



# SECRET GARDEN VILLAS

CAMPO DE OURIQUE

- VALUES AND LOCATION -





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## - THE PROJECT -

SECRET GARDEN VILLAS IS AN EXCEPTIONAL PROJECT IN LISBON.

A PRIVATE CONDOMINIUM OF PREMIUM VILLAS THAT ENCOMPASS A PROMENADE.





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## - LOCATION -

CAMPO DE OURIQUE IS A SPECIAL NEIGHBOURHOOD WITH A COMBINATION OF TRADITIONAL PORTUGUESE COMMERCE WITH AVANT-GARDE SHOPS AND RESTAURANTS BASED ON FLAT TERRAIN WITH EASY ACCESS IN AND OUT OF THE CITY.

WITH THE ALREADY CHARMING RUA FERREIRA BORGES, INTERNATIONAL SCHOOLS AND GARDENS, THIS LOCATION IS BEING REVITALIZED WITH A COMPLETE PRELIMINARY UPGRADE PLAN BY THE CITY HALL OF LISBON TO INCLUDE NEW BUILDINGS, STREETS, METRO STATION AND MORE GREEN SPACES, WHICH WILL MAKE THIS AREA EVEN THAT MUCH MORE SOUGHT AFTER FOR ITS EXCELLENT QUALITY OF LIVING.





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## - REAL ESTATE MARKET -

LIKE ALL PROJECTS IN THE ODEON PROPERTIES PORTFOLIO, THE PRICE PER SQUARE METER IS IN-LINE WITH THE CURRENT MARKET VALUES AND IS CLOSELY ALIGNED WITH INTERNAL AND EXTERNAL MARKET STUDIES. AS SECRET GARDEN VILLAS IS A ONE OF A KIND PROJECT IN THE CITY CENTRE, EXTENSIVE ANALYSIS WAS DONE WITH SIMILAR COMPATIBLES IN CAMPO DE OURIQUE AND OTHER LOCATIONS.

AS SUCH, SECRET GARDEN VILLAS AVERAGES 8,453€ PER SQUARE METER. AREAS CONSIDERED FOR THIS CALCULATION:

- TOTAL INTERNAL PRIVATE GROSS AREA
- 50% OF THE GARAGE PRIVATE GROSS AREA
- 50% OF THE TOTAL EXTERNAL AREA



## HABITAÇÃO RELATÓRIO DE MERCADO



### MICRO-SIR: ESTATÍSTICAS DE PREÇOS POR MICRO-ZONA

DADOS DE: September, 2022, DADOS DE 24 meses

CONCELHO: Lisboa

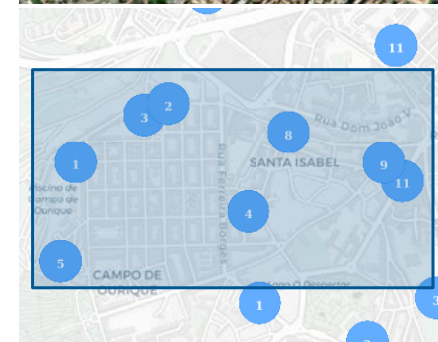
FREGUESIA: Campo de Ourique

COORDENADAS: 38°43'7.077"N 9°9'48.982"W

TIPOLOGIAS SELECIONADAS: Apt. T3

ESTADOS DE USO SELECIONADOS: New

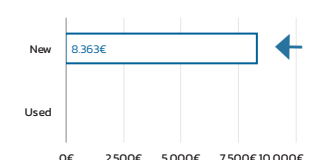
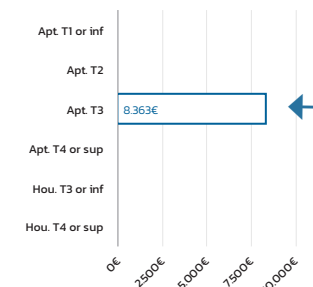
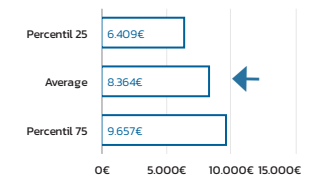
Nº TOTAL FOGOS NA AMOSTRA: 39



■ Zona-alvo selecionada  
● Centróide de código-postal e 7 dígitos e respetivo nº de imóveis

### ESTATÍSTICAS MICRO-SIR

PREÇOS DE VENDA/M² POR:



\* Due to a small sample size, T3 was used.



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## - LOCATION UPGRADES -



### LEGENDA

- LIMITE DA ÁREA DE INTERVENÇÃO DO PLANO DE PORMENOR
- LIMITE DE PARCELA
- LIMITE DE UNIDADE DE EXECUÇÃO

#### ÁREA CONSOLIDADA

- EDIFICAÇÃO EXISTENTE A MANTER

#### ÁREA DE RECONVERSÃO - USOS DOS EDIFÍCIOS

- HABITAÇÃO E COMÉRCIO
- SERVIÇOS E COMÉRCIO
- COMÉRCIO
- TURÍSTICO
- EQUIPAMENTO

#### ESTRUTURA VERDE

- ÁREAS VERDES DE USO PÚBLICO
- ÁREAS VERDES PRIVADAS COM USO PÚBLICO
- ÁREAS VERDES PRIVADAS COM USO PÚBLICO CONDICIONADO
- ÁREAS VERDES PRIVADAS
- ÁRVORES EXISTENTES
- ÁRVORES PROPOSTAS

#### SIMBOLOGIA

- ÔNUS DE PASSAGEM PÚBLICA A PEÕES E VEÍCULOS
- ÔNUS DE PASSAGEM PÚBLICA A PEÕES
- ACESSO A GARAGEM
- ÁREA DE CIRCULAÇÃO PEDONAL
- AQUEDUTO SUBTERRÂNEO



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## - VALUES AND AVAILABILITY -

VILLA	TYPE	TPOLOGY	INTERNAL ABP M <sup>2</sup>	EXTERNAL M <sup>2</sup>	TOTAL M <sup>2</sup>	PRIVATE POOL	POOL SKYLIGHT	PRIVATE PARKING	PRIVATE ELEVATOR	ROOFTOP STAIRCASE	AVAILABILITY
1	I	V5+1	456	165	621	✓	✓	✓	FLOOR -1 TO 2	INTERNAL	4,115.000 €
2	I	V4+1	391	164	555	✓	✓	✓	FLOOR -1 TO 1	INTERNAL	3,550.000 €
3	I	V5+1	456	165	621	✓	✓	✓	FLOOR -1 TO 2	INTERNAL	SOLD
4	I	V4+1	391	164	555	✓	✓	✓	FLOOR -1 TO 1	INTERNAL	3,560.000 €
5	II	V4+1	404	173	577	✓	✓	✓	FLOOR -1 TO 2	EXTERNAL	3,835.000 €
6	I	V4+1	393	203	596	✓	✓	✓	FLOOR -1 TO 1	INTERNAL	3,735.000 €
7	I	V5+2	456	170	626	✓	✓	✓	FLOOR -1 TO 2	INTERNAL	4,135.000 €
8	I	V4+1	392	170	562	✓	✓	✓	FLOOR -1 TO 2	INTERNAL	SOLD
9	I	V5+2	456	180	636	✓	✓	✓	FLOOR -1 TO 2	INTERNAL	4,175.000 €
10	I	V4+1	391	167	558	✓	✓	✓	FLOOR -1 TO 1	INTERNAL	3,565.000 €
11	III	V3+1	349	303	652	✓		✓	FLOOR -1 TO 0	EXTERNAL	3,565.000 €



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## - STANDARD PRICE PLAN -

STANDARD PAYMENT PLAN	VALUE	TIMING
PROMISSORY CONTRACT	20 %	AT SIGNING
1 <sup>ST</sup> REINFORCEMENT	20 %	4 +/- MONTHS AFTER PROMISSORY CONTRACT
2 <sup>ST</sup> REINFORCEMENT	20 %	8 +/- MONTHS AFTER PROMISSORY CONTRACT
DEED	40 %	AT SIGNING



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