

Investing in Portugal

Certified & Qualified Assets

10 exclusive and luxury
residential units, in a
unique and charming
condominium



Braço de Prata, Lisbon

Private
& Confidential
Info

Braço de Prata Lisbon

#buildings #residential #newbuild #primelocation #luxury #exclusive

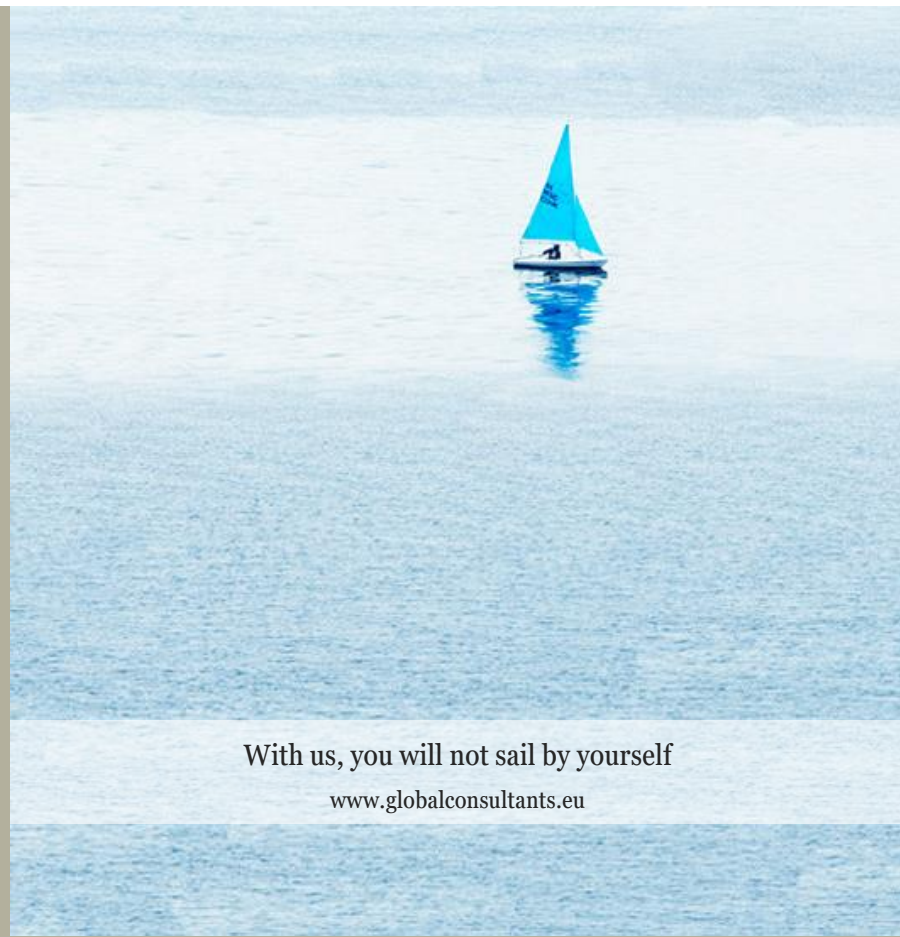


Check this property on video



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IMPORTANT NOTES:

1. This document has been prepared for general information purpose only. It does not represent any contract or commitment to Global Consultants or any other part. Detailed info and advise must be obtained before taking any investment decision or any action regarding the subject presented hereby.
2. P&L values may vary; ‘Costs’ are estimated considering the maximum prices and ‘Profits’ considering the minimum ones, showing the darkest scenario, in order to minimize operational risk.

1. Executive summary

Unique investment opportunity

Intro

This document refers to a unique investment opportunity in the development of a high end, luxury real estate project, located in *'Braço de Prata'* – Lisbon riverside.

The building is currently rented and used as a company head-office. Both asset and company may be sold.

The Real Estate (RE) project aims to convert industrial/commercial to habitational usage of the building, through a full refurbishment, resulting in 10 luxury apartments, integrated in an overall gross area of 2,482 sqm (floor space area of 1,658 sqm).

The project is already approved by Municipal Authorities and is ready for

engagement in the reconstruction phase.

The building holds is part of the Urban Rehabilitation Area of Braço de Prata (ARU of Braço de Prata), benefiting of significant tax reduction: IMI exemption (first 5 years and renewable for another 5 years); IMT exemption; 80% reduction of municipal taxes, 6% VAT for the construction.

The building belongs to a RE joint-stock company. In the event of transferring the shares, the new investor will have a tax exemption on IMT (+/- 6% tax savings).

Location

The project is in the last available area for RE development by the riverside, and it's equally close to city centre and the Airport.

This area, between *'Terreiro do Paço'* and

'Expo' is being deeply requalified since 2016. Currently, there are 2 major anchor projects nearby:

- The shipping Cruise Terminal in *'Santa Apolónia'*;
- *'Jardim do Braço de Prata Condo'*, comprising 500 apartments by Arch. Renzo Piano – estimate retail sale price from €550.000 to €2.500.000.

The area is very well served in terms of transports, hospitals, pharmacies, schools & restaurants.

2. The project

Real Estate

Floor	Description	GCA (sqm)	Gross sellable area (sqm)
Ground floor	Garage	560	250
	Common areas (courtyard, main entry)	176	
	1-bedroom apartment	143	
	1-bedroom apartment	107	
1 st floor	Common areas (courtyard, stairway)	44	704
	2-bedroom apartment	129	
	2-bedroom apartment	141	
	3-bedroom apartment	226	
	3-bedroom apartment	208	
2 nd floor	Common areas (courtyard, stairway)	44	704
	2-bedroom apartment	129	
	2-bedroom apartment	141	
	3-bedroom apartment	226	
	3-bedroom apartment	208	
		2482	1658

General features

- High-end luxury apartments
- Panoramic elevator
- Private garden
- Private parking facilities
- First and second floor apartments with balcony
- Second floor apartments with river view

3. Financial

Financials rationale of the project – Key figures

	Min	Max	Avg
Selling price per sqm ('Braço de Prata' area)	6.500€	7.500€	7.000€

	Min
Available sqm for sale – floor space ('Braço de Prata' area)	1.658 sqm

Purchase, Construction & Taxes

Purchase price	4.950.000 €		
Construction cost	3.298.400 €	1.200€/ sqm*	6% VAT included
Licences, Taxes & Architecture fees	200.000 €		
Total	8.448.400 €		

NOTES:

* Although it's not a completely new build, we considered the highest possible construction price, comprising high standard finishing (can be adjusted).

The building belongs to a RE joint-stock company, which shares can be sold, allowing IMT exemption.

Asking price | 4.950.000 €

	Before construction	After construction
€/ sqm	1.994 €	3.404€

P&L Analysis (summary)

Total cost	8.448.400 €	
Gross income (sales)	10.915.000 €	
Gross return	2.466.600 €	29,20%

IMPORTANT NOTES:

1. This calculation is based in average market prices in September 2019 for the same neighborhood.
2. Cost values are calculated for the highest and income values for the lowest, in order to leave a security margin and minimize the risk.

IRR

Year	Capital	Gross IRR
0	-8.448.400 €	
1	9.400.000 €	11,26 %
2	1.515.000 €	25,55 %

NOTE:

Although the full return of investment 2-year estimation, we strongly believe that the asset can be completely sold in project or during the first phase of the construction works.

4. Architecture



General features

- Trendy neighborhood and currently a target for public and private investment
- High potential of property appreciation increase
- Charming condo
- Urban-modern style
- Natural light wide hall
- 10 highly exclusive apartments
- High-end luxury finishment



4. Architecture

Main Entrance & Lobby



4. Architecture

Private garden



4. Architecture



Private garden

Detail: Panoramic lift



4. Architecture

Ground floor
apartment



4. Architecture

Ground floor
apartment



4. Architecture

Ground floor
apartment



4. Architecture

First floor
apartment



4. Architecture

Top floor
apartment



4. Architecture

Top floor
apartment



4. Architecture

Top floor apartment

Detail: Wide river view



4. Architecture



Garden &
Service stairs



4. Architecture

Garden &
Service stairs



5. Urban future of ‘*Braço de Prata*’

Marvila, and specially ‘*Braço de Prata*’ area is becoming the new cool area of Lisbon.

Rich in culture, creativity, open areas and well framed by the river, this area has been targeted of highly relevant investment in its qualification, aiming to become “the coolest place to live in the Capital”. Many investments are being made and the new urban developments grow everyday. This dynamics is now unstoppable to turn this once forgotten parcel of Lisbon in one of its coolest and exclusive areas to live and to visit.



5. Urban future of '*Braço de Prata*'



Planned urban
development





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