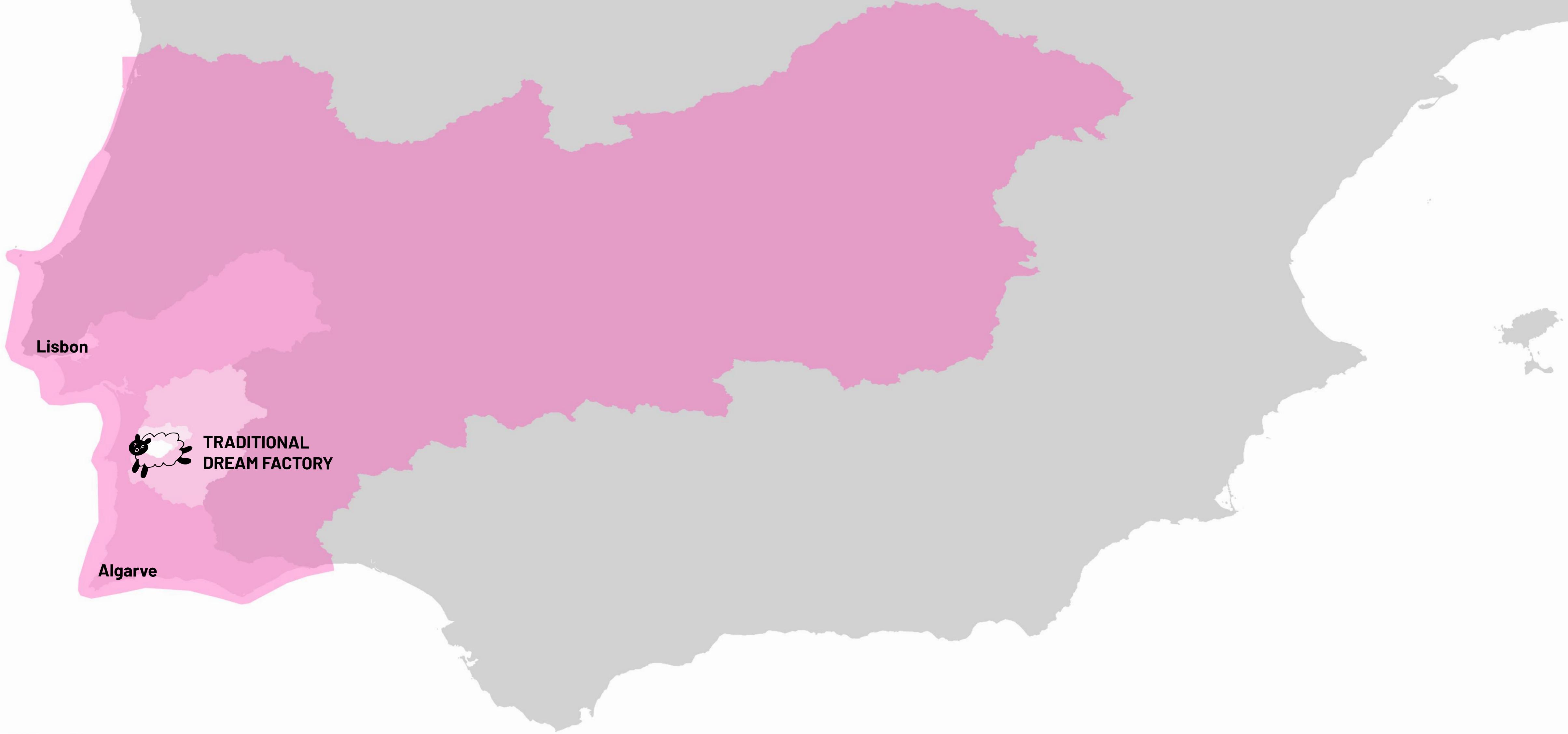


An aerial photograph of a large-scale agricultural or industrial complex. It features several long, low-profile buildings with reddish-brown roofs and light-colored walls. In the foreground, there are extensive fields with various crops. A white van is parked near one of the buildings. The overall scene suggests a blend of traditional agriculture and modern industrial or technological operations.

# Developing a 21st century village at the intersection of **Nature x Technology**

**Traditional Dream Factory** is a co-living, a  
regenerative farm and a co-housing village.



**Lisbon** 1.5h



**Beaches** 35min



**Hospital** 20min



**Port** 30min



**Train** 10min



**Algarve** 1.5h

# Real estate assets

## Property 1

- 6000sqm land
- 1400 sqm warehouses with approved architecture plans to build 14 suites, 4 studios, 1 house, co-working, restaurant, makerspace, natural pool



## Property 2

- lease with option to buy
- 25ha land
- ~200 sqm farm house
- 150 sqm agricultural house
- 1 mill ruin
- 4000 sqm buildable land
- 0.5 ha existing food forest
- 1 ha native forest reforestation (cork, madroño...)
- 0.4 ha productive market garden
- plans for 7ha Orchard
- plans for 15ha rewilding zone with biodiversity & carbon monitoring

Digital workers and young families are looking for sustainable & connected ways of living, but there isn't enough supply of high quality houses in Portugal.

**1M+**

Expats with high income moved to Portugal, since 2020.





*Traditional Dream Factory offers an innovative and holistic approach, integrating living spaces, regenerative agriculture, and community development.*

**1500** Visitors since 2021.

**€608K** Raised from members.

**3000** Trees planted.

**30+** Events hosted.

# WHO WE ARE BUILDING FOR



## INNOVATIVE ENTREPRENEURS

Focused on forward-thinking individuals seeking collaborative and growth-oriented environments.

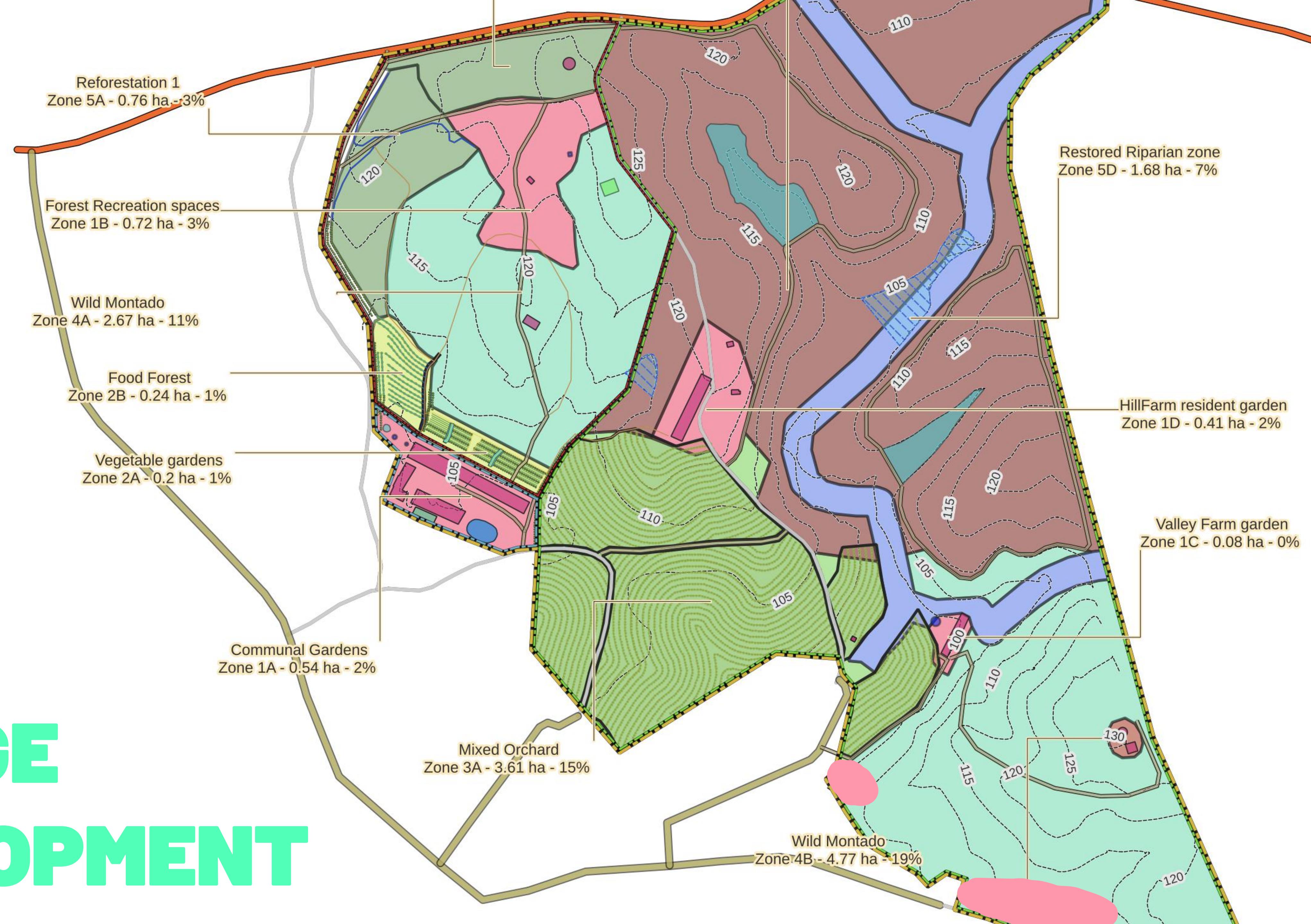
## DIGITAL NOMADS

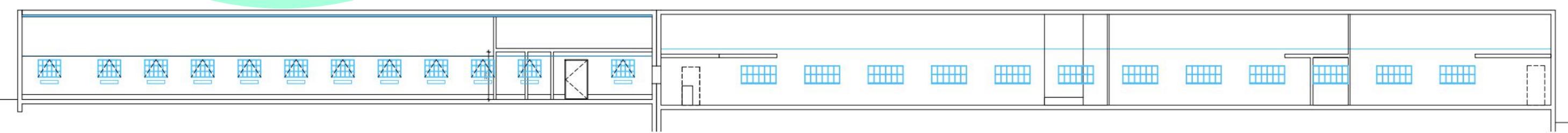
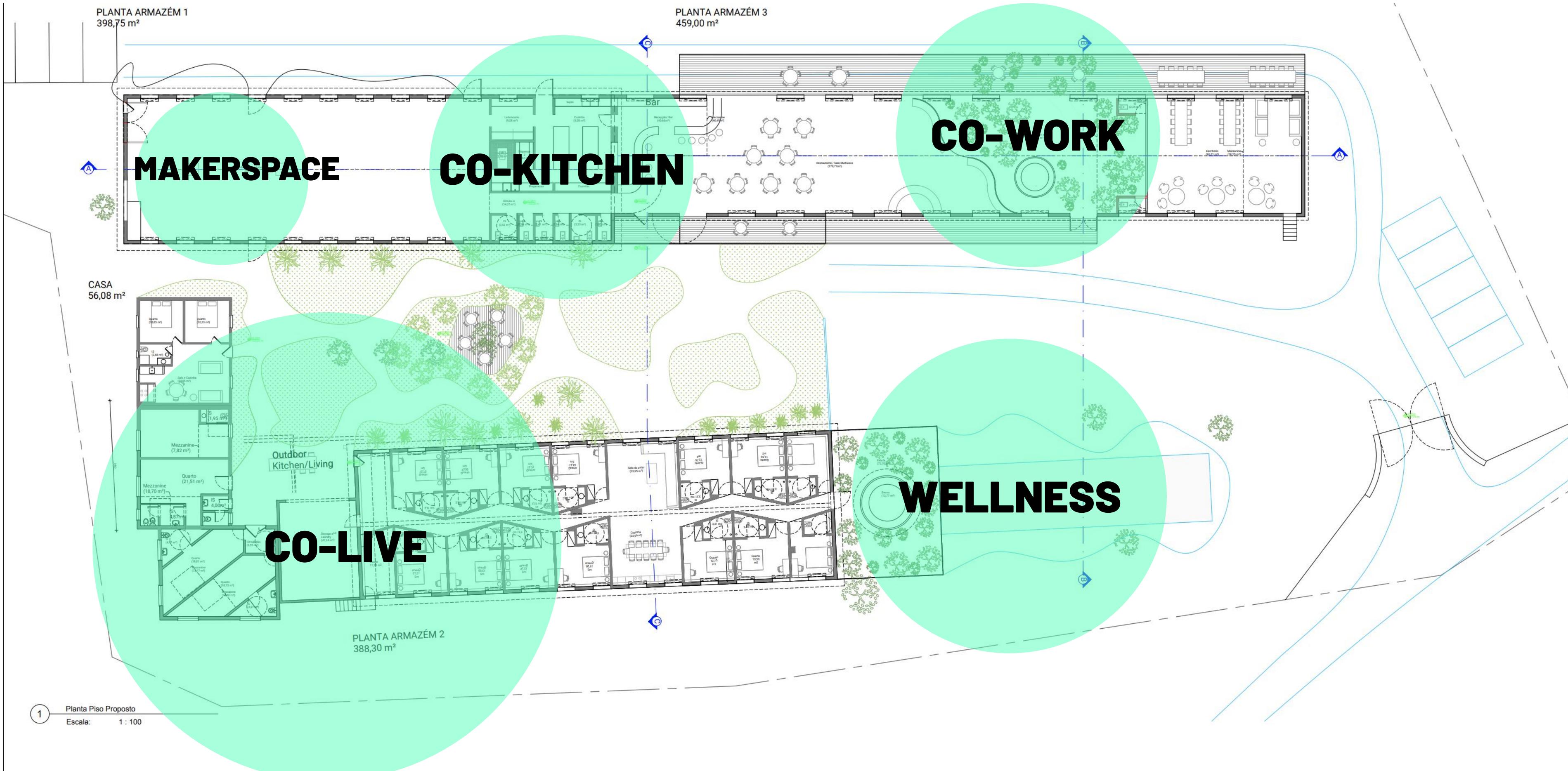
Catering to individuals who embrace flexibility and digital connectivity in their work and lifestyle.

## FAMILY-FOCUSED RESIDENTS

Tailored to families valuing safety, education, and community living.

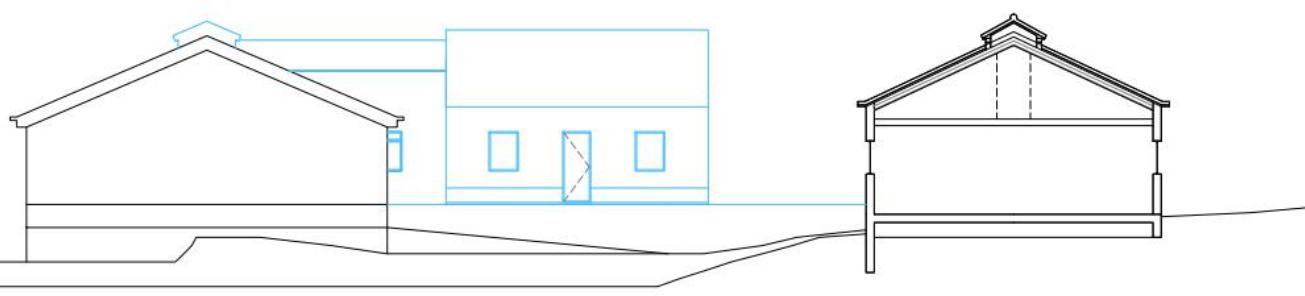
# VILLAGE DEVELOPMENT



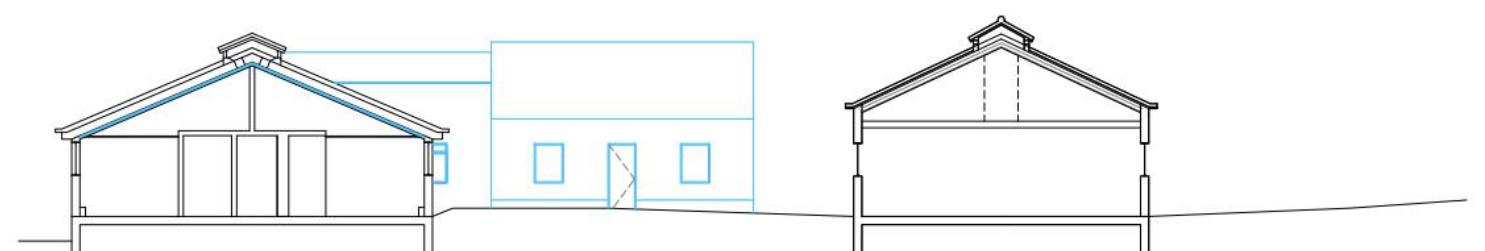


# CO-LIVING

**2** Corte AA  
Escala: 1 : 100



**3** Corte BB  
Escala: 1 : 100



2 Corte CC  
Escala: 1 : 100

**LICENCIAMENTO | Abela, Santiago do Cacém**

**Reabilitação**  
Samuel Delesque | C. Tel | email

**PEÇA INFORMAÇÃO** | [CÓDIGO DE IDENTIFICAÇÃO](#)

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**CRU ARQUITECTURA E INVESTIGAÇÃO**

Tânia Teixeira, OASRS n.º 19513 | Filipa Cabrita, OASRS n.º 19409 | Pedro Sequeira, OASRS n.º 26679  
Tânia M. Ben-Haja, OASRS n.º 20029 | Caterina De Viti, Engenheira Estagiária

Rua do Cadeado 2 | 7050-213 Montemor-o-Novo | 936 137 907 | 915 662 288 | [info@crurel.pt](mailto:info@crurel.pt)

**INFORMAÇÕES**

**Quaisquer alterações ou novas indicações serão aplicadas à configuração em uso.**  
**As alterações devem ser informadas de imediato para que possam ser projectadas.**

**CRU**  
arquitectura e investigação

✓ plans approved.



**DOING GOOD,  
WHILE LIVING WELL**



## REGEN LIVING

Contribute to a greener planet and reduce your ecological footprint through sustainable practices.

## COMMUNITY BUILDING

Forge lifelong relationships, collaborating with like-minded individuals passionate about creating a better future.

## SELF-SUFFICIENCY

Develop essential skills and embrace self-sufficiency, empowering yourself in the face of uncertainty.

# **MARKET POTENTIAL**

There is a growing demand for sustainable and community-based solutions worldwide, with a market hungry for change.

# **LONG-TERM VIABILITY**

Traditional Dream Factory has the potential to become a long-lasting and self-sustaining model of regenerative living.

# **SOCIAL IMPACT**

By supporting this project, you contribute to a positive social impact, positively influencing the fabric of society.





Regenerative agriculture



Water retention landscape



Steward ownership



Carbon capture monitoring



Traditional  
Dream Factory  
EBF Pledge



Starting with six words — Air, Water, Soil, Biodiversity, Equity, and Carbon — we commit to integrating a holistic view of the health and regeneration of our planet. United behind the Ecological Benefits Framework (EBF), we aim to pioneer a future where finance and technology breathe life into ecosystems, enhance biodiversity, promote equity, and restore balance to our world.

[www.canyouchangethefuture.org](http://www.canyouchangethefuture.org)



# REVENUE MODEL: DIVERSIFIED INCOME STREAMS

**Food production** €210k

*See Products slide below.*

**Guest rentals** €261k

*At 55% Guest occupancy.*

**Restaurant** €283k

**Ecosystem credits** €20k

*We are on track to issue Carbon Credits through Open Forest Protocol. Biodiversity credits to come next.*

**Digital platform** €80k

*Subscriptions, e-book, Learning Hub*

**Cell phone tower lease** €4k

Expected revenue year 1: **€321k**

Expected revenue year 5: **€811k**

*(upon completion of construction & excluding co-housing lot sales, token sales & grants)*

*year 5 expected costs:*

Operational cost

**Land team** €150k

**Space team** €65k

**Restaurant team** €65k

**Digital creation team** €36k

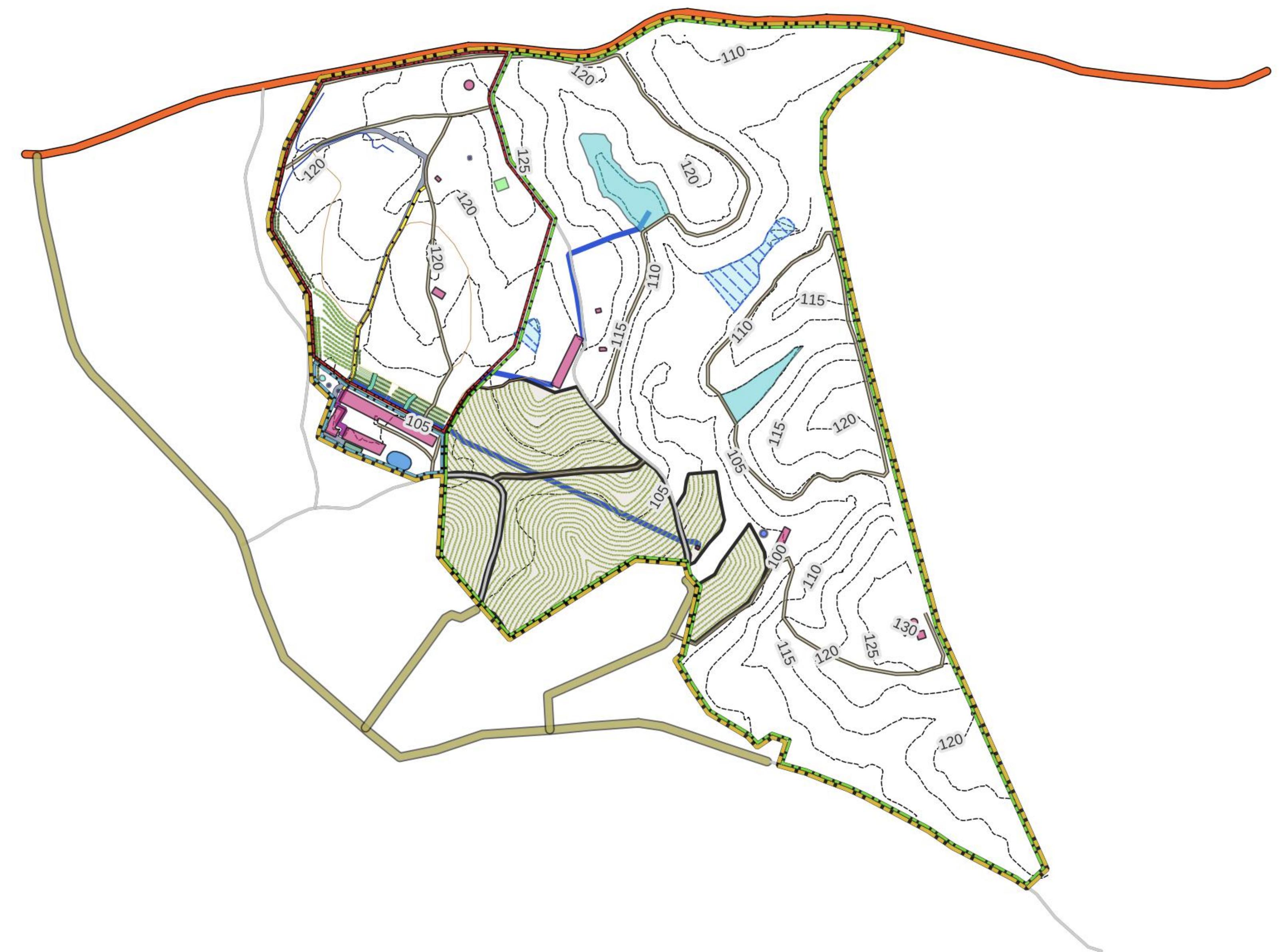
**Other expenses** €57k

Total ~**€374k**

**Mortage payment** €91k

Total outgoings year 1: **€174k**

Total outgoings year 5: **€469k**



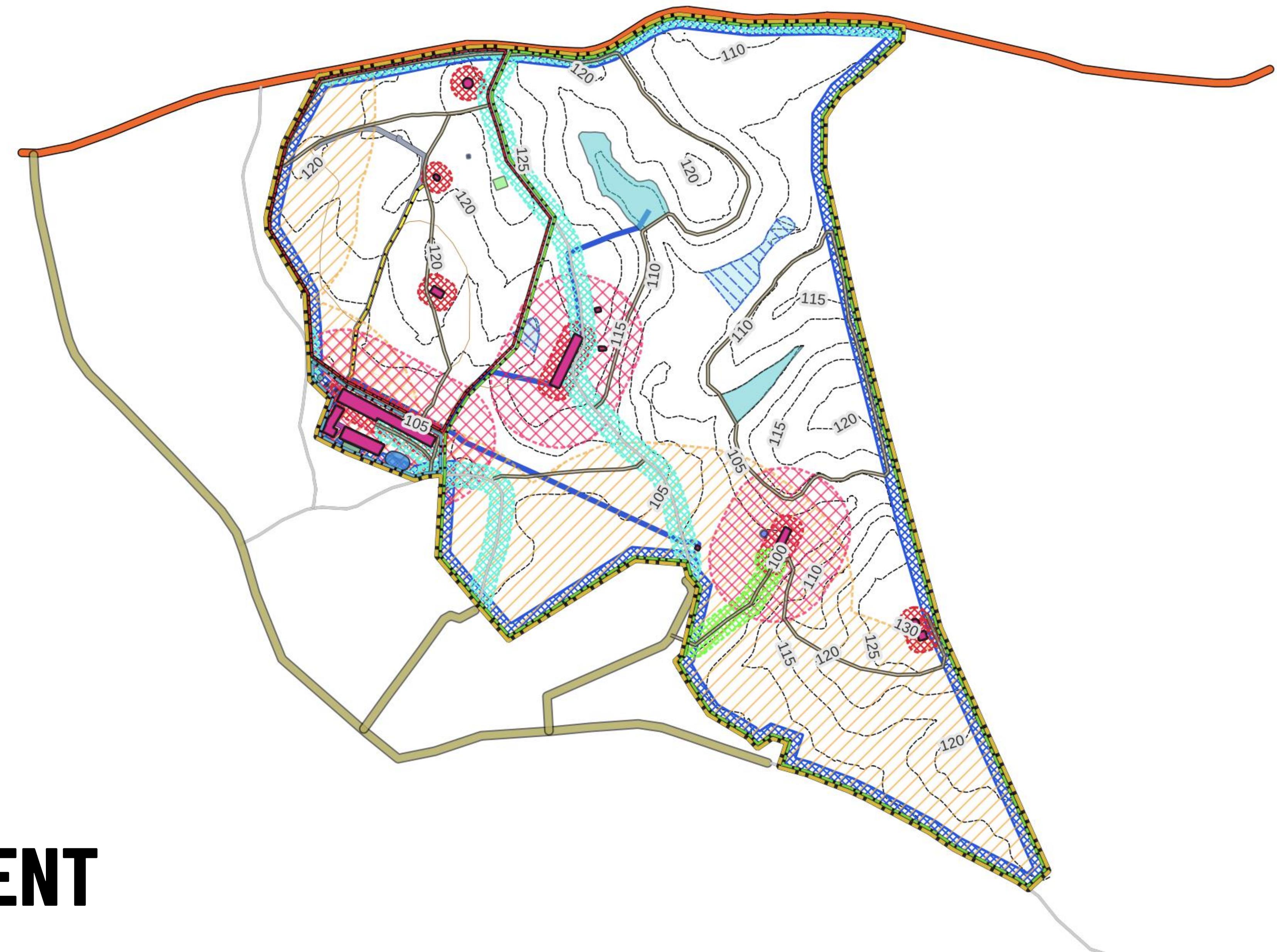
## OPERATING EXPENSES

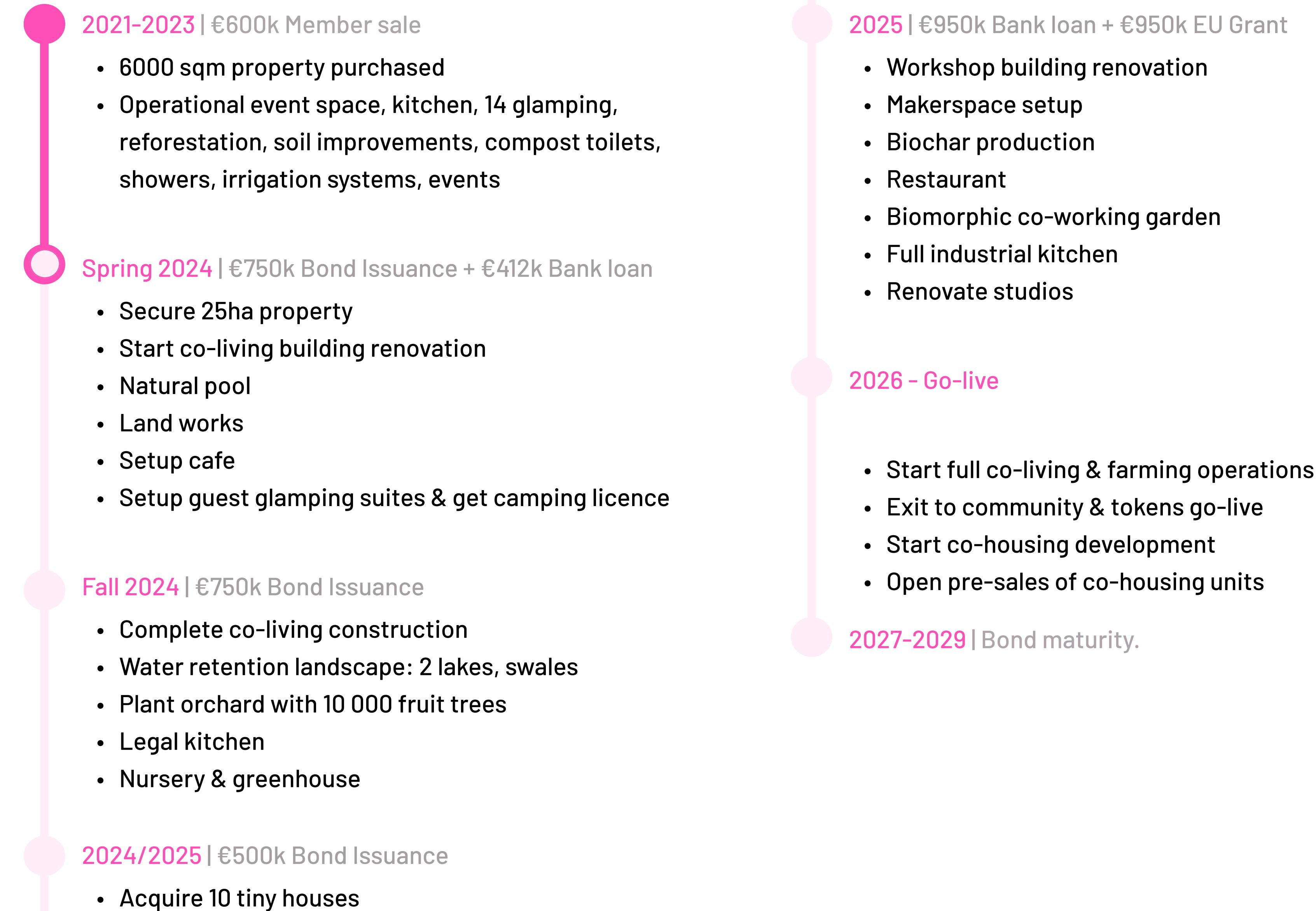
Real estate & legal €877k  
Operations & staff €700k  
Co-living development €2.18M  
Land & farm development €211k  
Tiny-houses €600k

**Total projected cost €4.3M**

*Excluding co-housing development*

# COSTS OF DEVELOPMENT





# ROADMAP

## DEBT



Bank loans €1.3M  
*For land + construction grant scheme*



Secured notes €2M  
*At 7-8% interest. min €50k*

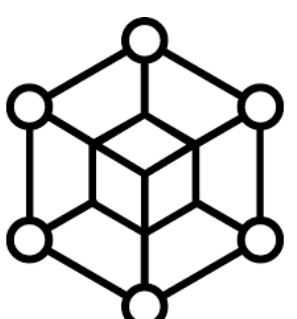
## INCOME



Grants €1M  
*Application underway with StartPME*



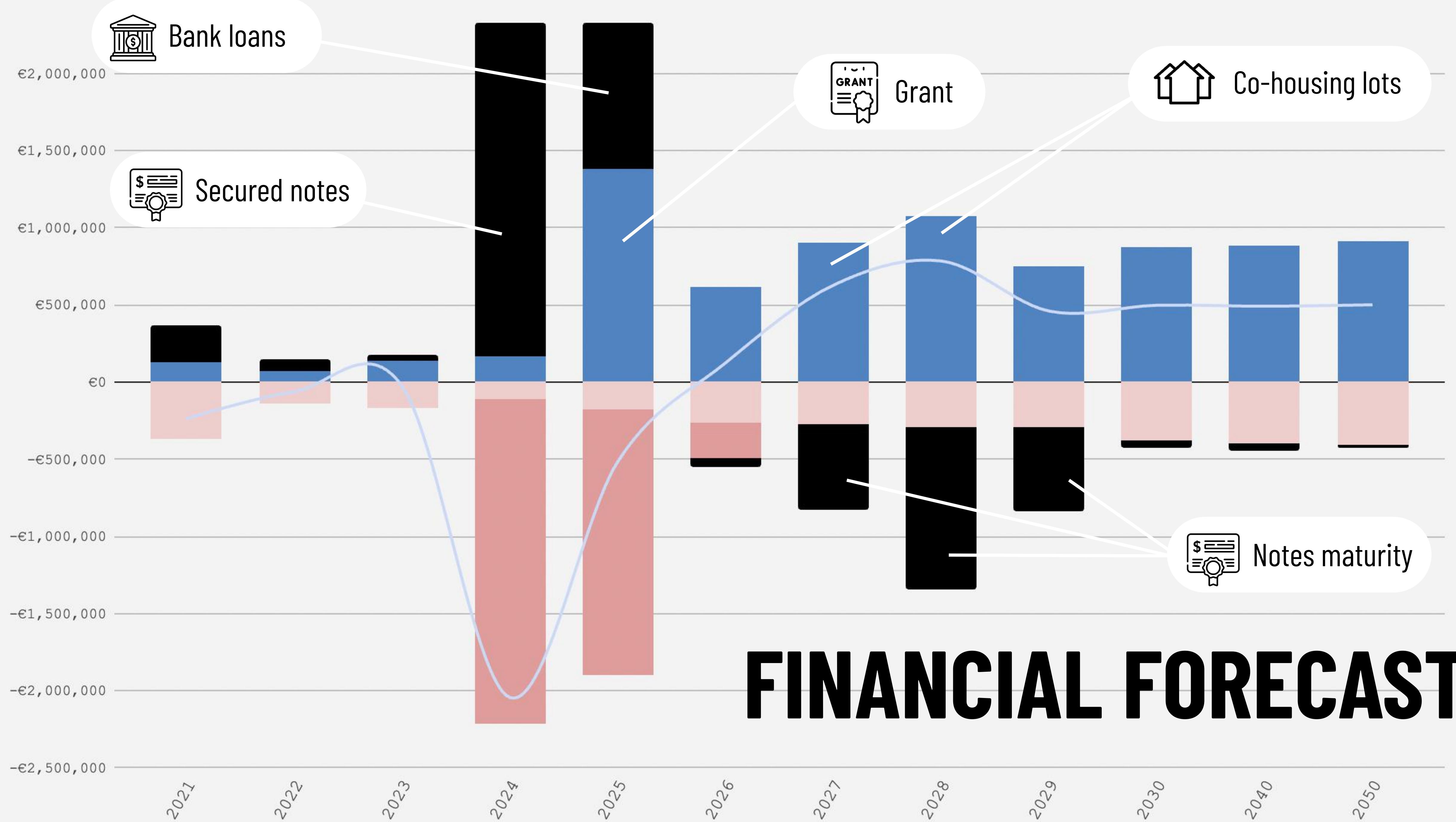
Co-housing lots €600k  
*Plan to be developed in 2024.*



Token sales €1M  
*Exit to community model*



# FUNDING SOURCES



# OPERATIONS TEAM



## SAMUEL DELESQUE

Tech veteran & real estate developer.  
Pioneering the regenerative village  
movement over 5 years.

ex VMware, Dailymotion



## LUNA MANGAN

Interior designer & somatic  
sexologist. Passion for creating  
community through rituals.



## BEATRIZ FONSECA

Pitching in to systemic change through  
the creation and operationalization of  
rural housing models that combine  
care, technology, and planet-positive  
impact.



## JOSHUA GLASS

Nature connection mentoring.  
Youth development. Land  
stewardship. Interdisciplinary  
making. 



## LUCA FRANCO

Builder with a passion for community.

...and a system of volunteering, residencies & stewards supporting smooth operations.

# ADVISORS & EXPERTS



## ALAN LAUBSCH

Risk analyst, super connector,  
nature lover.

ex JP Chase



## LARS SCHLICHTING

Crypto Lawyer - Sci-Fi novelist- FinTech  
and LegalTech Expert Leading the  
digitalization process in the Financial  
Industry.



## JOANA BEM-HAJA

Senior architect with a passion for low  
impact construction and using natural  
materials. Part of CRU atelio.



## ADAM POSTHUMA

Regenerative Agriculture Consultant.  
Experience scaling up productive farms  
in the region.



## FLORIJN DE GRAAF

Regenerative Systems Engineer -  
developing smart systems to optimise  
energy, water & waste flows.

...and a robust network of experts, professionals,  
and visionaries, believing in our mission.

# Products (for exports)

**BioChar** - Carbon storing soil enhancer, with free energy as bi-product.

**Blubucha** - Blue Lotus Kombucha, sold as kegs for bars/events. Served 1000s already.

**Education courses** - digital + physical, permaculture, technology, leadership

**Almond butter** - 13T expected yield (1308 trees)

**Olive oil** - 7T expected yield (500 trees)

**Mushrooms** - 16T expected yield (1 container)

**Hotsauce** - partnership with Lava, production starting 2024.

...

*Building an incubator to bring more products to market from entrepreneurs in the network.*

*Creating a brand around the TDF ecosystem to be exported to European markets.*

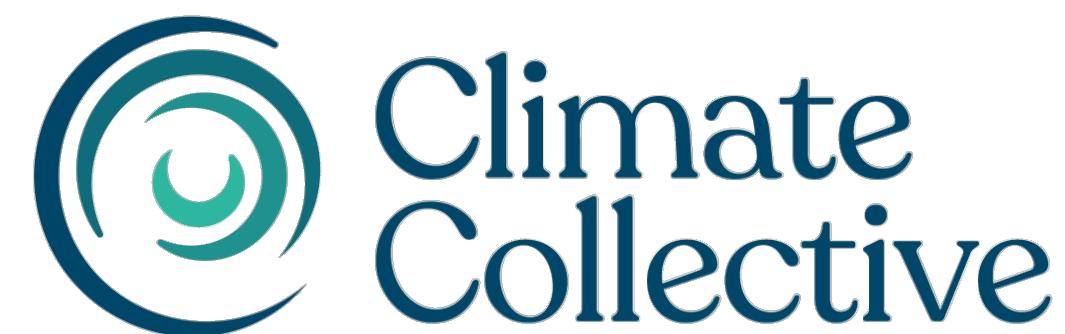
# PARTNERSHIPS & SUPPORTERS



OPEN  
FOREST  
PROTOCOL



\$Earth





**Charlotte** ★★★★☆

*One of my favorite eco-village projects out there!*



**Vinay** ★★★★☆

*Don't come here. The community is way too kind. The nature is way too peaceful. The ideas are way too beautiful. It'll ruin your life. But maybe that's exactly what you're looking for.*



**Elizabeth** ★★★★☆

*My time at Traditional Dream Factory was a life-changing experience, and the people I met there will hold a special place in my heart forever.*



**Chavis** ★★★★☆

*I couldn't stop thinking about TDF after my first visit. It was a rare sort of experience that left me genuinely inspired about the future. It might have been the very first time that climate change actually felt like a problem I was empowered to do something about. Great food, too.*



**Rim** ★★★★☆

*A special place with character. The charm of TDF is unique. Everything enchants you. You come out different. I will come back next year for sure!*



**Kyle** ★★★★☆

*A place for bohemian makers, the intersection of Permaculture and crypto. My kind of place.*

# JOIN US IN CREATING A REGENERATIVE VILLAGE FOR THE FUTURE



With the initial **€1.5M** investment from secured notes, we can:

- secure the real estate
- leverage EU grant opportunities and favourable bank loans
- develop the first phase of the co-living
- build 2 lakes and achieve water sovereignty
- leverage EU funding
- establish a cash flow positive hospitality and farming business
- expand our impact and issue ecosystem credits