



{ klave }

# Real Estate

**Curious about Portugal's Real Estate Market?**

*With our expert remote buying assistance,  
you can secure your ideal home without  
stepping foot in the country.*

# About us

---

*With our expert remote buying assistance, you can secure your ideal home without stepping foot in the country.*

We began our journey in **August 2020**, as Porto ID, a company dedicated to assisting Israeli clients in obtaining Portuguese documents, with more than 7.000 satisfied clients.

To supply our customer's needs in 2021, we became Klave, a **taylor-made service** consultancy company, that is dedicated to discovering the best investment opportunities in Portugal.



# Our Mission

---

With four years of credibility in the market, Klave stands as the pillar of trust and support for customers in Portugal, ensuring a dedicated, transparent, and high-quality service.



Klave acquired over 25 properties in the first semester of 2024



# Our Remote A-Z Service

---

**Discover** the property acquired through Klave's services, **100% remotely** for our **international clients**, who didn't need to come to Portugal, to invest here.

The management of **rental, maintenance**, and all other aspects for **monthly profitability** is also handled by our team.

Plus, through our **Fix & Flip** service, we handle every aspect of property renovation and construction, **from start to finish.**

# Our Team

---



**Patrick Rahy**

*CEO & Founder*

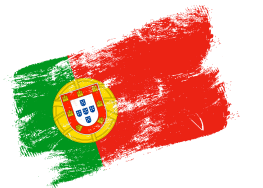


**Felipe Souza**

*COO & Founder*

We have a highly qualified team for consulting on property acquisition, with specific knowledge of each area of Portugal for different investment purposes.

*Offices in Lisbon and in Porto City.*



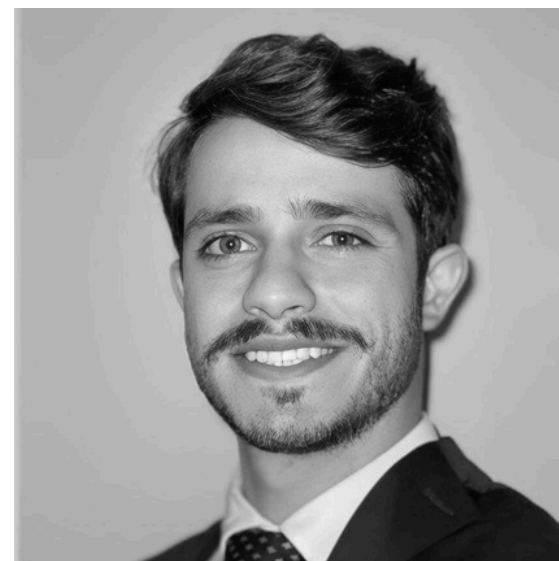
**Luiza Wiest Vegini**

*Head of Marketing*



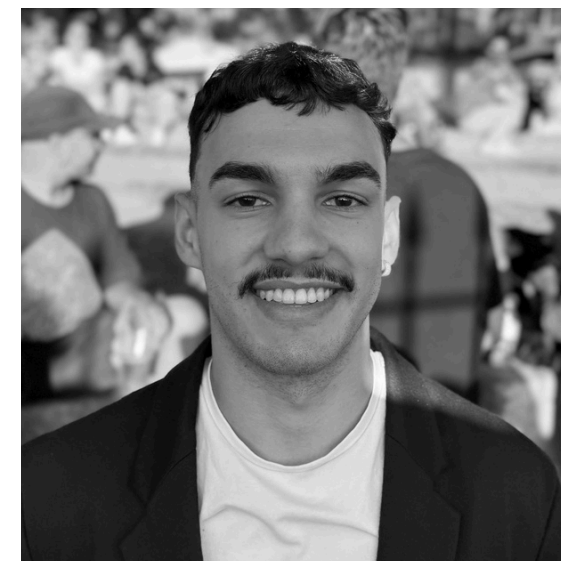
**Chrys Penalber**

*Customer Support Agent*



**Leonarndo Vieira**

*Field Operations*



**Matheus Mian**

*Customer Relationship Agent*



**Jessika Koberstein**

*Customer Support Agent*



**Gonçalo Pinto**

*Digital Operations*

# Consultancy Service



# Buying process

---



1

## Negotiation

---

Negotiating the properties and analyzing mortgage proposals



2

## CPCV

---

Due diligence to check the property documents and sign the CPCV if everything is in place. Downpayment is required to secure the apartment (around 10-20% of the property's value)



3

## Deed

---

Within 3 months after the CPCV signature, signing the deed and getting the keys of the apartment

# Pricing

4%

**OF THE PROPERTY VALUE**

---

**DOWNPAYMENT OF 2.000€ TO START THE PROCESS**

\*The downpayment will be deduced from the final fee at the end of the process

\*\*VAT (23%) to be added

\*Please, note that this budget does not include tax, bank fees, or any other costs, which will be fully paid by the client. Any service not provided in this budget may be charged accordingly. If the client needs to hire any other specific services, we can suggest some options we already know. Normally, there is no need for lawyers besides the one Klave offers, and the whole process (from choosing the property to buying) takes no more than 3 months.





# Property Management

---



Preparing for rent

---



Property Management

---

**12%**

of monthly leasing  
(VAT included)

# Our Numbers

€  
**+5 million**

**TOTAL CAPITAL INVESTMENT**

**23**

**MANAGED APARTMENTS**

**9%**

**AVERAGE ROI (GROSS)**



# Gallery



- **Location:** Fontainhas - Porto
- **Dimension:** 65 m<sup>2</sup>
- **Type of investment:** Long-term Leasing
- **Yield:** 8% / year



- **Location:** Bonfim - Porto
- **Dimension:** 54 m<sup>2</sup>
- **Type of investment:** Airbnb
- **Yield:** 12% / year



- **Location:** Porto City Center
- **Dimension:** 35 m<sup>2</sup>
- **Type of investment:** Fix and flip
- **Yield:** 9% / year



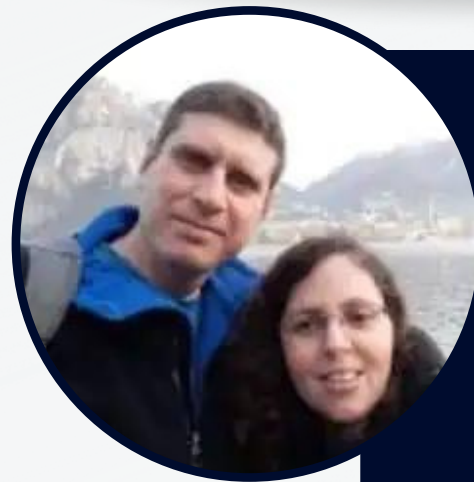
- **Location:** Porto City Center
- **Dimension:** 35 m<sup>2</sup>
- **Type of investment:** Fix and flip
- **Yield:** 8% / year

# Testimonials



## **Chantal de Menezes - U.S.A.**

*You were all amazing. I am super excited. It is but the start of a great partnership. You have all done amazing. You really have a great team!*



## **Alon & Aylet Horavitz - Israel**

*We have been dealing with klave for about six months. We are very satisfied with their service, professionalism, availability, courtesy. These are people who made a reliable impression on us from the first meeting and we felt we can trust them.*



## **Shahar Seban - Israel**

*As someone who has worked with them for years, I can testify that they are top-notch professionals. Super super reliable. Available and respond to any event immediately. You can trust them straight-eyed to take care of your interest as a customer and not play games to earn a few more euros at your expense. I can say with my eyes closed that "you have reached the destination!"*

# Next Projects

*Get to know some of our currently acquisitions*



## **Project 1** **Setúbal**



Rehabilitation of a building that will give rise to 6 one-bedroom apartments.



## **Project 2** **Lisbon**



Apartment bought on the ground floor. Architectural design and construction supervision.



## **Project 3** **Porto**




Transforming an office into a 1-bedroom apartment




EXPANDING OPPORTUNITIES

# THANK YOU

*Trust us to find your  
dream home*

 (+351) 933 824 995

 realestate@klave.pt

 **Lisbon:** R. da Prata, 80. *StartUP Lisboa*  
**Porto:** Av. Fernão de Magalhães, 613.  
*Synergy Porto*