

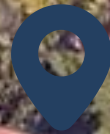
Freitas

Portugal

LISBON · PORTUGAL
FREITAS



Freitas 
Portugal



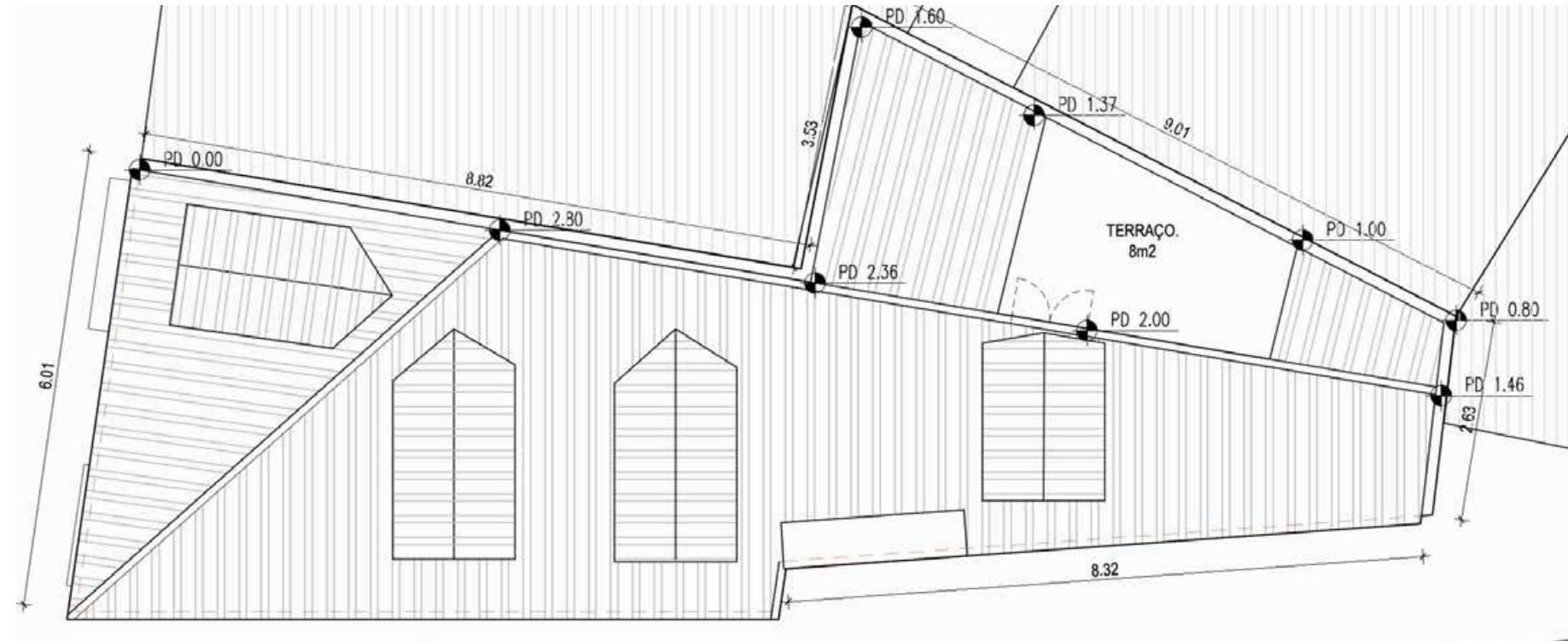


Lisbon
Core Area
350K
Residentials

APARTMENT LIST

Fraction	Bedrooms	Floor	Orientation	ABP(m ²)	Balcony(m ²)	Page
A	T1	G/F	Whole Floor	73.5	/	25
B	T0	1/F	Left	37.1	0.7	26
C	T0	1/F	Right	32.3	/	27
D	T1	2/F	Right	45	0.7	28
E	T0	2/F	Left	32.5	/	29
F	T2D	3-4/F	Right	74.9	0.7	30
G	T0	3/F	Left	31.1	/	31

PROJECT OVERVIEW



An attractive development project in Lisbon Core Area



Largo Rodrigues de Freitas n 4. Lisboa



5-Storey Building



7 Units (1 Duplex apartment)



Total ABP: 326.3sqm



Total Outside Area: 2.1sqm



PROJECT OVERVIEW

FREITAS | Alfama

LUXURY MEETS LOCAL

Freitas locates in Alfama, which is the oldest urban area of Lisbon. Suited on the hillside between the Castle of San Jorge and the River Tejo, Alfama got its name from the Arabic Al-hamma, meaning fountain or bathroom. The area is home to many important historical sites, Fado bars and restaurants.

Overlooking Alfama, the medieval Castle of San Jorge is a palace until the early 16th century and is now the best place to see the city. Typical colorful tiles are plastered on the building walls, traditional Fado songs echoed in the streets and alleys, washed clothes hung on the patios with fresh fragrance. Staying in Freitas brings you to the heart of Lisbon and its long history and civilization.

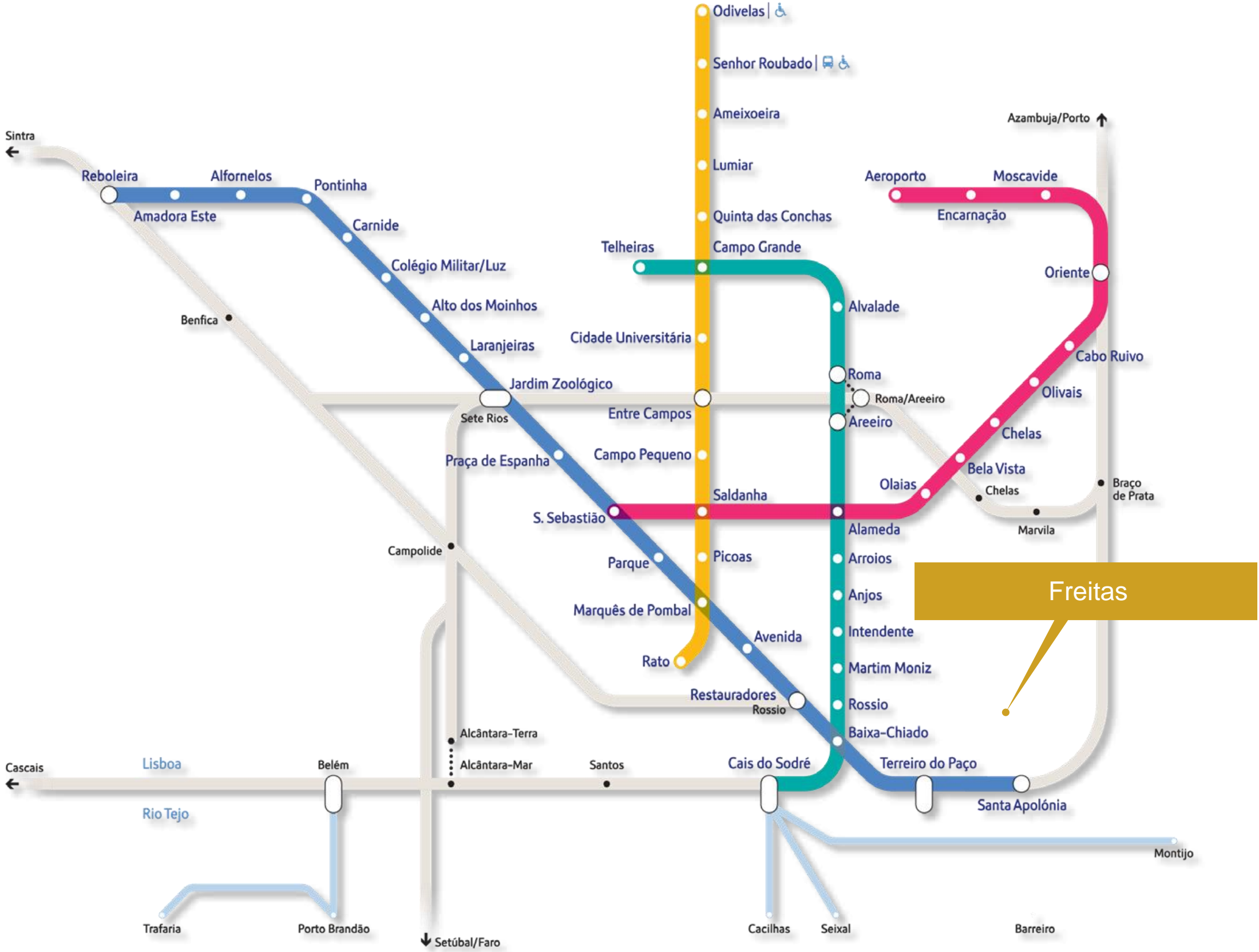
LOCATION TRANSPORTATION

2 min
walk to São Tomé Tram station

3 min
walk to Rua Dos Lagares Bus station

8 min
walk to Martim Moniz Metro station
(Green Line)

12 min
walk to Santa Apolónia Metro
Station (Blue Line)



LOCATION SURROUNDING



5min
walk to the Lisbon Cathedral



2min
walk to the São Tomé Tram Station



8min
walk to Martim Moniz Metro Station



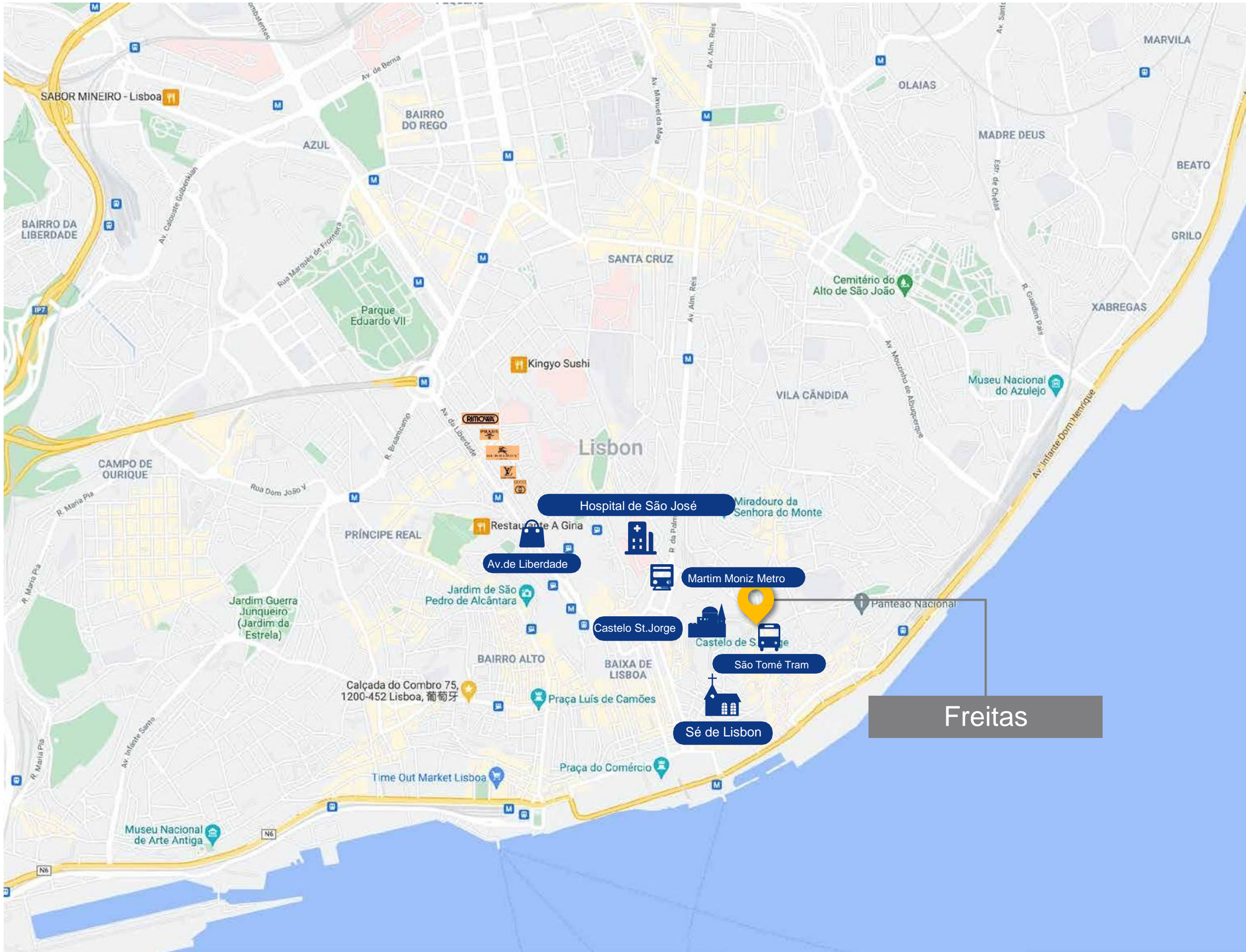
10min
walk to the Hospital de São José



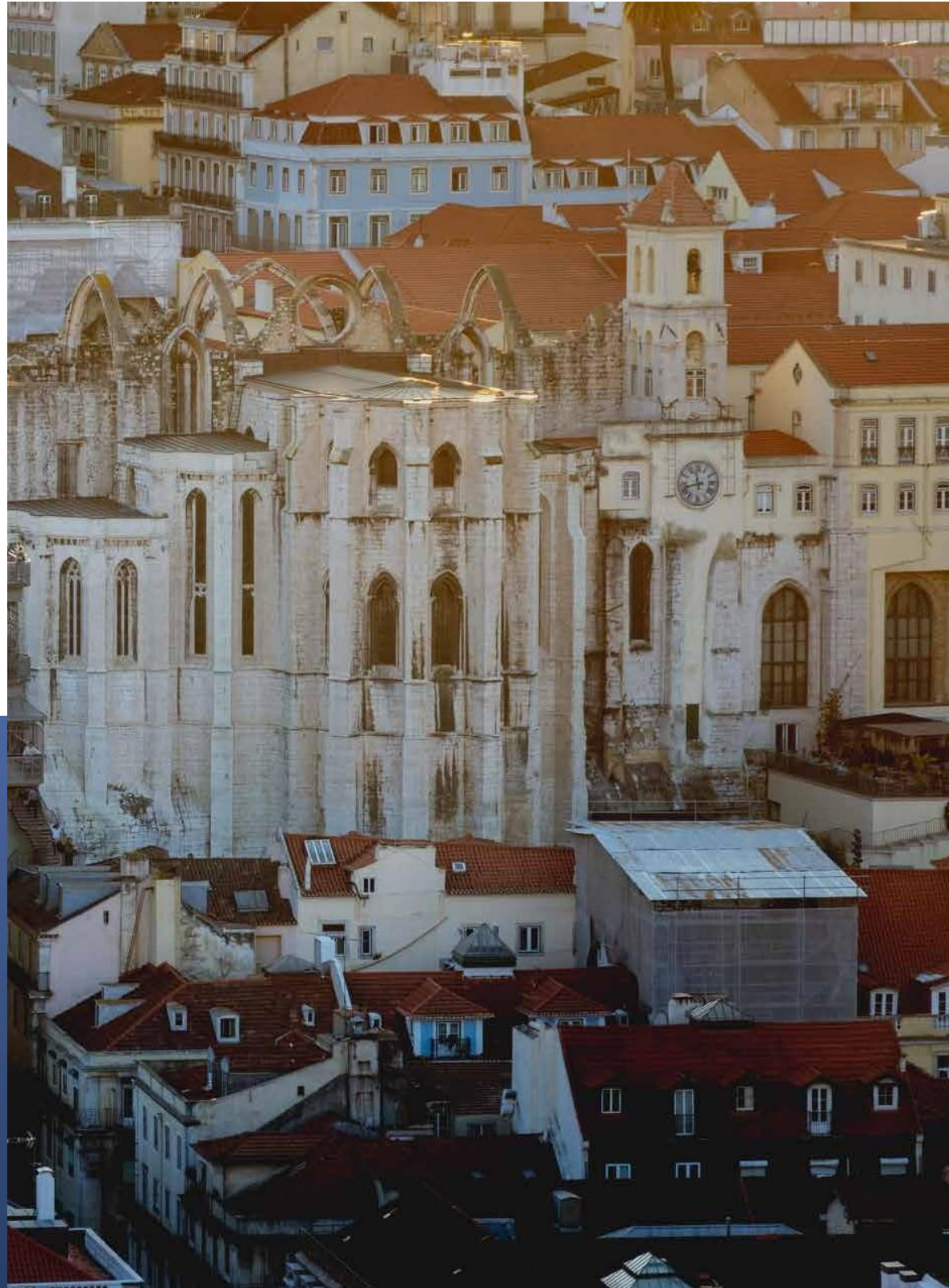
5min
walk to the Castelo de St.Jorge



12min
drive to Av. de Liberdade



SURROUNDING TOURISM ATTRACTIONS



Castelo de S.Jorge

Located at the top of the hill which has played an important part in the history of Lisbon, having variously served as a royal place, a military barracks, home of the Torre do Tombo National Archive and now as a national monument and museum.

Lisbon Cathedral

A Roman Catholic cathedral located in the heart of Lisbon. The oldest church in the city is the seat of the Patriarchate of Lisbon. Built in 1147, the cathedral has survived many earthquakes and has been modified, renovated and restored several times. It's nowadays a mix of different architectural styles.

SURROUNDING
TOURISM ATTRACTIONS



R. Augusta

15min
walk



Sta. Justa

16min
walk



Convento
do Carmo

18min
walk



Lift Santa Luzia

5min walk



São Vicente
Palace

5min walk



Trustful Professional Well-serviced

- **Santa Marta Hospital**
A public hospital which established as a monastery in the 16th century, is part of the Central Lisbon University Hospital Center (CHULC). It was officially appointed as the Surgical Medicine School of Lisbon since the 19th century. It plays an important role in the development of medical education in Lisbon. In recent years, they mainly focus on the research of Cardiothoracic surgery and Cardiovascular fields. It has gradually become one of the main reference centers for the diagnosis and treatment of cardiovascular diseases in Portugal.
- **Hospital dos Capuchos**
A public hospital which officially built in 1928 with 9 clinical services, is part of the Central Lisbon University Hospital Center (CHULC). It has unique value in the fields of Dermatology, Gastroenterology, Hematology, Neurology and Oncology, which have all constituted pioneering units in the country at the level of their respective specialties.
- **Hospital de Dona Estefânia**
This Children's Hospital is a public hospital built in 1877 to commemorate the kind and beautiful queen Stephanie. The Children's Hospital of Hospital de Dona Estefânia is the first hospital that dedicated to child health care. It is a national reference hospital in terms of Pediatric specialties (both pediatric medicine and surgery).



Santa Marta Hospital

Drive by 12min



Hospital dos Capuchos

Drive by 11min



Hospital de Dona Estefânia

Drive by 12min

SURROUNDING EDUCATION

Nova Medical School – 13 min by car

The medical faculty of the Universidade NOVA de Lisboa, which founded in 1973. According to the Times Higher Education World University Ranking 2021, the Nova University ranks first in business and economic, arts and humanities, and ranks in the top-10 in the fields of business and economics, clinical and health, and education among the young European universities founded less than 50 years. The Nova Medical School is one of the nine major colleges of the Nova University, mainly focusing on research and development in the fields of public health, clinical medicine, etc. It has made a significant contribution to medical education in Portugal.

Gil Vicente basic and secondary school – 9 min

walking

A well-known public middle school with basic and secondary education courses, including humanities & social sciences area and professional technology & business area.

The British School of Lisbon – 12 min by car

An international school which teaches from Preschool to Middle School, with a beautiful environment. It has international education background, a high level of qualified faculty, British education and management mode; Focusing on developing student's capacities, stimulating their creativity, helping them to explore their specialties.



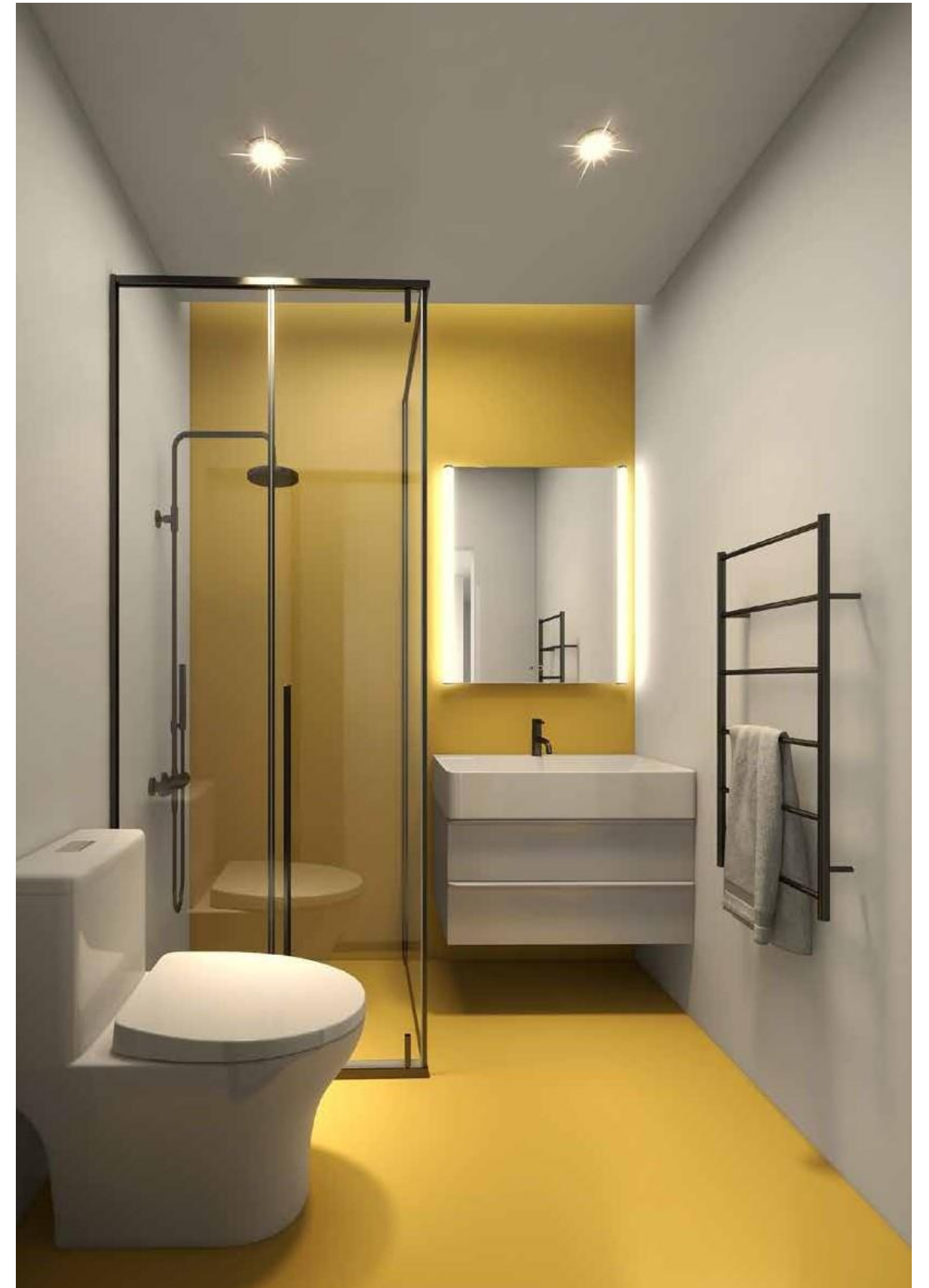
Superior
Professional

THE BUILDING

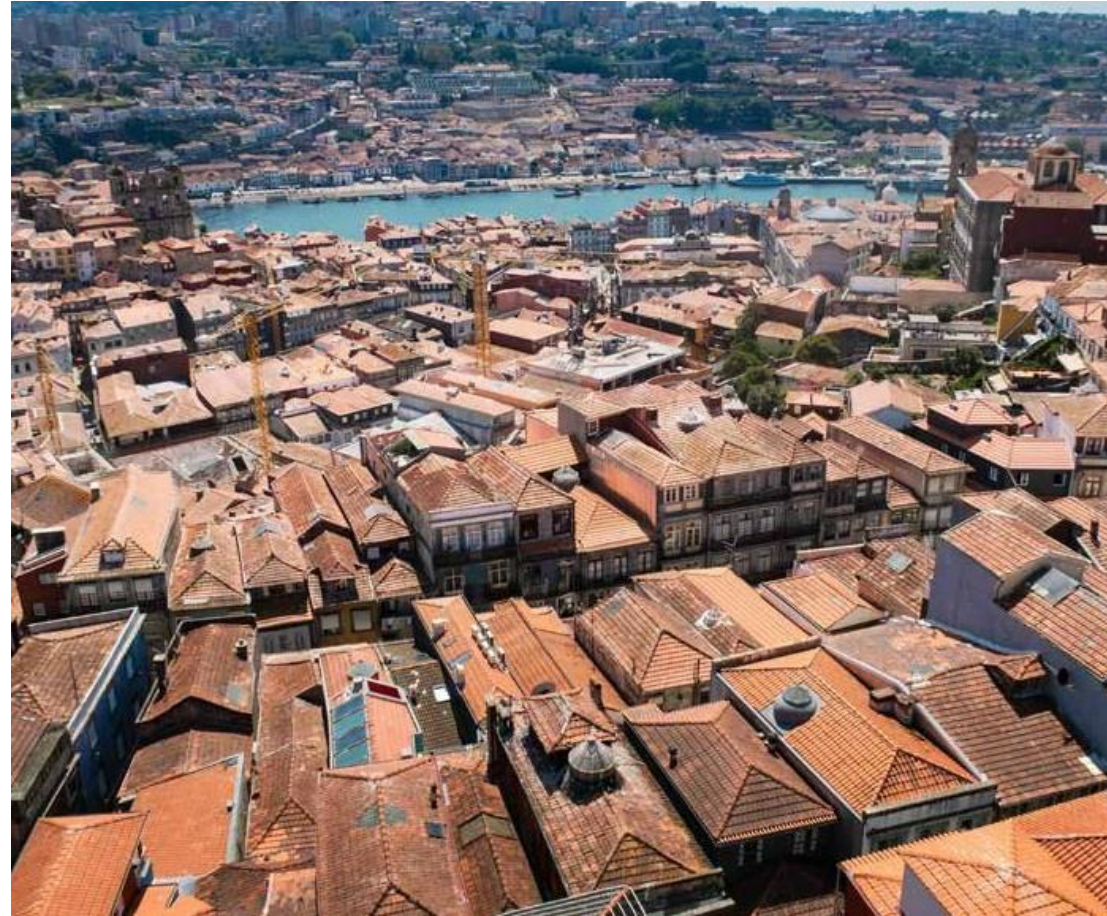
CURRENT STATE



INTERIOR DESIGN CONCEPT



INTERIOR DESIGN FOR LIFE



The chic, elegant, minimalistic yet luxury style create an exquisite and cosy space for you, with a selection of great materials and decorations.



The classic brick-red clay roof allow you to immerse yourself in the Lisbon sunbath, feeling the romance of the slow life.



An additional array of smart-home switches and appliances lets you elevate this experience to the next level.

INVESTMENT VALUE

DESIGN FOR LIFE



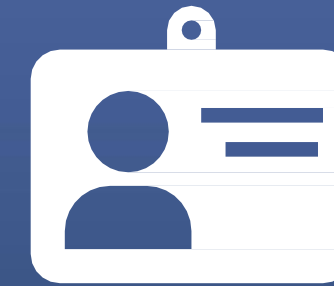
The average monthly price of T1 rentals in July 2020 ranged from €900 to €1200, averaging up to 6% annual return rate. With the Freitas project located in the core residential area, it is a popular option for experienced white-collar workers and other highly skilled workers. Therefore, we will guarantee a 4-year-3%-rental-return program for all of our units should you want us to manage on your behalf.

Rental Return



Portuguese residential prices began to surpass the prices of Spain and Italy in the fourth quarter of 2018 and continued to show an upward trend. Even in 2020, during the pandemic, the price rose 8%, which shows an excellent opportunity for investment: appreciation once purchased.

Housing
Market



Freitas project is a perfect choice for everyone who considers to live, study, or work abroad in Lisbon. As a project qualifying for the Golden-visa program, and our experience in helping with the immigration applications, you can gain this prestigious visa in addition to a lovely property.

Immigration Benefits

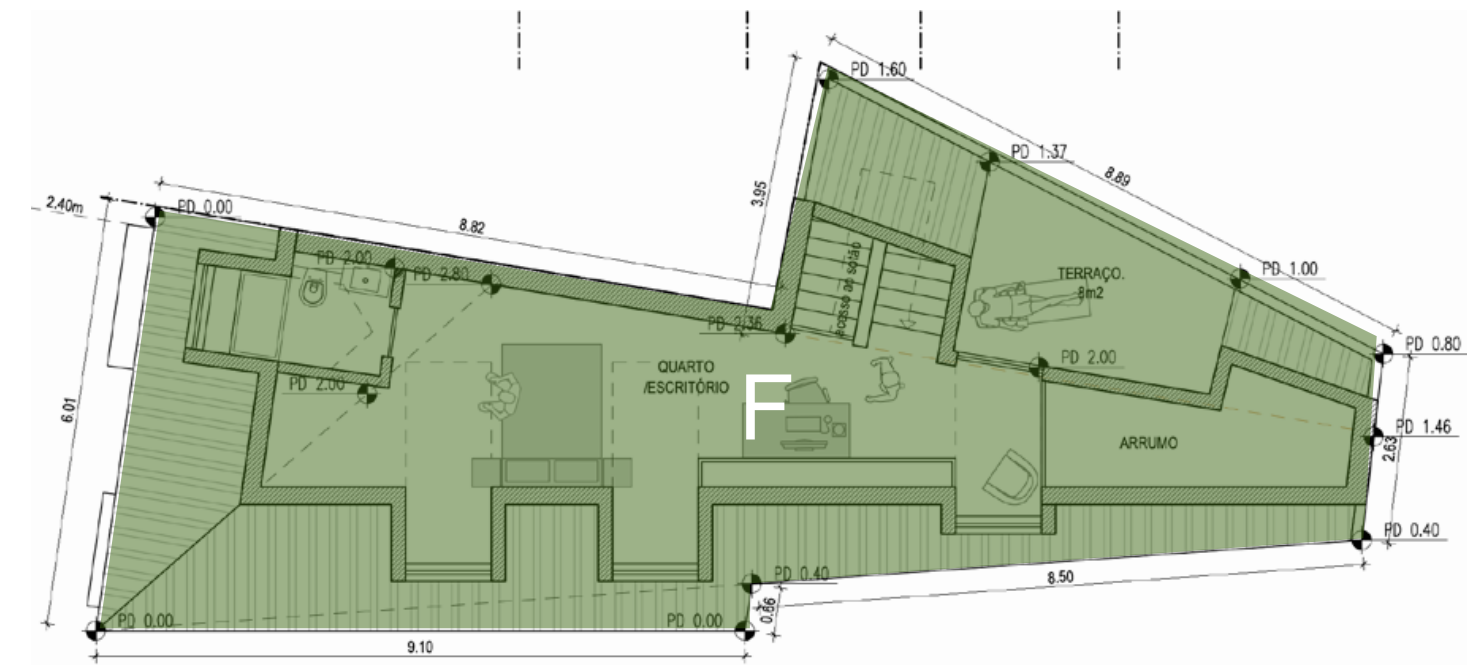


Reference Style

PLOT LOCATOR



Ground Floor



Top Floor



1st Floor



2nd Floor



3rd Floor

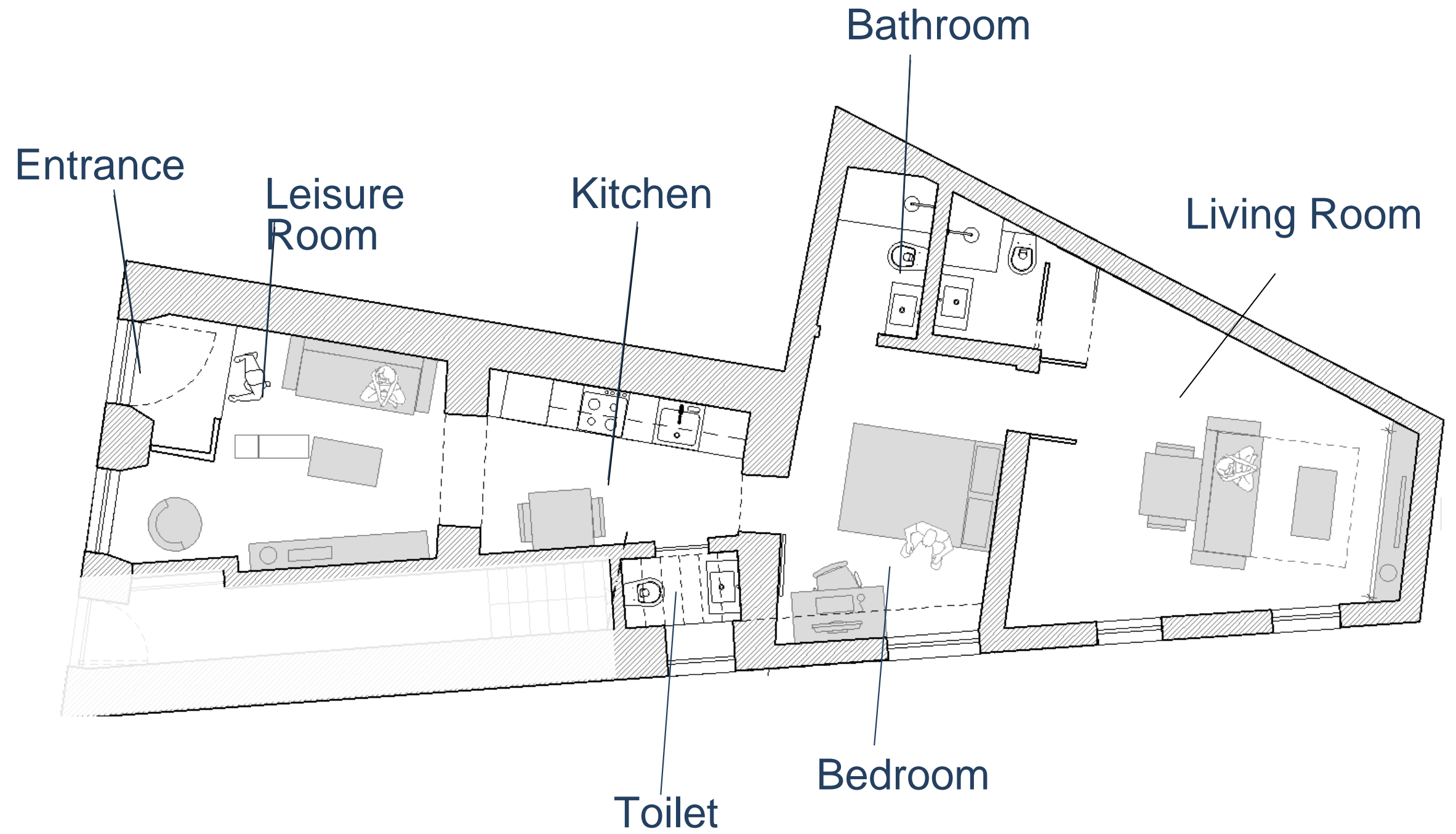
* This is a rendering of the old building after renovation and decorations, which may differ from the original building contract and architectural design. The final layout and divisions may be adjusted and determined according to local laws during the construction.

APARTMENT TYPE & FLOOR PLAN

A • G/F • T1

Total ABP

73.5 m²



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APARTMENT TYPE & FLOOR PLAN

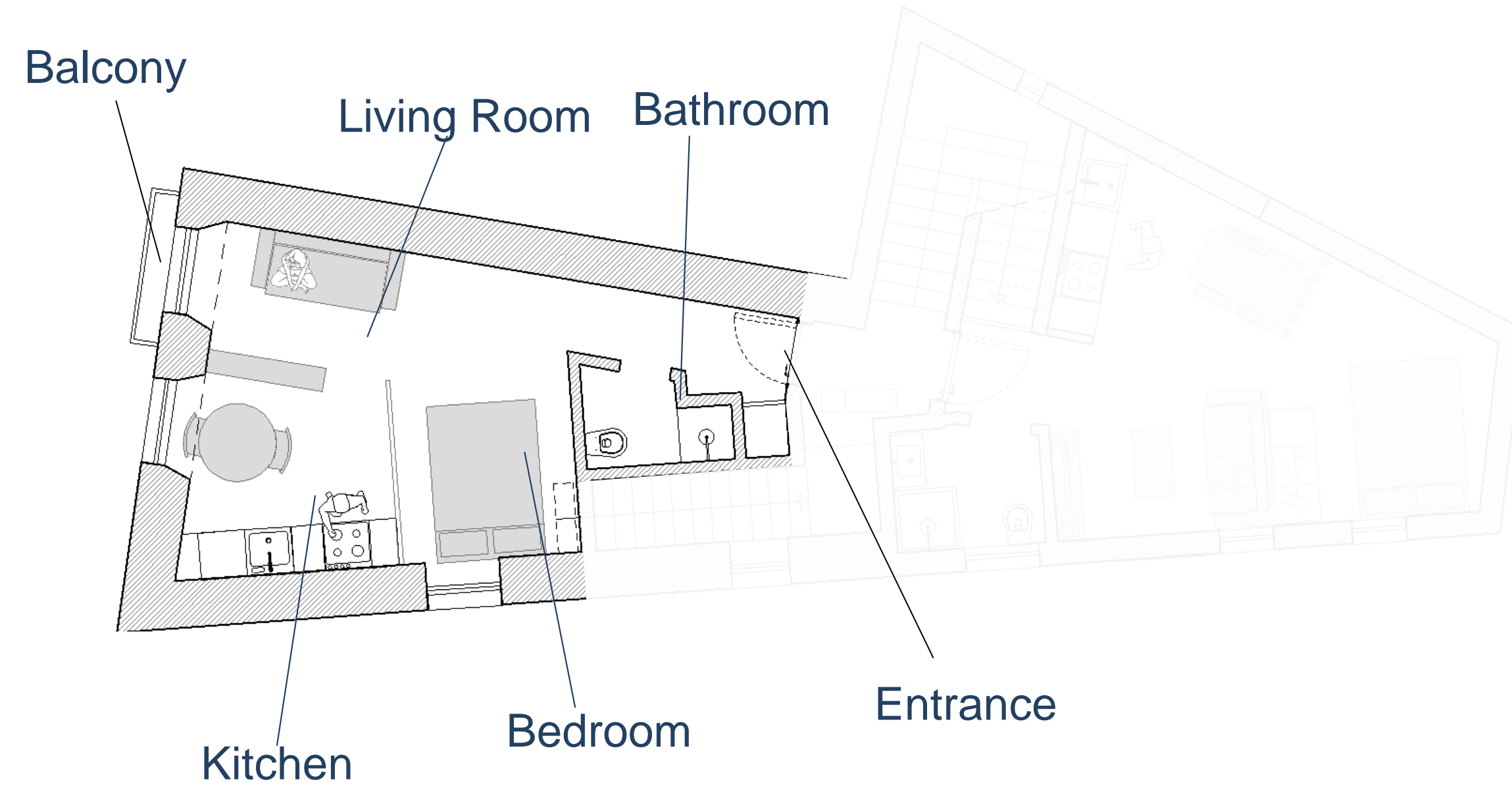
B • 1/F • T0

Total ABP

37.1 m²

Outside Area

0.7 m²



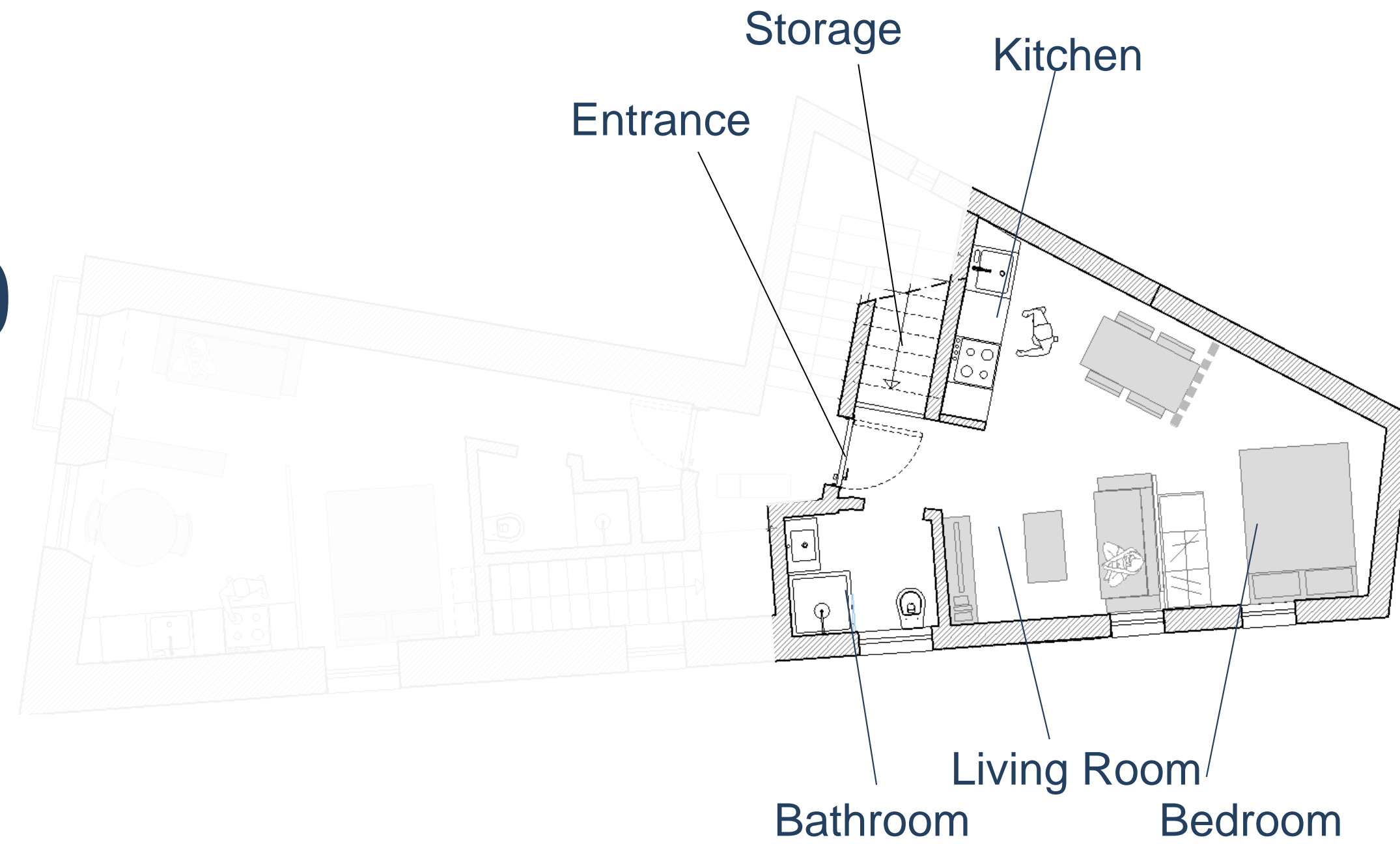
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APARTMENT TYPE & FLOOR PLAN

C • 1/F • T0

Total ABP

32.3 m²



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APARTMENT TYPE & FLOOR PLAN

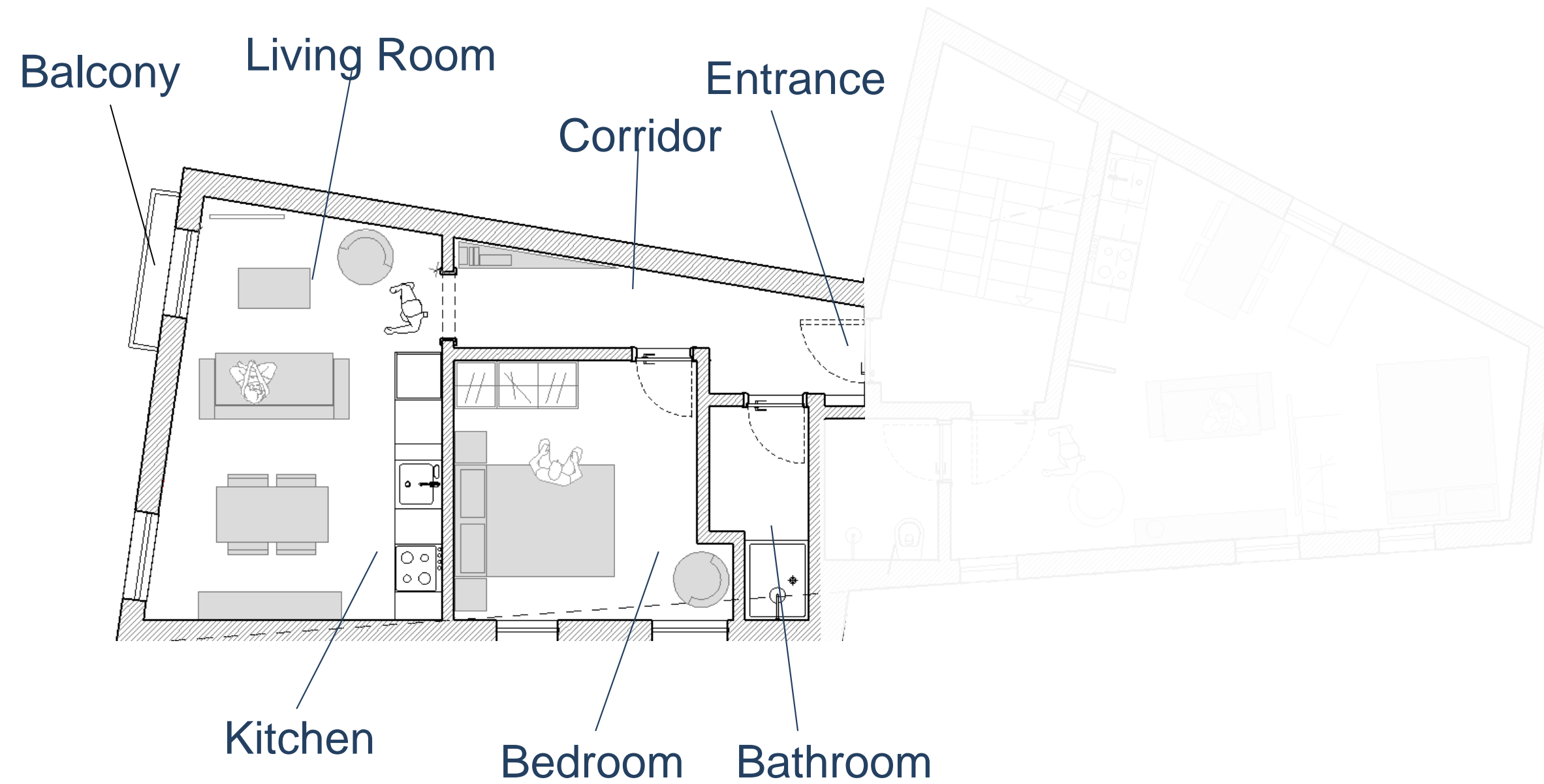
D • 2/F • T1

Total ABP

45 m²

Outside Area

0.7 m²



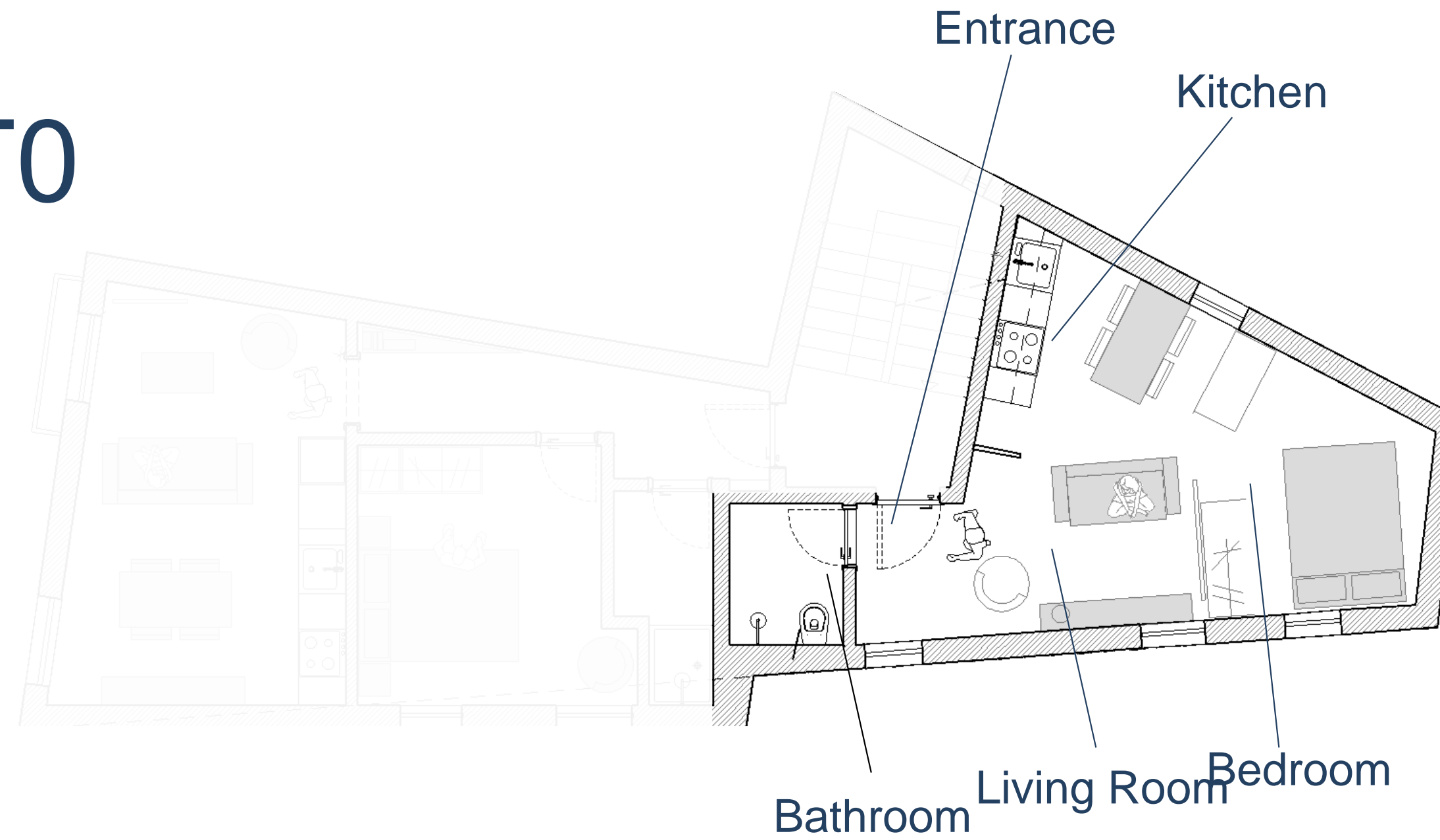
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APARTMENT TYPE & FLOOR PLAN

E • 2/F • T0

Total ABP

32.5 m²



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APARTMENT TYPE & FLOOR PLAN

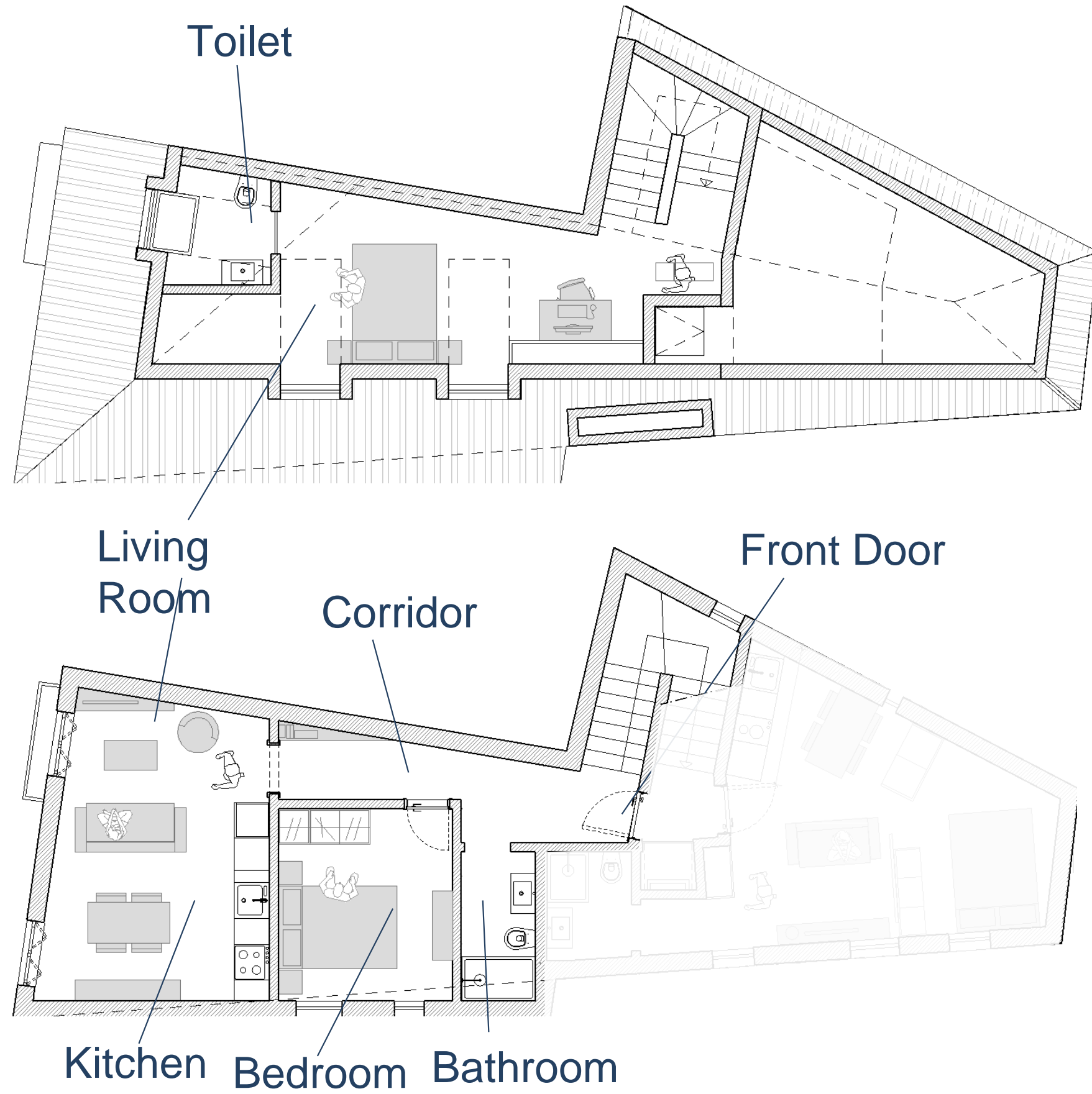
F • 3-4/
F • T2D

Total ABP

74.9 m²

Outside Area

0.7 m²



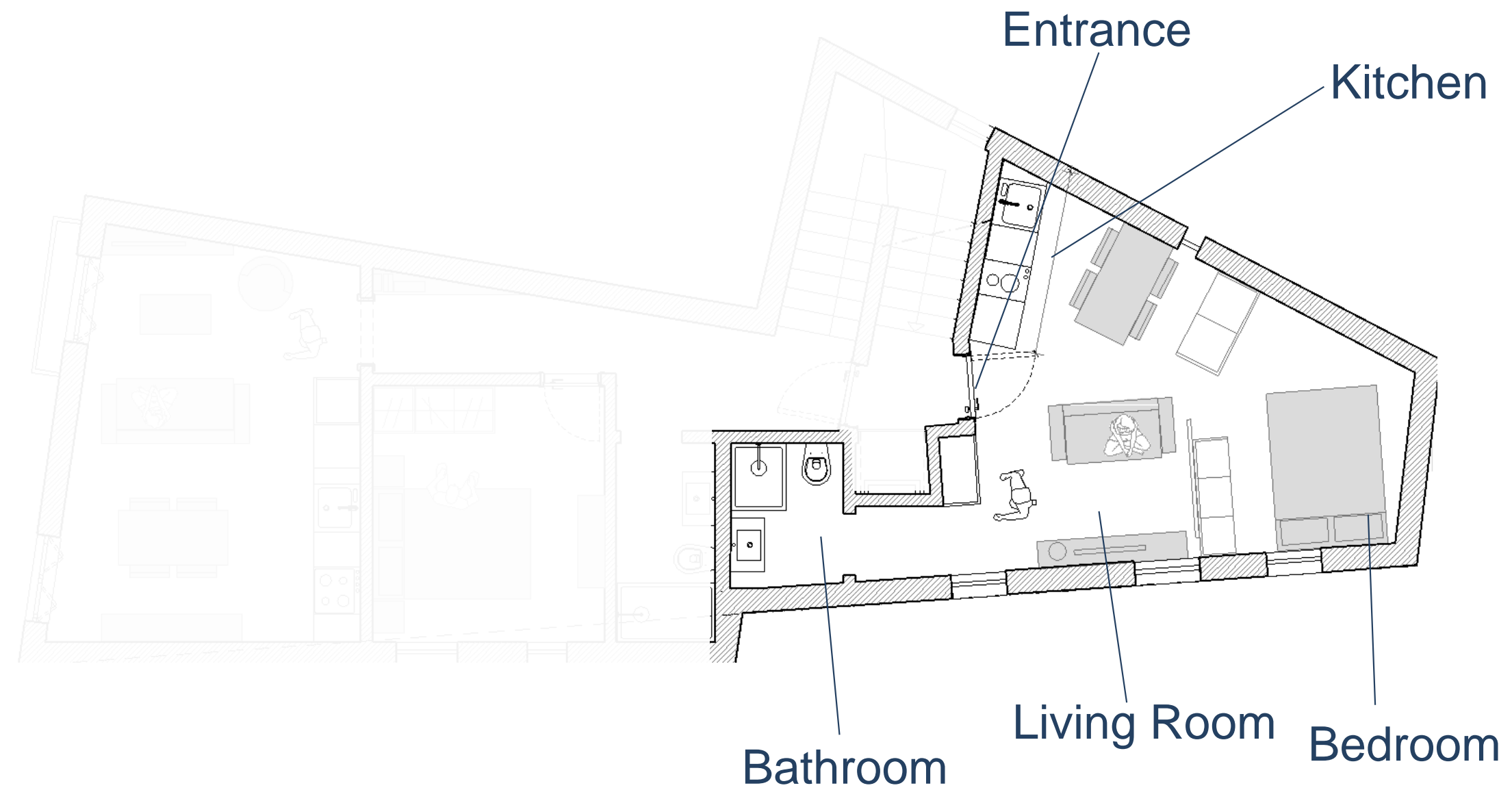
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APARTMENT TYPE & FLOOR PLAN

G • 3/F • T0

Total ABP

31.1 m²



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DELIVERY SPECIFICATION

Kitchen	Bathroom	Bedroom	Other
Induction Cooker	Cabinet	Closet	Ceiling Spotlights
Oven	Mirror		Telephone Line
Kitchen Hood	Toilet		Internet Line
Cabinet	Lavabo		Light Switch
Lavabo	Faucet		Plugs
Faucet	Shower Equipment		
Workbench	Water Heater		

* Alternatively, you can purchase additional facilities, please contact your sales representative for details.

FGI REHABILITATION AND DEVELOPMENT PROJECTS



Arroios 14
ANJOS

Carro 8
MARTIM MONIZ

Grand Passadico
SANTA ANTÓNIO, LISBON

ARROCHELA
M I S E R I C Ó R D I A

Freitas

Portugal

LISBON · PORTUGAL
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