

INVESTMENT |
LISBON

ALCÂNTARA II PROJECT

ALCÂNTARA

4% guaranteed yield or optional flexible return

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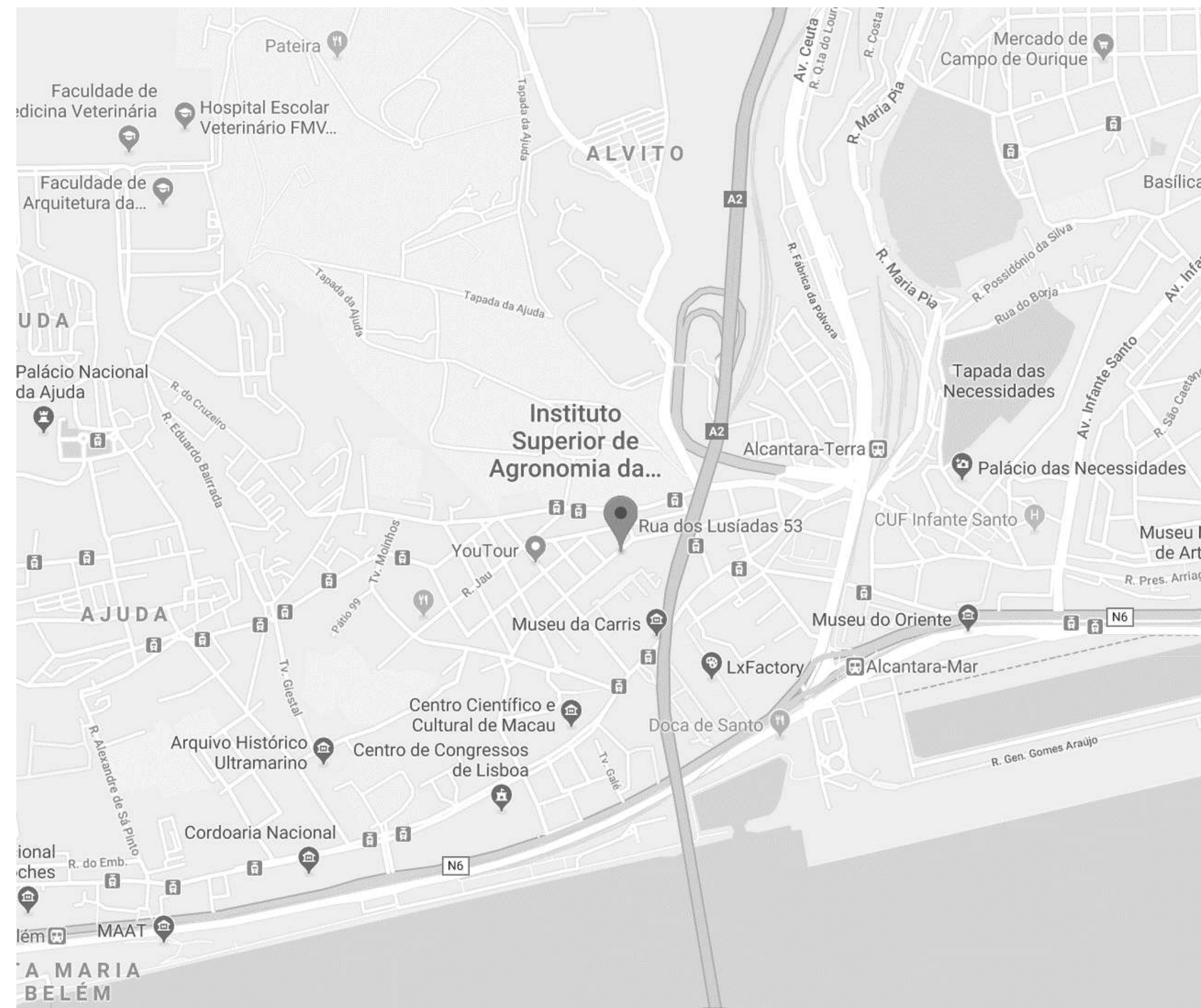
LX FACTORY



DOCKS



MAAT



10 MINUTE WALK FROM FROM BOTH
ALCÂNTARA TRAIN STATIONS



PASTÉIS DE BELÉM



TORRE DE BELÉM



PADRÃO DOS DESCOBRIMENTOS

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REHABILITATION PROJECT

SET IN A COZY AND TRADITIONALLY RESIDENTIAL LOCATION, THE PROJECT NEIGHBOURS MODERN AND TRENDY CULTURAL DEVELOPMENTS SUCH AS LX FACTORY. IT IS BOTH WITHIN CLOSE REACH OF THE HEART OF LISBON AND ALL ITS VIBRANT LIFESTYLE, WHISLT KEEPING ITS TRANQUILITY AND PEACEFULNESS THAT COMES WITH A RESIDENTIAL NEIGHBOURHOOD BY THE RIVERSIDE.

BACK OF BUILDING



FACADE



AIR VIEW





LIVING ROOM WITH
KITCHENETTE

BEDROOM



BATHROOM



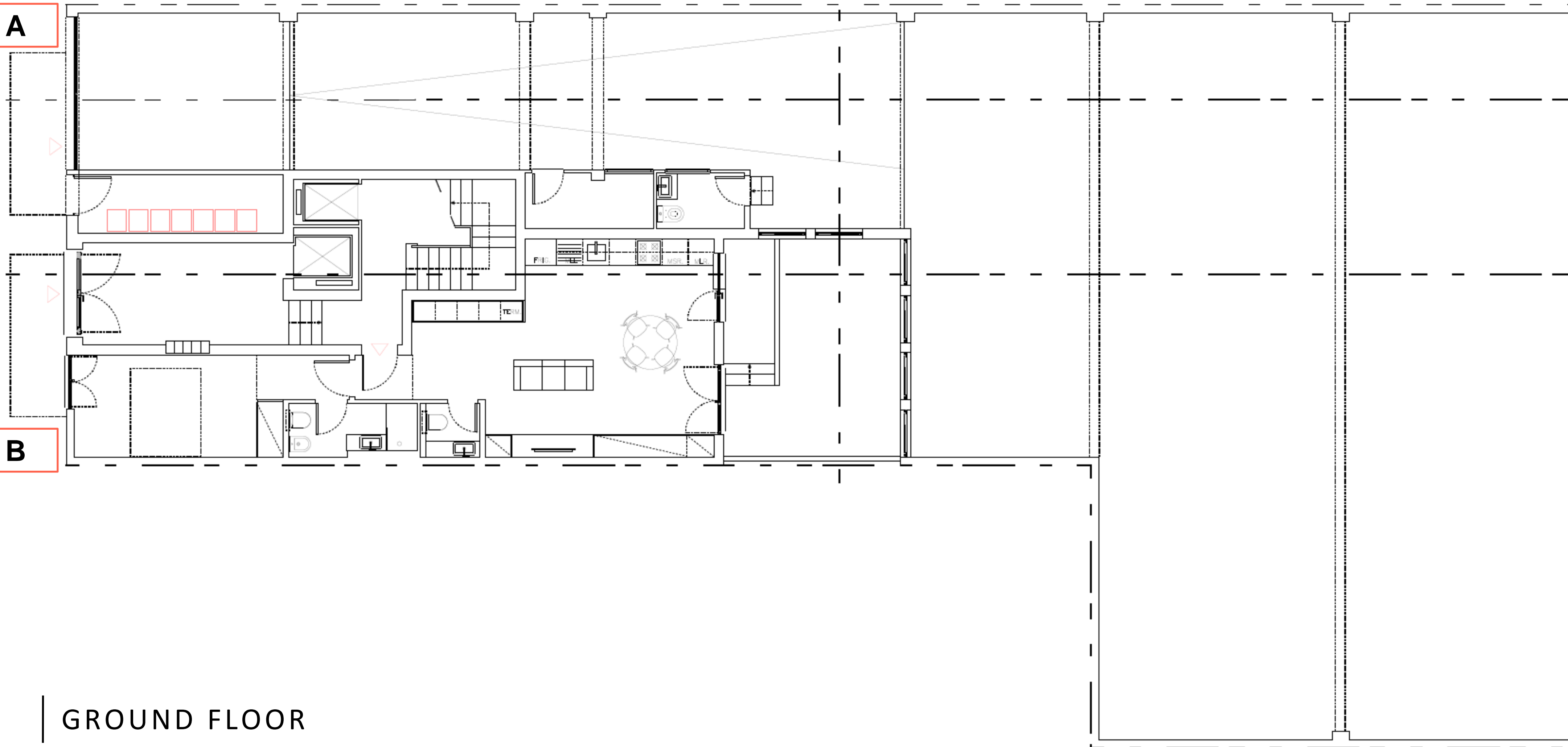


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A

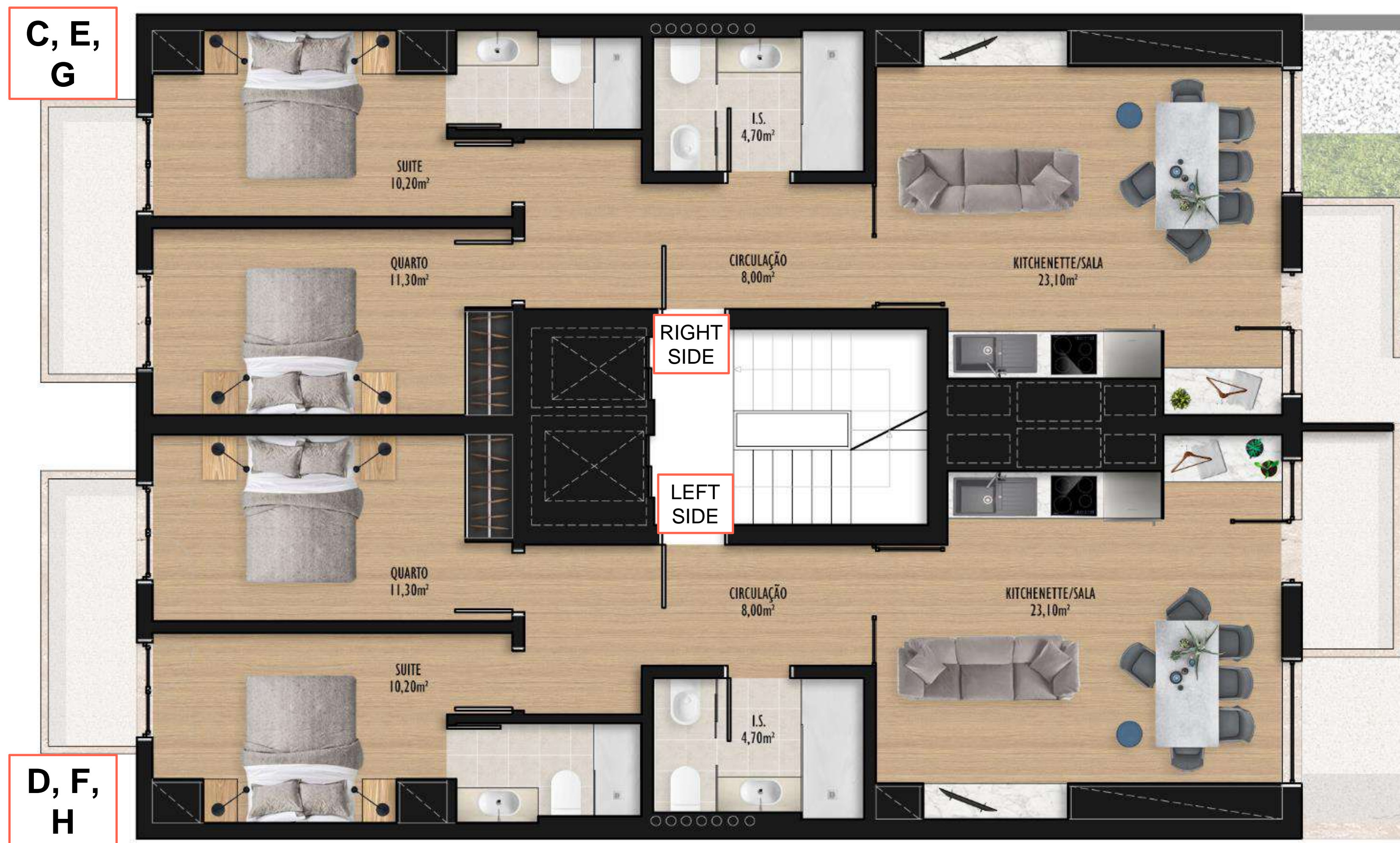
B

GROUND FLOOR





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1ST – 3RD FLOORS



INVESTMENT |
LISBON

I



J

4TH FLOORS



INVESTMENT |
LISBON

K

L



5TH FLOOR

MARKET ANALYSIS

Alcântara

Benchmarking Alcântara II project

Typology	Alcântara II	Market Data		
		New Developments (Median)	Idealista (Average)	INE Q4 '19 (Median)
T1	6745	5480	4745	3127
T2	5485	5068	4538	

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 Alcântara was €3.127.
- This value is in line with median for the County of Lisbon (€3.205), showcasing the untapped potential for the Parish
- Alcântara II features 11 apartments in one of the most trendy areas of Lisbon, in a traditionally residential neighborhood that is up-and-coming. Featuring generous areas and a very sizeable commercial unit, the Alcântara development, at a median price of €5,651 is a great opportunity investment in an area that is next in line to capitalize on Lisbon's fast expanding real estate market.

UNIT	FLOOR + TYPOLOGY	SQM	BALCONY/ GARDEN SQM	PRICE
A	GF Shop	311		830.000 €
B	GF T1	53	21	RESERVED
C	1D T2	73	8 +250	RESERVED
D	1E T2	73	8	RESERVED
E	2D T2	73	8	RESERVED
F	2E T2	73	8	RESERVED
G	3D T2	73	8	450.000 €
H	3E T2	73	8	RESERVED
I	4D T2	68	9	RESERVED
J	4E T2	68	9	RESERVED
K	5D T1	53	20	RESERVED
L	5E T1	53	20	RESERVED



CHANGE THE PERSPECTIVE

ALCÂNTARA II



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