

## SOLAR DOS MARCOS

### SUMMARY AND PROPOSAL OF SALE / INVESTMENT

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**Name:**

Solar dos Marcos

**Localization:**

Santa Cruz Street, Village of Bemposta, Locality of Mogadouro

**Classification:**

Inn 4 stars; License of Tourist Use nº 54/2003;

**Management Company:**

Marcos & Marcos Hotelaria, Lda.; NIF: 503 774 359; Constituted at 11/11/1996;

**Proprietor:**

Adérito Fernandes Marcos and José António Fernandes Marcos

**Brief History:**

The Solar was constructed by adaptation of an existing building, brasonado (blazon of the Martins) and was habitation of D. Manuel Tame Martins, bishop of Guarda, natural of the village of Bemposta, who will have added it the chapel in honour of Holy Mary, already in the second half of XIX Century.

**Excellent Architectural Value:**

At 1996.04.19 the building has been classified with Excellent Architectural Value, by the General Directorate of Tourism;

**Architectural Project:**

Approved by General Directorate of Tourism in 09.09.96, Evaluation nº 291/96 de 09.04.96; Procº HT-ET-10524-1.3.

Ground area: 1080 m<sup>2</sup>

Total Construction area: 1665 m<sup>2</sup>

Area of Garden and internal accessing: 740 m<sup>2</sup>

**Starting and concluding date of the construction:**

Jan. 1998; Dec. 2002;

**Opening date:**



SOLAR  
DOS  
MARCOS

Jul. 2002 (informal); Jun. 2003 (effective);

### **Relevant characteristics of the project:**

The current project integrates 8 double rooms (1 room adapted for handicapped), 1 suite, 1 extensible restaurant for up to 140, 1 bar, 1 multi-functional hall for 40 places, private garage covered for 13 places, private chapel and garden with swimming pool. The project still integrates a private accessing park that serve of access to the residence of the manager consisting of 1 dinning room, 1 kitchen, 2 rooms and 2 WC (1 with bathtub). By the localization of Hotel and the its topology of construction, it is possible to extend it by acquisition of adjacent old gardens and rural houses, however keeping the Hotel's main entrance.

### **Project potentialities:**

- a) The **Solar is located in the Nature Park of International Douro - PNDI**, offering therefore excellent conditions for the development of a local tourist market, with special relevance for the Ecological Tourism (e.g. bird watching) and of Adventures. The Hotel is ones of the first of this kind in the area of the PNDI;
- b) **Proximity to Spain** (near the cities of Salamanca, Zamora and Formoselle), what it has allowed to attract Spanish tourists as customers, having into account over all the gastronomic aspect;
- c) **Good internal road linkings and with Spain**, benefiting of the existing roads and some that are under construction;
- d) The **Solar is encircled with Zones of Hunting** (including the wild boar) what it has allowed to catch the hunter as target customer;
- e) The **Solar is situated in the proximity of the Douro river**, what it has allowed to use the strolls in the river and by foot, guided or not, in the area of Arribas (edges of the Douro and typical villages of the neighbourhood), as activities of touristic animation;
- f) The Solar is installed in a **classified building** and with a own historical background, being that **the chapel** has also functioned as ex-libris, catching the attention of the guests and customers in general;
- g) The **trade mark "Solar dos Marcos"** has been registered next to the National Institute of Industrial Propriety Registering (INPI);



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h) The **Solar** has a presence in the Internet since **May of 2002** at the address: <http://www.solar-dos-marcos.com>. the Internet has been widely used for spreading of the activities and promotions of the Solar.

**SALE OR INVESTMENT PROPOSAL:** Sale / investment will be for 800.0000.00 EURO;

The conditions of sale / investment are:

a) the payment of entrance 400.000,00 EURO - immediately - with signature of a contract end-of-week and festive times.

of commitment;

b) payment of 400.000,00 EURO - up to a three months after - with the delivery of 100% the shares of the society;

Bemposta 28,04.2010

With our warmest regards,

Adérito Marcos&José Marcos