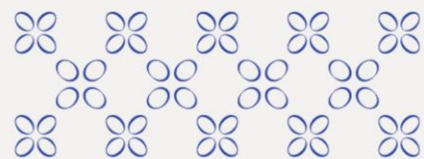




FIXED YIELD
GOLDEN VISA
500.000€

- 1 2 3 -



CONCEIÇÃO

-- THREADS -- OF -- HISTORY --



Resumo

Summary

13 Frações | *Units*
T0 a T2 | *Studio to 2 Bedroom*
30 - 104 m² | *sqm*

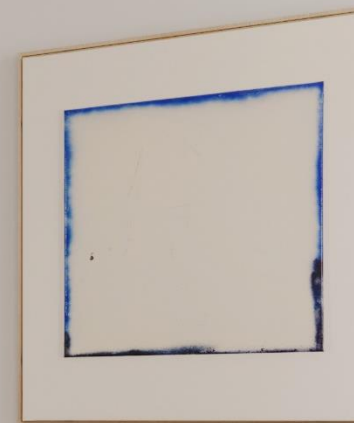
Com | *with*

- Varandas
Balconies
- Acabamentos de **alta qualidade**
High quality finishes
- Elegível para **Golden Visa**
Eligible for Golden Visa
 - Uso **turístico**
Touristic Use
 - **Pack Mobília** incluído
Furniture Pack included
 - **Rendimento Fixo**
 - *Fixed Return*

Localização

Location





Quarto
Bedroom

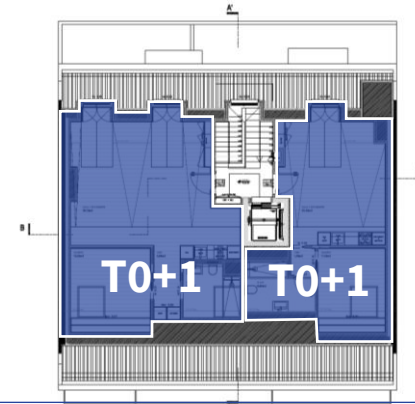


Sala
Living Room



Mapa de Tipologias

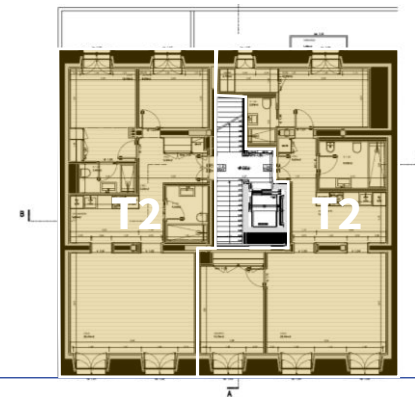
Typologies Map



Piso 5
5th floor



Piso Tipo - 2° a 4° piso
Type Floor - 2nd to 4th floor



Piso 1
1st floor

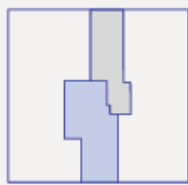
I
Apartamento
Apartment

2
Pax

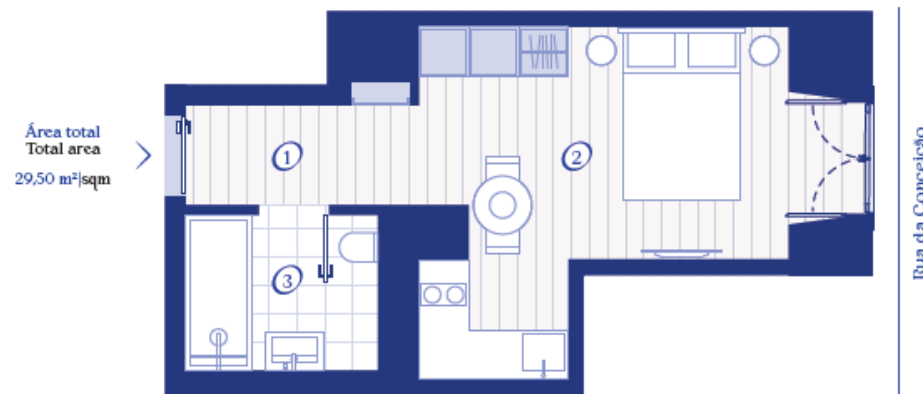
3
Piso
Floor



Alçado Rua da Conceição
Rua da Conceição elevation



Localização no piso
Floor location



Área total
Total area
29,50 m²/sqm

Área Bruta Privativa
Gross private area

29,50
m² | sqm

① Entrada | Hall 3,25 m²/sqm
② Sala e Kitchenette | Living Room & Kitchenette 16,25 m²/sqm

③ I.S. | S.I. 4,90 m²/sqm



TO
Studio

As áreas aqui apresentadas são aproximadas e não têm caráter contratual.
The areas here contained are approximate and have no contractual nature.



CONCEIÇÃO

-- THREADS -- OF -- HISTORY --

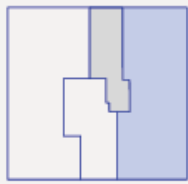
E
Apartamento
Apartment

5
Pax

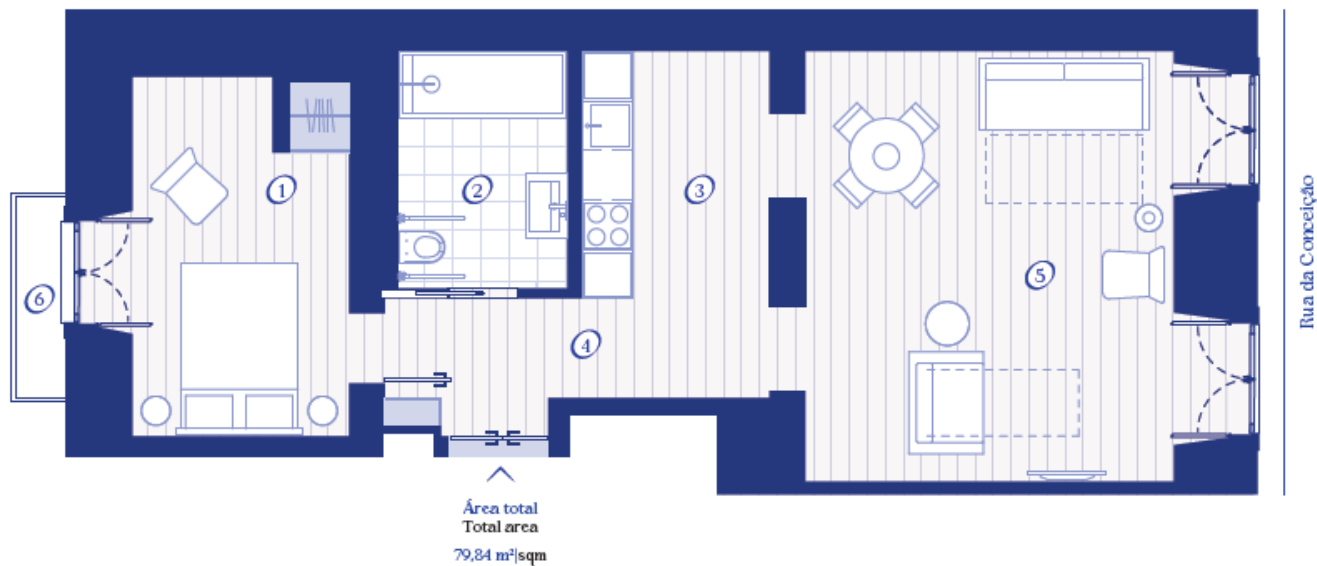
2
Piso
Floor



Alçado Rua da Conceição
Rua da Conceição elevation



Localização no piso
Floor location



Área Bruta Privativa
Gross private area

78,20
m² | sqm

Área exterior
Exterior area

1,64
m² | sqm

①	Quarto Bedroom	11,55 m ² sqm	⑤	Sala Living Room	25,80 m ² sqm
②	LS. S.L.	5,70 m ² sqm	⑥	Varanda Balcony	1,45 m ² sqm
③	Kitchenette	7,90 m ² sqm			
④	Entrada e Circulação Hall & Circulation	7,55 m ² sqm			

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T1
1 Bedroom

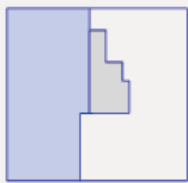
C
Apartamento
Apartment

6
Pax
Pax

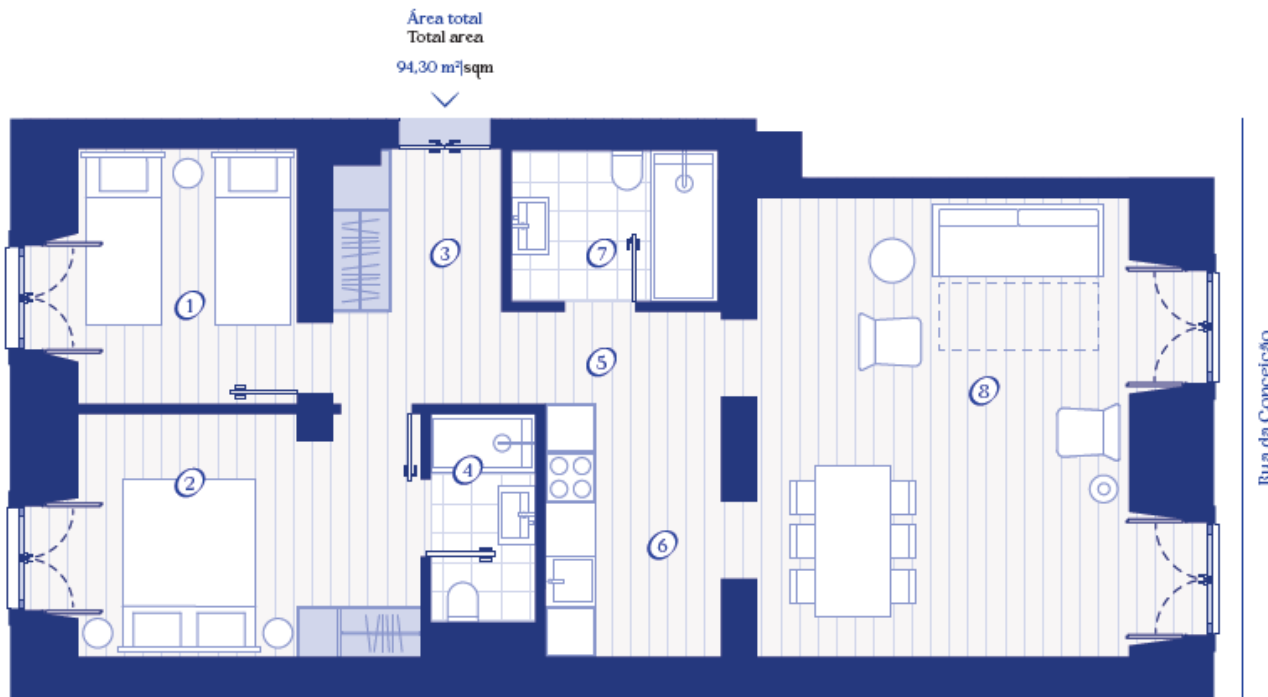
1
Piso
Floor



Alçado Rua da Conceição
Rua da Conceição elevation



Localização no piso
Floor location



Área total
Total area
94,30 m²/sqm

N

Área Bruta Privativa
Gross private area

94,30
m² | sqm

①	Quarto Bedroom	9,50 m ² /sqm	⑤	Circulação Circulation	3,25 m ² /sqm
②	Suite Suite	12,80 m ² /sqm	⑥	Kitchenette	6,40 m ² /sqm
③	Entrada Hall	6,50 m ² /sqm	⑦	I.S. 2 S.I. 2	5 m ² /sqm
④	I.S. S.I.	3,45 m ² /sqm	⑧	Sala Living Room	26,75 m ² /sqm

T2
2 Bedroom

As áreas aqui apresentadas são aproximadas e não têm caráter contratual.
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Fact Sheet

Arquitetos <i>Architects</i>	ADOC Arquitetura
Construtor <i>Builder</i>	(Soon)
Entidade Gestora <i>Management</i>	LSA (Lisbon Serviced Apartments) - https://lisbonservicedapartments.com/

Tipologias Área Média (ABP) <i>Typologies Average Area (GBA)</i>	
T0 <i>Studio</i>	3 unidades units 30 m ² (sqm)
T0+1 <i>Studio + 1</i>	2 unidades units 47-67 m ² (sqm)
T1 <i>1 Bedroom Apartment</i>	3 unidades units 80 m ² (sqm)
T2 (T1+1) <i>2 Bedroom Apartment (T1+1)</i>	3 unidades units 85 m ² (sqm)
T2 <i>2 Bedroom Apartment</i>	2 unidades units 94-104 m ² (sqm)

Saiba mais aqui | [Learn more here](#)



Sales Info

Preços desde <i>Price from</i>	T0 <i>Studio</i>	260.000€
	T1 <i>1 Bedroom</i>	500.000€
	T2 <i>2 Bedroom</i>	690.000€

Condições de Pagamento <i>Payment Terms</i>	CPCV <i>PSPA</i>	20%
	Após 6 meses <i>After 6 months</i>	10%
	90% da Obra <i>90% of the construction</i>	10%
	Escritura <i>Deed</i>	60%

Prazos de Obra <i>Construction</i>	Início <i>Beginning</i>	11/2022
	Conclusão <i>Conclusion</i>	1º Trimestre <i>1st Quarter</i> 2024

[Saiba mais aqui | Learn more here](#)



Golden Visa Info

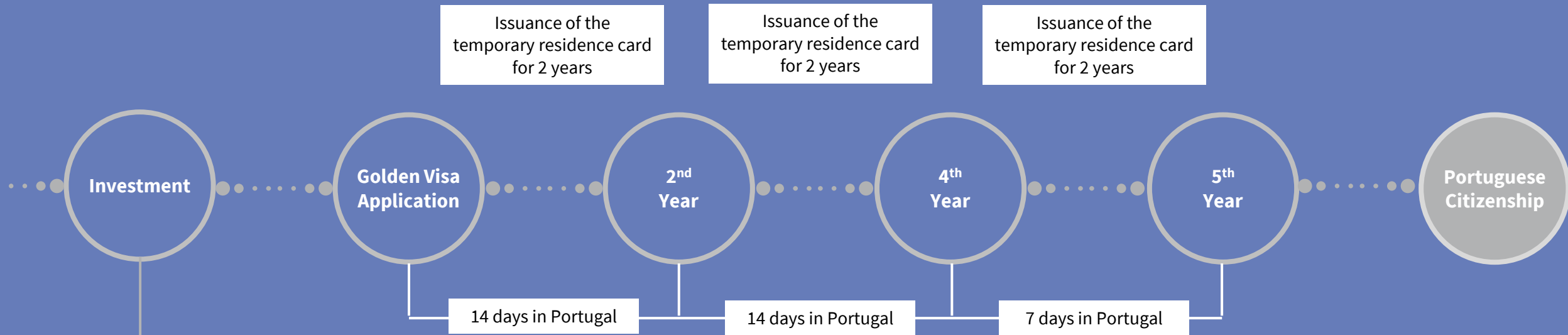
Golden Visa	500.000€
Type of Purchase	Horizontal Property (process expected to be concluded on 11.2022)
Use	Touristic

Rentability	3% for 5 years, renewable with an actualization of the rent, agreed between buyer and LSA
Furniture	Included in price (LSA is responsible for its maintenance)
Type of rentability	Net of all costs, excluding taxes (holding tax and income tax)
Costs supported by the investor (excluding taxes)	-
Owners Use	7 nights per year (between November and April)

Saiba mais aqui | [Learn more here](#)



Golden Visa Process



Procedures:

- Choose Investment
- Fiscal Number & Attorney Letter
- Bank Account
- Documentation of origin country
- Biometrics Collection
- Visit to Portugal

Obrigado

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