

INVESTMENT |
LISBON

GRAÇA II PROJECT

GRAÇA

4% GUARANTEED YIELD OR OPTIONAL FLEXIBLE RETURN

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ALFAMA NEIGHBOURHOOD



ROSSIO SQUARE



MARTIM MONIZ SQUARE



ICONIC SITES WITHIN 10 MINUTES WALKING



NATIONAL PANTHEON



SÃO JORGE CASTLE



NOSSA SENHORA DO MONTE VIEWPOINT

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REHABILITATION PROJECT

SET IN THE HEART OF LISBON, ON A HILLSIDE, GRAÇA II FEATURES 14 APARTMENTS & 2 COMMERCIAL UNITS. THE PROJECT CONTEMPLATES A GENEROUS PRIVATE CONDOMINIUM GARDEN, WITH EXCELLENT SUN EXPOSURE, AS WELL AS PRIVILEGED VIEWS OF LISBON FROM THE TOP FLOORS.

GRAÇA | HISTORY WITH A VIEW



VIEWPOINT

One of the best in the city



COLORFUL

Architecture and history



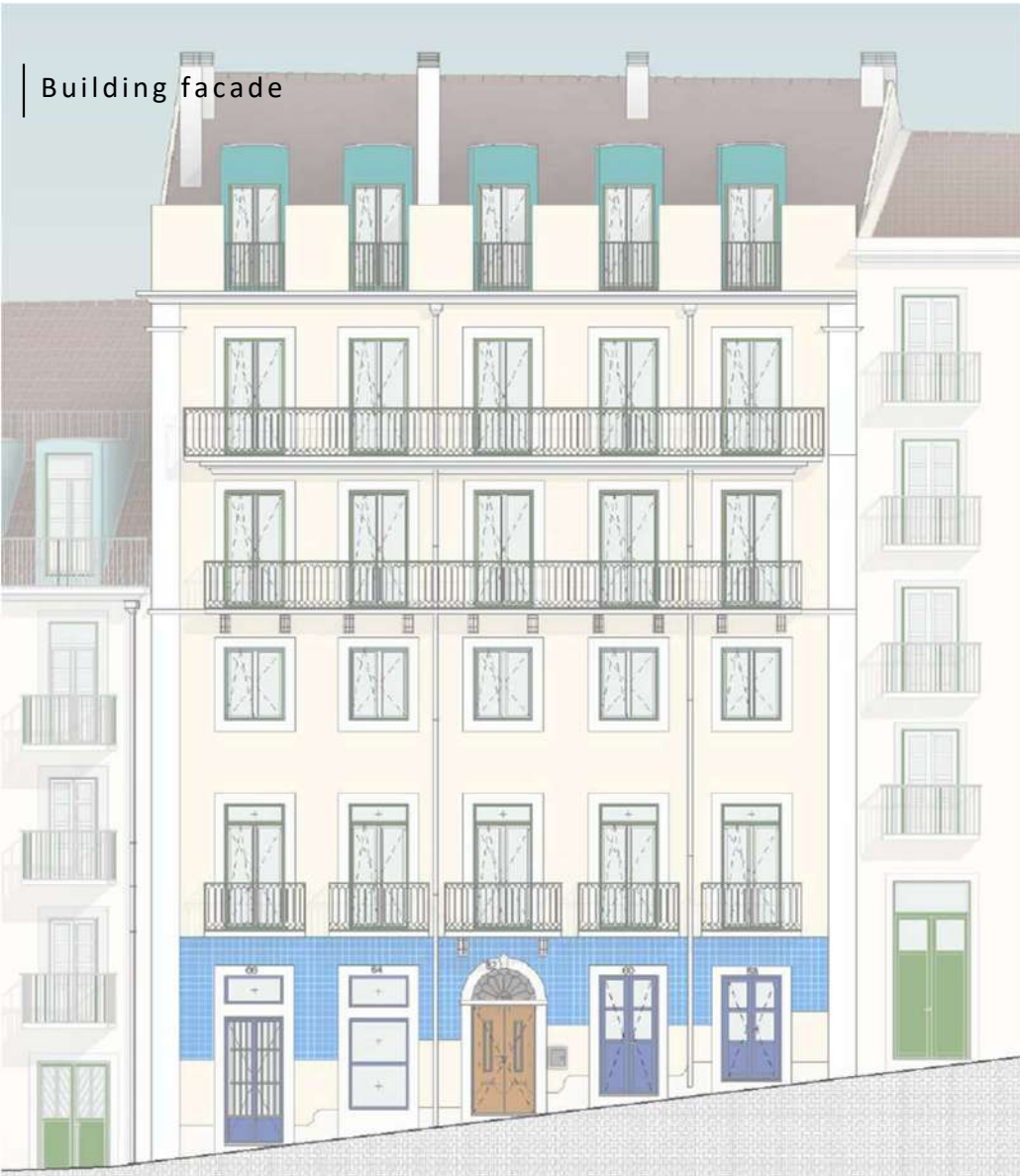
CULTURAL

Hotspot and lifestyle

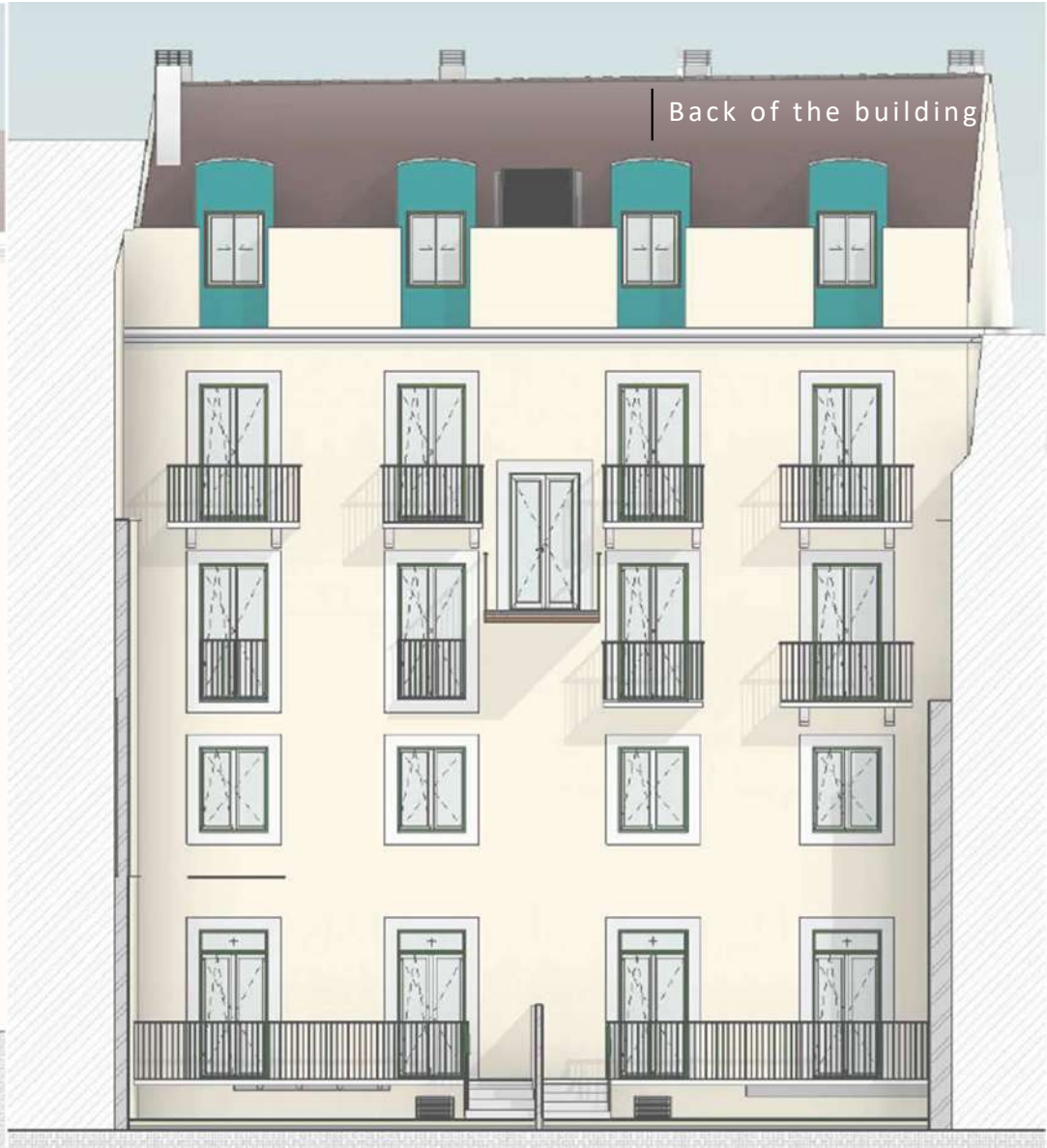
THE BIRTHPLACE OF THE CITY OF LISBON, BORDERING THE MAIN HISTORIC SITES OF THE CASTLE OF ST. GEORGE, THE NATIONAL PANTHEON AND MANY OTHERS TO DISCOVER IN THESE WINDING STREETS.

THIS INCREDIBLE PROJECT IS ABOUT TRANSFORMING OLD BEAUTY INTO A MODERN AND LUXURIOUS BUILDING, WHILE KEEPING THE LISBON ARCHITECTURAL TRAITS AND STYLE.

Building facade



Back of the building





CONDOMINIUM GARDEN

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CONDOMINIUM GARDEN

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CONDOMINIUM GARDEN



CONDOMINIUM GARDEN

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STUDIO APARTMENT REPRESENTATION

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KITCHEN REPRESENTATION

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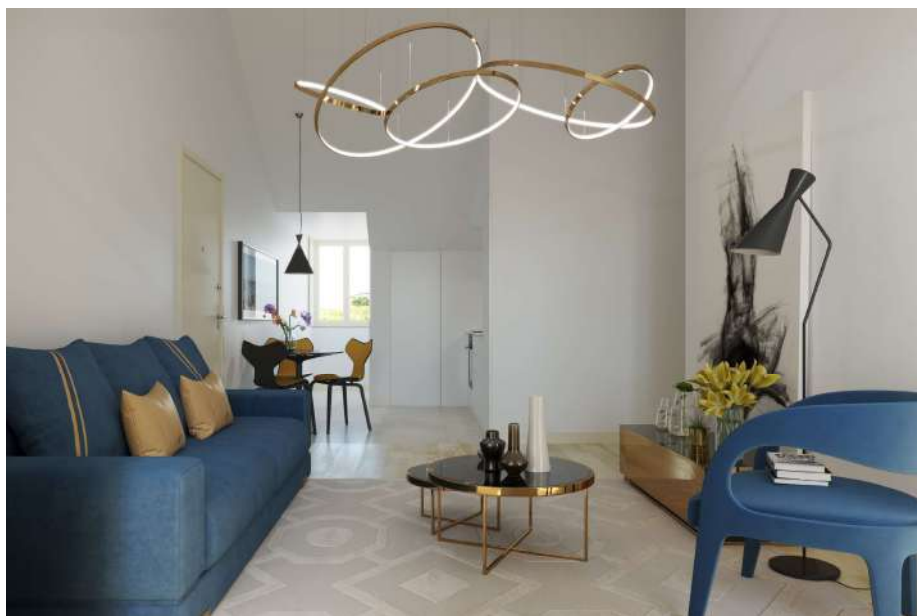


BATHROOM REPRESENTATION

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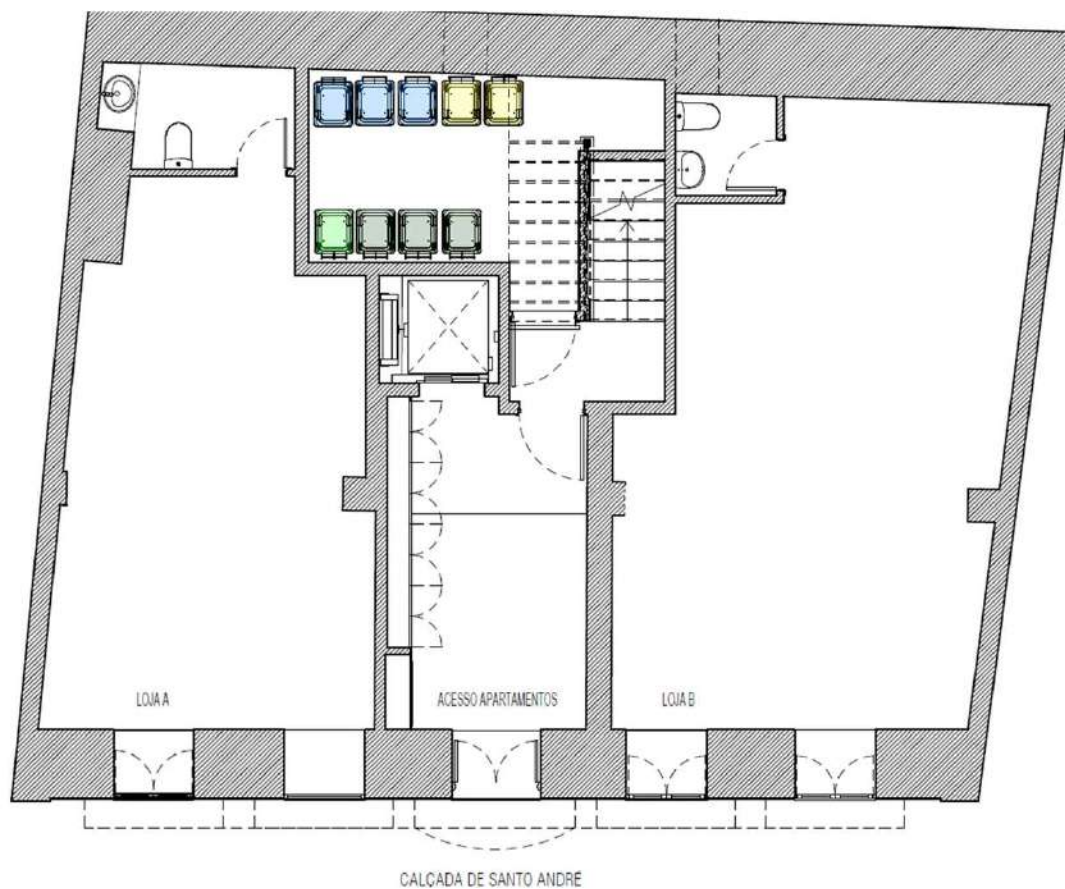


BEDROOM REPRESENTATION

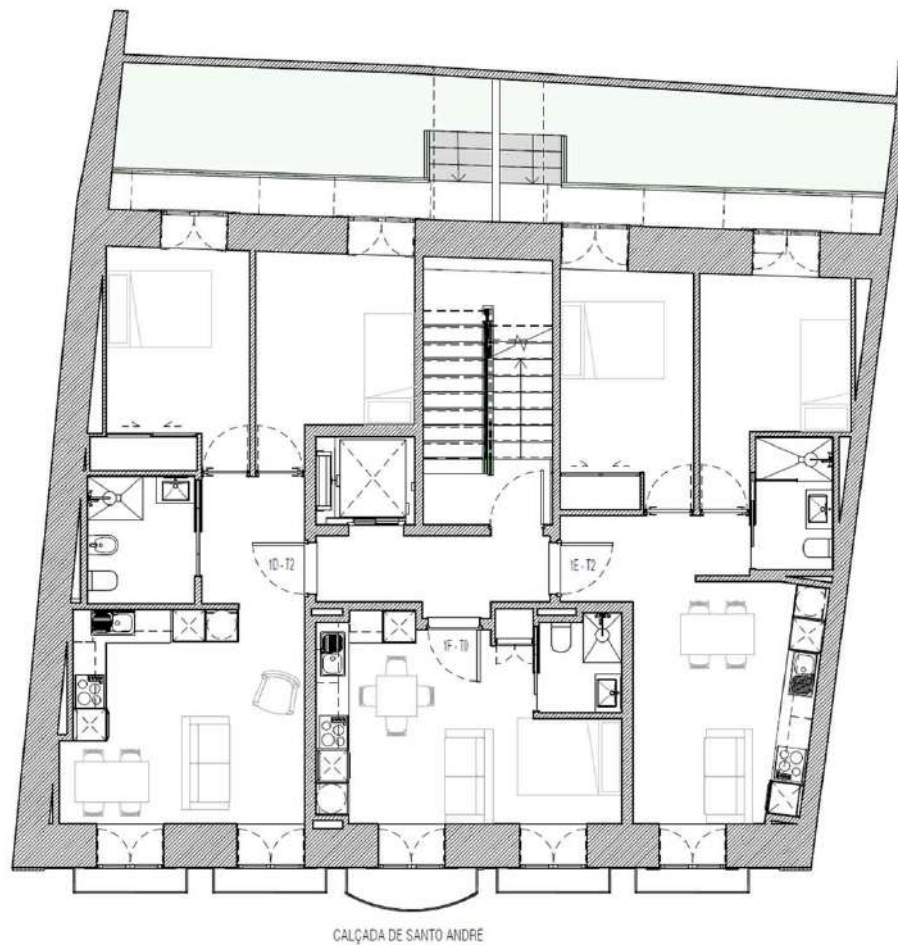


LIVING ROOM REPRESENTATION

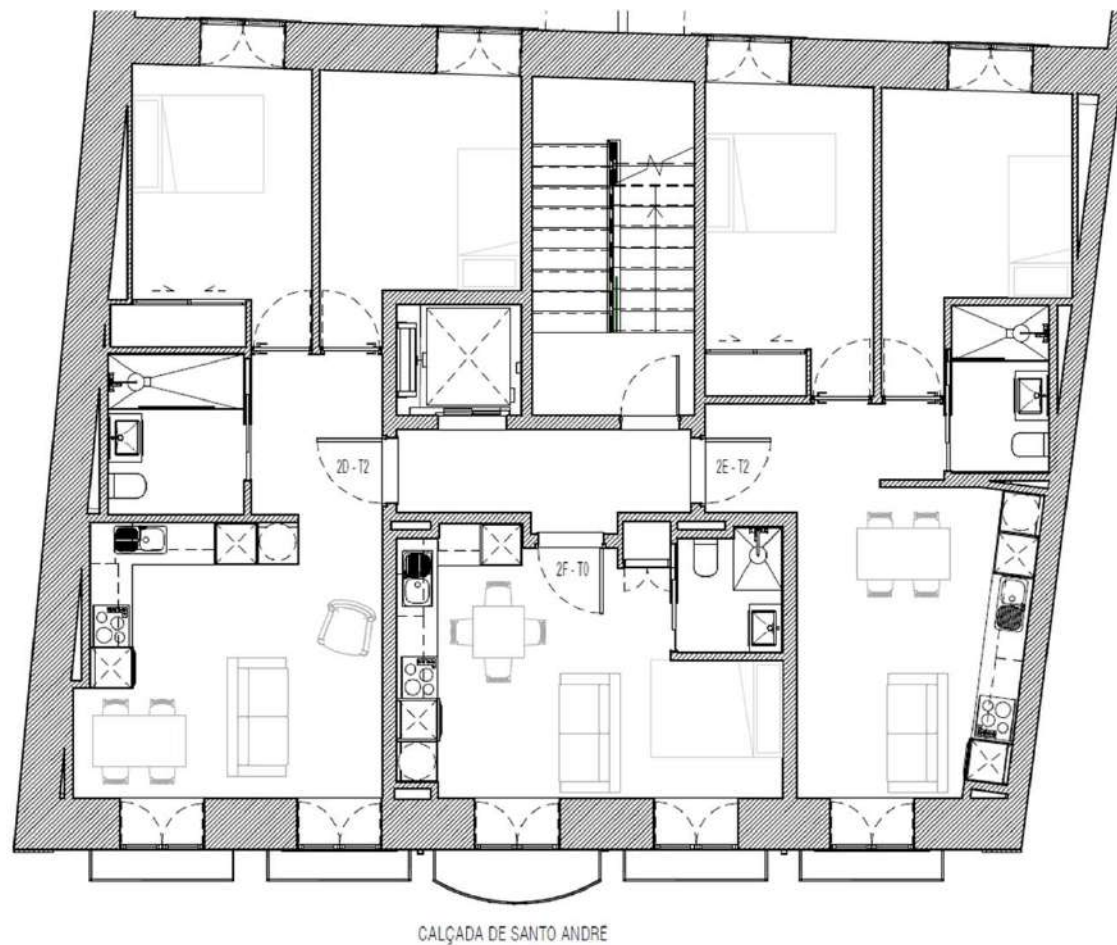
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GROUND FLOOR

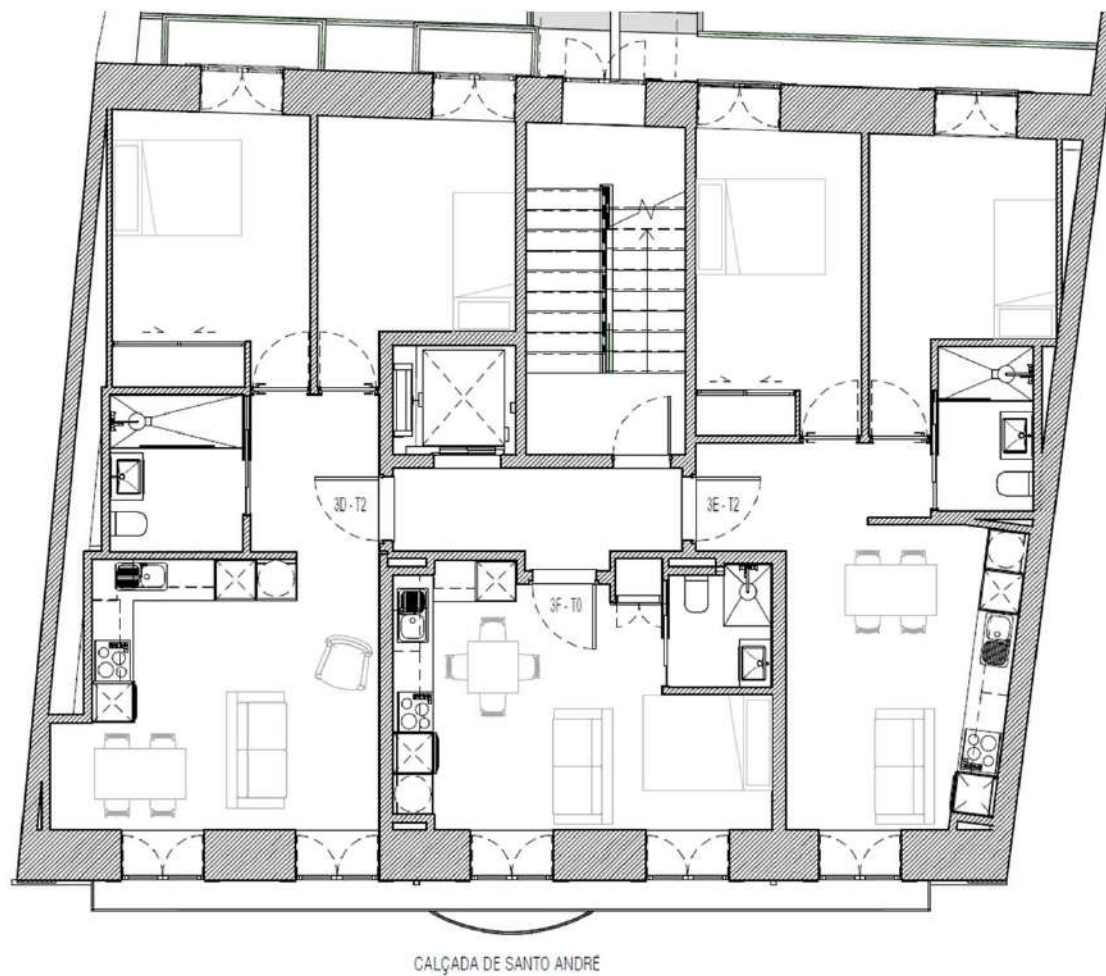


FIRST FLOOR



SECOND FLOOR

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THIRD FLOOR

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FOURTH FLOOR

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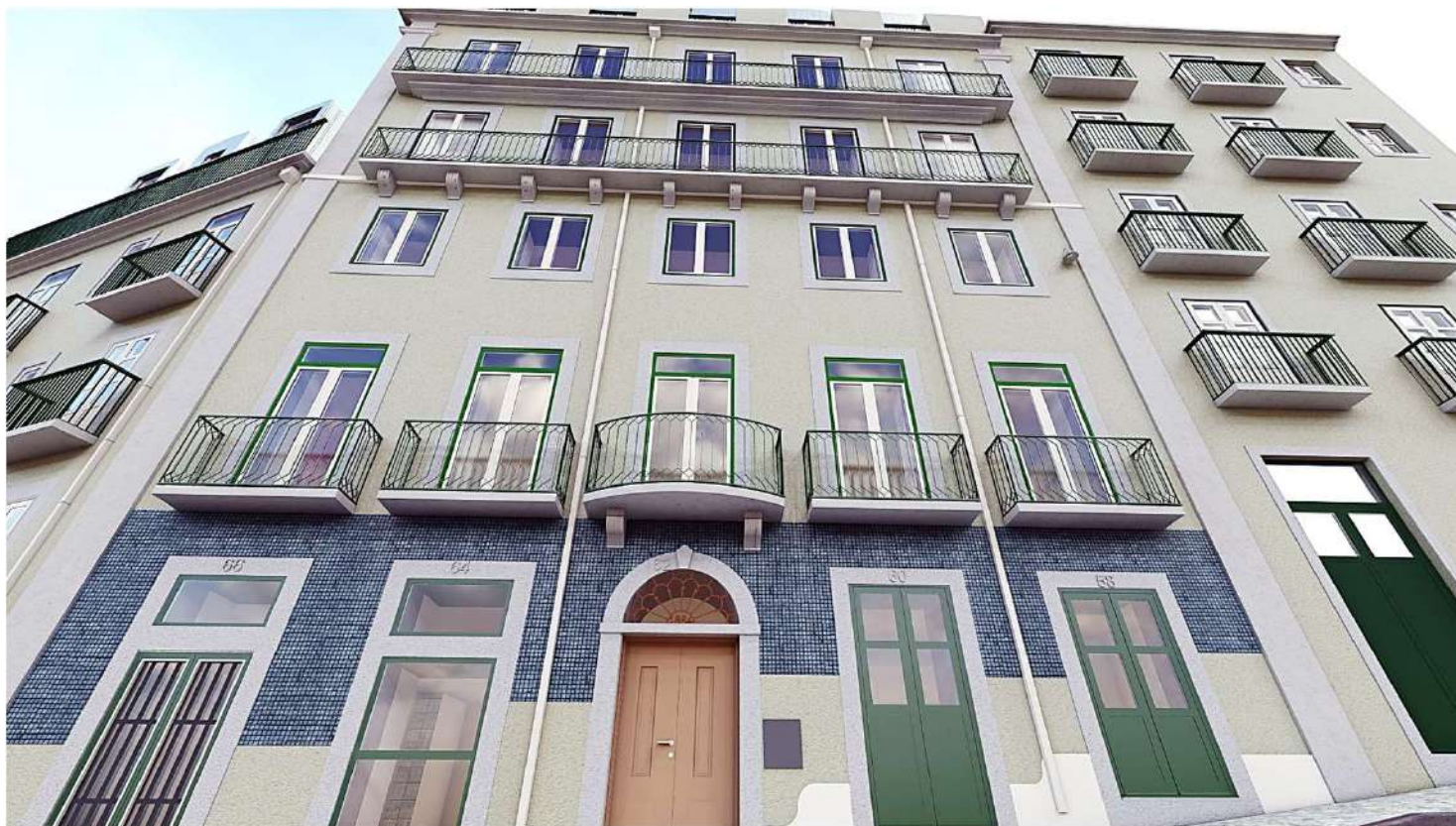
FIFTH FLOOR

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EXTERIOR BUILDING VIEW

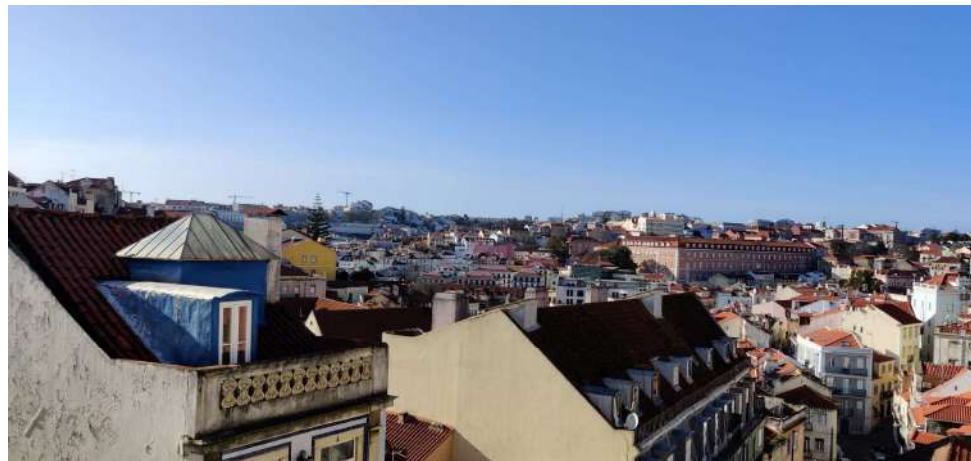
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EXTERIOR BUILDING VIEW

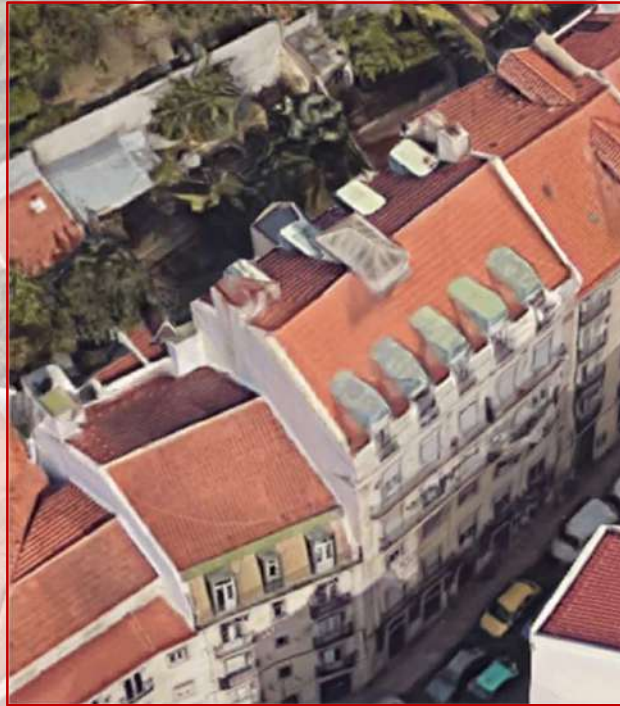
TOP FLOOR VIEW

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AIR VIEW

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MARKET ANALYSIS

São Vicente

Benchmarking Spark Capital's Graça II project

Typology	Graça II	Market Data		
		New Developments (Median)	Idealista (Average)	INE Q2 '20 (Median)
Shop	5997	N/A	4337	3375
T0	6750	7744	5807	
T2	6559	5198	4503	

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

- According to data from INE, the median price of transaction in Q2 of 2020 regarding all apartments (new, used and derelict) in São Vicente was €3.375.
- This value is 4,77% higher than the median for the County of Lisbon (€3.247). Despite the small difference, the Parish of Graça has always been one of great renown in the city of Lisbon due to its location, noble setting and proximity to historic landmarks. This location has a lot of potential buildings for rehabilitation and therefore ample room for capital appreciation.
- At an median price of 6.658€/m², Graça II project features 16 units in a prime historical location. The breathtaking views from the top floors alongside the private condominium style garden, make for very interesting real estate, and a fantastic investment.

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.

UNIT	FLOOR + TYPOLOGY	SQM	PATIO SQM	PRICE
A	GF Shop	54		€350.000
B	GF Shop	69		€400.000
C	1D – T2	70	18	RESERVED
D	1E – T2	59	18	€420.000
N	1F – T0	30		€215.000
E	2D – T2	65		RESERVED
F	2E – T2	56		RESERVED
O	2F – T0	27		RESERVED
G	3D – T2	70		RESERVED
M	3E – T2	59		RESERVED
P	3F – T0	30		€220.000
H	4D – T2	70		€460.000
I	4E – T2	60		RESERVED
Q	4F – T0	30		RESERVED
J	5D – T2	77		RESERVED
L	5E – T2	71		RESERVED



CHANGE THE PERSPECTIVE

GRAÇA II



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THE ADDRESS