

INVESTMENT |
LISBON

MARIA PIA IV PROJECT

CAMPO DE OURIQUE

4% guaranteed yield or optional flexible return

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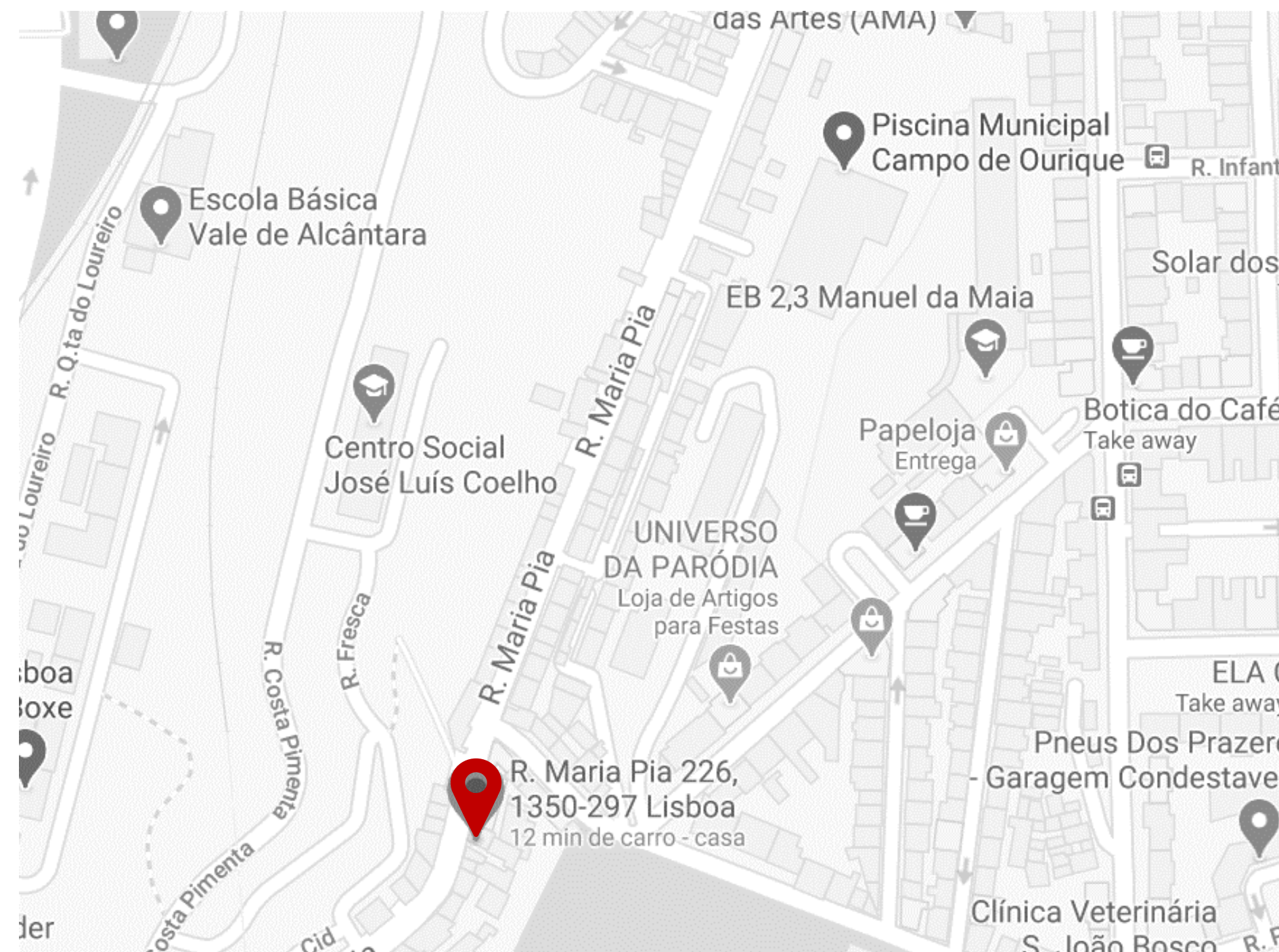
CAMPO DE OURIQUE



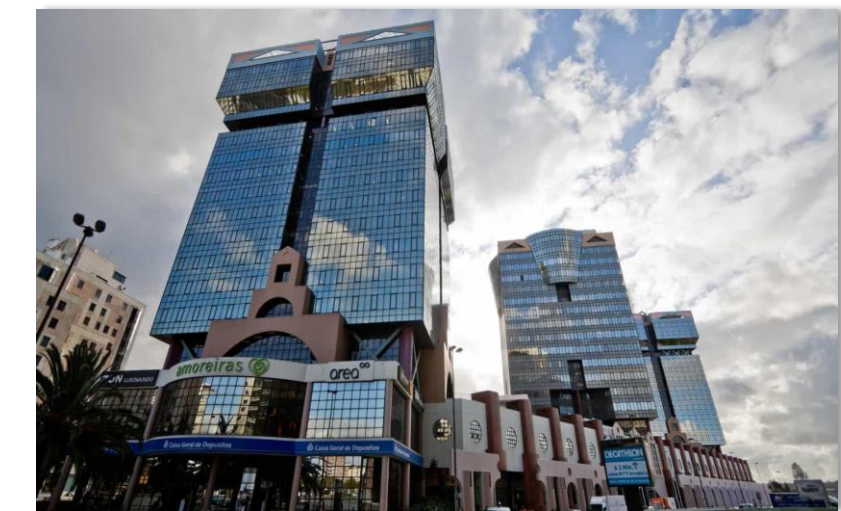
MERCADO DE OURIQUE



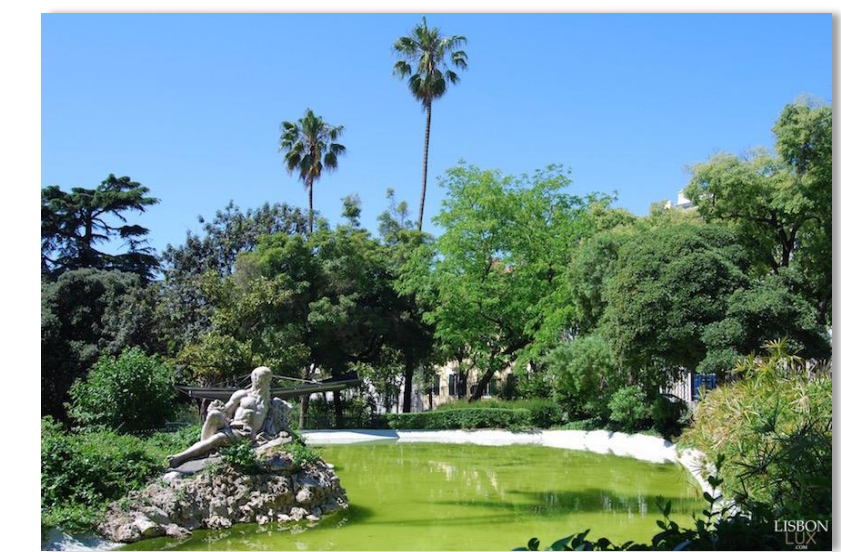
AQUEDUTO DAS ÁGUAS LIVRES



ICONIC SITES WITHIN 10/15 MINUTES WALKING



AMOREIRAS



JARDIM DA ESTRELA



BASILICA DA ESTRELA

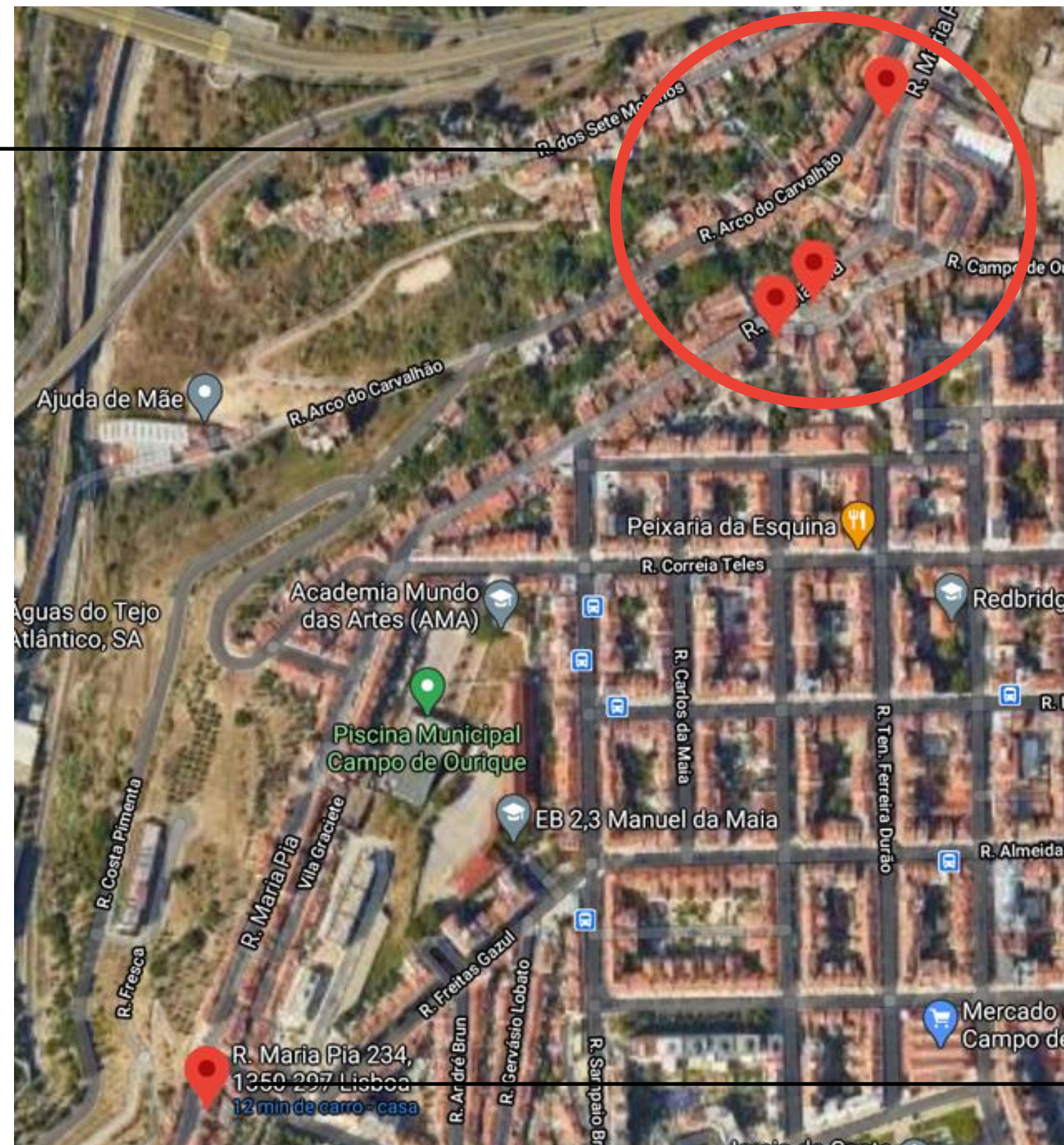
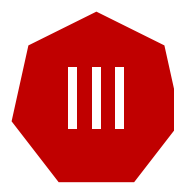
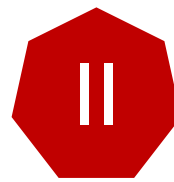
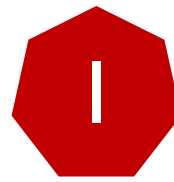
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REHABILITATION PROJECT

SET IN CAMPO DE OURIQUE, A TRADITIONALLY NOBLE,
MIDDLE CLASS RESIDENTIAL NEIGHBOURHOOD, MARIA PIA
IV FURTHER CARVES WHAT IS **SPARK CAPITAL'S LEGACY**
STREET – RUA MARIA PIA

MARIA PIA | THE LEGACY STREET



OUR FOURTH PROJECT IN THE MARIA PIA STREET.



MARIA PIA | THE LEGACY STREET



MARIA PIA IV

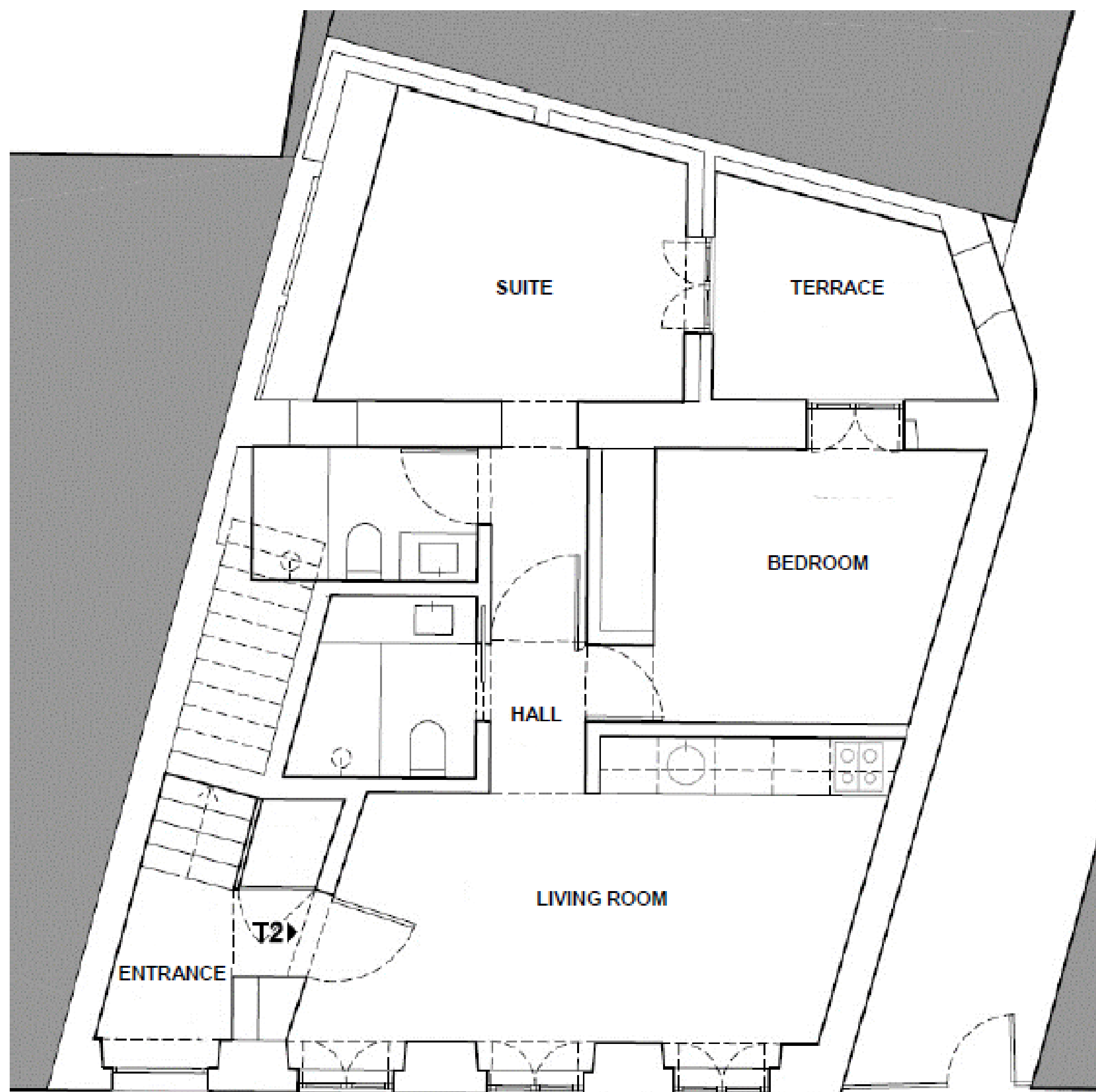
(Project/After
completion)



MARIA PIA IV

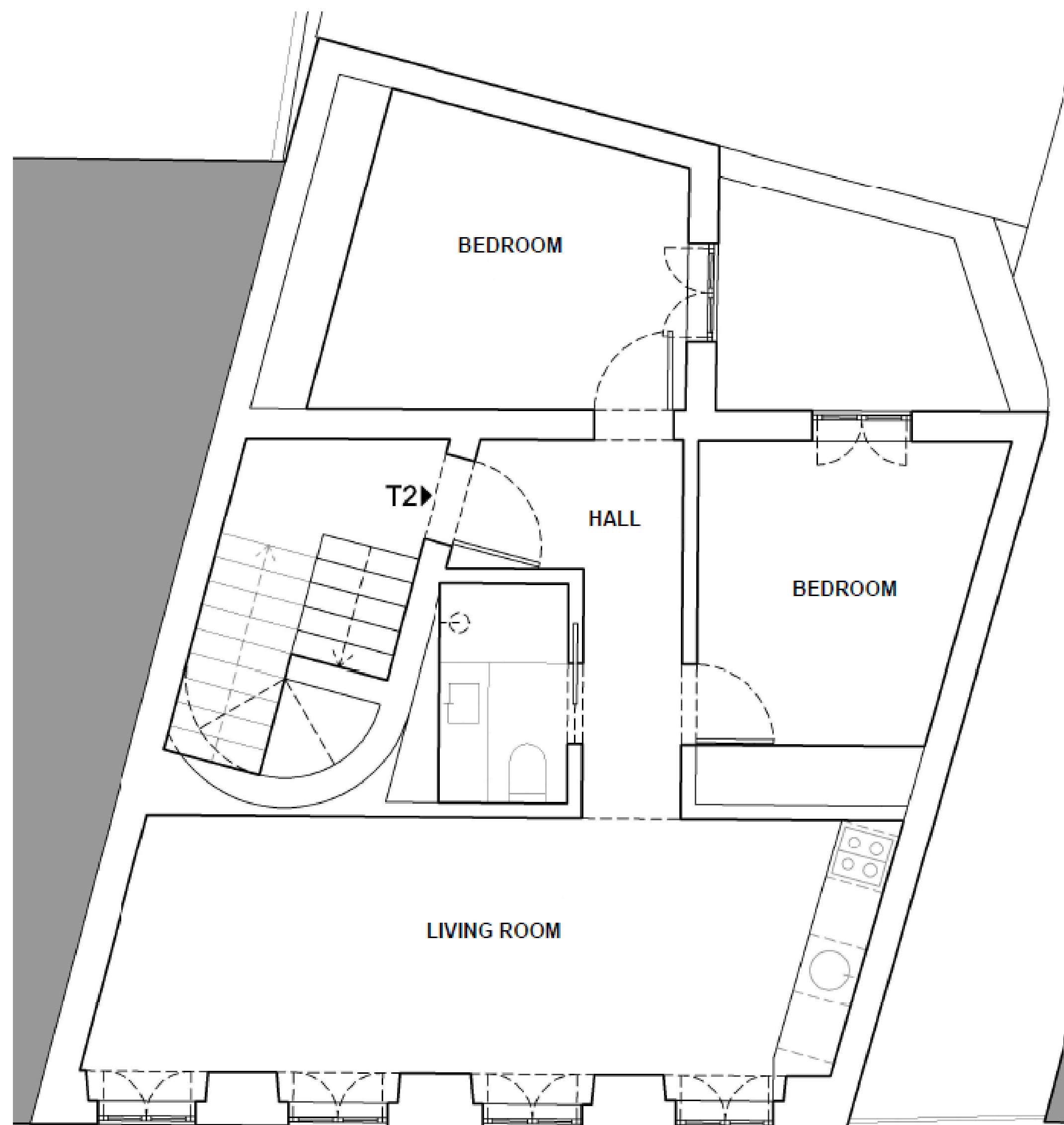
(Currently)

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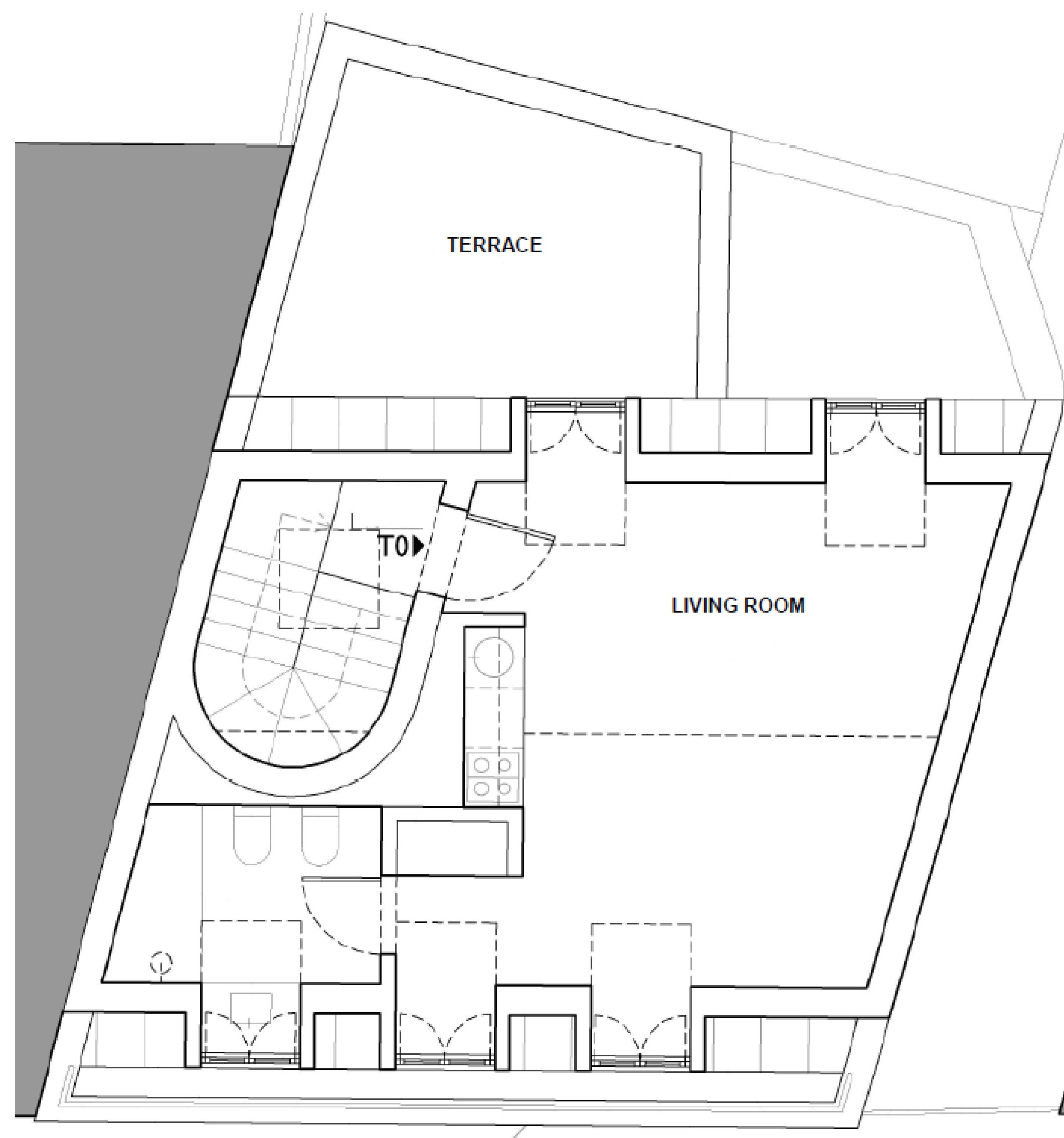


Nº 232 – GROUND FLOOR – T2

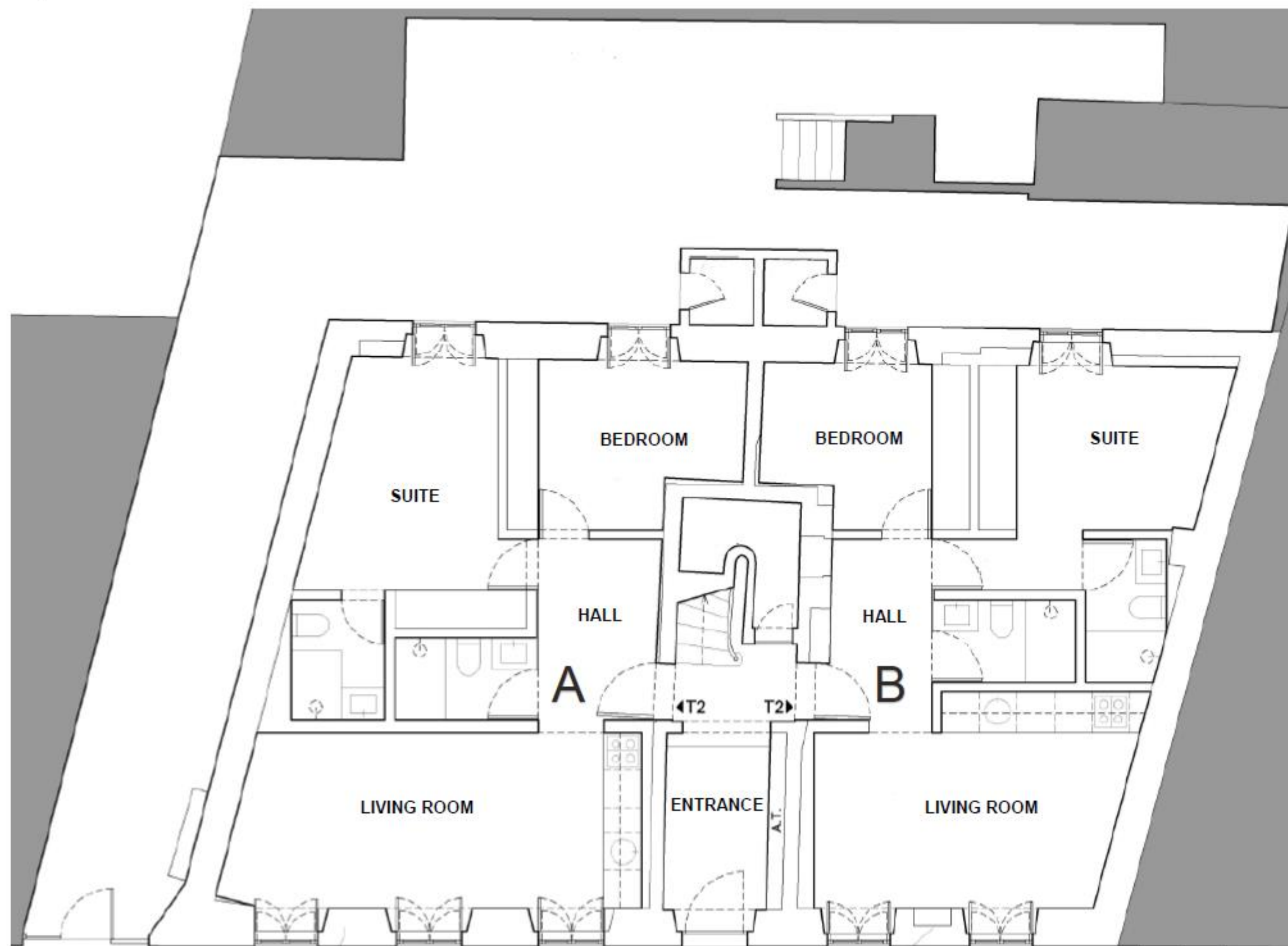
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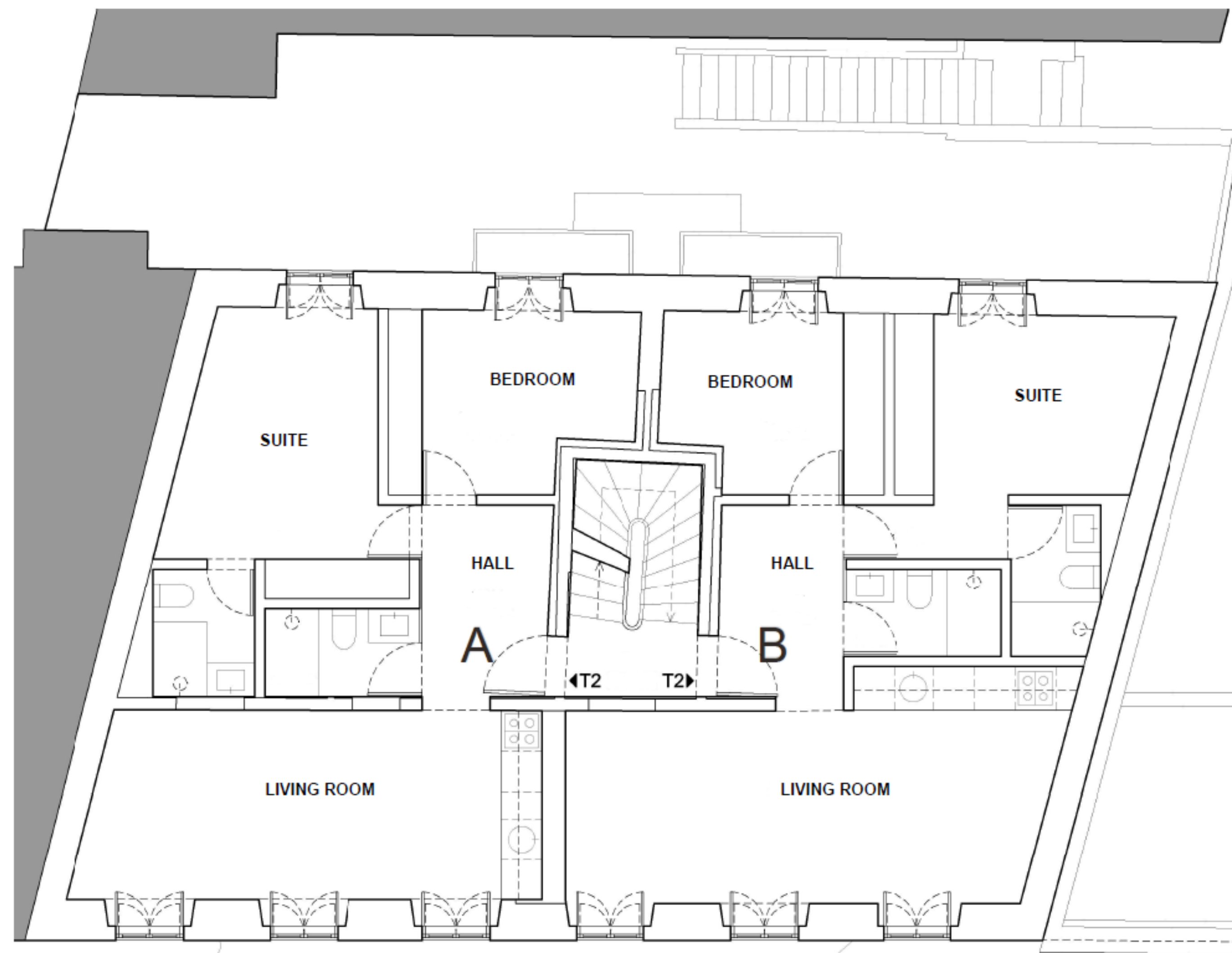


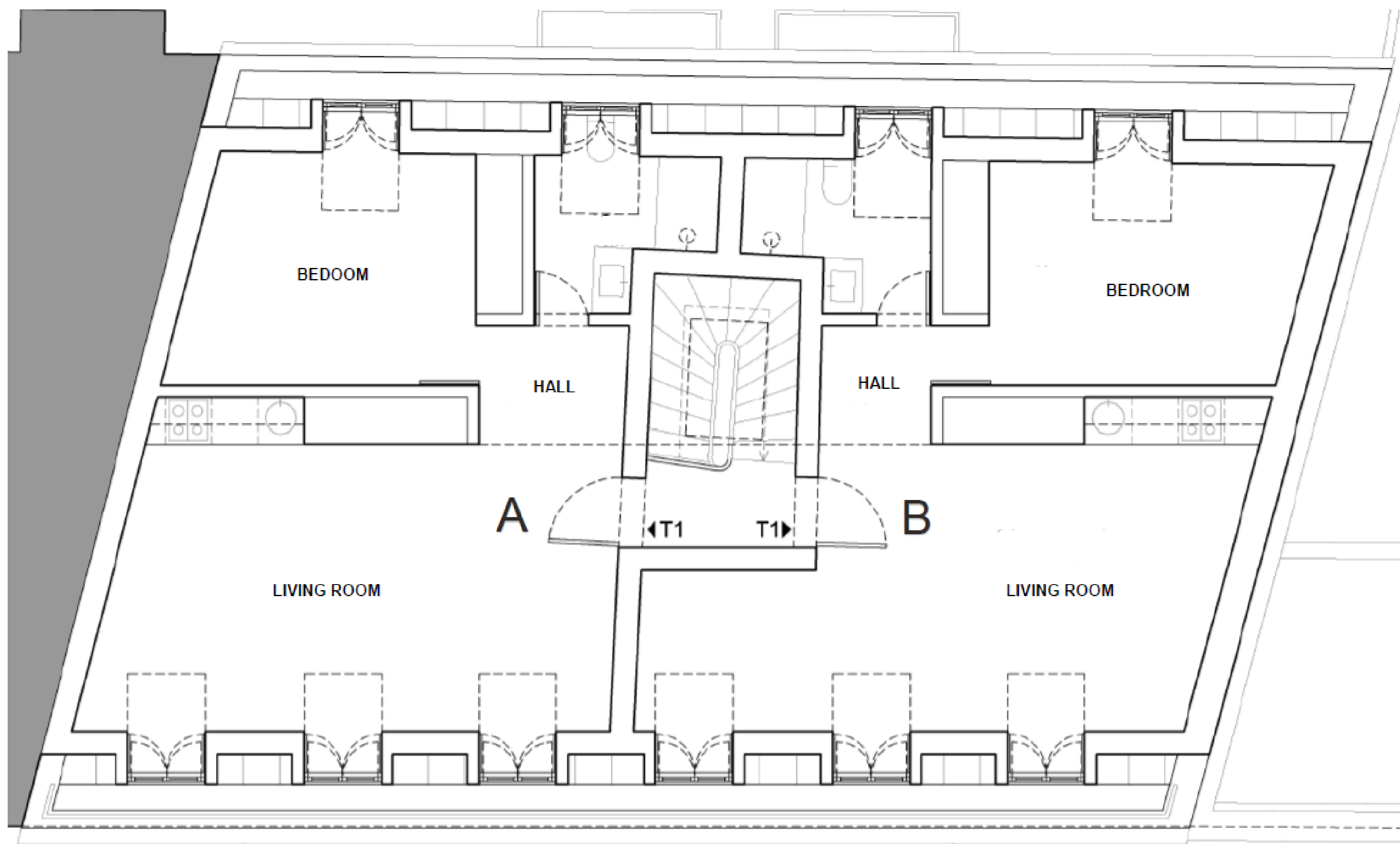
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N° 232 – SECOND FLOOR – TO







MARKET ANALYSIS

Campo de Ourique

Benchmarking Maria Pia IV project

Typology	Maria Pia IV	Market Data		
		New Developments (Median)	Idealista (Average)	INE Q4 '19 (Median)
T1	6364	8576	5830	3846
T2	5545	7297	5375	

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 Campo de Ourique was €3.906.
- This value is 21,87% higher than the median for the County of Lisbon (€3.205), depicting the high notoriety of this Parish
- Maria Pia IV features 11 T2 apartments with an median price of €5.545/m². The prices are in line with the market average of €5.375 for listed apartments, and considerably below that of new developments in the area of €7.297. Maria Pia III's potential is enormous.

UNIT	TYOLOGY	SQM	OUTSIDE AREA	PRICE
232 GF	T2	67	6	380 000€
232 1F	T2	66		380 000€
232 2F	T0	43	12	RESERVED
236 GFA	T2	70		385 000€
236 GFB	T2	65		380 000€
236 1A	T2	71	1	RESERVED
236 1B	T2	69	1	380 000€
236 2A	T1	60		360 000€
236 2B	T1	58		355 000 €



CHANGE THE PERSPECTIVE