and 4 hours from Boston, Montreal and Toronto.

What is the initial investment opportunity for incoming hospitality investors?

Incoming hospitality investors can start with a phased investment into the 7 key lodge/boutique hotel, which will enjoy the benefits of the Tourism incentive.

How many hotel suites can be developed?

Premiera Vista has a basket of rights and the potential to develop between 7 – 14 suites. It also has the option of being designed as a 4-Star hotel.

What are the hotel suites facilities?

Investors receive access to the Hotel central reception area, Casa Reis Farmhouse, and the Beach Club, enhancing the overall experience and value of their investment. The central reception area will serve as a central hub for organised activities and a departure point for transfers to the beach, marina, and nearby villages.

What will the Beach Club entail?

The communal building will feature a Bar/Deli offering limited services. It will also have shower and toilet facilities, swimming pool, BBQ and exclusive and direct access onto the beach.



Invest in an untapped tourism destination

Speak to us | primeiravista.com
