



**LISBON
PORTUGAL**

PRE-LAUNCH INVESTMENT OPPORTUNITY LISBON, PORTUGAL



REAL ESTATE. RE-IMAGINED.



PROPRIETARY & CONFIDENTIAL

A regeneration residential development with a mix of T1-T3 typologies located in a prime city centre location only a 10-minute walk from the iconic *25 de Abril Bridge* suspension bridge

LISBON

Lisbon, the capital of Portugal is fast becoming the place to live and do business in Europe. The closest European capital to the United States and South America, particularly booming Brazil, Lisbon is less than one hour from Madrid with several daily flights and about 2.5 hrs from both London and Paris being the only capital in mainland Europe that shares the same time zone with the British capital.

Now is the time to invest in Lisbon, the combination of high profitability and affordable prices vis-a-vis other capitals makes it the capital city destination with the best valuation potential in the medium and long-term. (Source: ECB, The Economist, Bloomberg, Confidential Real Estate)

Recognized globally as a technologically advanced city, evidenced by some of the world's largest companies setting up technology focused hubs such as Google and Amazon to Mercedes-Benz, Lisbon is often likened to "Europe's San Francisco" complete with cable cars, hills, friendly welcoming people, a coffee & tech scene, plus the iconic suspension



bridge built by the same construction company as the original in San Fran. One of the most aesthetically pleasing and trendiest cities to live in Europe it attracts many high net worth individuals and indeed celebrities investing in real estate not only for lifestyle and capital appreciation gains but the option to take advantage of the very attractive tax regimes and that possibility to acquire permanent residency and citizenship over time. Time is precious and with close to 300 days of sunshine throughout the year, lots of outdoor and beach activities, a low cost of living, low crime rates, and culturally rich, means quality of life is very high in Lisbon. According to the Expat Insider 2018, Portugal was voted the best country in all of Europe for expatriates to live, and 3rd in 2019.

Lisbon is the wealthiest region in Portugal, known as an alpha-level city because of its importance in finance, commerce, media, entertainment, arts, international trade, education and tourism. Lisbon produces 45% of the Portuguese GDP, significantly above the European Union's GDP average.

DEMAND IS SURGING

In PwC's Emerging Trends in Real Estate Europe 2019, Lisbon took #1st place "Portugal's economy is growing healthily, and its capital is now an international destination for companies, investors and tourists." (Emerging Trends in Real Estate Europe, PWC, 2019)

Portugal's housing prices continue to rise strongly, fuelled by surging demand as well as improved economic conditions. In Lisbon metropolitan area, property prices were up by 7.9% (7.2% in real terms) in 2018 from a year earlier

The Portuguese housing market is expected to remain buoyant this year, with Moody's Investors Service predicting house price increases of between 7% and 8% every year until 2020 (Ref: Global Property Guide) Lisbon's property market is now reasonably priced. Comparatively speaking, Lisbon housing prices are among Europe's lowest. Lisbon is looking good. Tourist interest in the center of Lisbon is enormous, so the option of letting via Airbnb is there for much of the year. Lisbon's rental yields are comparatively among the highest in Europe, and Lisbon's price to rent ratios are among Europe's lowest. Rental yields are good, ranging from 5.4% to 6.2% gross (Ref: Global Property Guide)

In nine years, property prices in Portugal have increased by 16.6%, above the average of 3.3% in the eurozone and above the world average of 15.4%. House prices rose 3.3% in Portugal in the first quarter of 2019 (Ref: Idealista Property Market Statistics) An average price of 5.500,00 €/sq. has been confirmed for our product No.9 (Ref: JLL Jan 2020)



RENTAL YIELDS ARE
GOOD, RANGING FROM
5.4% TO 6.2% GROSS

(Ref: Global Property Guide)

THE PROJECT

PRICES FROM € 350,000

- 9x Units ranging from T1-T3 typologies
- 1 ground floor commercial unit
- Total Area 1000m²

Introducing No.37 in Lisbon, a residential development of 9 large apartments with typologies ranging from T1-T3.

Perfectly located in a prime central city location a very short stroll from the iconic 25 de Abril Bridge suspension bridge and Tagus River.

With over 1000 m² of build area this 1950's building will be brought to market turn-key with bespoke furniture all produced in Portugal.

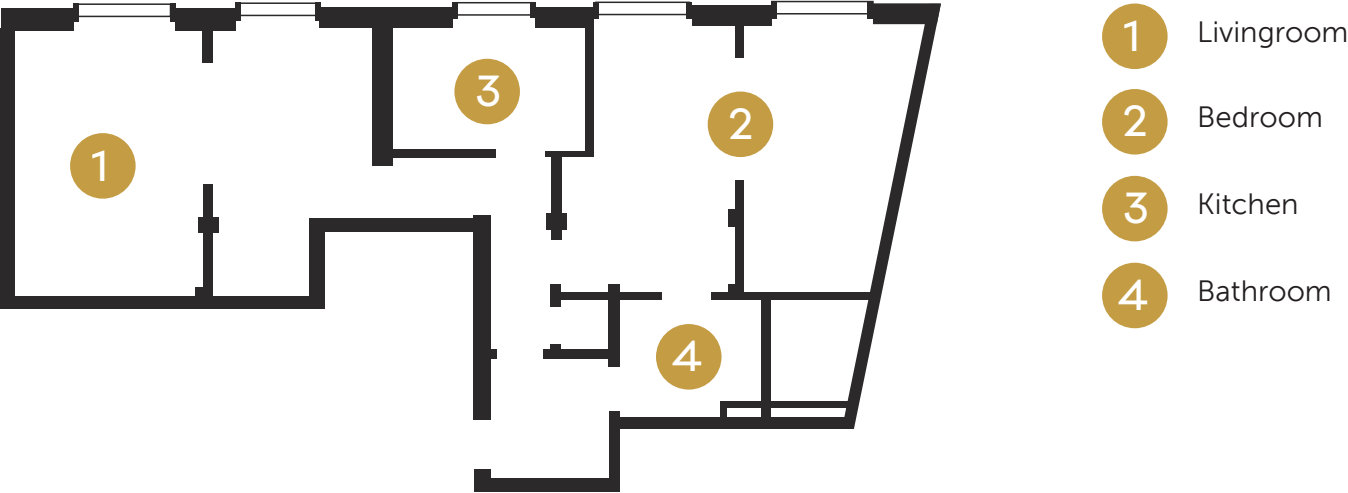


APARTMENTS

UNIT	FLOOR	DESCRIPTION	AREA	PRICE
A	Basement	1 Bed	87.35 m²	405.000 €
B	Ground Floor	1 Bed	40.1 m²	200.000 €
C	Ground Floor	2 Bed	84.85 m²	385.000 €
D	First Floor	2 Bed	71.4 m²	357.000 €
E	First Floor	3 Bed	92.2 m²	390.000 €
F	Second Floor	2 Bed	71.4 m²	360.000 €
G	Second Floor	3 Bed	92.2 m²	395.000 €
H	Third Floor	2 Bed	71.4 m²	363.000 €
I	Third Floor	3 Bed	92.2 m²	400.000 €
J	Ground Floor Shop	Commercial Area	42.8 m²	200.000 €

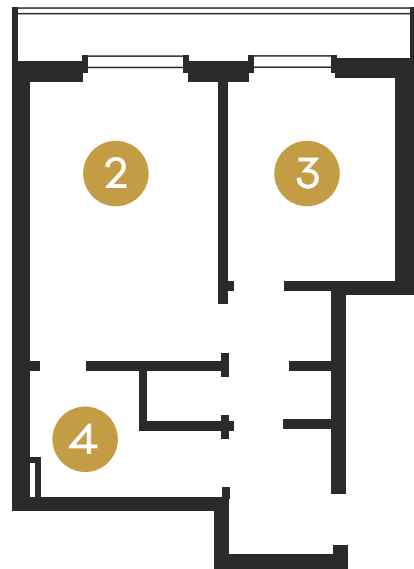
T 1

BASEMENT



T 1

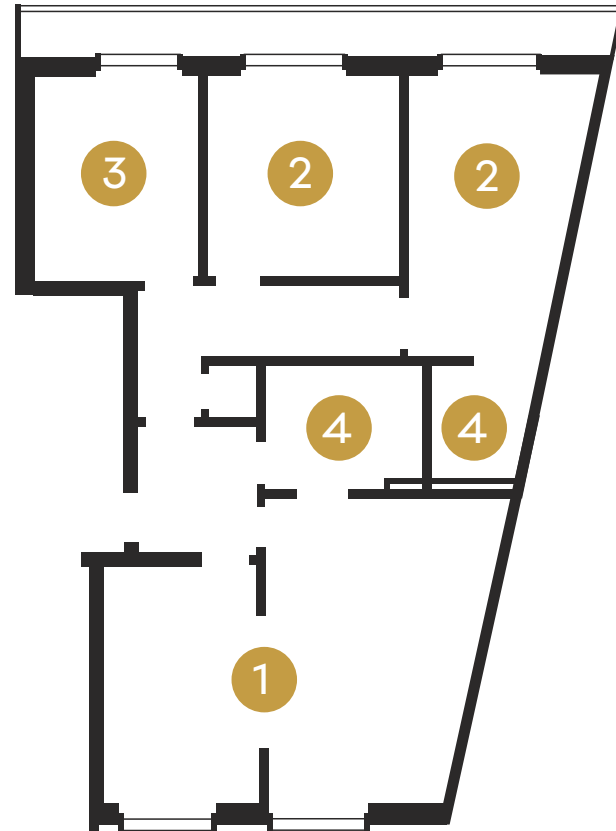
GROUND FLOOR



- 1 Livingroom
- 2 Bedroom
- 3 Kitchen
- 4 Bathroom

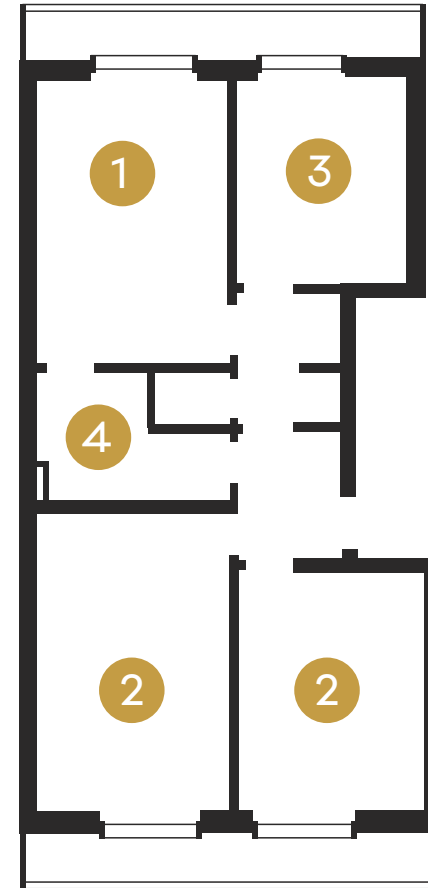
T 2

GROUND FLOOR



T 2

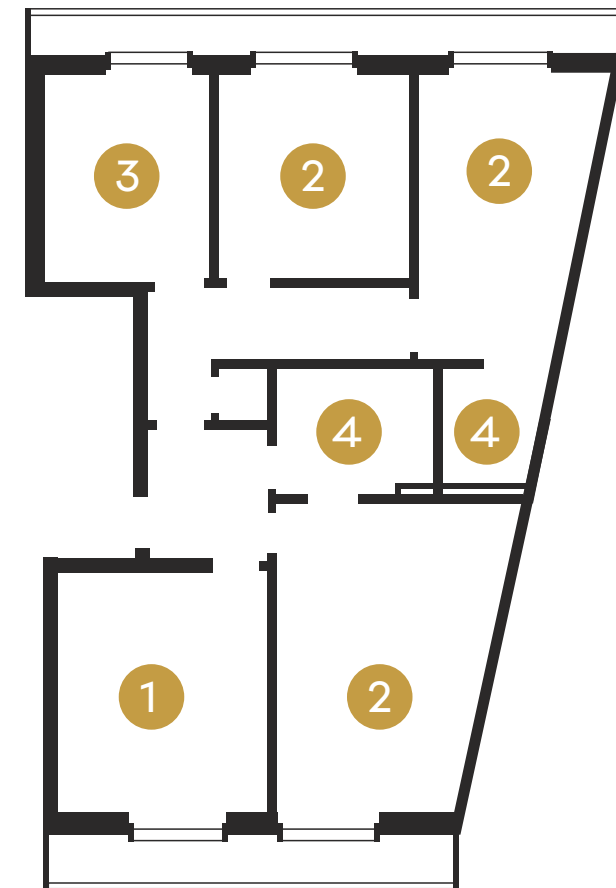
FIRST / SECOND / THIRD FLOOR



- 1 Livingroom
- 2 Bedroom
- 3 Kitchen
- 4 Bathroom

T 3

FIRST / SECOND / THIRD FLOOR

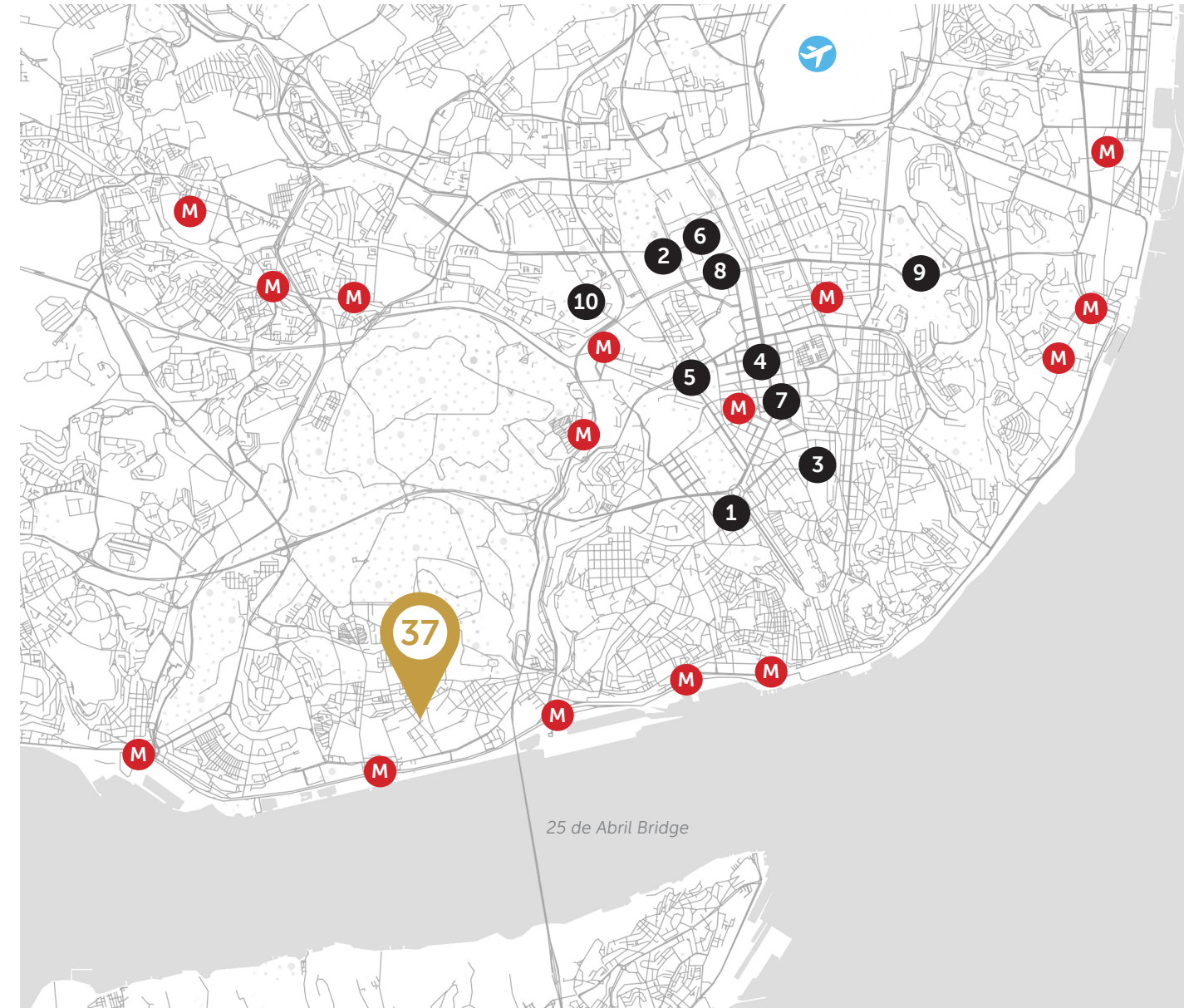


LOCATION

The neighbourhood boasts an array of shops, restaurants, and cafes with privileged views over the Tagus River, along with bike rental, many nautical activities, the popular bridge tour and several museums all within walking distance. The Lisbon Botanical gardens are a 15-minute walk with local parks and a multitude of cultural attractions and several landmarks within a 15 min drive. Getting around the city is easy with 3 main underground stations a mere 3-5-minute walking distance with the addition of bus and cable car options too. Lisbon Airport and the famous central street of Avenida da Liberdade are less than 15 minutes' drive along with the uber chic and historic Chiado district with its designer labels and fantastic restaurants.

The beautiful and popular Cascais is 35 mins by car, allowing for a weekend escape ocean side or you could experience stunning Setubal which is only 45 min drive. For a total escape from city life you will always have the Algarve, the beautiful southern coastline of Portugal blessed with stunning beaches, championship golf-courses and a glorious climate which can be reached driving in only 2.5 hours.

Everything and more are on your doorstep in the heart of Lisbon.



- 37 N°37 LISBON
- Lisbon Airport
- M Subway Stations
- 1 Avenida da Liberdade
- 2 Lisbon University Stadium
- 3 Alameda Dom Afonso Henriques Garden
- 4 Culturgest
- 5 Calouste Gulbekian Museum
- 6 University of Lisbon
- 7 Higher Technical Institute (University)
- 8 University Institute of Lisbon
- 9 Bela Vista Park
- 10 Zoo of Lisbon

PORTUGAL ADVANTAGES

Portugal's Golden Visa: is Europe's most successful residency-by-investment program attracting high numbers of investors due its flexibility and benefits.

Golden Visa

Currently, No.9 Lisbon qualifies under a reduced regeneration investment scheme which allows investors gain a residency permit to include family members with minimum required stays in Portugal of only 7 days per annum at a significantly lower investment outlay of 350K EURO

NHR

Since 2010 Portugal's NHR program has provided foreign investors the opportunity to receive qualifying income tax free, both in Portugal and the source income country. The NHR is considered a major step forward in Portugal becoming a tax free jurisdiction for qualifying individuals. Non-resident income includes; pensions, dividends, royalties and interest income.

MESPIL work with the best in class legal firms who have processed Golden Visa applications, additional family member applications and renewal visa's. Further information on request.



PORTUGAL TAKES A TOTAL OF 42 AWARDS

AWARDS

Travel

The World's Travel Awards awarded Portugal a staggering 27 European awards in 2019 with Lisbon receiving "Europe's Leading City Break Destination"

Food & Wine

Three new Michelin starred restaurants were added to the growing list bringing the total to 26 across the country with 5 in Lisbon. Quality of Portuguese wines were distinguished with more than 420 medals in 2019 by national and international experts.

Peacefulness

While many countries are dealing with conflict, Portugal has continued to hold its place as the 3rd most peaceful country in the world. (Ref: Global Peace Index)

Technology & Sustainability

Portugal is also making strong commitments to technology and sustainability and supporting these with a Tech Visa and Green Visa respectively for inward investment and

development. In 2019 the Web Summit committed to hosting the World's largest tech conference from Lisbon for the next 10 years bringing Fortune 500 companies, groundbreaking startups and world-class speakers to Lisbon.

Portugal is also the first country to commit to decarbonizing by 2050 and reducing greenhouse gas emissions by 50% by 2030 reaching a target of 80% electricity from renewable resources including a total phase out of coal. Portugal has already accomplished 54% of renewables in electric energy generation. These efforts place Portugal in the lead for responsible global citizenship, and recently winning; The Best Sustainable Country in Europe and placing in the top 100 most sustainable countries. In March 2018 Portugal produced more than enough renewable energy to meet the country's entire electrical demand – a feat "unmatched in the last 40 years," according to the Portuguese Renewable Energy Association



MESPIL ADVANTAGES

At MESPIL we value trust, relationships and service. As a Portugal centric real estate company, we acquire and sell quality developments in both the Algarve and Lisbon maintaining a focus on operating our assets end-to-end ensuring commitment to each project. Our crucial difference lies in our established connections in the political, legal and banking spheres, which give us exclusive access to unique property opportunities.

Drawing on the team's combined century plus of investment management experience allows us acquire, develop and bring to market quality product at excellent value for our clients. We take pride in matching out clients to the right investment, we operate and manage your asset yielding your investment return.



PURCHASE PROCESS

Six steps to ownership:

01 The first step after choosing your MESPIL home, is to pay a booking deposit of €10,000 used to secure your property taking it off the market.

02 Appoint your legal representation in Portugal who will work directly with our law firm Global Lawyers based in Lisbon.

03 A promissory contract will then be signed by you with a deposit of the balance of 30% paid to our law firm's client account.

04 Within a further 30 days the completion of the purchase can proceed by both vendor and purchaser signing the "escritura" contract. This contract is the equivalent of the deeds to the property.

05 The signing of the "escritura" ends with the transfer of balance of funds to our law firm's client account and new registration of the property in the presence of the official notary. Once this has been done and the property is registered at the Land Registry Office and Local Tax Office, it is legally yours to enjoy.

06 You are welcomed as a new property owner with MESPIL and our team on the ground are at your disposal anytime with our 24/7 reception and concierge service.

Turn Key Purchase - Experts in property presentation we also understand the needs and demands of the property rental market in Lisbon. We are delighted to partner with OMEY Projects to create unique living spaces for our clients from a standard furniture fit out rental suitable for rental purposes or a bespoke concept for those clients who wish to make a home from home. Further info on request.

Secured Mortgages and Low interest

rates - Subject to terms and conditions we have secured favorable mortgage offerings from a number of banks willing to lend up to a maximum of 75% LTV over a maximum of 30 years at low rates of circa 1.4%

Rental Yield - We offer competitive rental yields with options to rent short or long term depending on your personal usage needs. MESPIL have an operation/ management team in situ to ensure a smooth transition to an operating asset. Further information on request.

Viewing Trips - There is no better way to make a property purchase than to visit the location personally. MESPIL frequently arrange inspection trips where we are happy to facilitate the necessary viewings and orientation, meetings with qualified professionals and time needed for questions so you are confident in us as your team and your investment in Portugal.

Next Steps - For further info on No.37, Lisbon please feel welcome to contact us at info@mespil.ie so we can assist you further.



+353 1 669 7670 | info@mespil.ie | www.mespil.ie

MESPIL Ireland
2 Argyle Square
Donnybrook
Dublin 4, Ireland
D04 W184

MESPIL Portugal
Shops 7/8 & 9, Vila Sol Plaza (Lote B35)
Alto do Semino
8125-307 Quarteira
Algarve, Portugal

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