

BELAS

RESIDENCES

DEVELOPMENT OPPORTUNITY





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EXECUTIVE SUMMARY

Greenfield project for the middle class segment in **Belas, next to the Belas Country Club.**

In 1997, there was an approval of the allotment plan for the construction areas.

A project in the **country side, 20 minutes away from Lisbon's city center.**

In 2019, the licensing of the allotment operation was submitted to the Sintra Municipality, according to the previous permit and within the current legal framework.

The approved allotment plan comprises 10.109 sqm divided in 102 apartments.



APPROVED ALLOTMENT PLAN FOR 102 RESIDENTIAL UNITS



APPEALING PROGRAM TO TARGET THE MIDDLE CLASS MARKET



10.109 SQM OF CONSTRUCTION AREA ABOVE GROUND, SPLITED IN 9 PLOTS



GREAT LOCATION IN THE COUNTRY SIDE, NEXT TO THE CARREGUEIRA MOUNTAINS AND THE BELAS COUNTRY CLUB.



EASY ACCESS TO LISBON'S CITY CENTER 20 MINUTES BY CAR



OPPORTUNITY TO CAPTURE THE GROWING DEMAND FOR SECONDARY CITIES



MARKET OVERVIEW



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
2,2%
2019

JOB & BUSINESS OPPORTUNITIES
6,5%
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

SINTRA

SINTRA

The municipality of Sintra is an integral part of the Lisbon region, which represents about 37% of the national GDP and concentrates a significant number of technological and research companies, inhabitants and the main centers of economic decision in the country.

Sintra, in the same way as the Lisbon region, has undergone a process of deindustrialization and a restructuring (tertiary) of employment since the end of the 20th century, mainly related to transport, storage and communications services, financial activities, real estate activities, rental and services

to companies, which have grown in urban areas of the municipality. Currently, the municipality's business structure is dominated by the tertiary sector (84.4%), followed by secondary (14.5%) and primary (1.1%). The main factors that supported the establishment of companies in the last two decades in the municipality were the improvement of accessibility, creating new rental alternatives for companies, the importance of the existence of young human resources, mainly thanks to migratory flows; the potential of relatively skilled labor, the availability and prices of the soil and finally the proximity to the main markets, mainly Lisbon.



391.402

INHABITANTS POPULATION



52,6%

OF THE POPULATION UNDER THE AGE OF 40



72.236

HOUSEHOLDS

LOCATION

BELAS

RESIDENCES
development opportunity

QUELUZ (15 MIN.BY CAR)

AMADORA (10 MIN.BY CAR)

CASCAIS BEACHES (25 MIN.BY CAR)

LISBON AIRPORT (15 MIN.BY CAR)

MARQUÊS DE POMBAL (20 MIN.BY CAR)

VASCO DA GAMA BRIDGE (17 MIN.BY CAR)

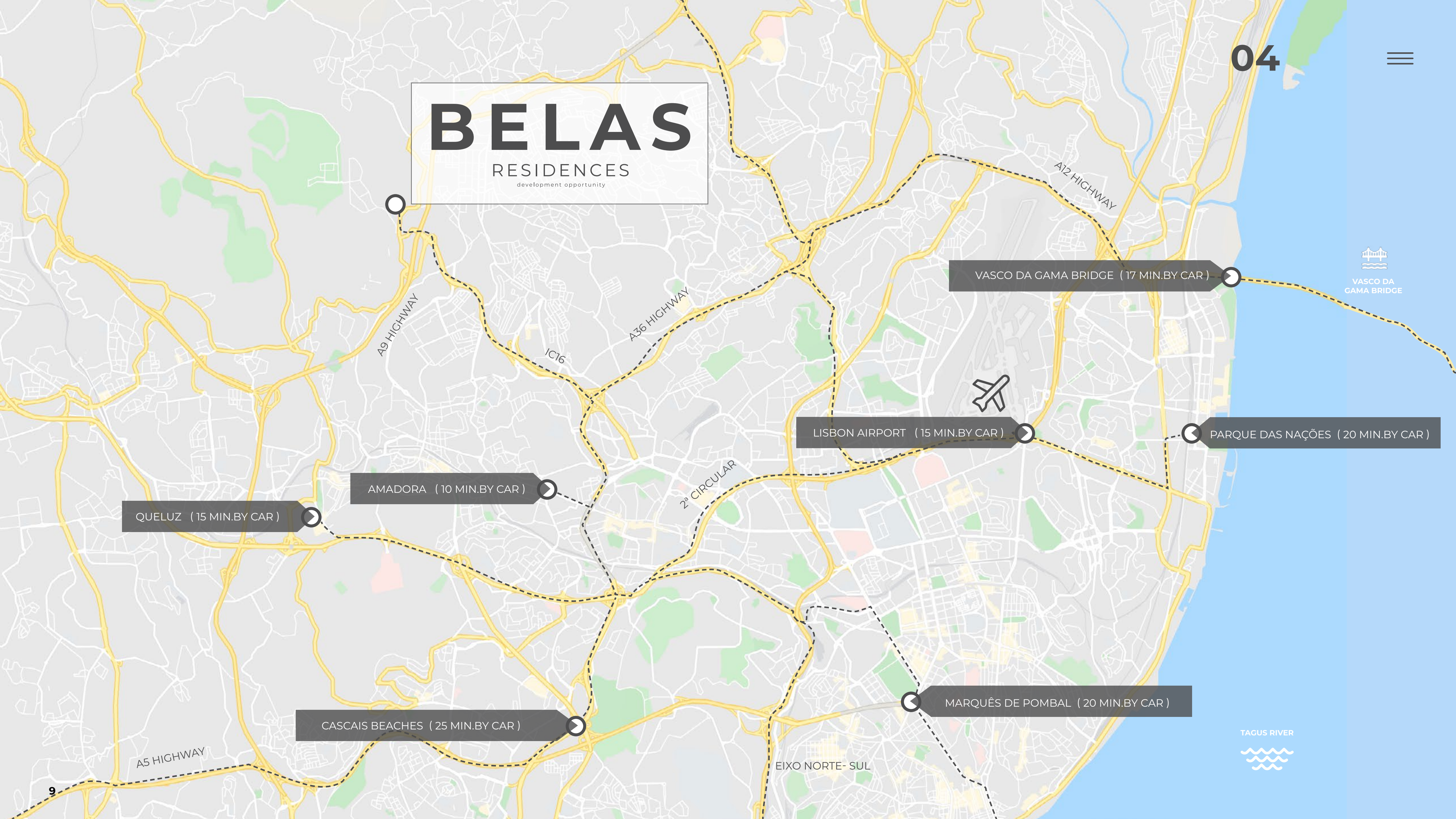
PARQUE DAS NAÇÕES (20 MIN.BY CAR)



VASCO DA GAMA BRIDGE



TAGUS RIVER



THE ASSET



THE ASSET

Greenfield development opportunity with great potential to target the existing demand from the Portuguese Middle Class.

Its location in Belas will allow for the future buyers to enjoy the calm and green areas of the surroundings and at the same time benefit from easy access to Lisbon's city center.

- **Approved allotment plan**
- **9 plots of land**
- **Total land area of 19.904 sqm**
- **Total residential area of 10.109 sqm**
- **102 residential units**



THE ASSET

PLOT	#FLOORS ABOVE GROUND	#FLOOR BELLOW GROUND	GCA RESI (SQM)	GCA PARKING (SQM)	DEPLOYMENT AREA (SQM)	#RESIDENTIAL UNITS			PARKING
						2 ROOMS	3 ROOMS	TOTAL	#UNITS
1	3	1	1 189.05	559.19	559.19	6	6	12	18
2	3	1	1 189.05	559.19	559.19	6	6	12	18
3	3	1	1 189.05	559.19	559.19	9	3	12	15
4	3	1	1 189.05	559.19	559.19	6	6	12	18
5	3	1	892.95	418.9	418.9	6	3	9	12
6	3	1	892.95	418.9	418.9	6	3	9	12
7	3	1	1 189.05	559.19	559.19	6	6	12	18
8	3	1	1 189.05	559.19	559.19	6	6	12	18
9	3	1	1 189.05	559.19	559.19	6	6	12	18
TOTAL			10 109.25	4 752.13	4 752.13	57	45	102	147

SALES PROCESS

SALES PROCESS

JLL has been retained by the vendor to initiate a sales process targeted to a limited number of potential purchasers which are believed to have an interest in the property.

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

Non-bidding Offers should include:

- Details of the purchaser
- Track record
- Identification of the advisors
- Proposed price
- Payment conditions
- Capital structure
- Internal approval process description

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