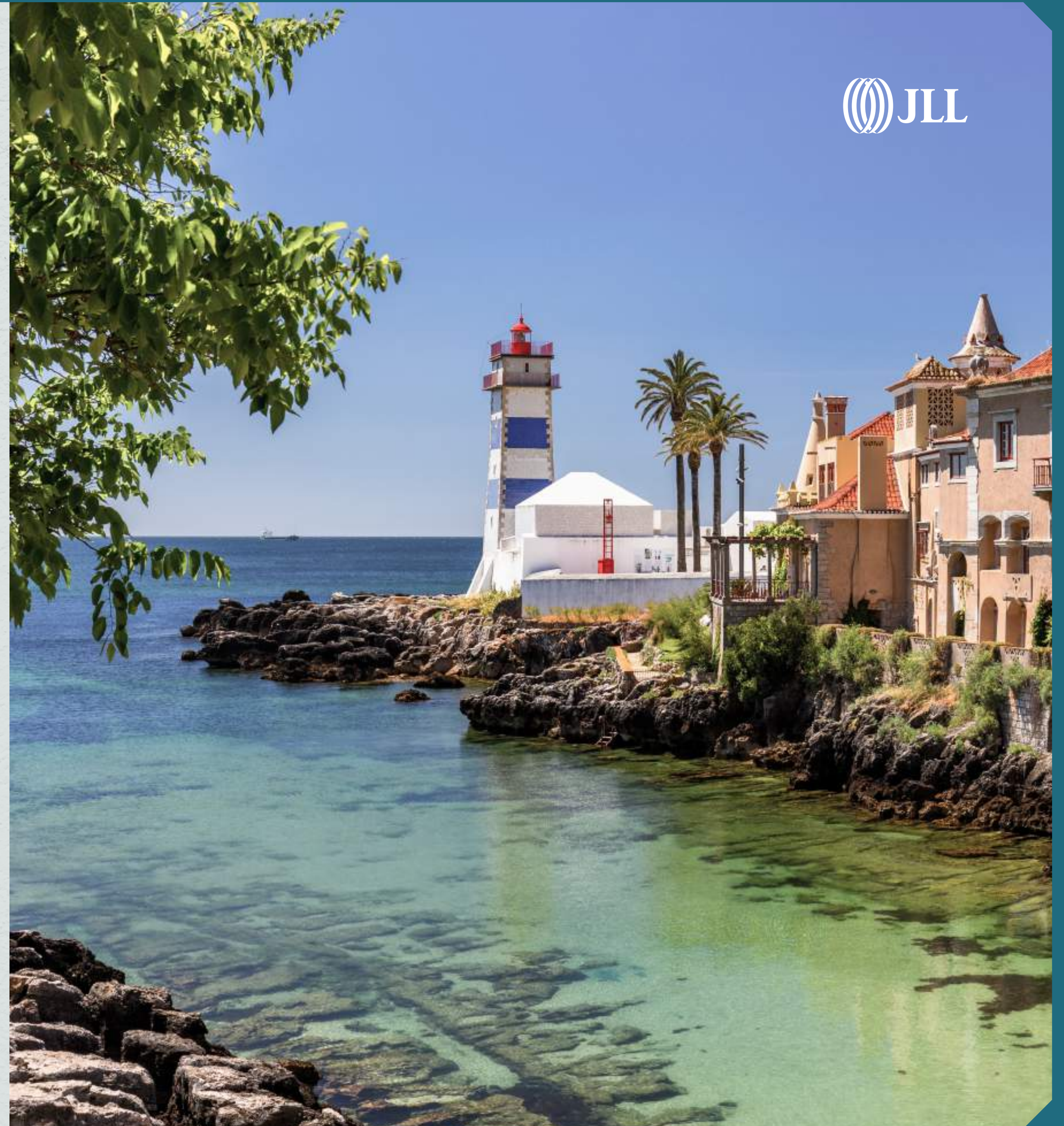


Cascais

Emídio Navarro

584

Development
Opportunity



01 Key Investment Highlights



Location

Central location in Cascais, at walking distance from the city center. Excellent services & retailers nearby, enhancing a vivid, vibrant and dynamic living destination.

The property

Plot with 909 sqm. Located in the corner of the street, allowing for a differentiated and exclusive project. Existing construction entails a large single-family detached house.



Project

PIP under approval for an exclusive residential project: 5 units, with an average GPA of 217 sqm. 1,190 sqm of GCA above ground and 525 sqm GCA below ground (for parking).

02 Macrolocation

Cascais, Portugal's hidden treasure

This redevelopment site is located in Cascais, a municipality with 214,134 inhabitants (census 2021) and a strong, dynamic economy (municipality with one of the highest weights of the services sector in the local economy - over 80%).

The plot benefits from the quick accesses to Lisbon and adjacent cities via the A5 highway, and the panoramic Coastline N6-10 Marginal.





03 Microlocation

◆ Live, work, play

Cascais is considered a luxurious and upscale location, with high quality fundamentals. It allows for a dynamic living lifestyle, while embedded in magnificent beaches and landscapes.

It is a live-work-play destination, with wide variety of sports activities, international colleges, shops, restaurants, and cafés.

04 Market Information

Strong growth cycle in recent years

13%
Average

11%
Percentile 95

CAGR 2013-19

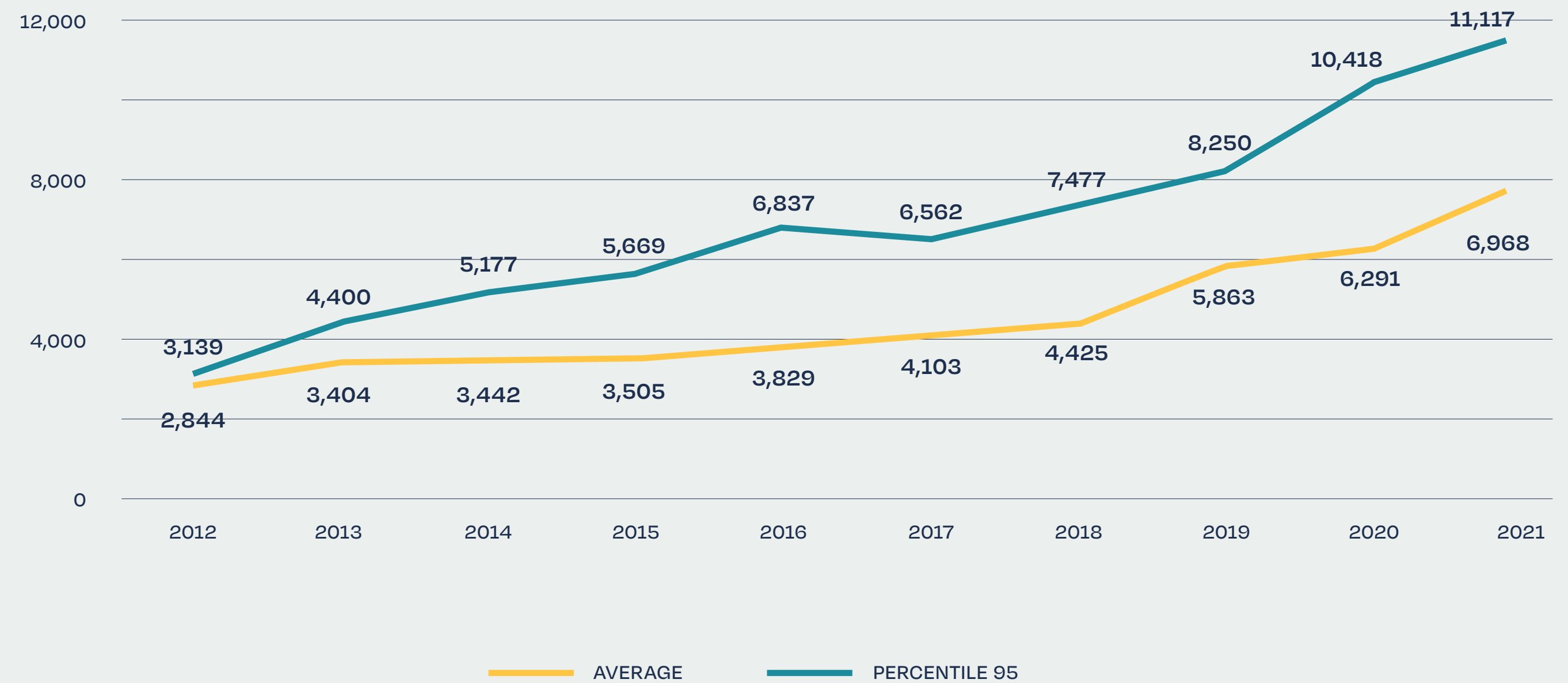
Robust covid-resilience displayed

9%
Average

16%
Percentile 95

CAGR 2019-21

Pricing evolution – High End Units sold in Cascais parish



05 Asset Information

Av. Emídio Navarro, 584

The property comprises an existing single-family detached house, located in the center of Cascais in Avenida Emídio Navarro 584. It is located in a consolidated residential area, with the key amenities and services nearby.

There is a PIP under approval for the development of 5 residential units with parking.

Existing Area Summary

Land area	909 sqm
Existing construction	390 sqm

Potential Area Summary

GCA Above ground	1,190 sqm
GPA Above ground	1,087 sqm
External areas	665 sqm
GCA Below ground	525 sqm
# Units	5





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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