

# Investing in Portugal

Only Qualified Assets



**SPECIAL ISSUE**  
**EXQUISITE  
PROPERTY**

Special Issue #6/2019\_12  
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# Media

## Check all our publications



Special Issue: “Ready to Build Projects” (pdf)



Special Issue: “Office Buildings” (pdf)



Special Issue: “Land for Construction” (pdf)



Special Issue: “Hospitality” (pdf)



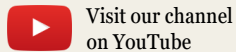
Special Issue: “Student Residences” (pdf)



December 2019 Newsletter – All assets (pdf)

### 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.



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# EXQUISITE PROPERTY



# Luxury apartments

## Príncipe Real

#apartments #primelocation #residential

### Brief

Exquisite apartments in the heart of traditional Lisbon.

Inserted in a fully rebuilt building, these astonishing residences combines charm and luxury.



### General info

Location	Príncipe Real
Type of construction	New
Style	Modern
Finishings	High standards
Units available	3

### Areas & Prices

Type	Area	Price
4-bedroom	158,57 sqm	1.650.000€
4-bedroom	171,51 sqm	1.900.000€
4-bedroom (duplex)	318,50 sqm	1.950.000€
Garage & Storage	Yes	

### General features

Fully rebuilt building	Generous áreas
Bright with high ceilings	Air conditioning
Fully equipped kitchen	Balcony



# Palace Lapa

#historical #buildings #hospitality

## Brief

In the middle of Embassies and Palaces, in one of the most exquisite neighborhoods of Lisbon – Lapa –, we find this property with top quality finishes, from the beginning of the 20th Century.

With a fantastic view over the river and Lisbon, it's the ideal place to rest, escape the hustle and bustle of the city and contemplate the wonderful Lisbon's sunset.



### General info

Location	Lapa
Type	Historic Palace
Style	Early 20 <sup>th</sup> Century
Last intervention	Rehabilitation and modernization works have been done in the late 1990's

### Real Estate

GCA	950 sqm
Floors	4
Rooms	29
Bedrooms	19
Other rooms	10
WC	10
Garage	Yes
Garden	2.000 sqm

€ Asking price

10.750.000€



Brochure download (PDF)



# Historic Palace

## Lisbon Centre


#historical #buildings #hospitality

### Brief

Classified as Historic Palace, this exquisite property was built in the mid 19th century, and totally rebuilt in 1912.

With its amazing 4.300 sqm garden and the 435 sqm courtyard, benefiting of total privacy, this property is ideal for an embassy, a company/ bank headquarters or an exclusive law firm.



 See this property on video

 Brochure download (PDF)

### General info

Location	Lisbon Centre
Type	Historic Palace
Style	19 <sup>th</sup> Century manor
Intervention (indoor/ outdoor)	Rehabilitation/ Cleaning
Last rehabilitation	2015

### Real Estate

Indoor usable area	1.387 sqm
Ground floor	495 sqm (10 rooms)
1 <sup>st</sup> floor	495 sqm (10 rooms)
Attic/ Loft	396 sqm (open space)
Annex houses	200 sqm
Warehouse/ Cellar	70 sqm
Garage	35 sqm
Courtyard	435 sqm
Garden	4.318 sqm

 Asking price **9.000.000€**



# Exclusive Villa

## Cascais Centre

#residential #villa #luxury

### Brief

Wonderful villa in the centre of Cascais, only 10 minutes to the beach.

Recently fully refurbished with high sense of refinement and elegance, according to a modern design and thinking on the family daily dynamics.

#### General info

Location	Cascais Centre
Type	Villa
Style	Modern and functional
Condition	Fully refurbished
Energy efficiency rate	A

#### Real Estate

Area	260 sqm
Bedrooms	4
Kitchen	Fully equipped
Type	American
Style	Modern
Appliances	Latest generation
Natural light	All rooms
Parking (indoor/ outdoor)	1 place/ 5 places
Garden & Pool	Yes

#### Details

Basement (semi-buried)	<ul style="list-style-type: none"><li>Suite</li><li>Playground room</li><li>Sauna</li><li>All rooms connected to garden and pool area</li></ul>
Ground floor	<ul style="list-style-type: none"><li>Dining &amp; living room</li><li>Kitchen (american type)</li><li>Office room</li><li>TV room</li><li>Social restroom</li></ul>
1st floor	<ul style="list-style-type: none"><li>3 Suites (wide areas and bright light)</li></ul>
Outdoor area	<ul style="list-style-type: none"><li>Garden</li><li>Swimming pool</li><li>Garage</li><li>Laundry</li></ul>

#### € Asking price

1.730.000€



# Exquisite residence


## Príncipe Real, Lisbon

#charming #villa #residence

### Brief

Single residence next to Príncipe Real neighborhood, right in the heart of the Portuguese Capital.

Richly refurbished, decorated and furnished, this property exudes charm and good taste, in a sophisticated urban environment.

 See this property on video

 Brochure download (PDF)



### General info

Location	Príncipe Real, Lisbon
Total area	166 sqm
Floors	3
Suites	2
Garage	1 place

Pavements	Wood/ Stone
Ground floor	<ul style="list-style-type: none"><li>• Garage</li><li>• Suite (with closet)</li></ul>
1st Floor	<ul style="list-style-type: none"><li>• Living room</li><li>• Dining room</li><li>• Kitchen</li><li>• Social WC</li></ul>
2nd Floor	<ul style="list-style-type: none"><li>• Master suite</li><li>• Terrace</li></ul>

### Possible expansion project

- Possibility of a wide, large terrace in the top floor.
- It has a project to build 2 additional floors, turning into a 400 sqm residence or a small building.

 Asking price 1.100.000€



# Charming apartment complex

## Belém, Lisbon

#apartments #primelocation #residential

### Brief

4-building new condominium in Belém, one of the most noble areas of Lisbon.

Comprising 48 charming apartments, from 1-bedroom to 5-bedroom type, this condo has to be one of the most exquisite in town.

### General info

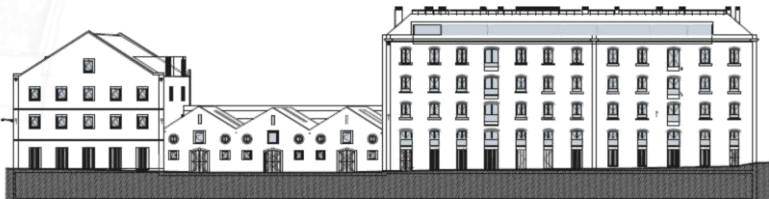
Location	Belém, Lisbon
Type of construction	New
Style	Modern
Finishings	High standards
Blocks	4

### Real Estate

	Units	Type
Block A	4	T1 to T4 dplx
Block B	14	T1 to T4
Block C	4	T3 dplx to T5
Block D	26	T1 to T4
Garage	Yes (all of the apartments)	

### Prices

From 450.000€ (T1)



# Premium Procurement Service

A hallway with a dark wood floor and patterned wallpaper. There are eight doors in a row. The first seven doors are white with black frames and handles. The eighth door, on the right, is bright yellow with a black frame and handle. The floor is made of dark wood planks, and the wallpaper has a repeating floral or damask pattern in dark brown and gold.

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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