



*Graceful*



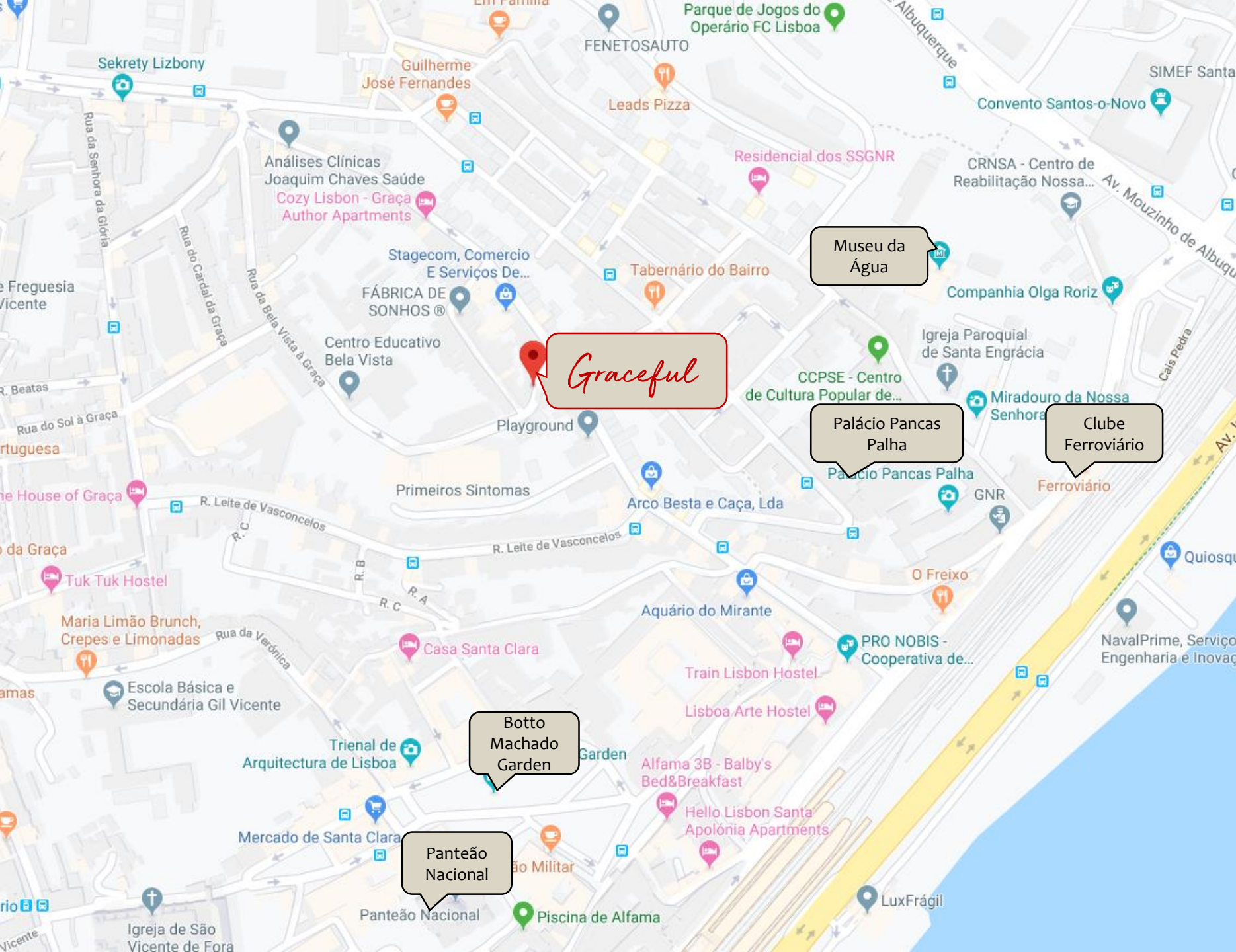


## *Contemporâneo e elegante*

O novo edifício **Graceful** localiza-se na Graça, um dos mais típicos e históricos bairros lisboetas – alvo de uma constante e cuidada requalificação - com atmosfera genuína e repleto de comércio tradicional. O projeto de reabilitação do edifício de 3 pisos, propõe 14 apartamentos com jardins privados e tipologias **To a T2** com áreas entre os 30 e os 70 m2. Oferece um rendimento fixo anual de 5% durante 5 anos.

## *Contemporary and elegant*

The new **Graceful** building is located in Graça, one of the most typical and historic neighborhoods in Lisbon – that has undergone a constant and careful renewal – with a genuine atmosphere full of traditional shops. The rehabilitation project of the 3-storey building features 14 apartments with private gardens and typologies **studio to 2-bedroom** and areas ranging between 30 and 70 sqm. Also, in terms of rentability, offers an annual fixed yield of 5% during 5 Years.



# Planta To | STUDIO BEDROOM APARTMENT PLAN



**Living Room**  
Sala de Estar

**Kitchenette**

**Bathroom**  
Casa de Banho



# Planta T1 | 1 BEDROOM APARTMENT PLAN



**Living Room**  
Sala de Estar

**Kitchen**  
Cozinha

**Suite Bedroom**  
Quarto em suite

**Bathroom**  
Casa de Banho



# Planta T2 | 2 BEDROOM APARTMENT PLAN



**2 Floors**  
2 andares

**Bedroom**  
Quarto

**Living Room**  
Sala de Estar

**Bathroom**  
Casa de Banho

**Kitchen**  
Cozinha

**Balcony**  
Varanda

**Suite Bedroom**  
Quarto em suite

**Stairs**  
Escadas

**Lounge**



# Informação Comercial | Sales Info

## Intervalo de Preços

To | Preço de 190,000€ a 320,000€

T1 | Preço de 300,000€ a 350,000€

T2 | Preço de 450,000€



## Condições de Pagamento

Reserva 20,000€

CPCV 30%

1ºReforço 20%

Escritura 50%



## Rentabilidade Fixa Anual

5% durante 5 anos



## Prazos de Obra

Início obra prevista – Março 2020

Final obra prevista – Setembro 2021

## Price Range

Studio | Price 190,000€ to 320,000€

1 Bedroom | Price 300,000€ to 350,000€

2 Bedrooms | Price 450,000€



## Payment Terms

Reservation 20,000€

Promissory Contract 30%

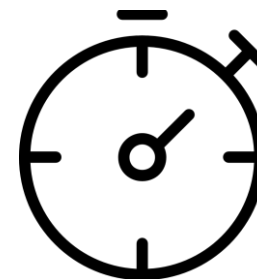
Second Down Payment 20%

Deed 50%



## Annual Fixed Yield

5% for 5 Years



## Construction (estimated)

Beginning – March 2020

Conclusion – September 2021

**Sala modelo**  
Model Living Room



**Quarto modelo**  
Model Bedroom



**Cozinha modelo**  
Model Kitchen



# Obrigado