



Av. Calouste Gulbenkian

Praça de Espanha, Lisbon / Green Field Development Opportunity



*Achieve
Ambitions*₁

Google Earth

Av. Calouste Gulbenkian Plot



Executive Summary

This is a great opportunity to invest in a green field plot in Lisbon's city center with potential to develop a project from the scratch. Different uses can be planned for this land, from residential to services and hospitality.

This central location offers great transport accessibilities, like subway, train and bus. It's also very close to all the major motorway connections to the north and south of Portugal.

A planning (*Unidade de Execução*) is under development for an aprox. **6.100** sqm construction project that foresees different possibilities of use.



Location



Benefiting from the ongoing dynamics of Lisbon's city centre, Praça de Espanha enjoys a singular location in the New Office Zone, Nova University and El Corte Inglés, taking advantage of being a cross section of the major means of transportation to get in and out of town.

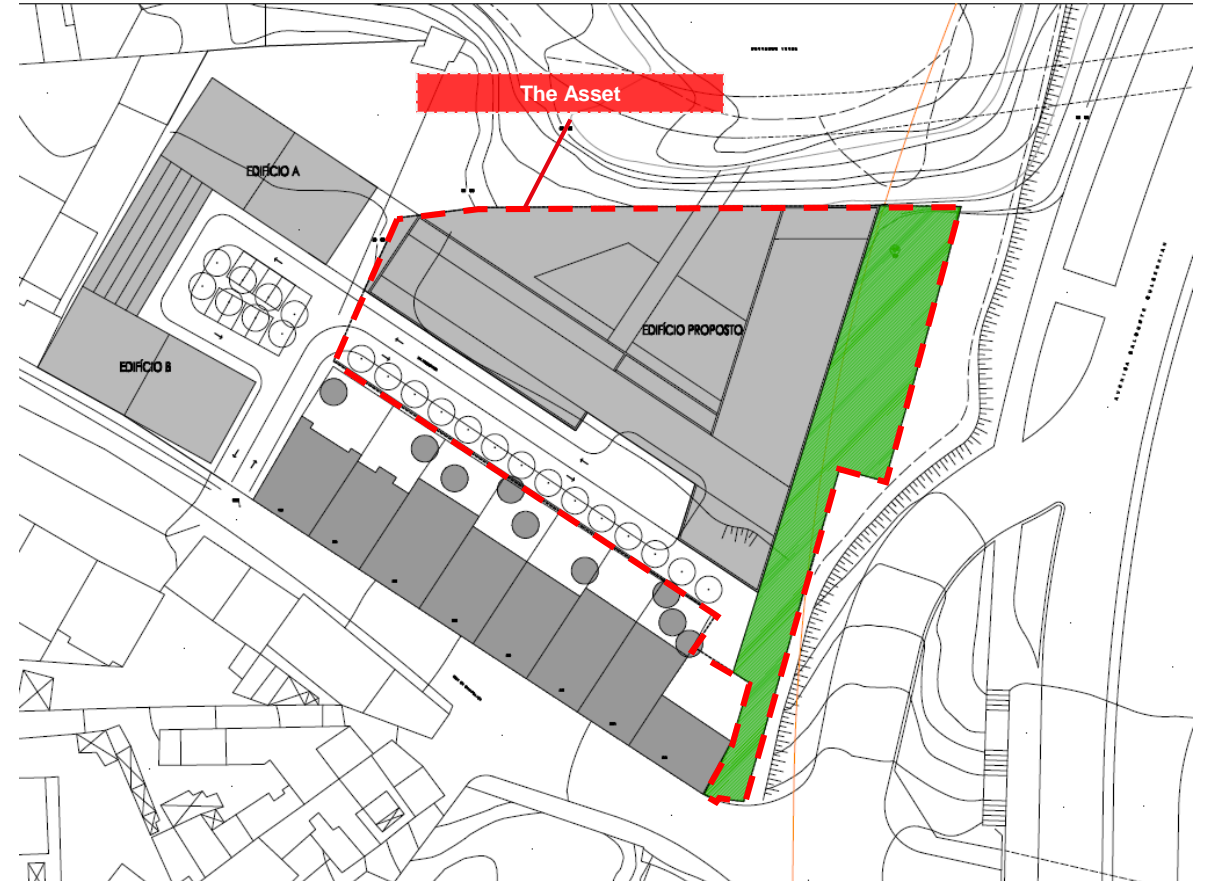
Its position allows easy access to Lisbon's downtown and Metropolitan areas through the main roads: North-South axis, A1, A5, CRIL, IC19, Ponte 25 de Abril. Lisbon centre it is only at 5-minutes distance by car.



The Asset



The Asset



The Deal



- Plot area: 4.731 sqm
- Planning under development (*Unidade de Execução*)
- Possibility to develop residential, offices, or equipment project
- Potential GCA Above Ground: 6.100 sqm
- 3 Floors above ground
- 2 Floors under ground

Price: Subject to proposal



Thank you

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