

Ando Living Fanqueiros House

FAST FACTS SHEET

CONCEPT

Ando Living offers lifestyle-serviced apartments with touristic licenses, ideal for investors and pied-à-terre seekers. Enjoy freehold ownership, flexible usage options, and hassle-free returns, all professionally managed by Ando Living. Benefit from exclusive access to community amenities, including wellness areas, extended living spaces, restaurants, bars, and concept stores at Ando Living Clubs worldwide.

PROJECT

Ando Living Fanqueiros House, located at Rua dos Fanqueiros 156 in Lisbon is a historic building currently undergoing renovation, set to be finished in Q3 2025, offering 10 units from two-bedroom to three-bedroom.

PRICE

Prices range from 1 000,000€ to 1,850,000.00€. Additional furniture package is mandatory, complete and fully ready to be operational:

- 37,000.00€+VAT (two-bedroom)
- 42,000.00€ +VAT (three-bedroom)

PAYMENT PLAN

- 10,000.00€ reservation fee (counts towards the downpayment)
- 30% downpayment (PSPA)
- 20% downpayment top up (Sept 15th, 2025)
- 50% deed (Q1 2026)

PROPERTY TAXES

- Property transfer tax (IMT): 6.5% to 7.5%, depending on the purchase price.
- Stamp duty tax: 0.8% on the acquisition.

REVENUE

Operating income is tracked per apartment and paid directly to its owner. Your return therefore matches the actual occupancy and rate performance of your specific unit, giving full transparency and control.

REVENUE MODEL OPTION

(expressed as a net-of-operational-costs)

- **4% Guaranteed Yield**
 - Calculated over acquisition price guaranteed for 5 years, then switches to the variable model; includes up to 14 days of stay per year

OR

- **4.5% Variable Yield (exp.)**
 - Estimated based on similar projects and not guaranteed; The rate varies according to owner usage.

OWNER USAGE

1) Up to 14 days per year - Yearly Voucher

- Receive a free voucher equivalent to 14 days x Average Daily Rate(ADR) of your apartment, valid at all Ando Living locations worldwide

2) Beyond the Yearly Voucher

- Exit from rentals
- Monthly fees:
 - Ando Membership fee varies by unit type, includes twice-weekly cleaning, building manager, and access to Ando Living clubs worldwide. Fees are €400 for a 2-Bedroom, and €600 for a 3-Bedroom.
 - €2 per sqm for condominium fees, plus utility expenses for the unit
- Get up to 30% discount on stays at all Ando Living locations worldwide. No upfront payment required; Discounted stay cost is deducted from owners' revenue share.