

# Infinite Possibilities



MIRAFLORES  
PREMIUM



Click on the specific Plot you want to go through the building details.

# MP1

11.027 Total sqm  
1.826 Available sqm

# MP5

5.111 Total sqm  
1.865 Available sqm

# MP3

5.040 Total Available sqm




Entrance A

Entrance B

- See inside
- Connectivity | Page 3
- Enjoy | Page 4
- MP1 | Page 7
- MP3 | Page 13
- MP5 | Page 19
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# Infinite possibilities to succeed

Spread across three plots (MP), encompassing over 21.700 sqm and featuring a public parking garage with 448 parking units, Miraflores Premium offers the ideal location for companies seeking to combine the flexibility of space with convenient access to central Lisbon and its surrounding neighborhoods.

-  **Total Remuneration**  
€17,50 - €19,50 / sqm / month
  - Office  
€11,60 - €12,90 / sqm / month
  - Service Charges  
€5,90 - €6,80 / sqm / month
-  **Storage**  
€5 / sqm / month
-  **Parking**  
€70 / common space / month  
€95 / EV charging space / month

Design an office, perfectly adapted to your company's needs

## Infinite solutions

- | Flexibility to grow with availabilities from **66 sqm** to **5.000 sqm**
- | Customization with office Layouts for teams of any size
- | Availability to essential amenities and services
- | Accessibility to the city center, airport and beaches

# Infinite possibilities for Connectivity

[Click to see the MAP](#)



## Transports to Lisbon City Center

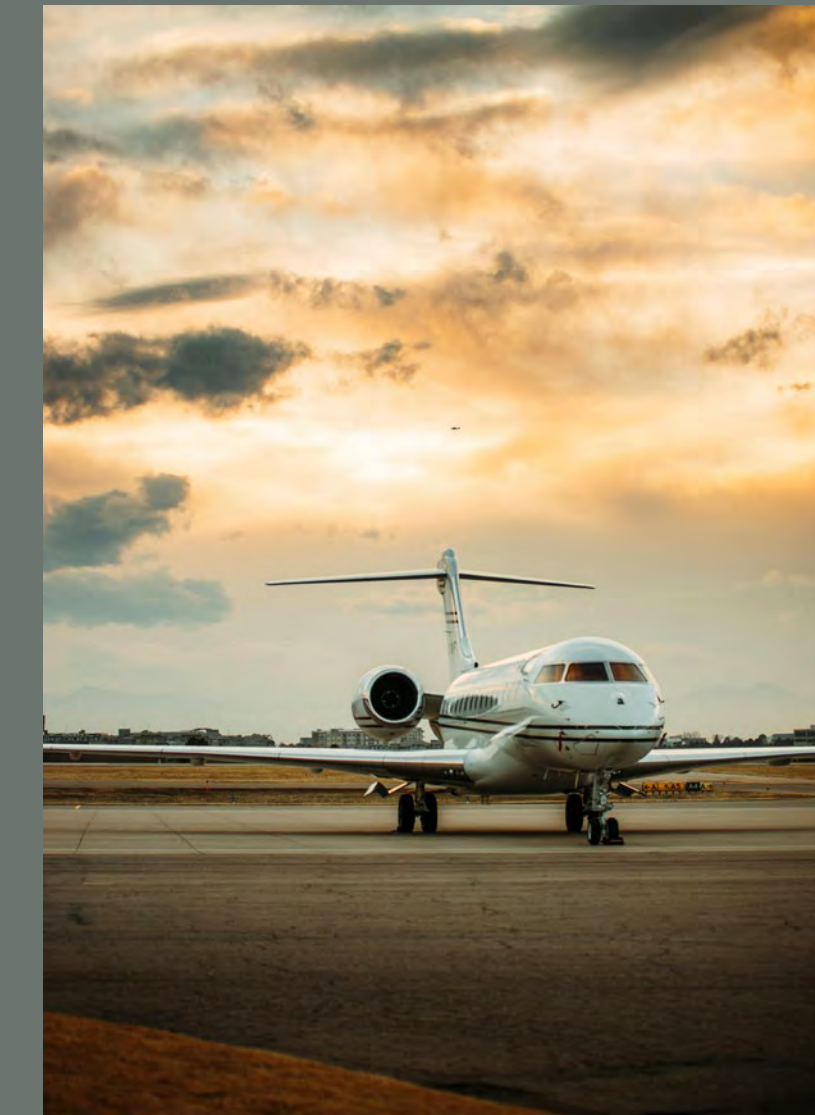
- CAR** | EN6 (Lisbon - Cascais Marginal)  
| A5 (Lisbon Cascais Motorway)  
| IC17 CRIL (Algés - Expo)
- BUS** | 748 (MP to Marquês de Pombal)  
| 1105 | 1503 | 1520 | 1521 (MP to Algés, Train Station)  
| 751 (MP to Campolide, Train Station)
- TRAIN** | Algés Train Station



| Gym → 10min walking



| Beaches → 15min by car



| Airport → 20min by car



| Lisbon → 15min by car



| Monsanto → 10min by car



| Park → 5min walking

# Infinite possibilities to enjoy

At Miraflores Premium, we strive to offer our tenants an exceptional experience by creating beautiful and comfortable environments. To achieve this, we have partnered with renowned architects and the Oeiras municipality to enhance our landscaping, communal areas, and amenities. Our goal is to provide our tenants with beautiful areas to meet, relax, and socialize.

1 Sec | Walking



Clinics



Restaurants



Pharma



Car Wash Service

5 Min | Walking



Restaurants



Park



Shopping Center



Café



Hairdresser

## Current Tenants



## I Main Entrance

*Final plans subject to licensing*



## | Inner Courtyard



## | Future Amenities

*Final plans subject to licensing*

Infinite possibilities  
for your team



# MP1

Infinite possibilities  
for your team

## Building Features

Private and Public Parking Spaces | €70 Common | €90 Electric | Month

Storage | €5 sqm | Month

BREEAM certification in process

Elevators | MP 1A: 3 | MP 1B: 2

13 Floors

24 Hour Security

Air conditioning system

Fire detection

Open white boxed floor plan with technical raised floor

Modular false ceiling with concealed metal suspension structure and embedded lights

Private toilets



Floor	MP 1A   sqm	MP 1B   sqm	Total Remuneration   €/sqm	= Office   €/sqm	+ Services   €/sqm
12	228,81		€19,70	€12,90	€6,90
9	476,00		€19,70	€12,90	€6,90
8		225,01	€19,70	€12,90	€6,90
7		65,93	€18,50	€11,70	€6,90
4	476,00		€18,50	€11,70	€6,90
2		354,00	€18,50	€11,70	€6,90

Total Availabilities 1.825,75 sqm

**Services are** all inclusive of common and private **consumption of water, energy, cleaning services maintenance and repair of existing equipment.**

Values are subject to VAT.

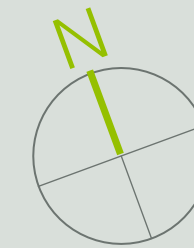
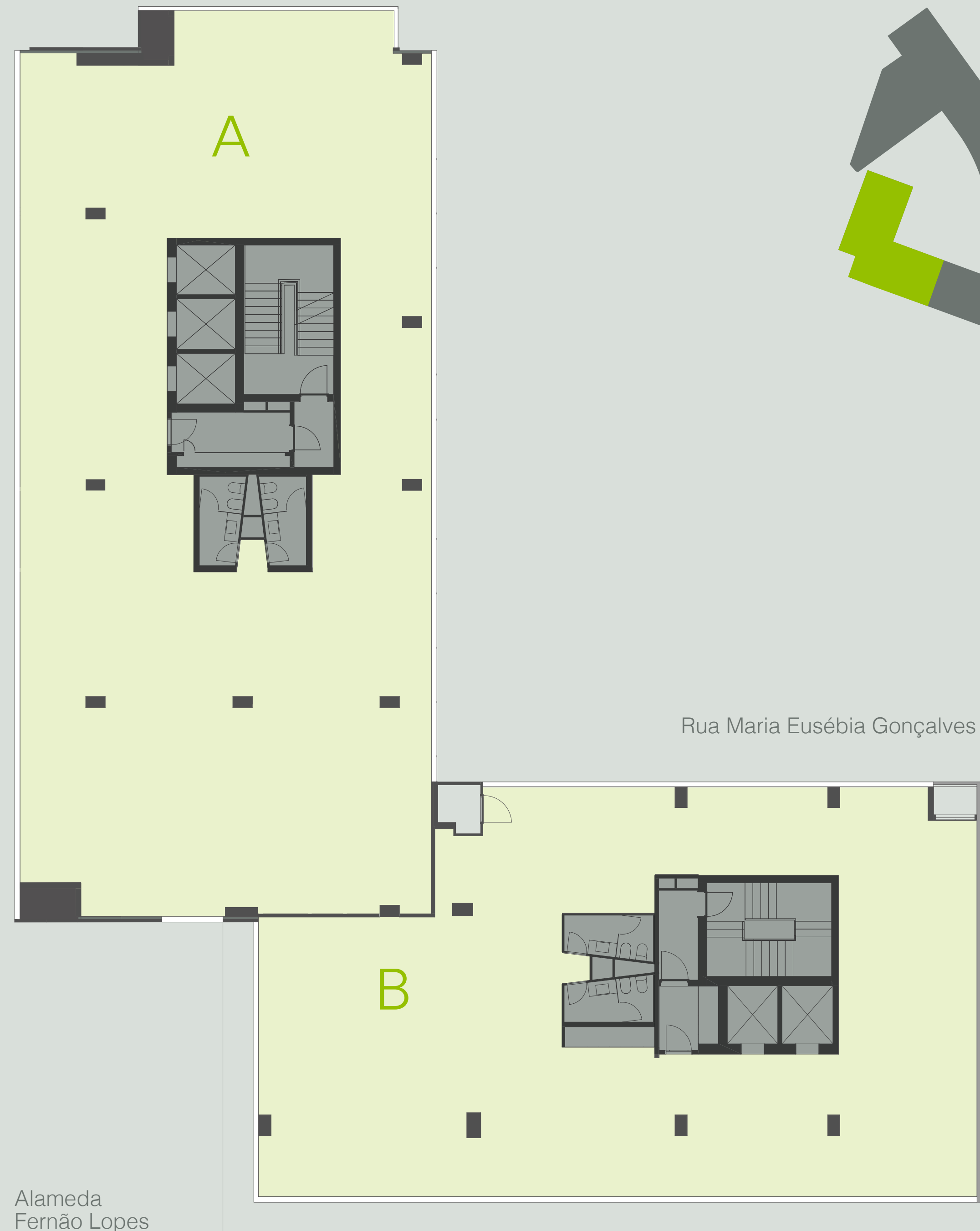
\*Reference values

# MP1

## Typical Floor Plan

1A: GLA 476 sqm

1B: GLA 457 sqm



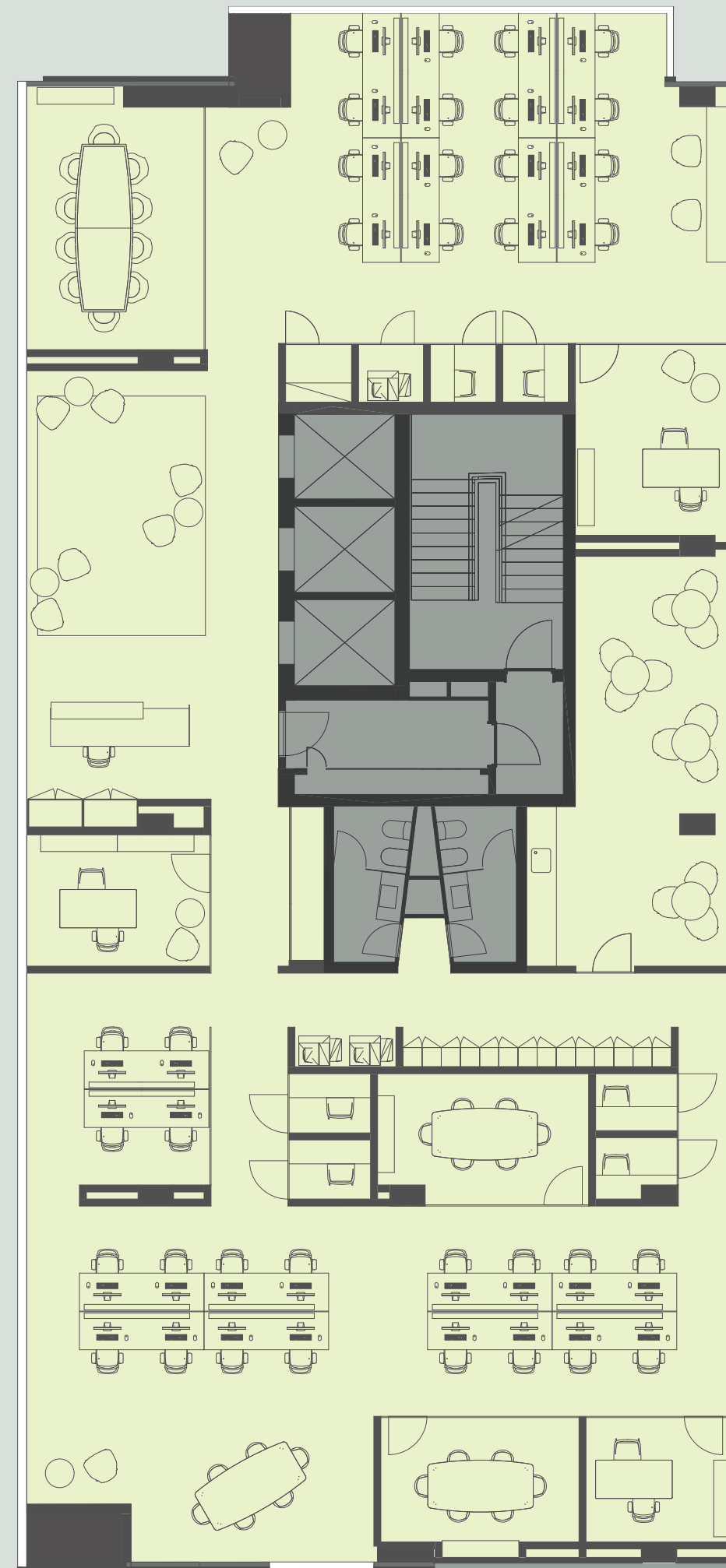


# MP1

## Office Test Fit

Entrance A  
9<sup>TH</sup> Floor

GLA: 476,00 sqm  
Total Seats: 40 pax



## MP 1A

**Seats | Workspace**  
3 | Offices  
36 | Openspace Desk (80x120cm)  
1 | Reception  
40 | Total Seats

**Collaborative**  
2 | Meeting Room (6 pax)  
1 | Meeting Room (10 pax)  
40 | Non-formal Workstation  
30 | Total Seats

**Support**  
1 | Pantry (12 pax)  
2 | Print Area  
6 | Phone Booth  
1 | IT Room

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Alameda  
Fernão Lopes

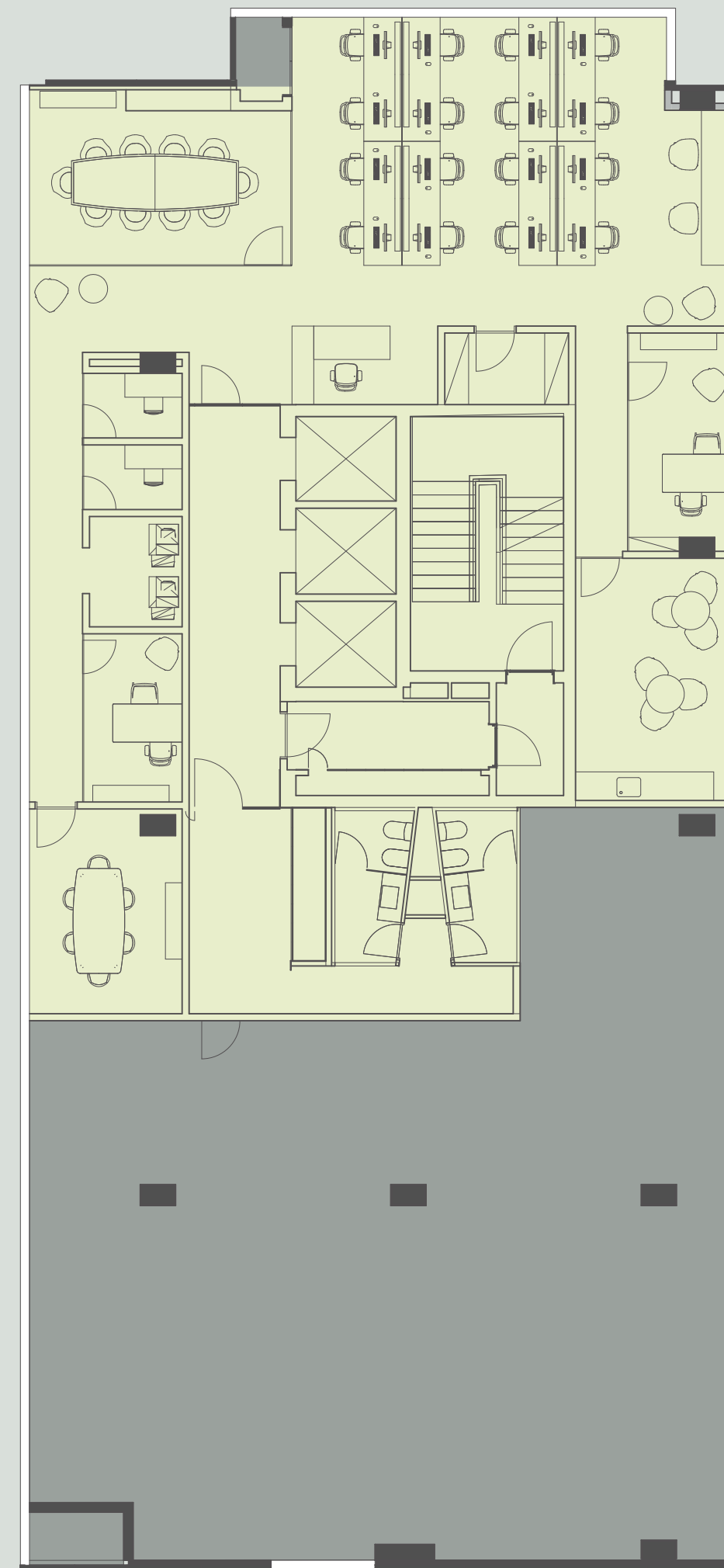


# MP1

## Office Test Fit

Entrance A  
12<sup>TH</sup> Floor

GLA: 228.81 sqm  
Total Seats: 19 pax



## MP 1A

- Seats | Workspace**
- 2 | Offices
  - 16 | Openspace Desk (80x120cm)
  - 1 | Reception
  - 19 | Total Seats

- Collaborative**
- 1 | Meeting Room (6 pax)
  - 1 | Meeting Room (10 pax)
  - 2 | Non-formal Workstation
  - 18 | Total Seats

- Support**
- 1 | Pantry (6 pax)
  - 1 | Copy
  - 2 | Phone Booth
  - 1 | IT Room

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# MP1

| Open Floor Plan

| Pantry



| Reception



# MP3

Infinite possibilities  
for your team

## Building Features

Private and Public Parking Spaces | €70 Common | €90 Electric | Month

Storage | €5 sqm | Month

BREEAM certification in process

3 Elevators

6 Floors

24 Hour Security

Air conditioning system

Fire detection

Open white boxed floor plan with technical raised floor

Private toilets



Floor	sqm	Total Remuneration   €/sqm	=	Office   €/sqm	+	Services   €/sqm
6	848,34	€18,50		€12,20		€6,30
5	834,10	€18,50		€12,20		€6,30
5	834,10	€18,50		€12,20		€6,30
3	834,10	€18,50		€12,20		€6,30
2	834,10	€18,50		€12,20		€6,30
1	834,10	€18,50		€12,20		€6,30

**Services are** all inclusive of common and private **consumption of water, energy, cleaning services maintenance and repair of existing equipment.**

Values are subject to VAT.

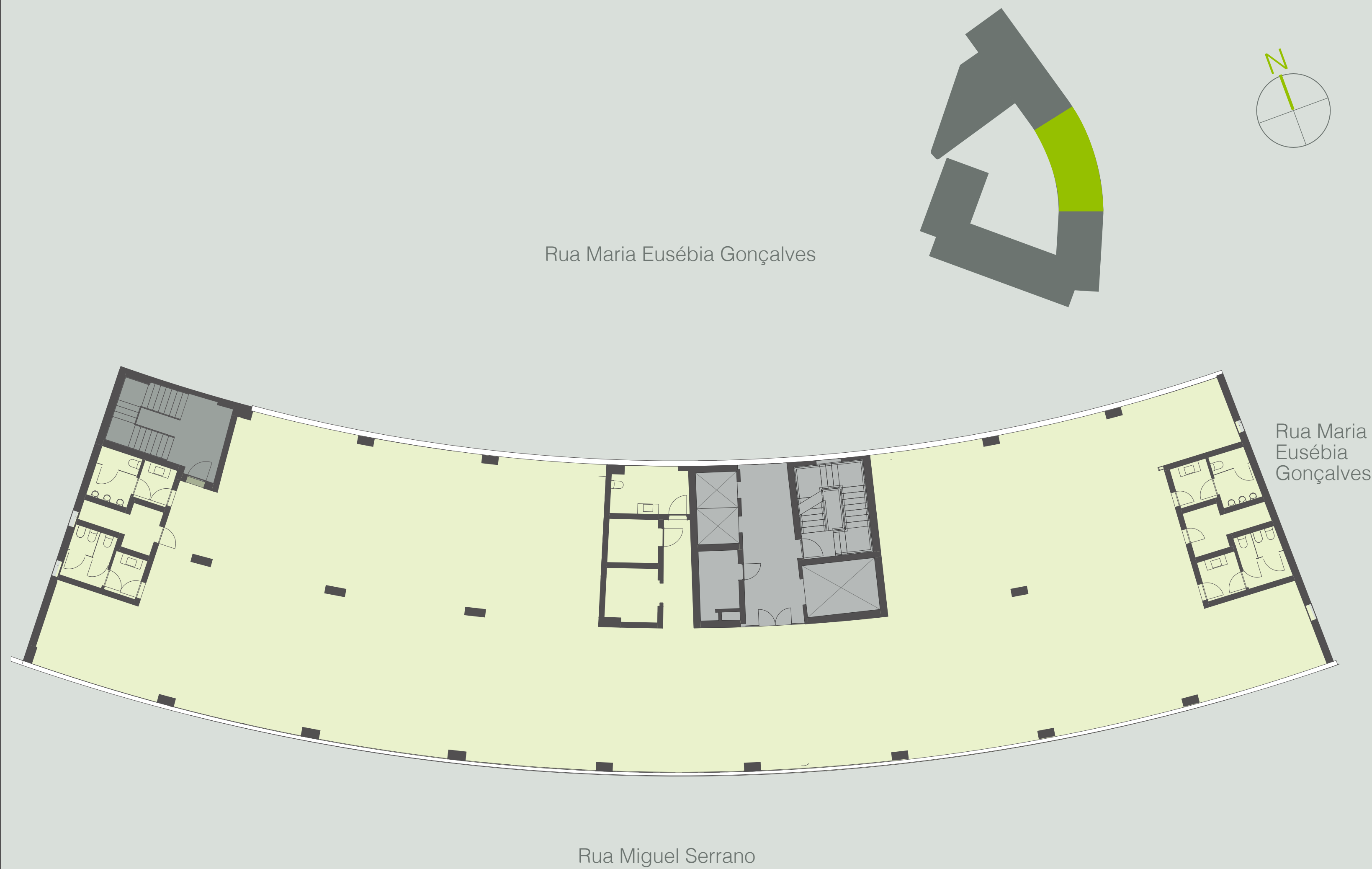
\*Reference values

**Total Availabilities** 5.040 sqm

# MP3

## Typical Floor Plan

GLA = 834,10 sqm



# MP3

## Office Test Fit

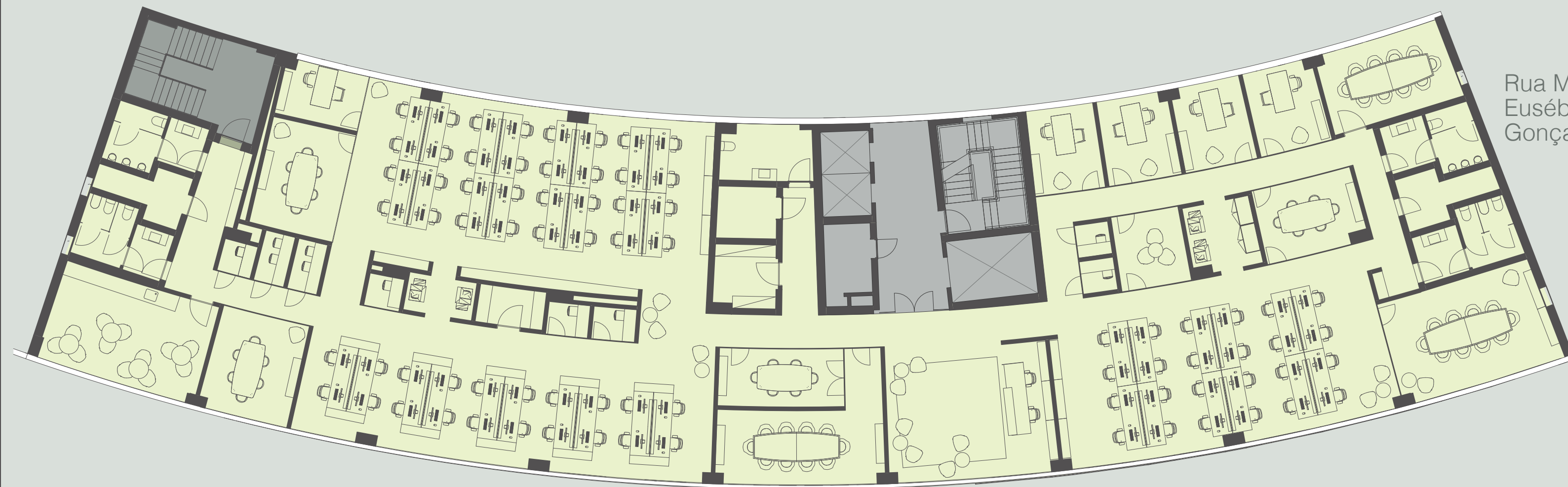
5<sup>TH</sup> Floor  
Single Tenant

GLA: 834,10 sqm  
Total Seats: 83 pax

MIRAFLORES  
PREMIUM



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Rua Maria  
Eusébia  
Gonçalves

Rua Miguel Serrano

### Seats | Workspace

5	Offices
76	Openspace Desk (80x130cm)
2	Reception
83	Total Seats

### Collaborative

3	Conference Room (10 pax)
4	Meeting Room (6 pax)
1	Meeting Room (3 pax)
0	Non-formal Workstation
59	Total Seats

### Support | Space

1	Pantry (12 seats)
2	Copy
7	Phone Booth
1	IT Room
1	Archive



# MP3



| Open Floor Plan



## | Reception and Office



## | Large Conference Room

| Small Conference Room



| Pantry

# MP5

Infinite possibilities  
for your team

## Building Features

Private and Public Parking Spaces | €70 Common | €90 Electric | Month

Storage | €5 sqm | Month

BREEAM certification in process

3 Elevators

6 Floors

24 Hour Security

Air conditioning system

Fire detection

Open white boxed floor plan with technical raised floor

Modular false ceiling with concealed metal suspension structure and embedded lights

Private toilets



Floor	MP 5A   sqm	MP 5B   sqm	Total Remuneration   €/sqm	=	Office   €/sqm	+	Services   €/sqm	Services are all inclusive of common and private consumption of water, energy, cleaning services maintenance and repair of existing equipment. Values are subject to VAT.
3		305,30	€17,50		€11,60		€5,90	
4	780,00		€17,50		€11,60		€5,90	
5		780,00	€17,50		€11,60		€5,90	

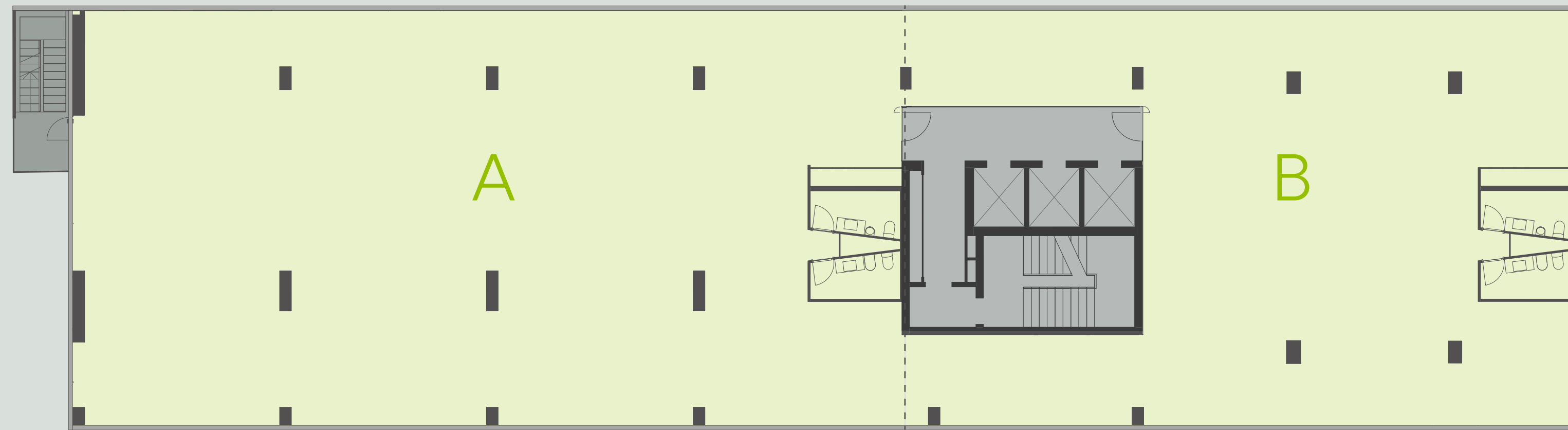
\*Reference values

**Total Availabilities** 1.865,30 sqm

# MP5

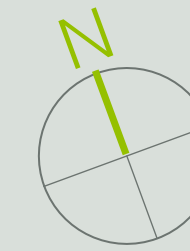
## Typical Floor Plan

A: GLA 780 sqm  
B: GLA 305,30 sqm  
Total GLA: 1.085 sqm



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Rua Maria Eusébia Gonçalves



# MP5

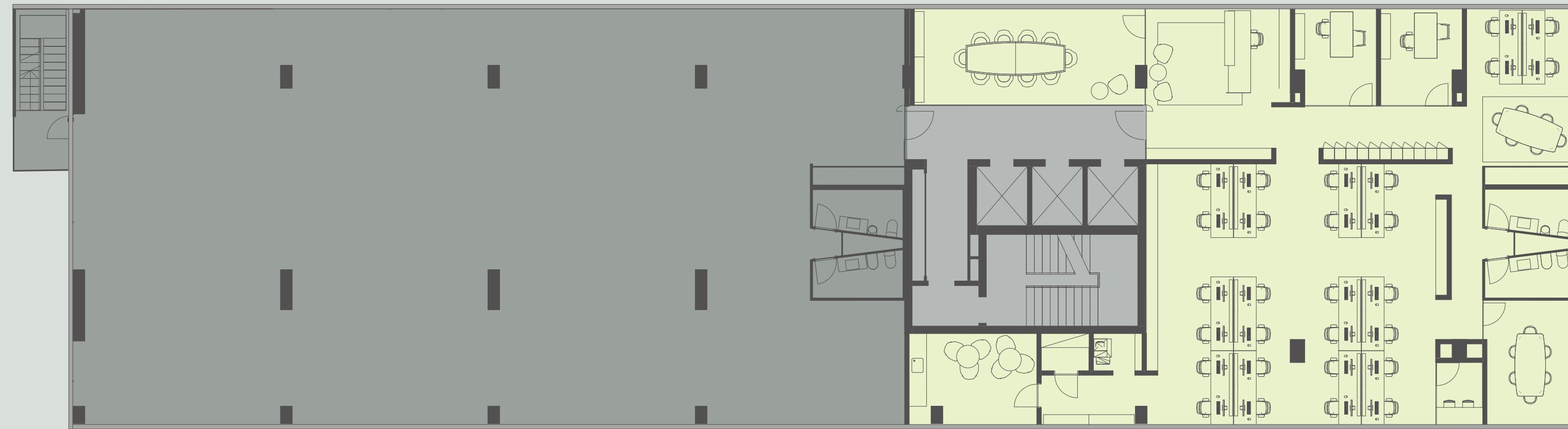
Office  
Test Fit

3<sup>RD</sup> Floor  
5B

GLA: 305,30 sqm  
Total Seats: 31 pax



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## MP 5B

### Seats | Workspace

2	Offices
28	Openspace Desk (80x120cm)
1	Reception
31	Total Seats

### Collaborative

1	Meeting Room (6 pax)
1	Meeting Room (10 pax)
6	Non-formal Workstation
22	Total Seats

### Support

1	Pantry (12 seats)
1	Print Area
1	Phone Booth
1	IT Room



# MP5

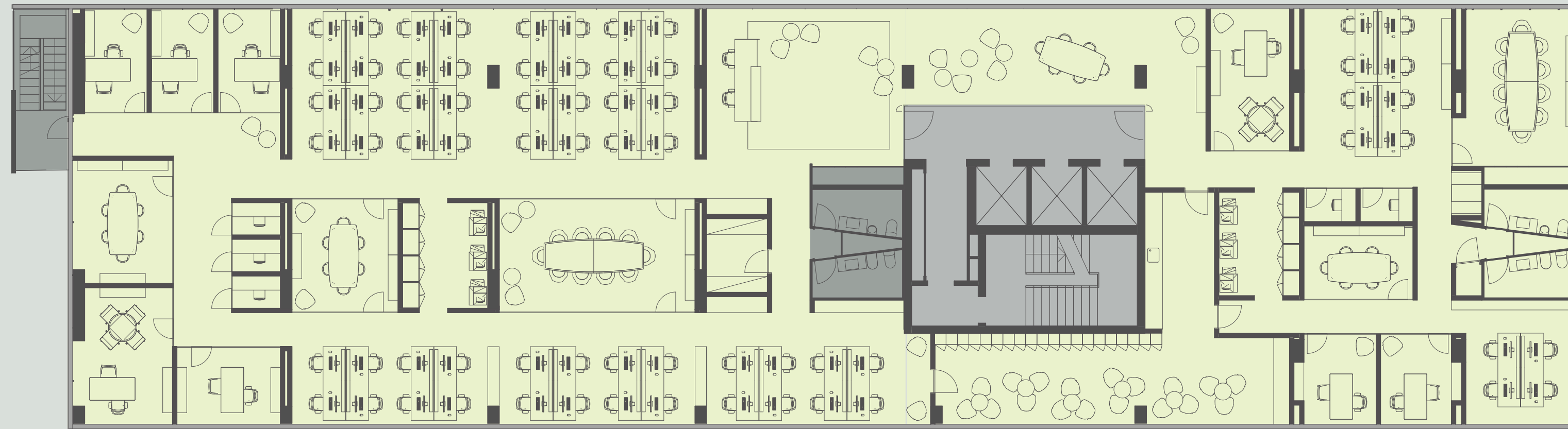
## Office Test Fit

4<sup>TH</sup> & 5<sup>TH</sup> Floor  
A & B

GLA: 780 sqm  
Total Seats: 78 pax



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### MP5 A & B

#### Seats | Workspace

8	Offices
68	Openspace Desk (80x120cm)
2	Reception
78	Total Seats

#### Collaborative

2	Conference Room (10 pax)
3	Meeting Room (6 pax)
4	Non-formal Workstation
42	Total Seats

#### Support

1	Pantry (18 seats)
2	Print Area
5	Phone Booth
1	IT Room





# MP5

Large Conference Room

| Phone Booth



| Reception





| Pantry

| Small Conference Room