



EMENDA 5

— LISBON —

RUA DA EMENDA • CHIADO • LISBON



EMENDA 5

— LISBON —

Rua da Emenda is considered one of the most charming streets in Lisbon and offers the opportunity to live on one of Lisbon's most beautiful hills. Chiado & the area surrounding Emenda 5 is characterised by high-end residential buildings and a wide range of shops, restaurants and bars. Emenda itself, however, lies just off Chiado's busy main thoroughfares and is situated in a quiet residential area, yet only 150m from Praça Luís de Camões.

Within walking distance of many of Lisbon's prime attractions it also has excellent transport links; within a few minutes' walk are three tram routes (Calçada do Combro, Rua de S. Paulo & Rua do Alecrim); Baixa/Chiado Metro is only 300m away and Cais do Sodré train station 450m; Lisbon's Portela Airport is less than half an hour by car or taxi.

Emenda 5's location allows easy access to Lisbon's most prestigious retail and business address, the Avenida da Liberdade, whilst also being within walking distance to the city's other prime dining and nightlife areas of Bairro Alto and Príncipe Real. The building and quality of accommodation, including the retention of many original features, will appeal to a wide cross section of discerning Portuguese and foreign buyers.



*Buyers' funds can be held in a deposit account and only released on project/construction milestones being met.

**Application being processed and subject to final ruling from Lisboa tax office (also dependent on the type of buyer).



JOAO PEDRAS & HELDER CORDEIRO | ARCHITECTS

It is a privilege, as local architects, to work on one of Lisbon's premium apartment blocks and to bring it back to the glory that it once had. This building, and the prime area it is in, justifies the amount of time we have spent on this project and we are very proud of the outcome.

We have tried to maximize the space and layout of each apartment, whilst retaining as many of the period features as possible, and we both feel that the design and concept now works extremely well. We have combined extensive refurbishment with the introduction of greatly improved 21st century facilities wherever possible in our design proposals. Finally we would like to thank our team for their great support, as well as that of Lisbon city planning & heritage departments.



PETER LOWE | PART OWNER/DEVELOPER

My company believes in creating exceptional and luxurious developments in fabulous locations and I don't think you could get a much better location in Lisbon than this. It is situated in a very quiet residential area, but only a short walk away from many of Lisbon's main landmarks and tourist attractions. This really will be a great place to live. Emenda 5 will be completed in Q2 2019 and will represent one of the very best apartment buildings on offer in Lisbon.

CHRIS EDDIS | PART OWNER/DEVELOPER

We are very excited to be involved in this great project in such a fantastic location in one of my favourite cities. This is our second residential development in Chiado, and will be ideally suited to foreign buyers and locals alike. I feel very confident that this development will become a very special addition to what is on offer in Lisbon at the moment.



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EMENDA 5, ONE OF THE GRANDEST STREETS IN LISBON'S GRANDEST NEIGHBOURHOOD, CHIADO.

APARTMENT PURCHASE IN EMENDA 5

OPPORTUNITY TO ACQUIRE LUXURY APARTMENT IN CHIADO

PRIME LOCATION

"Emenda 5" represents an opportunity to acquire a prestigious apartment right in the heart of Chiado and within easy walking distance of the city's best restaurants and cultural offering.

The Emenda 5 development occupies a former grand townhouse. Centrally located and just 150 metres from Praça Luís de Camões, one of Lisbon's most photographed and most lively squares, it is easy walking distance to the opera house, shops and attractions that Chiado, Baixa and Barrio Alto have to offer. It is also minutes, by car or taxi, to Lisbon's main commercial and business address, the Avenida da Liberdade.

Amongst the attractions that are within a few minutes' walk are Garret Street (Shops), Miradouro de Santa Catarina (views), Mercado da Ribeira (Time Out building

- numerous restaurant outlets and bars), Museu de Arte Contemporânea (Art), Teatro Trindade (Theatre) and the trendy, bohemian neighbourhood of Bairro Alto, with its narrow, cobbled streets and bustling nightlife.

EMENDA 5

- **Interior designed** - eight luxury, residential apartments within a totally modernised 19th century townhouse.
- **Apartments** - one to four bed between 110m² to 330m².
- **Pricing** - priced between €854,000 to €3,550,000
- **Parking** - all the apartments include at least one secure parking space.
- **Floor plans & specifications** - see Section 5 (page 21).





PRAÇA LUÍS DE CAMÕES, IN THE HEART OF LISBON, AND 5 MINUTES' WALK FROM EMENDA 5.

01

THE DEVELOPMENT HISTORIC 19TH CENTURY GRAND TOWNHOUSE ACQUIRED JULY 2017

THE PROPERTY

An historic building that will contain eight apartments located over the ground floor and four upper floors. The penthouse, located at the top of the building, has magnificent river facing views, especially from its own private rooftop terrace. All the apartments have at least one secure parking space and a private storage locker. Property management for the building will be undertaken by Bomporto Hotels Group as one of five buildings under its management in Lisbon.

LOCATED IN CHIADO

In the heart of Lisbon, 25 minutes by car from Lisbon International Airport and 10 minutes from Avenida da Liberdade.

COMPLETION

Construction will start in Q1 2018 with completion due to occur in April 2019.

INVESTMENT SECURITY

Purchaser's funds will be paid according to stage payments set out in Section 9 of this document. Project insurance has been purchased by the developer which means in the unlikely event of the developer becoming insolvent, the project will still be completed and purchasers will still own a completed and furnished apartment. Insurance details are summarised in Section 8.

TURN KEY INVESTMENT

For those buyers who are purchasing their apartment for investment purposes, an initial management service is available through the Bomporto Hotel Group. Terms available on request.





THE
BRIGHTEST CHOICE
in
LISBON

02

LOCATION CHIADO, LISBON

EMENDA 5 - LOCATED ON THE CORNER OF RUA DA EMENDA AND RUA ATAÍDE

The Chiado district owes its history to the 16th century and nowadays is characterised by its signature cafes, fashion shops, art school, theatres and museums. The area has always been a place acknowledged for its elegance and sophistication.

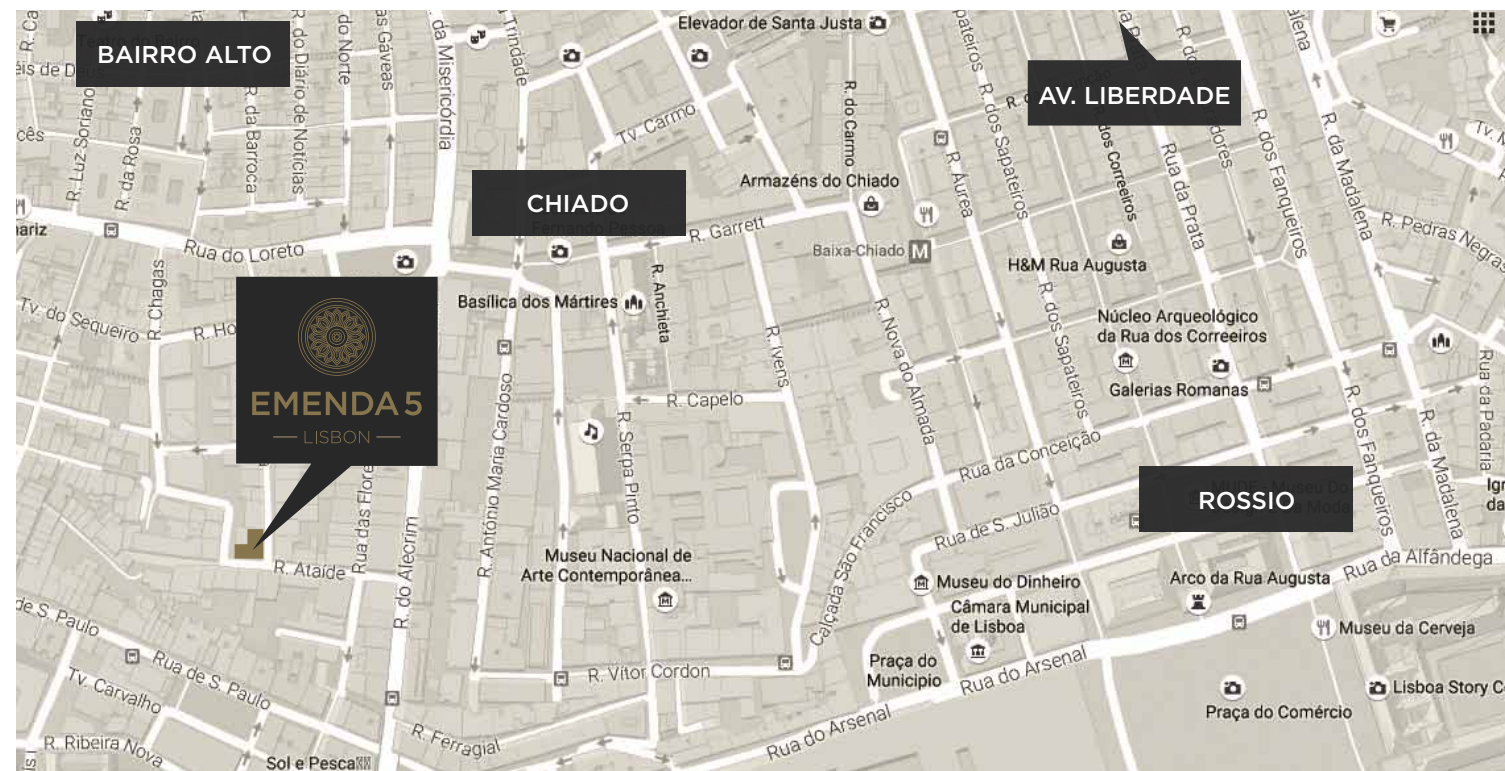
Rua da Emenda, in the heart of Chiado, is considered one of the most charming streets of Lisbon and offers the opportunity to live on one of Lisbon's most beautiful hills. It is situated in a quiet residential area, yet only 150m from Praça Luís de Camões.

This small square forms the border between Chiado and Bairro Alto and at its centre stands the monumental statue of 16th century epic poet Luís de Camões. The square faces the Largo do Chiado, where there are two Baroque churches: Loreto (also known as "of the Italians") and Encarnação where you will also find Lisbon's best-known café, A Brasileira, the meeting place of several generations of intellectuals and artists.

A short walk up hill from Emenda 5 is Bairro Alto, (meaning 'Upper Town'), one of Lisbon's most vibrant areas. This area of picturesque hills, traditional houses and high fashion shops, transforms at night to provide a huge choice of restaurants and bars attended by both locals and foreigners.

A few blocks westwards, one can enjoy the outstanding viewpoint of Santa Catarina or catch the Bica Funicular down to Cais do Sodré. This is currently Lisbon's most popular, hip-chic area with a wide variety of bars, restaurants and Lisbon's main food market, Mercado da Ribeira (Time Out Building). The central location of Emenda 5 means that most of Lisbon's attractions are only a short walk away.







- MUSEUM**
 - 10 min. M. da Moda e do Design (MUDE)
 - 26 min. M. Nacional de Arte Antiga
 - 19 min. Museu da Ciência
 - 26 min. Museu Militar
 - 22 min. Museu do Fado
 - 7 min. Museu de Arte Contemporânea
 - 28 min. Mãe de Água
 - 18 min. Convento do Beato
 - 15 min. Museu Nacional do Azulejo
 - 17 min. Centro Cultural de Belém
 - 14 min. Museu Nacional dos Coches
 - 13 min. Museu da Electricidade
 - 10 min. Museu do oriente
 - 19 min. Fundação Calouste Gulbenkian
- GARDENS**
 - 24 min. Jardim da Estrela
 - 40 min. Parque Eduardo VII
 - 17 min. Jardim Botânico (P. Real)
 - 25 min. Jardim do Torel
 - 17 min. Jardim Botânico (Ajuda)
 - 19 min. Fundação Calouste Gulbenkian
 - 15 min. Estufa Fria
- SCHOOLS**
 - 19 min. British Council Lisboa
 - 10 min. Passos Manuel
 - 28 min. Pedro Nunes
 - 9 min. Música do Conservatório Nacional
 - 10 min. Superior de Dança
 - 54 min. Hotelaria e Turismo de Lisboa
 - 16 min. French School - Lyceé Français Charles Lepierre
 - 25 min. German School - Deutsche Schule Lissabon
- CHURCH/MONUMENTS**
 - 19 min. Mosteiro de Santos-o-Velho
 - 31 min. Mosteiro de S. Vicente
 - 17 min. Sé Catedral
 - 10 min. Igreja de S. Roque
 - 26 min. Basílica da Estrela
 - 11 min. Praça do Comércio
 - 9 min. Elevador Santa Justa
 - 28 min. Castelo de S. Jorge
 - 14 min. Panteão Nacional
 - 16 min. Torre de Belém
 - 16 min. Mosteiro dos Jerónimos
 - 20 min. Padrão dos Descobrimentos
- THEATERS**
 - 14 min. Nacional D. Maria II
 - 7 min. São Carlos
 - 7 min. São Luís
 - 23 min. Tivoli
 - 17 min. Politeama
 - 7 min. Trindade
- SIGHTS**
 - 7 min. Miradouro de S. Catarina
 - 12 min. Miradouro de S. Pedro de Alcântara
 - 28 min. Miradouro da Graça
 - 23 min. Miradouro de Sta. Luzia
 - 28 min. Castelo de S. Jorge
 - 25 min. Miradouro do Torel
 - 21 min. Miradouro de Monsanto
 - 25 min. Miradouro do Calhau (Monsanto)
 - 19 min. Miradouro da Luneta dos Quartéis
 - 19 min. Miradouro dos Moinhos do Mocho
- HOSPITALS**
 - 10 min. St. Louis
 - 13 min. H. de Jesus
 - 19 min. São José
 - 28 min. Santa Marta
 - 31 min. St. António dos Capuchos
 - 13 min. CUF Infante Santo
 - 20 min. Curry Cabral
 - 23 min. Lusiadas
 - 24 min. British Hospital
- SHOP**
 - 4 min. Praça Luís de Camões (Baixa-Chiado)
 - 23 min. Av. da Liberdade
 - 11 min. Rua Augusta (Rossio)
 - 16 min. C. Comercial das Amoreiras
- OTHER POINTS OF INTEREST**
 - 1 11 min. Inst. dos Vinhos do Douro e do Porto
 - 2 31 min. Bank of China
 - 3 36 min. Fundação Oriente
 - 4 6 min. Mercado da Ribeira
 - 5 9 min. PSP - Police station
 - 6 16 min. PSP - Police station
 - 7 15 min. Subway - Restauradores
 - 8 12 min. Subway - Rossio
 - 9 5 min. Subway - Baixa Chiado
 - 10 13 min. Train - Estação do Rossio - Sintra
 - 11 6 min. Train - Cais do Sodré - Cascais
 - 12 4 min. Tram E28
 - 13 16 min. Mercado de Campo de Ourique
 - 14 24 min. Airport

EMENDA 5, THE SANDOMIL, THE LUMIARES AND THE BARONESA LUXURY HOTELS: LESS THAN 10 MINUTES' WALK FROM EACH OTHER.



03

PROJECT TEAM EMENDA 5, LISBON

OWNERS

Visionary Bridge Lda

Registered Office: R. do Diário de Notícias 138
1200-383 Lisboa
NIPC 514437219

GERENTES/MANAGERS - Peter Lowe & Chris Eddis

DEVELOPERS

Morningbridge Lda

NIPC 510768288

GERENTES/MANAGERS - Peter Lowe & Chris Eddis

Morningbridge Lda is a joint venture enterprise between: Bridgehead Capital Ltd & Mornington Capital Ltd.

Bridgehead Capital Ltd, is a development and investment company which has operated in many locations around the world (UK, Portugal, Spain, Bulgaria and the Caribbean). It has over 20 years' experience in Portugal, having developed and sold in many parts of the country from Sagres (Western Algarve) up to near Óbidos (40 minutes North of Lisbon). Bridgehead has also acted as a consultant to many other developers, banks and funds.

Mornington Capital Ltd, is a hotel and real estate investment company with a specialisation in identifying, turning around and operating hotel and real estate businesses and assets. Mornington's experience includes Six Senses Resorts (investment, strategic management, board representation and expansion of "barefoot luxury" concept), Isle de France Hotel in St Barths (French Caribbean - sold in 2013

to group LVMH) and the former Kempinski Hotel, Prague (acquired in December 2013 and then repositioned and re-flagged as the independent boutique hotel The Grand Mark Prague).

LAWYERS

PLMJ was founded in Lisbon 50 years ago, but has an impressive international reach, especially in Asia (Hong Kong and China), Russia, Africa and Latin America. With over 210 lawyers and 43 partners, PLMJ is also one of Portugal's largest law firms. Core to their success is their mission to provide first class legal services with high ethical standards at competitive prices.

PLMJ has a partnership with Dacheng Law Offices (largest law firm in China, with offices spread throughout China (www.dachengnet.com)). They are providing a combined service for both the GRP application and renewal along with the property conveyance for a fixed fee of €7,500 plus any statutory application fees.

CONSTRUCTION

Constructora San José, S.A. (SANJOSE)

NIPC 980048095

GERENTES/MANAGERS - Nilton Ramos

SANJOSE operates in more than 20 countries and has a reputation as a successful international construction company, with over 25 years of experience in Portugal alone. It has built up an excellent reputation over many

years and is known for its quality of construction, efficiency, sustainability, technological innovation, and for meeting client deadlines. SANJOSE has won numerous awards and its portfolio of projects and track record is available online (www.gruposanjose.com), showing selected projects and highlights across all sectors.

ARCHITECTS

Metro Urbe - Projectos e Consultoria em Arquitectura Lda.

NIPC 507341350

GERENTES/MANAGERS - João Pedras & Helder Cordeiro

João Pedras and Helder Cordeiro founded Metro Urbe in 2005. With a team of ten professionals, Metro Urbe's main focus is directed at central Lisbon properties and projects. It has extensive experience working with, and maximizing, old Lisbon palace buildings.

Metro Urbe's philosophy is simple and threefold: design should be sustainable, it should be based on understanding its target users, and it should incorporate 21st century solutions. Working with small teams tailored to each project, Metro Urbe has also worked successfully with SANJOSE on many projects in Lisbon, including our other four projects.



MIRADOURO DAS PORTAS DO SOL, VIEW OVER ALFAMA AND THE TAGUS RIVER.

04

INVESTMENT CASE WHY INVEST IN LISBON?

INVESTMENT OPPORTUNITY:

Lisbon, as Portugal's capital city, is the main trading centre and the driver of the country's economy. The greater Lisbon area contributes 37% of the country's GDP, mainly through services and industry. As a consequence of these factors, and the increasing awareness of Lisbon as an attractive place to live, real estate investment in Lisbon has grown by an average of 5% per annum since 2013. This trend is expected to continue, as more international purchasers become conscious of the affordability of Lisbon (compared to other European capital cities) and its superb quality of life.

RESIDENTIAL REAL ESTATE INVESTMENT:

Institutional and private investment has returned strongly to the Portuguese property sector, due to the favourable legislative framework that has been put in place. Taking a crucial role in the recovery of the residential market, the Golden Visa Program and Tax Benefits for Non-Habitual Residents have attracted many overseas buyers. As a result, Portugal has become one of the most dynamic real estate destinations in Europe, with prices reaching approximately €12,000m² to €15,000m² in the prime zones, although this is still below the prices found in most European capitals. This trend is expected to continue in the foreseeable future.

TOURISM:

Portugal, and particularly Lisbon, has developed as one of the favourite tourist destinations in Europe owing to the lifestyle it offers, its climate (one of the highest rates of sunshine of any European capital) and proximity to an extended coastline of natural beaches. Occupancy levels for 4 and 5 star hotels have grown to >75% since 2016. In 2016, the Portuguese tourism industry was worth €2.7 billion, having an annual average increase of 10.2% per year over the previous 5 years. Occupancy levels were running at 66% and in the last four years have grown 10% to over 75%.

SUMMARY:

- The Lisbon real estate market has been growing significantly over the past few years with residential property prices increasing and likely to continue doing so for several years to come.
- The Lisbon real estate investment market has been boosted by international investor interest in the Portuguese Golden Residency Permit and Non-Habitual Residency tax programmes.
- The demand for high quality apartments in Lisbon with the build quality, service and price that will be delivered by Emenda 5 is likely to increase for the foreseeable future.
- The Tourism industry is an important component of Portuguese GDP and has seen an average annual increase of 10.2% per annum for the last four years (2012-2016).



05

THE EMENDA 5 APARTMENTS PROPERTY SPECIFICATIONS

EXTERNAL FINISHES

- Walls covered by Ceramic Urban Atelier tiles, in existing colour
- Stonework in aged Portuguese limestone.
- Original wrought iron railings painted in black.
- Cover in “traditional” ceramic roof tile
- Zinc garrets

COMMON AREAS

PARKING:

- FLOOR Polished concrete with surface densifier
- WALLS Painted cement plaster in white
- CEILING Painted cement plaster in white
- Car park LIFTS Liftech company or similar

LIFT LOBBY AND COMMON ENTRANCE AREAS

- FLOOR Original ceramic with combed waterproof finishing
- WALLS Sprayed plaster painted white
- CEILING Smooth laminated plaster painted white
- BASE MOULDING Baseboard in stone
- CEILING MOULDING Recessed moulding
- DOORS Oak veneer internal swing doors with bronze ironmongery

STAIRS

- Original structure, covered in stone with combed waterproof finishing

APARTMENTS: ENTRANCE HALL, LIVING ROOM, DINING ROOM, GENERAL

- FLOOR 1.5” Dark Oak floorboards
- WALLS Sprayed plaster painted white
- CEILING Smooth laminated plaster painted white
- BASE MOULDING 20 cm high White lacquered MDF
- CEILING MOULDING Plaster crown moulding painted white
- WINDOWS Hardwood double glazed windows matching originals throughout
- Blackout electrical system blinds
- CAT5e or CAT6 wiring throughout
- Pre-wired for burglar and fire alarm system
- Electrical accessories – JUNG brand
- Hidden Air-conditioning/heating system
- INTERNAL DOORS Four panel wooden doors

KITCHEN

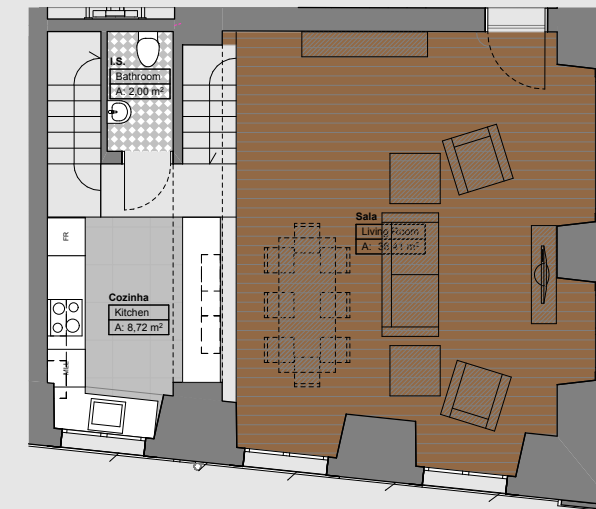
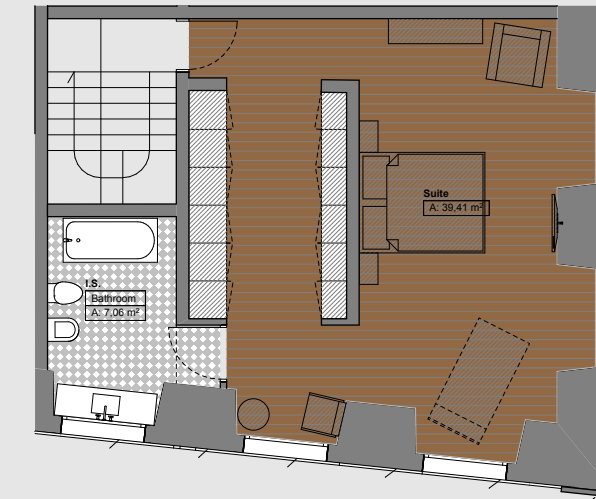
- MOB Kitchen white lacquered cabinets with routed handles and invisible expandable hinges in stainless steel
- Counter top and counter front in natural Estremoz stone
- Combined refrigerator-freezer – AEG (or similar)
- Built in dishwasher, washer-dryer, white induction hob, extractor fan, microwave, oven – AEG (or similar)

BATHROOMS

- FLOOR Ceramic tiles
- WALLS Marble
- ROCA WC, bidet and sink
- TERRAN BAS Shower base including glass partition
- ROCA taps
- Heated Towel Rails

BEDROOMS

- Floor to ceiling height lacquered MDF cabinets and wardrobes in white with JNF brushed stainless steel hardware.
- Doors in lacquered MDF JNF brushed stainless steel hardware
- Wardrobes include shelves, hanging rails, drawers and integrated lighting

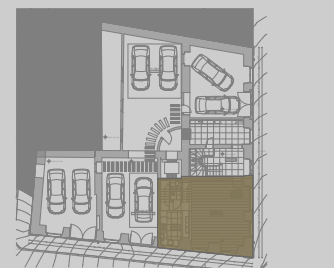
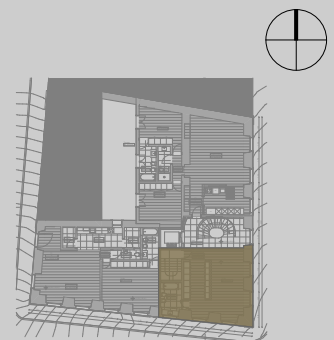


T1 DUPLEX

APARTMENT A

IDENTIFICATION		DIMENSIONS in m ²	
Apartment	A	Apartment	131,84
Type	T1 Duplex	Terrace	-
Floor	Ground fl & First fl	Garden	-
Parking N.	04	Parking	-

TOTAL: 131,84 m²



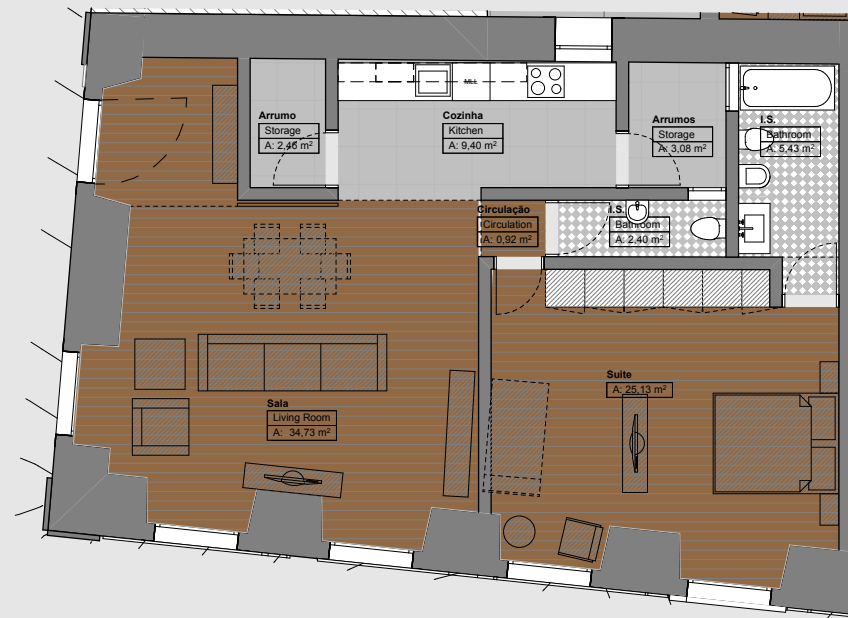
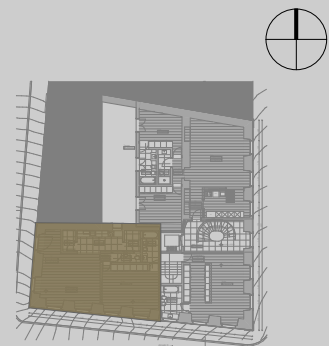


T1 APARTMENT

APARTMENT B

IDENTIFICATION		DIMENSIONS in m ²	
Apartment	B	Apartment	109
Type	T1	Terrace	-
Floor	First fl	Garden	-
Parking N.	05	Parking	-

TOTAL: 109 m²

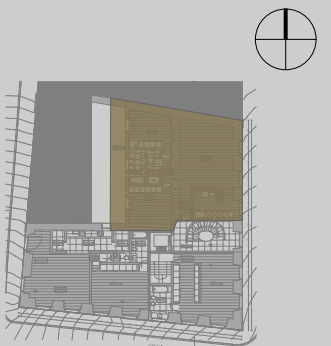


T2 APARTMENT

APARTMENT C

IDENTIFICATION		DIMENSIONS in m ²	
Apartment	C	Apartment	125.17
Type	T2	Terrace	16.83
Floor	First fl	Garden	-
Parking N.	06	Parking	-

TOTAL: 142 m²

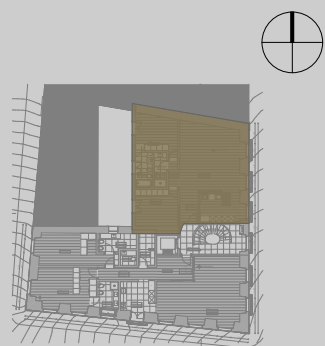


T2 APARTMENT

APARTMENT D

IDENTIFICATION		DIMENSIONS in m ²	
Apartment	D	Apartment	125.68
Type	T2 Terrace		-
Floor	Second fl	Garden	-
Parking N.	03	Parking	-

TOTAL: 125.68 m²

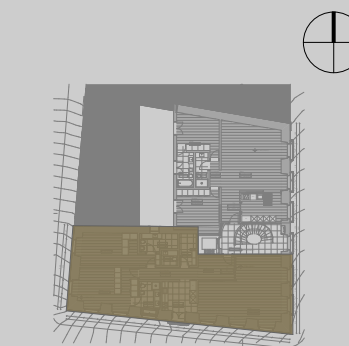


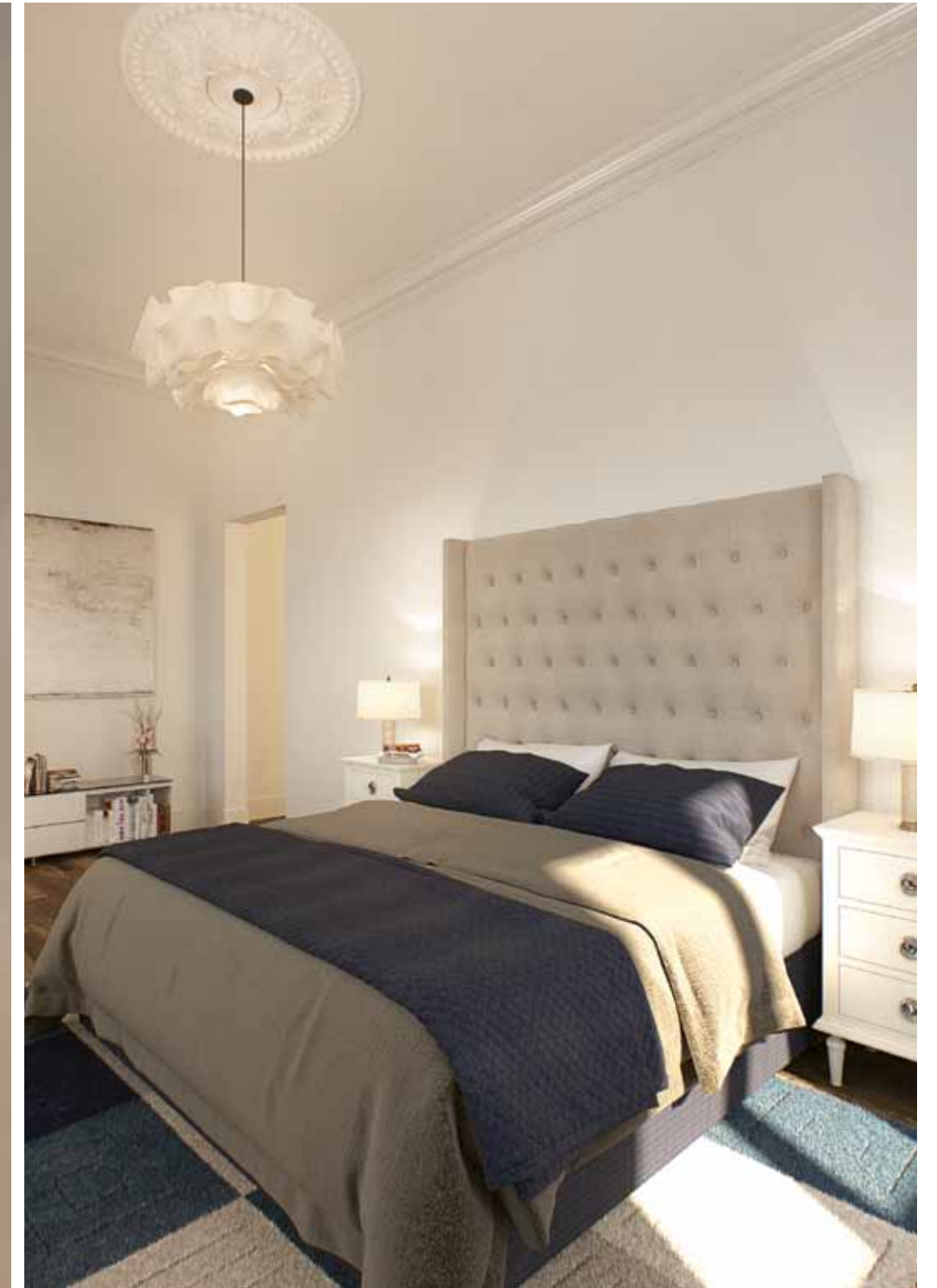
T2 APARTMENT

APARTMENT E

IDENTIFICATION		DIMENSIONS in m ²	
Apartment	E	Apartment	173.82
Type	T2 Terrace		-
Floor	Second fl	Garden	-
Parking N.	09 / 10	Parking	-

TOTAL: 173.82 m²



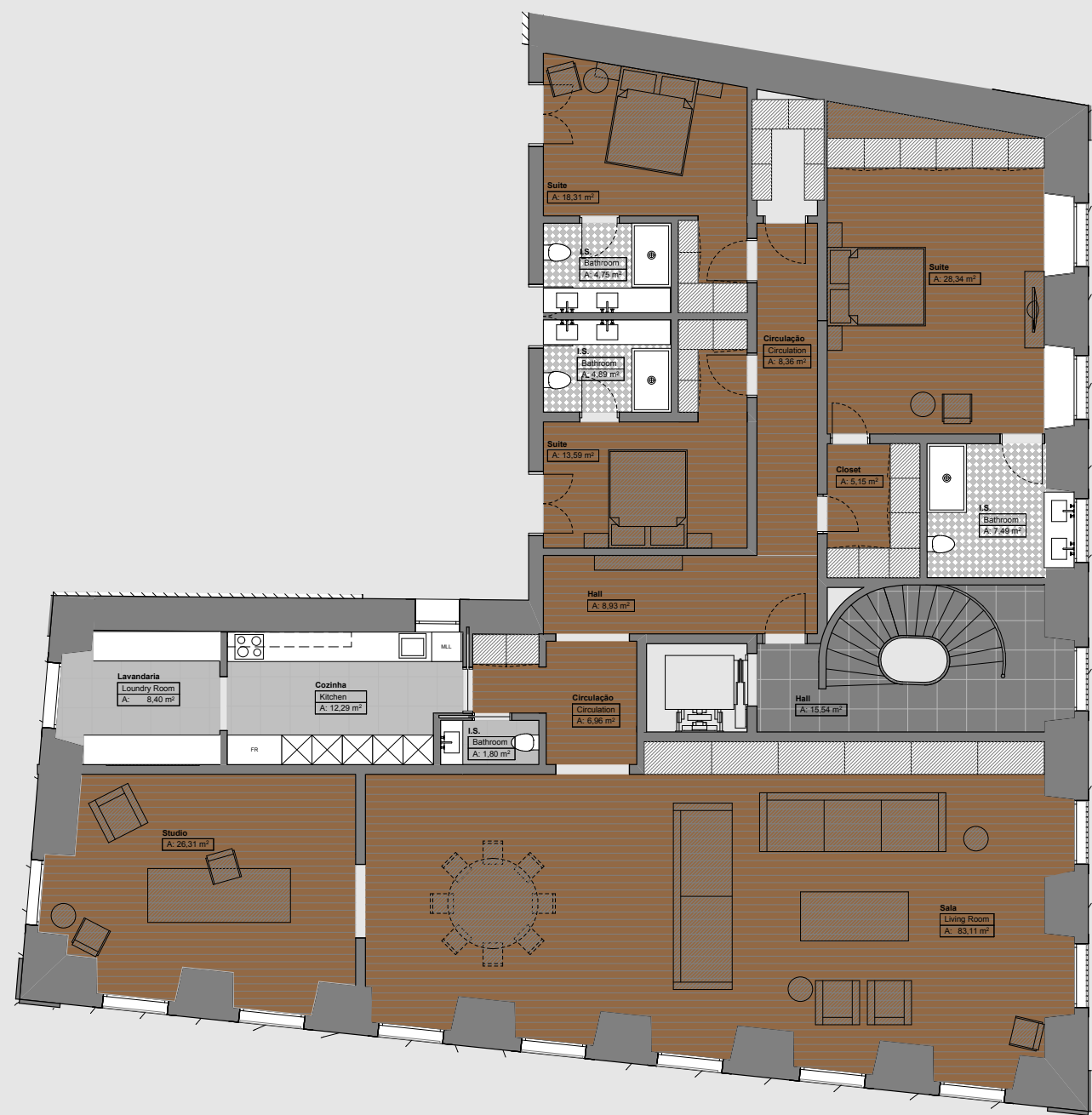
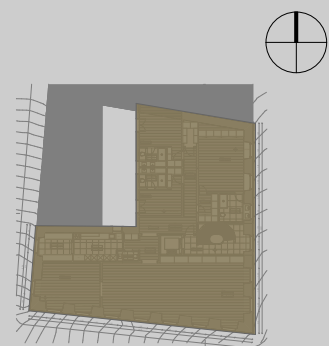


T3 APARTMENT

APARTMENT F

IDENTIFICATION		DIMENSIONS in m ²	
Apartment	F	Apartment	298.53
Type	T3 Terrace		-
Floor	Third fl	Garden	-
Parking N.	07 / 08	Parking	-

TOTAL: 298.53 m²

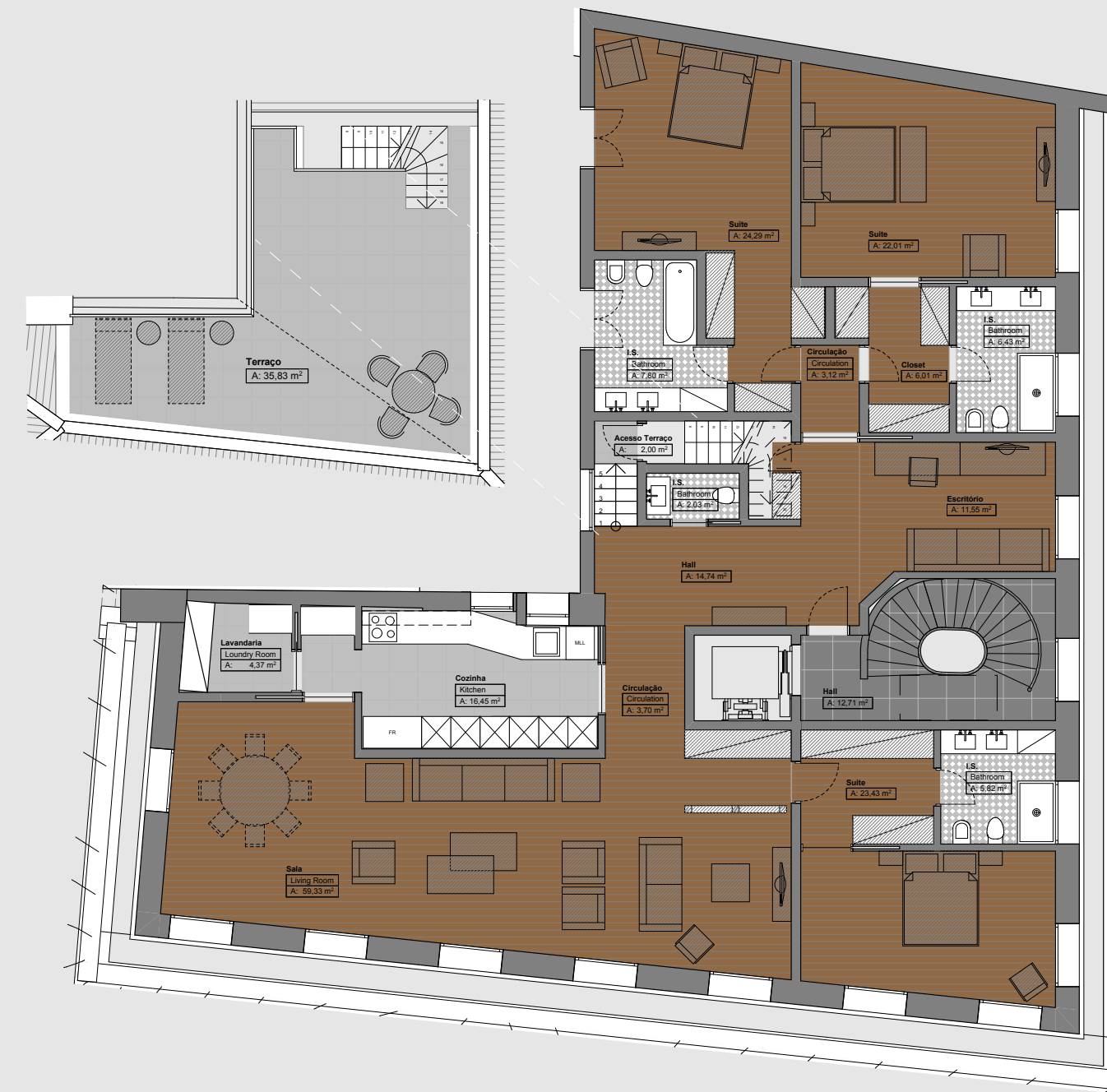
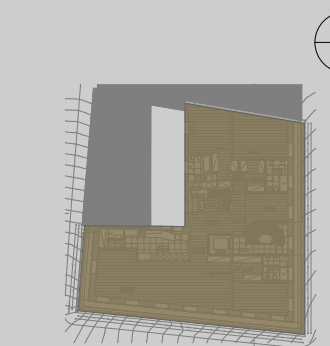


T3 APARTMENT

APARTMENT G

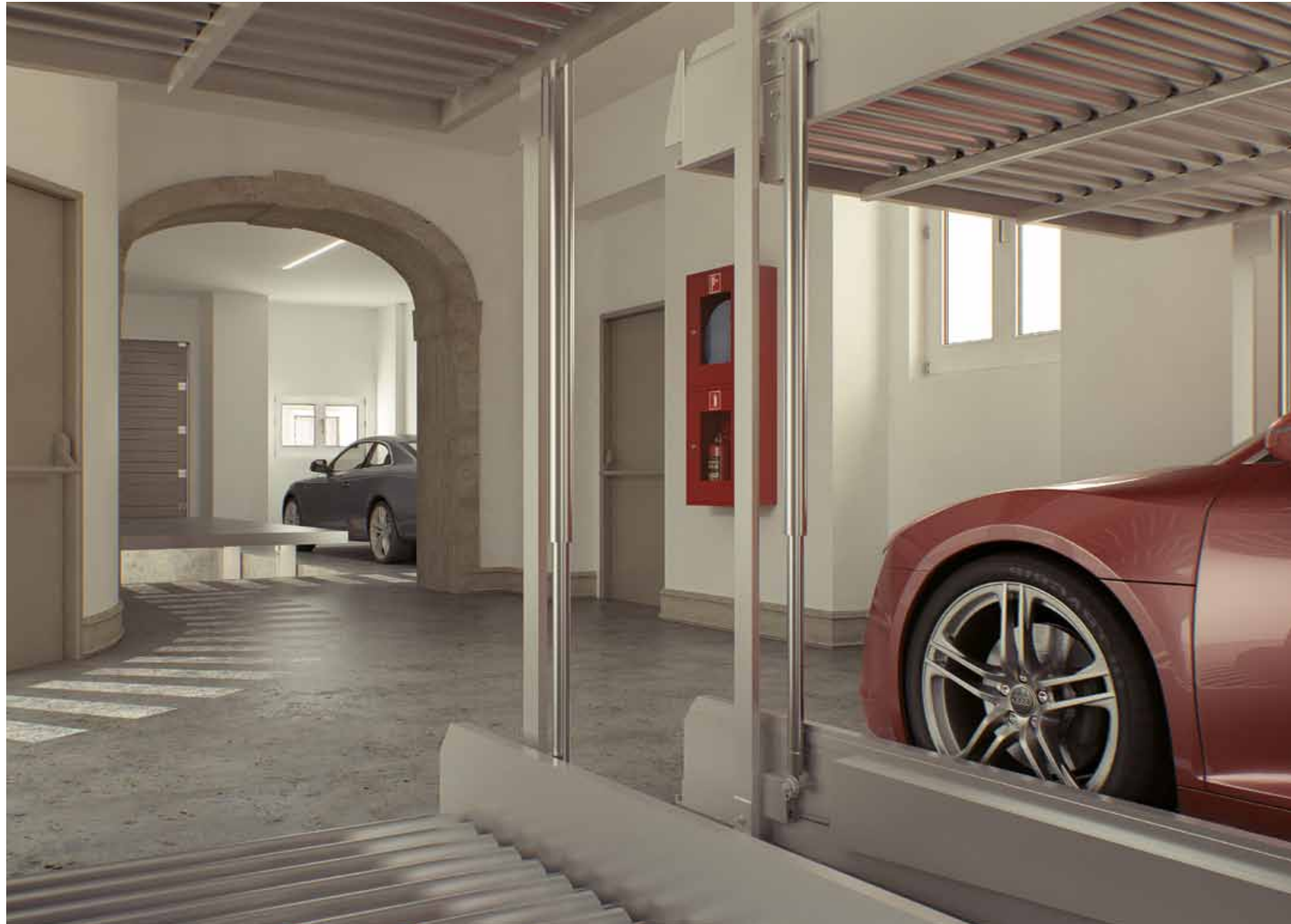
IDENTIFICATION		DIMENSIONS in m ²	
Apartment	G	Apartment	298.53
Type	T3 Terrace		30.63
Floor	Fourth fl	Garden	-
Parking N.	01 / 02	Parking	-

TOTAL: 329.16 m²









06

BUILDING MANAGEMENT

Bomporto Hotels (BH) has been appointed to manage the apartment hotel and luxury apartment business developed by Morningbridge in Portugal. BH will manage Emenda 5 and will provide the building management services described below:

- A buildings only management service - exact terms and conditions available on request.
- A full apartment management service which can include a selection of services; for example, apartment cleaning &/or weekly or monthly inspections, from €50 per month.

Building only management: service will include, maintenance, management of electricity & cleaning of the common areas, arrangement of buildings insurance and collection of a contribution towards a sinking fund to cover future maintenance works as agreed in the Emenda 5 Management Agreement (EMA) which all apartment owners will be obliged to sign at the Promissory Contract stage.

It is assumed that after Deed owners will want to appoint their own management company and BH will hand over the responsibility to whoever is chosen.





07

LISBON OVERVIEW

OVERVIEW

Lisbon is one of the oldest cities in the world and the oldest in Western Europe, predating other modern European capitals such as London, Paris and Rome by centuries.

Wonderful, safe, cosmopolitan and extraordinarily diverse, it is not only the capital and largest city of Portugal, but also its cultural, business and investment hub, and one of very few major European port cities on the Atlantic coast. As well as having excellent links to the rest of Europe, its large port provides Portugal with a thriving trading gateway to the rest of the world. Its population of c. 550, 000 in the main city, and c. 2 million in the greater Lisbon area, makes it economically important, and yet small enough to retain the charm and intimacy that make it so alluring to visitors and residents alike. With its beautiful architecture, historic squares, year round warm and gentle climate, nearby sandy beaches, delicious food and vibrant street life, Lisbon's popularity is fast on the rise with both tourists and investors, for whom it has much to offer.

ACCESS

Lisbon Airport is located close to the city and just a 25 minutes taxi ride from the city centre. Lisbon has good rail links from Entrecampos Station (10 minute taxi from Chiado) with inter-city rail services to Porto in the north and the Algarve to the south. The city is also at a strategic junction of the Iberian motorway network, with road links to the north and south as well as into Spain.

LISBON ATTRACTIONS

Mosteiro dos Jerónimos

This commanding 15th century Manueline monastery was built to commemorate Vasco da Gama's discovery

of India. The main attraction is the delicate gothic chapel that opens up to a grand monastery in which some of Portugal's greatest historical figures are buried.

Castelo São Jorge

The winding medieval streets of Lisbon's most ancient district, Alfama, twist up to the city's Moorish pinnacle. The dusk-orange walls of the ancient castle dating back to the 19th century, are visible from almost every street in the city and symbolise the Portuguese Empire. The Monastery & Church of S.Vicente are near by in Graça.

Tram 28

Departing from Praça Luís de Camões to Graça every 15 minutes, this is the most charming way for tourists to witness many of the city's most visited and photographed sights with one trip, viewed from an ancient, wooden tram.

Torre de Belém

A symbol of maritime Lisbon, this Byzantine and Gothic tower stands at the mouth of the river Tagus, guarding the city harbour's entrance. Reached via a raised wooden walkway, the tower is filled with intricate stonework and offers great views over the Atlantic Ocean.

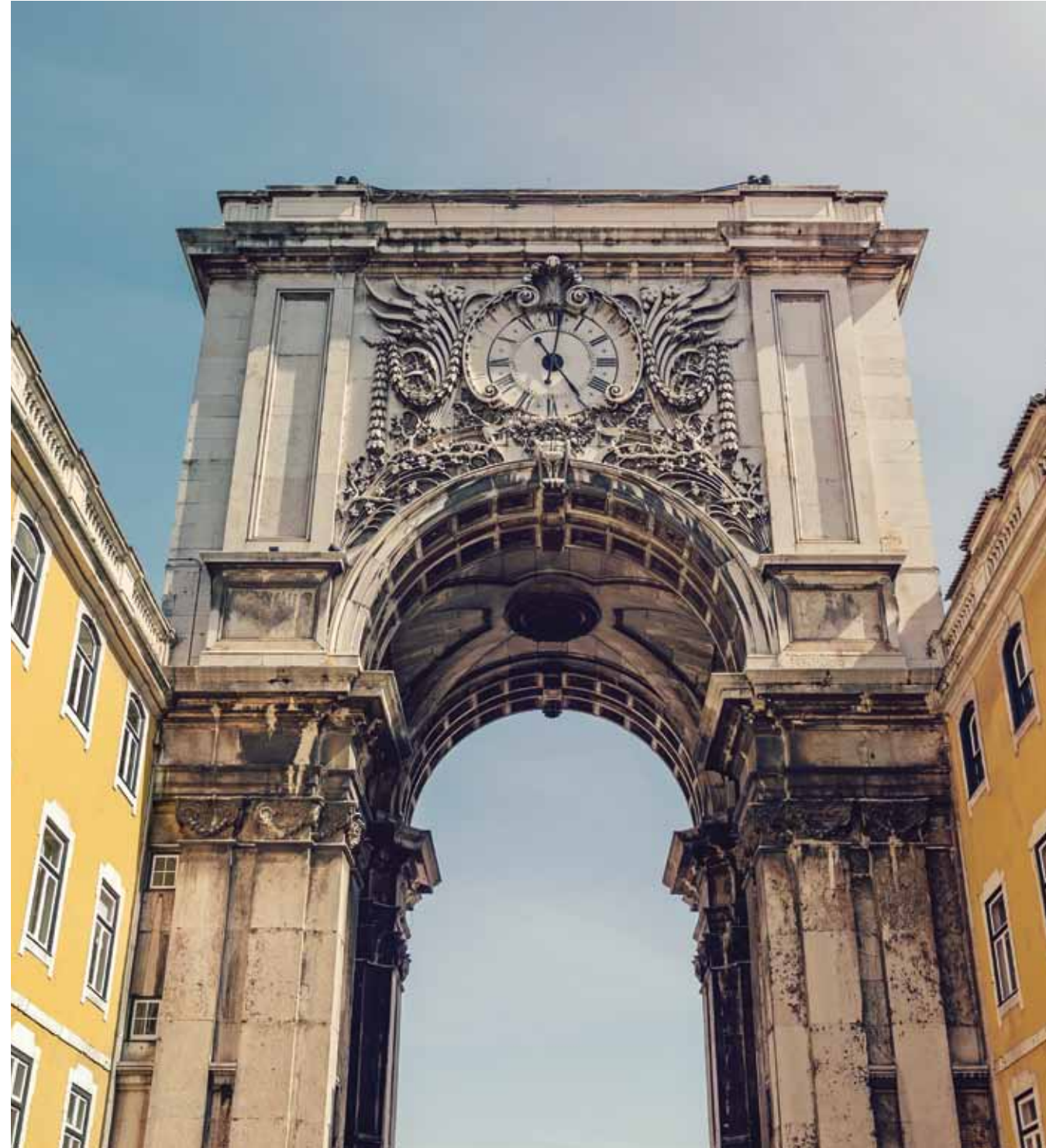
Praça do Comércio

The square was originally named to indicate its primary function as Lisbon's centre of commerce. The symmetrical buildings overlooking the square handled customs and port activities and are still in use today by some of the government ministries. The square's centrepiece remains the statue of King Jose I, erected in 1775. This square rivals St Mark's in Venice for beauty and size, and is just 10 minutes' walk from Emenda 5.

Avenida da Liberdade

Luxury brand shopping within 20 minutes' walk.





08

DEPOSIT PROTECTION AND STRUCTURAL DEFECTS INSURANCE SCHEME

DEPOSIT PROTECTION SCHEME

In order to give investors greater peace of mind, we will be purchasing Deposit Insurance. This coverage is against the unlikely event that the developer becomes insolvent during the period of construction and up to the apartment being handed over on completion (Deed). The coverage is yet to be decided but it will take one of two forms: either the deposit monies already paid will be insured and repaid in the event of the Developer going into bankruptcy or the insurer will take on the development and provide the purchaser with the apartment.

STRUCTURAL DEFECT INSURANCE

We have been the first developer in Portugal to introduce a 10 year Structural Defect Insurance Policy. In the event of a Structural Defect becoming known, the policy covers either the rebuilding of the entire Structure or the rebuilding cost of an individual purchaser's property, whichever is the lesser. This policy becomes effective on Practical Completion of the Property.

09

PURCHASE STRUCTURE & PROCESS

A simple four stage process is required to complete the purchase of an apartment in Emenda 5. The purchaser will be fully advised in all matters related to the acquisition by the independent international law firm PLMJ, who, at the purchaser's instruction, can handle all matters on their behalf.

- **Stage One** - The purchaser will enter into a Reservation Agreement to purchase an apartment in Emenda 5. A non-refundable deposit of €20,000 will be paid by the purchaser to secure the apartment of their choice. The purchaser will also sign a Power of Attorney with PLMJ, or the lawyer of their choice, to allow PLMJ to prepare and execute the Promissory Contract on behalf of the purchaser.
- **Stage Two** - The purchaser's lawyer will sign the Promissory Contract (CPCV) for the purchase of the apartment(s) on the purchaser's behalf. The first stage payment (20% of the purchase price) will be due to the owner, Visionary Bridge Limitada, on the signing of the CPCV.
- **Stage Three** - 30% stage payment is payable to Visionary Bridge Limitada once fifty (50) per cent of the construction has been completed. 50% of construction is defined as the completion of the renovation works to the exterior of the building and completion of the works to build the new top floor and mansard roof. The construction company, San Jose Constructora, will certify once 50% construction has been completed as defined above.
- **Stage Four** - Prior to completion of the building, the purchaser's lawyer will arrange for the title transfer of the completed apartment (the Deed) and the final

stage payment of 50% (less the reservation deposit of €20,000 already paid) to be released simultaneously. The Deed price will take into account all payments already made.

DISCLAIMER

The particulars, pictures and plans in this brochure are illustrative only and are intended to provide potential purchasers of residential apartments with guidance only about the intended layout, materials, colours and general appearance of the completed development.

Potential purchasers should be aware that all images of the completed development are computer generated and, whilst the developer has endeavoured to provide a realistic depiction of the proposed finished property, prospective purchasers should note that all elements of the development's design and specification may, at the developer's discretion, be subject to alteration during construction. This brochure will not form part of any contract or warranty, nor does the developer make any warranties or guarantees of any kind, whether express or implied, in relation to the final product. This brochure is not intended and cannot be construed as an offer to sell securities of any sort. Prospective purchasers must make their own determination of the potential risks and rewards involved, including but not limited to commercial, financial and fiscal considerations. This brochure does not constitute an offer or commitment for sale, and the developer may withdraw from any discussions or negotiations with any purchaser resulting from or in any way connected with information or data provided in this brochure.





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FOR MORE INFORMATION AND/OR TO RESERVE AN APARTMENT,
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