



## Porto Megalito

### Become co-owner of a unique piece of Portugal

**Imagine:** your very own spot on a sprawling estate of approximately 10 hectares in the heart of Portugal. Two streams, a private lake, a mature olive grove, and mysterious megalithic stones that have guarded the land for thousands of years. This isn't a holiday park. This is your own land.

#### Community and Privacy

- No anonymous apartment complex.
- No rental restrictions or noisy tourists.
- Just space, freedom, and a small community of people who empower one another while respecting each other's privacy.

## What We Offer

We are offering 5 like-minded individuals or couples the chance to become **16% co-owners** of Porto Megalito—a fertile estate where you can build, grow, and find peace. The building permit application has been deposited with the town hall. As soon as you own your 16% You can start realising your dream house of **100 m<sup>2</sup>**.

## We invite you to an informal introductory meeting!

**Saturday, September 5th at 2:00 PM in Arnhem, The Netherlands**  
(If you are far away, we can arrange a Zoom meeting)

You want to know who you're dealing with—and so do we. That's why we are organizing a friendly, informal gathering on **September 5th**. We'll be freshly back from Portugal by then. We pushed the date back a bit because we didn't have all our permits finalized yet.

Between now and September 5th, we will keep everyone who is interested **updated on new developments via email**. You can sign up for these updates using the contact form.

During the afternoon, you'll have the chance to meet us and other interested parties, and ask any questions you may have. Of course, we'll provide snacks and drinks so we can get to know each other in a relaxed atmosphere. Please let us know if you'll be attending via the contact form.

Once you've signed up, we'll send you the exact location in Arnhem.

**We look forward to meeting you!**

## Building Something Beautiful

We are **Ellen** (social worker) and **Jaap** (psychologist). This fall—2026—we are starting Porto Megalito. We chose this property because the area moves us: the silence, the space, the raw nature. We are not project developers. We have a dream, and we are looking for others who want to share and co-create our dream.

## What Co-ownership Entails

Since cadastral subdivision is not permitted in this rural area, we utilize a different legal structure: a **Portuguese private limited company (Lda.)** that owns the entire estate. You purchase **16% of the shares**—and in return, the company provides you with a building plot. Your house remains your permanent private property via a "**Direito de Superfície**" (Surface Right).

## The Benefits

- A private building plot of **100 m<sup>2</sup>** (excluding pergolas).
- You can rent out your house.
- An official address in Portugal.
- A say in the management of the estate as a whole.
- Off-grid living: solar energy, water from the private lake.
- A community that brainstorms and participates together.

## Building (or commissioning) Your Own House

- There are 6 **building plots** of 100 m<sup>2</sup> each available.
- The rest of the estate belongs to all of us collectively.
- We can put you in touch with architects and builders.
- As of April 2026, construction costs are approx. **€1,500 per m<sup>2</sup>**.
- The maximum building height is **3.20 meters**.

## Starting Small

You are **not required** to build a house immediately.

Want to start small? You can. A caravan, a yurt, or another temporary structure is permitted—you build at your own pace.

## What We Want to Do Together

- Establish a beautiful communal vegetable garden.
- A food forest? Permaculture?
- Plant a citrus grove.
- Nut trees.
- Build a bread oven.
- Welcome the flock of sheep that manages the grass.
- Harvest, maintain, and enjoy—together.

## Wildfires in Portugal: What You Should Know

In the summer months, Portugal often faces wildfires, particularly in untended forests. Fortunately, we fall under **Code Yellow** (low risk) and **Code Orange** (moderate risk), with no areas designated as Code Red or Black. While it remains an inherent risk... With proper land management and fire-resistant construction, we can significantly reduce that risk.

## The Closing Date is Approaching...

You still have time. Feel free to sleep on it for a few nights. But don't wait too long—we only have **5 spots** available, and this is a one-time project.