





WHO WE ARE

INNATE

A home for those on the middle path – a community between modern progress and a deeper way of life.

Modern life gave us comfort and quietly took the rest: clear minds, healthy bodies, real community. Innate began in 2022 as a one-month experiment in Portugal – a residency where people work, train, sit in silence, share meals and live together. It sold out. So did the next eighteen.

Four years on, Innate is a global community that keeps returning – and funding its own future: in 2026 we closed our seed round with 30+ co-investors from inside the community, with private credit and institutional lines alongside.

THE NUMBERS

19
sold-out residencies, in a row

800+
participants from around the world

60%+
return rate

EUR 1M+
revenue, built organically from zero

30k+
Instagram followers

7k+
newsletter subscribers

Seed round closed 2026 · 30+ co-investors, all from within the community

THE OFFERING

A place to live with modern amenities – co-work, raise a family, leverage progress – while holding the deep connection modern life lost:

To Self – world-class daily movement & stillness
To community – shared meals, swims, activities & serendipity
To nature – lush surroundings, quiet, yet near a modern hub

THE MARKET

The demand is already here.

Why now? Because the more digital work and life become, the more people crave what is real: community, nature, a living relationship with themselves. Nobody wants to move to the countryside alone. Everyone wants clean water, farm-to-table food and space for their kids – while still earning well, surrounded by friends, engaged with the world. That middle path is a structural migration, and Portugal is its European centre.

THE NUMBERS BEHIND IT

7,664
D8 residence visas approved by Sept 2025 · 82% approval rate · programme only launched Oct 2022

1.54M
foreign residents in Portugal (14.4% of population) · nearly 4x since 2017

16,000
digital nomads living in Lisbon alone (2023)

14,960
sign-ups to Madeira's Digital Nomad Village in its first two years

29M
tourist arrivals in 2024, +9.3% year on year

0
purpose-built options for 1–6 month stays between hostel and resort, in most of rural Portugal

THE CATEGORY IS RISING

The instinct is showing up everywhere: Soho Farmhouse turned countryside membership into a waitlist phenomenon. Coliving brands like Outsite scaled to dozens of locations. Intentional villages and regenerative communities are multiplying across Europe, and rural Portugal's flagship estates sell out season after season. Everyone is circling the same truth – people want to live better, together.

THE GAP

Yet each answers only a slice. Hotels optimise nightly churn, short-lets optimise turnover, urban coliving optimises density, members' clubs optimise the weekend. Nobody is building the whole thing: a rural home with month-scale stays, real community, daily practice and modern work – within reach of an airport and an international town.

We know, because we have been selling exactly that for four years with no permanent home to sell from: 19 residencies, every one sold out – prices raised repeatedly and still no unsold beds – a 60%+ return rate – and a funnel of 30k+ followers and 7k+ subscribers watching for the next opening.

Sources: AIMA / Immigrant Invest 2025 · AIMA 2024 · Sifted 2024 · Startups Magazine 2024 · INE 2025 · Innate internal data

THE ASK

A permanent campus, with room to grow.

An operating campus within 12 months of purchase; a village that grows around it in the years that follow. We are searching now, funded and ready to transact – and every criterion below exists to make the campus real, fast.

Land
10+ha, of which 5+ha is walkable and genuinely usable. Surroundings count as much as size: forest next door enlarges a site; industry or pressing neighbours disqualify it · living water a strong plus · within 25 min of an international town · within 90 min of an airport

The communal heart
The product itself. Exceptional communal spaces – or the clear bones for them: shared dining for 40+, a shala-sized practice space, coworking and generous outdoor social space

Existing construction
2,000+ m² minimum of legally registered construction usable for hospitality – operational or restorable within 12 months, enough for 12+ rooms, with a meaningful part suited to communal use

Room to grow – a strong plus, not a requirement
Meaningful expansion potential – additional buildability, neighbouring properties, or a town within easy reach where community can settle. The village is the direction; the campus must stand on its own

Licence & price
Touristic licence in place or immediately transferable · EUR 2–6M · open on structure: purchase, option, lease-with-option or JV

HOW YOU CAN HELP

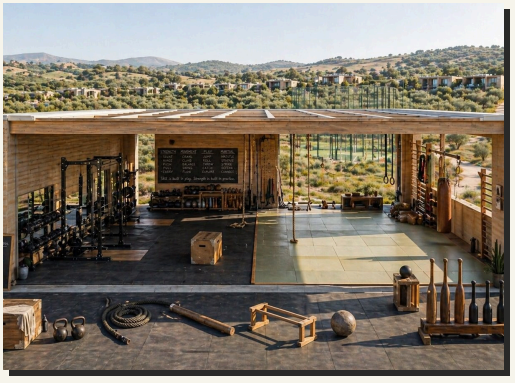
A site – on-market, off-market, or a whisper. An owner introduction – someone who might sell, lease or partner. Or a person – the most connected human you know in rural estates, municipal planning or hospitality assets in Portugal.

We pay success fees on introductions that close.









concept impressions · illustrative, not an owned asset