144

GAGO COUTINHO

CUSHMAN & WAKEFIELD

An exclusive opportunity to acquire a **rare asset** at one of Lisbon's main gate

1. LOCATION
MACRO

The asset is located in the Gago Coutinho Avenue, one of Lisbon's most important axis, named in honor of the great explorer who was the first man to fly from Europe to the Americas by plane.

The avenue connects Rotunda do Relógio to Areeiro – two of the most important roundabouts in the city – and plays a central role in terms of accessibility and connection from and to the capital. The avenue is also crossed by the Estados Unidos da America Avenue that connects directly to the Entrecampos area.

The Gago Coutinho avenue is also the main access to Lisbon's International Airport which is only 2 minutes away and is one of the main connections to the A1 motorway that connects Lisbon to Porto. The asset is also at a 5 minutes driving distance to the Vasco da Gama Bridge that provides direct access to the South.

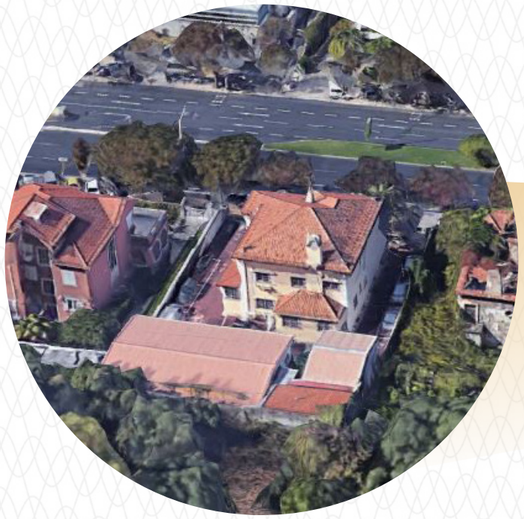
Direct access to and from the 2ª circular (Lisbon's ring road) via the Rotunda do Relógio roundabout, also allows quick and easy access to the centre of Lisbon as well as from the surrounding region and more distant conurbations.

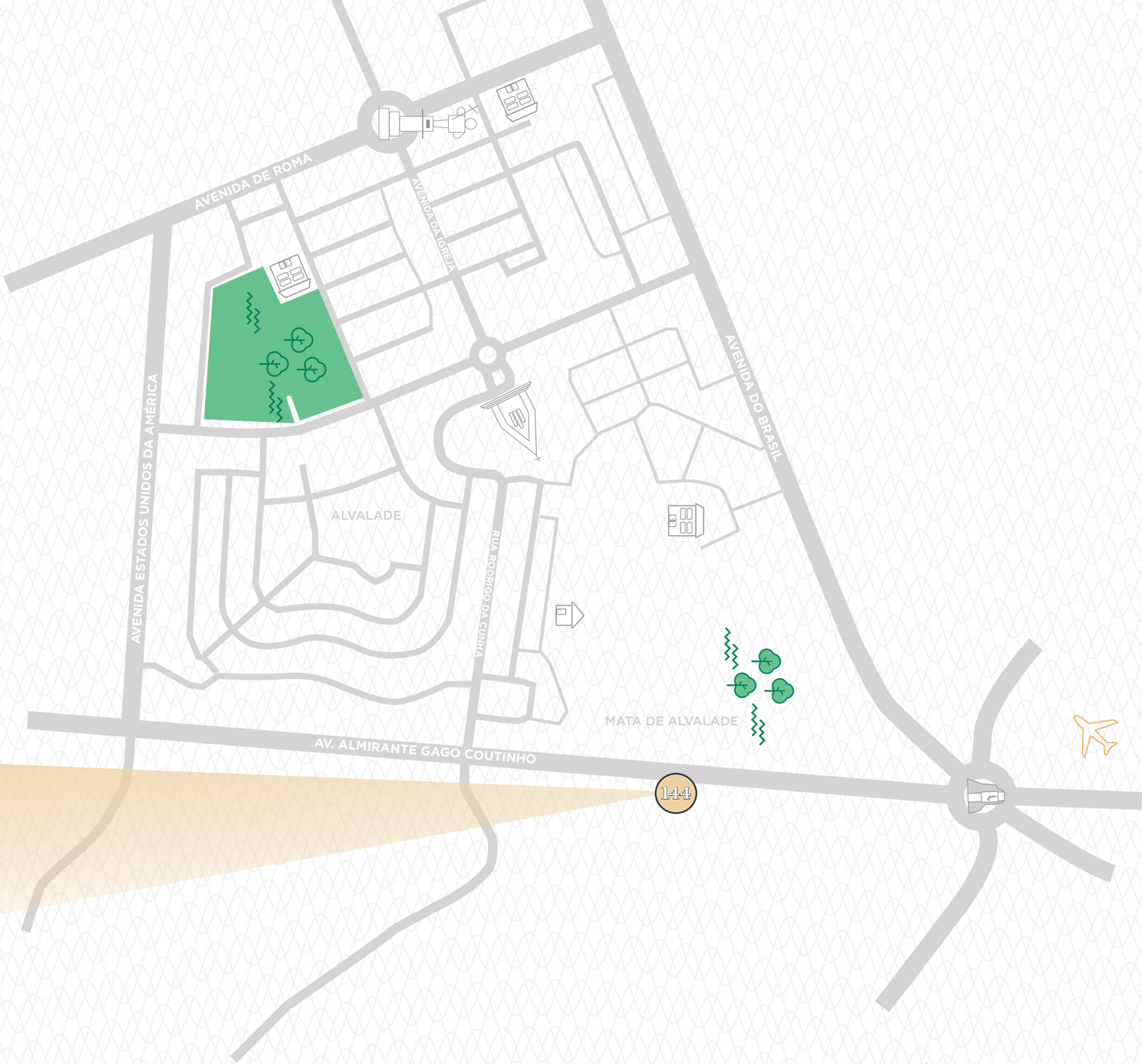
1. LOCATION
MICRO - THE NEIGHBORHOOD

In spite of being in a quiet zone, the asset is only 1km from the airport and from Lisbon's ring road which conveys to this property an unparallel balance between accessibility and quality.

At the front of the property is the Mata de Alvalade, a recently refurbished garden that has all the facilities, from children's playgrounds to tennis and football courts.

The surrounding neighborhood, Alvalade, is one of the most consolidated, vibrant and dynamic neighborhoods in Lisbon, being a very desirable location for middle and upper-class families. This neighborhood has all the amenities and services, ranging from sports facilities to churches, schools, clinics and a very strong high street retail in Avenida da Igreja and Avenida de Roma.





1. LOCATION
MICRO

Gago Coutinho is one of the most important Avenues within the city with a strong tenant mix and a fair blend of different services. Find below the key plan with the distribution per uses.

- PROFESSIONAL ASSOCIATION
- SENIOR LIVING
- HOSPITALITY
- SCHOOL
- MEDICAL
- RESIDENTIAL
- OFFICE
- RELIGIOUS

GAGO COUTINHO AVENUE - NUMBER OF ASSETS PER USES

11	4	1	10	2	9	19	3
PROFESSIONAL ASSOCIATIONS	SENIOR LIVING	HOSPITALITY	SCHOOLS	MEDICAL FACILITIES	RESIDENTIAL	OFFICE	RELIGIOUS

2. THE ASSET

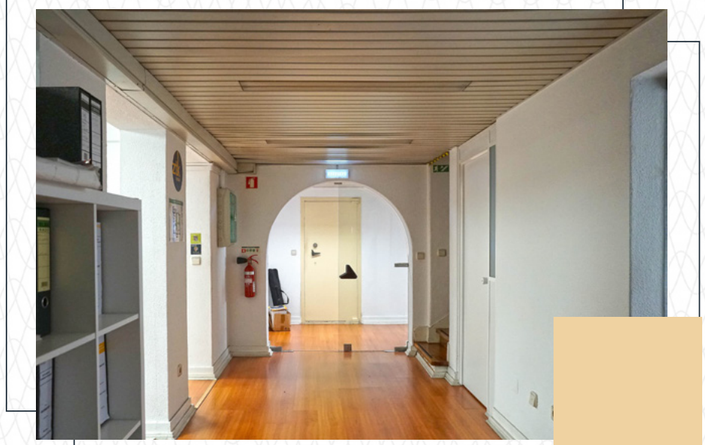
Gago Coutinho 144 is an amazing villa with two floors above ground and 1 floor below ground, plus two adjacent houses. Built in the mid 40´s the main villa has 8 rooms distributed by c.a 490 sq.m and has some great interior architectural details such as the arches that divide each room, or the ceiling with artistical finishing. The villa is in good conditions so refurbishment works will be mainly to adapt the property to a new purpose.

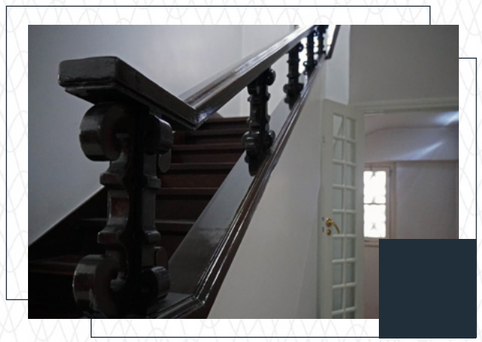
GROSS PRIVATE AREA (SQ M)	
MAIN HOUSE	505
FLOOR -1	156
FLOOR 0	150
FLOOR 1	141
CLOSED TERRACES*	58
DEPENDENT GROSS AREA (SQ M)	
BACKYARD HOUSE A	122
BACKYARD HOUSE B	200

TOTAL AREAS	**827**
PLOT SIZE	942
EXTERIOR PAVMENT AREA	464

*not included in the Gross Construction Area

2. THE ASSET

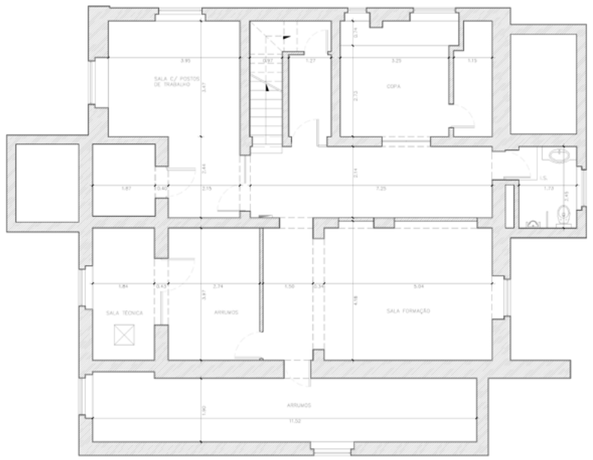




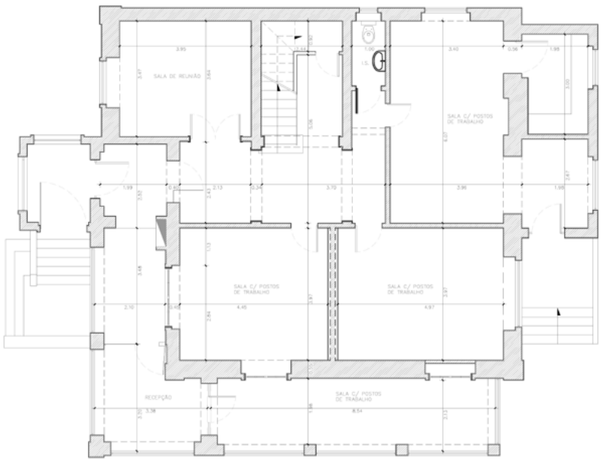
SIMPLIFIED URBAN ANALYSIS		
LICENSING UNDERWAY AT THE MUNICIPALITY	NO	
URBAN DEVELOPMENT AREA (ARU)	YES	Authorities to consult - *Camara Municipal de Lisboa*
PREFERENCE RIGHTS	YES	*Camara Municipal de Lisboa*
ARCHAEOLOGICAL LEVEL	NO	
CLASSIFIED PROPERTY	NO	
URBAN QUALIFICATION	YES	Central and Residential area - Consolidated Urban layout level D *(Traçado urbano D)*
URBAN RESTRICTIONS	YES	Protected airspace by *Autoridade Nacional de Aviação Civil - ANAC (Zona de Servidão aeronáutica e Zona de servidão Militar)* *Câmara Municipal De Lisboa - ARU* *Autoridade Nacional de Aviação Civil - ANAC* *Ministério da Defesa Nacional - MDN*
PU, PP E UNIDADES DE EXECUÇÃO SPECIFIC URBAN PLANS	NO	Not part of any specific urban plan
USE LICENSE	YES	Residential use, but it is posible to change the use to equipment or services *(PDM Artº41, ponto 7, alínea c)*

2. THE ASSET - FLOORPLANS MAIN HOUSE

FLOOR -1



FLOOR 0



FLOOR 1

2. THE ASSET

3. SALE PROCESS

Cushman & Wakefield has been instructed, on an exclusive basis, to initiate a sales process for this property.

Additional information may be provided following the signing of a non-disclosure agreement.

Non-binding offers should consider the following:

- Asset deal;
- The property is sold “as is”;
- The transaction will not be subject to VAT.

Non-binding offers should be signed by a representative of the Bidder, with the appropriate power to do so, and should address the following points:

- Identification of the buyer and track record;
- Confirmation of any internal approvals required to complete the acquisition;
- Confirmation of whether the acquisition will be financed;
- Proposed price;
- Confirmation of time required for completion including due diligence;

Non-binding offers should be sent to:

- ana.gomes@cushwake.com
- manuel.magalhaes@cushwake.com
- pedro.abreu@cushwake.com

4. CONTACTS
MEET THE TEAM

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This document is provided merely as a general guide to the property. It is not and shall not, therefore, become part of any offer or contract. In the event of any inconsistency between this document and the conditions of sale, the latter shall prevail. Nothing in this document shall be deemed to be a statement that the property is in good condition or that any services or facilities are in working order. The seller will study the offers and will make their decision known within the maximum period of one month, reserving the right of refusal, should the proposals fail to meet their expectations.

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