

INVESTMENT |
LISBON

MARIA PIA III PROJECT

CAMPO DE OURIQUE

4% guaranteed yield or optional flexible return

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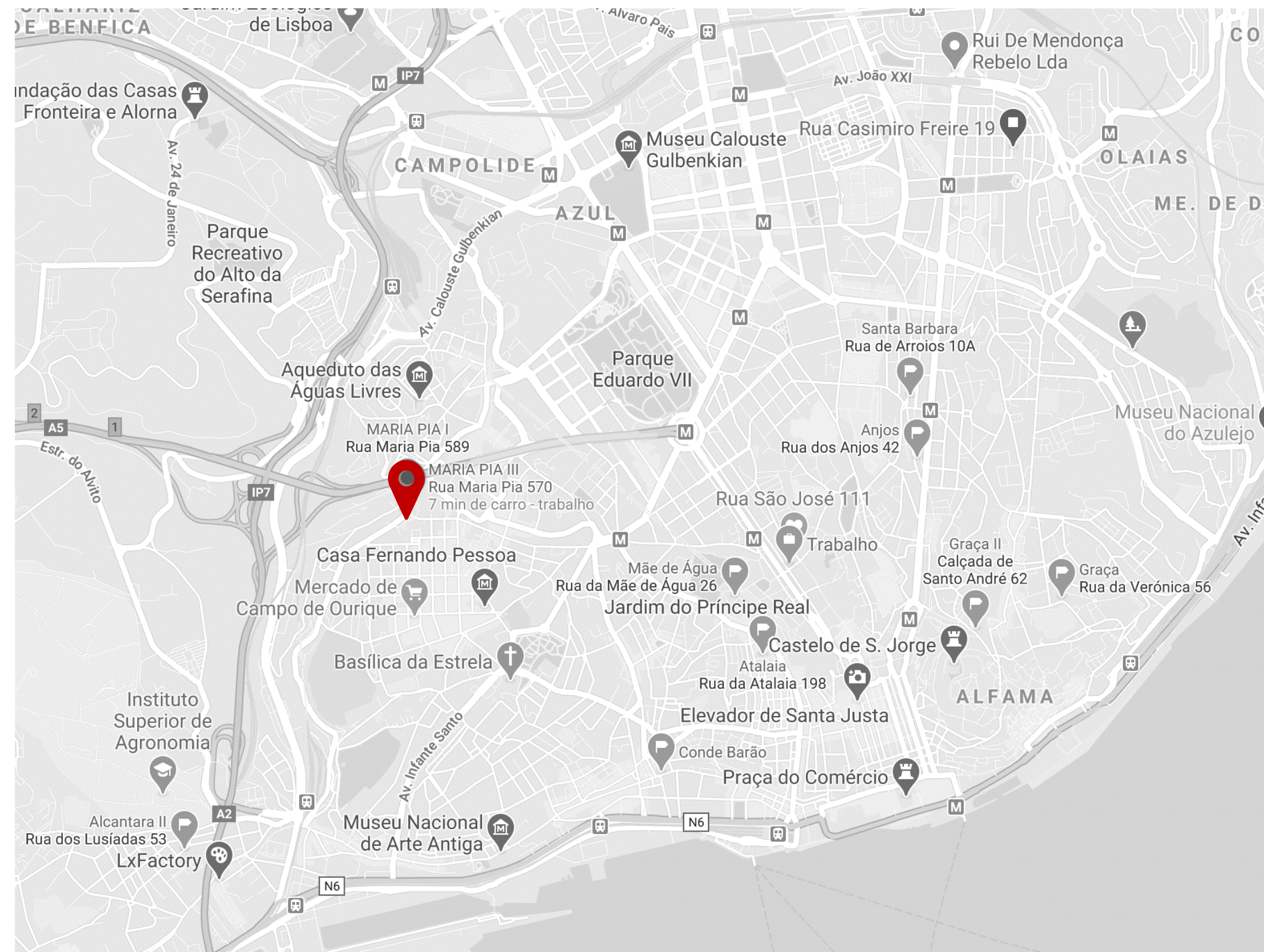
CAMPO DE OURIQUE



MERCADO DE OURIQUE



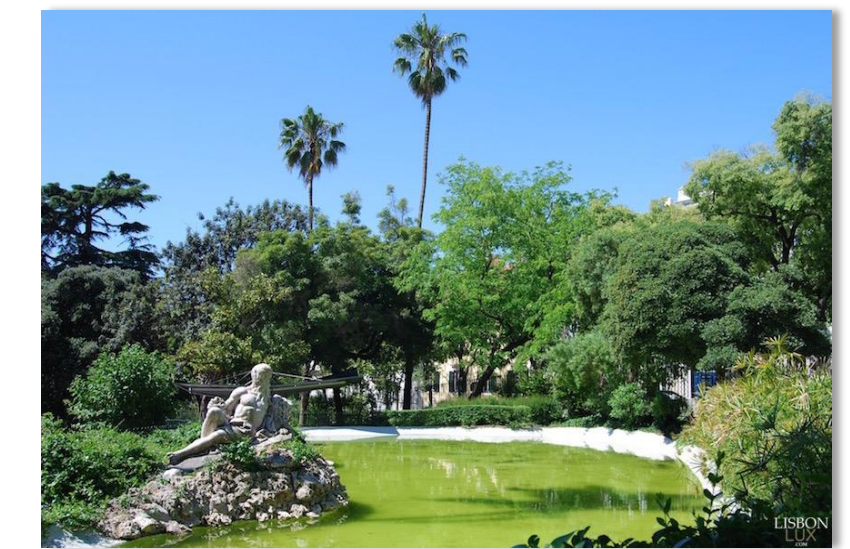
AQUEDUTO DAS ÁGUAS LIVRES



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, THIS PROJECT, WITH A TOTAL OF 13 APARTMENTS, IS THE CROWN JEWEL OF **SPARK CAPITAL'S LEGACY STREET.**

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MARIA PIA | THE LEGACY STREET



MARIA PIA | THE LEGACY STREET



MARIA PIA I

(Completed)



MARIA PIA II

(Construction)



MARIA PIA III

(Project)

OUR THIRD PROJECT IN THE MARIA PIA STREET, THE LEGACY STREET OF SPARK CAPITAL, WHERE ITS PREDECESSORS WERE HIGHLY SUCCESSFUL DEVELOPMENTS, BEING ENTIRELY SOLD OUT.

LIKE ITS COUNTERPARTS, THIS PROJECT'S VIEWS FROM THE TOP FLOORS OF THE LUNGS OF LISBON – THE MONSANTO NATIONAL PARK – ARE BREATHTAKING AND A STAPLE OF LISBON.

| Building facade



| Kitchenette



Bedroom with
balcony



| living room



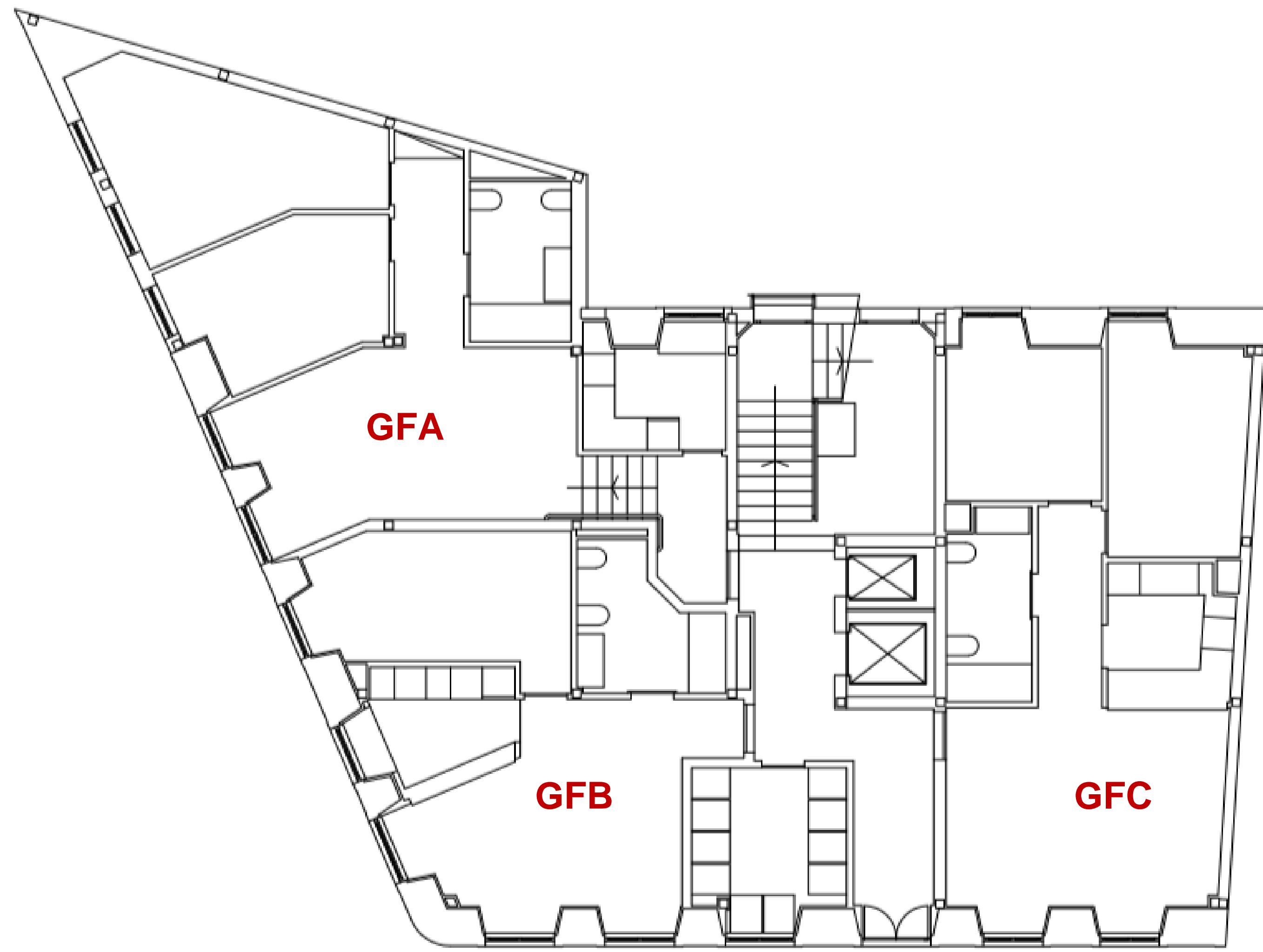


Bathroom



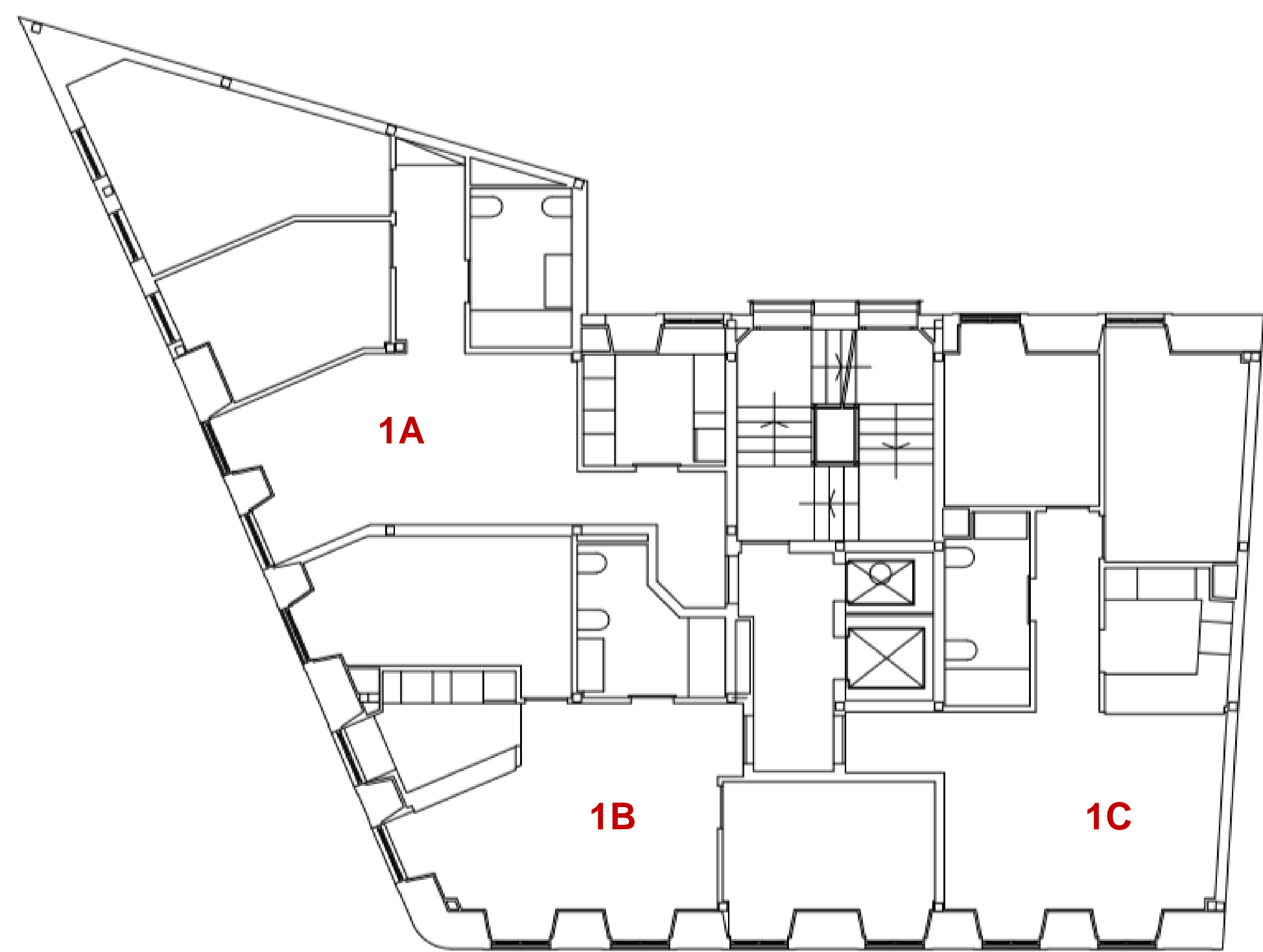
Bedroom

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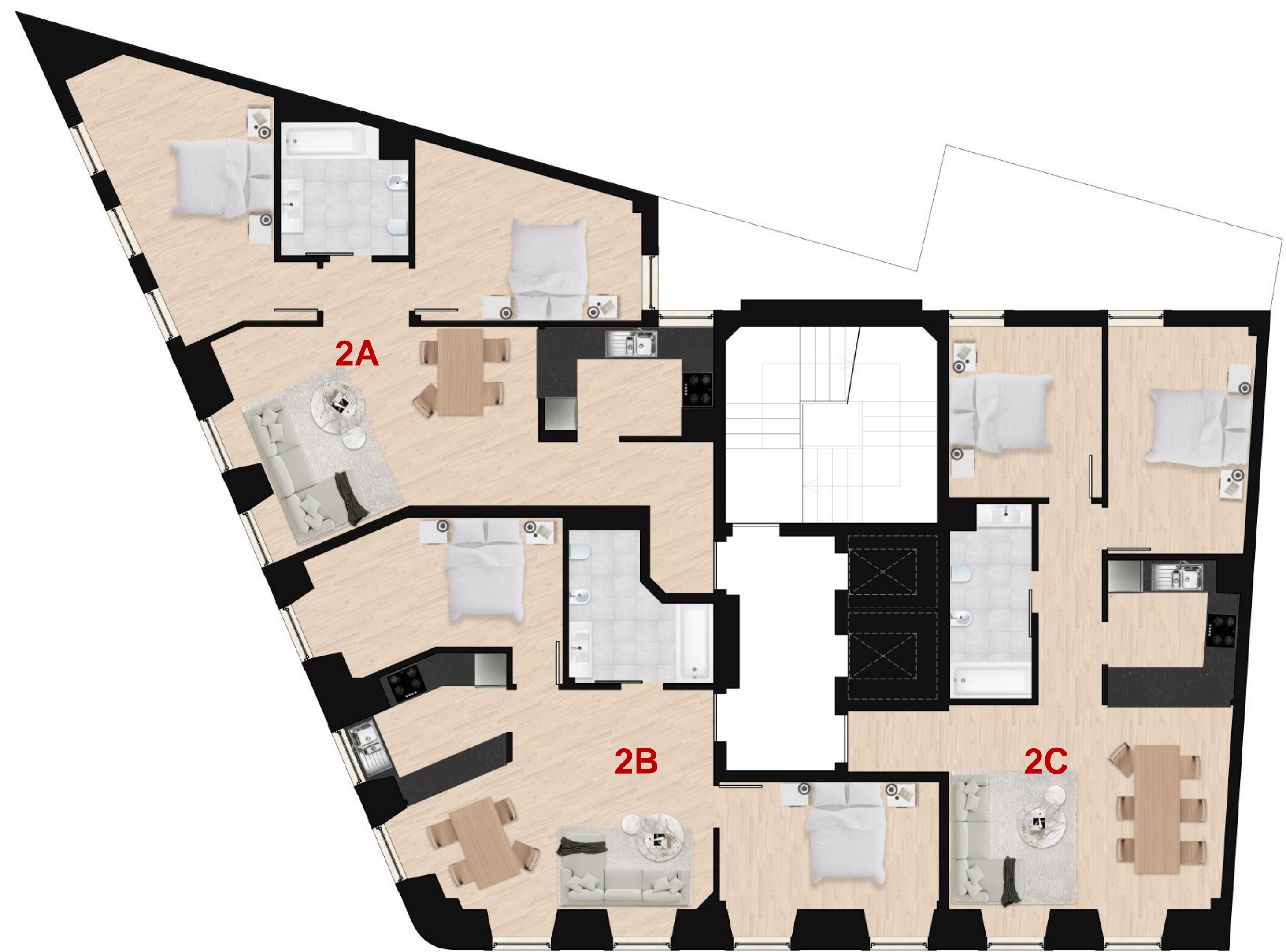
| Floor Plan - Ground
Floor

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| Floor Plan – 1st
| Floor

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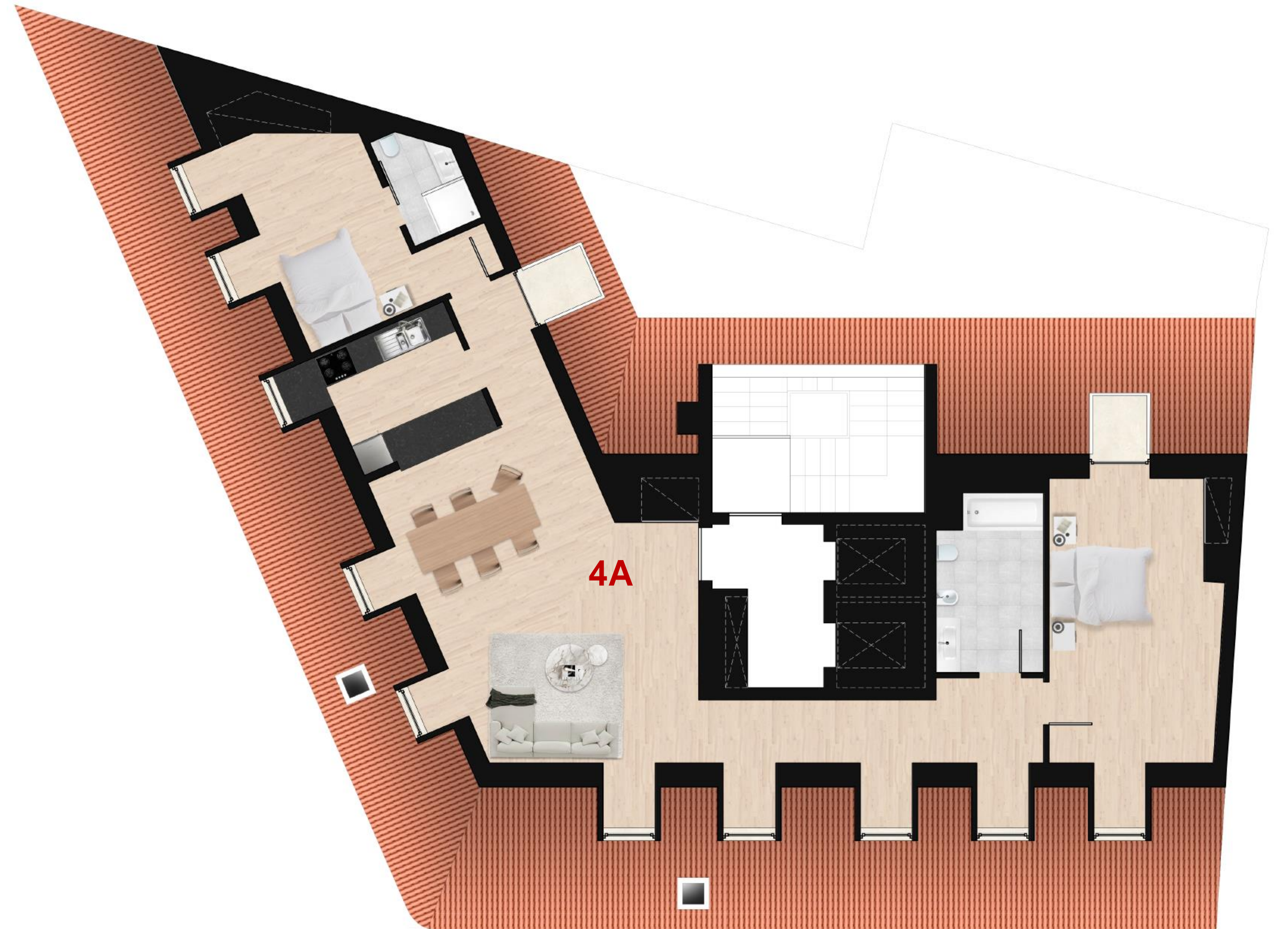
| Floor Plan – 2nd
| Floor

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Floor Plan – 3rd
Floor

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| Floor Plan – 4th
Floor

MARKET ANALYSIS

Campo de Ourique

Benchmarking Maria Pia III project

Typology	Maria Pia III	Market Data		
		New Developments (Median)	Idealista (Average)	INE Q4 '19 (Median)
T1	6364	8576	5830	3846
T2	5545	7297	5375	
T3	5468	10975	5554	

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 III 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	BALCONY	PRICE
GFA	T2	80	-	415 000 €
GFB	T1	53	-	RESERVED
GFC	T2	68	15	RESERVED
1A	T2	80	-	RESERVED
1B	T2	69	-	RESERVED
1C	T2	71	-	RESERVED
2A	T2	80	-	RESERVED
2B	T2	69	-	RESERVED
2C	T2	71	-	RESERVED
3A	T2	80	4	RESERVED
3B	T2	69	6	RESERVED
3C	T2	71	2	RESERVED
4A	T2	93	-	RESERVED

NOTE: * selected units above 450.000€ don't have guaranteed yield, but can be incorporated in the rental management service under a fee.



CHANGE THE PERSPECTIVE
