

MARINA

LAGOS

P A R K I I I

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MARINA LAGOS
PARK III



01 Executive Summary

Marina Park II is a great opportunity to develop a large-scale residential project in the Algarve. The property is in Lagos, one of the major cities of the western Algarve.

The asset has an approved PIP for the allotment plan, which grants the construction of 49.520 sqm for residential and 1.600 sqm for retail.

The project foresees the construction of:

397 Apartments

16 Plots





02 Market Overview



JLL outlook for 2022 is very positive as market fundamentals are healthy and the pandemic is evolving to become endemic. The market is going to maintain its attractiveness as an asset class both for owner occupation and investment purposes.

The strength of the domestic market will continue to display a strong dynamism as long as there is enough supply that meets their requirements and affordability levels. Portugal is also in the radar as a living destination and international demand is expected to be robust despite the changes in the Golden Visa programme.

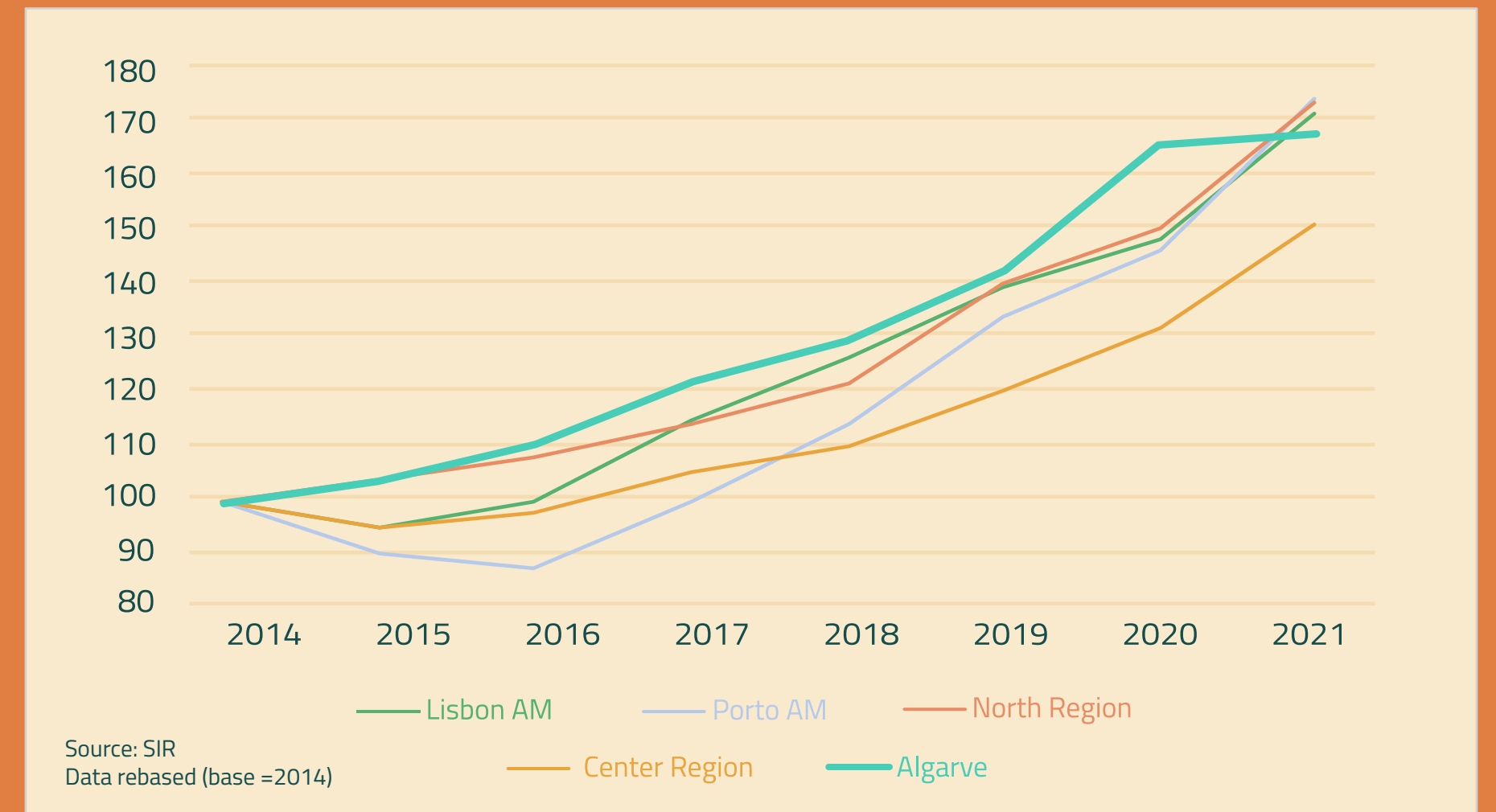




02 Market Overview

In 2022 new landmark schemes are expected to be launched both in the city centre and in emerging areas with a greater scale than the ones that have entered the market in the last years. The emergence of new residential areas is the market response for the liveability, high living standards and affordability requirements of the demand and will continue to contribute to the shift to quality of the stock as well as the diversification of supply which the market is longing to.

Nevertheless, JLL does not envisage a strong supply increase as agility and flexibility in the planning zoning and licensing procedures are still needed. Therefore, prices are foreseen to be quite resilient in 2022 as the volume of supply will not be sufficient to meet demand and thus prices will remain in the high side, although with a lower growth pace than the one recorded over the last years.





04 Macro Location





04 Micro Location

Beach:

2,5kms – 5 minutes by car

Marina:

1,3 Kms – 3 minutes by car

Lagos city center:

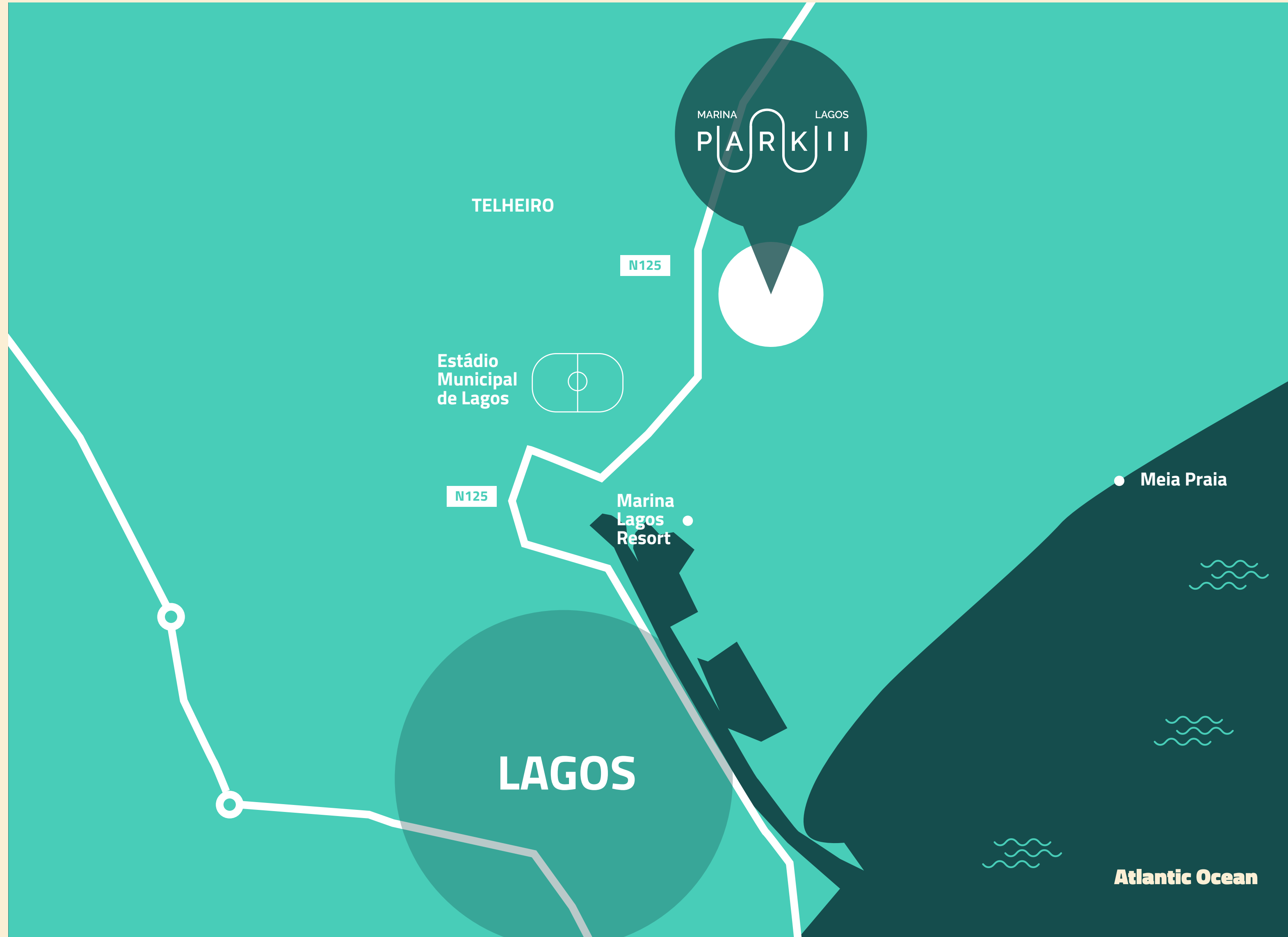
4,2 Kms – 10 minutes by car

Faro airport:

87 Kms – 1 hour driving

4 Golf courses within

a 15 minute driving range





05 The Asset

Approved Allotment Plan PIP

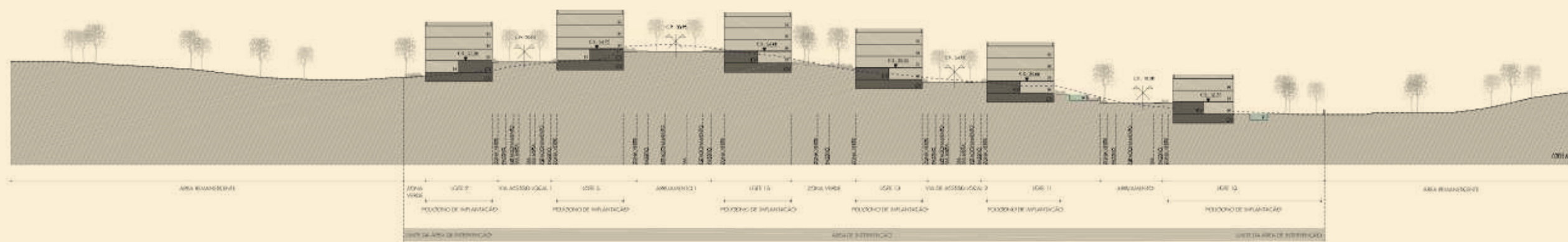
Marina Park II has a total land area of **35.325 sqm.**

The project has an allotment plan PIP approved by Lago's city hall and it allows a total construction of **51.120 sqm of GCA.**

Area Summary:

Residential Area: **49.520 sqm**

Retail Area: **1.600 sqm**





05 The Asset Area Chart

Plot	Plot Area	GCA Above Ground	GCA Residential	GCA Retail	Typologies			Units
#	SQM	SQM	SQM	SQM	T1	T2	T3	#
1	3 868	7 829	7 020	800	11	27	14	52
2	1 381	2 880	2 880	-	4	11	9	24
3	990	1 920	1 920	-	2	8	6	16
4	1 381	2 880	2 880	-	4	11	9	24
5	1 558	2 880	2 880	-	4	11	9	24
6	1 172	1 920	1 920	-	2	8	6	16
7	3 185	7 300	6 500	800	10	20	18	48
8	460	1 080	1 080	-	0	4	5	9
9	6 298	4 680	4 680	-	8	12	16	36
10	4 906	2 880	2 880	-	6	10	8	24
11	2 252	2 880	2 880	-	4	11	9	24
12	2 986	3 360	3 360	-	5	12	11	28
13	1 477	2 880	2 880	-	4	11	9	24
14	924	1 920	1 920	-	2	8	6	16
15	1 213	1 920	1 920	-	2	8	6	16
16	1 274	1 920	1 920	-	2	8	6	16
Total	35 325	51 120	49 520	1 600	70	180	147	397





06 Sales Process



The Seller is accepting Offers for the Property. Potential investors are invited to submit Non-Binding Offers (“NBO”).

NBO 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 should be directed, via e-mail, to the sales team.



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