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Senior Living
Villages

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About Us

Headquartered in London, Senior Living Villages is a premier provider of international retirement migration (IRM) solutions. Whether you are retired, about to retire, a senior, part of the silver generation, 50+ or a Baby Boomer, our business was created with you in mind. Over time, the universal appeal of our broad set of offerings has meant that our clients, originating from more than 30 countries, now also include investors, international families and digital nomads.

With a focus on the expatriate market looking at Southern Europe as their residence or investment destination, the company's solutions include medium and long-term rentals, property sales, visa related topics such as D7/NLV (income-based residency visas) and GV (Golden Visa).

In terms of accommodation, we are the only company in the market to work strategically with both long-term rentals and real estate sales.

Company highlights

- » Founded in 2014.
- » Multilingual team located in the main destination regions: Algarve, greater Lisbon/Cascais, Porto, Costa Blanca, Costa del Sol.
- » Enquiries from 75+ countries, more than 30 client nationalities and More than 3,500 qualified enquiries per year, across its business units.
- » Diverse network of 50+ specialist partners including lawyers, accountants/NHR specialists, banks, insurance, car importation, etc.
- » Leading international property finder, leveraging a network of over 150 local real estate agencies, complemented by an in-house search team.



Our Brands



www.seniorlivingvillages.com
 Provider of UK-based long-term retirement rentals, and access for UK retirees and investors to international retirement solutions.



www.algarveseniorliving.com
 Leading provider of permanent, long-stay and winter accommodation for seniors/retirees in, and a leader in relocation services to, Portugal.



www.spaineseniorliving.com
 Provider of permanent, long-stay and winter accommodation for seniors/retirees in, and relocation services to, Spain.

Move to Portugal 101

www.movetoportugal101.com
 Kick-start your move or retirement to Portugal.

PROPERTY FINDER PORTUGAL

www.propertyfinderportugal.com
 Portugal's leading independent property finder.



www.algarvelonglets.com
 The Algarve's leading provider of annual and winter lets, D7 visa-compliant rentals and rent-before-buying accommodation.



www.luz-living.com
 Reinventing retirement. The region's first residential luxury condominium.



Algarve Senior Living



LinkedIn



Portugal Senior Living



Luz Living



.blog



www.algarveseniorliving.com

Portugal Senior Living is a premier provider of permanent, long-stay and winter accommodation for seniors/retirees, and a leader in relocation services for retirees. Our clients, seniors typically aged 50 or more, are mostly independent, active individuals. For our customers and guests, we provide access to a range of options, across a variety of locations, a range of activities and specialist retirement and related services through our extensive partner network.

Most importantly, our primary focus on the retiree demographic means that accommodation options are suitable and well considered for the senior market. From locations within walking distance of amenities and transport, to accessible, single floor properties or apartments served by elevators, to environments within existing multi-lingual, expatriate communities, we have made it easier to find a new home and adjust to a new lifestyle.

Notwithstanding a coverage of the entire Portuguese market, our significant experience and coverage of the Algarve is reflected in our regional brand Algarve Senior Living.



www.spainseniorliving.com



Spain Senior Living focuses on long-stay and winter accommodation for seniors/retirees, and on relocation services for retirees. The client profile is the same as that in Portugal, with some nationalities nonetheless being more or less represented, as a percentage, than in the Portuguese market. The NLV (Non-Lucrative Visa) and to a lesser extent the Golden Visa continue to be the preferred routes of access to residency for non-EU citizens (EU citizens continue to benefit from freedom of movement).

Due to the size of Spain and of the distances between different regions, our work is focused on five mainland Costas: Costa de Valencia, Costa Blanca, Costa del Sol and Costa de la Luz (bordering the Algarve). Our finder service operates in most Mediterranean regions of Spain including the Balearics, Canary Islands, and Costa Brava, Dorada, Calida, Almeria, and Tropical.

SERVICES

Winter stays & Long-Term Rentals

- Independent Living Long Stays
- Long Lets in serviced Locations

Real Estate Sales

- Forex
- Legal
- Property and Indemnity Insurance

Immigration and Visas

- Portugal visas - D7 (www.movetoportugal101.com)
- Spain visas – NLV
- Golden Visas
- Legal, pensions and Tax incl. NHR (Non-Habitual Residency)

Discovery Tours

- Individual bespoke Discovery Tours of all main regions
- Group Discovery Tours pre- and post-regional conferences
- 15-day Iberian Discovery Tours (subject to Covid restrictions)

Other Services

- Fiscal Number
- Legal
- Banking
- Health insurance
- Transfers and car rental
- Vehicle purchase or import

Senior Care

- Existing Algarve Residents
- Care solutions
- Domiciliary Care

Short Term Rentals

- Property Management
- Rental Management



PROPERTY FINDER PORTUGAL



www.propertyfinderportugal.com is Portugal's leading independent property finder, acting for clients as their exclusive buyer agent. The model operates in a very similar way to the buyer agent within the North American MLS (Multiple Listing Service).

The service is appreciated by clients who understand the value of their time and the benefit of drawing on local, specialist independent knowledge. It appeals to clients who understand the benefit of having a local partner acting as an exclusive buyer agent.

Uniquely, our remuneration model is completely success-based. Our fees are only earned on a successful purchase and if the saving made by us is sufficient to cover our fee. If not, we earn nothing (which has never happened).

Our primary focus is to assist clients in finding residential or investment property, anywhere in Portugal. We have successfully completed searches in all of the country's major regions. Our proven methodology (fine-tuned over several years of searches), an established network, a dedicated search team, and an uncompromising focus on customer requirements, translates into an

unrelenting drive to show clients as many relevant options as possible (yet avoiding real estate tourism by eliminating options that are not a match), consequently saving time and substantially improving successful outcomes.

We are also asked, from time to time, to source commercial investments such as land with planning permission, redevelopment opportunities, distressed projects and even hotels. In addition, we have completed successful searches in specialist areas such as vineyards, properties with stables and even helped a rent-a-car company locate permanent car parking near a major airport.



www.algarvelonglets.com

Algarve Long Lets is the result of the growth of our collaboration with individual owners and regional partners, to form one of the largest winter-stay and full-year rental portfolios in the region.

With clients from multiple continents, the Algarve Long Lets brand provides access to a substantial portfolio of long-term rentals. The brand has now expanded beyond the Algarve to provide coverage of the greater Lisbon, Silver Coast and Porto areas, as well as other regions of the country, via a finder service.

The business provides accommodation for and caters to the following audiences:

- Retirees or seniors looking for winter-stays, long or full-year lets or who wish to get to know the region before deciding where to settle, whether to continue renting or to buy
- Applicants for income-based D7 visas, who require accommodation and contracts compliant with their residency visa application
- Applicants for Portugal's low-tax NHR status who can obtain the status using a suitable long-term let contract
- Property owners who are building and undertaking major refurbishment on their homes and require long-term rental accommodation while overseeing the work
- Expatriates moving to the region with a young family, looking for accommodation options in close proximity to one of the international schools



living



living

www.luz-living.com

The region's first residential (not tourist) luxury condominium. A community of like-minded full-time residents. An international community that reflects the diversity of the region and the increasing multicultural resident population in the Algarve. Rooted in the local culture and in the heart of the town. On the doorstep of all amenities and the beach. An architecture that draws from the best of Scandinavian and the soft touches of Portugal. Like Portugal and the Portuguese, Luz Living will be for those with vision and broad horizons. Just like the sea views!

Designed mainly (but not only) for the independent pre-retiree or retiree. Stunning location. Glorious sea views. Manicured private gardens. Great on-site amenities. Designed to the highest specification. To the smallest detail. A+ energy certification. Fully accessible. Underfloor heating. Electric charge points in the garage. Concierge services. Partnerships and collaboration ensuring the link with the local community is maintained. Exclusive but integrated. Luz Living is also a great investment for investors who understand the demand from discerning full-time renters, and the market dynamics that are moving people to seek luxury, comfort and security.

Once the project is fully built, Luz Living will implement a service-led approach, with a reception and concierge service for residents. An owner's lounge will ensure that residents can combine the benefit of their own private luxury with socially distanced socialisation with like-minded neighbours. A focus on retaining in-house management of Luz Living will deliver resident-focused services and keep condominium (or HOA) fees competitive.



SENIOR / RETIREMENT LIVING INVESTMENT

The retirement village concept is still in its infancy in Southern Europe. Retirement villages in the US, Australia and South Africa have existed for some time. While the number of retirement villages in the UK and other European countries is increasing, quality retirement locations, designed specifically for seniors and operating a range of independent and care options, are practically non-existent. The very limited options available are often in locations that are remote and/or inaccessible. Mobility and accessibility are often a challenge. Most independent (non-care) long term senior locations operate an exclusively sales-based model, and rental models or those offering both rental or purchase options, continue to be few and far between.

Established retirement communities take time to build. Our aim is to contribute to senior or retirement living communities across the region. We have identified a number of potential sites and accommodation which best lend themselves to creating vibrant, active senior communities.

Our business works selectively with investors and operators, especially in other emerging markets, or who require an analysis of potential sites and operating models, in an advisory, design or consulting capacity.

Any investors or partners involved in this area should feel free to contact us to discuss potential synergies. We also encourage contact from appropriate projects in this sector, as we are approached by institutional investors from time to time.

We currently have a half dozen senior or retirement living project investment opportunities in Portugal, ranging from €1 million to €15 million, and several larger opportunities in our Spanish business. Contact us if you are an investor looking for annualised ROI of 15-20% and ROC of 40-100%.

We have access to senior or retirement living project investment opportunities in Portugal and Spain, ranging from €1 million to €15 million.



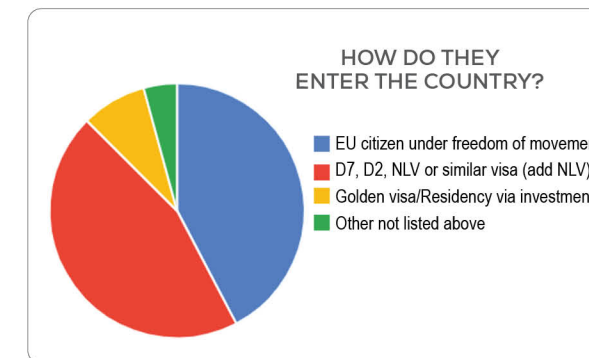
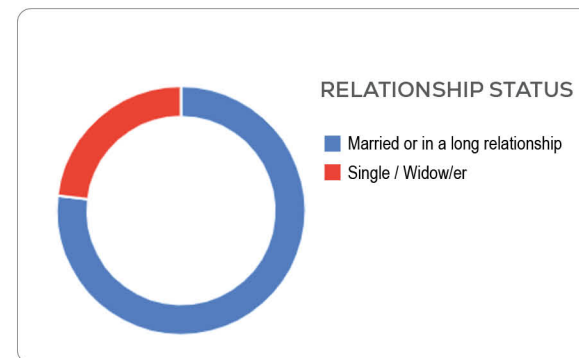
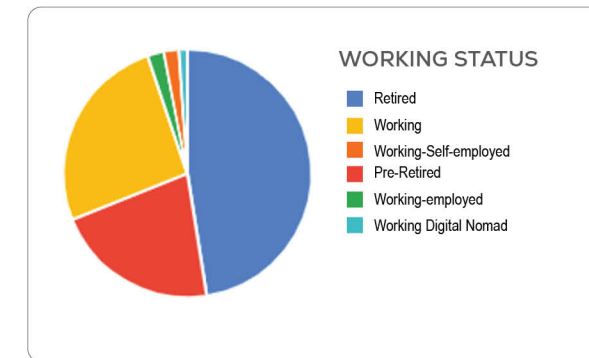
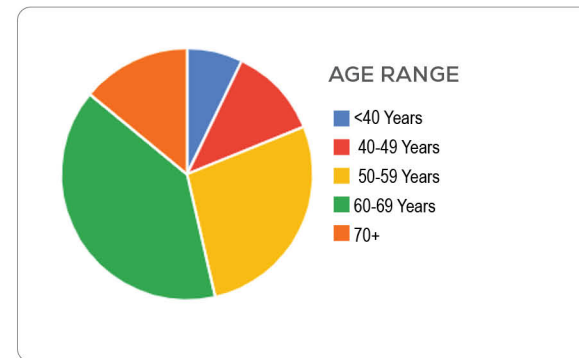
OUR CUSTOMERS



Please take 5 minutes to take part in Iberia's largest ongoing expat survey, by clicking on one of the QR codes.

In 2021 we rolled out Portugal's largest expat survey. In 2022 we did the same for Spain.

The results of the Living In, Moving or Retiring to Portugal/Spain Survey provide a good insight into the company's customer demographic.





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