

INVESTMENT |
LISBON

SANTA BARBARA PROJECT

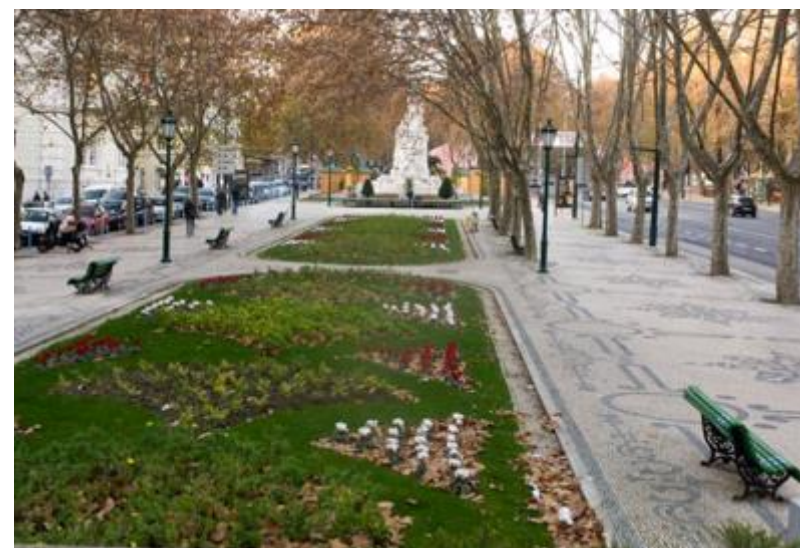
ANJOS

4% guaranteed yield or optional flexible return

INVESTMENT | LISBON



MARQUÊS DE POMBAL SQUARE



AVENIDA DA LIBERDADE



ROSSIO SQUARE



1 MINUTE WALK FROM ANJOS METRO STATION



INTENDENTE SQUARE



MOURARIA NEIGHBOURHOOD



COMMERCE SQUARE

INVESTMENT |
LISBON



REHABILITATION PROJECT

FULL RESTORATION OF 30 APARTMENTS IN 'ANJOS' DISTRICT. 'ANJOS' NEIGHBOURHOOD IS UNDERGOING INTENSE URBAN REHABILITATION AND ADJOINT ALMIRANTE REIS AVENUE IS ONE OF THE THREE ARTERIES OF THE CITY OF LISBON, CONNECTING THE LISBON AIRPORT AND CIRCULAR ROADS WITH THE HISTORIC CENTER

INVESTMENT |
LISBON



FRONT OF THE BUILDING

FRONT OF THE BUILDING





BACK OF THE BUILDING

INVESTMENT |
LISBON



LIVING ROOM – T1 REPRESENTATION



LIVING ROOM – T2 REPRESENTATION



LIVING ROOM – T3 REPRESENTATION



BEDROOM – REPRESENTATION



INVESTMENT |
LISBON

BATHROOM
- REPRESENTATION

INVESTMENT |
LISBON



MODEL FLOOR PLAN
- T1 REPRESENTATION



INVESTMENT |
LISBON

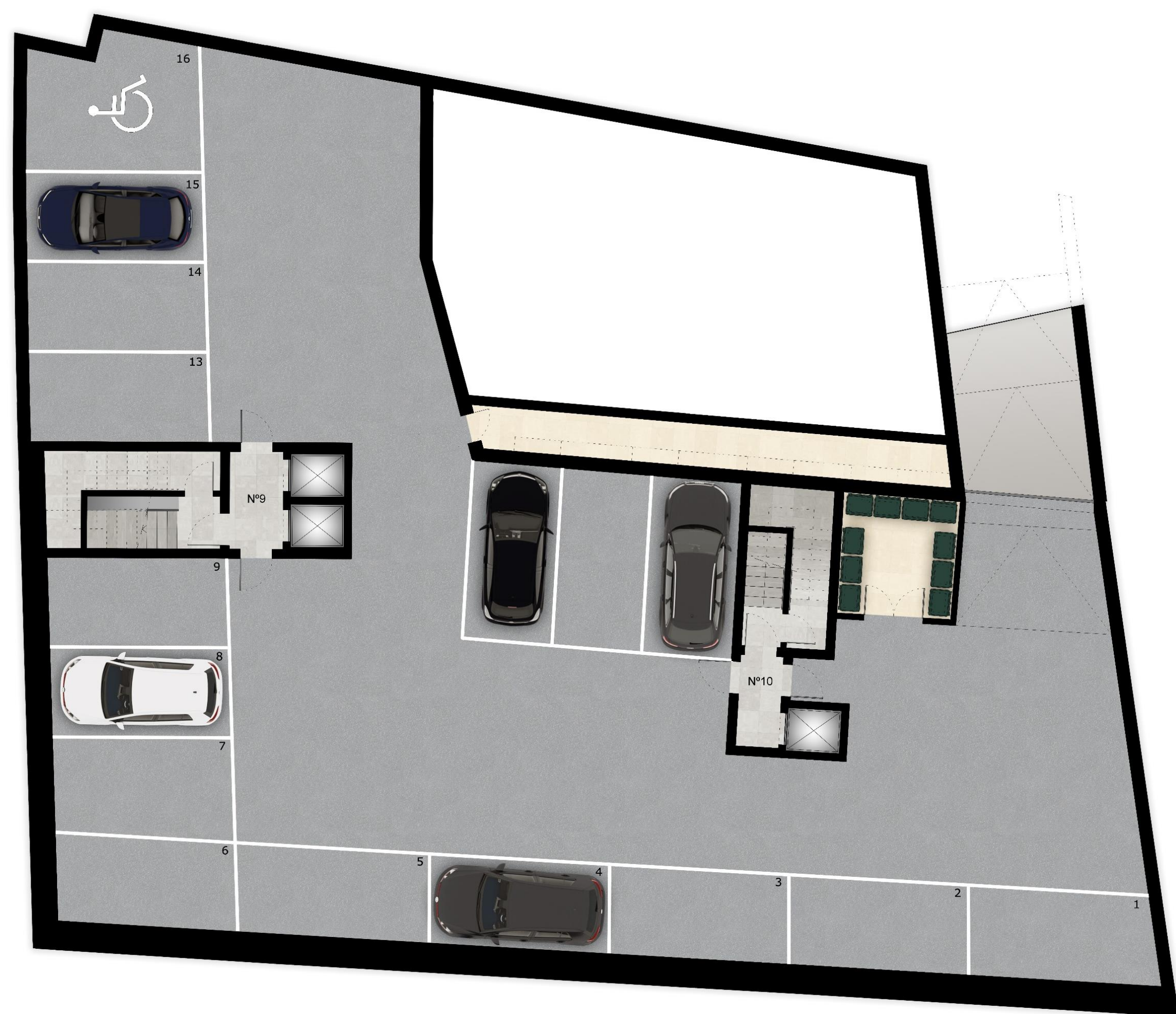
MODEL FLOOR PLAN
- T2 REPRESENTATION

INVESTMENT |
LISBON

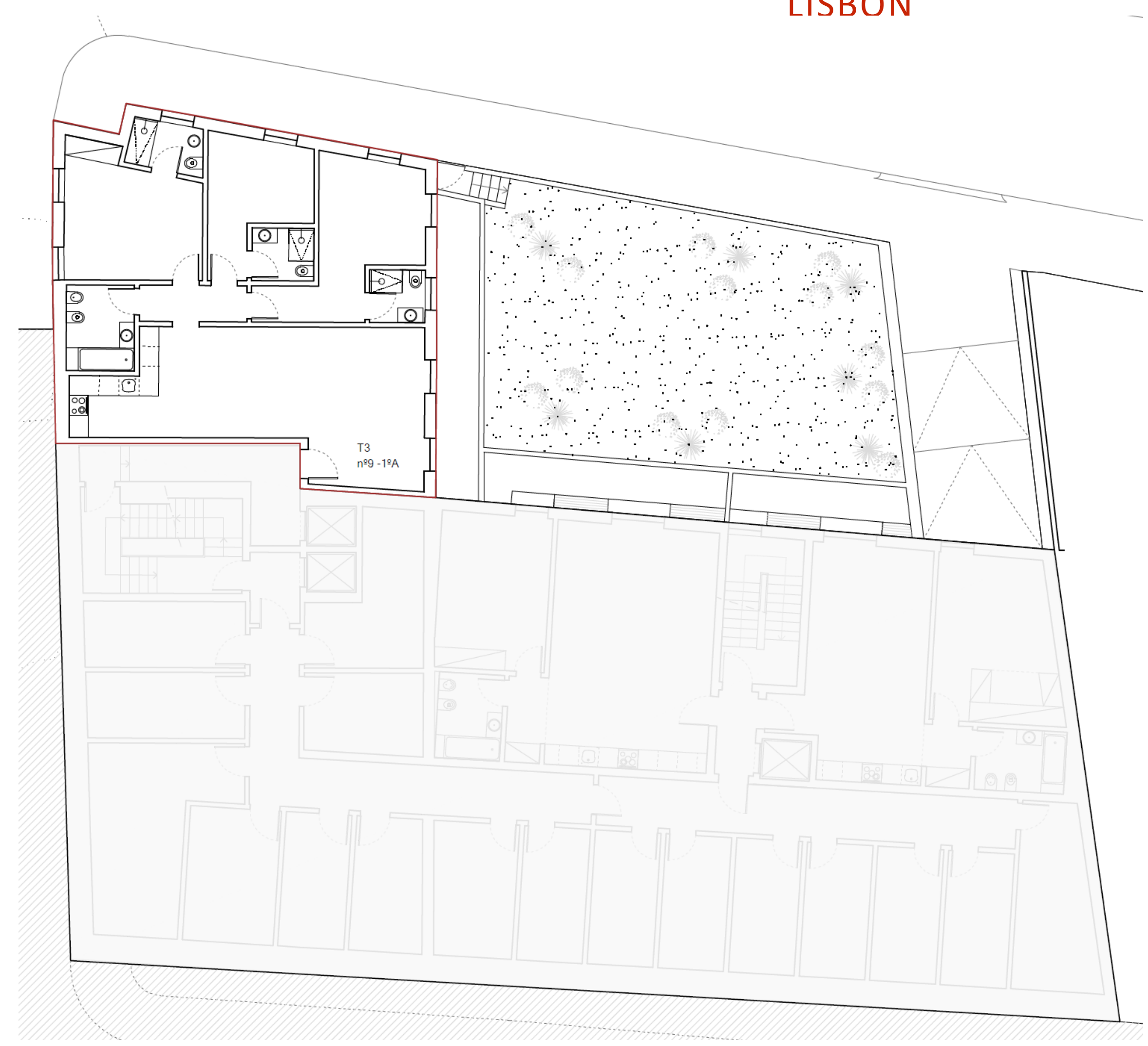


MODEL FLOOR PLAN
- T3 REPRESENTATION

INVESTMENT | LISBON



-2 FLOOR
GARAGE

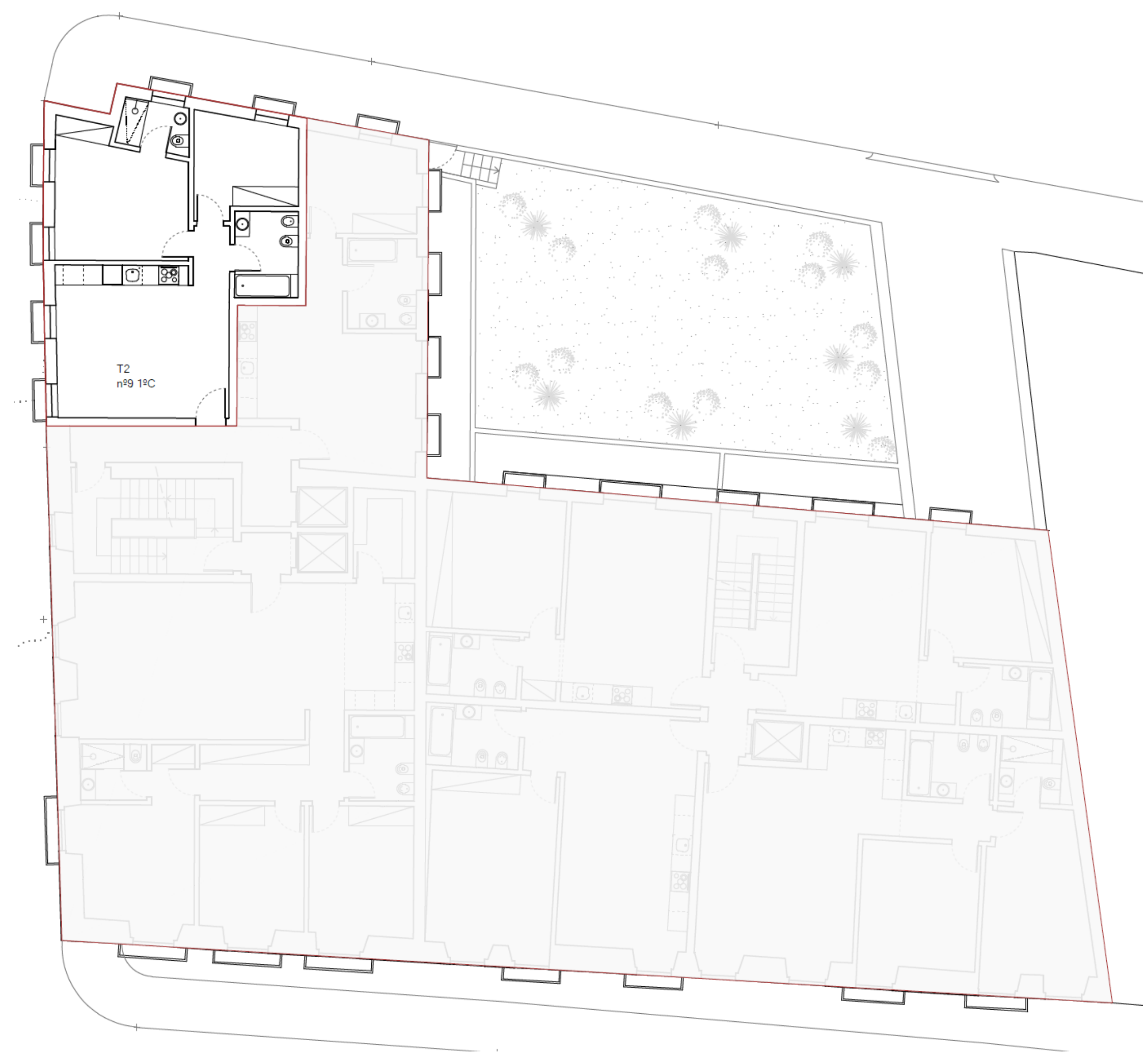


-1 FLOOR
VIEWS TO THE
GARDEN

INVESTMENT |
LISBON



0 FLOOR
VIEWS TO THE STREET OR TOWARDS THE GARDEN



1ST FLOOR
VIEWS TO THE STREET OR TOWARDS THE GARDEN



2ND FLOOR
VIEWS TO THE STREET OR TOWARDS THE GARDEN

MARKET ANALYSIS

Arroios

Benchmarking Santa Barbara project

Typology	Santa Barbara	Market Data		
		New Developments (Median)	Idealista (Average)	INE Q4 '19 (Median)
T0	7162	7252	6501	3274
T1	6172	6786	5389	
T2	5047	6087	4914	
T3	4997	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. This is outlined in the median €/m² for new developments at €6.557.
- Santa Barbara features a total of 32 apartments with a median price of €5.564/m². The prices are in line with the market average of €5.360 for listed apartments, and considerably below new developments' median price in the area of €6.557. Santa Barbara has immense potential for capital appreciation

UNIT	FLOOR	TPOLOGY	SQM	PRICE
9 -1 ^o A	-1	T3	128	620.000€ *
9 0 ^o A	0	Store	53	350.000€
9 0 ^o B	0	T1	52	RESERVED
9 0 ^o C	0	T2	77	RESERVED
9 0 ^o D	0	Store	58	360.000€
9 1 ^o A	1	T3	134	660.000€ *
9 1 ^o B	1	T1	52	350.000€
9 1 ^o C	1	T2	79	RESERVED
9 2 ^o A	2	T3	134	670.000€ *
9 2 ^o B	2	T0	35	RESERVED
9 2 ^o C	2	T1	70	380.000€
9 3 ^o A	3	T3	112	560.000€ *
9 3 ^o B	3	T0	38	RESERVED
9 3 ^o C	3	T1	67	RESERVED

UNIT	FLOOR	TPOLOGY	SQMT1	PRICE
10 -1 ^o A	-1	T1	73	RESERVED
10 -1 ^o B	-1	T1	66	RESERVED
10 0 ^o A	0	Store	80	400.000€
10 0 ^o B	0	T1	53	RESERVED
10 0 ^o C	0	T1	58	RESERVED
10 0 ^o D	0	Store	67	370.000€
10 1 ^o A	1	T1	58	RESERVED
10 1 ^o B	1	T1	67	RESERVED
10 1 ^o C	1	T2	92	RESERVED
10 1 ^o D	1	T1	53	RESERVED
10 2 ^o A	2	T1	58	RESERVED
10 2 ^o B	2	T1	68	RESERVED
10 2 ^o C	2	T2	92	RESERVED
10 2 ^o D	2	T1	53	RESERVED
10 3 ^o A	3	T1	51	RESERVED
10 3 ^o B	3	T1	63	RESERVED
10 3 ^o C	3	T2	84	RESERVED
10 3 ^o D	3	T0	45	RESERVED

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.

STORAGE UNITS	PRICE	PARKING PLACES	PRICE
A1	RESERVED	1	RESERVED
A2	10.000€	2	RESERVED
A3	RESERVED	3	RESERVED
A4	RESERVED	4	RESERVED
A5	10.000€	5	50.000€
A6	10.000€	6	
A7	10.000€	7	RESERVED
A8	RESERVED	8	RESERVED
A9	10.000€	9	RESERVED
A 10	10.000€	10	RESERVED
A 11	10.000€	11	RESERVED
A 12	10.000€	12	RESERVED
A 13	10.000€	13	RESERVED
A 15	10.000€	14	RESERVED
A 14	10.000€	15	RESERVED
A 16	10.000€	16	40.000€



CHANGE THE PERSPECTIVE
RESERVED