



Preciosa Studios

Porto Development Opportunity



Key Facts

Preciosa Studios



Plot Area: 493 sqm
GCA: 2,333 sqm*
External Area: 81 sqm



Residential: 33 Units
Parking: 33 Units



3 floors Above Ground for **Residential**
3 floors Below Ground for **Parking**



Architecture approved
Excelent location with services and retail nearby
Potential for an alternative services project, already approved in the past

*including park access



Location

Preciosa Studios

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

Preciosa Studios



Location

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The Asset

Preciosa Studios

Land plot with Approved architecture for a residential development opportunity in Porto.

- Plot Area: **493 sqm**
- Existing Construction: **575 sqm**
- GCA above ground: **1.196 sqm**

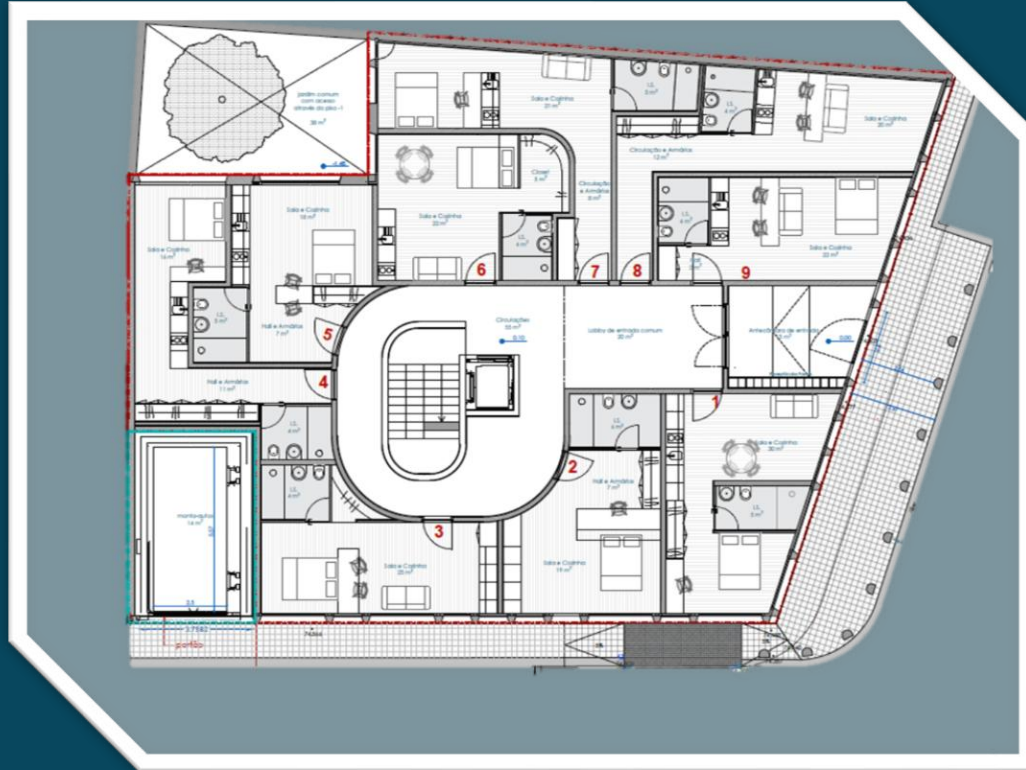
Project Approved:

Floor	GCA (sqm)	External Area (sqm)	Parking Access (sqm)	Residential Units (#)	Parking Units (#)
-3,-2,-1	1,137	-	-	-	33
0	424	38	28	9	-
1	372	43		12	-
2	372			12	-
Total	2,305	81	28	33	33

* Areas according information provided by architecture project

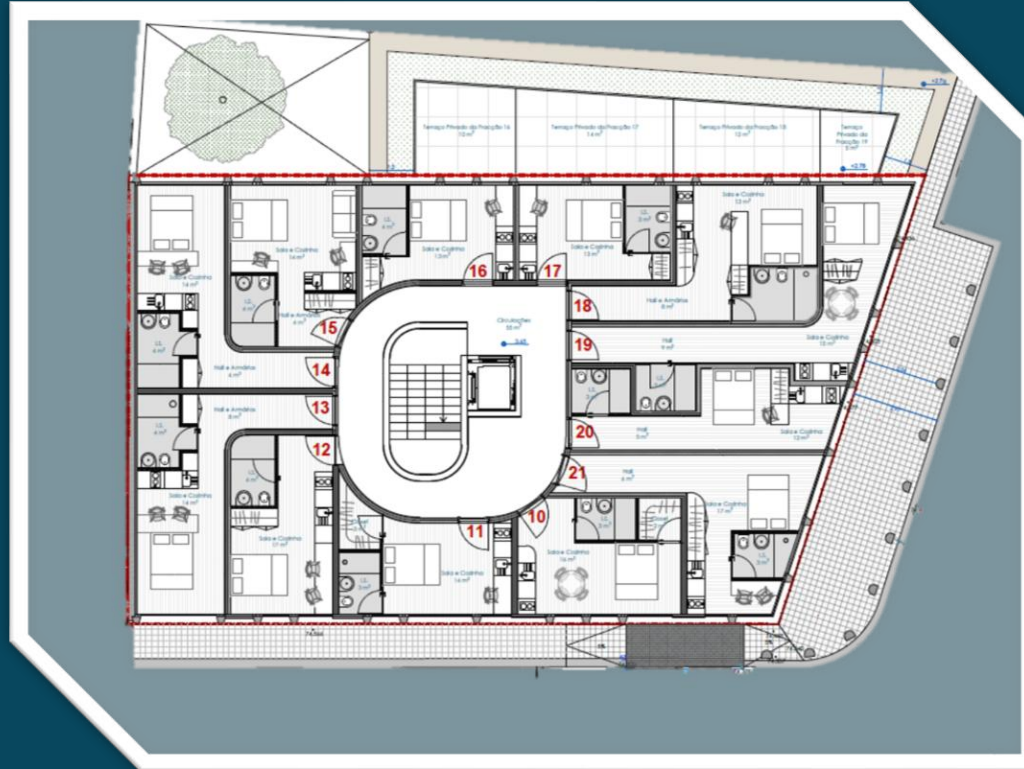


Preciosa Studios



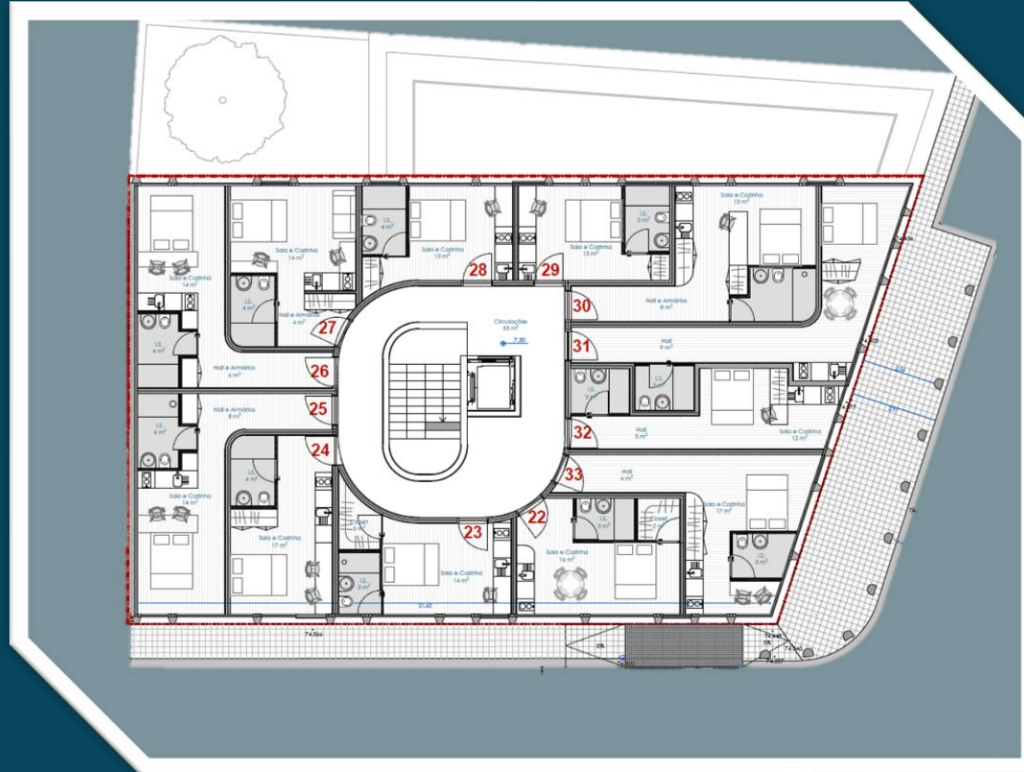
The Asset – First Floor

Preciosa Studios



The Asset – Second Floor

Preciosa Studios



Gallery

Preciosa Studios



Sales Details

Preciosa Studios

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)



Contacts

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