



Innovative Sales Solutions for Real Estate

1. Location
2. Plans
3. Project – Analysis
4. PIP Floorplans
5. Asking Price and Terms





Rua de Arroios 2 is located in Arroios Parish, in Bairro de Inglaterra. Surrounded d by culture and close to all services and amenities, this property is in the perfect spot to enjoy the best Lisbon has to offer.



The “Bairro de Inglaterra” (translated as England Neighbourhood) was set in 1916, to celebrate the aliança between Portugal and England in the 1st World War.

This small neighbourhood located in the hill between two of the most vibrant and fast growing areas of Lisbon, Anjos and Arroios.

With the architecture characteristics of Art Deco and the Modernism, this area is know for the calm and relax lifestyle that goes along with an artistic and cultural scene.



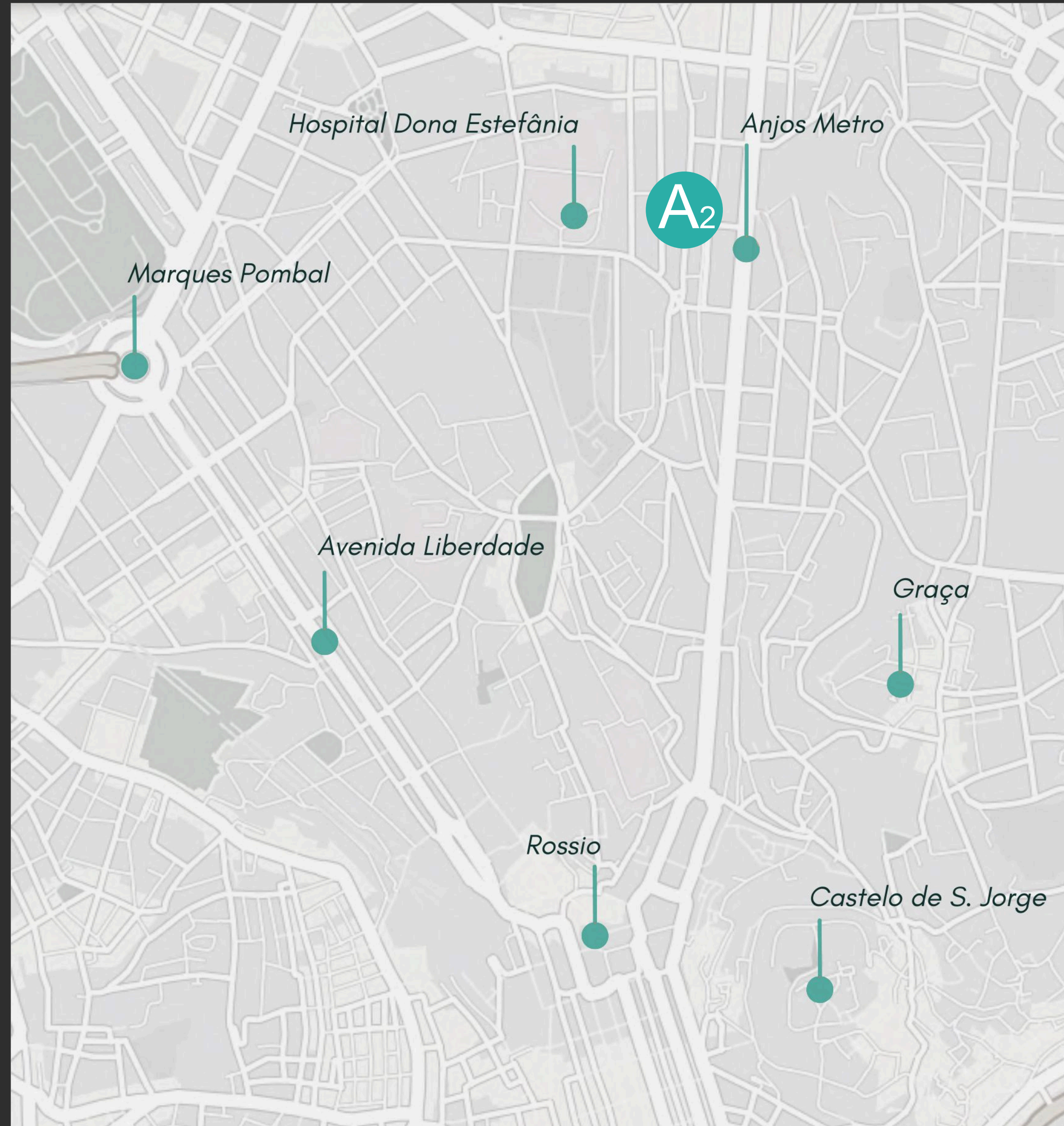
"The world's coolest neighborhood"

(Arroios)

by Time Out magazine

[LINK](#)

1. Location



Rua de Arroios 2

A few steps from the subway station Anjos, great restaurants, supermarkets, pharmacies and all the amenities.

By car or public transportation, Rua de Arroios is perfectly located 15 minutes from the main universities, 10 minutes to the airport and 5 minutes from Avenida da Liberdade, Rossio and Saldanha.

Metro Anjos – 200 mts
Praça Marques de Pombal – 1.5Km
Saldanha – 1.4Km

The first two steps are the most important. The first step is to identify the problem. The second step is to define the problem. The third step is to identify the causes of the problem. The fourth step is to identify the effects of the problem. The fifth step is to identify the stakeholders involved in the problem. The sixth step is to identify the resources available to solve the problem. The seventh step is to identify the constraints on the problem. The eighth step is to identify the risks associated with the problem. The ninth step is to identify the opportunities associated with the problem. The tenth step is to identify the solutions to the problem. The eleventh step is to identify the implementation of the solutions. The twelfth step is to identify the evaluation of the solutions. The thirteenth step is to identify the monitoring of the solutions. The fourteenth step is to identify the reporting of the solutions. The fifteenth step is to identify the communication of the solutions. The sixteenth step is to identify the documentation of the solutions. The seventeenth step is to identify the archiving of the solutions. The eighteenth step is to identify the disposal of the solutions. The nineteenth step is to identify the recycling of the solutions. The twentieth step is to identify the reuse of the solutions.



1. Location



1. Location – Façade



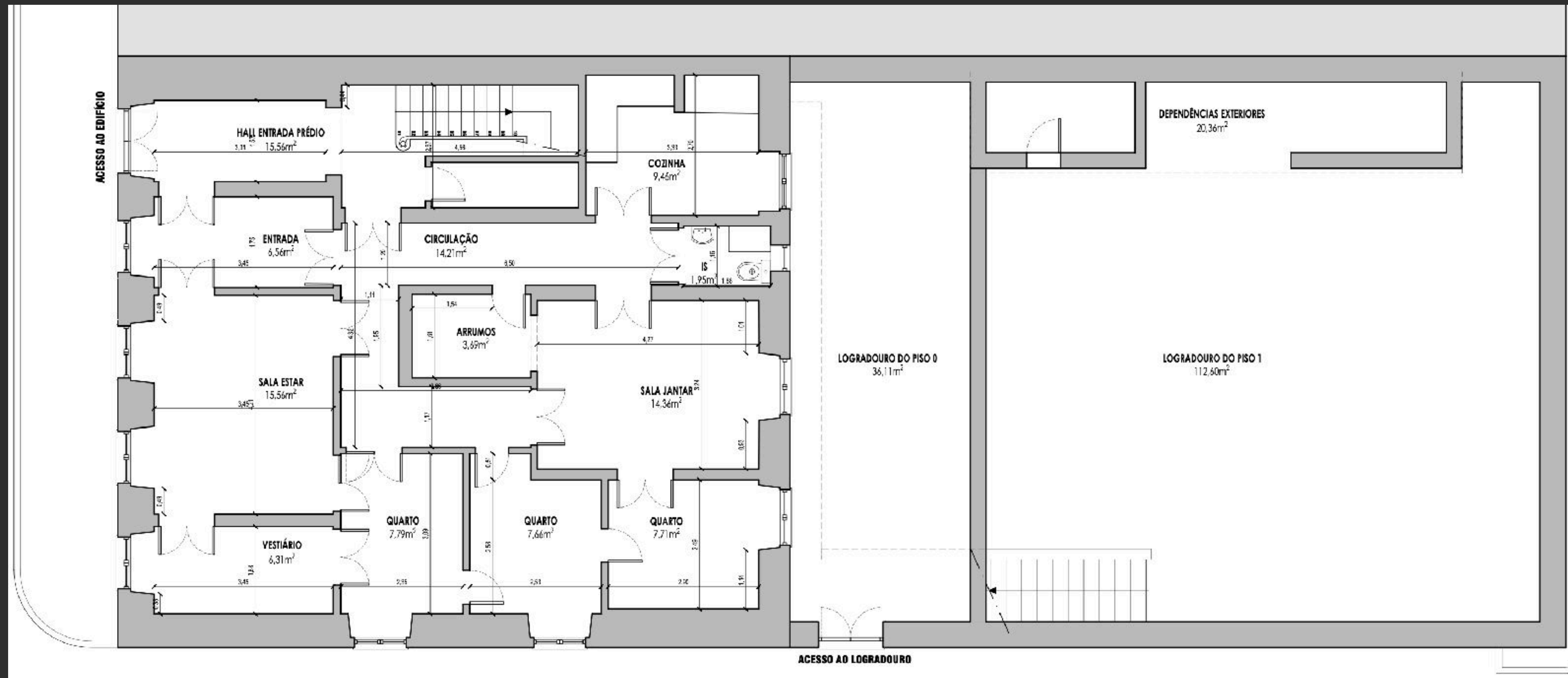
Salable Area: 589 m²

Backyard: 174,55 m²

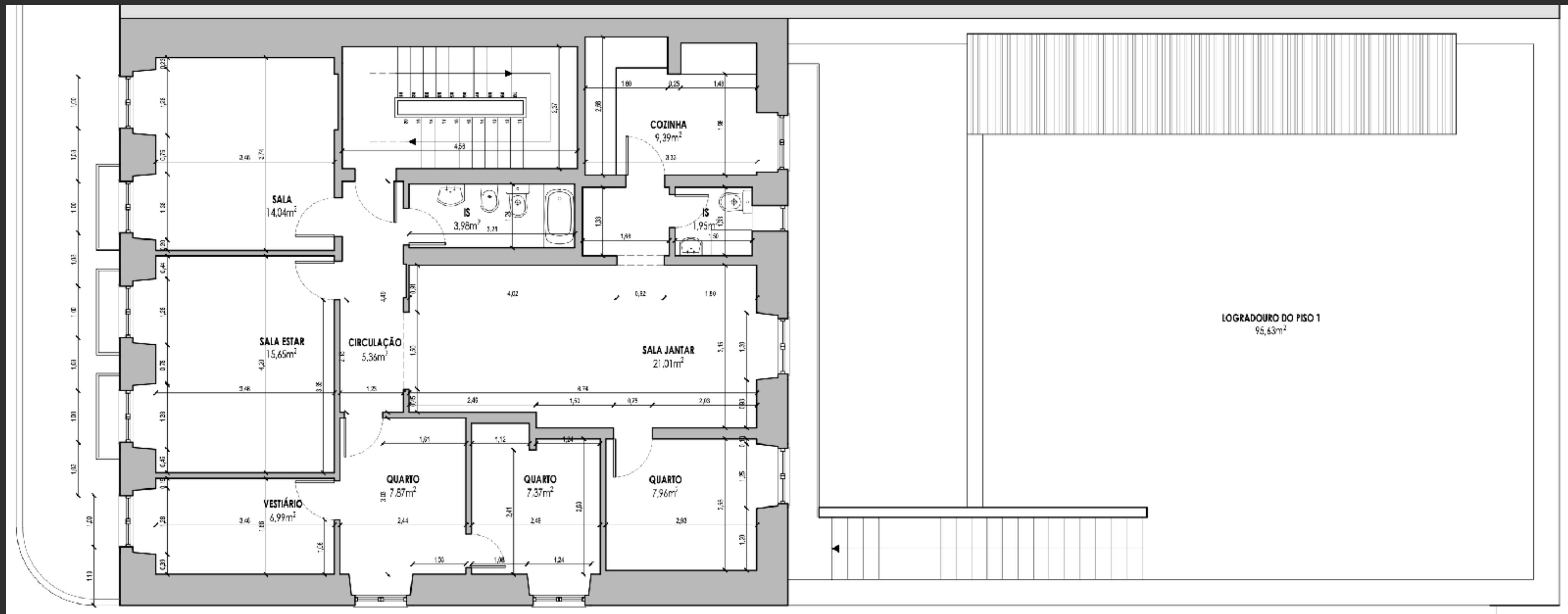
Lot Area: 317 m²



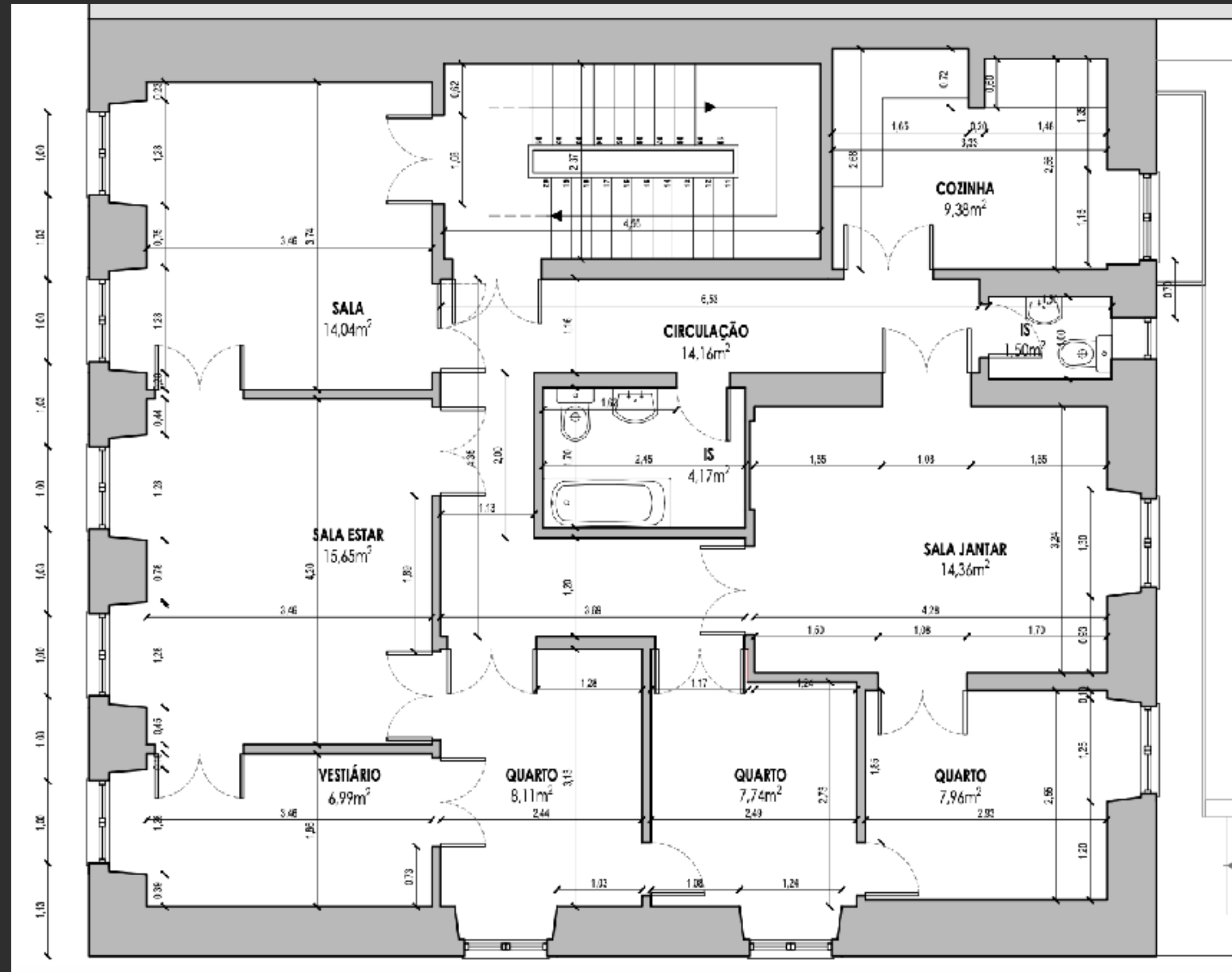
2. Floorplan - Existing 2022 - Ground Floor



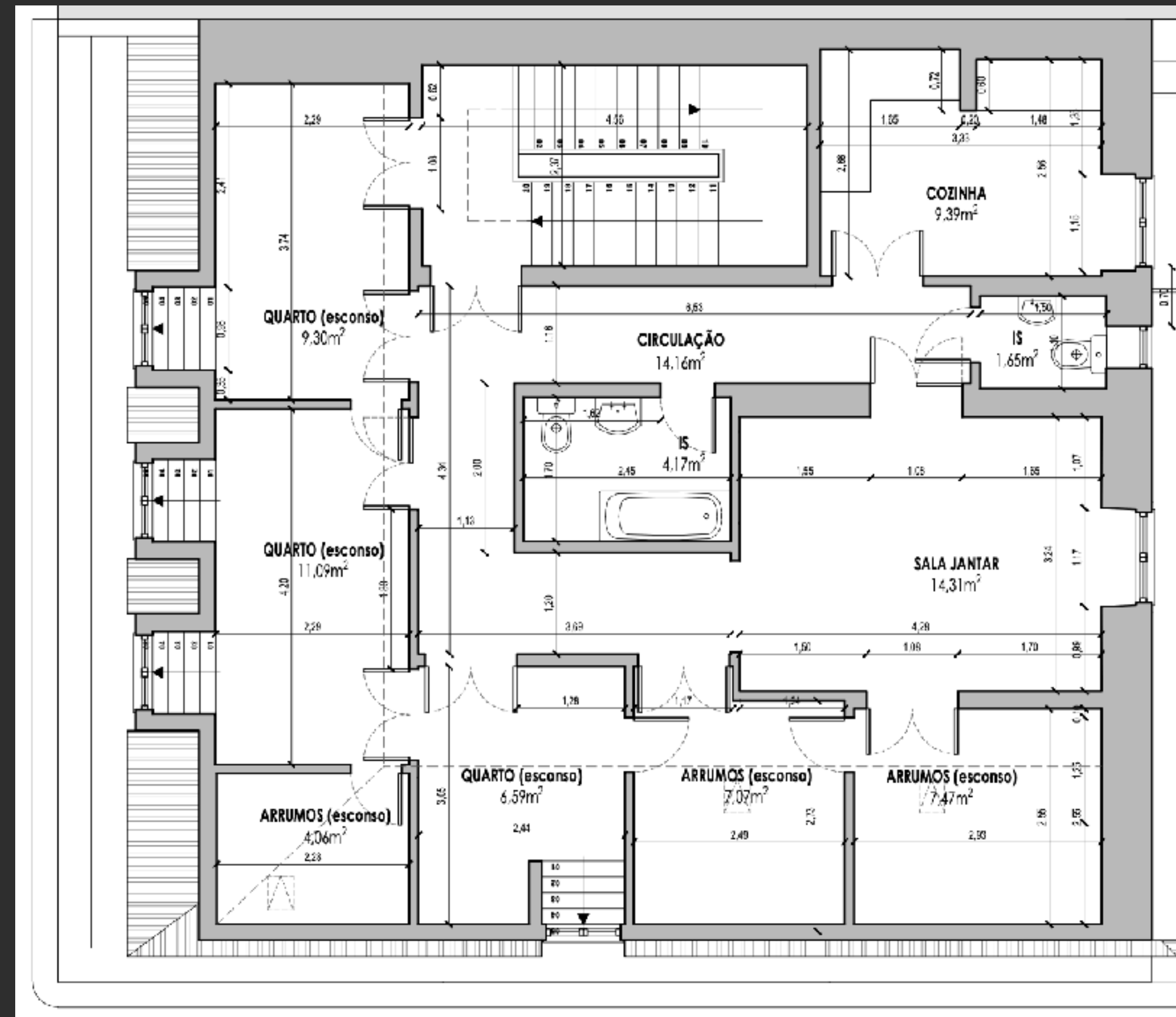
2. Floorplan - Existing 2022 - 1st Floor



2. Floorplan - Existing 2022 - 2nd Floor



2. Floorplan – Existing 2022 – 3rd Floor



3. Project – PIP in approval



3. Project – PIP in approval



3. Project – PIP Areas

PROPOSTA							
PROPOSTA	TIPOLOGIA	ABP (m2)	Logradouro/Patio	Varandas	Arrecadação	ABC (m2)	ESTACIONAMENTO
PISO -1	ESTACIONAMENTO	-	-	-	-	312	TOTAL 8 LUGARES
PISO 0	T3	131.87	38.36	-	5.32	169.33	1 LUGAR
PISO 1	T2	89.06	-	10.5	4.57	169.33	1 LUGAR
	T1	58.93	-	2.25	0		1 LUGAR não marcado
PISO 2	T2	89.06	-	10.5	4.5	169.33	1 LUGAR
	T1	58.93	-	2.25	0		1 LUGAR não marcado
PISO 3	T2	82.33	-	12.76	0	155.19	1 LUGAR
	T1	51.43	-	4.61	0		1 LUGAR
PISO 4 - SOTÃO	T1	71.82	-	0	39.63	130.6	1 LUGAR não marcado
TOTAL	8 Aptos: 1 T3 + 3 T2 + 4 T1	628.76	38.36	42.87	70.09	1105.78	

3. Project – Potential 3Ds study

Historical Façade - Renovated



3. Project – Potential 3Ds study

High Ceilings and great potential
for larger rooms and big windows



3. Project – Potential 3Ds study

Unique private garden



5. Price

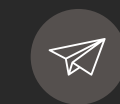
EUR 1.700.000,00

Terms:

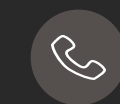
- > 20% Promissory contract
- > 80% Deed up to 60 days after Promissory



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