

Investing in Portugal

Only Qualified Assets



SPECIAL ISSUE

**STUDENT
RESIDENCES**

Special Issue #5/2019_12
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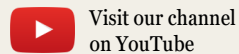
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December 2019 Newsletter – All assets (pdf)

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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STUDENT RESIDENCES



Student residence project Coimbra

#project #studentresidence #allotment

Overview

Project in Coimbra, the most traditional University town in Portugal, with two options of development.

The residential project was fully approved by 2008. It can be easily switched for a student residence project, with more than 100 studios.

The project and follow up are assured by the architects.

Development options

Option	Student residence	Residential
Units	100+	32
Project status	To be adjusted for the purpose and submitted	To be resubmitted (approved in 2008)
Project follow up	Included	

€ Asking price

550.000€



General info (allotment)

Location	Coimbra
Purpose	Student residence; Residential
Land area	8.180 sqm
Total plot area	2.412 sqm
Max authorized GCA	3.681 sqm
Deployment area	1.721 sqm
Student residence studios**	100+
Residential units*	32

* Option 1; ** Option 2

Real Estate (residential)

Plot	Plot area (sqm)	GCA (sqm)	Floors below	Floors above	T0	T2	T3	T4	Parking
1	412	788	1	Grd+3	4	-	4	-	8
2	377	770	1	Grd+3	4	-	4	-	8
3	898	990	1	Grd+3	-	6	1	1	8
4	725	1.096	1	Grd+3	-	-	8	-	8
TOTAL	2.412	3.563	--	--	8	6	17	1	32

30-Studio building

Lisbon Centre


#buildings #studentresidence #hospitality

Brief

Located in one of the most prestigious and dynamic neighborhoods of the Portuguese capital, this 6-floor building is in final phase of refurbishment.

It will deliver a turn-key building, ready for a student residence or a short-term renting unit



 See this property on video

 Brochure download (PDF)

€ Asking price

9.800.000€

General info

Location	Campo Pequeno, Lisbon
Purpose	Student residence; Short-term rent unit
Condition	Ready (turn-key)
GCA	3.435,81 sqm
GCA above/ below the ground	2.079,69/ 1.356,12 sqm
Floors above the ground	Groud + Gallery + 6
Floors below the ground	3
Accessibilites	<ul style="list-style-type: none">• All public transport• Universities nearby• Major roads• 10 mins to the airport• City Centre

Real Estate

Apartments	30
Studios	6
1-bedroom apts	24
Commercial	2
Parking (underground)	16 places



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 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

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