

Investment
opportunities
in Portugal



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May, 2019

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Invest in Portugal

Land for construction,
Greater Lisbon





Lands for construction

Greetings!

Welcome to our May, 2019 newsletter.

Real Estate market moves fast. The growing awareness of Portugal keeps attracting investors' interest in several areas, especially the real estate market.

On the whole, Portugal offers a unique geography and a welcoming people. With relatively small dimensions and modern and functional infrastructures, the mobility is easy and fast.

Apart from Lisbon, Porto and the Algarve, other regions are beginning to offer very interesting investment opportunities, for their strategic position or because they are still unexplored from a real estate point of view.

We keep our eyes on some of those, and will shortly add a whole new Portugal to invest in.

Don't hesitate to contact us for detailed info or some other request.

Regards,

GC Team

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.

Lisboa, Belém

Intro

Land located in Belém, well appreciated residential neighborhood and specially valuated by its proximity to the river and gardens.

Tourism licenses allowed in the area.

Quiet and familiar street, mainly residential with some local commerce areas.

General data

Localização	Belém, Lisboa
Finalidade	Residencial Residência de estudantes Alojamento local
Intervenção	Construção
Estado do imóvel	Livre de edificações
Perfil do terreno	Limpo plano

Asking price
9.000.000€
(1.426€/m²)

Projects & Areas

ABC acima do solo	6.310 m²
Área residencial útil	5.230 m²
Viabilidade	Apartamentos
T0	1 unidade
T1	27 unidades
T2	23 unidades
T3	5 unidades
T4	2 unidades
Estacionamento	75 lugares (subterrâneo)
Viabilidade	Comércio
Lojas	2 unidades (263m² cada)



10-floor, Lisbon Centre

Privileged location

Prime location in the heart of business & exquisite residential area, allowing the development of a premium residential project.

- Quiet street with excellent access
- All relevant public transport - Subway, Bus, Train
- Easy access to all main roads (Eixo Norte-Sul; 2ª Circular; Avenidas Novas)
- Several schools nearby (College; University Campus; High-Schools)
- Major public hospital nearby
- Airport just 8 minutes far
- Commerce and services (public services, banks, shopping centre, supermarkets, clinics, museums, restaurants,...)

General info

Project status	Approved
Location	Lisbon Centre
Purpose	Residential
Intervention	Rebuild
Floors above the ground	10
GCA above the ground	2.598,5 sqm
Floors below the ground	4
GCA below the ground	1.218,4 sqm

Real Estate

Apartments	18
Commercial stores	1



P&L Analysis (summary)

Purchase, Construction and Taxes	10. 247.900€
Gross income	14.015.000€
Gross return	3.767.100€
	~36%

Asking price
5.800.000€
(2.232€/m²)



Check this property
on video

Lisbon, Lumiar

Intro

Located in a dynamic yet calm neighborhood of Lisbon, this land is free to build.

With a modern and creative project, due to the land configuration, there will be room for 12 apartments and a commercial store in the ground floor.

Private parking will be available in the 4 underground floors.



General info

Location	Lumiar, Lisbon
Purpose	Residential
Project status	Fully approved
Floors above the ground	Ground + 12
Gross construction area (residential)	2.504 m²/ 26.953 ft²
Gross construction area (common areas)	240 m²/ 2.583 ft²
Underground parking	1.414 m²/ 15.220 ft²
Parking places	12
Public parking places	10

Real Estate

3-bedroom apartments	12 units (147 m²/ 1.582 ft²)
Commercial store	1 unit (98 m²/ 1.055 ft²)

Asking price
4.000.000€
(1.458€/m²)



Front view



Back view

Lisbon, Areeiro

Prime location

This 37-apartment residential building will be located in the residential neighborhood named 'Avenidas Novas'. It can be transformed in a hotel unit.

- Quiet residential area, wide surroundings
- All public transport available – Bus, Metro, Train
- Easy and quick access to main roads
- Airport just 10 minutes far
- Schools nearby
- Commerce and services nearby

General info

Project status	Approved
Location	Areeiro, Lisbon
Purpose	Residential; Hotel
Intervention	Build
Floors above the ground	12
GCA above the ground	6.083 sqm
CGA – Parking	2.668 sqm
Apartments	37

P&L Analysis (summary)

Purchase, Construction and Taxes	17.915.794€
Gross income	22.225.000€
Gross return	4.309.206€
	~24%

Asking price
9.000.000€
(1.479€/m²)



Check this property
on PDF

Lisbon, Santa Clara

Intro

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

General info

Status	Free
Location	Santa Clara, Lisbon
Purpose	Residential; Services
Total area	~15.000 m ² / ~161.459 ft ²
GCA above the ground	~19.000 m ² / ~204.514 ft ²
Number of plots	5

Asking price
750€/ m²



Lisbon South Bay, Almada

Location

Coastal area of the city of
Almada

- Quiet residential area
- Easy and quick access to highways (Lisbon and South)
- High speed suburban train to Lisbon
- Schools nearby
- Major public hospital nearby
- Commerce and services nearby

General info

Project status	Approved viability (PIP)
Location	Cacilhas, Almada
Purpose	Residential
Architecture project	Done
GCA above the ground	1.846 m ² / 19.870 ft ²
Floors above the ground	5
GCA under the ground	625 m ² / 6.727 ft ²
Floors under the ground	1

Real Estate

Apartments	13
Parking places	18



Asking price

950.000€

(515€/m²)

Lisbon South Bay, Almada

Location

Approved allotment in 'Laranjeiro', Almada.

New Real Estate development with residential and commercial purpose.

- Quiet residential area
- Easy and quick access to highways (Lisbon and South)
- High speed suburban train to Lisbon
- Schools nearby
- Major public hospital nearby
- Commerce and services nearby

Asking price
450€ /m²

General info

Project status	Approved allotment
Location	Laranjeiro, Almada
Purpose	Residential; Commercial
Total area	31.631 m ² / 340.473 ft ²
GCA (Residential)	57.026 m ² / 613.823 ft ²
GCA (Commerce)	3.474 m ² / 37.394 ft ²

Real Estate

Residential units	683
Parking places (indoor)	493



Lisbon South Bay, Almada

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€/m²)

General info

Project status	Viability (PIP)
Location	Pragal, Almada
Purpose	Residential; Commercial
Total area	5.635 m ² / 60.655 ft ²
GCA above the ground (residential and commerce)	2.393 m ² / 25.758 ft ²
GCA under the ground	1.419 m ² / 15.274 ft ²
Floors above the ground	3
Floors under the ground	2

Real Estate

Apartments	18 (T1 to T4)
Commercial stores	4
Private parking (indoor)	28
Private parking (outdoor)	38



Multi-investment complex, Caparica – Almada

Wonderful sea view complex, comprising different types of investment

General info

Total GCA above the ground	Total GCA under the ground
129.551 m ²	36.672 m ²

Asking price
150.000.000€

Real Estate development

Equipment	Units	GCA above the ground
Apartments	326	33.600 m ²
Town houses	18	1.800 m ²
Plots & Villas	77	26.950 m ²
Student residences	316 rooms	9.244 m ²
Touristic apartments	204	13.106 m ²
Clinic & Health	1	5.035 m ²
Assisted Living Residences	78 rooms	4.975 m ²

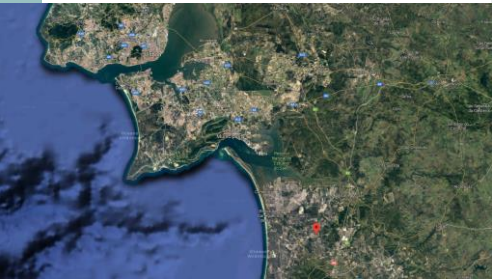
Other equipment

Equipment		GCA above the ground
Aparthotel & SPA (in operation)	229 rooms 141 residences	24.019 m ²
Golf course	Officially approved	
Wellness Centre	1	4.505 m ²
Business Centre	1	
Multi-sport Club	1	1.767 m ²
Elementary school	1	1.300 m ²



Comporta, Grândola

Location



General info

Area	27,25 ha
Geoprofile	Flat ground
Condition	Clean ground
Shape	Rectangular 'ish'
Electricity served	Yes
Water served	Yes
Legal status	No debt; no burden
Floors under the ground	2

Possible project

Rural hotel

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

Gross construction area (<i>max</i>)	16.350 m ²
Floors above ground (<i>max</i>)	Ground floor + 1
Floors below ground (<i>max</i>)	1
Height (<i>max</i>)	8,00 m
Parking (<i>min</i>)	1 place per 3 beds
Swimming pool (<i>max</i>)	50 m ²

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

Asking price
on request



Allotment, 58-residential units, Sesimbra

General info

Area	34.050 m ²
Intervention area	20.248 m ²
Allotment area	19.197 m ²
Plots area	13.506 m ²
Residential units	58
GCA	7.650 m ²
Deployment area	4.681 m ²
Global deployment rate	0,29
Construction rate	040
Parking places (pub/priv)	110 (44; 66)
Global deployment rate	2

Urban development

Apartment blocks	4 (16 apts)
Townhouses	19
Detached houses	5
Terraced houses	18



Asking price
on request

Carcavelos, Cascais

Multi-purpose project

Intro

Approved PIP pre project for geriatric unit (57 users).

It can be switched to student residences, a Hotel unit or residences.

Excellent location, near the future University Campus and Hospital da Luz.

General info

Land area	2.900 m ²
GCA	1.633 m ²
Deployment area	816 m ²

Asking price

3.200.000€

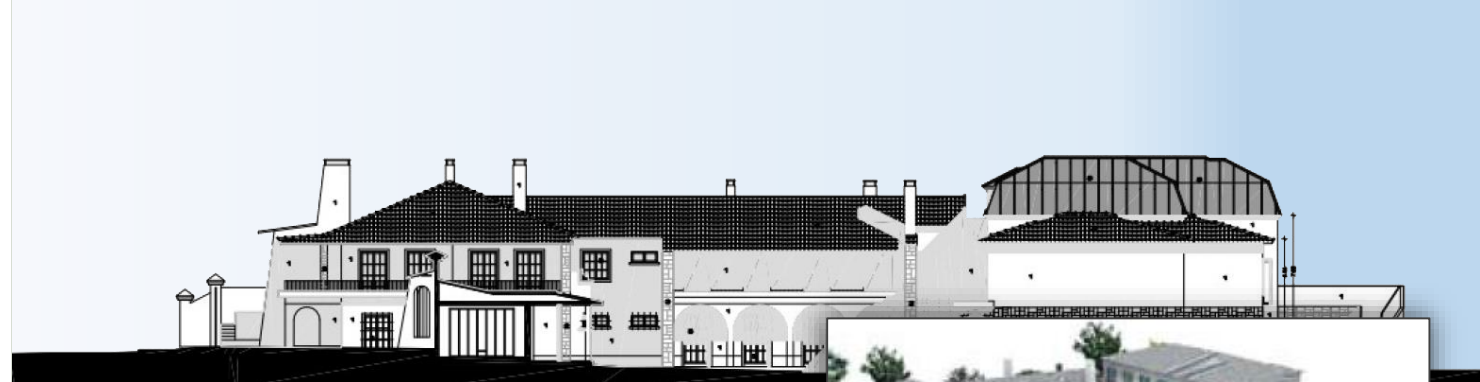
(1.959€/m²)

CASCAIS
CÂMARA MUNICIPAL

PDM qualification



- Residential
- Green area (preservation)
- Green area (leisure & production)
- Equipment limit – Urban soil



Existing project. It may be switched to other purposes.



Land with PIP, Carcavelos, Cascais

Intro

Land with PIP for apartment building construction.

Near the train and other transports, located in a recent residential quarter.

Asking price
5.500.000€
(690€/m²)

General info

Location	Carcavelos
Purpose	Residential

Real Estate development

Total GCA	12.289 m ²
GCA above the ground	7.969 m ²
GCA Apartments	5.644 m ²
GCA Private outdoor	1.561 m ²
GCA below the ground	4.320 m ²

Apartments	T1	T2	T3	T4
46	7	18	19	2



279 residential units, Cacém

Description

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.

Asking price

3.500.000€

(25€/m²)

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
Apartment buildings	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 the ground	5
Floors under the ground	3
Residential units	279



Urban development, Loures

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.

General info

Total land area	14.240 smq
Number of buildings	3
Apartments	54
Floors above/ under ground	5/ 2
GCA above the ground	6.385 sqm
GCA under the ground	5.518 sqm
Project included	Yes



Asking price
3.600.000€
(564€/m²)



Lisbon North, São João da Talha

Intro

Seven plots for seven villas in 'São João da Talha', Lisbon North.

Asking price
550.000€



330-apartments viability, Montijo

Strategic location

The new Lisbon International Airport will be located 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 start in 2019 and is due to be ready 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 is ideal to invest.

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 under the ground	1
Favorable City Council info	Yes

Asking price

10.000.000€

(177€/m²)



Multi-purpose, Montijo

Asking price
5.750.000€
(102€/m²)

General info

Intervention area	169.919 sqm
Plots area	59.717 sqm
Deployment area	35.772 sqm
Streets, sidewalks & parking	32.858 sqm
Garden areas	52.434 sqm
Common use equipments	24.909 sqm
GCA – Logistics	34.200 sqm
GCA – Services	21.690 sqm
GCA – Commerce	400 sqm
Total GCA	56.290 sqm
Parking (cars)	1449 (In – 943; Out – 506)
Parking (trucks)	83 (In – 68; Out – 15)
Occupancy rate or maximum deployment	0,21
Index of use or maximum construction	0,33
Maximum volumetric index	2,67
Maximum waterproofing index	0,52



With us, you will not sail by yourself



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