

June 2023

5 de Outubro 33, Setúbal

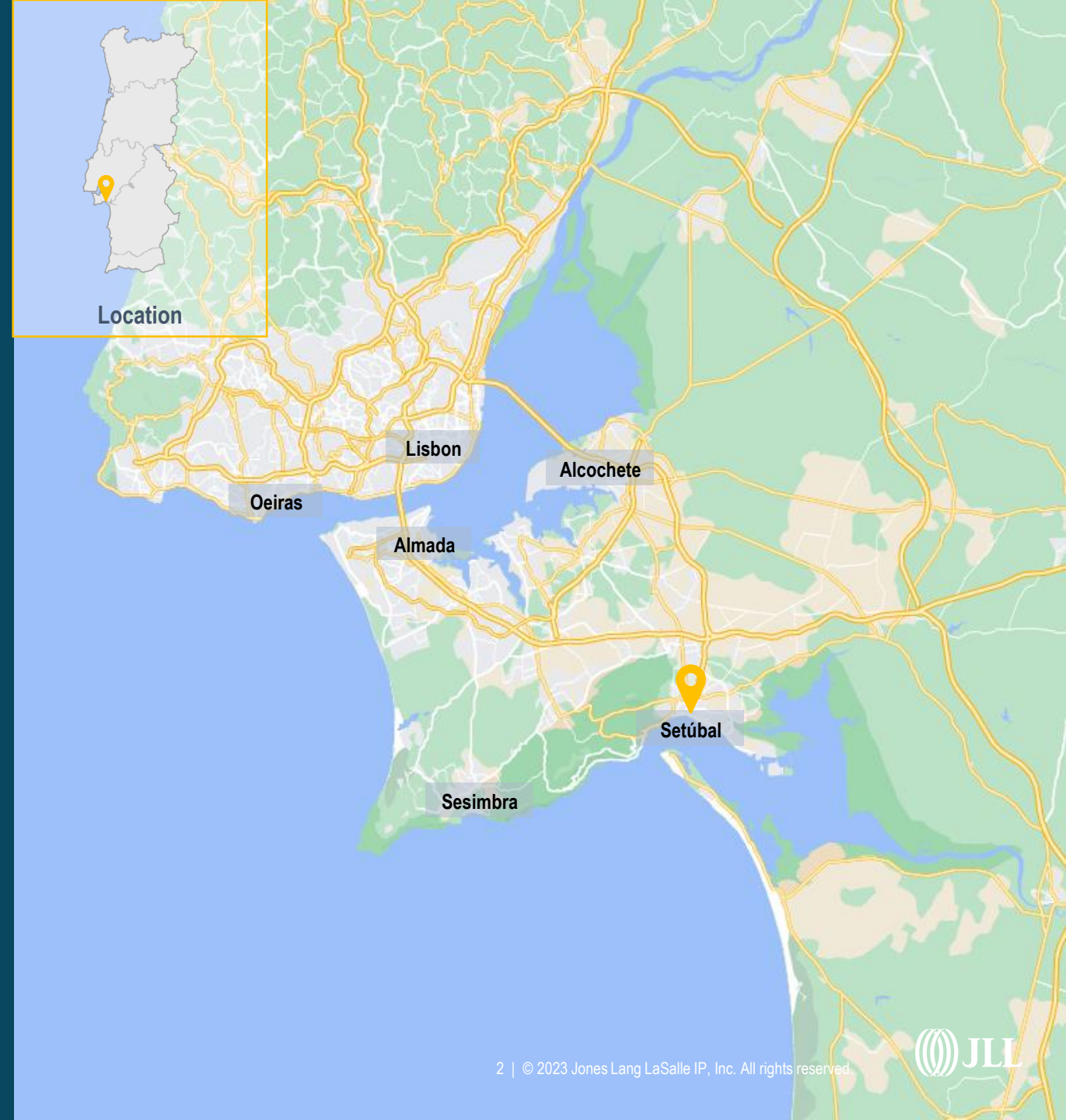
Investment Opportunity

5 de Outubro 33

Setúbal

Key Highlights

- **Asking Price: €1,750,000**
- Land plot with a total area of 950 sqm with an existing building with 500 sqm, in an advanced deterioration status.
- Project foresees the requalification of the existing building and its expansion to the adjacent plot. Although not considered a protected building, the asset is composed by architectural significant details, with an historical importance, that will be incorporated in the new project in order to enhance its commercial appeal.
- Flexible uses possible:
 - Ongoing development and approval of architectural project for a PBSA scheme with 61 rooms with an average area of 14 sqm.
 - Potential to develop a residential project, given the in-place general Masterplan (PDM).
- The asset is within Setúbal's ARU, resulting in potential VAT reduction on construction costs.



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Area summary – Project under development

	SQM
Plot area	950
GCA Above ground	2 286
GCA Below ground	583
Floors above ground	3
Floors below ground	1

Areas according to the existing PBSA program, that can be adapted to its future use.



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Gonçalo Ponces

HEAD OF DEVELOPMENT

goncalo.ponces@jll.com

João Silveira e Castro

DEVELOPMENT

Joao.Silveiraecastro@jll.com

Afonso Távora

DEVELOPMENT

afonso.tavora@jll.com

Carlos Ramalhinho

DEVELOPMENT

carlos.ramalhinho@jll.com