

WELCOME



LISBON, PORTUGAL 2021

LIVE AND INVEST OVERSEAS



SUMMARY

1 - Introduction and Summary:

1.1 - Miguel Paninho and PIB;

1.2 - Portugal - Why Portugal?

2 - Real Estate Market

2.1 - Recent History;

2.2 - Present Reality;

2.3 - Future ?

3 - Lisbon Properties (Selection of Listings available today)

3.1 - More affordable listings

3.2 - Whats the average house in Lisbon

3.3 - Record breakers

1.1 - Who Am I?

- ▶ Miguel Paninho
- ▶ Mobile: +351 91 303 302 1
- ▶ Mail: mp@privateinvestmentbureau.com
- ▶ www.privateinvestmentbureau.com

- What do I do?

- ▶ Consultant / Advisor;
- ▶ Market Analysis;
- ▶ Asset Selection;
- ▶ Information/Intelligence - Informed decisions;
- ▶ Project Development & Management;

- Why am I here today?

1.2 - PORTUGAL: HISTORY (PAST), PRESENT (WHY), FUTURE

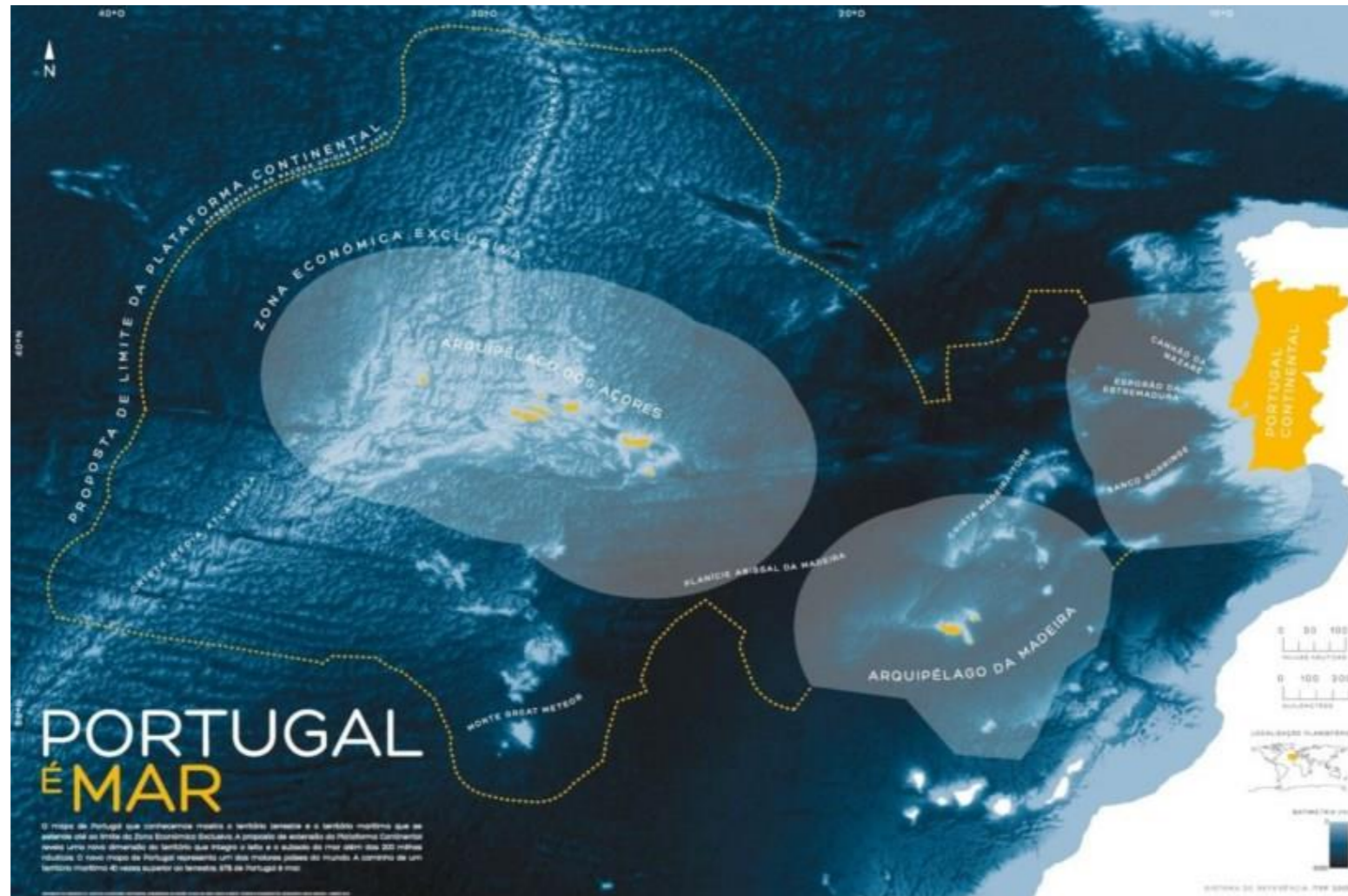
The country's History - here are some Facts:

- ▶ Portugal at the **center of the Globe Map** - *Why?
- How much of the World trade and routes use our waters or waters under our responsibility? (see pictures);
- ▶ **Portugal - one of the oldest countries in Europe** - Same defined borders since 1249 (almost 800 years ago).
The name Portugal first appears in 868, during the Reconquista over the Muslims;
- ▶ **Lisbon is older than Rome** - Around four centuries older to be precise. It is in fact the second oldest European capital after Athens. Many historians believe that it was settled by the Phoenicians around 1200 BC, who used the excellent transport possibilities offered by the River Tagus;
- ▶ **First European Country sailing to China for Commercial purposes;**

1.2 - PORTUGAL: HISTORY (PAST), PRESENT (WHY), FUTURE

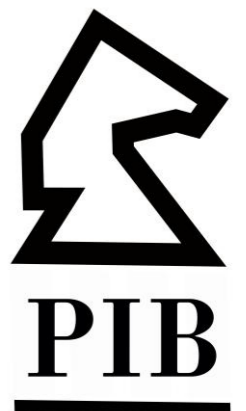


1.2 - PORTUGAL: HISTORY (PAST), PRESENT (WHY), FUTURE



- Estimations point for 70% of the Oceans as being unexplored and unknown;
- “95 percent of this realm remains unexplored and unseen by human eyes”
[NOAA](https://www.noaa.gov/) - National, Oceanic and Atmospheric Administration.

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1.2 - PORTUGAL: HISTORY (PAST), PRESENT (WHY), FUTURE

The country's History is simply mind blowing - here are some more Facts:

- ▶ **One of the oldest continuously serving Navies** in History with its origins traced to the 12th Century;
- ▶ **Alliance between England/UK and Portugal is the oldest alliance in the world which is still in force.** Originally signed in 1373. Both countries entered wars to defend the other, including the United Kingdom entering the Iberian Peninsular War and Portugal entering World War I.
- ▶ **Half of the "New World" once belonged to Portugal** - In 1494, the Treaty of Tordesilhas was signed which essentially gave Portugal the eastern half of the "New World", including Brazil, Africa, and Asia. The Portuguese Empire was actually the first global empire in history and one of the longest-lived colonial powers, lasting for almost six centuries from when Ceuta was captured in 1415, until Macau (now China) was handed-over in 1999;
- ▶ **How Portugal forged the first Global Empire**, Conquerors by Roger Crowley, a New York Times Best seller. ([NYTimes](#), [Amazon](#));
- ▶ First Neutral Country recognising the USA independency;
- ▶ **Portugal introduced the habit of drinking tea in Britain.** The world-famous tea ritual in England was in fact created by the Portuguese Catherine of Braganza, who married the King Charles II of England and brought this habit to t' court;
- ▶ **Bond approved** "On Her Majesty's Secret Services" in 1969;
- ▶ 45 year old democracy (25 de Abril, 1974);

1.2 - PORTUGAL: HISTORY (PAST), PRESENT (WHY), FUTURE

- ▶ 3rd Safest Country in the World (Global Peace Index and the Institute for Economics and Peace)
*1st: Iceland and 2nd New Zealand;
- ▶ Weather - more than 220 days of sun;
- ▶ Location, Location, Location;
- ▶ Costs (Value for money) and returns;
- ▶ Properties and appreciation (We are all investors);
- ▶ The food;
- ▶ The wine;
- ▶ The People;
- ▶ “The old made new Again”



2 - REAL ESTATE MARKET

2.1 - RECENT HISTORY

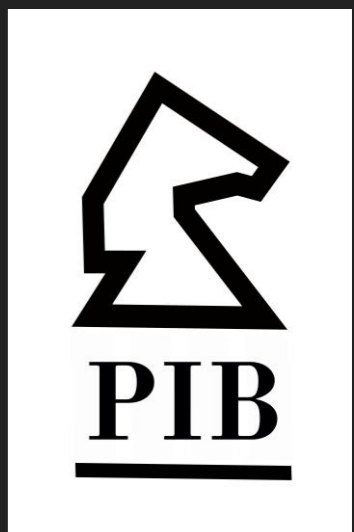
- ▶ Real Estate Market (before 1974);
- ▶ Real Estate Market 1.0 - From 1975 to 2007/2008;
- ▶ Mostly new construction (2001 - 100.000) - majority of the market and deals made;
- ▶ Financed acquisition of Lands , Construction and housing;
- ▶ Financed house purchases (with twists);
- ▶ Lisbon and most city centres were abandoned;
- ▶ Renting was a last resource for investors and customers (old renting law);
- ▶ The importance of sustainability and what happens without it.
- ▶ Real Estate Market 2.0 - Began in 2010/2011;
- ▶ New vs Used properties and renovations;
- ▶ Old houses ... and its potential;



2 - REAL ESTATE MARKET 2.1 - RECENT HISTORY

After 2011:

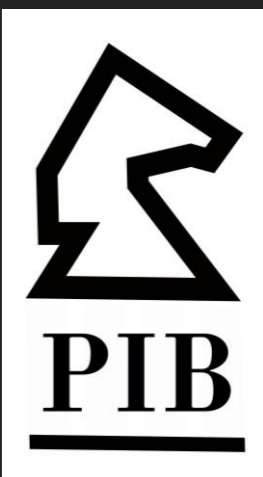
- ▶ Bailout and the Memorandum agreement;
- ▶ Reforms, changes and corrections done across multiple areas;
- ▶ Renting Law (changed in 2012) - The tipping point or the first rock thrown to the pawn);
- ▶ In 2015 and than 2019 - Elections - Present Government;
- ▶ Airbnb and Uber Effect;
- ▶ Supply and Demand both changed - The market changed with them;
- ▶ Real Estate Market naturally evolved into a more mature and sustainable reality.



2 - REAL ESTATE MARKET 2.1 - RECENT HISTORY

Real Estate Market in Portugal in these recent years:

- ▶ Houses will always be bought/sold (or rented);
- ▶ 2014 was the first year more used houses were bought/sold (only 5000 new houses entered the market - 95% decrease compared to the 100.000 back in 2001);
- ▶ After peaking in 2010 and stumbling in 2011, 2014 was the comeback;
- ▶ 2015: 20% general increase (- 15% in Renting);
- ▶ 2016: again 20% general increase - Renting market continues dropping around 11%;
- ▶ Licenses for rebuilding and remodelling had an increase in 2016 for the first time in more than 5 years and Construction Licensing more than doubled in 2017;
- ▶ Public Investment resumed (local Government first and than Central);
- ▶ Lisbon Metropolitan area (including Almada) represent significantly more than 60% of the Real Estate Market;



2 - REAL ESTATE MARKET 2.1 - RECENT HISTORY

Real Estate Market in Portugal - recent years:

- ▶ Annual appreciation (two digits) - Source: EuroStat (2017, 2018 and 2019);
- ▶ Annual Increase of market and market value coming from (average of around 20%/year) more properties being sold;
- ▶ Prices this high last happened back in 2010 (Record high also for Bank House Loans)
*Source: INE;
- ▶ Bank evaluations also have passed the previous record (2010/2011);
- ▶ ***Lisbon alone had officially 560.000 buildings either abandoned or in ruins.
1M houses (INE - end of 2018);**
- ▶ ***Estimated potential of more than 24 B€;**



2 - REAL ESTATE MARKET 2.1 - RECENT HISTORY

Real Estate Market in Portugal - recent years:

- ▶ Real Estate Market is now worth slightly more than 24.000 M€ (representing around 12% of the GDP);
*it was 5,5% back in 2014
- ▶ Tourism also represents around 12% of our GDP;
- ▶ Lisbon alone represents 48% of the real estate market;
- ▶ If we think of Lisbon and apply a 35Km radius we have more than 65% of our real estate market nation wide;
- ▶ 2018 was the first time since 2013 the number of deals in Lisbon vs Nationwide has reduced;
- ▶ 2018 Porto region registered the biggest increase since 2013 (number and value of deals);
- ▶ Overall only Porto and Alentejo have increased their weight.



2 - REAL ESTATE MARKET 2.2 - PRESENT REALITY

- ▶ Banks and Financing: Negative EURIBOR, lower interests and monthly payments, potential fiscal benefits (*Banks can also close);
- ▶ Airbnb effect - AGAIN*

*First it was the reduction around 35% in traditional renting while at the same time there was an increase of around 35% on Airbnb - Lisbon alone) - Now its the opposite.

- ▶ Tourism and its importance - (Increase of smaller houses (less bedrooms) - More Renovations?;



2 - REAL ESTATE MARKET 2.2 - PRESENT REALITY

SHORT RENTAL VS LONGER RENTALS

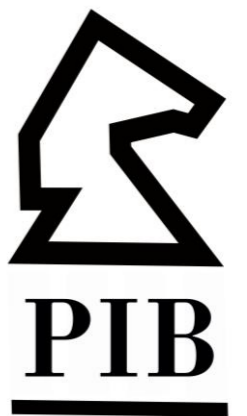
Quick look at short rentals:

- ▶ Airbnb renting in Lisbon generates close to 100 M€/Year;
- ▶ More than 40% of Airbnb deals in the country are in Lisbon area;
- ▶ More than 150 M€ of revenue generated by more than 1,5 M guests each year;
- ▶ One single owner collected almost 3 M€ from his Airbnb's;
- ▶ Airbnb alone collected almost 4 M€ in daily fees from tourists (1€/night);
- ▶ 70% of the offers are NOT in the heart or center of areas with higher density of offer (traditional Hotels, hostels and so on);
- ▶ Stopped and more exposed therefore more volatile;
- ▶ Lisbon alone as more than 18.000 licensed short-rentals;
- ▶ Short Rentals represent(ed) around 1% of our GDP;
- ▶ 60% of short rentals were unused or even abandoned houses.

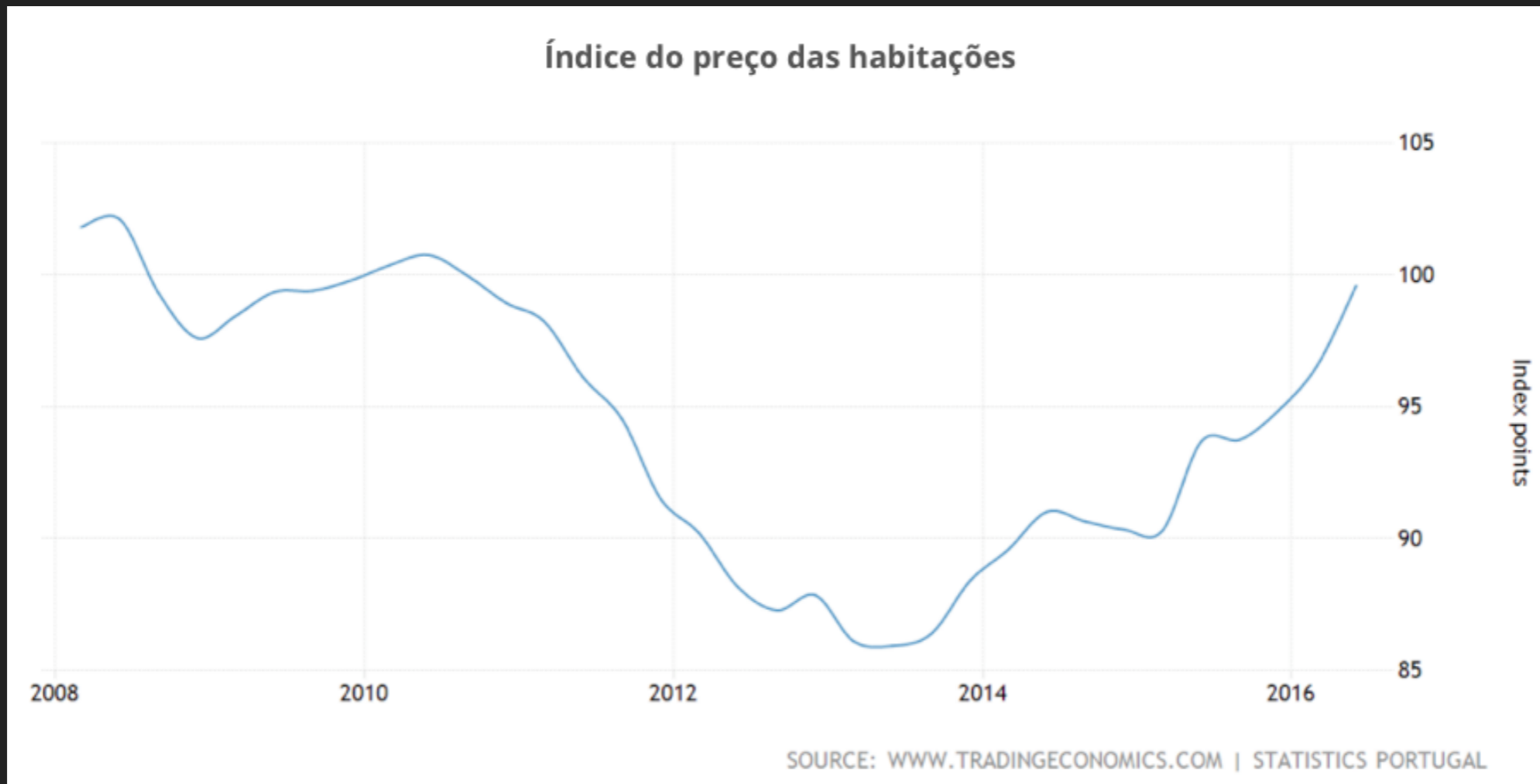
How exactly did the Real Estate Market performed in 2020.

FACTS AND NUMBERS, FROM RELIABLE SOURCES - INTELLIGENCE

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2 - REAL ESTATE MARKET 2.2 - PRESENT REALITY



2 - REAL ESTATE MARKET 2.2 - PRESENT REALITY 2020 IN NUMBERS - INE

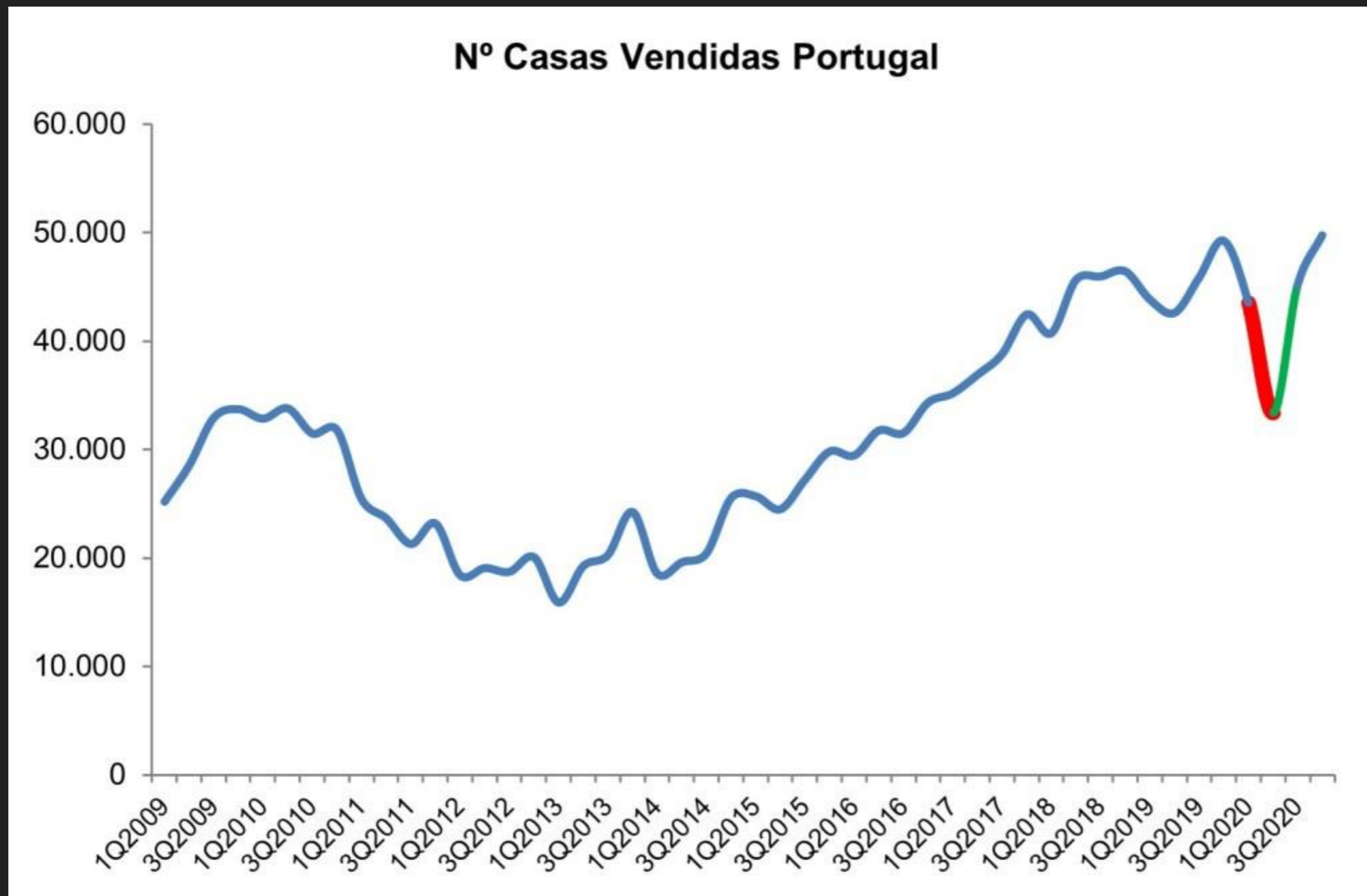
- ▶ Number of houses sold dropped 5,3% in 2020;
- ▶ 2nd Semester was amazing 94.870 houses sold (95.062 in 2019);
- ▶ New absolute record of properties sold in the same period of time: 49.734 (49.232 was the previous record, from 2019);
- ▶ The V behaviour coincides with the Lockdowns we had (see graphic);
- ▶ Values continue consistently in line with the previous reality (pre Covid)
- ▶ Used houses regain weight in the last quarter (already more than 85%) while new houses sales reduce;

2 - REAL ESTATE MARKET 2.2 - PRESENT REALITY

2020 IN NUMBERS

- ▶ Exception goes for the North, Alentejo and Madeira: New houses sales actually increased;
- ▶ The biggest drop in sales was the Algarve (12,8% drop => Lisbon's drop was 8,1%);
- ▶ All areas/regions in the country saw less deals being done;
- ▶ Exception goes for the Alentejo (5% more);
- ▶ Average Prices Increased (7,8%) - INE and EUROSTAT;
- ▶ Prices dropped in 76 municípios, held in 14 and increased in 212. (drop occurred in only 56 - homologated period).

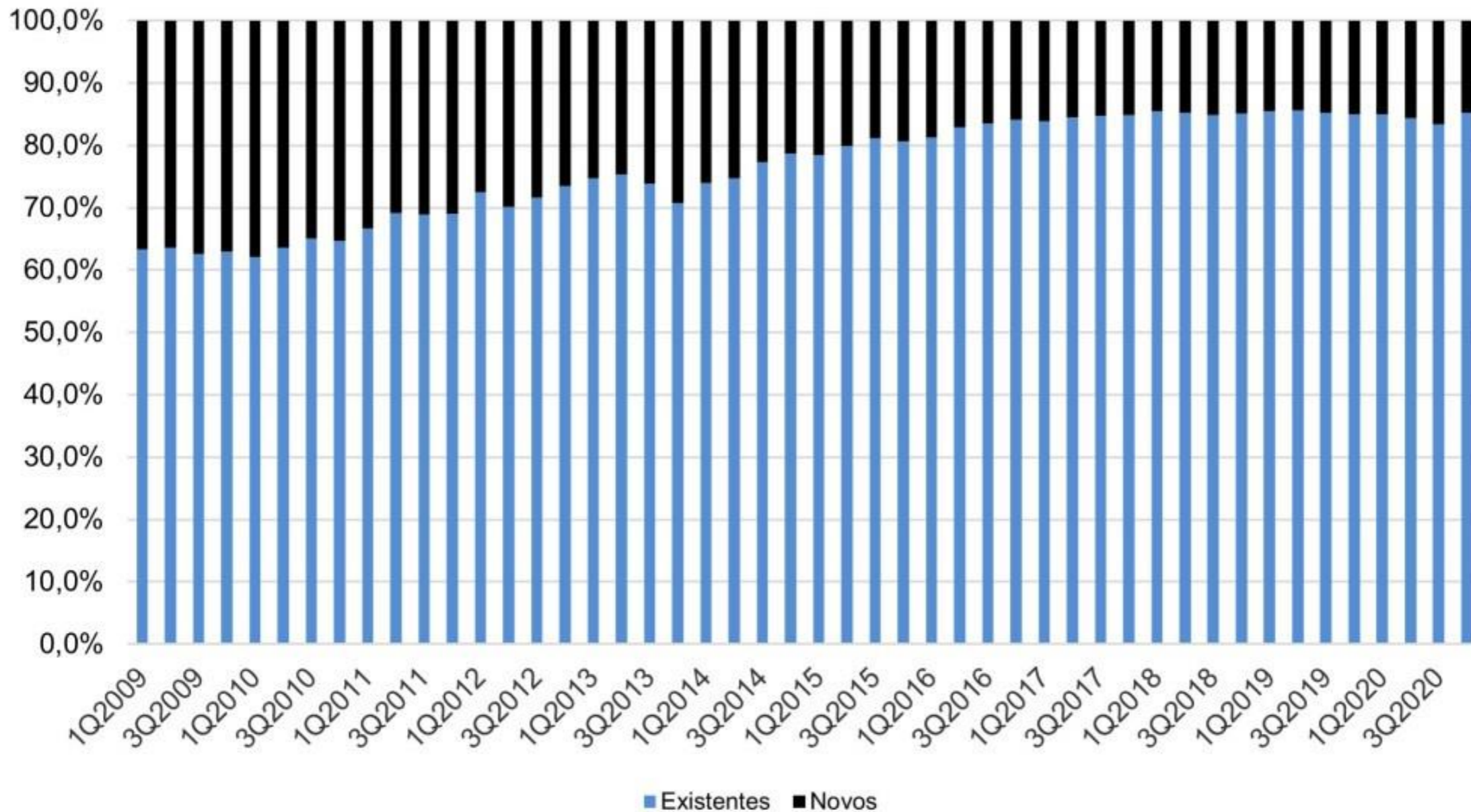
2 - REAL ESTATE MARKET 2.2 - PRESENT REALITY



Less Deals

2 - REAL ESTATE MARKET 2.2 - PRESENT REALITY

Venda de usados vs. novos

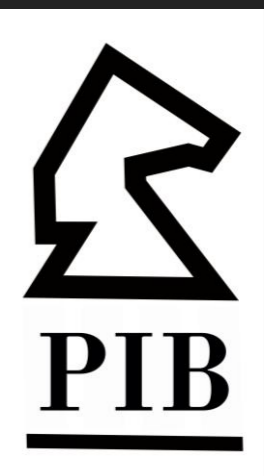


2.3 - LOOKING INTO THE FUTURE

Key differences and facts:

- Less Tourism;
- More used units;
- More Country side;
- Private Outdoor areas and balconies;
- Leveraged Short rentals;
- Traditional and Longer Rentals;
- Students;
- Will Prices be affected? How much and When?
(End of all Moratorium - September 2021)
- Is the worst (best?) still to come? Depends. For Whom?

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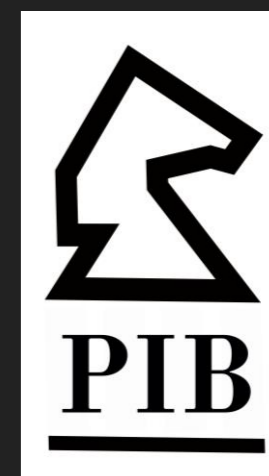


2.3 - LOOKING INTO THE FUTURE - CONCLUSIONS

- ▶ Factual and verified Information is now even more important;
- ▶ The difference between good and bad decisions? Intelligence and method (plus that gut feeling).

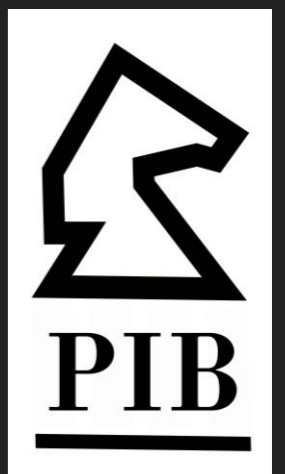
Negotiation is now even more important;
(Would you want to negotiate directly with the hostage taker?)

- ▶ Time on the Market is better than timing the Market;
- ▶ Go Pro, now more than ever!
Hire Professionals. Your own A Team
- ▶ The best is yet to come!



WHY PORTUGAL (WHAT MATTERS THE MOST AND PROBABLY WONT CHANGE)?

- ▶ Perfect HQ for traveling - Worldwide;
- ▶ Health System - Public and Private;
- ▶ Education (Schools and Universities) - (public and private);
- ▶ Tax system and benefits (Businesses, Investments, Retirement haven);
- ▶ The costs (Living) - (1.000 to 1.500 €/month);
- ▶ Less risk => bigger safety => insured appreciation and better returns on investments all around - *2 figure yield and easier BEP;
- ▶ The weather (> 220 sunny days per year in Lisbon, > 300 in the Algarve);

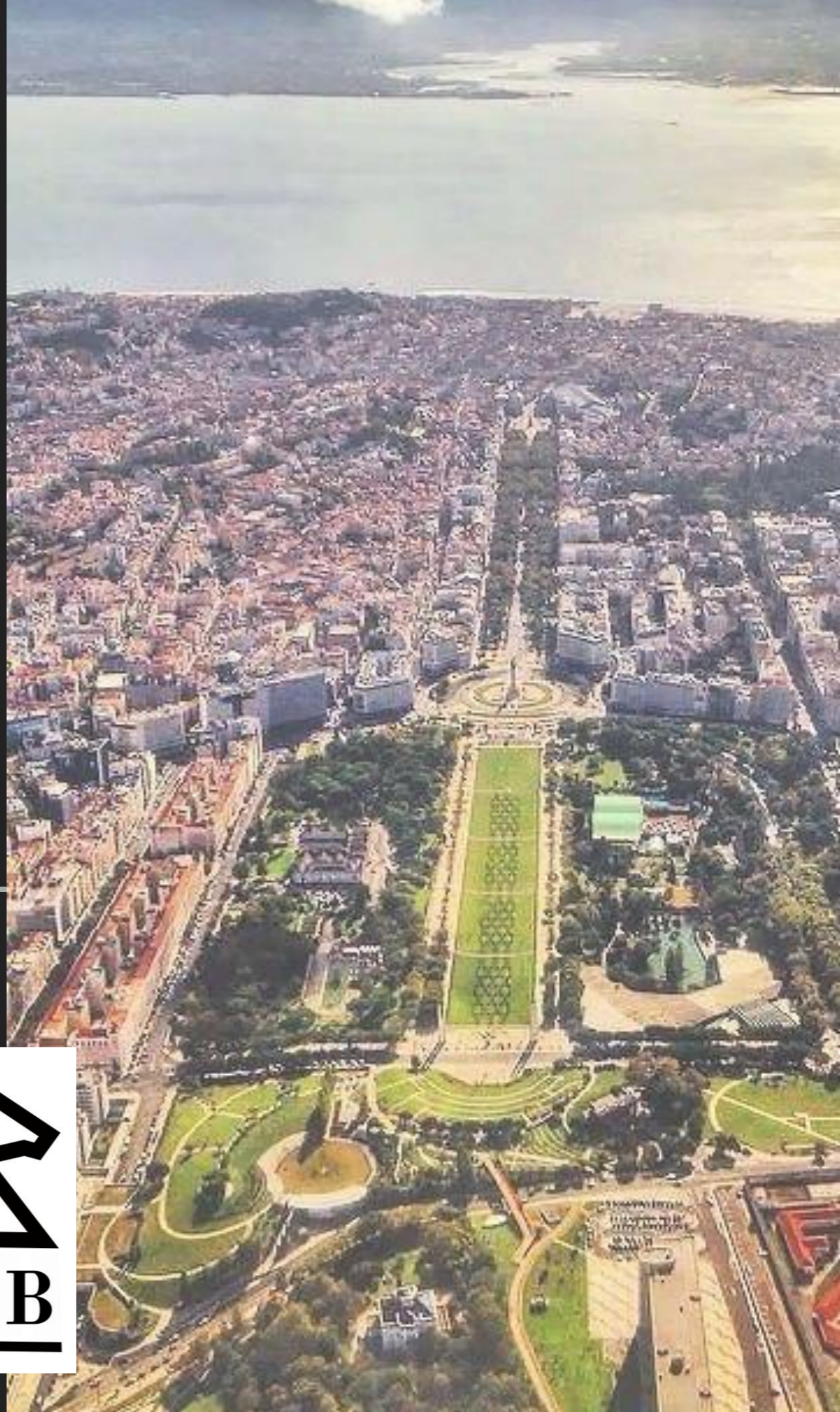


CAN'T SKIP US, CAN'T SKIP PORTUGAL (2:54)

Madonna, Michael Fassbender, Jamie Oliver, John Malkovich, Monica Bellucci, Eric Cantona, Philippe Stark, Christian Louboutin, Julia Louis-Dreyfus (Elaine), Harrison Ford and Calista Flockhart, Joel Santini (French Director), David Beckham, John Giddings (Agent), Bonnie Tyler, Sir Cliff Richard, Pharell Williams, Gwyneth Paltrow, Ewan McGregor, several members from RadioHead, Noah Lennox, Marcelo Camelo, Mallu Magalhães, Gabriel o Pensador, Garret Macnamara, and so but so much more ...

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CANT SKIP A PERFECT WISH -
CANT SKIP PORTUGAL

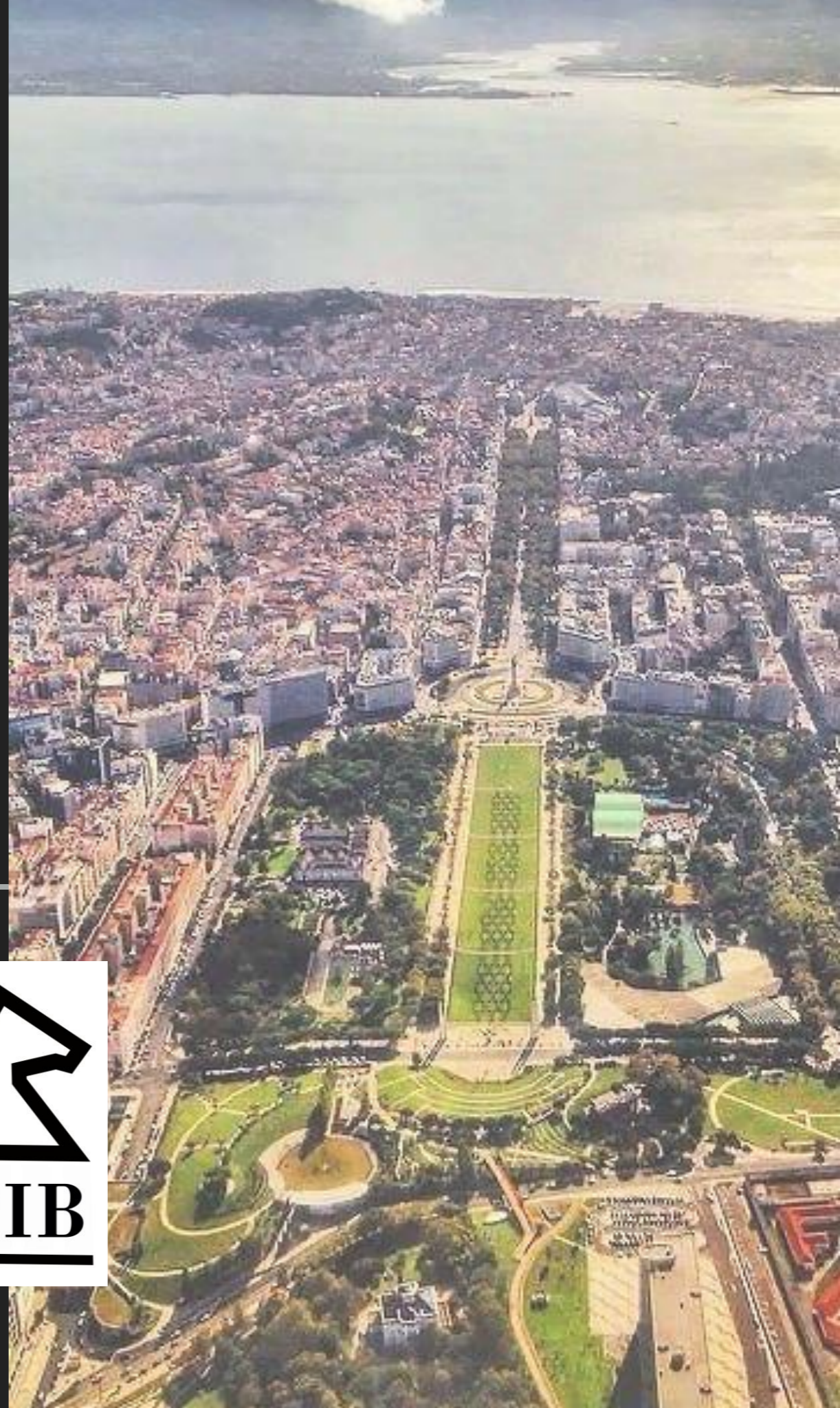
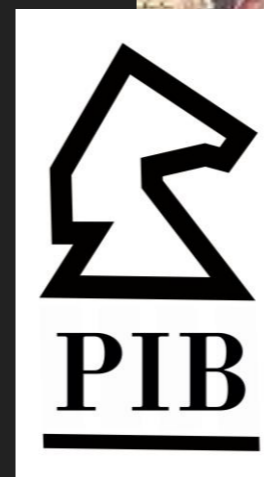
(1:33)

CANT SKIP HOPE - VISIT
PORTUGAL

(2:18)

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Last but not least

Where and what to buy?

Location, location, location;



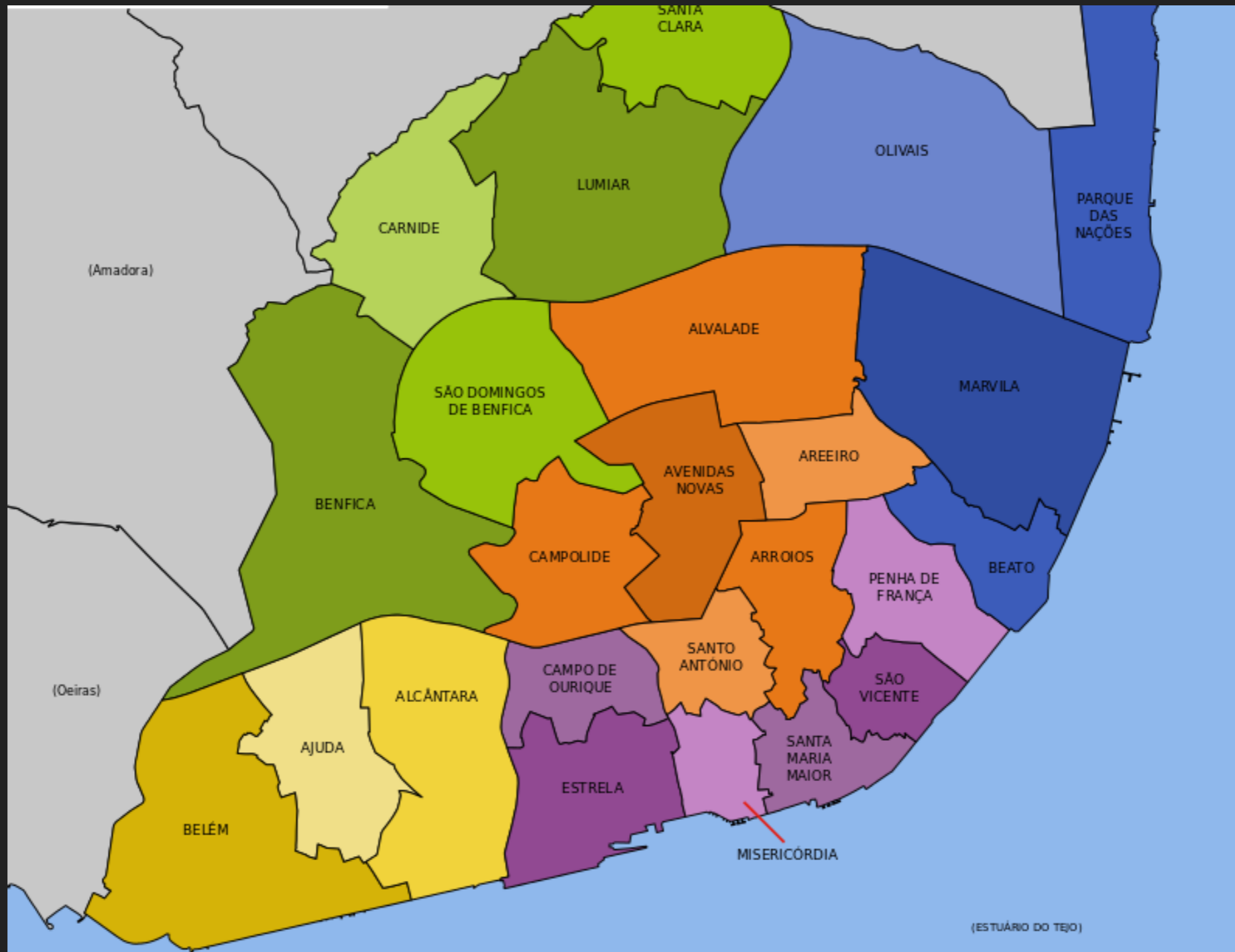
3.1 - Location, location, location (buy the area first. its free)

Lisbon:

- ▶ Central and Historical DownTown Area in general;
- ▶ Create your own Triangle (method);
- ▶ Outskirts and into the interior;
- ▶ Lisbon Metropolitan Area vs Lisbon;
- ▶ Ruins and abandoned houses;
- ▶ Cascais and Oeiras;



3.1 - Location, location, location



3.1 - Location, location, location



3.1 - Location, location, location

Some key points about location: Why and how Portugal ends up behaving differently

- ▶ Beyond context, history and market performance as a whole, Real Estate market pricing and performance behaviour is mainly affected by offer and demand that and stock availability;
- ▶ Portugal's size helps (see next slides).

3.1 - Location, location, location

Portugal's size helps

The size of Portugal vs ... European countries and the USA



IN LESS THAN 7 HOURS ...

The screenshot shows a navigation app interface on an iPad. The starting point is 'R. de Águas Férreas' and the destination is 'Sagres'. The estimated travel time is 6 hours 21 minutes for a 690 km route. The app indicates that this is the fastest route under usual traffic conditions. A list of instructions is provided, including directions to head southeast, turn left, and take exits at roundabouts. A map on the right shows the route along the coast of Portugal, with various cities like Braga, Coimbra, Lisbon, and Faro marked. A callout indicates a 9-minute delay near Braga and a 1 hour 35 minute delay further inland. The time is 17:58 and the battery is at 38%.

6 hr 21 min (690 km)
Fastest route, the usual traffic

This route has tolls.

R. de Águas Férreas

Head southeast on R. de Águas Férreas
210 metres

Turn left to stay on R. de Águas Férreas
20 metres

Turn left toward N13
40 metres

Turn left onto N13
400 metres

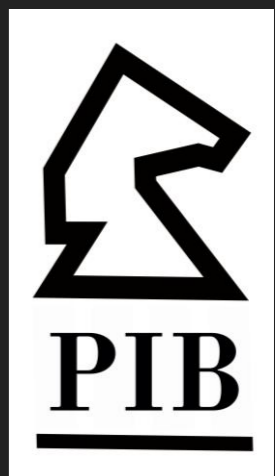
At the roundabout, take the 2nd exit and stay on N13
30 metres

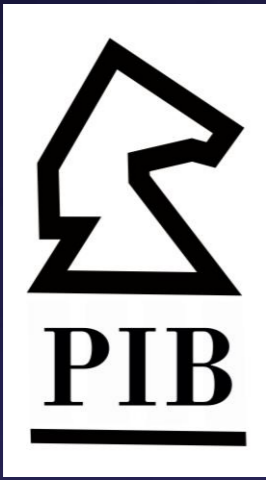
Portugal

1 hr 35 min slower

6 hr 21 min

+9 min





3 - Lisbon Properties* (Selection of examples available today)

- 3.1 - Affordable Properties;**
- 3.2 - Opportunities;**
- 3.3 - “Record breakers”**

- ▶ Selection of around 20 Properties, all available right now, all in premium locations, All below €370.000 asking price with lots of potential both in appreciation and yield;
- ▶ Some of the Asking prices require some intervention / correction => negotiation;
- ▶ From small properties to family houses, including several affordable units ready to move in;
- ▶ Some ideal for renovations and even for Golden Visa (350K option);
- ▶ Residency, Vacations, Renting, Investment, or all the previous;
- ▶ Real Listings (selected and validated) with fairly good photos.

- ▶ 1 - €120.000 - 50 Sqm - 1 Bedroom, 1 WC
Ground Floor, no lift
Built in 1951, just renovated (equipped kitchen), ready to move in
Location: Costa do Castelo, Alfama
€2400/Sqm
- ▶ 2 - €139.500 - 47 Sqm - 1 Bedroom, 1 WC, 10 Sqm Terrace
Built in 1937, updated along the way (including new plumbing and electrical)
Location: Beato (close to Olaias Metro Station)
€2968/Sqm

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- ▶ 3 - €139.900 - 50 Sqm - 2 Bedrooms, 1 WC
Ground Floor, built in 1950. Updated along the way (including Plumbing and Electrical)
Private Outdoor area (17 Sqm) transformed into a living room
Location: Alcântara
€2798/Sqm
- ▶ 4 - €140.000 - 50 Sqm - 2 Bedrooms, 1 WC
Ground Floor, Built in 1947 (some updates done along the way)
Private Outdoor area (almost 27 Sqm) partially closed and transformed* into kind of an extension for the kitchen plus a laundry room
Location: Beato, Olaias
€2800/Sqm

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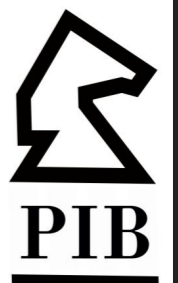
- ▶ 5 - €140.000 - 30 Sqm - 1 Bedroom, 1 WC
3rd floor (no lift), built in 1951, fully renovated and ready to move in
Location: Travessa da Espera (Bairro Alto), Misericórdia
€4666/Sqm (Negotiate)

- ▶ 6 - €149.000 - 62 Sqm - 1 Bedroom, 1 WC
2nd Floor (no lift), updates done along the way (needs renovation)
2 fronts
Building was already updated
Location: São Vicente
€2403/Sqm

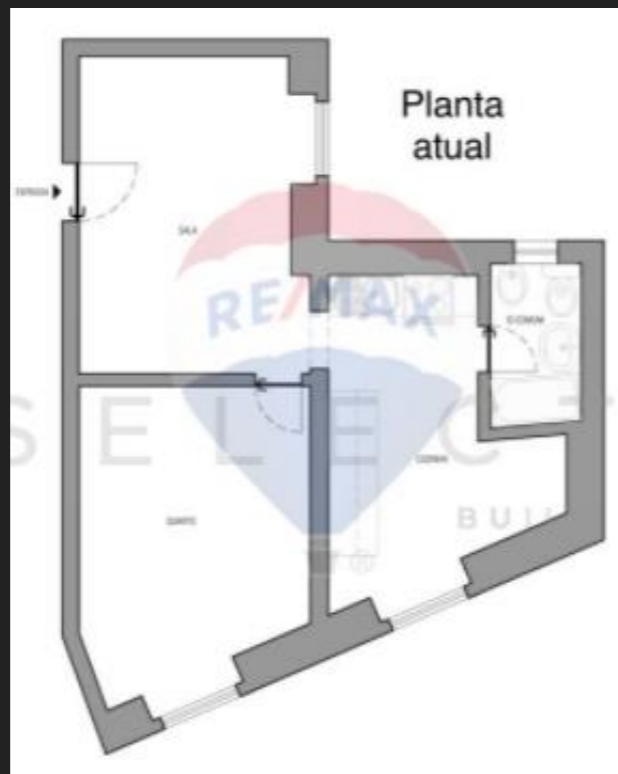
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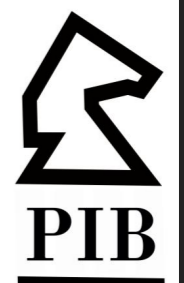
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- ▶ 7 - €150.000 - 47 Sqm - 1 Bedroom, 1 WC
Small Town House (ground floor with mezzanine)
Built in 1951, updated and ready to move in
Location: Estrela (Close to Jardim da Estrela and Escola/Liceu
Luís Pedro)
TOP ****
€3191/Sqm
- ▶ 8 - €155.000 - 45 Sqm - 1 Bedroom, 1 WC
2nd Floor (no lift)
Built in 1995, ready to move in
Balcony
Location: Belém (Close to Calçada do Galvão)
€3444/Sqm

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- ▶ 9 - €155.000 - 35 Sqm - 1 Bedroom, 1 WC
Ground Floor (no lift)
Built in 1937, renovated and ready to move in
Location: Travessa do Oleiro (no traffic) - Santa Catarina, Misericórdia
28 Tram at your door, close to Chiado, Santos and Cais do Sodré
€4428/Sqm (Negotiate)

- ▶ 10 - €159.900 - 45 Sqm - 1 Bedroom, 1 WC
1st Floor (no lift), small balcony, mezzanine (attic) and AC in both floors
Built in 1951, fully renovated, fully equipped and furnished. Ready to move in
Short Rental
Location: Rua da Boavista, São Paulo (Misericórdia)
€3552/Sqm

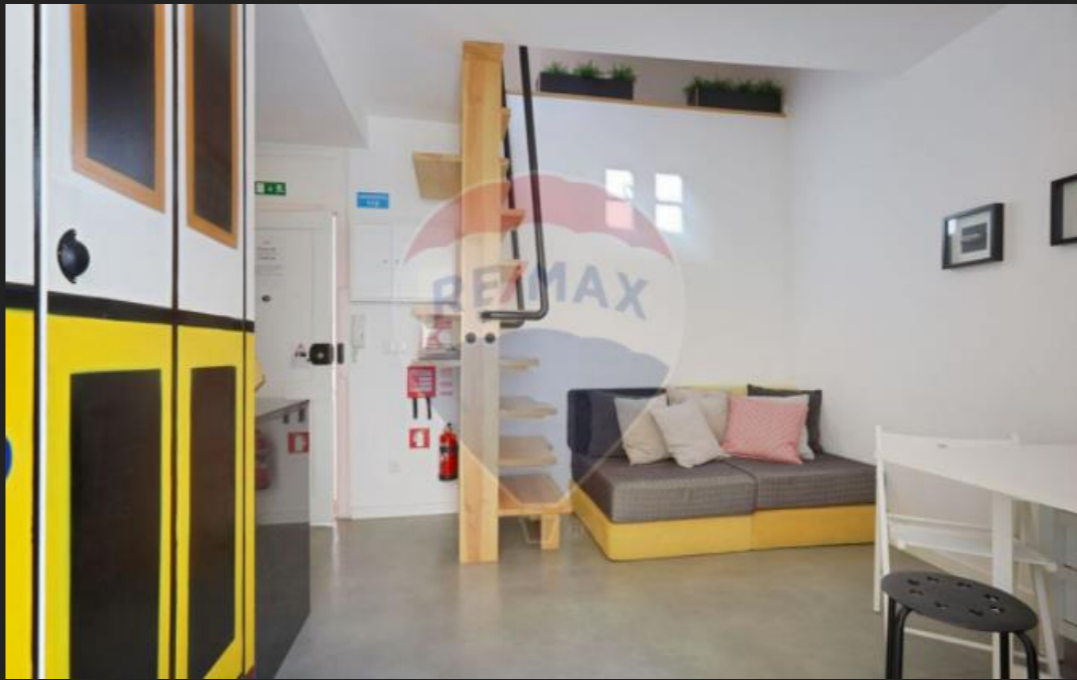
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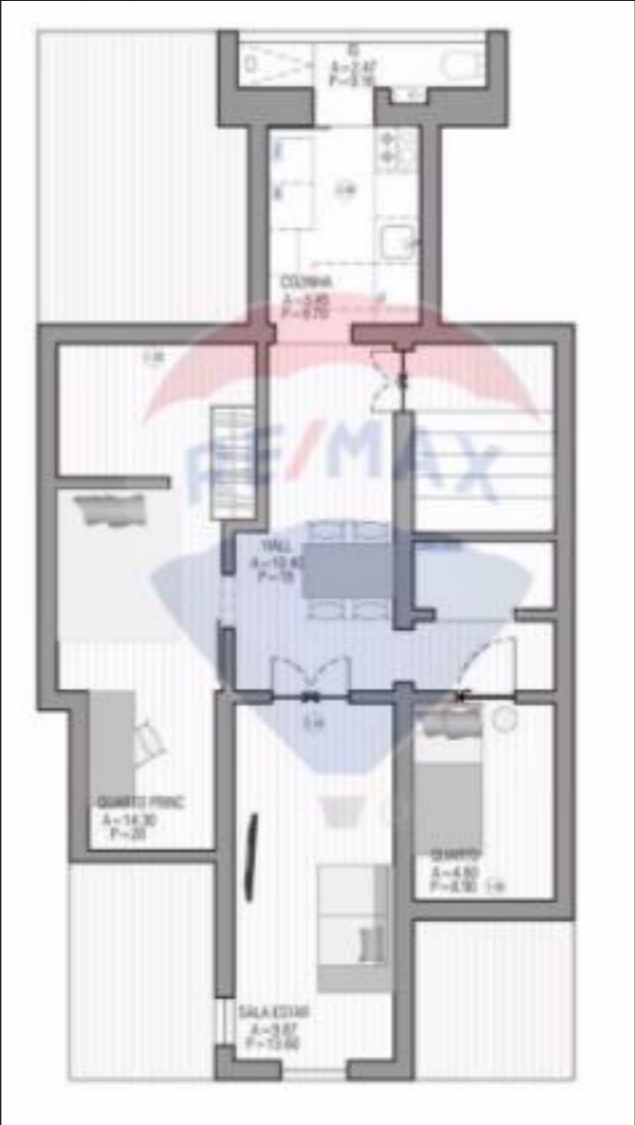


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- ▶ 11 - €160.000 - 50 Sqm - 1+1 Bedrooms, 1 WC
4th Floor (no lift), equipped Kitchen, small balcony
Built in 1937, updated along the way
Location: Heart of Graça, São Vicente
€2909/Sqm
- ▶ 12 - €165.000 - 55 Sqm - 2 Bedrooms, 1 WC
4th floor (no lift) with a balcony
Built in 1978 and needing attention
Location: Alcântara
€3000/Sqm
- ▶ 13 - €169.000 - 70 Sqm - 2 Bedrooms, 2 WC's
4th Floor (no lift) with a small terrace
Built in 1951, needing attention
Location: Arroios (close to Anjos Metro Station)

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Lucky 13 and still below €170.000

Lets raise the bar a bit shall we?

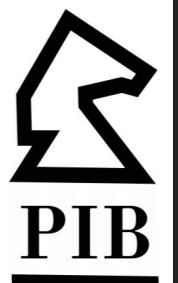
At least 2 Bedrooms, some more area and more*

- ▶ 14 - €215.000 - 84 Sqm - Duplex - 2 Bedrooms, 1 WC
Ground Floor, recently fully renovated, fully equipped kitchen
Built in 1950
Location: Heart of Alfama, São Vicente
€2559/Sqm
- ▶ 15 - €225.000 - 86 Sqm - 2 Bedrooms, 1 WC
Ground Floor, Built in 1937, recently renovated, with a balcony
Location: Central Graça (close to Jardim da Cerca and central Square), São Vicente
€2616/Sqm

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- ▶ 16 - €240.000 - 70 Sqm - 2 Bedrooms, 1 WC
1st Floor (no lift)
Built in 1951, needing attention
Building being fully renovated (including rooftop) - PAID
Location: Close to Miradouro de Santa Luzia, São Vicente
€3428/Sqm
- ▶ 17 - €249.000 - 71 Sqm - 3 Bedrooms, 1 WC
2nd Floor (no lift), 2 fronts
Built in 1937, fully renovated and updated in 2015
Short Rental
Fully equipped and furnished, ready to move in
Location: Graça, São Vicente (Historical Center)
€3507/Sqm

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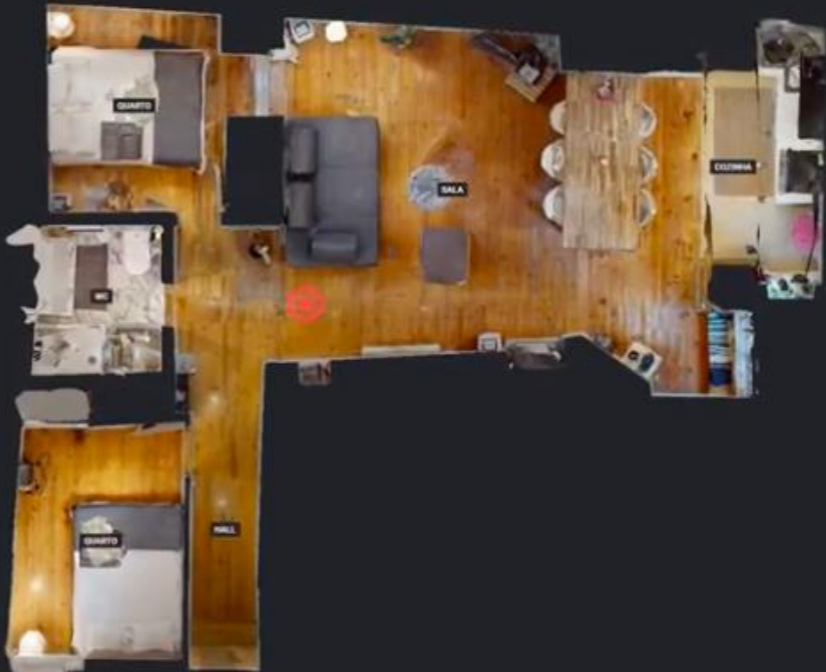


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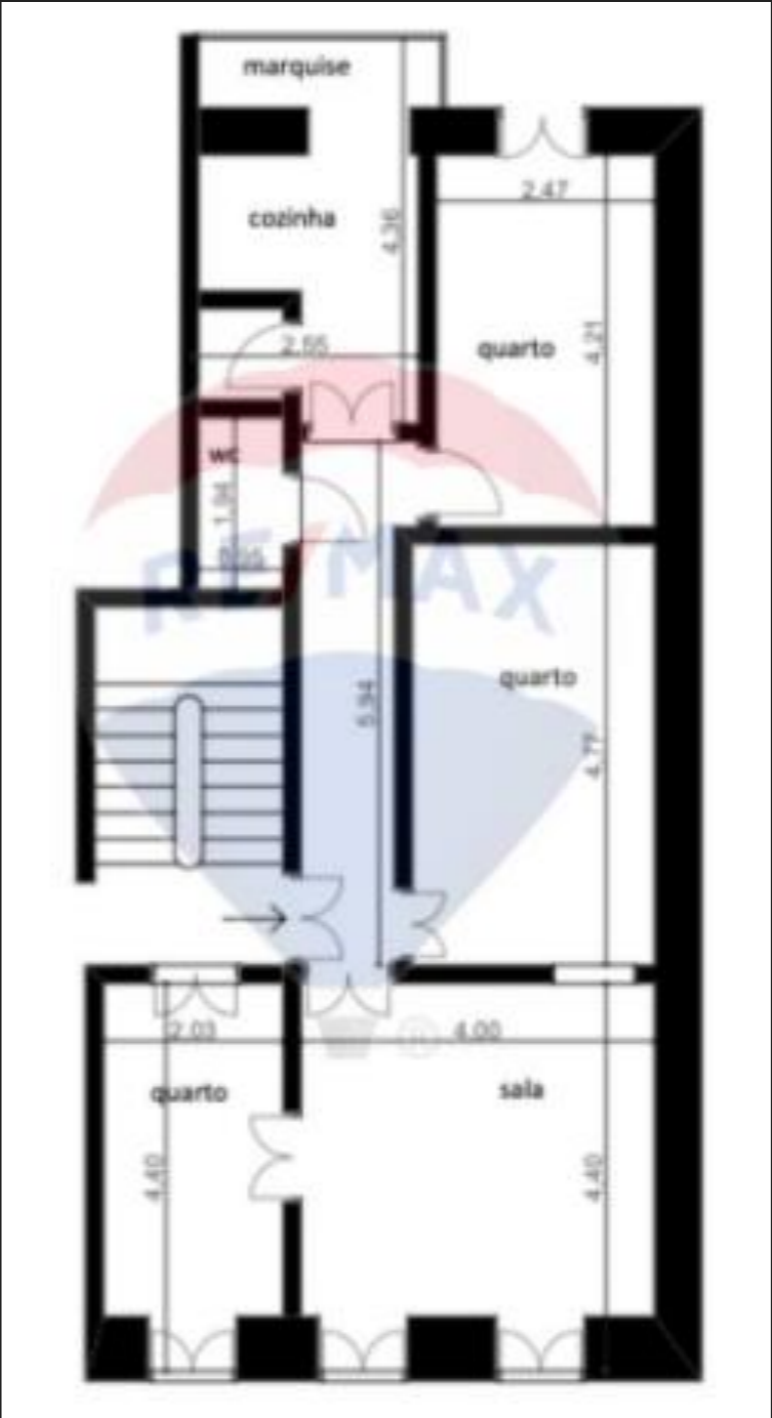


- ▶ 18 - €249.000 - 70 Sqm - 1+1 Bedrooms (interior), 1 WC
Ground Floor
Built in 1883, fully and properly renovated
Fully equipped and furnished - ready to move in
Location: Close to Calçada do Combro - Santa Catarina,
Misericórdia
€3557/Sqm
***** TOP (see pictures)
- ▶ 19 - €260.000 - 81 Sqm - 3* Bedrooms, 1 WC
*1 bedroom is only accessible through the living room (dining
room/office)
2nd Floor (no lift)
Built in 1951, fully updated (needs a bit of attention)
Location: Alcântara
€3170/Sqm

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- ▶ 20 - €268.000 - 67 Sqm - 2+1 Bedrooms, 2 WCs
Ground Floor
Built in 1931, fully renovated and ready to move in
Location: Heart of Graça, São Vicente
€4000/Sqm (Negotiate)

- ▶ 21 - €280.000 - 60 Sqm - 2 Bedrooms, 1 WC
3rd Floor (no lift)
Built in 1951, fully renovated and ready to move in
Location: Estrela (900 meters from the River, less than 150
meters from Jardim 9 de Abril)
€4666/Sqm

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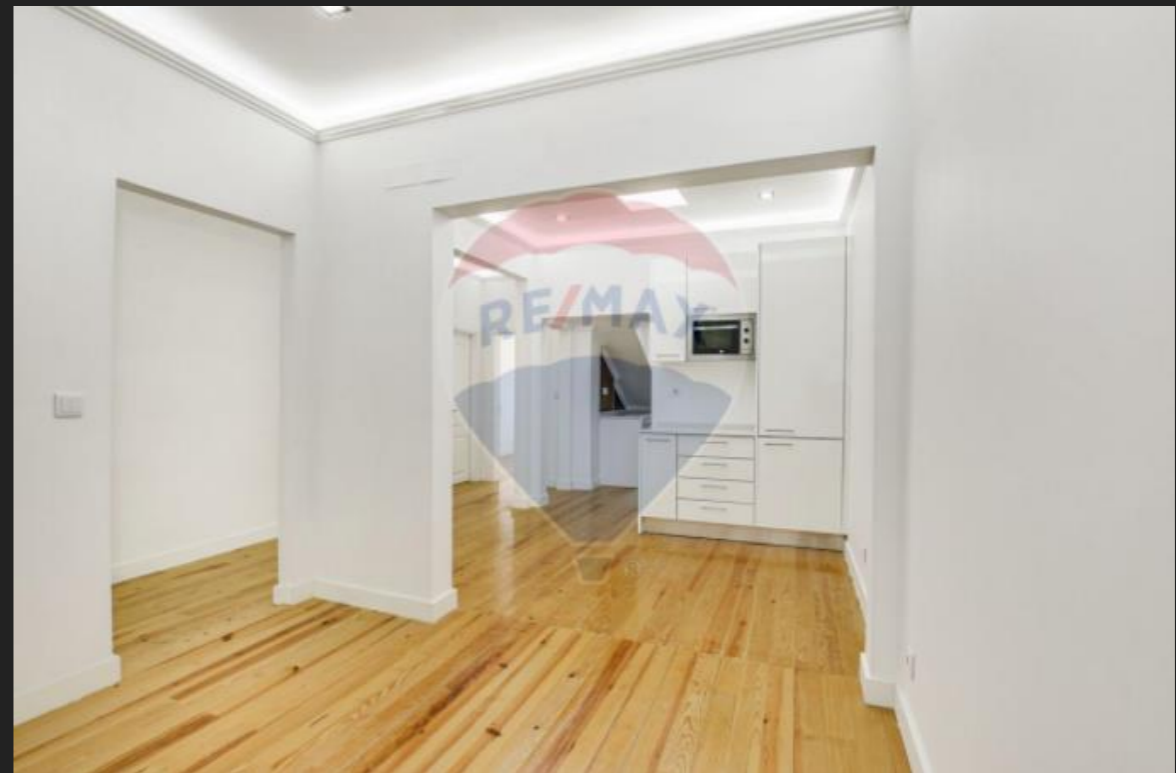


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- ▶ 22 - €285.000 - 65 Sqm - 2 Bedrooms, 1 WC
1st Floor (Lg. S. Vicente), 4th Floor (Calçada de S. Vicente)
Built in 1869, fully renovated 7 years ago by owner/seller
Location: S. Vicente
€4384/Sqm (Negotiate)
**** TOP
- ▶ 23 - €285.000 - 75 Sqm - 2 Bedrooms (1 en suite), 2 WCs
4th Floor (LIFT)
Built in 1950, fully renovated and ready to move in
Location: Rua de Arroios
€3800/Sqm
**** TOP

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- ▶ 24 - €289.000 - 76 Sqm - 4 Bedrooms, 1 WC
2nd Floor (LIFT), 2 Fronts
Needs full renovation
Location: Heart of Bica, Misericórdia
€3814/Sqm
Good Investment
- ▶ 25 - €290.000 - 72 Sqm - 2 Bedrooms, 2 WCs
Ground Floor, small terrace
Built in 1951, building and unit fully renovated, equipped and furnished. Ready to move in
Location: Bica, Misericórdia (close to Adamastor)
€4027/Sqm (Negotiate)

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- ▶ 26 - €295.000 - 70 Sqm - 2 Bedrooms, 1 WC
2nd Floor (no lift) - Small building, one unit per floor
Built in 1950, renovated years ago by owner/seller
Location: Graça, São Vicente
€4214/Sqm (Negotiate)

- ▶ 27 - €305.000 - 76 Sqm - 3 Bedrooms (T2), 1 WC
2nd Floor (no lift) - EC C
Built in 2008
Storage room (7 Sqm)
Location: Alfama, São Vicente
€4013/Sqm

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- ▶ 28 - €315.000 - 100 Sqm - 2 Bedrooms, 2 WCs
Ground Floor, private outdoor space (around 20 Sqm, linked to kitchen)
Built in 1950, fully renovated and ready to move in
Location: Estrela (close to Av. Infante Santo)
€2625/Sqm
**** TOP CHOICE
- ▶ 29 - €325.000 - 120 Sqm - 4 Bedrooms, 1 WC
1st Floor (no lift)
Built in 1950, fully renovated building (including rooftop and structural reinforcements)
Tenant leaves 31st of May 2021
Location: Santo António (close to Avenida da Liberdade)
€2708/Sqm
TOP CHOICE for Investment

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- ▶ 30 - €325.000 - 93 Sqm - 2 Bedrooms (1 en suite with closet), 2 WCs
Ground Floor, EC C
Fully and properly renovated, ready to move in
Location: Santa Maria Maior - Down Town Lisbon
€3494/Sqm
**** TOP CHOICE
- ▶ 31 - €349.000 - 116 Sqm - 3 Bedrooms (1 en suite), 2 WCs
Ground Floor, Storage room, private terrace, equipped Kitchen and AC
Built in 1937, fully renovated and ready to move in
Location: Arroios (close to Anjos Metro)
€3008/Sqm

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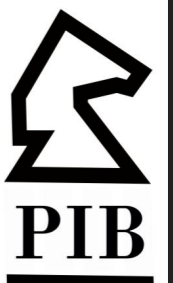
- ▶ 32 - €350.000 - 88 Sqm - 4 Bedrooms, 2 WCs
Small Town House (2 floors)
Built in 1951, good conditions - needing attention
Ground Floor: Living Room, Kitchen, 1 Bedroom and 1 WC
Upper Floor: 3 Bedrooms and 1 WC
€3977/Sqm

- ▶ 33 - €350.000 - 77 Sqm - 2 Bedrooms, 2 WCs
2nd Floor (no lift) Totally redone, fully equipped and furnished - ready to move in
Location: Bairro Alto (Misericórdia)
€4545/Sqm

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- ▶ 34 - €350.000 - 70 Sqm - 2 Bedrooms (1 en suite), 2 WCs
1st Floor (no lift)
Built in 2019 - New!
Very good Project, good Planning and execution (attention to details, good materials and finishes)
Fully equipped and furnished - ready to move in
Location: Calçada dos Barbadinhos, São Vicente
€5000/Sqm - The most expensive listing on this list
(NEGOTIATE)
- ▶ 35 - €363.000 - something slightly different
120 Sqm - 2 Bedrooms, 1 WC
3rd Floor (with LIFT)
Built in 2000, Closed gated community (condominium)
2 parking spaces, storage room, security 24/7
Amenities include 2 swimming pools, tennis & Football/Soccer, Kids playground, gym, sauna, gardens and more
€3025/Sqm

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INVESTING IN ONE OF THE 1M PROPERTIES THAT NEED RENOVATION

WHAT YOU CAN DO WITH AROUND € 350.000

WHAT WAS BOUGHT - BEFORE



INVESTING IN ONE OF THE 1M PROPERTIES THAT NEED RENOVATION

WHAT WAS BOUGHT - BEFORE

- BUYING;

- RENOVATING;

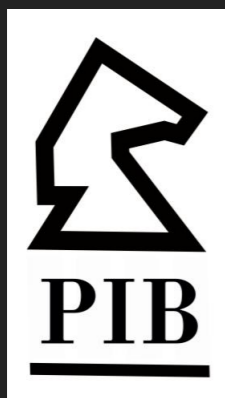
1 + 1 = 4 ?



INVESTING IN ONE OF THE 1M PROPERTIES THAT NEED RENOVATION

NOW

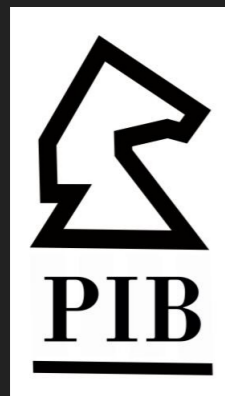
AFTER



INVESTING IN ONE OF THE 1M PROPERTIES THAT NEED RENOVATION

NOW

AFTER



INVESTING IN ONE OF THE 1M PROPERTIES THAT NEED RENOVATION

NOW

AFTER



INVESTING IN ONE OF THE 1M PROPERTIES THAT NEED RENOVATION

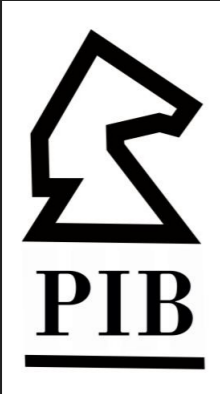
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INVESTING IN ONE OF THE 1M PROPERTIES THAT NEED RENOVATION

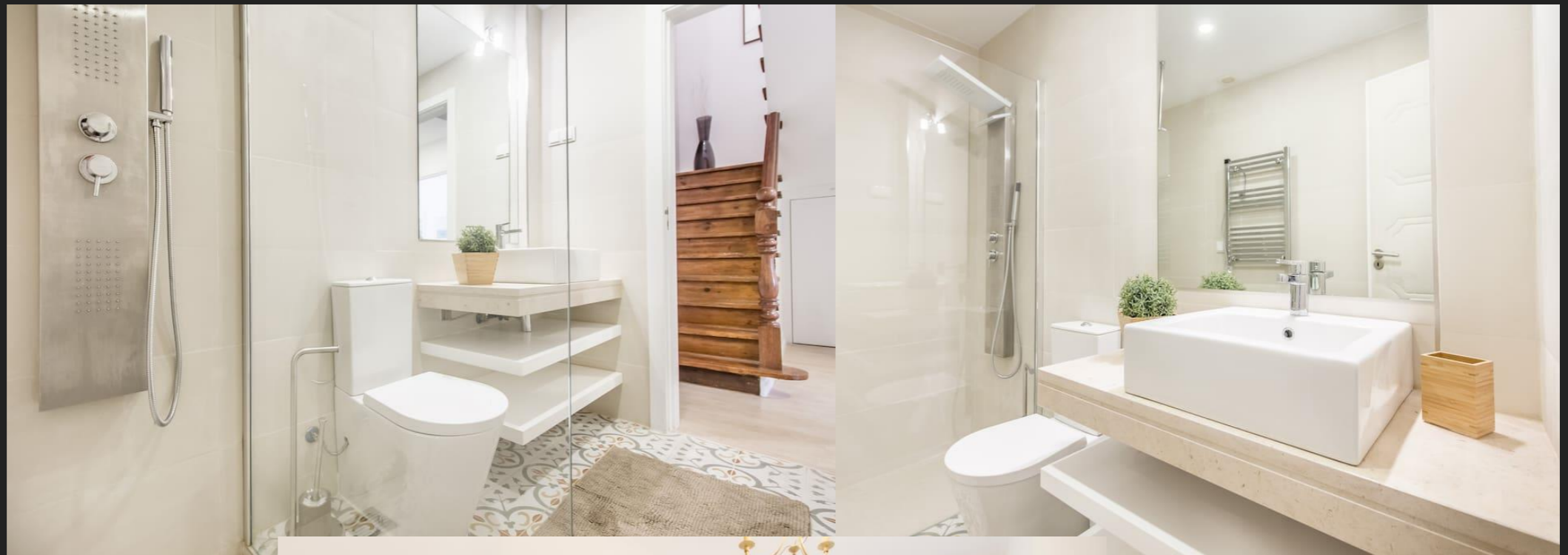
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INVESTING IN ONE OF THE 1M PROPERTIES THAT NEED RENOVATION

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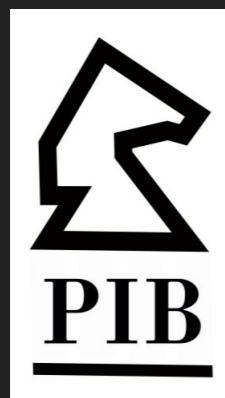
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INVESTING IN ONE OF THE 1M PROPERTIES THAT NEED RENOVATION

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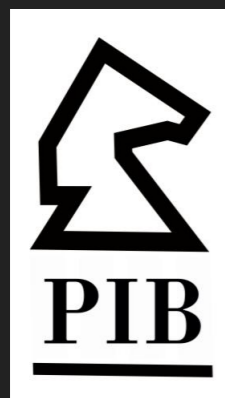
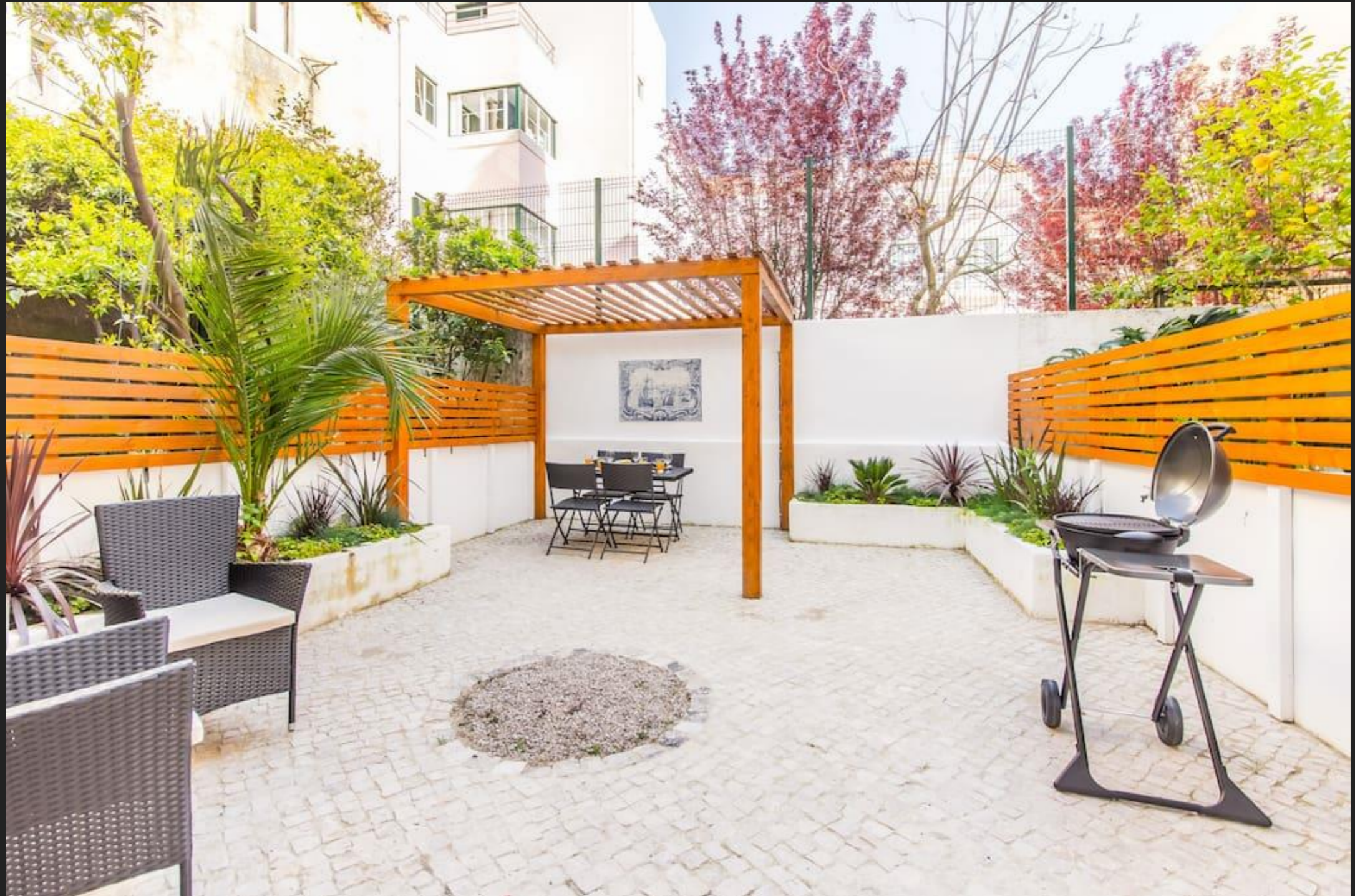
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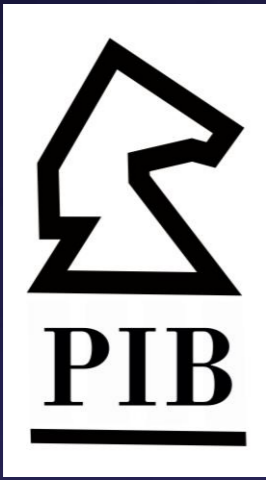


INVESTING IN ONE OF THE 1M PROPERTIES THAT NEED RENOVATION

NOW

AFTER





3.3 - Records of 2020

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Cristiano Ronaldo 7,2 M€ (total of around 550 Sqm)

- ▶ Penthouse (13th and 14th floors);
- ▶ Rua Castilho 203;
- ▶ 3 Master bedrooms - en suite;
(one has its own private office)
- ▶ 288 Sqm of residential area (13th floor);
- ▶ 260 Sqm (14th floor) private area with 360° view over Lisbon,
including terrace, pool (indoor and outdoor), cinema room and
plenty of amenities;
- ▶ € 13.090 / SQM

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Lagoas Park
The biggest Real Estate Business of 2020
€421 Millions

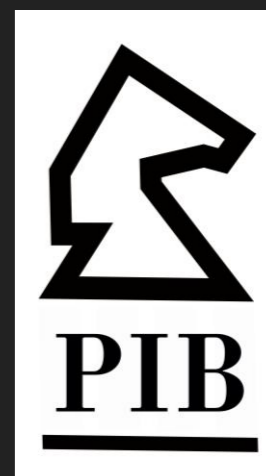


Lagoas Park

The biggest Real Estate Business of 2020 (€421 Millions).

- 2 years after being sold by the Developer who originally built it, Teixeira Duarte, for around €375 M, Lagoas Park Business Park was up until now owned by Kildare Partners and was just acquired by the also British Henderson Park Capital Partners.

Confirmed by the Private Equity Fund the operation generates around 6% anual Yield but clearly has a lot more potential not only due to the fact that this is the biggest and most attractive Business Center in Lisbon Area (even if its in located in Oeiras Municipality) already having its own 4 star Hotel and companies such as Pepsico, BMW, Cisco, Google, Dell, Epson, Renault and Nissan, McDonalds, Nike, Pfizer, Philips, Samsung, Volvo and so many more.



QUESTIONS AND DOUBTS?

Thank you



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**The End
Thank you**

