



Preciosa 507

PORTO



Overview

Preciosa 507

JLL is pleased to present you a services development opportunity: a land plot with approved project in Circunvalação, Porto. The asset has excellent visibility, adjacent to NorteShopping a main business and retail location. The site allows easy access to Porto centre, Matosinhos, and Maia.

The Asset comprise a land plot with 493 sqm with an approved project with a total potential gross construction area above ground of 1.124 sqm.

The project will be distributed across 3 floors above ground for services and 2 below ground for parking through a modern architectural concept.

The Asset has a great potential to develop a project targeting the existing demand for stand alone corporate buildings

The urbanistic status quo of the plot is also quite favourable, it can be possible a residential project. Subject to the CMP approval.



Key Facts

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GCA above ground 1.124 sqm
GCA below ground 758 sqm
Technical areas 92 sqm
Parking units 17
Exterior areas 70 sqm



Plot area 493 sqm



3 floors above ground for offices
or retail
2 floors below ground for
parking



Architecture project approved



Consolidated location with
excellent visibility



Good location for services and
retail projects



Location

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The property is located in Circunvalação, Porto, at close distance from NorteShopping, the location is a major business and retail hub.

The area is one of the most prestigious business locations with some of the most notable offices and retail developments.

The Asset has a strategic location, at the Norwest area of Porto in the proximity of Matosinhos Municipality, with easy access to Maia.

The Property benefits from easy accessibility to Estrada da Circunvalação A28, A20 and A4.



Location

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The Asset

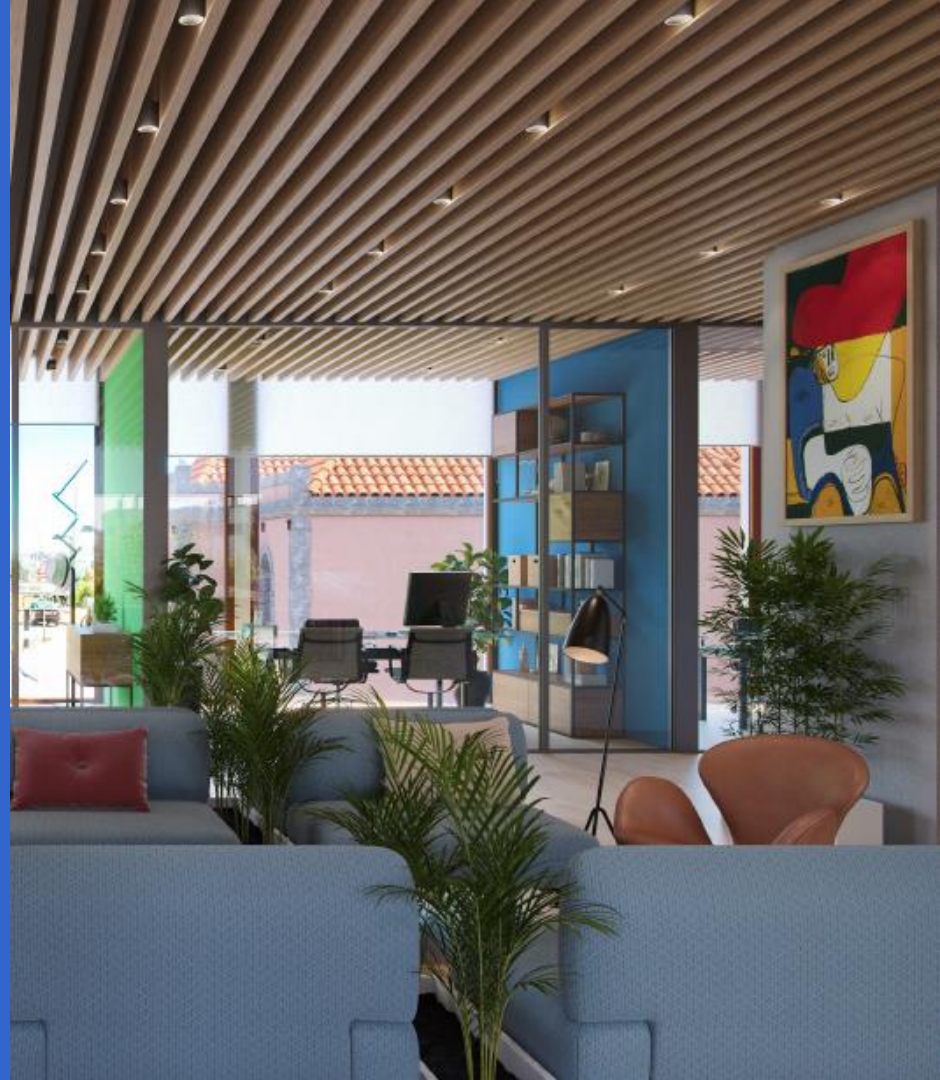
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Land plot with an approved architecture project foreseeing 1.124 sqm GCA above ground of to develop a services project. Ideal for a stand alone project or a corporate headquarters.

Asset/ project data:

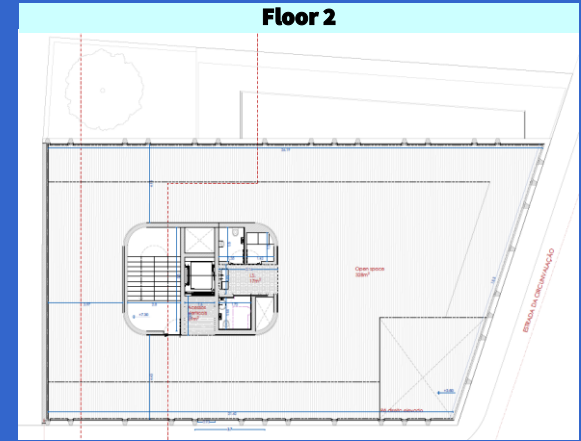
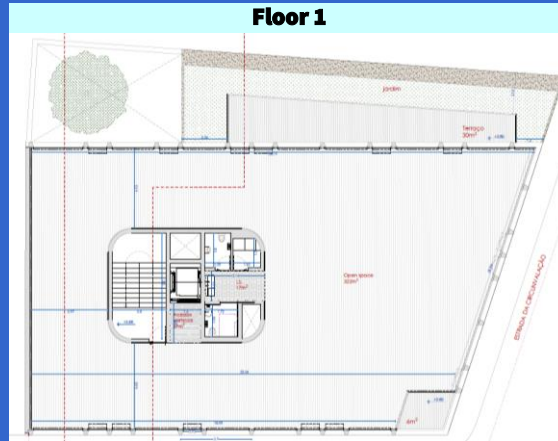
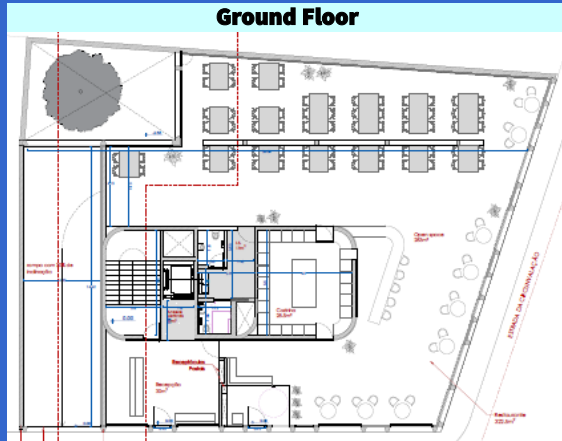
- Plot 493 sqm
- Existing construction 575 sqm
- GCA above ground 1.124 sqm(+ 92 sqm technical areas)
- GCA bellow ground 758 sqm
- GCA total 1.974 sqm
- Exterior areas 70 sqm
- Floors above ground 3 (+-374 sqm each)
- Floors bellow ground 2 (+-379 sqm each)

Areas according information provided by architecture project



The Asset – Typical floor plans

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Sales Details

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Asking Price: €2.000.000

JLL is instructed on behalf of the seller to solicit offers from investors for the purchase of the property.

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

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 to be directed, via e-mail, to the sales team. Upon request, 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.



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