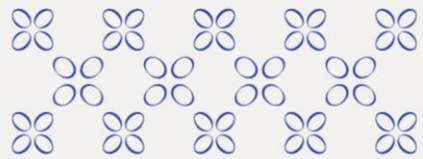




- 1 2 3 -



# CONCEIÇÃO

-- THREADS -- OF -- HISTORY --





# Resumo

## Summary

13 Frações | *Units*  
T0 a T2 | **Studio to 2 Bedroom**  
30 - 104 m<sup>2</sup> | *sqm*

Com | *with*

- Varandas  
*Balconies*
- Acabamentos de **alta qualidade**  
*High quality finishes*
- Elegível para **Golden Visa**  
*Eligible for Golden Visa*
  - Uso **turístico**  
*Touristic Use*
  - **Pack Mobília** incluído  
*Furniture Pack included*
  - **Rendimento Fixo**
    - *Fixed Return*

# Localização

Location





Quarto  
Bedroom

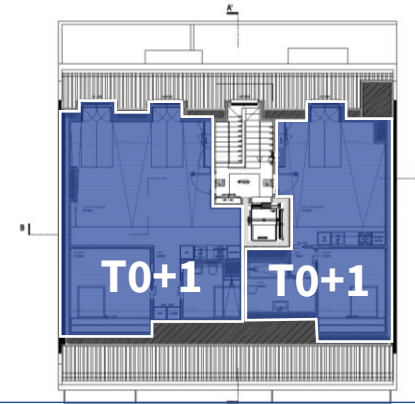


Sala  
Living Room



# Mapa de Tipologias

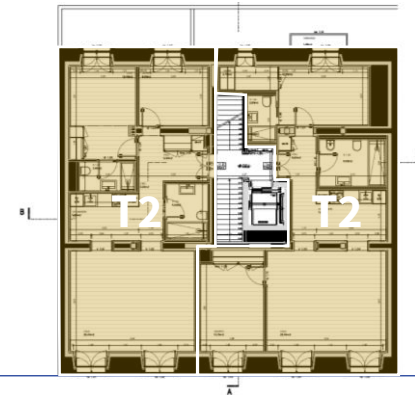
Typologies Map



**Piso 5**  
5th floor



**Piso Tipo - 2° a 4° piso**  
Type Floor - 2nd to 4th floor



**Piso 1**  
1st floor

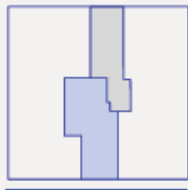
**I**  
Apartamento  
Apartment

**2**  
Pax

**3**  
Piso  
Floor



Alçado Rua da Conceição  
Rua da Conceição elevation



Localização no piso  
Floor location

Área total  
Total area  
29,50 m<sup>2</sup>/sqm



Rua da Conceição



**Área Bruta Privativa**  
Gross private area

**29,50**  
m<sup>2</sup> | sqm

①

Entrada | Hall

3,25 m<sup>2</sup>/sqm

②

Sala e Kitchenette |  
Living Room & Kitchenette

16,25 m<sup>2</sup>/sqm

③

I.S. | S.I.

4,90 m<sup>2</sup>/sqm

As áreas aqui apresentadas são aproximadas e não têm caráter contratual.  
The areas here contained are approximate and have no contractual nature.

**TO**  
*Studio*





# CONCEIÇÃO

-- THREADS -- OF -- HISTORY --

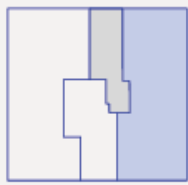
E  
Apartamento  
Apartment

5  
Pax

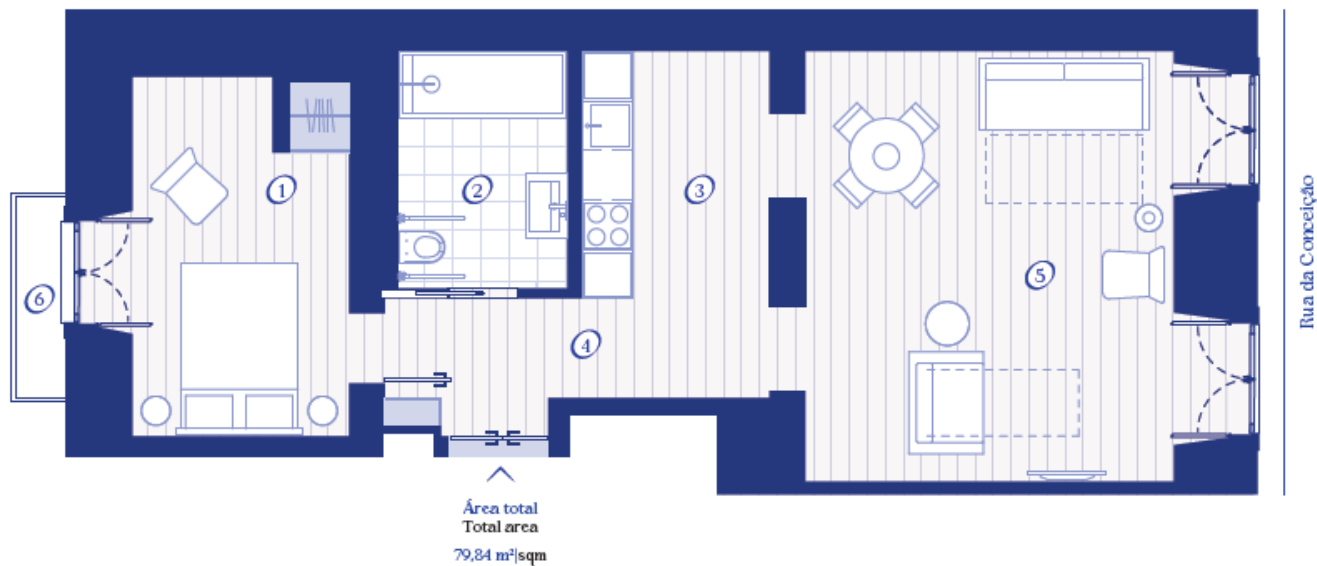
2  
Piso  
Floor



Alçado Rua da Conceição  
Rua da Conceição elevation



Localização no piso  
Floor location



Área Bruta Privativa  
Gross private area

78,20  
m<sup>2</sup> | sqm

Área exterior  
Exterior area

1,64  
m<sup>2</sup> | sqm

①	Quarto   Bedroom	11,55 m <sup>2</sup>  sqm	⑤	Sala   Living Room	25,80 m <sup>2</sup>  sqm
②	LS.   S.L.	5,70 m <sup>2</sup>  sqm	⑥	Varanda   Balcony	1,45 m <sup>2</sup>  sqm
③	Kitchenette	7,90 m <sup>2</sup>  sqm			
④	Entrada e Circulação   Hall & Circulation	7,55 m <sup>2</sup>  sqm			

**T1**  
1 Bedroom

As áreas aqui apresentadas são aproximadas e não têm caráter contratual.  
The areas here contained are approximate and have no contractual nature.

. 1 2 3 .



# CONCEIÇÃO

-- THREADS -- OF -- HISTORY --

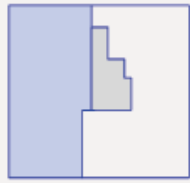
C  
Apartamento  
Apartment

6  
Pax

1  
Piso  
Floor

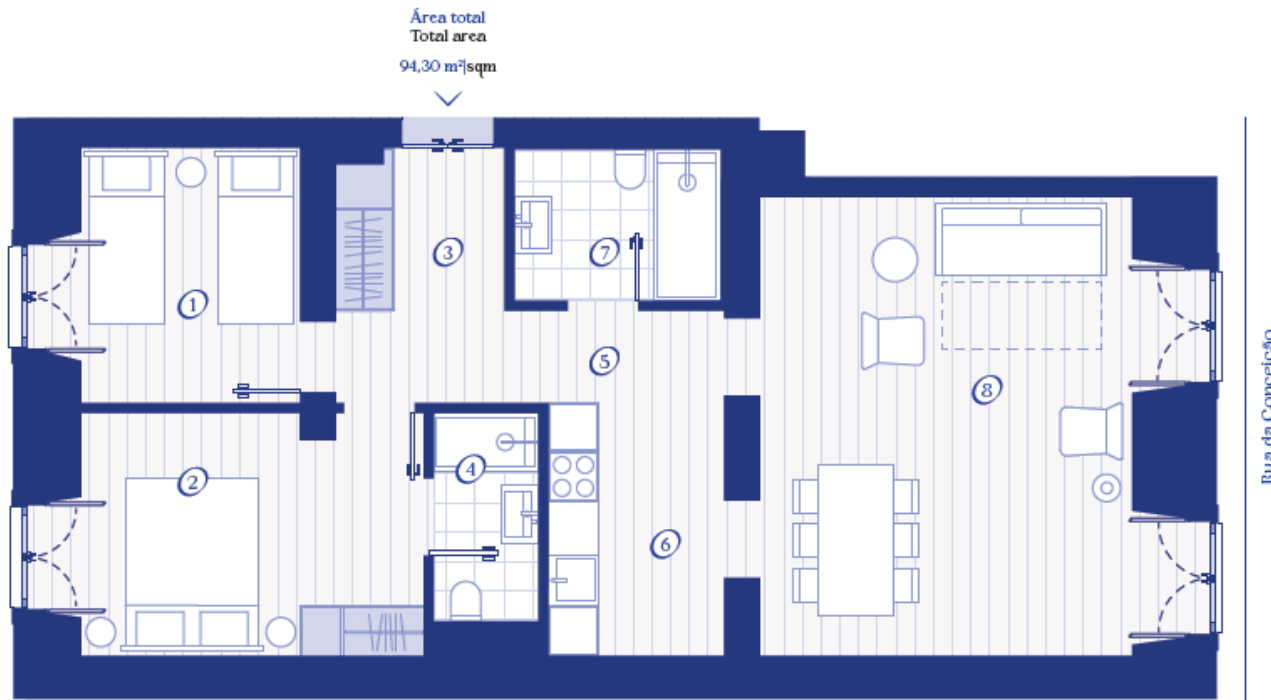


Alçado Rua da Conceição  
Rua da Conceição elevation



Rua da Conceição

Localização no piso  
Floor location



Área total  
Total area  
94,30 m<sup>2</sup>/sqm



Área Bruta Privativa  
Gross private area

94,30  
m<sup>2</sup> | sqm

①	Quarto   Bedroom	9,50 m <sup>2</sup> /sqm	⑤	Circulação   Circulation	3,25 m <sup>2</sup> /sqm
②	Suite   Suite	12,80 m <sup>2</sup> /sqm	⑥	Kitchenette	6,40 m <sup>2</sup> /sqm
③	Entrada   Hall	6,50 m <sup>2</sup> /sqm	⑦	I.S. 2   S.I. 2	5 m <sup>2</sup> /sqm
④	I.S.   S.I.	3,45 m <sup>2</sup> /sqm	⑧	Sala   Living Room	26,75 m <sup>2</sup> /sqm

**T2**  
2 Bedroom

As áreas aqui apresentadas são aproximadas e não têm caráter contratual.  
The areas here contained are approximate and have no contractual nature.



# Fact Sheet

<b>Arquitetos</b> Architects	ADOC Arquitetura
<b>Construtor</b> Builder	(Soon)
<b>Entidade Gestora</b> Management	LSA (Lisbon Serviced Apartments) - <a href="https://lisbonservicedapartments.com/">https://lisbonservicedapartments.com/</a>

<b>Tipologias   Área Média (ABP)</b> Typologies   Average Area (GBA)	
<b>T0</b> Studio	3 unidades units   30 m <sup>2</sup> (sqm)
<b>T0+1</b> Studio + 1	2 unidades units   47-67 m <sup>2</sup> (sqm)
<b>T1</b> 1 Bedroom Apartment	3 unidades units   80 m <sup>2</sup> (sqm)
<b>T2 (T1+1)</b> 2 Bedroom Apartment (T1+1)	3 unidades units   85 m <sup>2</sup> (sqm)
<b>T2</b> 2 Bedroom Apartment	2 unidades units   94-104 m <sup>2</sup> (sqm)

**Saiba mais aqui | [Learn more here](#)**



## Sales Info

<b>Preços desde</b> <i>Price from</i>	<b>T0</b> <i>Studio</i>	260.000€
	<b>T1</b> <i>1 Bedroom</i>	500.000€
	<b>T2</b> <i>2 Bedroom</i>	690.000€

<b>Condições de Pagamento</b> <i>Payment Terms</i>	<b>CPCV</b> <i>PSPA</i>	<b>20%</b>
	<b>Após 6 meses</b> <i>After 6 months</i>	<b>10%</b>
	<b>90% da Obra</b> <i>90% of the construction</i>	<b>10%</b>
	<b>Escritura</b> <i>Deed</i>	<b>60%</b>

<b>Prazos de Obra</b> <i>Construction</i>	<b>Início</b> <i>Beginning</i>	11/2022
	<b>Conclusão</b> <i>Conclusion</i>	1º Trimestre <i>1st Quarter</i> 2024

[Saiba mais aqui | Learn more here](#)



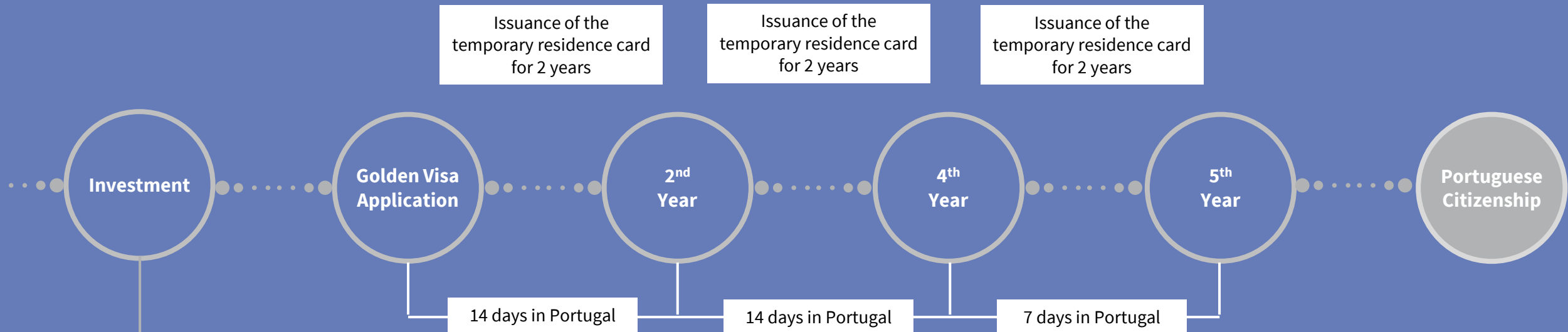
## Golden Visa Info

<b>Golden Visa</b>	500.000€
<b>Type of Purchase</b>	Horizontal Property (process expected to be concluded on 11.2022 )
<b>Use</b>	Touristic

<b>Rentability</b>	<b>3% for 5 years,</b> renewable with an actualization of the rent, agreed between buyer and LSA
<b>Furniture</b>	Included in price (LSA is responsible for its maintenance)
<b>Type of rentability</b>	Net of all costs, excluding taxes (holding tax and income tax)
<b>Costs supported by the investor</b> (excluding taxes)	-
<b>Owners Use</b>	7 nights per year (between November and April)

Saiba mais aqui | [Learn more here](#)

# Golden Visa Process



## Procedures:

- Choose Investment
- Fiscal Number & Attorney Letter
- Bank Account
- Documentation of origin country
- Biometrics Collection
- Visit to Portugal

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