

CONDE BARÃO PROJECT

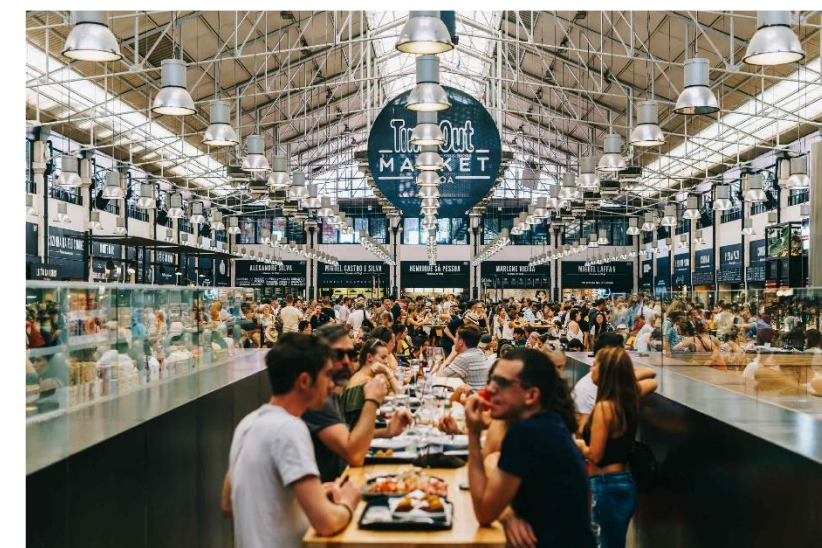
CAIS DO SODRÉ



INVESTMENT | LISBON



ASSEMBLEIA DA REPUBLICA



TIMEOUT MARKET



CAIS DO SODRÉ



10 MINUTES WALK TO CAIS DO SODRÉ
METRO AND TRAIN STATION



ST CATARINA VIEWPOINT



RIBEIRA MARKET



COMMERCE SQUARE

INVESTMENT |
LISBON



RECONSTRUCTION PROJECT

IN BETWEEN TWO CULTURAL HUBS, SANTOS AND CAIS DO SODRÉ, THIS PROJECT WAS CAREFULLY DESIGNED TO TAKE ADVANTAGE OF ITS HISTORY, COMMERCE AND TOURISM.

WITH ONE OF A KIND DUPLEX T3, THE BALCONY THAT SURROUNDS THE BUILDING ALLOWS FOR A BREATHTAKING RIVER VIEW.

KITCHENETTE



LIVING ROOM



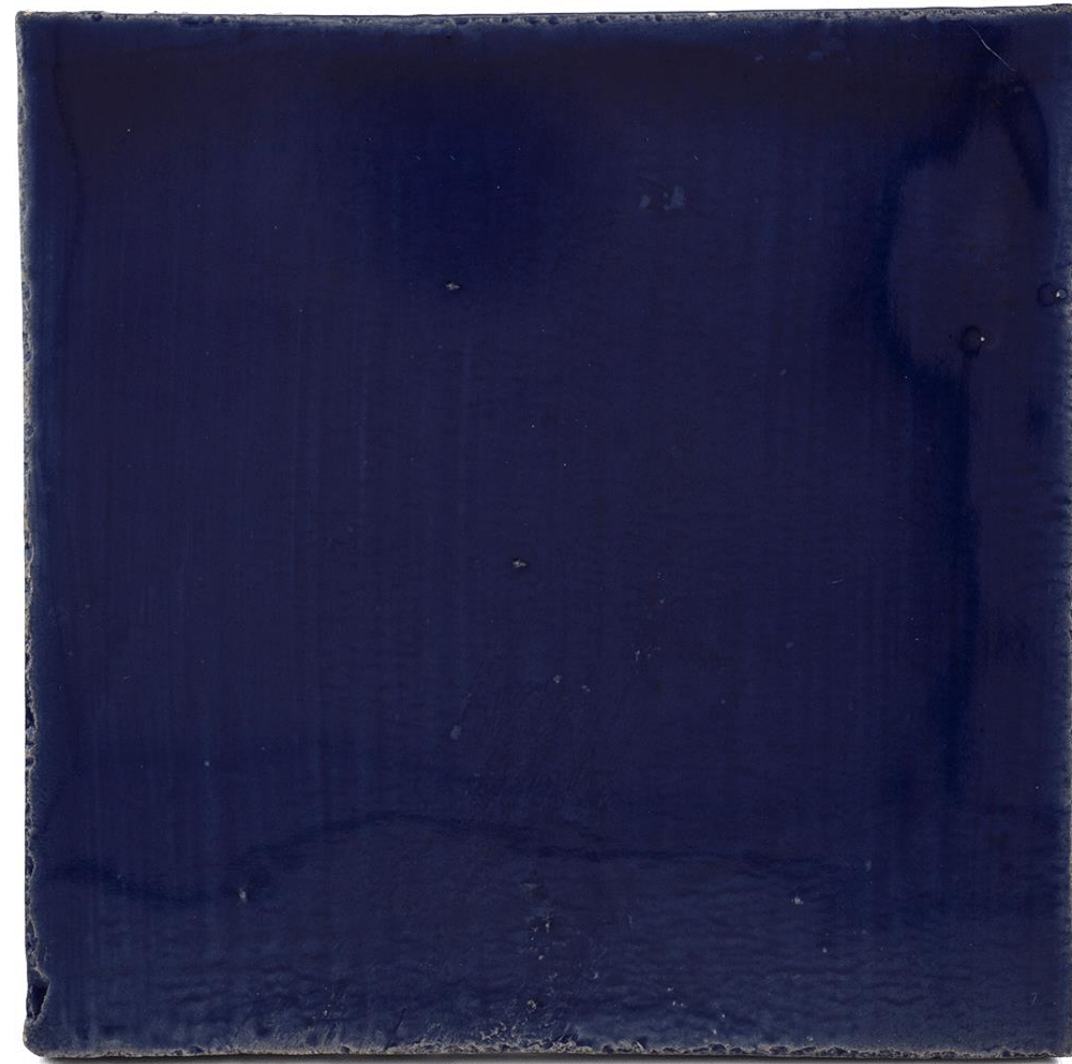
BEDROOM





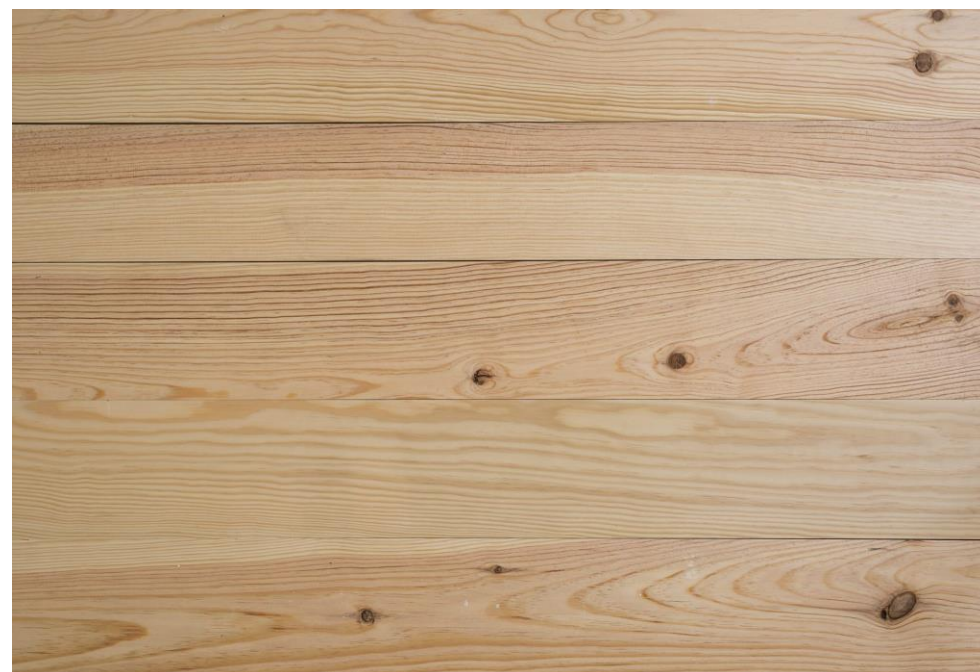
BATHROOM

HIGH QUALITY FINISHINGS



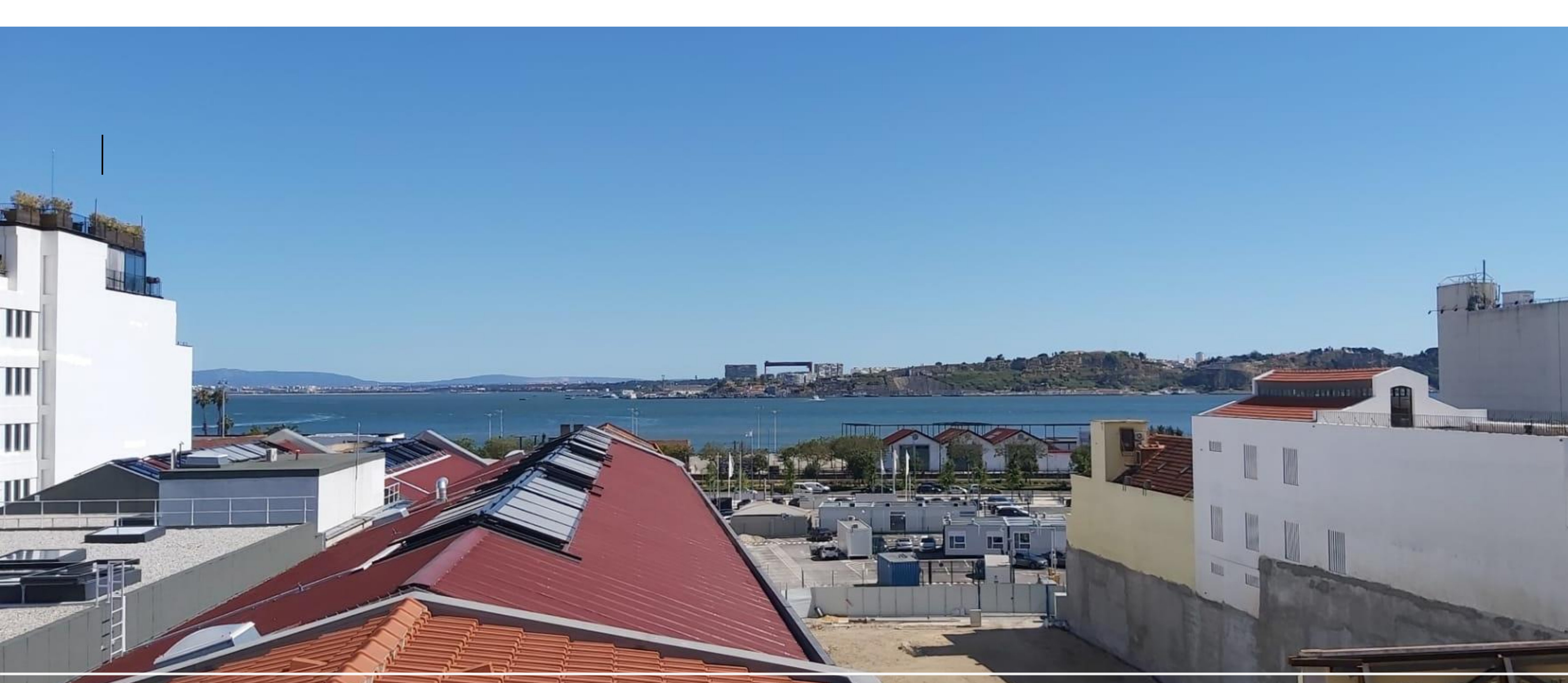
THIS DUPLEX HAS PINE WOOD FLOORING FOR THE COMMON AREAS AND THE BEDROOM, WHILE THE SUITES AND MASTERSUITES HAVE WHITE CERAMIC FLOORS.

WITH AN ASTONISHING, YET TRADITIONAL BLUE TILE WORK (CHICAGO COBALT BLUE, NEW TERRACOTA COLLECTION), THIS DUPLEX PORTAYS A LUXURIOUS YET URBAN LIFESTYLE.





| 4TH and 5TH FLOORS - DUPLEX



DUPLEX - RIVER VIEW

MARKET ANALYSIS

Misericórdia

Benchmarking Spark Capital's Conde Barão project

Typology	Conde Barão	Market Data		
		New Developments (Median)	Idealista (Average)	INE Q4 '19 (Median)
T3	6092	7082	6603	4813

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 Misericórdia was €4.813.
- This value is 50,17% higher than the median for the County of Lisbon (€3.205), depicting the very high notoriety of this Parish.
- Conde Barão emerges as a development in the core of Lisbon in a neighborhood that has cemented its geographical importance within the city. Featuring generous areas, corner and river views, the Conde Barão project is a jewel in Spark Capital's portfolio.
- At a price of €6.092 per sqm, compared to the market average of €6.603, and that of new developments in the area of €7.082, this one of a kind riverview duplex is an absolute deal.



CHANGE THE PERSPECTIVE
