

Investing in Portugal

Only Qualified Assets



SPECIAL ISSUE

**LAND FOR
CONSTRUCTION**

Special Issue #3/2019_12
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LAND FOR CONSTRUCTION



Land in Marvila

The new *cool* neighborhood

#land #residential #newbuild

Intro

Marvila is becoming the new cool area of Lisbon. Rich in culture, creativity, open areas and well framed by the river, Marvila has been target of relevant investment in its qualification, by the Municipality, aiming to become “the coolest place to live in the Capital”.

 Brochure download (PDF)



General info

| | |
|-------------------------|--------------------------|
| Project status | Approved viability (PIP) |
| Location | Marvila |
| Purpose | Residential |
| GCA (total) | 3.977,26 sqm |
| Total pavement surface | 2.625,15 sqm |
| Floors above the ground | 7 |

Real Estate

| | |
|----------------------------------|--------|
| Apartments | 26 |
| 1-bedroom | 17 |
| 2-bedroom | 6 |
| 2-bedroom (duplex) | 3 |
| Parking places (Private/ Public) | 30/ 38 |

Asking price

| |
|---------------------------|
| 2.475.000€ (943€/ sqm) |
|---------------------------|



Santo António dos Cavaleiros

330 residential units

#land #residential #newbuild

Brief

Three separate areas for a total of 12 residential buildings comprising 330 apartments.

This project is targeted to medium class families and it's located in one of the nicest suburbs of Lisbon.

The possibility of phasing the construction is a plus for any investor, both in operational and financial point of views.



€ Asking price

220€/ sqm*

* GCA above the ground

i General info

| | |
|----------------------|--------------------------------------|
| Location | Santo António dos Cavaleiros, Loures |
| Area | Greater Lisbon |
| Purpose | Residential |
| Intervention | New build |
| Residential blocks | 12 |
| GCA above the ground | 43.456 sqm |
| Project status | Architecture approved |

Real Estate

| | Area 1 | Area 2 | Area 3 | Total |
|-----------------------|-----------|----------|----------|-----------|
| Residential units | 222 | 52 | 56 | 330 |
| Commercial units | 3 | 18 | 7 | 28 |
| Deployment area (sqm) | 6.640,00 | 2.004,60 | 1.441,14 | 10.085,74 |
| GCA above (sqm) | 25.581,55 | 9.349,80 | 8.525,42 | 43.456,77 |
| GCA below (sqm) | 19.616,35 | 3.990,90 | 4.323,42 | 27.930,67 |

| | Area 1 | Area 2 | Area 3 | Total |
|-----------|--------|--------|--------|-------|
| Studios | 2 | 0 | 0 | 2 |
| 1-bedroom | 63 | 0 | 0 | 63 |
| 2-bedroom | 108 | 26 | 28 | 162 |
| 3-bedroom | 49 | 26 | 18 | 103 |

€

Profit Forecast

40,46%

See this property on video

Brochure download (PDF)

Allotment Lisbon

Santa Clara

#land #allotment #residential #services #newbuild

Brief

Located in Santa Clara, Lisbon, this land benefits of multi-strategy possibilities of Real Estate development.

Only about 20 minutes far from city centre and 12 minutes from University Campus, this property is fully served by public transport, turning it into an interesting place to set a student residence.

- Metro station and bus stops less than 5 minutes walking
- Major roads serving the property
- Schools, sports and leisure areas around
- Public services and commerce nearby
- Residential area

i General info

| | |
|----------------------|-----------------------|
| Status | Free |
| Location | Santa Clara, Lisbon |
| Purpose | Residential; Services |
| Total area | ~15.000 sqm |
| GCA above the ground | ~19.000 sqm |
| Number of plots | 5 |

€ Asking price

750€/ sqm



Brochure
download (PDF)

Montijo residential

330 residential units

#land #residential #newbuild

Strategic location

The new Lisbon International Airport will be in Montijo. Closely served by Vasco da Gama bridge and several motorways, it will be only 25 minutes away from Lisbon Centre.

The works are scheduled to finish by 2023, as it involves the adaptation of an existing and operating military air base.

Allowing 72 movements per hour, the new airport will circulate 50 million passengers per year.

This strategic infrastructure will give the city and the entire region a whole new dynamic in population, social and economic terms.

The timing to invest is perfect.



Best Investment

Brochure download (PDF)



General info

| | |
|-----------------------------|-------------|
| Location | Montijo |
| Purpose | Residential |
| Total area | 50.602 sqm |
| Deployment area | 11.850 sqm |
| Number of lots | 17 |
| GCA | 56.600 sqm |
| Number of apartments | 330 |
| Commerce | 2 |
| Floors above the ground | 5+1 |
| Floors below the ground | 1 |
| Favorable City Council info | Yes |

Asking price

8.000.000€
(141€/sqm)

Comporta, Grândola

#land #hospitality #newbuild

Location

Comporta is not going unnoticed by international investors and property developers, who look at this Portuguese small village with optimism. Moreover, The Wall Street Journal believes that this area could become the “new Ibiza”.

“At a 90-minute distance from Lisbon, Comporta is often compared to the Hamptons (USA) in the 1970s or Ibiza 20 years ago. It initially became known as a place where creatives liked to be” – says the article, which recalls that French designers Christian Louboutin and Philippe Starck, among other celebrities, spend their vacation in this region.

According to the publication, the almost wild natural beauty and tranquility are some of the region’s strengths (diverging with the bustle of Ibiza).

The Wall Street Journal.
Read the full article [here](#)



General info

| | | | |
|------------|------------------|-------------------------|--------------------|
| Area | 27,25 ha | Electricity served | Yes |
| Geoprofile | Flat | Water served | Yes |
| Condition | Clean ground | Legal status | No debt; No burden |
| Shape | Rectangular’ish’ | Floors above the ground | 2 |

Possible project

Rural hotel


Grândola Municipality has signed a viability for a Rural Hotel construction, within certain conditions.

| | |
|---------------------------|--------------------|
| GCA (maximum) | 16.350 sqm |
| Floors above ground (max) | Ground floor + 1 |
| Floors below ground (max) | 1 |
| Height (max) | 8,00 m |
| Parking (min) | 1 place per 3 beds |
| Swimming pool (max) | 50 sqm |

NOTE:
This numbers are estimated according to the maximum allowed by Municipality viability.

Asking price

2.250.000€

 See this property on video

 Brochure download (PDF)

Allotment Cacém

279 residential units

#land #residential #commerce #services #allotment #newbuild

Brief

Land approved for 279 residential units, commerce and services.

Located in one of the main Greater Lisbon residential areas, this land is highly accessible to highways and other main roads.

 Brochure download (PDF)



€ Asking price

3.500.000€
(25€/ sqm)

i General info

| | |
|-----------------|---------------------------------|
| Location | Cacém |
| Purpose | Residential; Commerce; Services |
| Total area | 318.000 sqm |
| Deployment area | 42.582 sqm |

| | |
|------------|-------------|
| GCA | 141.684 sqm |
| Commerce | 9.839 sqm |
| Services | 46.007 sqm |
| Apartments | 35.458 sqm |
| Villas | 7.140 sqm |

| | |
|--------------------------------|------------|
| Business Center – Services | 40.051 sqm |
| Business Center – Commerce | 3.189 sqm |
| Parking area (underground) | 97.305 sqm |
| Floors above/ below the ground | 5/ 3 |



Best price
25€/ sqm

Urban development

Loures

#land #residential #seniorresidence #newbuild

Overview

Three building development in the city of Loures, nearby the hospital.

The project includes a senior assisted nursing residence unit and two apartment blocks, with the possibility of using senior residence service.

Any other development strategy is possible.

 Brochure download (PDF)

General info

| | |
|--------------------------------|------------|
| Total land area | 14.240 sqm |
| Number of buildings | 3 |
| Apartments | 54 |
| Floors above/ below the ground | 5/ 2 |

| | |
|----------------------|-----------|
| GCA above the ground | 6.385 sqm |
| GCA below the ground | 5.518 sqm |
| Project included | Yes |

Asking price

| |
|---------------------------|
| 3.600.000€ (564€/ sqm) |
|---------------------------|



Pragal Cristo-Rei Almada

#land #residential #newbuild

Location

Land to build in
'Pragal', Almada.

Next to the famous
'Cristo Rei', the
apartments will benefit
of a view over Lisbon
and the river.



€ Asking price

1.750.000€
(731€/sqm)



See this property
on video



Brochure
download (PDF)

i General info

| | |
|----------------|-----------------|
| Project status | Viability (PIP) |
| Location | Pragal, Almada |
| Purpose | Residential |
| Total area | 5.635 sqm |

| | |
|--|-----------|
| GCA above the ground (residential and commerce) | 2.393 sqm |
| GCA below the ground | 1.419 sqm |
| Floors above the ground | 3 |
| Floors below the ground | 2 |

Real Estate

| | |
|--------------------------------------|---------------|
| Apartments | 18 (T1 to T4) |
| Commerce | 4 |
| Private parking (indoor/ outdoor) | 28/ 38 |

Land in Ajuda, Lisbon

58-apartment project

#land #residential #newbuild

Brief

Well located land in 'Ajuda' neighborhood, a very appreciated residential area, valued by the proximity of the river and gardens.

Open to tourist licenses.

Quiet family neighborhood, mostly residential, with local commerce. It is also a short walk to the river and relevant touristic landmarks.

 Brochure download (PDF)



| | |
|----------------------|-----------|
| GCA above the ground | 6.310 sqm |
| Residential area | 5.230 sqm |

General info

| | |
|----------------------|--------------------------------|
| Location | Ajuda, Lisbon |
| Purpose | Residential, Student residence |
| Intervention | New build |
| GCA above the ground | 6.310 sqm |
| Residential area | 5.230 sqm |

Real Estate

| | |
|-----------------------|-------------|
| Apartments | 58 |
| Studios | 1 |
| 1-bedroom | 27 |
| 2-bedroom | 23 |
| 3-bedroom | 5 |
| 4-bedroom | 2 |
| Parking (underground) | 75 places |
| Commerce | 2 x 263 sqm |

Asking price

9.000.000€
(1.426€/ sqm)

Allotment, Tavira, Algarve

Multi-purpose

#land #hospitality #logistics #residential #commerce #services #newbuild

General info

| | |
|------------------|--|
| Allotment status | Approved |
| Location | Tavira, Algarve |
| Purpose | Hospitality; Residential; Commercial |
| Total area | ~2 ha |



Asking price

On request



Brochure
download (PDF)

Service

| | |
|---------------------|------------|
| Service development | 20.516 sqm |
| Total plot area | 5.008 sqm |
| GCA | 5.008 sqm |
| Plots | 4 |
| Parking places | 336 |

Residential

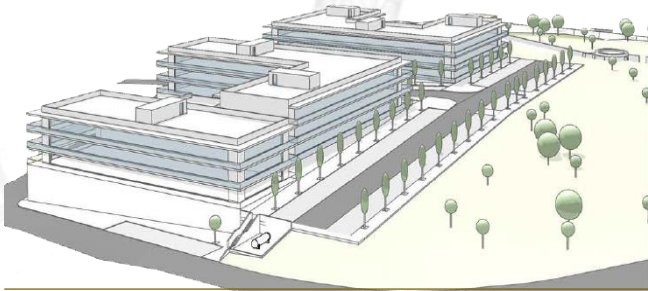
| | |
|-------------------------|------------|
| Residential development | 20.516 sqm |
| Total plot area | 7.156 sqm |
| GCA | 15.360 sqm |
| Plots | 17 |
| Residential units | 125 |
| Parking places | 308 |



Previous studies



Hotel unit



Residential development

Premium Procurement Service

A perspective view of a hallway with a dark wood floor and patterned wallpaper. There are eight doors in a row. The first four doors on the left are grey, and the last two on the right are also grey. The fifth door from the left is bright yellow, standing out from the others. The lighting is soft, creating a professional and clean atmosphere.

Knock at the right door

Overview

The **Premium Procurement Service** is a specialized service, provided by Global Business Consultants, aiming to search, analyze and introduce highly qualified assets to their clients.



Knock at the right door



Learn more
about PPS



Brochure
download (PDF)

Target

- Medium to big sized investments
- Exclusive
- Priority in the deals
- Free until the deal is closed

Main benefits

- Full **dedication** of a seasoned team.
- Truly **oriented** search.
- Only **relevant** assets, according to your specific requirements.
- Only **fully qualified** and certified assets.
- **Priority** in receiving detailed info and preference in case of interest.
- Financial and market studies and tools **included**.
- **Tailor-made** proposals.

The essential difference

1

- Not a central ordering office
- Time save.

2

- **Oriented** to your requirements

3

- **Confidentiality**

4

- **Qualified** and **Certified** assets

5

- Business **tools**

6

- **Tailor-made** proposals

With us, you will not sail by yourself



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