

# Investing in Portugal

## Certified & Qualified Assets



Includes  
**“Only Approved/Ready  
to Build Projects”**  
Special Issue

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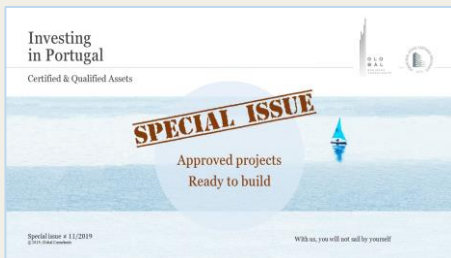
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2. P&L values may vary; 'Costs' are estimated considering the maximum prices and 'Profits' considering the minimum ones, showing the darkest scenario, in order to minimize operational risk.

# Editorial

In this end of the year, we noticed that many investors (mainly investment funds and asset managers) are in a rush to renew their asset portfolio.

In answer to that need, we introduce in this issue several **assets with approved projects and/ or construction license at pay status\***.

This is possible due to every day's work of our team and partners network, while we look closely to the market needs, always aiming to offer the best Real Estate investment options.



Download the Special issue  
“Only Approved/ Ready to Build Projects” (PDF)

## LISBON IN THE NEW GLOBAL GEOECONOMY

The rebalancing of the world economy and transition to a multi-polar world, with the emergence of major new economic powers has strengthened the central geo-economic position of Lisbon and Portugal in the World, in particular in terms of the potential of its Atlantic seaboard as a privileged platform for forging relations with the Americas, Africa and Asia.

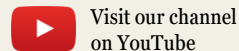
This potential has been manifested first and foremost through investments in official Portuguese-speaking countries.

In this framework, it is important to highlight the strong links to Brazil and Angola (two powerhouses of the new world economy), including recent decisions taken by TVGlobo, Embraer, Technip, Sonangol or BIC.

The above trend has also been reflected in the opportunity to attract investment from emerging economies, complemented by cases such as the Chinese firm, Huawei, Singapore's PSA in Sines or the South Korean firm Samsung which intends to strengthen its investment. Lisbon should be able to follow and explore the shift of the global economy to the "East."

[In CML website](#)

Nuno Filipe Caetano  
RE Business & Investment Advisor



\* Due to its features, we believe these properties will be sold in a very short term. At the time of the closing of this issue, all the properties were available. We can't guarantee its availability after that.





# BUILDINGS





# 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)
-----------------------------



# 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

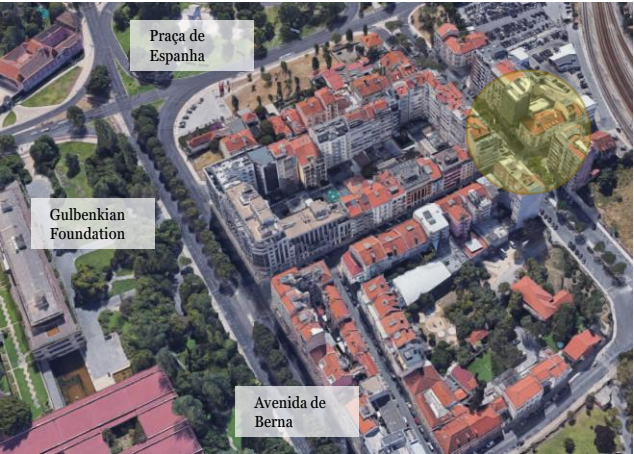
## Lisbon Centre

#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
------------	----

### 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

## Príncipe Real

#buildings #newbuild #primelocation #residential

### Brief

Small building in prime location, with project approved for 3 residential units.

Perfect for Golden Visa by property purchase.



### General info

Location	Príncipe Real, Lisbon
Purpose	Residential
Intervention	Rebuild
Apartments	3
Gross area	260 sqm
Property status	Vacant
Project status	Fully approved

### Asking price

990.000€ (3.807€/ 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.



### 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

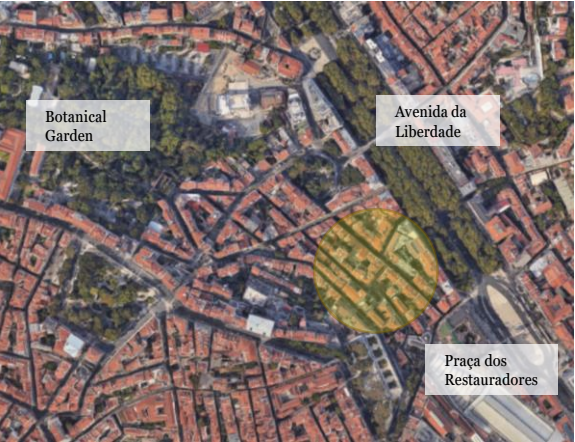
Location	Lisbon downtown
Project	Approved (architecture)
GCA	2.860 sqm
Intervention	Rebuild

### Real Estate

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

### Asking price

8.500.000€  
(2.972€/ sqm)





# Residential building

## Alcântara

#buildings #newbuild #residential

### Brief

Small building with project approved for 3 residential units.

Perfect for Golden Visa by property purchase.



### General info

Location	Alcântara, Lisbon
Purpose	Residential
Condition	Fair
Intervention	Refurbish
Apartments	3
Gross área	457 sqm
Property status	Vacant
Project status	Fully approved

### Asking price

900.000€  
(1.969€/ 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)
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# 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)
-----------------------------





# 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)
-----------------------------



# Building to refurbish

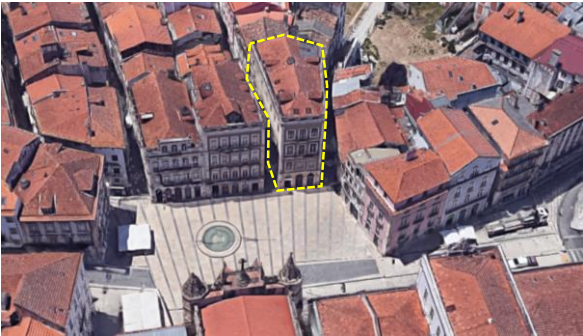
## Coimbra Centre

#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€






# Montijo by the river

## Rehabilitate

#buildings #residential #refurbish

### Highlights

- Old building located in the historic centre of Montijo
- Charming family residential project
- By the river

 See this property on video

 Brochure download (PDF)

### General info

Location	Montijo (historical centre, by the river)
Purpose	Residential
Intervention	Full rehabilitation/ New build
Project status	Fully approved
GCA	3.500 sqm

### Real Estate

Apartments	30 units
Type	1 to 3-bedroom
Parking	30 places

### Asking price

1.750.000€  
(500€/ sqm)







# LAND FOR CONSTRUCTION



# Land in Marvila

## The new *cool* neighborhood

#land #residential #newbuild

### Intro

Marvila is becoming the new cool area of Lisbon. Rich in culture, creativity, open areas and well framed by the river, Marvila has been target of relevant investment in its qualification, by the Municipality, aiming to become “the coolest place to live in the Capital”.

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### General info

Project status	Approved viability (PIP)
Location	Marvila
Purpose	Residential
GCA (total)	3.977,26 sqm
Total pavement surface	2.625,15 sqm
Floors above the ground	7

### Real Estate

Apartments	26
1-bedroom	17
2-bedroom	6
2-bedroom (duplex)	3
Parking places (Private/ Public)	30/ 38

### Asking price

2.475.000€ (943€/ sqm)
---------------------------



# Santo António dos Cavaleiros

## 330 residential units

#land #residential #newbuild

### Brief

Three separate areas for a total of 12 residential buildings comprising 330 apartments.

This project is targeted to medium class families and it's located in one of the nicest suburbs of Lisbon.

The possibility of phasing the construction is a plus for any investor, both in operational and financial point of views.



### € Asking price

220€/ sqm\*

\* GCA above the ground

### i General info

Location	Santo António dos Cavaleiros, Loures
Area	Greater Lisbon
Purpose	Residential
Intervention	New build
Residential blocks	12
GCA above the ground	43.456 sqm
Project status	Architecture approved

### Real Estate

	Area 1	Area 2	Area 3	Total
Residential units	222	52	56	330
Commercial units	3	18	7	28
Deployment area (sqm)	6.640,00	2.004,60	1.441,14	10.085,74
GCA above (sqm)	25.581,55	9.349,80	8.525,42	43.456,77
GCA below (sqm)	19.616,35	3.990,90	4.323,42	27.930,67

	Area 1	Area 2	Area 3	Total
Studios	2	0	0	2
1-bedroom	63	0	0	63
2-bedroom	108	26	28	162
3-bedroom	49	26	18	103

€

Profit Forecast

40,46%

See this property on video

Brochure download (PDF)



# Land

## Carcavelos, Cascais

#land #residential #newbuild

### Intro

Land with PIP for apartment building construction.

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



Brochure  
download (PDF)



#### General info

Location	Carcavelos, Cascais
Purpose	Residential
Total GCA	12.289 sqm
GCA above the ground	7.969 sqm
GCA below the ground	4.320 sqm



#### Real Estate

Apartments	46
1-bedroom	7
2-bedroom	18
3-bedroom	19
4-bedroom	2



#### Asking price

5.500.000€ (690€/ sqm)
---------------------------





# Allotment Lisbon

## Santa Clara

#land #allotment #residential #services #newbuild

### Brief

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, Libson
Purpose	Residential; Services
Total area	~15.000 sqm
GCA above the ground	~19.000 sqm
Number of plots	5

### Asking price

750€/ sqm



Brochure  
download (PDF)

# Montijo residential

## 330 residential units

#land #residential #newbuild

### Strategic location

The new Lisbon International Airport will be 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 finish 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 to invest is perfect.



Best Investment

 Brochure download (PDF)



### i 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 below the ground	1
Favorable City Council info	Yes

### € Asking price

8.000.000€  
(141€/sqm)



# Comporta, Grândola

#land #hospitality #newbuild

## Location

Comporta is not going unnoticed by international investors and property developers, who look at this Portuguese small village with optimism. Moreover, The Wall Street Journal believes that this area could become the “new Ibiza”.

“At a 90-minute distance from Lisbon, Comporta is often compared to the Hamptons (USA) in the 1970s or Ibiza 20 years ago. It initially became known as a place where creatives liked to be” – says the article, which recalls that French designers Christian Louboutin and Philippe Starck, among other celebrities, spend their vacation in this region.

According to the publication, the almost wild natural beauty and tranquility are some of the region’s strengths (diverging with the bustle of Ibiza).

The Wall Street Journal.  
Read the full article [here](#)



## i General info

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

## 🏠 Possible project

### Rural hotel

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

GCA (maximum)	16.350 sqm
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 sqm

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

## € Asking price

2.250.000€

📺 See this property on video

📄 Brochure download (PDF)



# Allotment Cacém

## 279 residential units

#land #residential #commerce #services #allotment #newbuild

### Brief

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.

 Brochure download (PDF)



### € Asking price

3.500.000€  
(25€/ sqm)

### i 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
Apartments	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/ below the ground	5/ 3



Best price

25€/ sqm



# Urban development

## Loures

#land #residential #seniorresidence #newbuild

### 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.

 Brochure download (PDF)

### General info

Total land area	14.240 sqm
Number of buildings	3
Apartments	54
Floors above/ below the ground	5/ 2

GCA above the ground	6.385 sqm
GCA below the ground	5.518 sqm
Project included	Yes

### Asking price

3.600.000€ (564€/ sqm)
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# Allotment Sesimbra

## 58 residential units

#land #residential #newbuild

### General info

Area	34.050 sqm
Intervention area	20.248 sqm
Allotment area	19.197 sqm
Plots area	13.506 sqm'
Residential units	58
GCA	7.650 sqm
Deployment area	4.681 sqm
Global deployment rate	0,29
Construction rate	0,40
Parking places (pub/ priv)	110 (44/ 66)
Global deployment rate	2

### Asking price

On request

Brochure  
download (PDF)

### Real Estate

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





# Pragal Cristo-Rei Almada

#land #residential #newbuild

## 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€/sqm)



See this property  
on video



Brochure  
download (PDF)

### i General info

Project status	Viability (PIP)
Location	Pragal, Almada
Purpose	Residential
Total area	5.635 sqm

GCA above the ground (residential and commerce)	2.393 sqm
GCA below the ground	1.419 sqm
Floors above the ground	3
Floors below the ground	2

### Real Estate

Apartments	18 (T1 to T4)
Commerce	4
Private parking (indoor/ outdoor)	28/ 38

# Aroeira

## 8 plots

#land #residential #newbuild

### Brief

Aroeira is one of the most exclusive and demanded areas in Greater Lisbon.

With very good access to main roads and highways to Lisbon, South and East, this is definitely a place to invest in high-end residence construction.



### i General info

Location	Aroeira	Purpose	Residential
Distance to Lisbon	25 km	Number of plots	8
Distance to the beach	~600 m	Gross area	5.000 sqm
Type of property	Land	Taxes & fees	Paid

### € Asking price

600.000€



Luxury  
Product



# Land in Ajuda, Lisbon

## 58-apartment project

#land #residential #newbuild

### Brief

Well located land in 'Ajuda' neighborhood, a very appreciated residential area, valued by the proximity of the river and gardens.

Open to tourist licenses.

Quiet family neighborhood, mostly residential, with local commerce. It is also a short walk to the river and relevant touristic landmarks.

 Brochure download (PDF)



GCA above the ground	6.310 sqm
Residential area	5.230 sqm

### General info

Location	Ajuda, Lisbon
Purpose	Residential, Student residence
Intervention	New build
GCA above the ground	6.310 sqm
Residential area	5.230 sqm

### Real Estate

Apartments	58
Studios	1
1-bedroom	27
2-bedroom	23
3-bedroom	5
4-bedroom	2
Parking (underground)	75 places
Commerce	2 x 263 sqm

€ Asking price	9.000.000€ (1.426€/ sqm)
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# Allotment, Tavira, Algarve

## Multi-purpose

#land #hospitality #logistics #residential #commerce #services #newbuild

### General info

Allotment status	Approved
Location	Tavira, Algarve
Purpose	Hospitality; Residential; Commercial
Total area	~2 ha



### Asking price

On request



Brochure  
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### Service

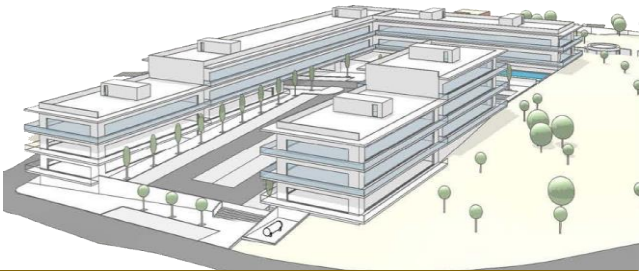
Service development	20.516 sqm
Total plot area	5.008 sqm
GCA	5.008 sqm
Plots	4
Parking places	336

### Residential

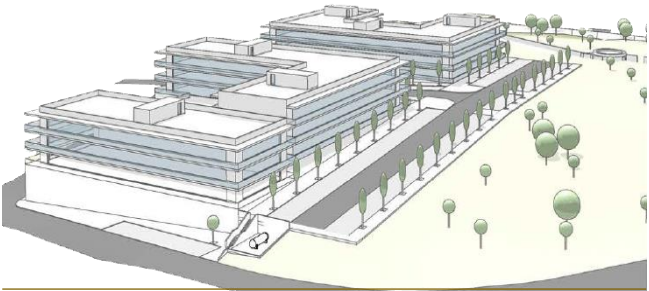
Residential development	20.516 sqm
Total plot area	7.156 sqm
GCA	15.360 sqm
Plots	17
Residential units	125
Parking places	308



### Previous studies



Hotel unit



Residential development





# HOSPITALITY



# Short-term aparthotel

## Alfama, Lisbon

#hospitality #runningbusiness #primelocation #shorttermrenting

### Location

Located in one the most traditional neighborhoods in Lisbon, this building is delivered with or without exploration contract.

- In the heart of Traditional Lisbon
- 10 minutes from Castelo de São Jorge
- 5 minutes from ‘Portas do Sol’ viewpoint



### General info

Type	Traditional building
Condition	Fully refurbished
Location	Alfama, Lisbon
Floors above the ground	Ground + 2
Floors below the ground	1
GCA	1.922 sqm
Current use	Exquisite short-term rent

### Accommodation

Rooms (all suites)	12 (25 sqm)
Apartments	13 (70 sqm)
River view	Upper floor apartments
Garden	1st floor apartments
Average occupation rate	80%

### Asking price

9.800.000€  
(5.099€/ sqm)



Brochure  
download (PDF)



Note:

The building is registered as ‘horizontal property’, meaning each fraction is independent. It allows the building to be sold as a residential one, with independent apartments, if that would be of the interest of the owner.



# Hotel in Porto Centre

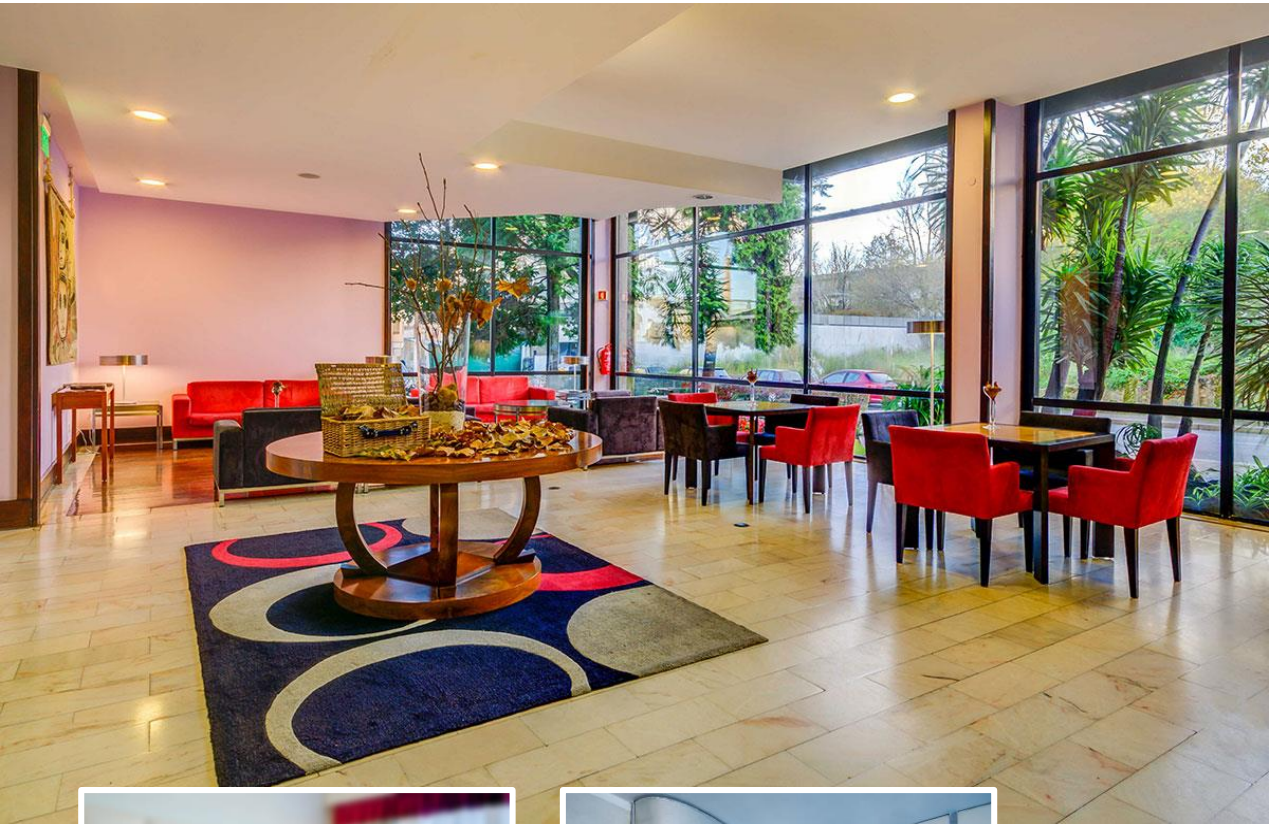
## 4-Star

#hospitality #runningbusiness

### Brief

Hotel unit rated 4-Star with very good accessibility to downtown and outside Porto, through car, train or airplane.

Located close to main arteries, it's only 15 minutes far from the Airport, 8 minutes from the historical centre and 10 minutes from the main train hub.



### Main features

Number of rooms  
(Double rooms, Family rooms, Suites) 126

Private garage & Car parking

Restaurant & Pub

Business & Events 3 rooms  
(100 to 223 sqm)

Health club Pool, Jacuzzi, Sauna, Gym, Massage & Treatment Service

 Brochure download (PDF)

### General info

Type	Urban hotel
Rate	4-Star
Location	Porto Centre
Land area	2.000 sqm
Deployment area	1.650 sqm
GCA	6.400 sqm
Construction	1971
Last renovation	2019

### The deal

Scenario 1. Purchase with operator	
Asking price	15.500.000€
Net yield	6%
Contract options	15/ 20 years
Scenario 2. Purchase without operator	
Asking price	17.500.000€

# Charming hotel

## Douro river

#hospitality #runningbusiness

### Description

Located alongside the waters of Rio Tâmega and Douro, this 11th century historical building stands on an outstanding natural beauty place.



Brochure  
download (PDF)

### Featuring

- Tennis court
- Heated indoor pool
- Sauna & Turkish bath
- Outdoor pool
- Panoramic restaurant
- River beach
- Vineyard, olive grove, pine & eucalyptus forest



### General info

Type	Charming aparthotel
Location	Douro riverside
Status	Running business
Property area	83 ha
Private Riverside	2,5 kms
Nature walk	Dozens of kilometers

### Accommodation

Rooms	38
Major suites	2
Houses	20

### Asking price

On request





# 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"><li>• All public transport</li><li>• Universities nearby</li><li>• Major roads</li><li>• 10 mins to the airport</li><li>• City Centre</li></ul>

### Real Estate

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





# OFFICE, RETAIL & LOGISTICS



# Office building


## Lisbon CBD2

#officebuilding #business #office #primelocation #yield

### Overview

Located in the heart of CBD2, this modern, fully refurbished office building comprises 6 office floors, a commerce space in the ground floor and underground parking facilities.

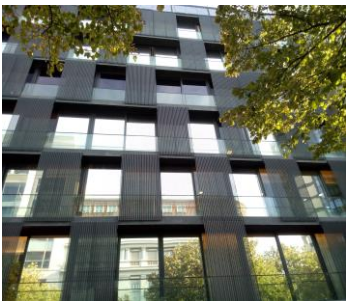
An exceptional investment opportunity in the currently most required type of buildings in Lisbon.

 See this property on video

 Brochure download (PDF)

€ Asking price

14.000.000€



Best  
Investment

### General info

Location	Lisbon CBD 2
Purpose	Office + Restaurant
Type	Urban building, contemporary architecture
Condition	Fully refurbished
Management system	Rent by piece
Intervention	No need

### Areas

Land area	706 sqm
GCA	3.480 sqm
Services	2.570 sqm
Floor -1	210 sqm
Floor -2	700 sqm
Terraces	91 sqm

### Composition and use

Floor -2	Parking
Floor -1	Services
Ground floor	Commercial (restaurant permit)
Remaining floors	Services
Open area	Landscaped areas and parking




# Co-Working building

## Lisbon Centre

#officebuilding #business #office #yield

### Overview

Located in one of the main arteries of Lisbon, this building was converted to office purpose, rebuilt and designed for a modern co-working space. It has easy access to main roads and all public transports nearby (metro, bus and train).

 See this property on video

 Brochure download (PDF)

€ Asking price

2.600.000€  
(final price)



Running  
Business



Best  
Investment



### General info

Location	Lisbon Centre
Status	Running business
Purpose	Co-Working facility
GCA	1.048 sqm
Floors (below/ above the ground)	1/ 2 + rooftop

### Business

Current occupation rate	98%
Lease contract (ongoing)	12 years + 9 months
Progressive rent	Yes
Average monthly income	13.000€

### P&L Analysis (summary)

Asking price	2.600.000€
Monthly income	13.000€
Yearly income	156.000€
Yield	6%
ROI (years)	16,67



# Office building

## Lisbon CBD3

#officebuilding #business #office #yield

### Overview

Located in a dynamic business neighborhood, this building benefits of the proximity of all kind of public transport. Close to financial companies and several hotels, this already rented building is a very interesting asset to invest in.

€

Yield

5,2 %

€

Asking price

33.000.000€



### General info

Location	Lisbon CBD 3	Condition	Fully rented (12 tenants)
Purpose	Services	Management system	Rent by piece
Type	Urban building	Intervention	No need

### Areas

Floor	Unit	Use	GLA (sqm)	Terrace	Parking
0/ -1	A	Retail	108/ 234		
0/ -1	B	Retail	231/ 196		
0/ -1	C	Retail	104/ 171		
0	D	Retail	188	60	
1	E	Office	460	140	20
1	F	Office	473		
2	G	Office	460		
2	H	Office	473		
3	I	Office	460		
3	J	Office	473		116
4	K	Office	460		
4	L	Office	473		
5	M	Office	460		
5	N	Office	473		
-3		Parking			1
-3		Parking			1
-3	O	Storage	3		
-2	P	Storage	3		
-2	Q	Storage	11		
-2	R	Storage	5		
-2/ -3/ -4	S, T, U, V	Parking			5

# Multi-purpose land

## Logistics & Services

#logistics #business #services #land

### Intro

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 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 provide the entire region a whole new dynamics.

The investment opportunities are starting now.

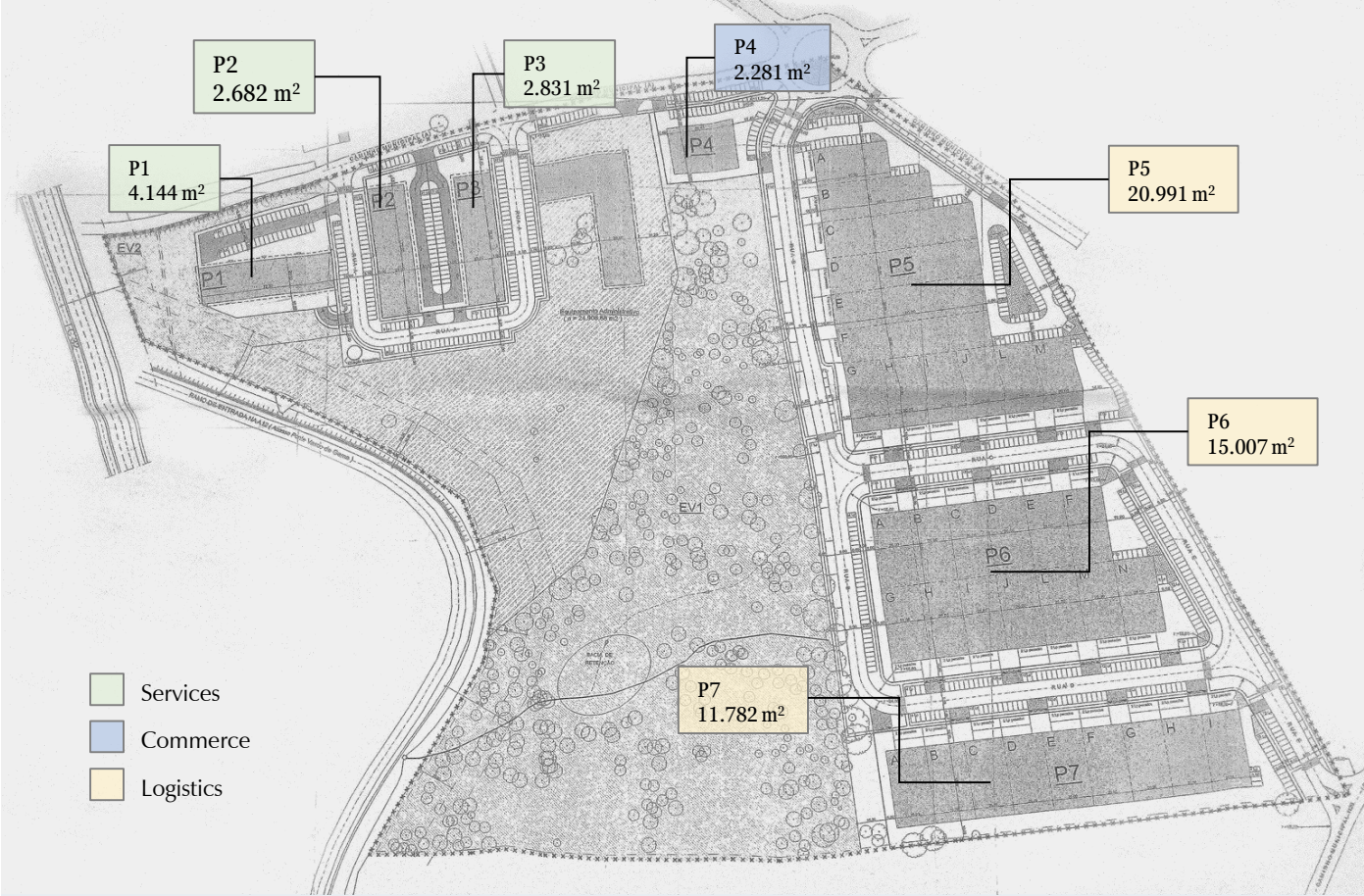
 Brochure download (PDF)

€ Asking price

5.750.000€

### 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)
Maximum deployment rate	0,21
Maximum construction rate	0,33
Maximum volumetric index	2,67
Maximum waterproofing index	0,52





# Land for logistics park

## 100ha

#land #business #logistics

### Overview

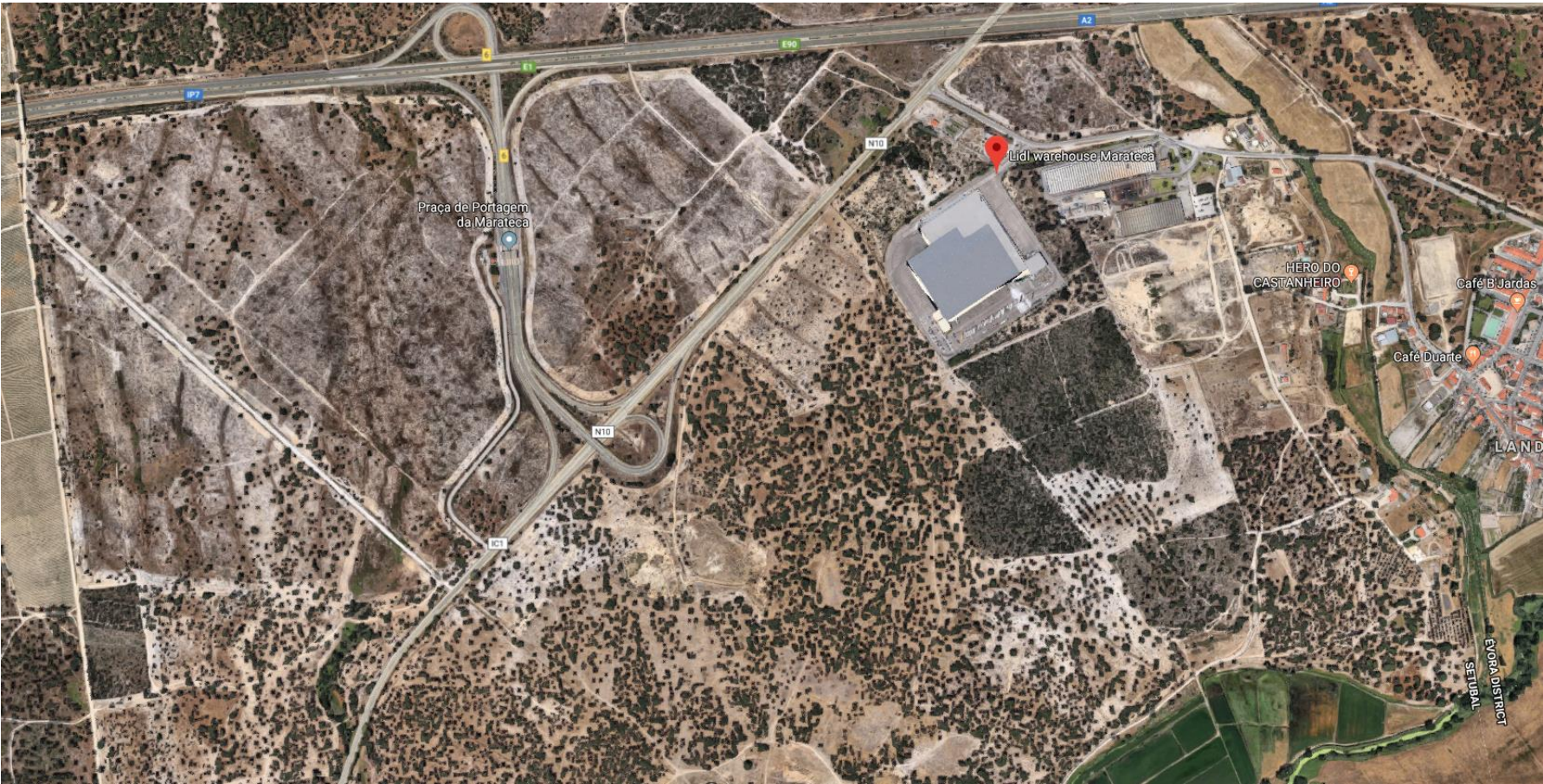
- Direct access to the highway
- Logistics activity already in the area
- 60 kms (aprox.) from Lisbon, both Ponte 25 de Abril and Ponte Vasco da Gama, through highway

### *i* General info

Land area	100 ha
Construction rate	0,6
Distance to Lisbon	60 kms
Access to Lisbon	Ponte Vasco da Gama Ponte 25 de Abril

### € Asking price

35€/ sqm





1

# EXQUISITE PROPERTY





# 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€





# 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€





# 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>
1 <sup>st</sup> 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€



# 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

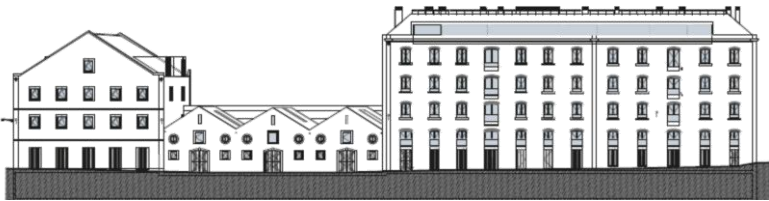
Location	Belém, Lisbon
Type of construction	New
Style	Modern
Finishings	High standards
Blocks	4

### 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 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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