



Living with Passion

LISBON - AREIRO



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DRID[®]
APARTMENTS
Living with Passion

In Lisbon, there is a new way to experience the city, with passion and elegance.

Madrid apartments reflect the modern spirit and rhythm, in a project conceived of and developed by one of the most prestigious national architecture offices, Saraiva and Associates, who have designed iconic works on five continents.

The design and exceptional architecture are in-keeping with the perfect location in this area of the city, where the atmosphere is quiet and "being close" gains a new meaning.

The moment has come to enjoy the time and quality of life that you deserve, in a home that heightens your experience of living in the capital.



The Madrid Building

With simple and elegant lines, in harmony with the architectural landscape of the surrounding area, the Madrid building is made up of 9 large apartments, two of which are duplex, with areas ranging from 115 sqm to 215 sqm.

Brand new built using the most modern technology and carefully selected premium materials and equipment of the highest quality, the four habitation floors are complemented by a private green area, destined for leisure use, interior parking and individual storage areas.



Apartments

The generous space and light of each apartment create an atmosphere of peace and well-being, where elegance and functionality are present in every detail and the quality of the materials chosen blend perfectly with each area.

Whether you are looking for your first home, or you want a new space to raise your family, Madrid apartments are a unique investment, thanks to their high quality, and a solid real estate investment.



Green leisure area

Behind the Madrid building, you will find a genuine oasis, a generous green space which provides you with the perfect peaceful environment to experience those relaxing moments with your friends and family.

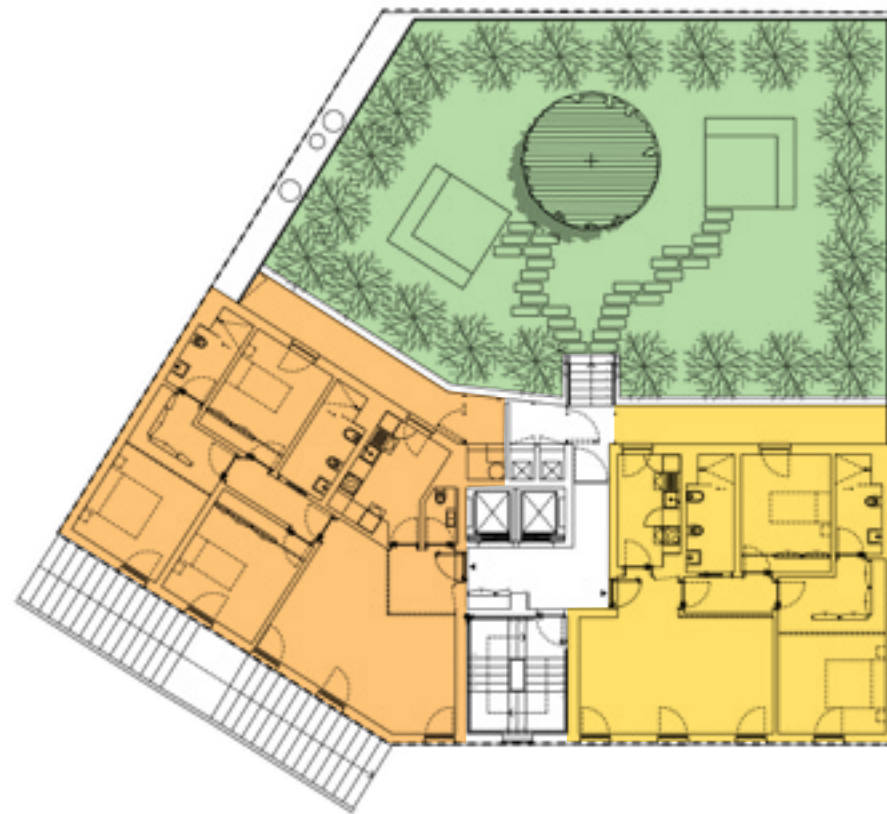
In this calm, safe refuge, the children can play freely while the adults relax and recharge the mind and soul.



Parking and storage areas

The privacy of the apartments extends to the storage and safety of your vehicle.

The two lower floors of the building are reserved for 17 parking spaces and 9 private, storage spaces, with 24 hour security.



1st floor Plan

Each Madrid floor is a balance of privacy and well-being essential to contemporary living.

Duplex Floors

The 4th and 5th floors are composed of two duplex apartments, with T2 and T3 typologies

LIVING CLOSER TO WHAT IS IMPORTANT

The Location

The privilege of living in Areeiro goes beyond its vibrant, family atmosphere.

Away from the hustle and bustle of the urban centre, this is an area that links some of the city's main avenues, with easy access to the main highways and large public transport network that allow quick access to anywhere in the capital.

Here, the luxury of time is achieved by cutting time.



Surrounding area

To live in a house is also to experience intensely the life of the area that surrounds it. At Areeiro, within walking distance, you can find a wide range of businesses and services essential to your daily routine.

From the stores on the iconic Roma Avenue, to the many parks and green spaces such as Alameda and world renowned universities, schools and cultural venues, here, the most remarkable experiences of your life are a few steps away.



Accessibilities

Leaving and arriving at Areeiro is quick and simple. In a few minutes, you can get to the airport, to the main city centers or downtown, as well as get the main roads outside the city, connecting to the whole country, without the stress of departure and arrival.

It only remains to choose how you wish to travel: by car, train, bus or metro.

A variety of choice only a short distance away.



Lisbon

Apart from being the sunny entrance to Europe, the vibrant Portuguese capital is the main engine of the country's economy.

Building location

Adress:

Avenida de Madrid, 6F
1000-196 Lisboa - Portugal

GPS Coordinates:

38.743808 / -9.134981



AIRPORT
7 min / 3,1 km

GARE DO ORIENTE
11 min / 6,3 km

AREEIRO
1 min / 0,24 km

ALAMEDA
6 min / 1 km

CIDADE
UNIVERSITÁRIA
9 min / 2,9 km

SALDANHA
8 min / 2 km

MARQUÊS DE POMBAL
/ DOWNTOWN
12 min / 3,4 km

M@
DRID
APARTMENTS

AREEIRO

FRANCISCO SÁ CARNEIRO
SQUARE

MADRID
AVENUE

JOÃO XXI
AVENUE





WHEN THE SUBLIME MEETS COMFORT

*The wellness atmosphere
of each area draws on the
organic relationship of the
spaces with the exterior.*

Areas / Typologies T2


The art of good living can be found in each area of the Madrid T2 and T2 Duplex apartments. Intimacy and functionality gain a new dimension with the comfort and amplitude of the areas that link the common spaces.

A sophisticated space that inspires the freedom to live with passion.





Subtitles


- 1 Entrance
- 2 Suite Bedroom
- 3 Bedroom 2
- 4 Livingroom
- 5 Kitchen
- 6 Bathroom (suite)
- 7 Bathroom (common)
- 8 Bathroom (social)
- 9 Hall
- 10 Terrace
- 11 Terrace (clothes)

 **Area GPA:**
115 to 188 sqm (Gross Private Area)

 **Parking:**
1 place

 **Storage Room:**
1 place

 **Orientation:**
East - West

 **Solar Exposure:**
East - West









Areas / Typologies T3 and Duplexes


Size and sophistication define the Madrid T3 and T3 Duplex apartments.

In these apartments each area has been designed to be an exclusive refuge of well-being and inspiration.


The exquisite and comfort of these spaces encourage intimacy and sociability.


Subtitles


- 1 Entrance
- 2 Suite Bedroom 1
- 3 Suite Bedroom 2
- 4 Closet (suite 2)
- 5 Bedroom 3
- 6 Livingroom
- 7 Kitchen
- 8 Bathroom (suite 1)
- 9 Bathroom (suite 2)
- 10 Bathroom (common)
- 11 Bathroom (social)
- 12 Hall
- 13 Stairs
- 14 Terrace 1
- 15 Terrace 2
- 16 Terrace (clothes)

 **Area GPA:**
139 to 211 sqm [Gross Private Area]

 **Parking:**
1 to 3 places

 **Storage Room:**
1 place

 **Orientation:**
East - West

 **Solar Exposure:**
East - West

ELEGANCE THAT INSPIRES, QUALITY THAT COMFORTS



*Areas that inspire social
moments in a comfortable
surroundings.*







GENEROUS SPACES MAKE GET-TOGETHERS UNFORGETTABLE

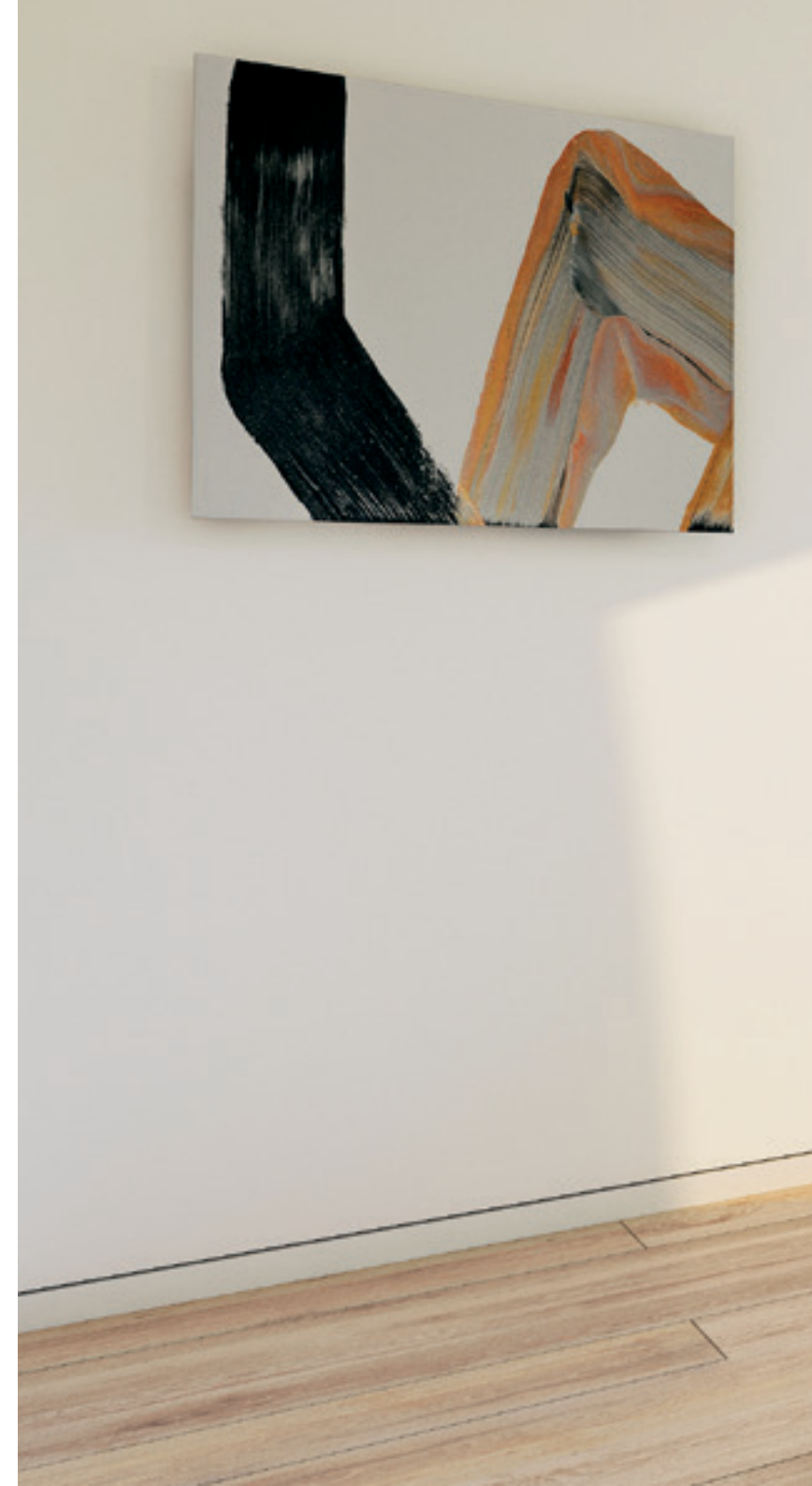


*The spaces of each apartment
are linked in a harmonious and
functional way.*

COMFORT AND QUALITY, EACH DAY A UNIQUE EXPERIENCE



*The workmanship of
each detail and the
quality of the finishings
heighten the personality
of the Madrid areas.*







*The nobility of the materials
and top of the range
equipment define the
elegance and practical feel of
the functional spaces.*





DESIGN AND
FUNCTIONALITY
THAT INSPIRE AND
SIMPLIFY YOUR
DAILY LIFE





WELL-BEING AND INTIMACY, IN A SACRED RITUAL

*The combination of sustainable
solutions with sophisticated
fixtures and fittings offers
luxurious experiences in more
intimate spaces.*

Features and Finishings

The Madrid apartments were conceived and developed in a sustainable way, combining comfort with efficiency and conservation of natural resources.

Thermic and acoustic isolation are the result of this choice, based on the high quality of the materials and equipment that make up each area.



Construction

A construction that uses the most modern technology known in Europe. Top quality construction materials, standards of measurement and monitoring procedures and environment quality. Companies and services certification, as well as highly trained and specialized technical staff. Strict compliance with safety standards and deadlines.

Facade and Insulation

The front is covered with stone, a timeless material that offers distinction and thermal comfort.

- Natural stone "Vidraço de Ataija" with 30 mm thickness
- Cream color
- Ventilated front system
- Covering and facade in "Titanium Zinc" sheet coating system

Lifts

The ultimate generation lifts designed without a machine room. Most of the components present in the car axle. Traction equipment that is similar to normal traction, with many advantages. Lifts that use the latest technology and materials, which meet the requirements of energy saving, environmental protection, reliability, safety and comfort, space saving and shortened installation times. Lifts for 8 people and up to 630kg, type Gen2 Otis or similar.

Common and Leisure Areas

Private green area and garden space. Internal access from the back of the building.

- Total area of 250 m2
- The area is enclosed by a fenced wall.
- Electrical installation / Lighting
- Internal irrigation system
- Garden furniture

Parking and Storages Rooms

Open garage space with separate parking areas and individual storage rooms.

- 17 parking spaces
- 9 individual storage rooms

A+ Energy Classification

The A+ Class, maximum energy efficiency level, guaranteed by the excellent construction quality, low energy consumption of equipment and the use of renewable energies.

Green Spaces

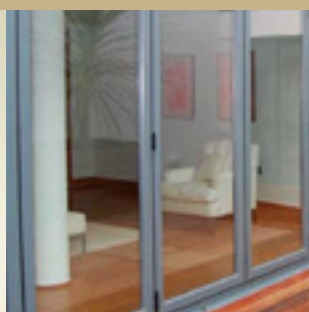
- Green spaces with hedged. Shrub plantations with pine bark of Carmo Mulch "Ornamental" type
- Green areas with grass carpet
- Tarimatec's wooden composite deck in leisure areas, techno model in sand color, or similar
- Walking paths on glass stone slab Ataija Creme



Climatization

Ecological and efficient system. You can choose the ideal atmosphere in each area of the house.

- Multi-Split Inverter Heating Systems
- Inverter technology, consumption reduction up to 30%.
- Up to 6 internal units:
- Independent circuits; individual temperature control.
- Mitsubishi type or similar



Window Frames

Premium windows with a high level of acoustic and thermal insulation.

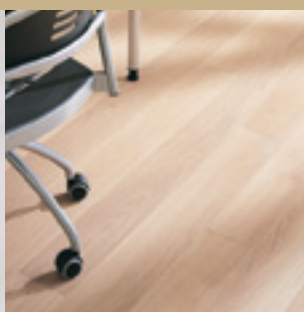
- Grey color
- Double glazing
- Thermal cutting
- Long lasting material
- Great level of energy consumption reduction



Walls and Ceilings

Complete coating of walls and roofs with stucco or plasterboard.

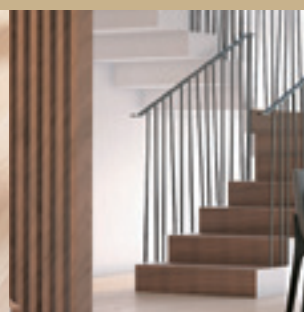
- Painting on stucco or plasterboard
- Multilayer system, with vinyl resins type Robbialac
- White color



Floors

Use of noble materials with a high level of performance and resistance.

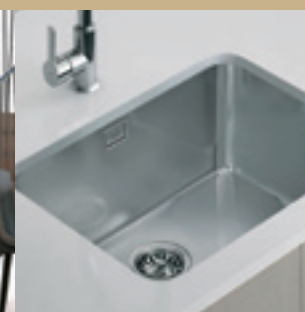
- Interior common areas and bedrooms in wooden floor "Veta Parket" Oak.
- Sanitary installations with porcelain stoneware mosaic flooring "Porcelanosa" type



Woodwork

Carpentry equipment for kitchen furniture, staves and wooden doors.

- Lacquered wood
- White color
- Matt Finish



Bathroom and Faucets

First quality equipment and materials, technologically advanced and with a unique design.

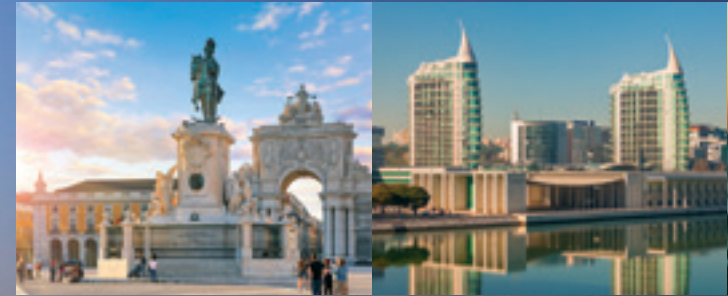
- Sanitary ware "Sanindusa"
- Bruma taps.
- Wall hung toilet and bidet OLI Smart Flush system
- Kitchens with Silestone countertops in white color
- Floor in "Barmat" type stone and cabinets with white fronts.



Appliance

Premium equipment, technologically more sophisticated and efficient. Kitchens with Bosch equipment.

A GARDEN ON THE SHORE OF THE ATLANTIC THAT ENCHANTS TOURISTS AND INVESTORS FROM AROUND THE WORLD



Portugal has charisma. A country where many choose to come and live, where the quality of life fulfill the senses.

A temperate climate with a culture and history stretching for thousands of years, a diverse landscape of plains, mountains and sea, tradition and cosmopolitanism, in an atmosphere of peace and security.

A geographical meeting point between three continents: Europe, Africa and America, with a rich gastronomy and sun in abundance.

Why Portugal...

The westernmost point in Europe is irresistible and the list of reasons is extensive.



Natural and cultural wealth

One of the oldest states in Europe, with unparalleled cultural, architectural and natural resources, recognised in various categories by UNESCO.

With a culture influenced by historical, cultural and commercial links with Africa, the Middle East, America, Asia and Europe, Portugal is a country open to difference. It's not by chance that the Portuguese are famous for their warm welcome.

Sun, peace and quality of life

Portugal is one of the countries where the sun shines for the most hours per year in Europe. In this sunny country, the winters are temperate and the summers are hot and dry, influencing well-being and quality of life.

Lisbon, a vibrant capital that has won several tourism awards, also wins the hearts of all those who visit. It 2016 was included in the 42 countries in the world with the best quality of life.

With no political instability, mafia or terrorism, Portugal is considered the third most peaceful country in the world, out of 163 countries (IGP 2017) and the 29th out of 176 countries in transparency (IPC 2016).

Education, infrastructure, services and location

In Portugal, you will find a solid and diversified education and schools program, in both the public and private domains, national and international programs and world renowned universities.

Quality also defines the country's infrastructure, that includes one of the three best highway networks in Europe (OCDE), and a modern port and logistics network, latest generation telecommunications network and one of the best public digital services in the world (UN E-Government Survey 2018).

The transport network is modern and varied, allowing regular travel by train and bus to the whole country and continental cities with links to the whole of Europe.

Portugal is a strategic meeting point between the three continents - Europe, Africa and America - with international airports from the north to the south of the country and its islands, with regular links to the main cities of the world, with Paris and London only two hours away.

Investing in Portugal

Over the last years, Portugal has become a great opportunity for real estate investment.

Portugal offers a huge variety of high potential investment opportunities, attracting a diverse types of investment.

With the current positive indicators for solid economic growth and a steady increase in searches for property and renting, the Return On Investment (ROI) could reach 25% per year.

The international exposure, the programs that encourage foreign investment, as is the case with the Golden Visa, and the excellent performance of the industries of tourism and technological innovation, make Portugal one of the most attractive countries in which to invest at present, with a promising outlook for the future.



A UNIQUE OPPORTUNITY TO
INVEST AND LIVE IN PORTUGAL
WITH ATTRACTIVE FISCAL
BENEFITS

Golden Visa

The Golden Visa started in 2012, open to all citizens (EU and rest of the world) who wish to invest, on their own or through a company, in an activity on national territory.

What it is and how it works...

The Golden Visa Program offers a wide range of investment opportunities, in a simple and easy application, that dispense with the resident visa in order to enter the country. This is a unique opportunity to achieve permanent residence in Portugal and to obtain Portuguese nationality, with an authentic European passport that allows you to travel freely between the 26 members of the Schengen zone.

The Golden Visa is open to all citizens, of 18 years of age or older, who legally reside in a foreign country and who have a valid passport.

To obtain a Permanent Residence card, the period of investment must be of a minimum of 5 years. This stage demands a minimum stay in Portugal that goes from 7 days in the first year to 14 days in the remaining years.

After the fifth year, the investor can apply for permanent residence and after the sixth year, can apply for Portuguese citizenship.

How can you invest in Portugal?

At the moment, the Golden Visa allows for investment in several areas - real estate, research, the arts and patrimony - with different amounts required as minimum investment.

Types of eligible investment:

- Acquisition of real estate assets: 500 thousand euros;
- Real estate development: 500 thousand euros;
- Research projects: 350 thousand euros;
- Arts or support for the arts, reconstruction or renovation of national patrimony: 250 thousand euros;
- Old real estate, for renovation, or real estate in urban areas undergoing regeneration: 350 thousand euros;

Apart from these conditions, there is also the option of transferring capital, from 1 million euros, and an investment that creates, at the minimum, 10 jobs, duly regulated and authenticated by the department of Social Security.

Fiscal benefits and return on investment

Apart from free circulation through the Schengen zone, with no need for a visa, the Golden Visa offers fiscal benefits during a period of 10 years, to all foreign investors who apply for fiscal domicile in Portugal.

Whatever may be the nature of investment made in Portugal, the return is always high, with annual profitability of 4%.

After 5 years of investment, the return reaches 100% or becomes flexible according to the wishes of the investors.

Payment Options

With GV process:

€ 500.000,00 Promissory Note / Remainder on Deed;

Without GV process:

15% Promissory Note / 15% 180 days later /
20% 180 days later / 50% on Deed.

THE PROMOTERS. EXPERIENCE AND DEDICATION AT YOUR SERVICE



Amir Nathoo

/ Raag Real Estate

"The Madrid Apartments project is a happy meeting between the best professionals in their areas, at a global level"

Amir's relationship with Portugal goes back to EXPO 98, the global exhibition where he was responsible for the management and development of multiple projects. His professional path took him to different countries, as was the case with the United Arab Emirates, where he was responsible for the promotion of investors, between 2015 and 2018.



Rajab A. Bardaie

/ Texas Giant

"It's a great pleasure to have had the opportunity to create a standout multifamily development in Lisbon, a place for which I have enormous admiration"

Rejab is the president of Texas Giant, one of the biggest real estate agencies in the United States. His career is associated with significant real estate projects, including 3,500 multifamily apartment units, hotels and other real estate deals in the state of Texas.



Gani Mohamed

/ Mosagate

"It is a great pride to participate in a project of this level, in my home city, as is the case with Madrid Apartments"

Gani is a member of Mosagate, with a long career in real estate management and international projects, with experience in markets such as Portugal, Angola and Dubai. He graduated in Civil Engineering at the reputed Instituto Superior Técnico, and acquired a post graduate degree in International Business from the Instituto Superior de Engenharia e Gestão.



Pedro Coimbra

/ Raag Real Estate

"Brand new built, in perfect harmony with the architecture of this distinctive residential area, it is certainly a reference product in the market"

Pedro Coimbra is the chairman of the Atlantic Premium Capital Fund Management Company and an expert with a Portuguese DNA. A Civil Engineer with a Masters Degree in Financial Markets from INDEC / ISCTE, his professional career is completed in various areas of real estate sector. An experienced real estate developer and certified appraiser by the Real Estate Market Commission (CMVM), has 15 years of experience in national and international financial markets.



Miguel Saraiva

/ Saraiva + Associados

"The great challenge of this housing development was the desire to integrate it into the historical context of the city of Lisbon"

An architectural approach was developed which was based on a reinterpretation of traditional formal elements, promoting a contemporary image, yet consistent, in terms of materials and space, with its surroundings. The facade, covered with wide panes of glass and limestone, possesses a timeless quality and its interiors have the hallmark of a top quality living space.

Comming soon

We offer a solid portfolio of real estate projects, marked by sophistication and quality in prime locations.

Meet our next projects in Portugal's capital...



Alto dos Moinhos Larangeiras, Benfica

Living the city, in the middle of the green. Continuing the Bensaúde green park, between two of the main communication arteries with the center of Lisbon and the rest of the country, will be born a multifamily reference project.

Integrated in a housing and commercial complex with services such as the new Bank of Portugal headquarters and the Lisbon City Hall, will be 3,000 sqm of comfort and sophistication.

Start of construction: October 2019

Project completion: October 2021



Dom Afonso III Alto de São João

Live the traditional with contemporary comfort. In one of the most prestigious old areas of Lisbon, with a dynamic topography and a peaceful atmosphere, a modern residential building will be erected on the corner that faces the streets of Dom Afonso III and Dom Fuas Roupinho.

A development that promises to offer spaces of excellence and an incredible view of the city.

Start of construction: October 2019

Project completion: October 2021



www.madridapartments.pt

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