

INVESTMENT |
LISBON

ANJOS PROJECT

ANJOS

4% guaranteed yield or optional flexible return

INVESTMENT |
LISBON



REHABILITATION PROJECT

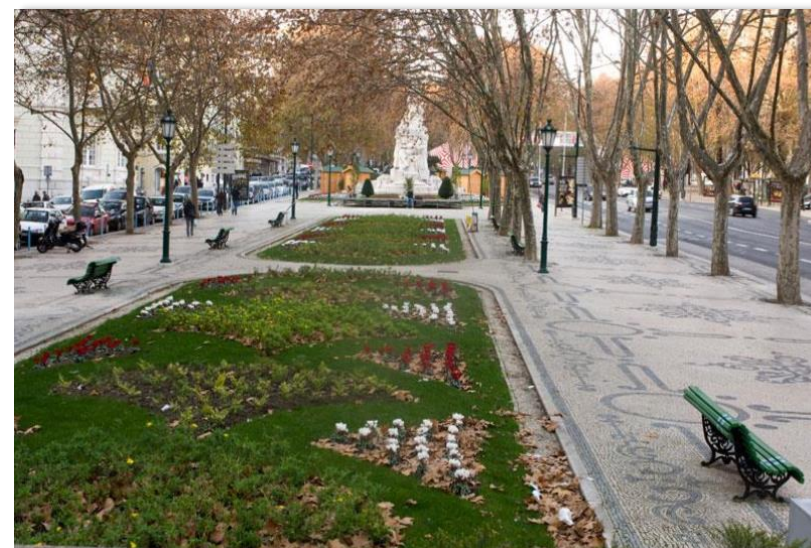
A BOLD REDESIGN OF LISBON'S HERITAGE SLIGHTLY ALTERING THE FACADE AND ADDING A PENTHOUSE WITH ROOFTOP AND PARKING. IN AN UP-AND-COMING TOURIST AND RESIDENTIAL AREA, HIGHLY ACCESSIBLE AND RELEVANT.

THE BRIGHT **19 APARTMENTS** ARE SPACIOUS AND NEAR ALL THE COMMODITIES YOU MIGHT NEED.

INVESTMENT | LISBON



CAMPO MÁRTIRES DA PÁTRIA



AVENIDA DA LIBERDADE



ROSSIO SQUARE



5 MINUTES WALK FROM ANJOS METRO STATION



INTENDENTE SQUARE



N. SRA. DO MONTE VIEWPOINT



MARTIM MONIZ SQUARE

FRONT
OF THE BUILDING



BACK FACADE



BEDROOM



KITCHEN &
LIVING ROOM



KITCHEN &
LIVING ROOM



BATHROOM





UNDERGROUND GARAGE

A



B

UNDERGROUND STORAGE ROOMS

INVESTMENT | LISBON

C



F

GROUND FLOOR

D

G / K / O



E

J / N / R

1ST, 2ND AND 3RD FLOORS

H / L / P

I / M / Q

4TH FLOOR

S



MARKET ANALYSIS

Arroios

Benchmarking Spark Capital's Anjos project

Typology	Anjos	Market Data		
		New Developments (Median)	Idealista (Average)	INE Q4 '19 (Median)
T0	7292	7252	6501	3274
T1	5605	6786	5389	
T2	5443	6087	4914	
T3	5269	6328	4635	

Price per m² | Source: INE & Idealista ; Table created by Spark

- According to data from INE, the median price of transaction in Q4 of 2019 regarding all apartments (new, used and derelict) in Arroios was €3.274.
- The area of Anjos in the Parish of Arroios has been undergoing an intense rehabilitation process for a number of years, which is depicted by the average 4,887 €/m² for all listings in Idealista. This is more clearly outlined in the median €/m² for new developments at €6.557.
- Anjos features a total of 19 apartments with a median price of €5.412. Amongst them is the top floor penthouse at the lowest of €5.269. The prices are only slightly above the market average of €4.887 for listed apartments, but are considerably below new developments' median price in the area of €6.557. The Anjos development has plenty of room for capital appreciation.

FLOOR	REF.	TIPOLOGY	SMQ	BALCONY	PRICE
-2 Floor	7 / 9 Garage Spaces Available				30 000 €/unit
- 1 Floor	A	T2	89		RESERVED
	B	T2	69		RESERVED
Ground Floor	C	T2	89		RESERVED
	D	T2	69		RESERVED
	E	T1	55		RESERVED
	F	T0	48		RESERVED
1 Floor	G	T2	89		RESERVED
	H	T2	68		RESERVED
	I	T1	56		RESERVED
	J	T1	64		RESERVED
2 Floor	K	T2	89		RESERVED
	L	T2	69		RESERVED
	M	T1	56		RESERVED
	N	T1	64		RESERVED
3 Floor	O	T2	89		RESERVED
	P	T2	69		RESERVED
	Q	T1	58		RESERVED
	R	T1	65		RESERVED
4 Floor	S - Penthouse	T3	167	29	880.000€ *

Note: On all our residential units equal or below 450.000€, we offer 4% guaranteed fixed yield or an option of flexible return under a rental management fee;
* selected units **above 450.000€** or commercial units don't have guaranteed yield, but can be incorporated in the rental management service under a fee.



CHANGE THE PERSPECTIVE