



Talaíde Park

Oeiras



Overview

Talaíde Park

The Site is located within the Western Corridor in Greater Lisbon, 10km from the coast and 20km from Lisbon city center. The site is well situated for access to amenities within Greater Lisbon, including central Lisbon commuting routes.

The site has a master development plan (Loteamento n. ° 5/2006). Infrastructure and primary landscaping were completed and received by the Oeiras municipality in June 2022.

Development may start immediately in accordance with the in-force regulations. The regulations foresee unit count adjustment within the total construction areas.

The plots are being offered in groups from 2 to 6 plots per group. The owner controls 37 plots and will work with buyers who wish to acquire a plot group which contains any of the 3rd party owned 7 plots.

The current allotment allows development of residential with commercial and amenity areas.



Key Facts

Talaíde Park



Buildable Area - 108.604 sqm
Number of plots – 44
Number of apartments - 678



Site area - 21 ha
Allotment fully infrastructured



Plots distribution:
25 sole residential
16 mixed residential and retail
4 amenities and services



Full approved allotment
Infrastructures delivered to the
city hall
Municipal taxes paid



Upcoming location for the
middle-class segment



Good location for residential and
retail projects



Macrolocation

Talaíde Park

Oeiras: the key expansion region on the west side of the greater Lisbon area



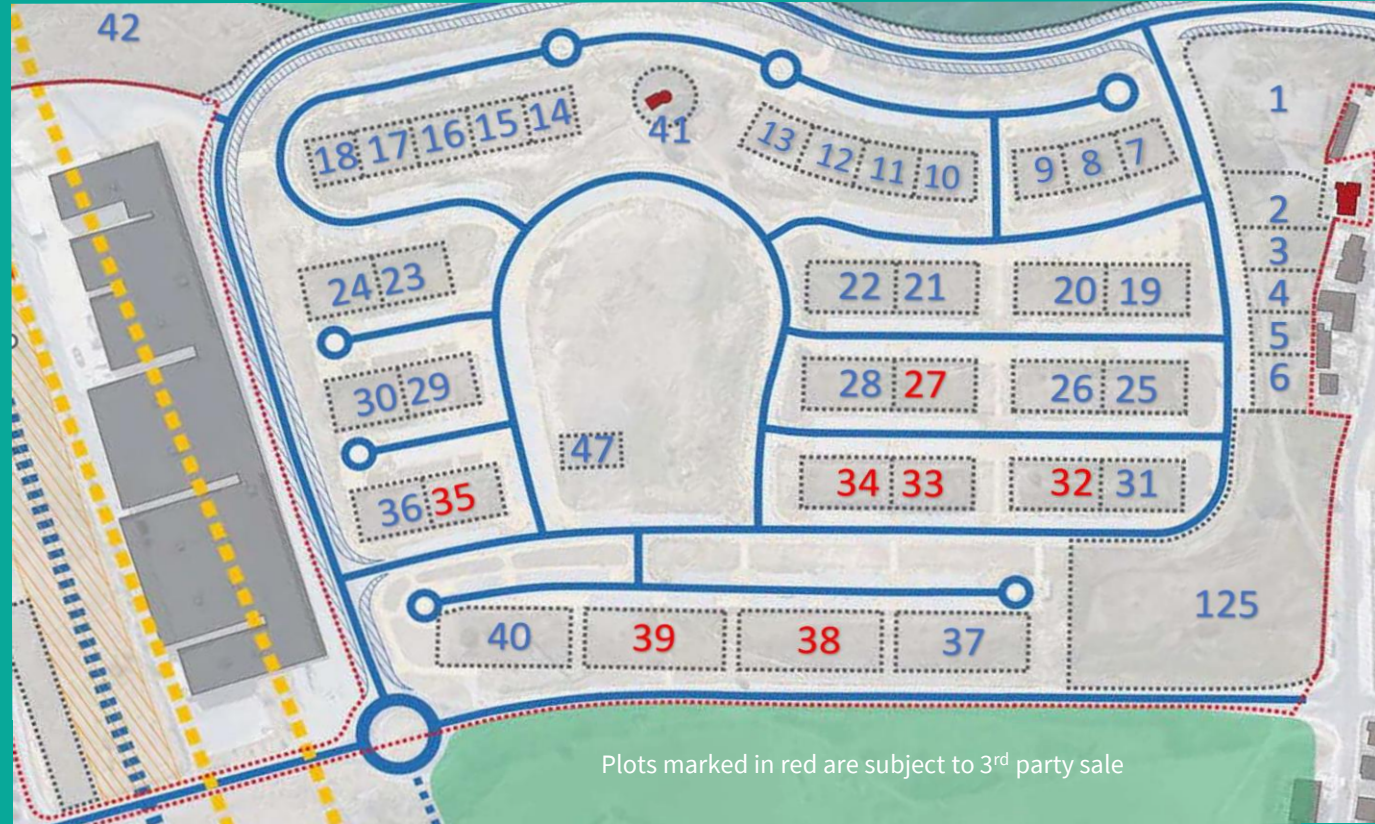
The Asset – Allotment overview

Talaíde Park



Key allotment characteristics:

- Site Area: 21 ha
- Buildable Area: 108,604 sqm
- Number of Plots: 44
- Plots & Uses:
 - 25 sole residential
 - 16 Mixed Use (Retail and Residential)
 - 4 Amenities and Services
- Number of apartments: 678



Plots marked in red are subject to 3rd party sale

The Asset – Available plots

Talaíde Park



Description				Construction Areas sqm			Total	
Plot #	Plot Area	Floors	Units	Residential	Retail	Other	Buildable area	Price
1	4 115	3	1	-		1.550	1.550	€ 341 000
2	959	3	6	860			860	Reserved
3	682	3	6	860			860	Reserved
4	550	3	6	860			860	Reserved
5	512	3	6	860			860	Reserved
6	645	3	6	860			860	Reserved
7	444	5	10	1 350	240		1 590	€ 571 725
8	517	5	10	1 550	285		1 835	€ 656 425
9	444	5	10	1 350	240		1 590	€ 571 725
10	517	5	10	1 350	285		1 835	€ 656 425
11	517	5	10	1 350	285		1 835	€ 656 425
12	517	5	10	1 550	285		1 835	€ 656 425
13	517	5	10	1 550	285		1 835	€ 656 425
14	435	5	10	1 350	240		1 590	€ 571 725
15	509	5	10	1 550	285		1 835	€ 656 425
16	509	5	10	1 550	285		1 835	€ 656 425
17	509	5	10	1 550	285		1 835	€ 656 425
18	435	5	10	1 350	240		1 590	€ 571 725
19	781	5	20	2 650			2 650	Reserved

Description				Construction Areas sqm			Total	
Plot #	Plot Area	Floors	Units	Residential	Retail	Other	Buildable area	Price
20	853	5	20	2890			2890	Reserved
21	781	5	20	2650			2650	€ 1 224 300
22	853	5	20	2890			2890	€ 1 335 180
23	710	5	20	2400			2400	€ 1 108 800
24	710	5	20	2400			2400	€ 1 108 800
25	781	5	20	2650			2650	€ 1 224 300
26	853	5	20	2890			2890	€ 1 335 180
28	853	5	20	2890			2890	€ 1 335 180
29	710	5	20	2400			2400	€ 1 108 800
30	710	5	20	2400			2400	€ 1 108 800
31	781	5	20	2650			2650	Reserved
36	710	5	20	2400			2400	€ 1 108 800
37	1456	14	42	6750	780		7530	€ 3 192 750
40	1440	14	42	6750	780		7530	€ 3 192 750
41	530	1		-	190		190	€ 41 800
42	8720	3		-		3200	3200	€ 704 000
44	8240	1		-		280	280	€ 61 600
47	380	1		-	200		200	€ 44 000
Art 125	4940				Rustic		2433	€ 495 116

Sales Details

Talaíde Park

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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