



Teaser

Development Opportunity

# LA FABRICA

Vila Nova de Gaia

# INVESTMENT OVERVIEW



**26,282 sq.m**

GCA above ground approved



**8,498 sq.m**

Land area

We are delighted to present an exciting opportunity to acquire an urban regeneration project with a PIP approved, in the centre of Vila Nova de Gaia, the bustling capital of Port wine, just south of Porto.

The PIP allows for the regeneration of an old winery that occupies almost an entire quarter immediately in front of the Devesas Train and future metro station. The PIP foresees the development of a **mixed-use residential, office and retail scheme**.

The residential and services components of the PIP have the potential of including co-living, serviced apartments as well as short stay residential licensing.

**This is a very rare opportunity** to develop a completely differentiating and inspirational high quality mixed-use urban regeneration project **with superb public transport connections** and **with major cultural and leisure attractions** at walking distance, in a strategic and special location of Greater Porto.





# BRINGING **NEW LIFE** TO A NEW AREA

BEFORE



AFTER





# THE PROJECT HIGHLIGHTS



Outline planning (PIP) approved by the municipality in October 2022

Property is located in ARU (Special Regeneration Area) **benefitting from reduced VAT** in cost of construction (hard costs) and other tax benefits

**129 apartments** (residential use) + potential to create other alternative living areas spread over 7 buildings

**201 underground parking spaces**

Several **private courtyards** and **green areas**

**Centrally located in the historic zone** of the Devesas Train Station, near the future Museum of Vila Nova de Gaia (Museu do Ambiente) with an array of amenities and services in the surroundings

**2 minutes walking distance to the Devesas train station** and future **Devesas metro station** that will provide quick and direct connections to the Porto city centre and the airport

**Excellent road connections** to the main hot spots in Gaia and Porto

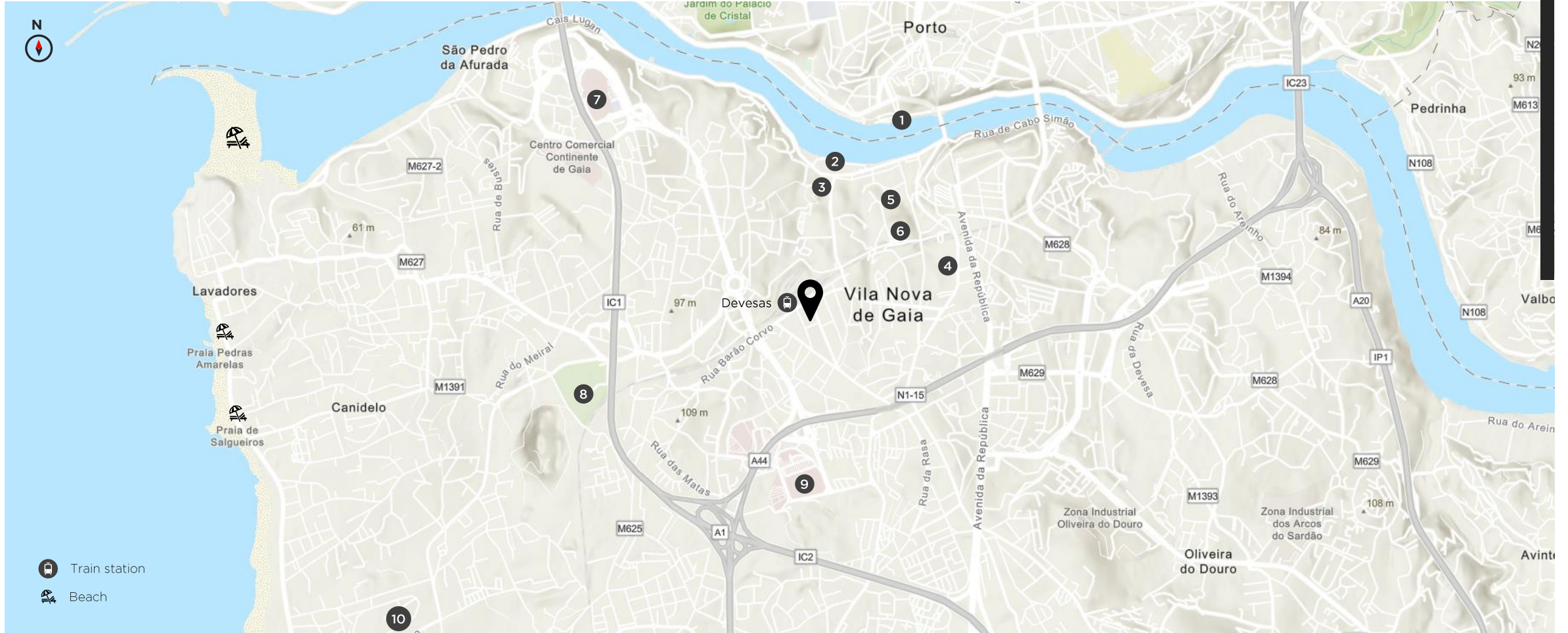




# THE PROJECT LOCATION

- 1 Ribeira do Porto
- 2 Cais de Gaia
- 3 Hilton Porto Gaia
- 4 Skyline Gaia
- 5 World of Wine
- 6 The Yeatman Hotel
- 7 Arrábidas shopping
- 8 Golf da Quinta do Fojo
- 9 Gaia shopping
- 10 Gaia Innovation City

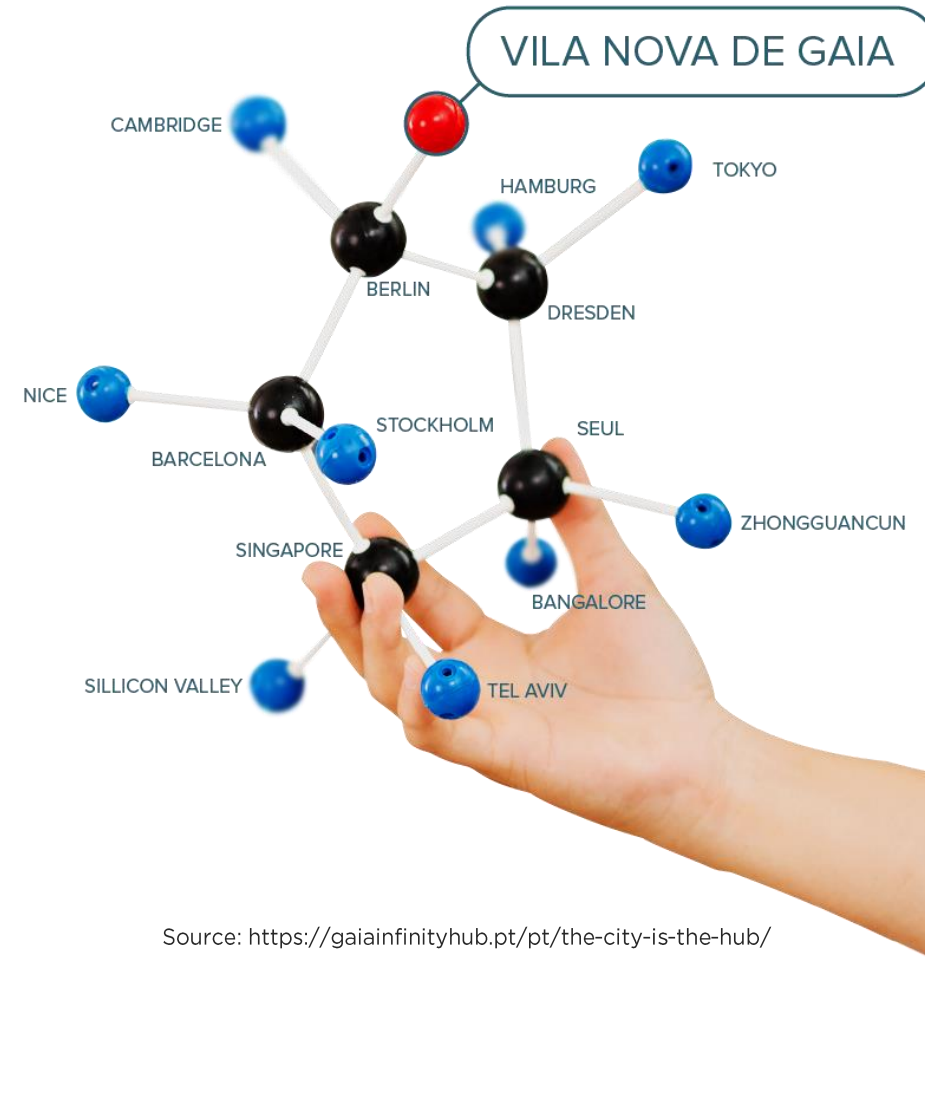
Between the trendy port wine cellars in Cais de Gaia and the Gaia sandy beaches ideal for coastal walks



# HIGHLIGHTS

## VILA NOVA GAIA

- **Second biggest city of Greater Porto** with 304.149 people
- **Young population:** Vila Nova de Gaia is the 3<sup>rd</sup> youngest Portuguese city with 26,9% of residents between 10 to 34 years of age
- **City with high purchase power:** Gaia is a city with one of the highest percentages of purchasing power per capita in Portugal (above the country average)
- **Innovative architecture and bold design:** new out of the box projects in all real estate segments
- **Gaia Infinity Hub:** A new innovation tech hub space under development that will attract Global Entrepreneurs and Startups. Amazon, Facebook, Tesla, Apple, IBM, Google or, Microsoft are among the potential candidates to occupy this space, which will also have partnerships with universities and accommodation for students.
- **Gaia has the best beaches in Greater Porto:**
  - **Salgueiros Beach** with white sand, known for its surfing and underwater fishing
  - **Miramar Beach:** with its blue waters and golden sand, surrounded by luxury homes. It is also a great beach for windsurfing and paddling.
- **Gaia Cable Car:** a favourite tourist attraction allowing the best views over Porto!



Source: <https://gaiainfinityhub.pt/pt/the-city-is-the-hub/>



# HIGHLIGHTS

## VILA NOVA GAIA



# THE RESIDENTIAL MARKET

The residential market in Gaia is very dynamic and the recent years show an important increase both in the **selling prices** and the number of **units sold**.

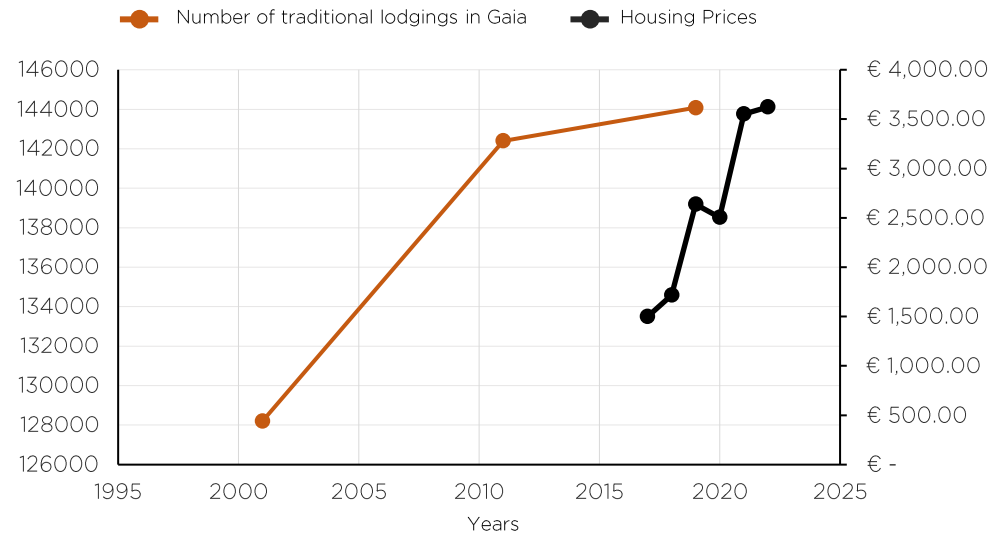
Besides the increase number of units sold, it's possible to note that the number of units that came to the market are quiet low, when compared with the existing ones. The **stock update** has being occurred but with a slow pace.

The stock update process affect directly the ageing of the apartments. The graph on the side shows that, with a very small percentage (ca. 3%) was developed in the last decade and more than **more than 55% is at least 40 years old**.

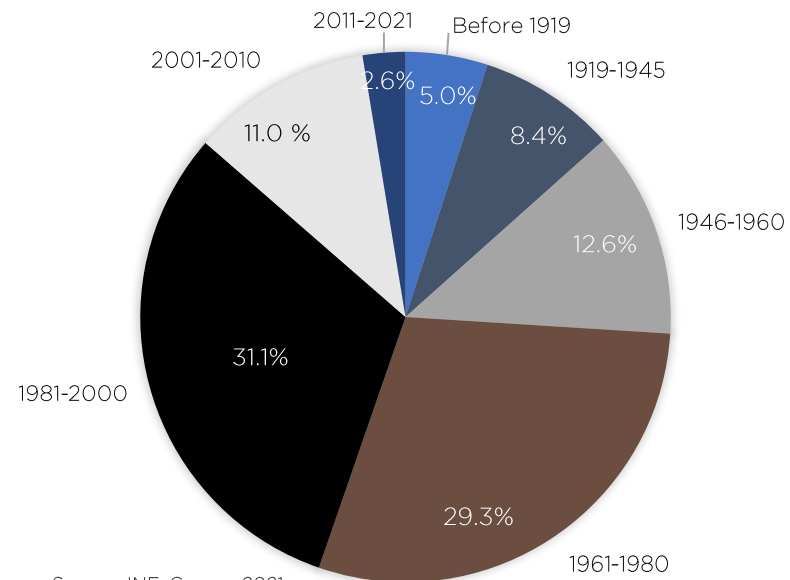
The comparable market in the area has some project in the market nowadays, as the graph below shows:



Source: Brokers' websites



“Age” of residential buildings in Gaia



Source: INE, Censos 2021



# THE PROJECT OVERVIEW

## Strategic Location

Located in front of the Devesas Train and future metro station and at walking distance to Gaia's most attractive hot spots

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**8,498 sq.m**

Land plot Area

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## Low Planning Risk

Outline planning (PIP) approved by the Gaia City Council guaranteeing 26,282 sq.m of GCA above ground:

- **GCA residential:** 17,471 sqm
  - **GCA retail and offices:** 2,849 sqm
  - **Other areas** (cultural and leisure): 1,819 sqm
  - **Parking area above | below ground:** 2,045 sqm | 4,575 sqm
  - **Number of floors above | below ground:** 5 | 2
  - **Private area of public use:** 1,393 sqm
  - **Number of parking spaces:** 220
- 



Green Passage Impression



Residential References



# THE BUSINESS PLAN METRICS

## Licensing

The PIP approval leads to an important milestone that allows the project to have a short time to market period. It was assumed the architecture and engineering process would take around 1,5 years to be fully approved.

## Development

The development costs - mainly related with the construction costs to develop the residential units - were considered to be aligned with the market standards for these kind of projects. The total estimated development costs can be divided in the following categories:

- **Hard Costs:** €35M
- **Soft Costs:** €6M

## Revenues

The main revenues are related with the selling of the residential units, aligned with the market in the area and also with the offices / services income predicted. It was considered that the offices / services were developed, fully let and then sold to a potential investor afterwards. The values considered:

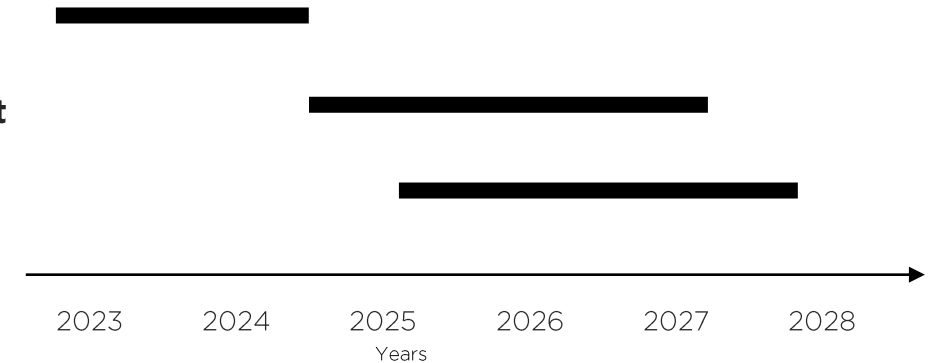
- **Residential:** €55M
- **Offices / Residential:** €5M

## Project Phasing

Licensing

Development

Revenues





# FOR MORE INFORMATION

## USE THE CONTACTS BELOW

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Access to detailed info and VDR for the project will be provided upon NDA signature.

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# LA FABRICA

Vila Nova de Gaia

