


Falco

REAL ESTATE DEVELOPMENT

We are Falco – real estate
hunters with sharp eyes
and even sharper instincts.



With over *30 years* of combined
experience, we turn *overlooked plots*
and *tired buildings* into performing
assets by *unlocking value* where
others miss it.

From rezoning to *full-scale
development*, we create impact
through smart planning, creative
vision, and hands-on execution;
delivering projects that *outperform
the market* and *stand out* for all the
right reasons.

We aim to become a leading force in Portugal's real estate market, recognized for spotting potential early and turning it into meaningful high-performing projects.

Our mission is to combine *sharp market insight* with *creative execution*, building projects that balance *opportunity, efficiency, and design*.



We Think Fresh.
We Move First.
We Get It Done.



We *act* like developers,
think like *creatives*, and
move like *entrepreneurs*,
spotting new areas before
they rise and shaping
them with integral vision,
local collaborations, and
diligent development.



Meet the team

Izhar and Nisan combine deep real estate expertise with growth-driven strategy, forming a partnership that bridges vision and execution.

Izhar brings decades of development experience, while Nisan adds strategic insight, growth expertise, and hands-on work with global companies through scaling and fundraising.

Together, they turn opportunities into high-value ventures grounded in creativity and strong fundamentals.

Izhar is an entrepreneur and licensed contractor with over 30 years of experience, continuing a family legacy in real estate since 1970. Izhar has led the development and execution of hundreds of residential units in Portugal and Israel.

Since 2015, Izhar has focused on Portuguese RE market, specializing in upgrading high-potential assets, raising capital, and managing local teams. Izhar has delivered large-scale projects in Porto and Vila Nova de Gaia, bringing deep expertise in planing and construction execution, legal and tax, along with strong relationships with local professionals and authorities.

Izhar Hachamov



Nisan is a creative strategist with over 15 years of experience leading ventures in real estate, hospitality, and brand development. He has worked with international companies valued in the hundreds of millions, across Europe, Israel, and the Americas.

At Falco, Nisan brings a global outlook, a strong investor mindset, and a proven ability to turn vision into high-impact, scalable projects.

Nisan Larido



Integrity

We believe in full transparency, honest communication, and doing the right thing.

Agility

We move fast, think on our feet, and adapt as markets shift. When the right deal comes, we're ready.

Our Guiding Principles

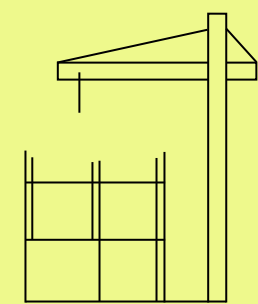
Creativity

In real estate, value is created by solving the problems others avoid. We turn complexity into opportunity through creative, disciplined execution.

Excellence

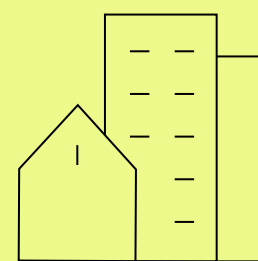
We hold ourselves to high standards, in every detail; from deal sourcing to execution. Good isn't good enough.

We create value across three main paths



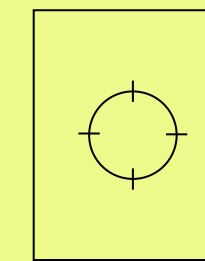
Ground-Up Development

Building ***new assets*** from the ground up with creativity, precision, and ***strong execution***, delivering projects designed for how people live nowadays.



Renovation + Repositioning

Giving existing buildings a new life through ***smart design***, targeted upgrades. Creating modern, ***high-performing spaces*** with strong character.



Rezoning + Value Add

Finding ***hidden potential*** through planning, market insight, and ***local collaboration***, turning underused land into opportunity.

We are big believers
in Portugal & even bigger
believers in its North.



From Porto and Gaia
to emerging cities like
Guimarães and Viana do
Castelo, Northern
Portugal is full of
untapped potential
– places rich in character,
culture, and opportunity.

We know the market, the
pace and the people.
That understanding lets
us move early, plan smart,
and build projects that
truly belong.

Road map

+5 new projects 2028

+ 4 new projects 2027

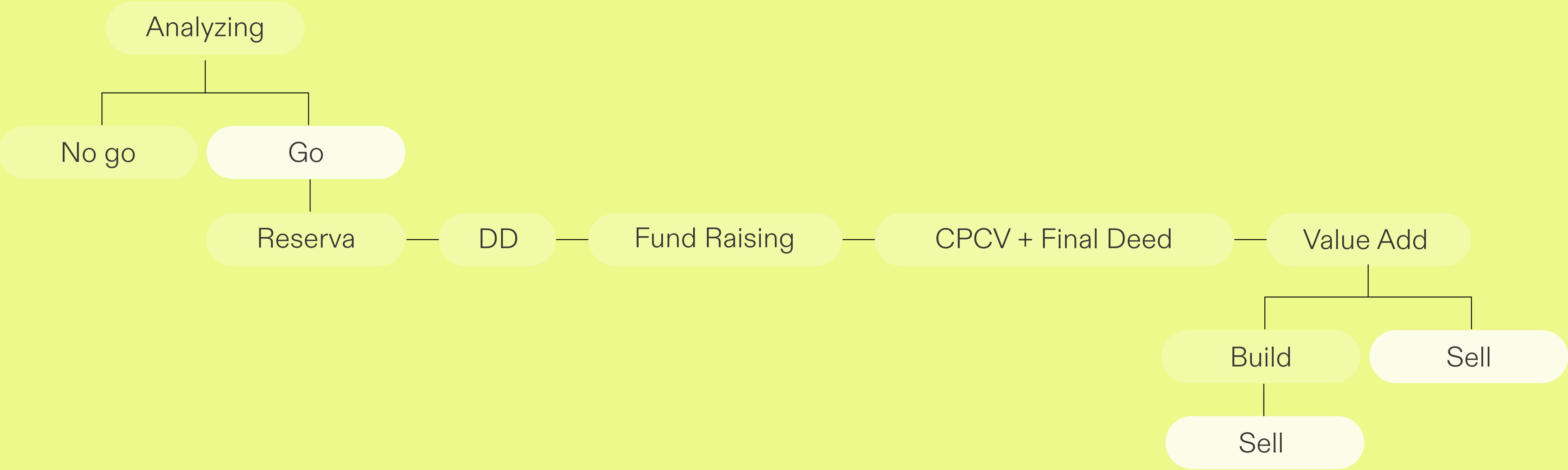
3 projects 2026

1 in Porto / Gaia
2 Guimarães / Viana de Castelo,
Famalicao, Santo Tirso, Gondomar,
Espinho, Valongo

1–2 in Porto / Gaia
4–3 Guimarães / Viana de Castelo,
Famalicao, Santo Tirso, Gondomar,
Espinho, Valongo

1–2 in Porto / Gaia
4–3 Guimarães / Viana de Castelo,
Famalicao, Santo Tirso, Gondomar,
Espinho, Valongo

Approach to a New Deal



Previous Projects
Portugal

Picaria 19

Porto | 5 apartments T0–T2 + Shop

Acquired in 2016, the two-story building was in poor condition and previously used as a carpentry workshop.

The asset presented a clear opportunity for repositioning and value enhancement.

Key Work Completed.

- Full upgrade of the existing structure.
- Secured approvals to enlarge the building and introduce a ground-floor retail unit.



S. Brás 220

Porto | 5 apartments

Acquired in 2020, the property was in ruins; a neglected two-story structure with two apartments.

Key Work Completed.

- Complete upgrade and structural redevelopment.
- Secured permits to rebuild the asset as a 3.5-story building with 5 apartments.



Bonjardim 1108

Porto | 5 apartments T2

Acquired in 2019, the property was in a severely deteriorated condition and unsuitable for habitation. The site offered a clear redevelopment opportunity within Porto's historic center.

The project included a full rebuild, a significant increase in built area, and the careful preservation of the original facades, resulting in a boutique building with 6 luxury apartments.

Key Work Completed.

- Full demolition and structural redevelopment.
- Increase of built area by approximately 50%
- Facade preservation in line with historic center requirements.
- Delivery of 6 luxury residential units.

Architects
AZO

Status
Successfully completed



Nossa Senhora de Fátima 393

Porto | 11 apartments T1-2

Acquired in 2023, the four story city center building was outdated and in poor condition, offering significant value-add potential.

Key Work Completed.

- Full renovation of the existing structure.
- Secured permits to expand the property to 7 floors, accommodating 10 apartments and a penthouse (11 units total).
- Asset sold post upgrade at enhanced value.

Architects
Fátima 04

Status
Successfully completed



Almada 597

Porto | 11 luxury apartments T0–T2 + Parking places

Acquired in 2020, the asset was an outdated office building in Porto’s city center with strong potential for high-end residential conversion.

Key Work Completed.

- Secured full permits to convert the structure into two residential buildings.
- Completed construction of 11 luxury apartments, delivering high-spec finishes throughout.
- Added an on-site parking garage; a rare and highly valuable feature in central Porto.

Status
4 out of 11 apartments
still available for sale



Alegria 450

Porto | 11 apartments T1-2

Acquired in 2016, this two-story building was in poor condition and operated as a carpentry workshop.

The project focused on repositioning the asset through a full upgrade, expansion approvals, and the addition of a ground-floor retail space, improving both functionality and value.

Key Work Completed.

- Structural and functional upgrade of the property.
- Secured approvals to enlarge the building.
- Introduction of a commercial unit at street level.

Status
Successfully completed



Entreparedes 1

Porto | 13 luxury apartments T1-T4

Acquired in 2017, the asset was an empty, outdated office building with strong repositioning potential in Porto's historic center.

Key Work Completed.

- Comprehensive upgrade of the property and full zoning conversion to residential use.
- Secured approval to add an additional floor.
- Delivered the project as two four-story buildings comprising 14 luxury apartments.

Architects
Florent

Status
Successfully completed



Augusto Luso

24 luxury apartments / T1-T2

Acquired in 2024, this preserved office building in Porto’s prime business district near Boavista presented a clear repositioning opportunity.

The asset was upgraded and fully approved for conversion into a residential development comprising 24 luxury apartments.

Key Work Completed.

- Strategic repositioning of an office asset.
- Change-of-use approval to residential.
- Approved development of 24 luxury apartments.

Status
*Permits approved.
Construction starting soon.*



Harmonia

3 buildings / 105 apartments

Acquired in 2023 in a prime suburb of Gaia, the site originally held zoning for 80 apartments.

The opportunity centered on optimizing the land’s potential and aligning it with today’s market dynamics.

Key Work Completed.

- Planning upgraded to match current demand and improve overall project viability.
- Revised zoning plan approved, expanding the program to 110 apartments across 3 buildings.
- Full architectural design completed and fully approved

Architects
Ventura & Partners

Status
Construction underway



The Riverside Complex

Gaia | 162 apartments and 732 sqm of commercial

Acquired in 2019 at below-market value, the asset included an outdated zoning plan and a design misaligned with market demand.

Key Work Completed.

- Planning fully reworked to align with contemporary residential and mixed-use trends.
- New zoning plan approved by the municipality.
- Full project design completed, securing entitlements for 162 residential units and 732 sqm of commercial areas.

Architects
Florent

Status
Successfully completed



Gaia Towers

601 apartments + 5,800 sqm commercial

Acquired in 2019 at below-market value, the asset included an outdated zoning plan and a design misaligned with market demand.

The strategy focused on unlocking the site's real potential and repositioning it for long-term growth.

Key Work Completed.

- Planning fully reworked to align with contemporary residential and mixed-use trends.
- New zoning plan approved by the municipality.
- Full project design completed, securing entitlements for 601 residential units and 5,800 sqm of commercial areas.

Architects
Florent

Status
Successfully completed



Previous Projects
Israel

A total of more than 2000 apartments and villas in Israel

Tel Aviv

Pinsker 39 – 16 Residential units

Successfully completed

Kalisher 22 – 10 Residential units

Successfully completed

Allenby 108 – 20 Housing units

Successfully completed

Herzliya

Sokolov 65-67 – 40 residential units

Successfully completed

Palmach 20 – 11 residential units [national PDM “38”]

Successfully completed

Rishon Lezion 5-7 – 37 residential units

Under construction

Holon

Shmuel Hanagid 23 | 8 Residential units

Successfully completed

David Zadok 19-21 | 60 Residential units

Successfully completed

Hilel 69 No. 9 | 4 Residential units

Successfully completed

Zamenhof 9 | 20 Residential units

Successfully completed

Ramat Gan

Abba Hillel | 80 Residential units + commerce

Demolition and new construction

A total of more than 2000 apartments and villas in Israel

Rishon Lezion Pueblo Espanhol (Neveh Hof)

820 Residential units

Successfully completed

190 villas – Including public buildings, a kindergarten,
a school, a synagogue and the development of public areas

Successfully completed

Zalman Shazar 18 – Addition of 3 floors to an existing building

Successfully completed

Kfar Oranim (near Modi'in)

20 Villas

Successfully completed

Kiryat Ekron

32 Residential units

Successfully completed

Nes Tziona

36 Residential units + commercial center

Successfully completed

Ashdod

368 Residential units at the city center

Successfully completed

256 Residential units at the city center

Successfully completed

After years of experience and successful projects, we know that surrounding yourself with the *right people* is *key to success*.

That's why our company partners with some of the *most skilled* and *experienced* companies *in the industry*.



Thank you!

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falcodevelopment.pt

