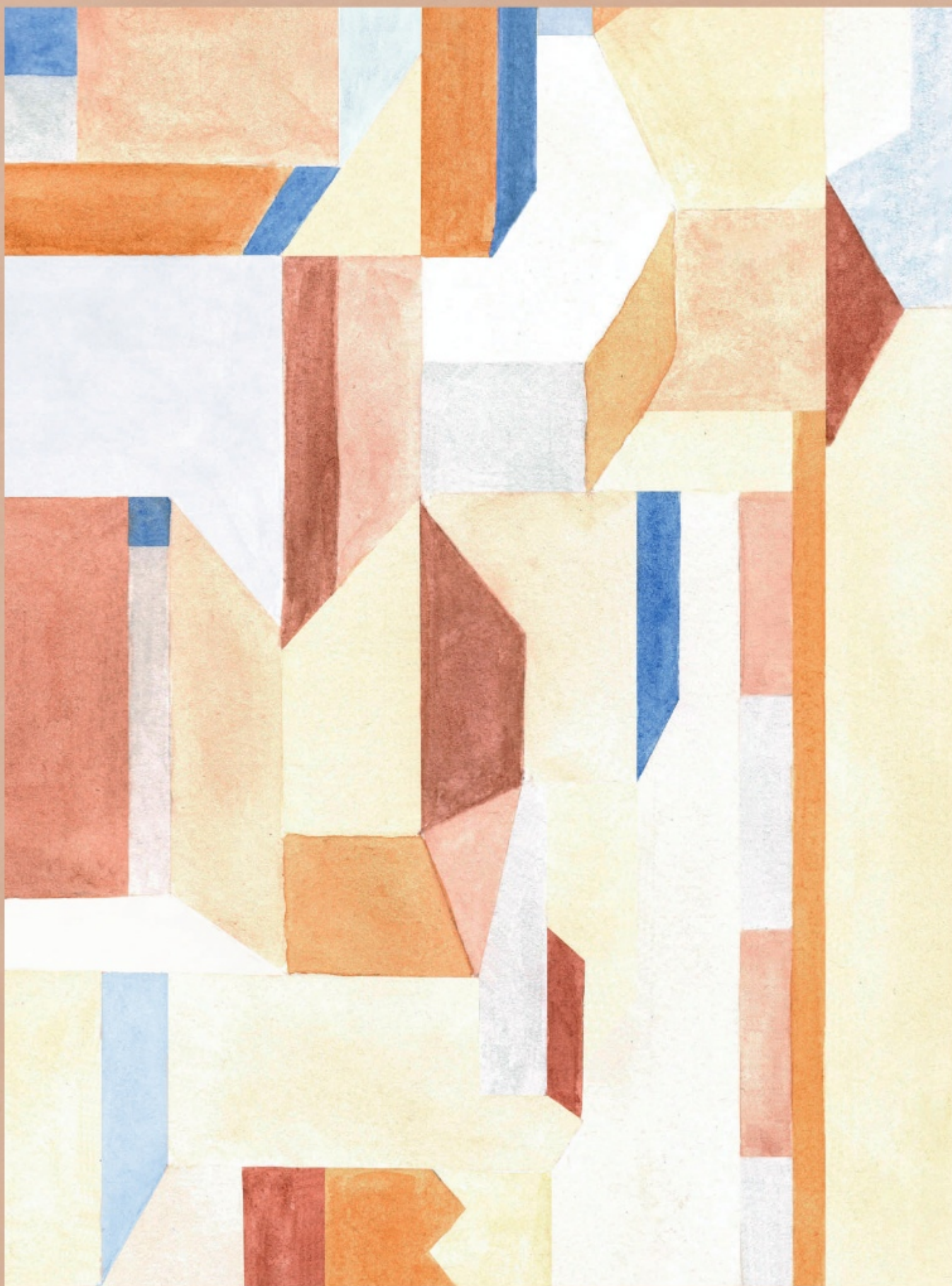


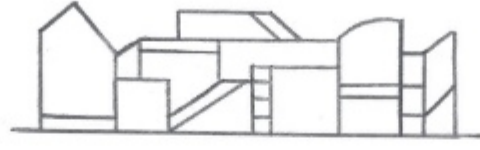
ANDO
Living



COMPORTA HOUSE



This is not just a place to stay or live in.
It is a lifestyle-serviced residence built around
business and leisure, connecting a community
of travellers and locals alike.



THE ALENTEJO COAST

EUROPE'S LAST TRUE COASTAL ESCAPE

THE ALENTEJO COAST STRETCHES FOR OVER 150 KILOMETERS ALONG PORTUGAL'S SOUTHWEST, OFFERING AN UNSPOILED LANDSCAPE OF GOLDEN BEACHES, WILD CLIFFS, PINE FORESTS, AND ROLLING RICE FIELDS. THIS IS A REGION WHERE TIME SLOWS DOWN — WHERE TRADITIONAL FISHING VILLAGES MEET CONTEMPORARY ARCHITECTURE, AND NATURE REMAINS AT THE HEART OF EVERYDAY LIFE.

UNLIKE OTHER EUROPEAN COASTLINES, THE ALENTEJO REMAINS PEACEFUL AND AUTHENTIC, PROTECTED BY NATURE RESERVES AND LOCAL HERITAGE. WITH ITS OPEN SKIES, ORGANIC FARMS, SURF BREAKS, AND DESIGN-FORWARD RETREATS, THE AREA HAS

QUIETLY BECOME A DESTINATION FOR THOSE SEEKING UNDERSTATED LUXURY AND A DEEPER CONNECTION WITH LAND AND SEA. HERE, LIFE FOLLOWS THE RHYTHM OF THE TIDES — SIMPLE, GROUNDED, AND DEEPLY INSPIRING.



COMPORTA

WHERE SIMPLICITY MEETS SOPHISTICATION

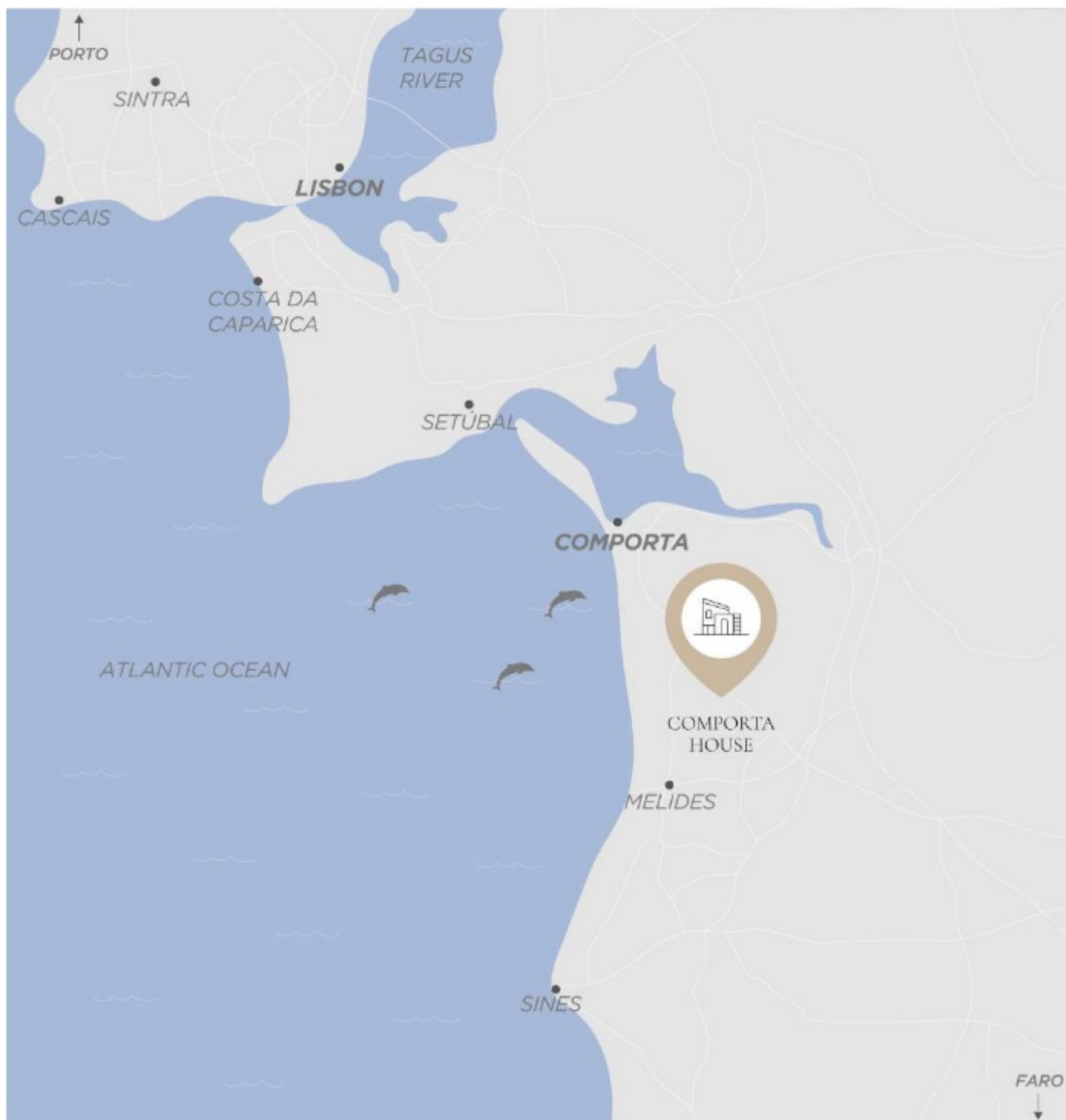
COMPORTA

WELCOME TO COMPORTA, WHERE TIME SLOWS DOWN, AND THE WORLD SEEMS TO EXHALE. HERE, NATURE EMBRACES YOU AT EVERY TURN, FROM THE SOFT RUSTLE OF PINE TREES IN THE BREEZE TO THE GOLDEN SANDS STRETCHING ENDLESSLY TOWARDS THE HORIZON. THE WARM SUN KISSES YOUR SKIN AS THE SALTY SCENT OF THE ATLANTIC MINGLES WITH THE INTOXICATING AROMA OF PINE RESIN. THIS IS A PLACE WHERE SIMPLICITY REIGNS, WHERE THE BEAUTY OF LIFE LIES IN THE SMALL, MEANINGFUL MOMENTS.

JUST AN HOUR DRIVE (120 KM) SOUTH OF LISBON, OR A SCENIC BOAT RIDE AWAY, COMPORTA IS OFTEN REFERRED TO AS THE HAMPTONS OF EUROPE.

THIS ENCHANTING REGION IN THE ALENTEJO OFFERS MORE THAN BREATHTAKING LANDSCAPES—IT'S A WAY OF LIFE. THE VILLAGE OF COMPORTA EXUDES EFFORTLESS CHARM, WITH ITS QUIANT BOUTIQUES, STYLISH BEACHSIDE RESTAURANTS, AND A LAID-BACK BOHEMIAN ATMOSPHERE THAT INVITES YOU TO LINGER.

IMAGINE WANDERING THROUGH THE LUSH RICE FIELDS THAT HAVE SHAPED THE REGION'S IDENTITY, OR SPOTTING DOLPHINS PLAYING IN THE CRYSTAL-CLEAR WATERS OF THE ATLANTIC. RIDE HORSES ALONG THE UNSPOILED BEACHES AT SUNSET OR EXPLORE THE RICE MUSEUM, A TRIBUTE TO THE AREA'S AGRICULTURAL HERITAGE. WITH 350 DAYS OF SUNSHINE A YEAR, COMPORTA IS A STATE OF MIND, A SANCTUARY FOR THE SOUL.



ANDO LIVING

COMPORTA HOUSE



WELCOME TO COMPORTA HOUSE!

WELCOME TO A SANCTUARY WHERE NATURE AND DESIGN COME TOGETHER. NESTLED AMIDST COMPORTA'S ICONIC PINE FORESTS, ANDO LIVING COMPORTA HOUSE INVITES YOU TO EXPERIENCE A LIFE OF SOULFUL SERENITY. EACH VILLA IS A CELEBRATION OF AUTHENTIC ARCHITECTURE, HARMONIZING SEAMLESSLY WITH THE NATURAL SURROUNDINGS WHILE OFFERING CONTEMPORARY COMFORT.

THE INTERIOR DESIGN REFLECTS THE TIMELESS ELEGANCE OF COMPORTA'S LANDSCAPES, WITH A PALETTE OF SANDY TONES, WARM OCHRES, AND EARTHY NEUTRALS. NATURAL MATERIALS SUCH AS WOOD, STONE, AND MARBLE BRING A SENSE OF HARMONY AND TRANQUILITY TO EVERY SPACE, CREATING A SEAMLESS CONNECTION BETWEEN INDOORS AND OUTDOORS. THE RESULT IS A GOOD-VIBES ATMOSPHERE, WHERE EACH ROOM FEELS EFFORTLESSLY CALMING AND WELCOMING, BLENDING AESTHETIC BEAUTY WITH FUNCTIONAL COMFORT.

A VARIETY OF VILLA TYPES AWAITS, WITH 16 EXCLUSIVE PROPERTIES RANGING FROM T2 TO T5, SPANNING AREAS OF 2,200 TO 13,400 SQM.

EVERY VILLA IS THOUGHTFULLY CRAFTED, FEATURING EXPANSIVE LIVING SPACES, PRIVATE GARDENS, AND POOLS THAT MERGE INDOOR AND OUTDOOR LIVING INTO ONE HARMONIOUS EXPERIENCE.

ANDO LIVING

COMPORTA HOUSE



AT THE HEART OF COMPORTA HOUSE, RESIDENTS ENJOY SHARED SPACES DESIGNED TO FOSTER CONNECTION AND RELAXATION. THE DESIGN ETHOS IS ROOTED IN ANDO LIVING'S SOULFUL AND WELCOMING PHILOSOPHY, WHERE WARMTH, AUTHENTICITY, AND ELEGANT SIMPLICITY TAKE CENTER STAGE.

BEYOND THE HOUSE, A WORLD OF ACTIVITIES UNFOLDS. WHETHER IT'S DOLPHIN-WATCHING TOURS, HORSEBACK RIDES ON THE BEACH, OR EXPLORING THE TRANQUIL RICE FIELDS, THE REGION OFFERS ENDLESS POSSIBILITIES FOR NATURE LOVERS AND FAMILIES. FOR CHILDREN, THE PRISTINE BEACHES ARE IDEAL FOR CAREFREE PLAY, WHILE THE UNTOUCHED LANDSCAPES PROVIDE A MAGICAL SETTING FOR ADVENTURE.



COMPORTA HOUSE FACILITIES


LOUNGE


BAR


CHEF ON
DEMAND


CONCEPT
STORE & MARKET


CONCIERGE

EARN INCOME WHEN YOU ARE AWAY, WITHOUT DOING A THING



AN INVESTMENT THAT GIVES BACK THANKS TO THE TOURISTIC LICENCE

OWNING A VILLA IN COMPORTA ISN'T JUST A LIFESTYLE CHOICE—IT'S A SMART INVESTMENT. LOCATED IN ONE OF EUROPE'S MOST DESIRABLE DESTINATIONS, ANDO LIVING COMPORTA CLUBHOUSE OFFERS THE PERFECT BLEND OF PERSONAL ENJOYMENT AND FINANCIAL OPPORTUNITY.

WITH OUR TOURISTIC LICENSE, YOUR VILLA CAN GENERATE REVENUE WHEN YOU'RE NOT THERE. ANDO LIVING'S DEDICATED TEAM HANDLES EVERYTHING—FROM GUEST BOOKINGS TO MAINTENANCE—SO YOU CAN RELAX KNOWING YOUR INVESTMENT IS IN EXPERT HANDS. WHETHER IT'S FOR YOUR OWN RETREATS OR AS A RENTAL OPPORTUNITY, THIS IS AN INVESTMENT THAT PROVIDES BOTH PEACE OF MIND AND MEANINGFUL RETURNS.

ANDO LIVING COMPORTA HOUSE ISN'T JUST ABOUT OWNING A VILLA—IT'S ABOUT BELONGING TO A PLACE THAT STAYS WITH YOU, LONG AFTER YOU'VE LEFT.



ABOVE IMAGE
COMPORTA HOUSE VILLA T2 RENDERING
ABOVE IMAGE
COMPORTA HOUSE VILLA T3 RENDERING



ABOVE IMAGE
COMPORTA HOUSE VILLA T3 RENDERING

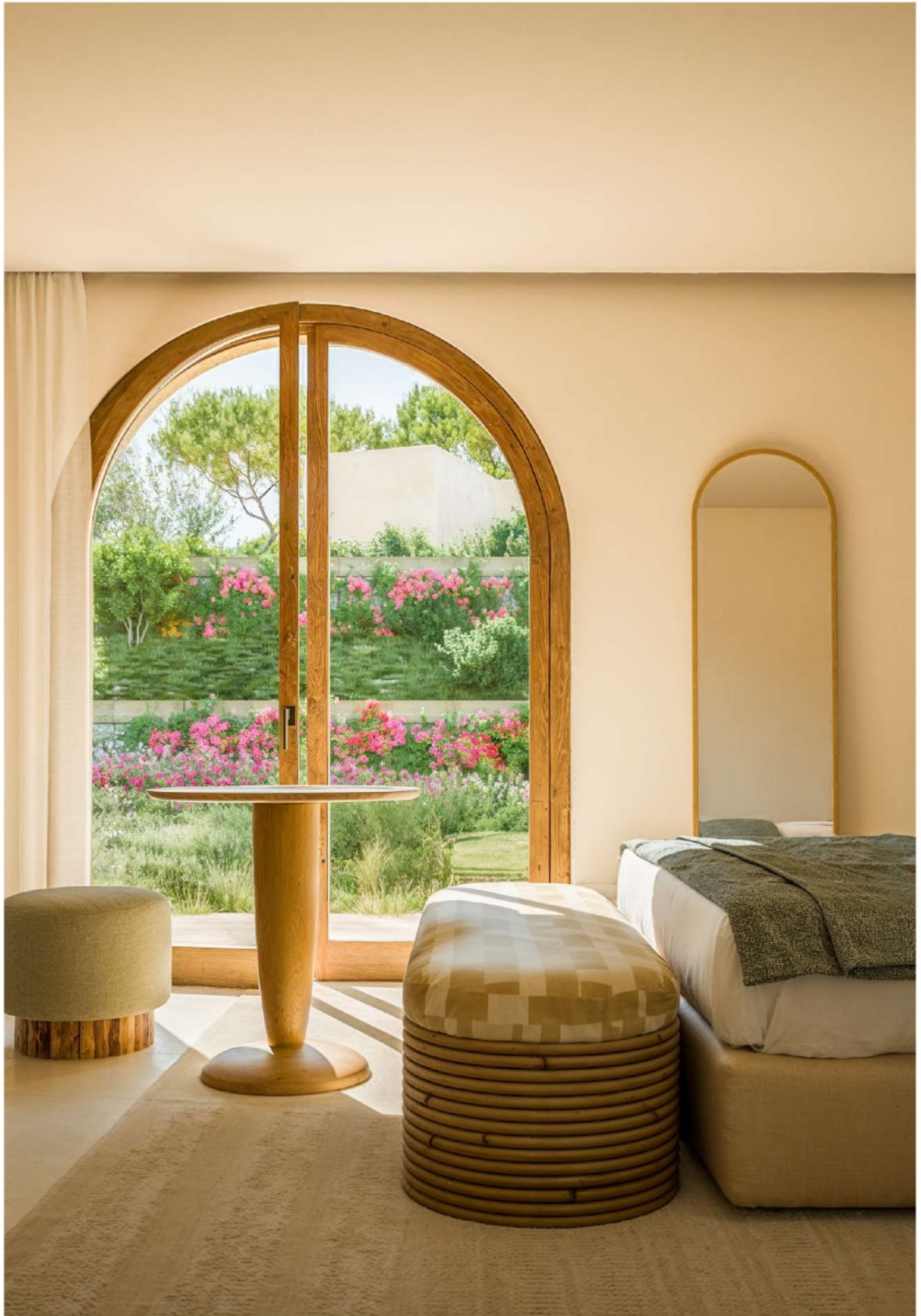


ABOVE IMAGE
COMPORTA HOUSE VILLA T3 RENDERING



ABOVE IMAGE
COMPORTA HOUSE VILLA T2 RENDERING



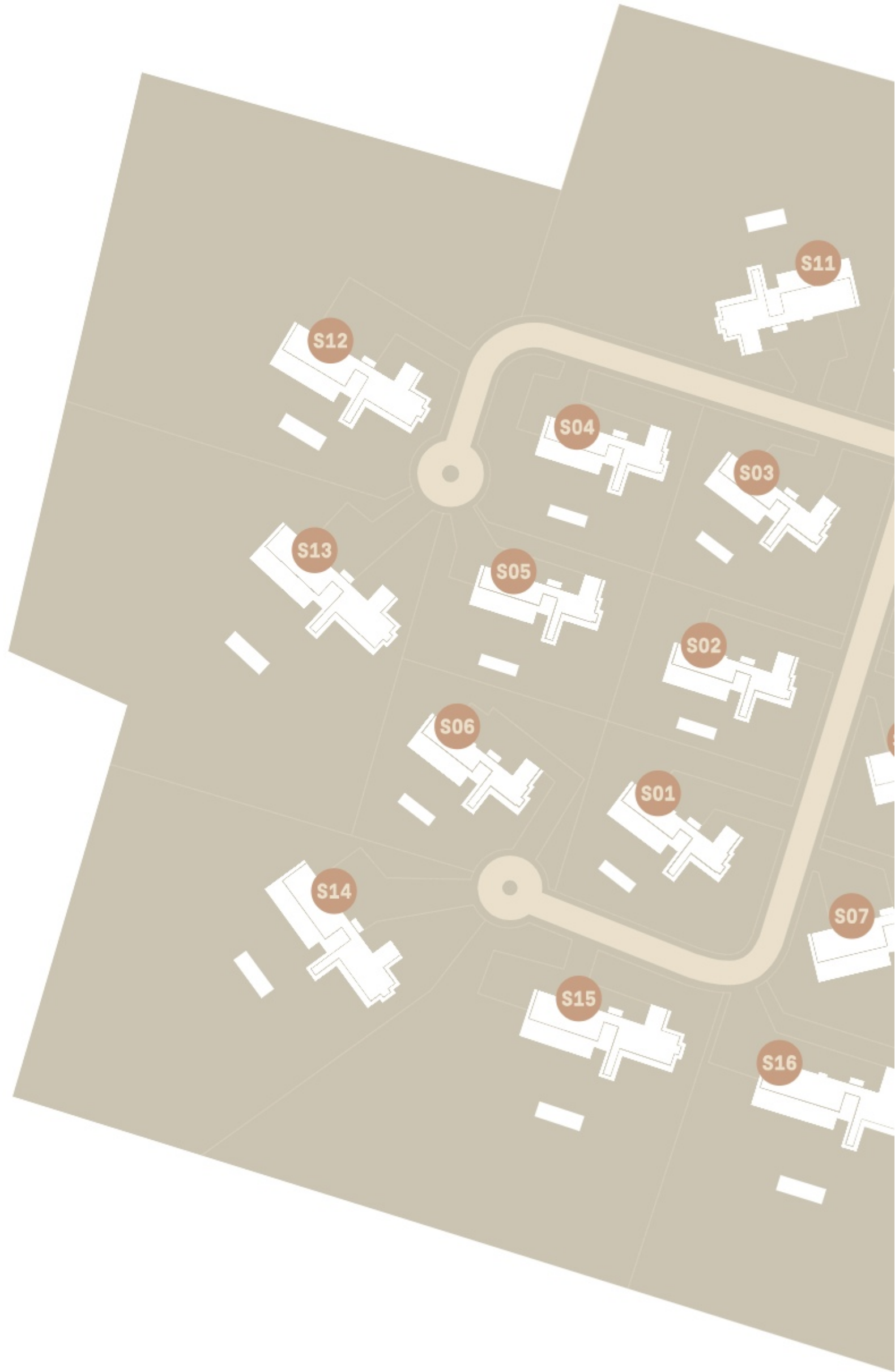
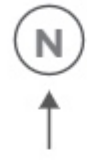


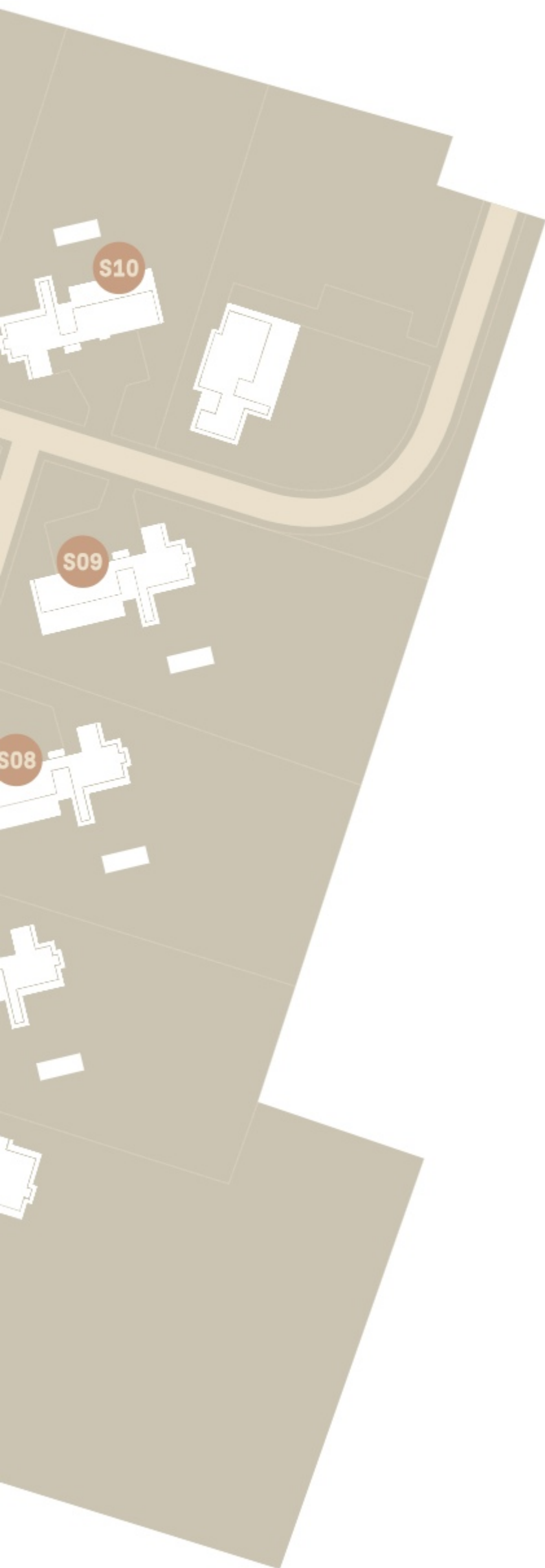
ABOVE IMAGE
COMPORTA HOUSE VILLA T2 RENDERING



ABOVE IMAGE
COMPORTA HOUSE VILLA T3 RENDERING

WELCOME TO COMPORTA HOUSE





16 VILLAS

S01 - T2 | 2,202 SQM

S02 - T2 | 2,120 SQM

S03 - T2 | 2,226 SQM

S04 - T2 | 2,139 SQM

S05 - T2 | 2,252 SQM

S06 - T2 | 2,149 SQM

S07 - T3 | 3,985 SQM

S08 - T3 | 4,045 SQM

S09 - T3 | 4,133 SQM

S10 - T3 | 3,827 SQM

S11 - T3 | 7,047 SQM

S12 - T4 | 8,488 SQM

S13 - T4 | 7,589 SQM

S14 - T4 | 7,056 SQM

S15 - T4 | 6,590 SQM

S16 - T5 | 11,357 SQM

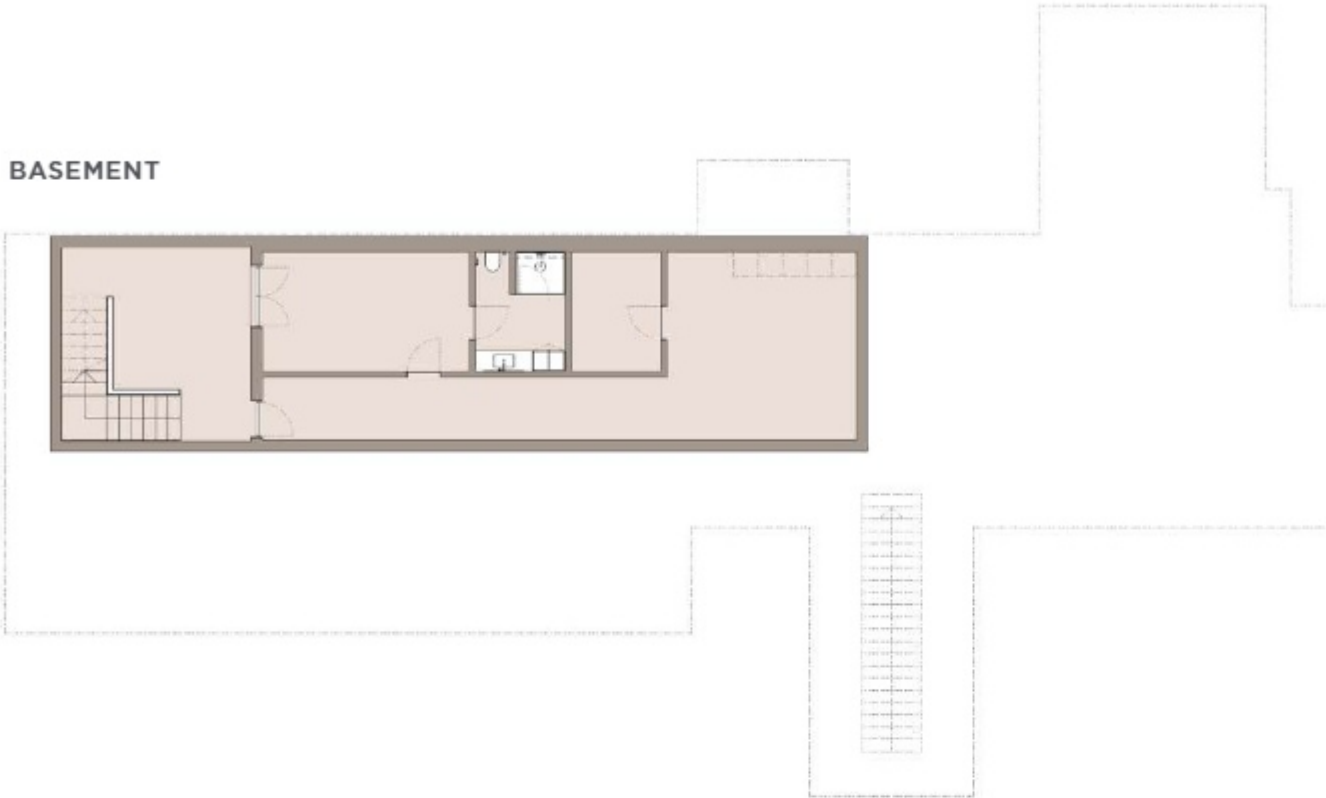
CEILING HEIGHTS

3,55M

COMPORTA HOUSE

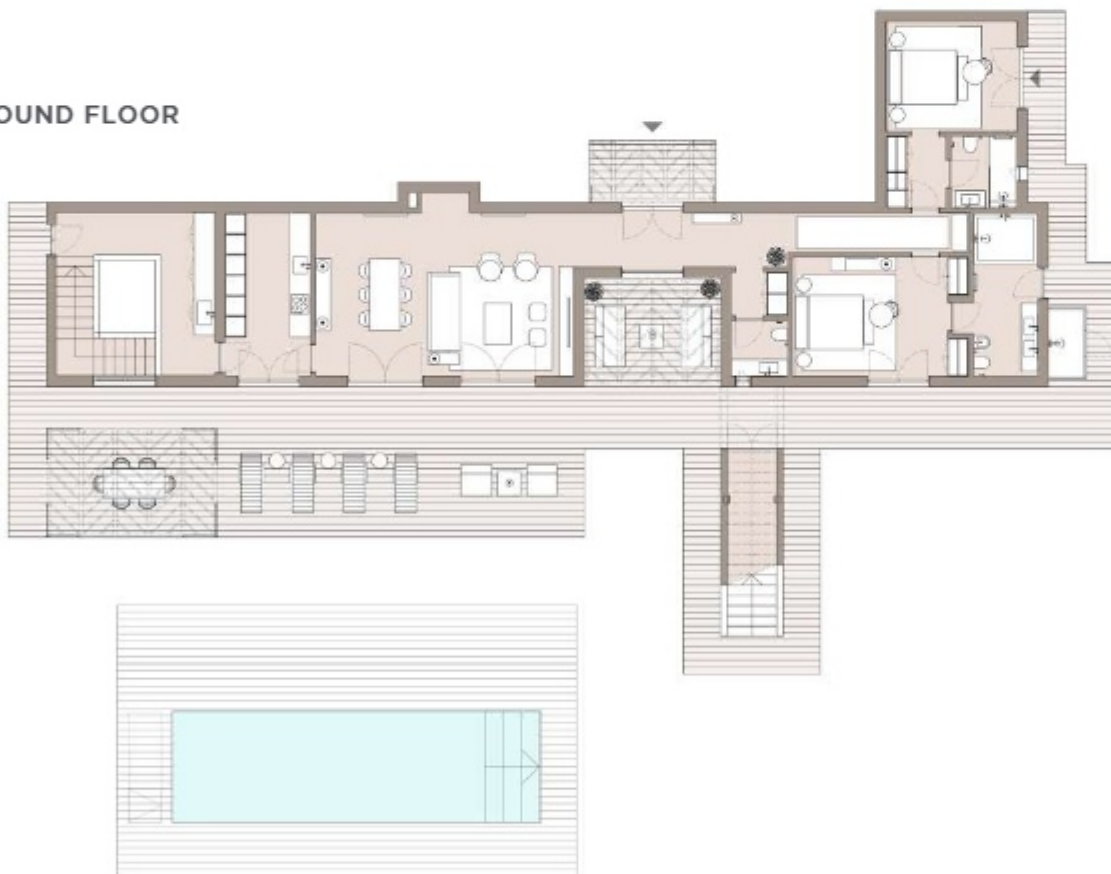
VILLA PLAN - T2

BASEMENT



VILLA S01 | T2
LOT SIZE - 2,202 SQM
INT. AREA - 376 SQM

GROUND FLOOR



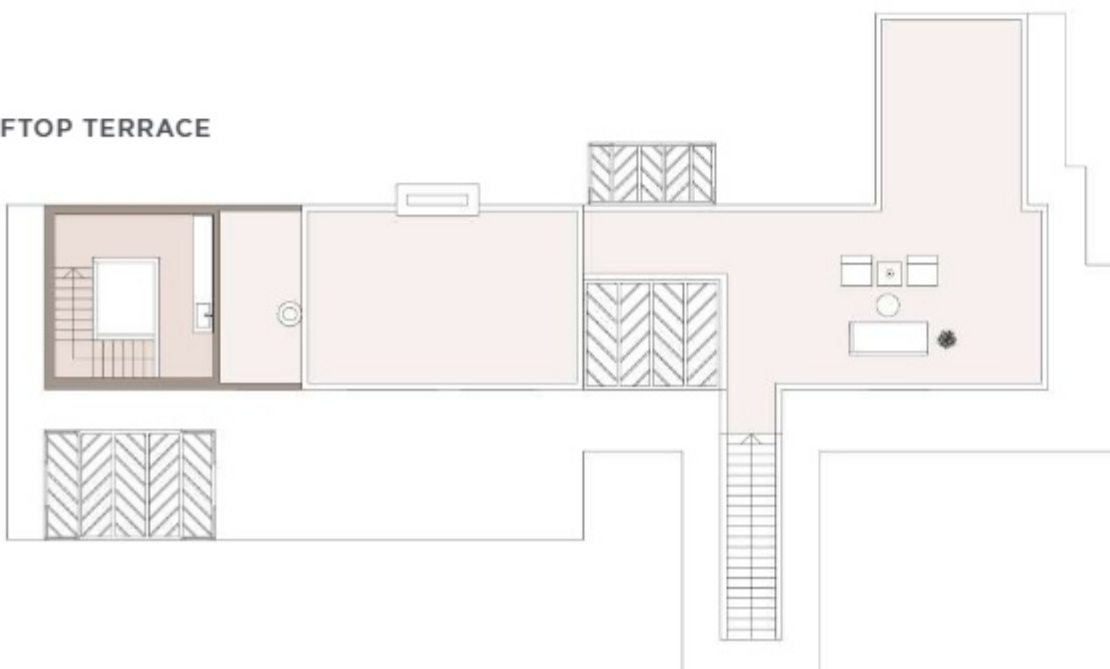
VILLA S02 | T2
LOT SIZE - 2,120 SQM
INT. AREA - 376 SQM

VILLA S03 | T2
LOT SIZE - 2,226 SQM
INT. AREA - 376 SQM

VILLA S04 | T2
LOT SIZE - 2,139 SQM
INT. AREA - 376 SQM

CEILING HEIGHTS
3,55M

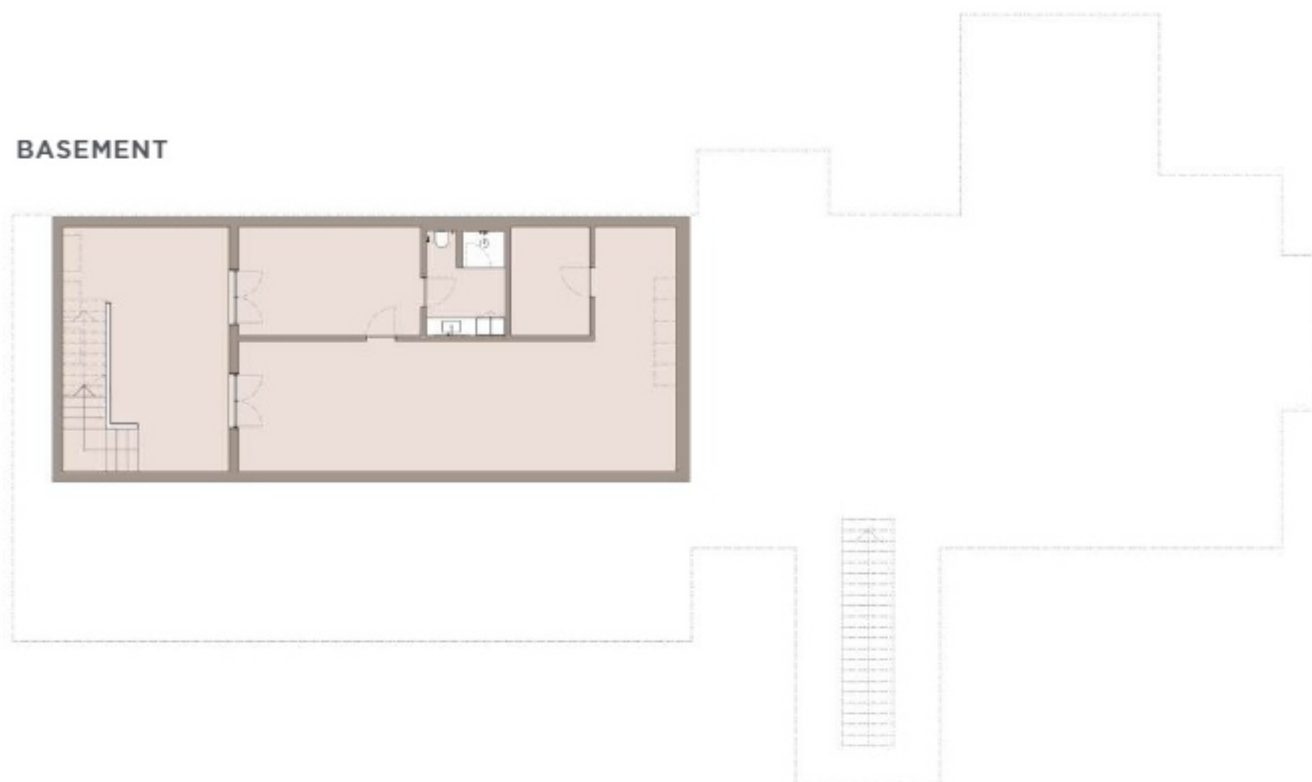
ROOFTOP TERRACE



COMPORTA HOUSE

VILLA PLAN - T3

BASEMENT



VILLA S07 - T3

LOT SIZE - 3,985 SQM

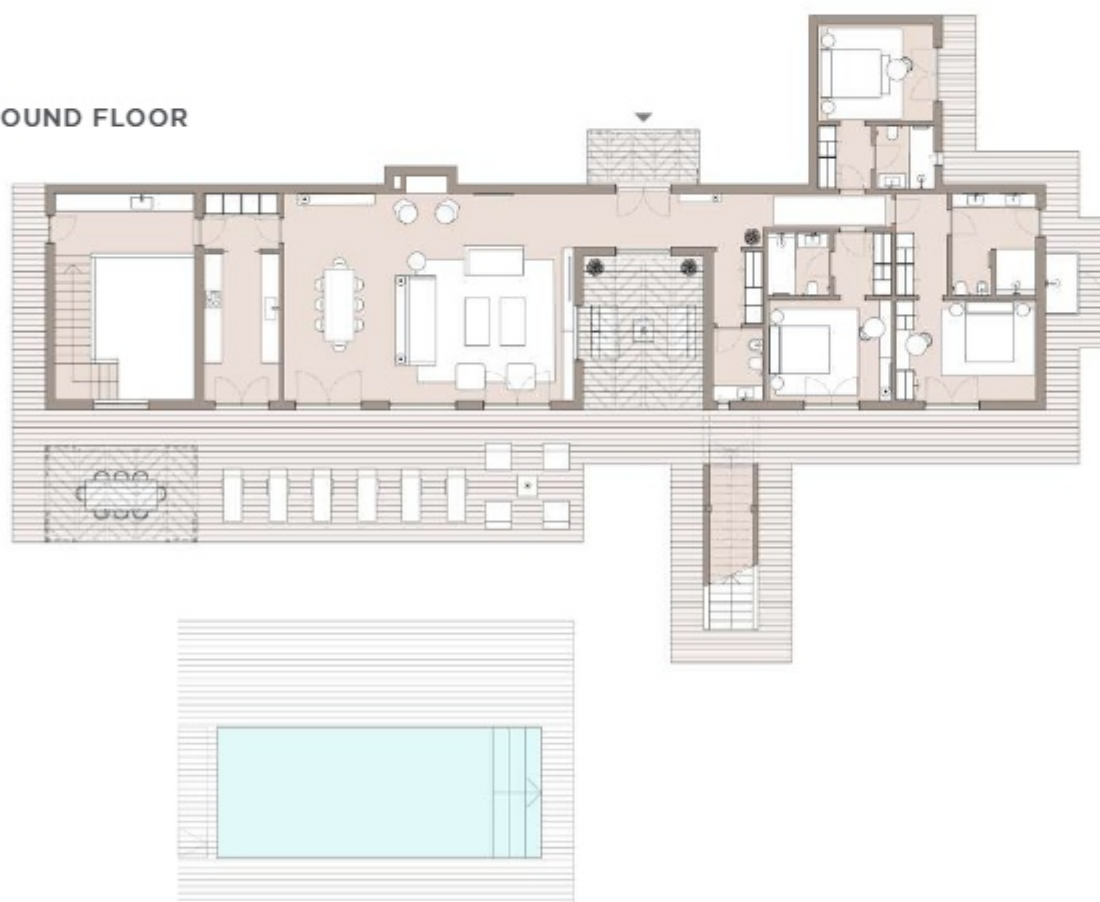
INT. AREA - 506 SQM

VILLA S08 | T3

LOT SIZE - 4,045 SQM

INT. AREA - 506 SQM

GROUND FLOOR



VILLA S09 | T3

LOT SIZE - 4,133 SQM

INT. AREA - 506 SQM

VILLA S11 | T3

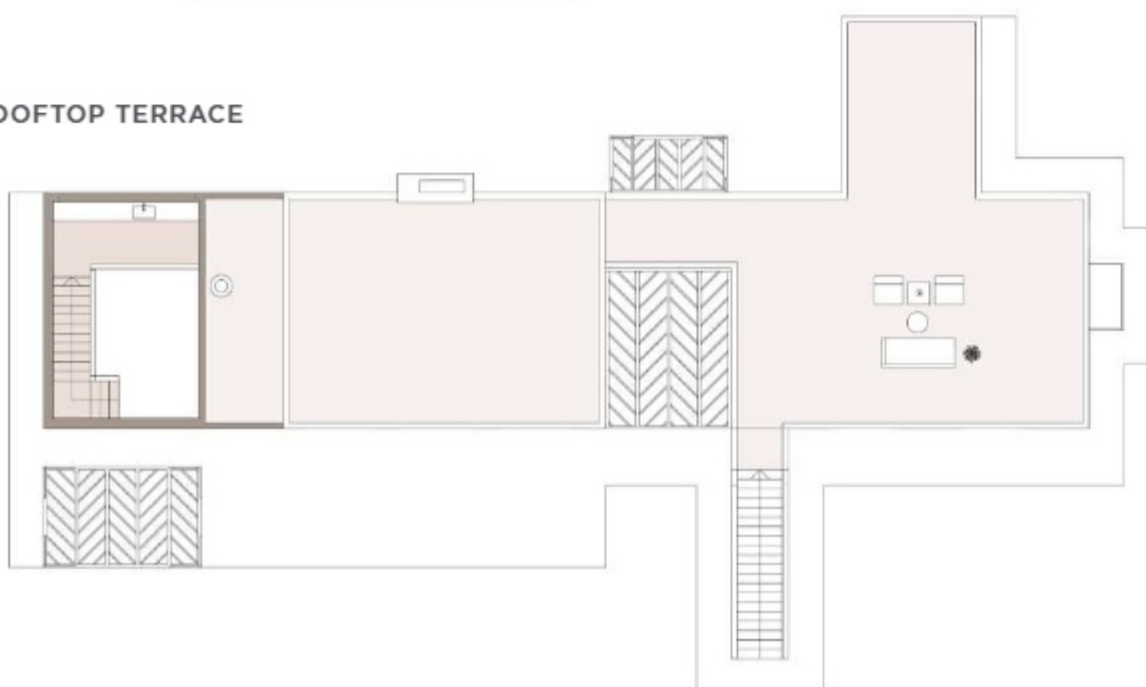
LOT SIZE - 7,047 SQM

INT. AREA - 506 SQM

CEILING HEIGHTS

3,55M

ROOFTOP TERRACE



MEET TAN, THE PROJECT'S DEVELOPER



TAN INVESTMENTS IS A LEADING REAL ESTATE DEVELOPMENT COMPANY BASED IN LISBON, PORTUGAL. SINCE ITS FOUNDING IN 2015, TAN HAS SPECIALIZED IN SOURCING, DEVELOPING, AND MANAGING HIGH-QUALITY REAL ESTATE PROJECTS.

WITH OVER €80 MILLION IN ASSETS UNDER MANAGEMENT IN PORTUGAL, TAN HAS ESTABLISHED ITSELF AS A TRUSTED PARTNER FOR INTERNATIONAL INVESTMENT FUNDS, FAMILY OFFICES, AND HIGH-NET-WORTH INDIVIDUALS.

THEIR COMMITMENT TO QUALITY AND TIMELY EXECUTION IS EVIDENT IN THEIR RIGOROUS PROJECT MANAGEMENT AND COLLABORATION WITH TOP PROFESSIONALS IN THE MARKET.

ANDO LIVING COMPORTA HOUSE MARKS THE SECOND COLLABORATION BETWEEN TAN INVESTMENTS AND ANDO LIVING, FOLLOWING THE SUCCESSFUL LAUNCH OF ANDO LIVING MADALENA HOUSE IN LISBON IN 2023.



COMPORTA HOUSE HOUSE

FINISHING LIST

COMMON AREAS

MAIN ENTRANCE	Walls:	Stone or equivalent
	Floor:	Painted
	Main entrance door:	Wooden Door
COMMON AREAS	Floors:	Compacted gravel or equivalent

RESIDENTIAL VILLA

FACADE	Exterior:	Sand painted exterior
	Rooftop:	Sand painted exterior
	Main entrance door:	Wooden door
	Main entrance floor:	Herringbone ceramic tiles or equivalent
SPECIAL EQUIPMENT	Air conditioning:	Air conditioning system
	Water heating:	Water heating system
	Kitchen extractor:	Bosh or equivalent
	Waste and domestic water:	According to the engineering
	Fire detection system:	According to the engineering
HALL AND CIRCULATION AREA	Floor:	Microcement finish or equivalent
	Skirting:	Metal skirting painted or equivalent
	Walls:	Painted
	Ceiling:	Painted
LIVING ROOM	Floor:	Microcement finish or equivalent
	Skirting:	Metal skirting painted, or equivalent
	Walls:	Painted
	Ceiling:	Painted
KITCHEN	Floor:	Clay tiles or quivalent
	Skirting:	Metal skirting or equivalent
	Walls:	Painted
	Ceiling:	Painted
	Cupboards:	Lacquered cabinet & Natural wood
	Counter worktop:	withmelamine interior
	Hob vitro ceramic cook-top:	Stone, composite or equivalent
	Oven:	BOSH, or equivalent
	Microwave:	BOSH, or equivalent
	Dishwasher:	BOSH, or equivalent
	Washing machine	BOSH, or equivalent
	Fridge-freezer	BOSH, or equivalent
	Extractor	BOSH, or equivalent
	Water tap	BOSH, or equivalent

COMPORTA HOUSE HOUSE

FINISHING LIST

BEDROOMS

Floor
Skirting
Walls
Ceiling

BATHROOM AND SANITARY WARES

Microcement finish, or equivalent
Metal skirting painted, or equivalent
Painted
Painted

Floor
Skirting
Walls
Waterproof smooth ceiling
Counter sink
Shower
Water taps

JOINERY

Clay tiles or equivalent
Metal skirting painted or equivalent
Clay tiles or equivalent
Waterproof painting
Stone or equivalent
Clay tiles or equivalent
BRUMA or equivalent

Wardrobe doors
Interior doors

EXTERIOR STAIRCASE

Wood or laquered MDF or equivalent
Wood, or melanine or alternative

Floor and skirting
Walls
Ceiling

TERRACE

Clay tiles, or equivalent
Painted
Painted

Floor
Shading

ROOFTOP

Wooden deck or equivalent
Wood or equivalent

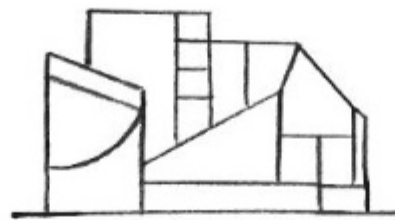
Floor
Skirting
Walls

SWIMMING POOL

Clay tiles or equivalent
Metal skirting painted or equivalent
Painted

Exterior floor
Interior finished

Wooden deck or equivalent
Tiles or equivalent



WHY INVEST WITH ANDO LIVING?



ENJOY A FULL OWNERSHIP PROPERTY WITH FLEXIBILITY

FULLY OWN THE DEED TO YOUR PROPERTY WITH NO TIME-SHARE RESTRICTIONS.
YOU ARE FREE TO SELL YOUR PROPERTY ON THE OPEN MARKET AT ANY TIME



STAY WHEN YOU LIKE

USE YOUR PROPERTY FOR ANY DURATION, FROM A SINGLE DAY TO AN ENTIRE
YEAR. ENJOY THE FULL ANDO EXPERIENCE, INCLUDING CLUBHOUSE ACCESS,
HOUSEKEEPING, 24/7 ASSISTANCE, IN-ROOM DINING AND MORE



EARN RENTAL INCOME WHEN NOT USING YOUR APARTMENT

RENT OUT YOUR APARTMENT WHEN IT'S NOT IN USE AND GENERATE INCOME
– CHOOSE BETWEEN A FIXED 4% RETURN OR A VARIABLE NET YIELD OF 6%+
(TARGET) AFTER ALL COSTS

ANDOLIVING.COM
SALES@ANDOLIVING.COM
INSTAGRAM @ANDO_LIVING

