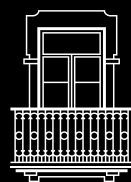


PRIMA
COLLECTION
- LISBON SQUARE -



PRIMA COLLECTION

Prima Collection seamlessly blends the luxury of a first-class hotel with the familiar comfort of a home. Always located on the best locations, our high-end apartments attend to your every need with a variety of services on demand. Furnished and styled by an interior architect, Prima Collection is exclusively managed by LovelyStay.

Prima Collection is not only for those who are seeking high quality residences with prime locations but, it is also for those seeking safe and satisfactory returns. Buyers will enjoy living in their own apartments when in Lisbon and get a stable income the rest of the year.

Prima Collection, born in Lisbon, will soon open in new locations such as Porto, Barcelona, Madrid, Athens and Istanbul.

WWW.PRIMACOLLECTION.COM



PRIMA
COLLECTION
SÃO NICOLAU
119

CHIADO



PRIMA
COLLECTION
ALEXANDRE HERCULANO
18

AVENIDA DA LIBERDADE



PRIMA
COLLECTION
SANTA JUSTA
79

PRAÇA DO ROSSIO

PRAÇA DO COMÉRCIO

BAIXA



PRIMA
COLLECTION
DOURADORES
ONE

CASTELO DE SÃO JORGE





A Luxury Accommodation Brand Born in Lisbon

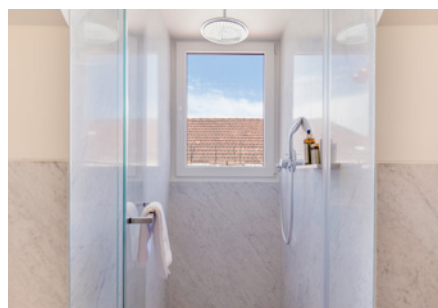
Prima Collection is a serviced apartments brand launched in Lisbon in 2017 by OptylonKrea and developed for the Mediterranean market. All Prima Collection projects offer high quality residences with prime locations & some with great views.

Prima Collection offers state-of-the-art helpful services on demand and amenities that cater to all our guests' needs. Whether you're staying for a few days, a weekend or for an entire month, we've got you covered.

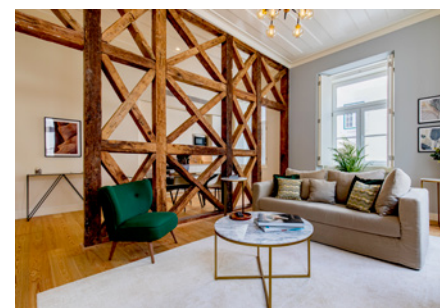
Each apartment comes with a secure and private access and is fully equipped with a kitchen, living and working area, while also benefiting from a wide range of on-demand services, such as:

- Concierge service
- Housekeeping & Room service
- Dry cleaning & laundry
- Airport transfer

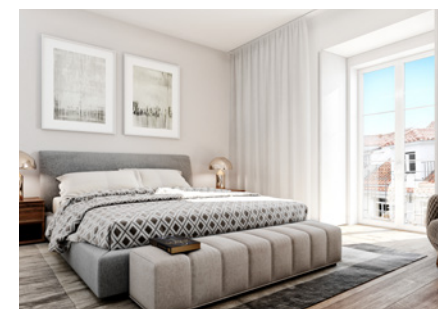
SANTA
JUSTA 79



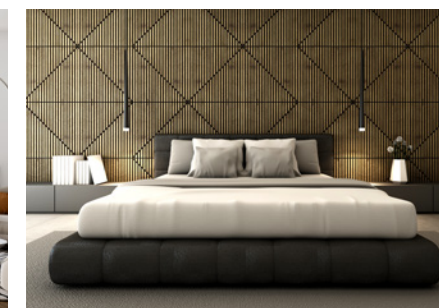
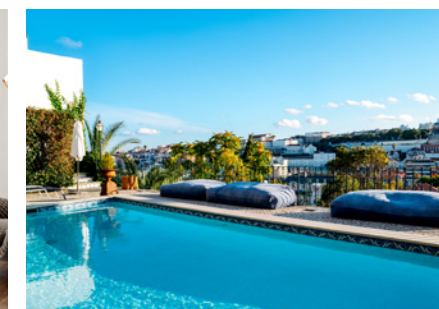
SÃO
NICOLAU 119



DOURADORES
ONE (UPCOMING)



ALEXANDRE
HERCULANO 18 (UPCOMING)



Welcome to Lisbon Square

The latest addition to the vibrant Alcântara riverfront, Lisbon Square sets the stage for life to bloom in one of the trendiest neighbourhoods in town.





New Alcântara Living

Encompassing 25.000 sq.m. and featuring two large courtyards at its heart, Lisbon Square is a neighbourhood inside a neighbourhood. This Mixed-use development aims to revitalize an entire area in the heart of Alcântara, giving a new life and vocation to a long abandoned industrial complex.

Square 1 opens the estate to the city — modern apartments with an exciting and exclusive retail offering invites residents, tourists and the neighbouring CUF Hospital users and staff to explore its shopping opportunities.

On Square 2, old rehabilitated warehouses have given way to charming new serviced apartments and office spaces where vintage aesthetics meet contemporary standards of luxury and comfort.







Lisbon

The Emerging Capital

One of the most sought-after European capitals of the moment — and one of the world's safest cities — Lisbon brings past and present together like no other. Delightful old quarters live alongside avant-garde architecture, its vibrant cultural scene hits the streets of the old boroughs, traditional Portuguese cuisine and exciting new Chefs share tables, local commerce and world-renowned brands can be found in the same streets.

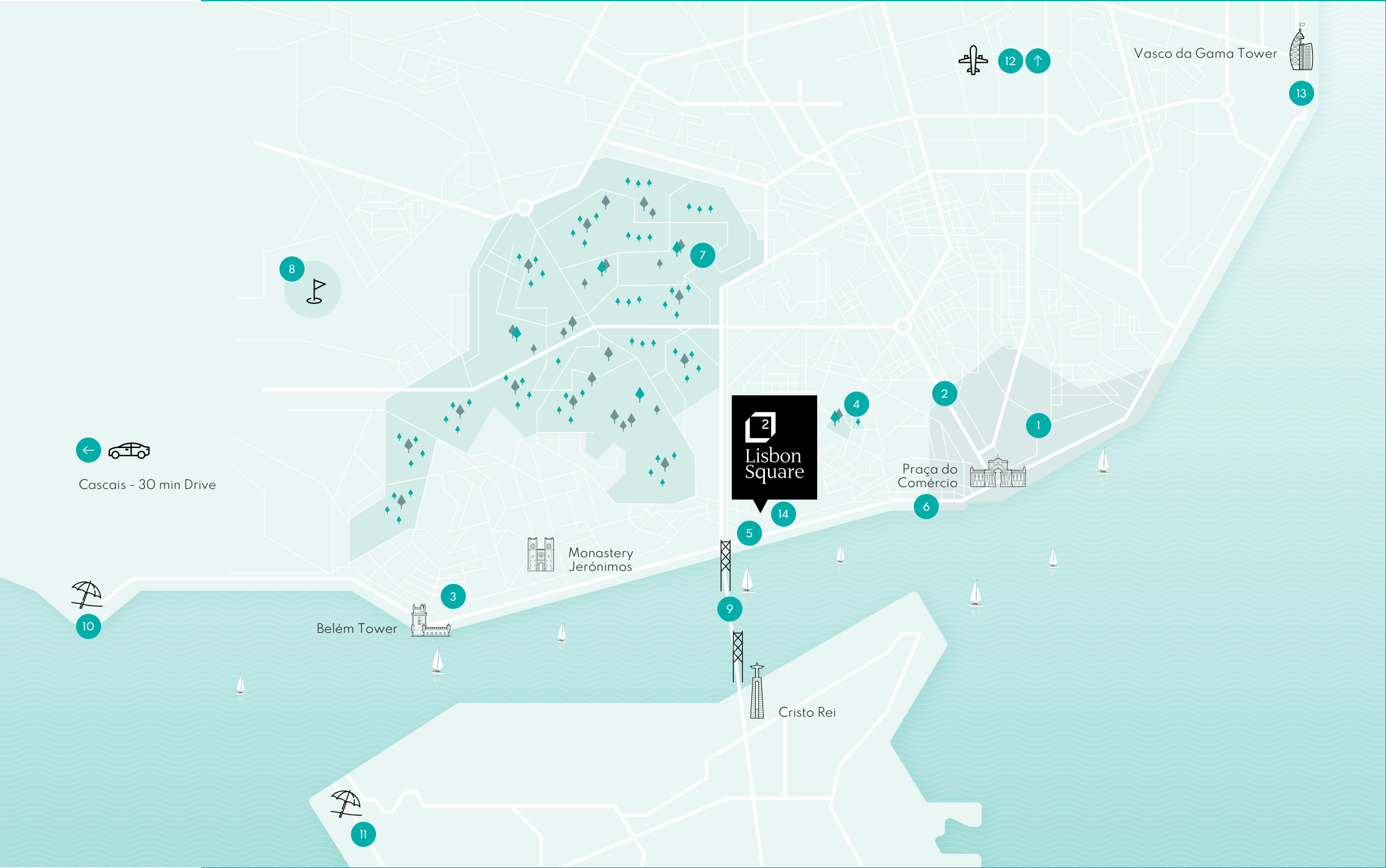
From its river promenades, a list of scenic viewpoints like few other cities in the world, and a wide choice of beach destinations — from the northern coast of Cascais to the southern sands of Costa da Caparica — the Portuguese capital caters to every taste.

If you ever find yourself needing a break from such paradise on Earth, Lisbon's International Airport is just a short flight away from most European capitals.



Lisbon's point of interest

- 1. Historical Centre
- 2. Avenida da Liberdade
- 3. Belém
- 4. Estrela Basílica
- 5. LX Factory
- 6. Time Out Market Lisboa
- 7. Monsanto Forest Park
- 8. Oeiras Golf Club
- 9. Lisbon Bridge (25 de Abril)
- 10. Carcavelos Beach
- 11. Costa da Caparica Beaches
- 12. Airport
- 13. Expo Area / Modern Business District
- 14. Lisbon Square





Alcântara Lisbon's New Hotspot



Alcântara

The Upcoming District

Undeniably trendy, the artful neighbourhood of Alcântara skilfully blends ancient and modern.

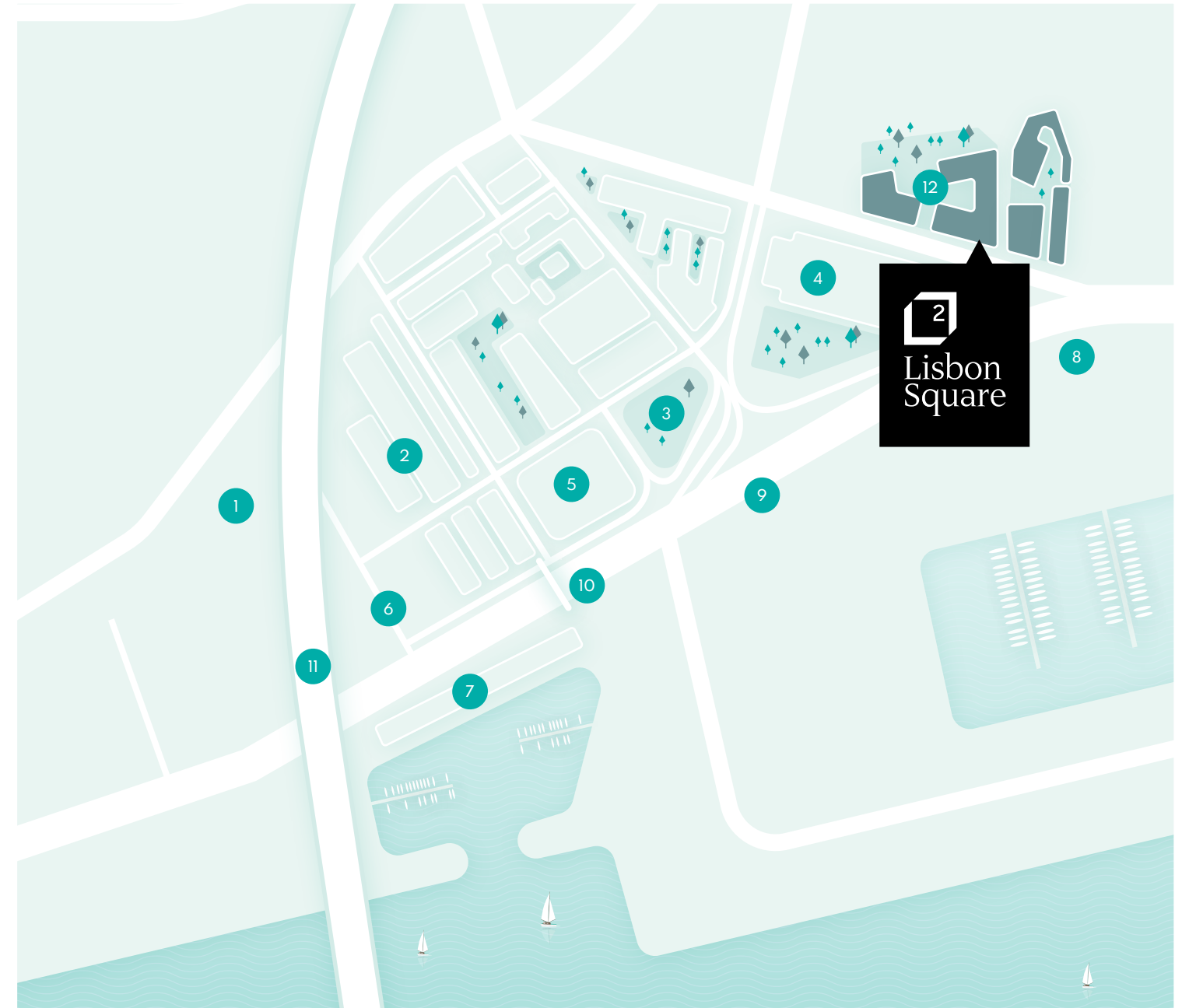
Typical ceramic tiles live alongside murals by renowned street artists in the likes of Vhils and Bordalo II, decaying factories were turned into cultural hubs and start-up nests, and ancient riverfront warehouses now harbour some of Lisbon's most upscale restaurants.



LxFactory's creative hub – with its large number of designer stores and unique restaurants – attracts more than 20,000 visitors every weekend.

Lisbon Square Local Map

1. Carris Museum
2. LX Factory
3. Public Garden
4. CUF - Private Hospital
5. Prime Waterfront Office Complex (50.000 sqm)
6. Village Underground (Event & Culture Venue)
7. Doca Alcântara (Marina & Restaurant)
8. Oriente Museum
9. Alcântara -Mar Train Station
10. Projected gateway to River bank
11. Bridge 25 de Abril
12. Lisbon Square

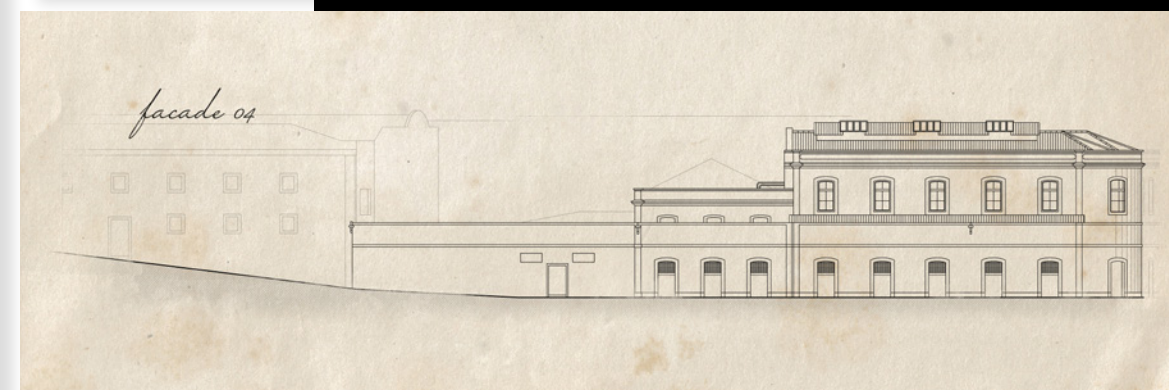
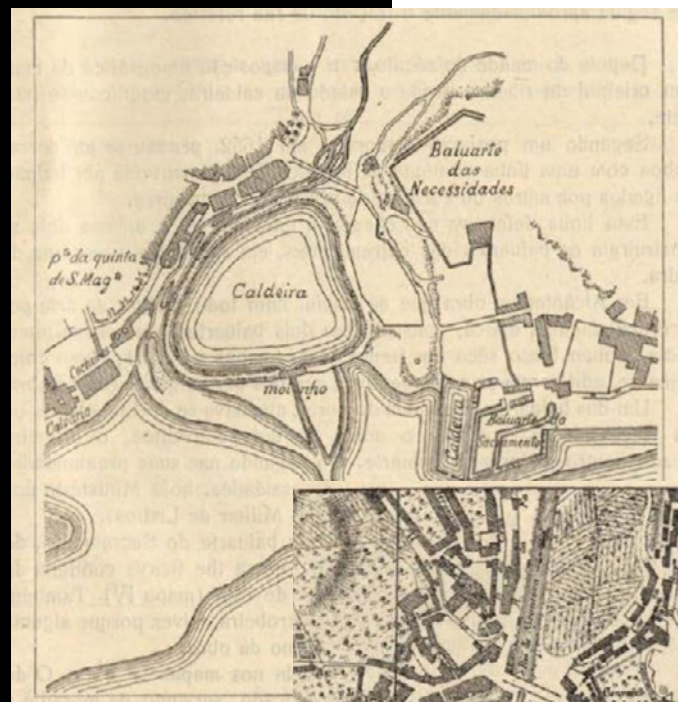


A Place in History

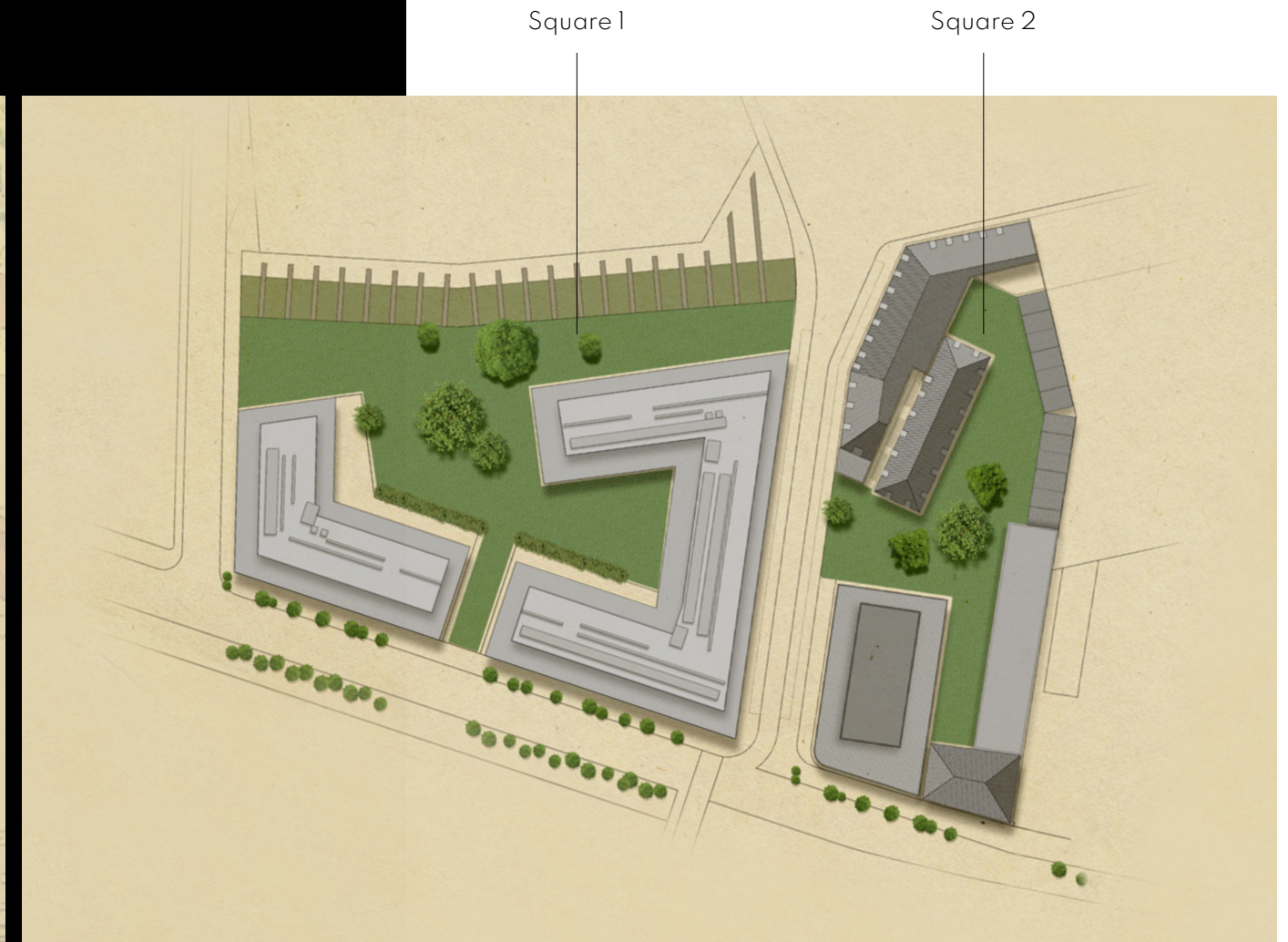
Before being defined by its XXth Century industries, like Pinhol Foundry — on whose buildings Lisbon Square stands today —, Alcântara was a strategic point of the XVIth Century Lisbon's defensive strategy.

After the restoration of Portuguese independence in 1640, fears of a new Spanish invasion fuelled plans for a new defensive system — comprised by walls and fortifications —, which started in Alcântara, encircled the city from the North and ended again on the river shore, near today's Santa Apolónia district.

Two fortifications were built near the Alcântara shoreline — the Livramento Stronghold, further inland, and the Sacramento Stronghold, an imposing wall perched on the shore. As the years passed, with no Spanish threats in sight and with the progressive embankment of the Alcântara shoreline, the expanding city engulfed the now obsolete forts — one of the today renovated Plot B buildings dates back to 1807 and was part of the Sacramento Bastion itself. The remainder site of Lisbon Square and the famed 24 de Julho Avenue also occupy the exact same spot where the fort once stood.



Lisbon Square Old Revisited



/ New Masterplan



Luxury of a Hotel

PRIMA COLLECTION LISBON SQUARE



Under the Prima Collection brand - our luxury Real Estate offering - all 86 Lisbon Square apartments distributed into 5 blocks, offer 5-star Hotel-like amenities including a reception and concierge services, an on-site restaurant and in-room dining.





Guests enjoy a year-round boutique hospitality experience with a 24/7 Concierge and on-site Security, Housekeeping & Room Service top this exclusive offer —, Lisbon Square is raising the living standards in the city.

All apartments offer access to a secluded bar and restaurant terrace and a private garden — a real treat for a typical Lisbon sun-soaked afternoon and an oasis of tranquillity right in the centre of the city. Also, the guests will have access to the public carpark under Square 1.



Comfort of a Home

PRIMA COLLECTION LISBON SQUARE



Prima Collection Serviced apartments, at Lisbon Square, draw inspiration from its industrial past. All apartments boast charming brick walls and raw, exposed concrete ceilings, lending your home a trendy, loft-inspired look.





Apartments come in T0, T1 and T2 configurations, with all ground floor units offering cozy private gardens. An exclusive selection of upper floor units will feature balconies and terraces, some with river views.



The Great Team behind the project



Frederico Valsassina Arquitectos

The reinvention of L isbon Square is signed by internationally acclaimed architect Frederico Valsassina.

Born in Lisbon, in 1955, Frederico Valsassina graduated in Architecture at the Escola de Belas Artes de Lisboa in July 1979. After collaborating with other studios both in Portugal and abroad, he set up his own agency in 1986. He has undertaken many noteworthy rehabilitation projects, namely Palácio dos Condes de Murça, Palácio Contador-Mor and the residential building located in Av. da República no.37.

Over the years, Frederico Valsassina has been awarded prizes in many different fields, namely the Valmor Prize on four different occasions (2003, Honourable Mention - Alcântara Rio; 2004, 1st Prize - Art's Business & Hotel Center; 2009, Honourable Mention - RTP/RDP Studios; 2012, Honourable Mention - Rosa Araújo housing project), the 2007 INH/IHRU National Prize, and three National Awards for Urban Rehabilitation. He has also participated in Lisbon's Architecture Triennale, the World Architecture Festival Exhibition in Barcelona (2008, 2009), and the National Exhibition of Architecture Habitar Portugal (2006, 2008).



Douradores I, Lisbon



TomTom Gardens, İstanbul

The Real Estate Developer behind the rebirth of Lisbon Square

OptylonKrea was formed between Krea Real Estate and Optylon Group in order to develop a Pan-Mediterranean real estate development and investment management presence. The companies' combined track record of €1.6 Billion investments took place in Portugal, Turkey and Romania. The alliance also draws power on the synergistic prop-tech in-house solutions that are focused on optimization through the usage of big-data. With its technology, OptylonKrea's Lovelystay, a short-term rental management platform, manages a total of 300 third party apartments throughout Portugal. In 2016, OptylonKrea launched Prima Collection, a luxury serviced apartment concept, in prime downtown locations of Lisbon and Porto.

OptylonKrea team won prestigious international awards, such as:

- Best residential development project, MIPIM Awards (2001)
 - Best development project, ULI Awards (2002)
- Best development manager, Euromoney Awards (2007)
- Best development project, Euromoney Awards (2008)





LovelyStay, the sister company of OptylonKrea, is the leading premium short-term rental management company in Portugal that manages more than 300 apartments in Portugal.

GUARANTEED YIELD

3%

LovelyStay will manage your investment in Lisbon Square and guarantee a yield of 3% per year with a complete peace of mind.

LovelyStay is one of the largest property managers in Portugal. With our unique pricing algorithm and dashboard, we leverage technology and in-depth market knowledge to deliver optimal management experiences.

We have sourced exceptional local and international talents, enabling us to deliver a complete property management service, pleasing both guests and property owners.



WWW.LOVELYSTAY.COM

Get your Golden Visa with the purchase of a Prima Collection apartment in Lisbon Square.

ACCESS TO GOLDEN VISA PROGRAM BY INVESTING

€350,000

Lisbon Square apartments meet all the criteria for golden visa applications. In addition, it is one of the rare large scale real estate developments in the centre of Lisbon that is eligible for the €350,000 Golden Visa scheme*.

RENTAL YIELD

3%

While waiting on citizen status, the property management company Lovely Stay can take care of your investment, guaranteeing a yield of 3% per year.

*Non-European investors with their families are eligible for a Portuguese residency card valid for 5 years. The minimum stay requirement is only 7 days per year.

The golden visa grants the following rights to the beneficiary, spouse and dependent children and parents:

- Right to reside, work and study in Portugal as long as they keep their investment and renew their residency cards;
- Right to travel without visa through the European Union (26 countries in the Schengen area);
- Right to apply for a permanent residency or Portuguese Citizenship by speaking A2 level Portuguese at the end of the 5th year of the residency cards.

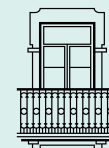
Lisbon on the top of your list

- **3rd safest country in the World and the safest in the EU**
(Global Peace Index 2020)
- **The most affordable country to live in Western Europe**
(Mercer's Quality of Living Survey)
- **Lisbon ranks the 3rd in expat city ranking**
(InterNations Expat City Ranking 2020)
- **Lisbon was elected as foodie hotspot**
(NatGeo Traveler Reader Awards 2019)
- **Portugal won Best Tourist Destination in the World for the 4th consecutive year**
(World Travel Awards)



A project by:

OPTYLON  KREA



**PRIMA
COLLECTION**
— LISBON SQUARE —

Contact our Sales Office

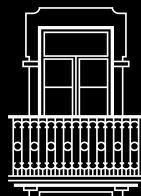
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PRIMA
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