

# Parede Villa



# Investment Highlights

**981 sqm**

Land Area

**228 sqm**

Deployment Area

**567 sqm**

Gross Construction Area

## *Unique Area in Portugal*

With potential to develop a private and exclusive villa near the Estoril Coast, benefiting with the coastline proximity

## *Possibility to convert into a residential Villa*

Strong potential to develop high end residential property, subject to a use change in the municipality.

## *Excellent accessibility*

Good accessibility and proximity to Lisbon and Cascais' city center, with easy access to the transports network



# Location Parede

- o The asset is located in **Parede, a live-work-play municipality, offering a high quality of life**, a strong economy & attractive amenities.
- o It is located **close both to Lisbon and Cascais's city center**, being well connected by **car** and **public transports**.
- o These aspects collectively contribute to **Parede's appeal as a superbly situated destination** within the Lisbon Metropolitan Area.



**20 min'**

Drive to Marqués  
de Pombal



**30 min'**

Drive to Humberto  
Delgado Airport



**10 min'**

Walk to  
Parede Beach

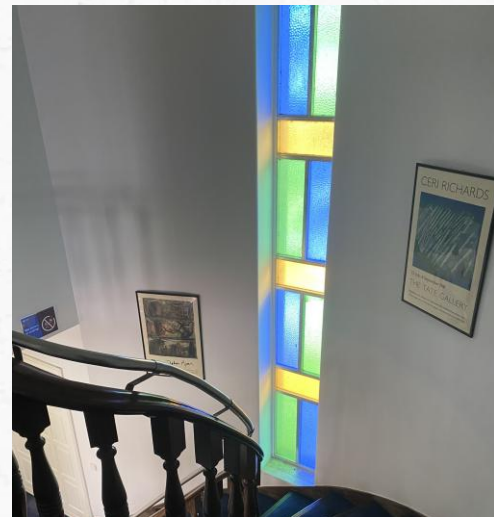


# Asset Description

The property located near railway infrastructure, comprising a total land area of approximately 981 sqm with a footprint area of 228 sqm and a gross construction area of 567 sqm in 3 floors.

The property benefits from sizeable outdoor space, with approximately 753 sqm of green area available for recreational and other activities.

Currently the property has a services use, but originally it was a residential villa. Potential to adjust the current use to a residential project program subject to municipal approval



## Key project characteristics

**981 sqm**

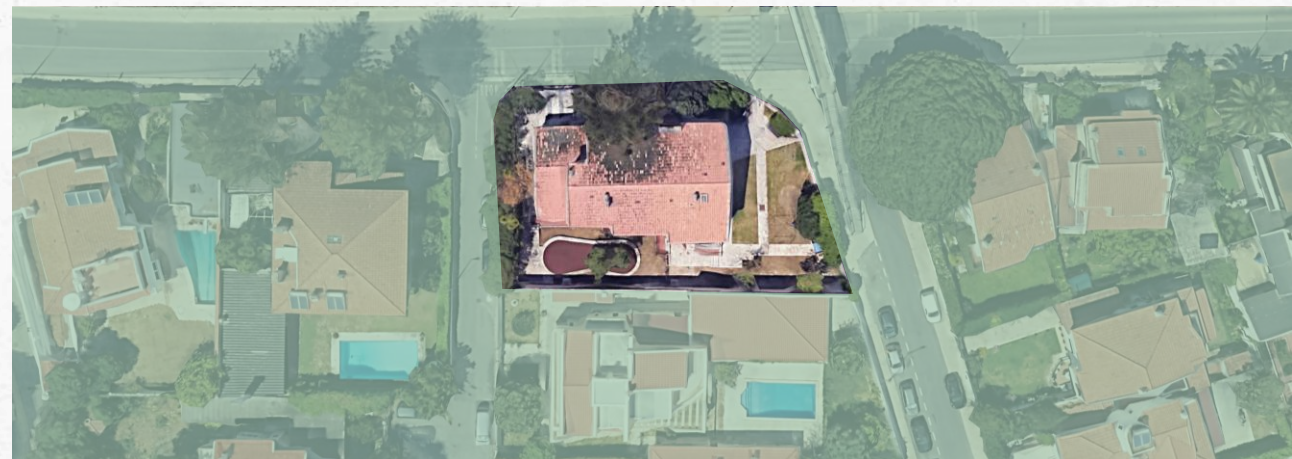
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**Note: All data provided by the seller, should be confirmed in Due Diligence Phase.  
Gross Construction Area indicated in the Municipal Plans.**

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# Gallery



# Sales Process

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

***NBOs should include:***

- Details of the purchaser
- Track record
- Proposed conditions
- Capital structure
- Time required for completion (including due diligence)

***Any questions or requests for additional information should be directed, via e-mail, to the sales team.***



# Thank You

JLL Team

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