



Rua da Emenda 58



Emenda 58

Overview

Development opportunity located at Rua da Emenda in the famous Chiado district in Lisbon.

The building has **1.293 sqm** of Gross Construction Area above ground and **247 sqm** below ground.

The asset has an enormous potential for a luxury residential development, featuring balconies with city views on the upper floors and space for parking use.

This is a fantastic opportunity to acquire a building in a prime location with a huge potential for a prime residential project.

There is a PIP under approval to increase the area up to **1.607 sqm** above ground.



Emenda 58

Location

Location



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Location

Chiado

The property comprises an entire building located at Rua da Emenda 58, near the well-known Praça Camões and Rua do Alecrim. With a privileged location, it stands very close to the famous Bairro Alto neighbourhood and Chiado districts, two major tourist attraction points.

The district is one of the most sought-after in Lisbon and has seen great urban regeneration. The particular location of the building offers a calm neighbourhood environment in central Lisbon.

The site has good accessibilities and easy access to Baixa-Chiado subway station just 4 minutes walking distance away.





Emenda 58
The Asset



Emenda 58

The Asset



Current Use: Retail + Residential

Best Use: Residential

Above Ground



1,293 sqm GCA



5 Floors

Below Ground



247 sqm



1 Floor

The property comprises 1 block with the main building facing Rua da Emenda and one lower structure facing the perpendicular street that provides a nice terrace for the ground floor of the main building.

There is a PIP under approval to increase the area up to **1,607 sqm** above ground. The increase in area will be done on the lower structure



Emenda 58

The Asset



Emenda 58

PIP Under Approval



Emenda 58

Sales Details

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Sales Details

Asking Price: € 7.000.000

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.

*All information contained herein is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof. The information contained in this document is subject to the investor's legal and technical due diligence.



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