

# Investing in Portugal

Only Qualified Assets



**SPECIAL ISSUE**

**BUILDINGS  
“READY TO BUILD”**

**Lisbon**

Special Issue #1/2019\_12

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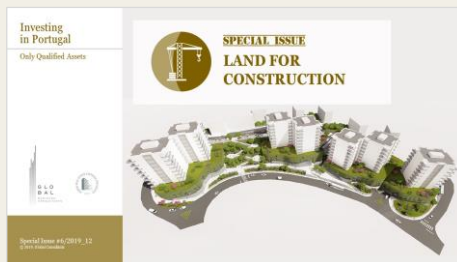
With us, you will not sail by yourself

# Media

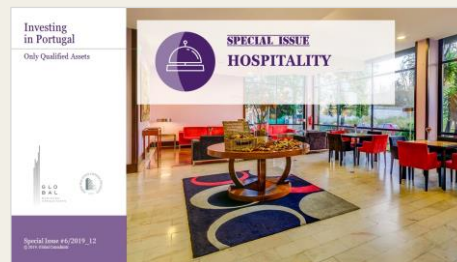
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Special Issue: “Land for Construction” (pdf)



Special Issue: “Hospitality” (pdf)



Special Issue: “Student Residences” (pdf)



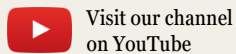
Special Issue: “Exquisite Property” (pdf)



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.



Visit our channel  
on YouTube





BUILDINGS

Residential





# Residential building

## Brancaamp

#buildings #residential #luxury #primelocation #newbuild

### Brief

Located in the heart of Lisbon Business Centre, this project foresees 8 large luxury apartments, as well as a private pool & garden in the back.

Perfect for Golden Visa by property purchase clients.



### General info

Location	Rua Brancaamp
Project	Approved (architecture)
GCA	2.474 sqm
Floors	12
Pool & Private garden	Yes
Intervention	New build

### Real Estate

Apartments	8
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### Asking price

6.000.000€ (2.425€/sqm)
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# Residential building

## Alcântara

#buildings #residential #refurbish

### Brief

Perfect for small student apartments, this charming building is in a quiet area yet near several Universities and well served by public transport.



### General info

Project status	Fully approved
Location	Alcântara, Lisbon
Intervention	Refurbish; Convert in 16 residential units
GCA	684 sqm

### Real Estate

Apartments	16
Studios	5 units
1-bedroom	11 units

### Asking price

1.750.000€ (2.558€/ sqm)
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# Residential building

## Campo Pequeno

#buildings #residential #refurbish

### Brief

Located in one of the best neighborhoods in Lisbon, this concrete building needs a refurbishment to get a 24% yield minimum.

Sure value increase in this location.



### General info

Project status	<ul style="list-style-type: none"><li>Fully approved</li><li>Construction permit to pay</li></ul>
GCA	1.557 sqm
Intervention	Refurbishment

### Real Estate

Apartments	11
2-bedroom	4 units
3-bedroom	6 units
4-bedroom	1 unit
Commercial	2 units

### Asking price

4.000.000€  
(2.569€/sqm)



# Residential building

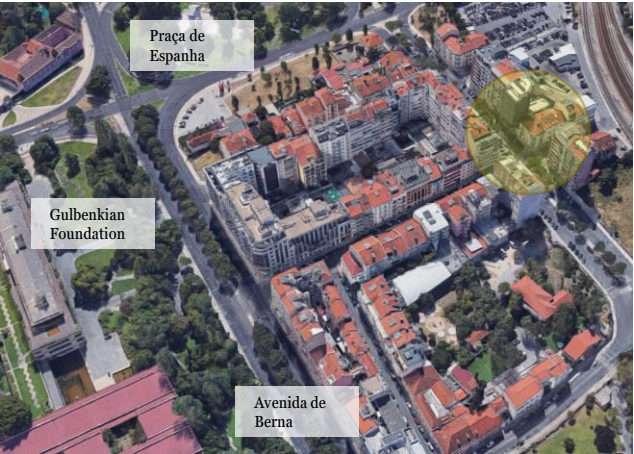
## Lisbon Centre

#buildings #newbuild #residential

### Brief

Small building in a fantastic neighborhood, with project approved for 15 apartments.

Construction permit ready.



### General info

Project status	<ul style="list-style-type: none"><li>Fully approved</li><li>Construction permit to pay</li></ul>
GCA	1.500 sqm
Condition	Ruin
Intervention	Rebuild
Property status	Vacant

### Real Estate

Apartments	15
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### Asking price

3.100.000€  
(2.066€/ sqm)





# Residential building

## Lisbon Centre

#buildings #residential #refurbish

### Brief

This residential building, with a urban renovation project, is located in one of the most important arteries of the Portuguese capital.



### General info

Project status	<ul style="list-style-type: none"><li>Fully approved</li><li>Construction permit to pay</li></ul>
Floors above the ground	Ground + 7
GCA	1.659 sqm
Intervention	Renovation

### Real Estate

Apartments	13
1-bedroom	1 unit
2-bedroom	10 units
2-bedroom duplex	2 units
Commercial	2 units
Parking	Possibility of side purchase of a land in the back (unable to build)

### Asking price

5.400.000€  
(3.255€/ sqm)





# Residential building

## Downtown

#buildings #newbuild #primelocation #residential

### Brief

Building to rebuild in prime location, with underground parking and storage rooms.

Guaranteed value, perfect for Golden Visa.



Ready to build



21% yield minimum



### General info

Location	Lisbon downtown
Purpose	Residential
Condition	Ruin
Intervention	Rebuild
Floors above the ground	Ground + 6
Floors below the ground	2
Gross area	1.245 sqm
Parking	Yes (12 places)
Storage	Yes (12 units)
Property status	Vacant
Project status	<ul style="list-style-type: none"><li>• Fully approved</li><li>• Construction permit to pay</li></ul>

### Real Estate

Apartments	12 (T1 and T2)
Parking	Yes (12 places)
Storage	Yes (12 units)
Top floor	Penthouse style River view Lisbon skyline

€ Asking price

3.000.000€  
(2.409€/ sqm)

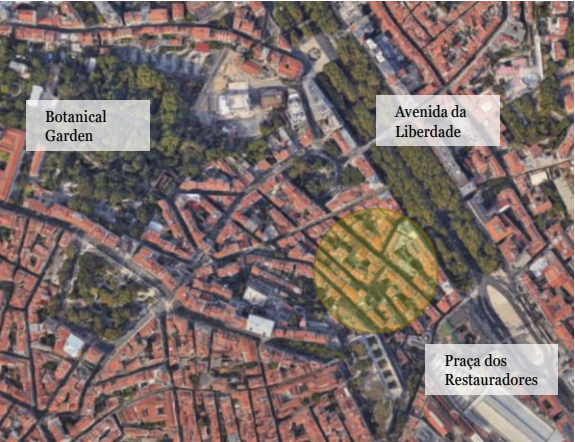
# Residential building

## Lisbon downtown

#buildings #residential #primelocation #newbuild

### Brief

Located in the very downtown, only 5 minutes walking from 'Praça dos Restauradores', this residential building is ready to welcome 20 urban lofts, served by a garden. The architecture project is already approved, and the specialties project approval is on the way.



### General info

Location	Lisbon downtown
Project	Approved (architecture)
GCA	2.860 sqm
Intervention	Rebuild

### Real Estate

Lofts (1-bedroom to 3-bedroom)	20
Garden	Yes

### Asking price

8.500.000€  
(2.972€/ sqm)



# Residential building

## Alcântara

#buildings #residential #newbuild

### Brief

14-apartment building  
sustainability-oriented  
project in a quiet yet  
central area of Lisbon.

Keeping the traditional  
façade, this project  
foresees a total renewal.



### General info

Location	Alcântara, Lisbon
Purpose	Residential
Intervention	Refurbish/ Rebuild
GCA above the ground	989,53 sqm
GCA below the ground	563,28 sqm
Floors above/ below the ground	5/ 2
Project status	<ul style="list-style-type: none"><li>• Fully approved</li><li>• Construction permit to pay</li></ul>

### Real Estate (project)

Apartments	14 (T0 to T2)
Commercial units	1
Parking (underground)	Yes (12 places)
Storage	Yes
<ul style="list-style-type: none"><li>• Common green area with river view</li><li>• Sustainability oriented project</li></ul>	

### Asking price

1.875.000€  
(1.894€/ sqm)

# Residential building

## Estrela

#buildings #residential #refurbishment

### Brief

Located in ‘Estrela’, this small residential unit needs a refurbishment to be a charming 5-apartment building, perfect for Golden Visa by property purchase program.



### General info

Parish	Estrela
Project	Approved (architecture)
GCA	550 sqm
Intervention	Refurbish

### Real Estate

Apartments	5
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### Asking price

1.250.000€  
(2.272€/sqm)





# Residential building

## Alcântara

#buildings #newbuild #residential

### Brief

Ongoing works for a residential building located in Alcântara.

24 apartments and a private swimming pool turns this project in a highly interesting residential offer in this area of the Portuguese capital.



### General info

Location	Alcântara
Purpose	Residential
Intervention	New build
Apartments	24
Gross area	2.125 sqm
Swimming pool	Yes
Status	Ongoing works

### Asking price

4.794.885€ (2.256€/ sqm)
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# Exquisite project

## Braço de Prata, Lisbon

#buildings #residential #luxury

### Brief

Located in a trendy neighborhood and currently a target for public and private investment, this charming and urban-modern style condo has a high potential of appreciation increase.

10 highly exclusive apartments with luxury finishments turns this project into a unique investment opportunity, in the last available area for RE development by the riverside.



### General info

Project	Approved
Floors above the ground	Ground + 2
GCA	2.482 sqm
Intervention	Rebuild
Main features	<ul style="list-style-type: none"><li>• High-end luxury apts</li><li>• Panoramic elevator</li><li>• Private parking</li><li>• 2nd floor apts with river view</li></ul>

### Real Estate

Floor	Type	Units	Gross areas (sqm)
Grd	Garage	--	560 sqm
1 <sup>st</sup>	1-bedroom	2	107   143
	2-bedroom	2	129   141
2 <sup>nd</sup>	3-bedroom	2	208   226
	2-bedroom	2	129   141
	3-bedroom	2	208   226



### Asking price

4.950.000€  
(1.994€/ sqm)

Private garden  
(detail: Panoramic elevator)

See this property  
on video

Brochure  
download (PDF)



# 5-Floor building

## Ajuda, Lisbon


#buildings #refurbish

### Brief

With a privileged view over Lisbon and ‘Ponte 25 de Abril’, this building is close to major tourist attractions and monuments. Nearby, we can find the Botanical Garden, one of the oldest in Europe.

It is a quiet family neighborhood, mostly residential, with some local commerce. It is also a short walk to ‘Belém’.

Relevant improvements in housing and public spaces, lead to the classification of this parish, together with Belém, as a new premium area of the Portuguese capital.

 See this property on video

 Brochure download (PDF)

Building entrance  
(current condition)



### General info

Location	Ajuda, Lisbon
Purpose	Short-term renting; Student residence; Residential
Intervention	Refurbishment
Floors above the ground	5 (ground + 3 + recessed)
Land area	481,50 sqm
Deployment area	255,00 sqm
GCA	~1275 sqm
Status	Unoccupied
Condition	Good (don't need outside construction, only interior refurbishment and roof replacement)

### Real Estate (existing)

Apartments	10 (2 per floor)
Apartment areas	From 115 to 125 sqm
Outdoor common area	226,50 sqm

### Asking price

2.750.000€ (2.157€/ sqm)
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# Building to refurbish

## Coimbra Centre

#buildings #refurbish #residential #studentresidence #hospitality

### Brief

In the very traditional centre of the beautiful city of Coimbra, this traditional building can easily work as a charming apartment block, a student residence, or a short-term rent unit.

 Brochure download (PDF)



### General info

Location	Coimbra Centre
Purpose	Residential; Student residence; Short-term renting
Intervention	Refurbishment/ Rebuild
Floors above the ground	5 (ground + 3 + recessed)
GCA	900 sqm + recessed
Commercial stores	3
Status	<ul style="list-style-type: none"><li>• 2 stores – rented</li><li>• 1 store – unoccupied</li><li>• Upper floors – unoccupied</li></ul>
Project	No

### Asking price

1.400.000€





# 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 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 highly reflective, showing the doors and the yellow door in particular.

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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