



SETUBAL BAY LIVING

CAMILO CASTELO BRANCO STREET



OVERVIEW

The architectural and engineering projects are fully approved and the construction can start in a very short period of time.

The 46 apartments of the project will be distributed over 7 buildings with a **modern architectural program, within the Setubal's urban rehabilitation zone**. Considering its **privileged location**, the building has the potential to be **a landmark project to the city**.



KEY INVESTMENT HIGHLIGHTS



PLOT
4.857 SQM



GCA ABOVE GROUND
6.330 SQM



46 APARTMENTS
(TYPOLOGIES RANGING BETWEEN T1 TO T4)

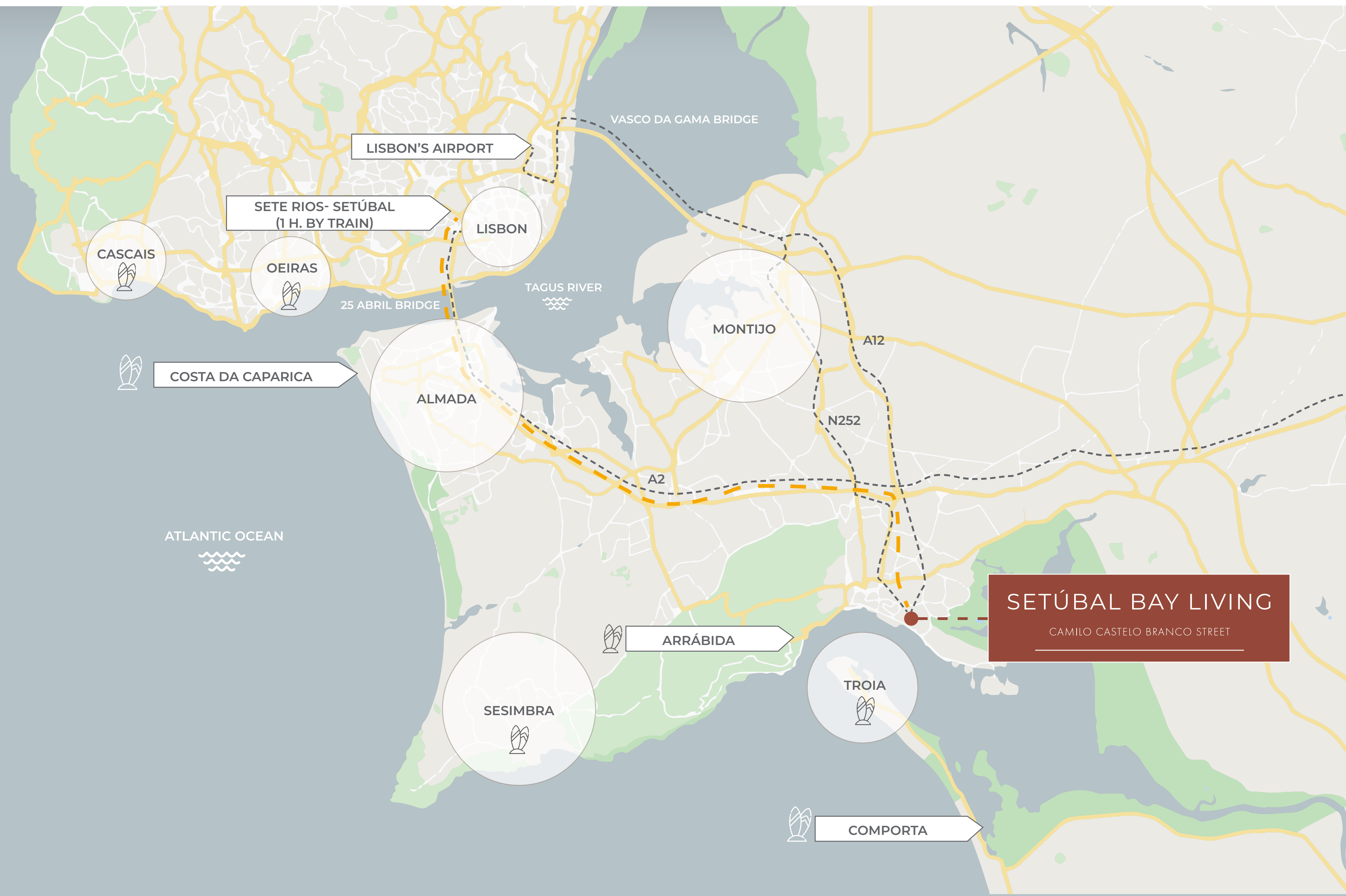


AMAZING VIEWS
TO THE SETUBAL BAY, TROIA AND THE
ARRÁBIDA HILLS

PRIME LOCATION WITHIN SETUBAL'S CITY CENTRE
FULLY APPROVED ARCHITECTURAL AND ENGINEERING PROJECTS



MACRO LOCATION



BEACHES NEARBY

MAIN ACESS BY CAR

TRAIN LINE

SETÚBAL BAY LIVING

CAMILO CASTELO BRANCO STREET

MICRO LOCATION

SETUBAL CENTER
(5 MIN. WALKING)

A2
MOTORWAY
ACCESS

SÃO BERNARDO
HOSPITAL
(10 MIN. WALKING)

SETÚBAL BAY LIVING

CAMILO CASTELO BRANCO STREET

CAMILO CASTELO
BRANCO GARDEN
(1 MIN. WALKING)

SETUBAL - TROIA
(15 MIN. FERRY)

RUA DAS FONTAÍNHAS



--- TRAIN LINE

SETUBAL

The city of Setúbal is located on the northern bank of the Sado River estuary, approximately 48 kilometres (30 miles) south of Portugal's capital, Lisbon. It is also the seat of the Setúbal District.

In the beginning of the 20th century, Setúbal was the most important center of Portugal's fishing industry, particularly specializing in processing and exporting sardines. None of the many factories then created are operating today. However, the existing maritime ports, either traditional, commercial and the new marines, keep the city links to the ocean and water well alive and vibrant.

Tourism, based on the beautiful existing natural conditions plus excellent hotels, resorts and infrastructures, is one of the city's most appreciated resources, due to its interconnection with the

Sado (river) on one side and Atlantic Ocean on another, having a coast line with both.

The city is also connected with the nearby coast of the Arrábida hills natural park - which offers an unspoiled nature and beautiful beaches to the Atlantic Ocean. A dolphin colony inhabits the Sado River. Across the river on the south bank lies the peninsula of Tróia, a place with vast white/golden sand beaches where several luxury hotels and resorts were recently built. The Tróia peninsula can be sighted from the city, across the river. Albarquel, Figueirinha, Galápos, Galapinhos, Creiro and Portinho da Arrábida are some of the city's many beaches, located in the north bank of the estuary, at the very beginning of the Arrábida hills.



MARKET OVERVIEW

PORTUGAL, ON THE RADAR

The Real Estate market is very active with solid fundamentals to keep its dynamic. Demand diversification and the values reached in the major cities are bringing new opportunities for expansion zones, in which it is foreseen that large scale projects start to propel in the coming years.

In the recent years, Portugal has conquered the status of investment destination in the European and global panorama. Such status comes from its assertion in several dimensions: a cosmopolitan, competitive, innovative and creative country.

The Real Estate market has had an important role in this "transformation" of the country. The quality of life offered, the regeneration of Lisbon and Porto, the increasing employment and business opportunities, have been attracting many foreigners from all corners in the world, as well as Portuguese who have been previously forced to emigrate.

The demand in the residential market is no longer mainly focused on foreigners and high class Portuguese habitants. The demand is more diversified, comprising middle class families, students and young professionals as well.

In the business context, more and more multinationals are choosing Portugal to install their innovation Technology and shared services centers. In parallel the co-working tendency is also growing, highly motivated by the demand from entrepreneurs coming from all over the world.

INTANGIBLES
3RD
MOST PEACEFULL COUNTRY IN THE WORLD

ECONOMY GROWTH
1,8%
S1 2019

JOB & BUSINESS OPPORTUNITIES
6,8%
UNEMPLOYMENT RATE

QUALITY WORK FORCE
1ST
WORLD'S BEST MASTERS IN INFORMATION
MANAGEMENT

COSMOPOLITAN CITY
1ST
BEST COUNTRY IN EUROPE FOR
EXPATS TO LIVE IN

THE ASSET

The property is located in Fontainhas Parish, one of the most traditional neighbourhoods within Setúbal, just in front of Sado River.

The surrounding area combines the proximity of the city centre with an easy access to the main connections to get in and out of the city, both by car, bus, boat or train.

The region offers a great variety of street retail, gastronomy and cultural spots.

The project is a Rehabilitation program, as the plot is composed by several different parcels, from which some are ruins and others are land plots. Part of these ruins will be harnessed, in order to to keep part of the existing urban distribution.

The architecture project was made to take the most advantage of the amazing views to the Setúbal bay, the Arrábida hills and the Troia beaches. The result is that the majority of the apartments have very good views.

AREA SCHEDULE BY BUILDING:

BUILDINGS	GCA (SQ.M)	RESIDENTIAL UNITS (#)
Fontainhas	808	8
Fontainhas I	282	2
Fontainhas II	568	3
Muralha	1.961	12
Casa das Barrocas	269	2
Camilo Castelo Branco	1.675	13
Camilo Castelo Branco	767	6
TOTAL	6.330	46



THE ASSET



THE ASSET



THE ASSET



SALES PROCESS

JLL is exclusively instructed on behalf of the seller to solicit offers from investors for the purchase of the property.

The vendor is accepting offers for the property, which is freehold and available by way of an asset deal.

Non-Binding Offers should include:

- Details of the purchaser;
- Track record;
- Identification of the advisors (if applicable);
- Proposed price;
- Payment conditions;
- Capital structure;
- Internal approval process description;
- Confirmation of time required for completion (including due diligence)

Any questions or requests for additional information be directed, via e-mail, to the sales team.

Upon NDA execution interested parties will be granted access to inspect the property.

Access to an info pack with additional information will be made available under the same condition.



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