

Tourism Developments – Legal Security and Business Efficiency

Executive Summary

Tourism and hospitality projects involve complex legal frameworks and significant investments. At Fernando Messias Lawyers, we provide full legal support to tourism developments, hotel brands, and private investors, guiding projects from inception to maturity with a focus on legal security, efficiency, and value creation.

Key Trends & Current Challenges

- Increasing foreign investment in the Portuguese tourism sector.
- Growing demand for sustainable and eco-friendly tourism projects.
- Complex licensing and authorisation requirements for large developments.
- Heightened competition between international hotel brands and operators.

Practical Insights for Investors and Operators

- Well-structured contracts reduce risks in acquisitions, management, and operations.
- Licensing and legalisation must be secured early to avoid costly delays.
- Real estate investment funds and securitisation offer new financing opportunities.
- Tax incentives can significantly enhance the attractiveness of foreign investment.

Case Studies (Illustrative Examples)

- Advising an international hotel chain on a management contract in Portugal.
- Structuring a mixed-use tourism project involving a real estate investment fund.
- Supporting a foreign investor in acquiring a resort and obtaining tax benefits.

How We Can Help

- Drafting and negotiating tourism-related contracts (acquisition, management, operation, and time-sharing).
- Assistance with licensing and legalisation procedures, including Projects of National Interest (PIN).
- Advisory on business structuring, investment funds, and securitisation in tourism.
- Representation in judicial and arbitral disputes concerning tourism projects.

Contact Information

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