



CORNER OF - LARGO DO CALHARIZ & RUA DAS CHAGAS • CHIADO • LISBON



The historic 17<sup>th</sup> century Palacio do Sandomil is located on the Rua das Chagas in Chiado, Lisbon's prime real estate area. Named after the aristocratic family who renovated it in 1737, this prominent palace building sits on top of Santa Catarina hill, which provides the Sandomil Palace Luxury Apartments with impressive views over Lisbon and its majestic river, the Tagus (Rio Tejo).

This wonderful old palace retains many of its original features, which will be sympathetically restored. These include two magnificent frescoed and vaulted ceilings in the Palace's state reception rooms, painted by the renowned Portuguese painter Pedro Alexandrino de Carvalho, reached from the grand staircase which is to be retained at the heart of the building.

The eight apartments in The Sandomil Palace will be completed to a luxurious specification. All the apartments have at least one parking space, and several have outside terraces with commanding views over Lisbon. The building will be managed by Bomporto Hotels (BH); details can be found on Page 42.

The Sandomil Palace is a charming historic palace which will be reborn as luxury residential apartments, representing the very best that Lisbon has to offer in terms of design, heritage, culture and character. Those owners who wish to let their apartments will benefit from the professional building management services provided by BH.



**SECURED PROPERTY INVESTMENT\* | ONE OF THE BEST LOCATIONS IN LISBON | REFURBISHMENT AND MODERNISATION OF AN HISTORIC PALACE  
ELIGIBLE FOR IMI & IMT EXEMPTION\*\* | SUITABLE FOR GOLDEN RESIDENCY PERMIT & NON-HABITUAL BUYERS.**

\*Buyer's funds will be insured under a Development Bond Protection scheme until deed.

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



**JOAO PEDRAS & HELDER CORDEIRO | ARCHITECTS**

We have spent considerable time working on this project over the last 6 months and are very proud of the outcome.

It has been a challenge getting the most out of the space and we both feel that the design and concept now works extremely well. We feel we have done justice to this wonderful old palace building with the great support of our team as well as that of Lisbon city planning & heritage departments.

During the design & development process, we are proud to have brought new life back to The Sandomil Palace combining extensive refurbishment with the introduction of greatly improved 21<sup>st</sup> century facilities wherever possible in our design proposals.



**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.

I feel honoured to be part of the team developing this old palace and feel very confident that this will become a very special addition, and an alternative, to what is on offer in Lisbon at the moment.

**PETER LOWE | PART OWNER/DEVELOPER**

My company believes in creating beautiful, luxurious apartments in fabulous locations - The Sandomil Palace is a landmark building in the heart of Chiado. It has required a huge team effort to make sure justice is done to this historical palace as we want to keep all the charm while bringing the building into the 21<sup>st</sup> century.

The Sandomil Palace will be completed in early 2018 and will represent one of the very best apartment buildings on offer in Lisbon.



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## APARTMENT PURCHASE IN THE SANDOMIL PALACE

### OPPORTUNITY TO ACQUIRE AN APARTMENT IN A PALACE IN THE HEART OF CHIADO.

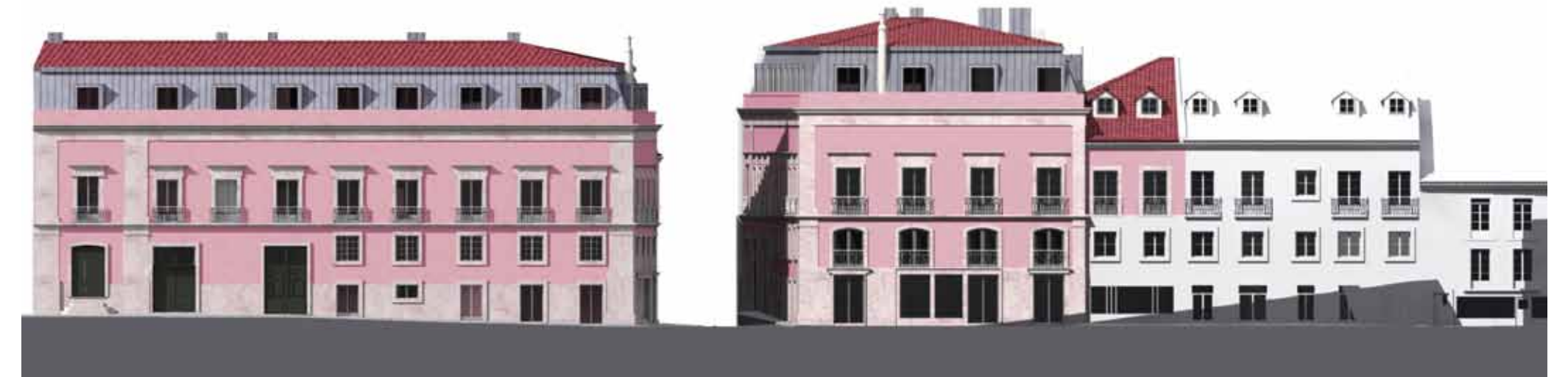
#### PRIME LOCATION

The Sandomil Palace Luxury Apartments occupy a former palace in Chiado, in the heart of Lisbon. Centrally located, just 100 metres from Praça Luís de Camões, one of Lisbon's most desirable squares, it is easy walking distance to many of the fine restaurants, shops and attractions that Chiado has 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.

#### THE SANDOMIL PALACE APARTMENTS

- **Interior designed** - eight luxury, residential apartments within a totally modernised 17<sup>th</sup> century palace.
- **Apartments** - one to four bed between 93m<sup>2</sup> to 509m<sup>2</sup>. Most of the apartments have outside terraces (up to 50m<sup>2</sup>) and those apartments facing south and west have views over the river Tagus.
- **Bespoke apartments available** - interior designer to work alongside owners to enable personalisation of apartments.
- **Pricing** - priced between €590,000 to €4,500,000
- **Parking** - all the apartments include at least one secure parking space.
- **Floorplans & specifications** - see Section 5 (page 21).





## 01

### THE DEVELOPMENT HISTORIC 17<sup>TH</sup> CENTURY PALACE ACQUIRED OCTOBER 2016

#### THE PROPERTY

An historic listed palace that will contain eight apartments located over the ground floor and three upper floors. All apartment have at least one secure parking space. The building will be managed by Bomporto Hotels Lda.

#### LOCATED IN CHIADO

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

#### INTERIOR DESIGN

Owners will be able to bespoke the interior design of their apartments with the project's interior designer, Sara Mendes de Almeida (SMA Architecture & Interior Design). Sara lives 100 metres from The Sandomil Palace.

#### COMPLETION

Construction will start in March 2017 with Completion 12-14 months later.

#### INVESTMENT SECURITY

Purchaser's funds will be paid according to stage payments set out in Section 10 of this document. Project insurance has been purchased by the developer which means in the unlikely event of the developer going bankrupt, the project will still be completed and purchasers will still own a completed and furnished apartment. Insurance details are summarised in Section 9.

#### TURN KEY INVESTMENT

For those buyers who are purchasing their apartment for investment purposes, a full letting and management service is available through BH. Terms available on request.



SARA MENDES DE ALMEIDA  
architecture & interior design





THE  
**BRIGHTEST CHOICE**  
*in*  
**LISBON**

02

## LOCATION CHIADO, LISBON

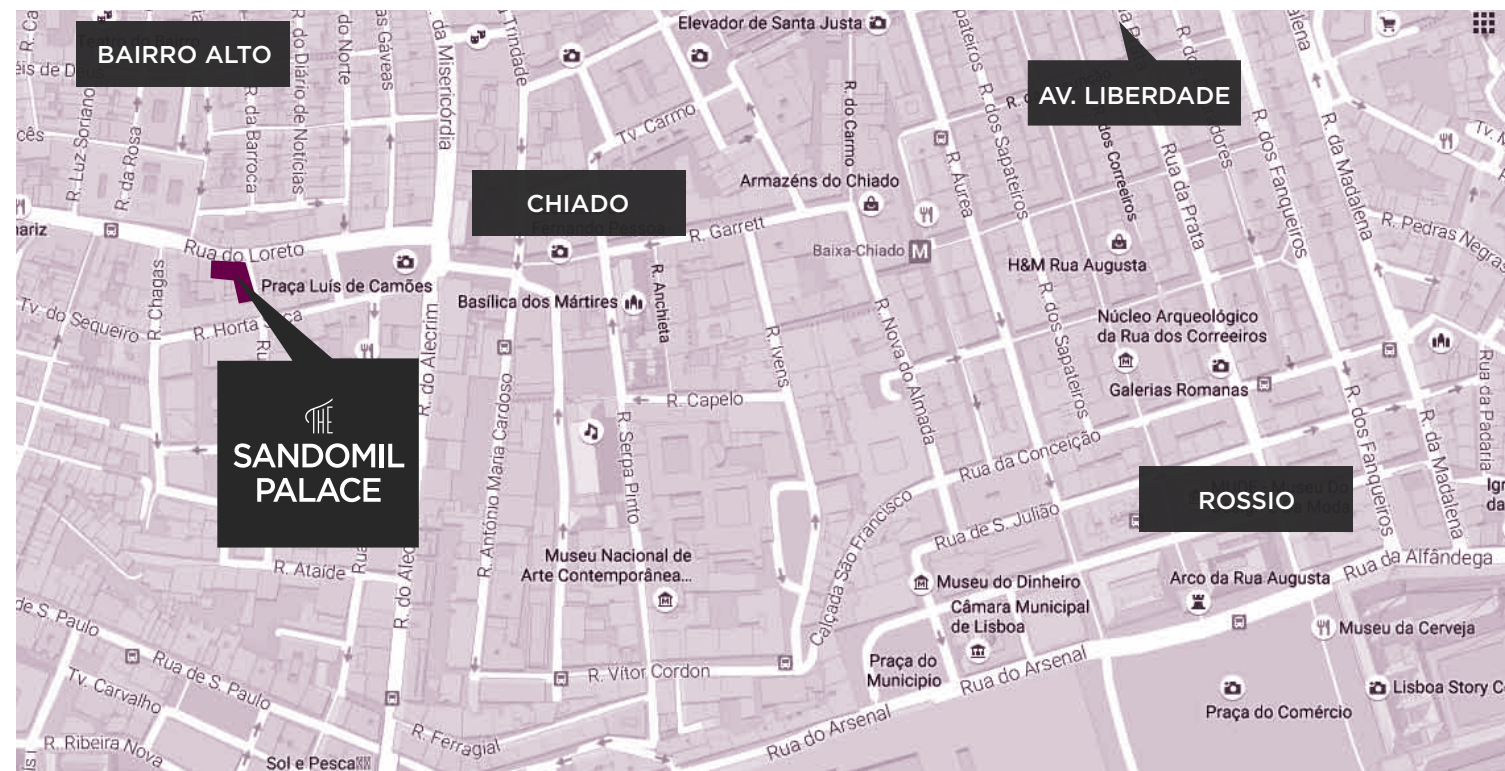
### THE SANDOMIL PALACE LUXURY APARTMENTS ARE LOCATED ON THE CORNER OF LARGO DO CALHARIZ AND RUA DAS CHAGAS

The Sandomil Palace is situated a short walk from one of Lisbon's main squares, the Largo Luís de Camões in Chiado. The well known cultural and bohemian heart of the city, the Chiado district dates from the 16<sup>th</sup> century, traditionally being home to the city's artists and writers. Characterised by its signature cafes, fashion shops, the art school, theatres and museums, it has always been a place acknowledged for its elegance and sophistication.

Just across the road from The Sandomil Palace 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 away from The Sandomil Palace, 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 the palace means that most of Lisbon's attractions are a short walk away.









**MUSEUM**

- 10 min. M. da Moda e do Design (MUDE)
- 22 min. M. Nacional de Arte Antiga
- 14 min. Museu da Ciência
- 28 min. Museu Militar
- 23 min. Museu do Fado
- 7 min. Museu de Arte Contemporânea
- 23 min. Mãe de Água
- 20 min. Convento do Beato
- 15 min. Museu Nacional do Azulejo
- 15 min. Centro Cultural de Belém
- 13 min. Museu Nacional dos Coches
- 13 min. Museu da Electricidade
- 10 min. Museu do oriente
- 15 min. Fundação Calouste Gulbenkian

**SIGHTS**

- 4 min. Miradouro de S. Catarina
- 9 min. Miradouro de S. Pedro de Alcântara
- 20 min. Miradouro da Graça
- 22 min. Miradouro de Sta. Luzia
- 28 min. Castelo de S. Jorge
- 20 min. Miradouro do Torel
- 15 min. Miradouro de Monsanto
- 20 min. Miradouro do Calhau (Monsanto)
- 15 min. Miradouro da Luneta dos Quartéis
- 15 min. Miradouro do Moinhos do Mochos

**SHOP**

- 5 min. Praça Luís de Camões (Baixa-Chiado)
- 14 min. Av. da Liberdade
- 10 min. Rua Augusta (Rossio)
- 10 min. C. Comercial das Amoreiras

**GARDENS**

- 24 min. Jardim da Estrela
- 32 min. Parque Eduardo VII
- 16 min. Jardim Botânico ( P. Real)
- 20 min. Jardim do Torel
- 16 min. Jardim Botânico (Ajuda)
- 20 min. Fundação Calouste Gulbenkian
- 15 min. Estufa Fria

**CHURCH/MONUMENTS**

- 15 min. Mosteiro de Santos -o-Velho
- 30 min. Mosteiro de S. Vicente
- 17 min. Sé Catedral
- 7 min. Igreja de S. Roque
- 20 min. Basílica da Estrela
- 12 min. Praça do Comércio
- 8 min. Elevador Santa Justa
- 28 min. Castelo de S. Jorge
- 15 min. Panteão Nacional
- 16 min. Torre de Belém
- 16 min. Mosteiro dos Jerónimos
- 20 min. Padrão dos Descobrimentos

**HOSPITALS**

- 5 min. St. Louís
- 8 min. H. de Jesus
- 17 min. São José
- 30 min. Santa Marta
- 27 min. St. António dos Capuchos
- 13 min. CUF Infante Santo
- 20 min. Curry Cabral
- 22 min. Lusiadas
- 30 min. British Hospital

**SCHOOLS**

- 15 min. British Council Lisboa
- 6 min. Passos Manuel
- 24 min. Pedro Nunes
- 4 min. Música do Conservatório Nacional
- 6 min. Superior de Dança
- 28 min. Hotelaria e Turismo de Lisboa
- 15 min. French School - Lyceé Français Charles Lepierre
- 21 min. German School - Deutsche Schule Lissabon

**THEATERS**

- 12 min. Nacional D. Maria II
- 5 min. São Carlos
- 5 min. São Luís
- 20 min. Tivoli
- 14 min. Politeama
- 5 min. Trindade

**OTHER POINTS OF INTEREST**

- 1 7 min. Inst. dos Vinhos do Douro e do Porto
- 2 25 min. Bank of China
- 3 35 min. Fundação Oriente
- 4 7 min. Mercado da Ribeira
- 5 5 min. PSP - Police station
- 6 8 min. PSP - Police station
- 7 12 min. Subway - Restauradores
- 8 10 min. Subway - Rossio
- 9 4 min. Subway - Baixa Chiado
- 10 10 min. Train - Estação do Rossio - Sintra
- 11 10 min. Train - Cais do Sodré - Cascais
- 12 1 min. Tram E28
- 13 10 min. Mercado de Campo de Ourique
- 14 25 min. Airport

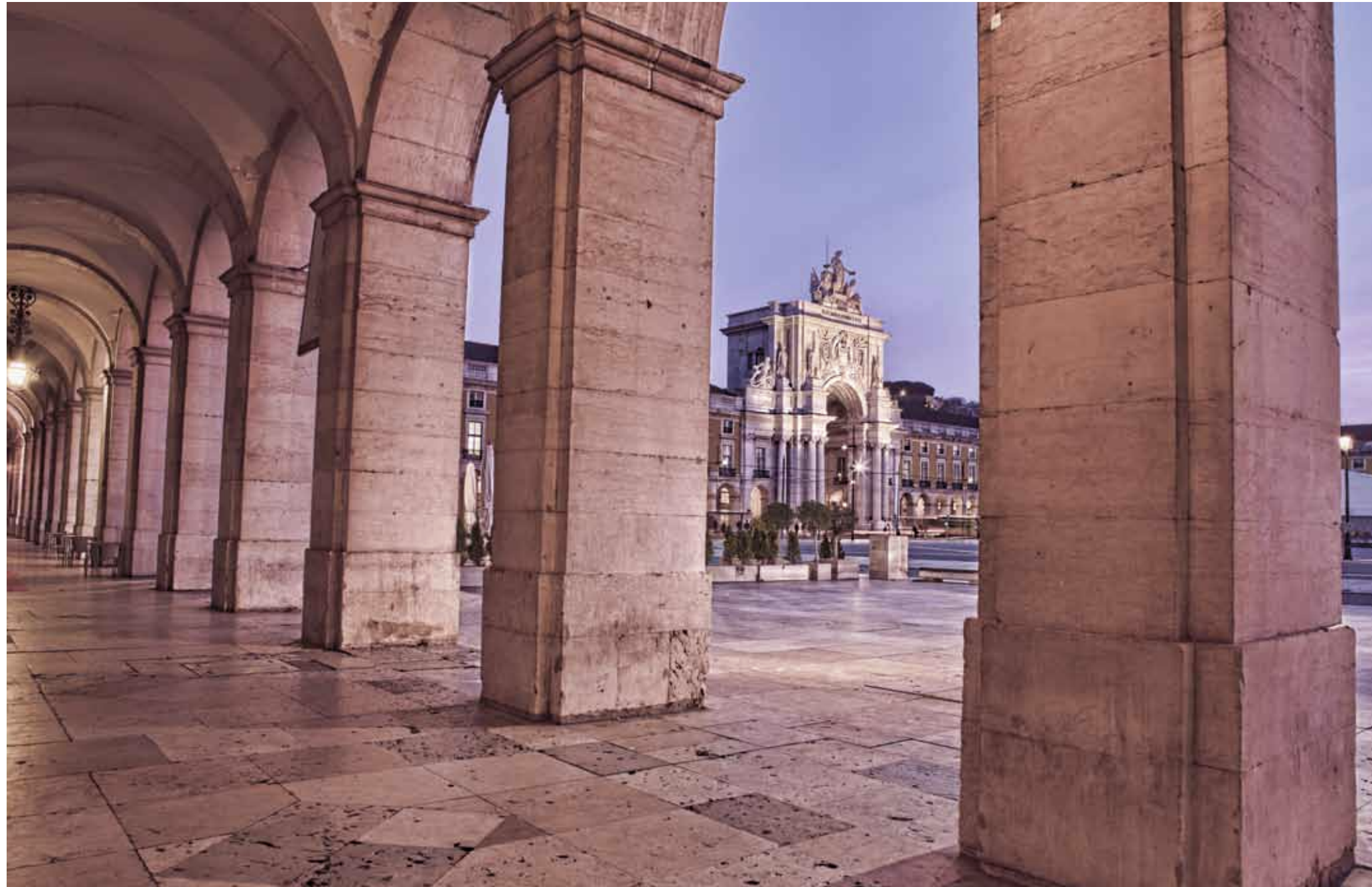
**SANDOMIL PALACE LUXURY APARTMENTS , THE LUMIARES AND THE BARONESA LUXURY HOTELS: ONLY 10 MINUTES' WALK FROM EACH OTHER.**

Direction: **CASINO DO ESTORIL SINTRA CASCAIS**

Direction: **BEACHES COSTA DA CAPARICA ALENTEJO ALGARVE**

Direction: **PARQUE DAS NAÇÕES CASINO DE LISBOA OCEANÁRIO AIRPORT** 25 min.

escala: 500m



## 03

### PROJECT TEAM

#### THE SANDOMIL PALACE LUXURY APARTMENTS, LISBON

##### OWNERS

###### Sublimargumento Lda

Registered Office: R. do Diário de Notícias 138  
1200-383 Lisboa  
NIPC 510122035

GERENTE/MANAGER – Peter Lowe & Chris Eddis

##### DEVELOPERS

###### Morningbridge Lda

NIPC 510768288

GERENTES/MANAGERS – Chris Eddis & Peter Lowe

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

**Bridgehead Capital Ltd**, headed by Peter Lowe, 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 18 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**, headed by Chris Eddis, (ex Goldman Sachs and JP Morgan), 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](http://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. The company 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](http://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.

In the last ten years, Metro Urbe has also worked on several international hotel resort projects, at times with many worldwide architects' practices. This combined experience helps the firm bring modern solutions to very local architectural problems. 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 21<sup>st</sup> century solutions. Working with small teams tailored to each project, Metro Urbe has also worked successfully with SANJOSE on many projects in Lisbon, such as the Lumiares Luxury Hotel Apartments.





## 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 €12,000m<sup>2</sup> to €15,000m<sup>2</sup> 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 and proximity to an extended coastline of natural beaches. Consequently, the thriving tourist industry has helped to underpin the rental market and occupancy for real estate investments. In 2011, occupancy levels were running at 66% and in the last four years have grown 10% to over 75%. In 2015, PriceWaterhouseCoopers recorded the largest increase in occupancy levels in Lisbon compared with any other European city.

#### 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 schemes.
- The demand for high quality apartments in Lisbon with the build quality, service and price that will be delivered by The Sandomil Palace Luxury Apartments is likely to increase for the foreseeable future.
- The Tourism industry is an important component of Portuguese GDP and is particularly buoyant in Lisbon, where it underpins both the short term and long term property lettings market.



## 05

# THE SANDOMIL PALACE PROPERTY SPECIFICATIONS & FLOORPLANS

### FEATURES

- Contemporary meets Traditional, using both modern and classical materials
- Natural 'Lioz' limestone floor in the kitchen, lobby corridors and stairs
- Lobby floor – old black and white checkered stone floor - original
- Top quality parquet wood flooring in all apartments
- Soundproofing under the floor and in the ceiling
- Solid wood doors
- High ceilings with good natural light
- Wooden double-glazing
- White shutters
- Balconies with metal balustrades and handrails
- Full air-conditioning
- White lacquered (MDF) wardrobes,
- Wired for cable TV, broadband & Wi-Fi
- LED light fittings
- Bticino switches and power sockets
- Cat 6 wiring
- Security alarm system, smoke detectors and fire alarm
- German (WÖHR) underground parking system
- Storage lockers
- Lift to all floors

### KITCHENS AND BATHROOMS

- Bespoke LEIKEN high quality kitchens
- Stone worktops & upstands
- Integrated Miele appliances to include oven, hob, extractor, fridge-freezer, dishwasher, coffee machine & washing machine
- Natural limestone bathrooms with white porcelain sanitaryware with Roca chrome bathroom taps & shower fittings

### BUILDING CONSTRUCTION

- Foundations and structure to be in reinforced concrete
- Classified existing façade to be refurbished
- Interior classified rooms to be preserved & refurbished





**T1  
APARTMENT**



**APARTMENT A**

IDENTIFICATION		DIMENSIONS in m <sup>2</sup>	
Apartment	A	Apartment	124.62
Type	T1 Terrace		73.29
Floor	Ground fl	Parking	1
<b>TOTAL: 197.91 m<sup>2</sup></b>			





**T2**  
APARTMENT



**APARTMENT B**

IDENTIFICATION		DIMENSIONS in m <sup>2</sup>	
Apartment	B	Apartment	153.12
Type	T2	Terrace	-
Floor	Middle fl	Parking	1
TOTAL: 153.12 m <sup>2</sup>			



**T1**  
APARTMENT



**APARTMENT C**

IDENTIFICATION		DIMENSIONS in m <sup>2</sup>	
Apartment	C	Apartment	92.89
Type	T1	Terrace	-
Floor	Middle fl	Parking	1
TOTAL: 92.89 m <sup>2</sup>			



**T4**  
**+2 TRIPLEX**

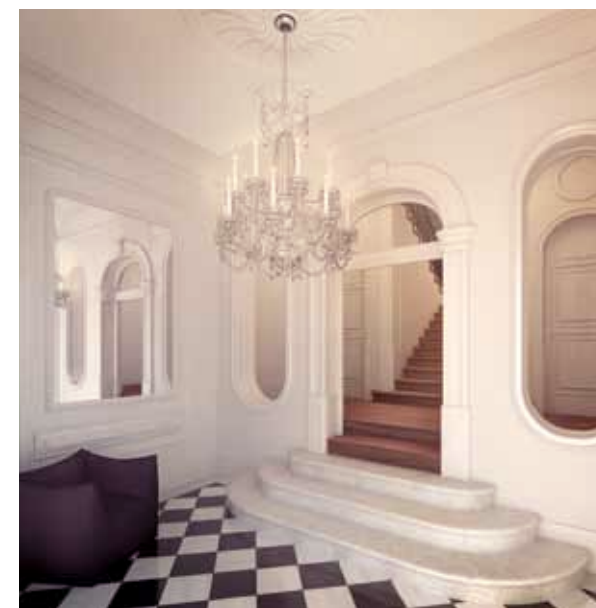


**APARTMENT D**

IDENTIFICATION		DIMENSIONS in m <sup>2</sup>	
Apartment	D	Apartment	537.55
Type	T4 +2 Triplex	Terrace	64.21
Floor	Gr/1st/ 2nd fl	Parking	3
<b>TOTAL: 601.76 m<sup>2</sup></b>			







**T3  
APARTMENT**



**APARTMENT E**

IDENTIFICATION		DIMENSIONS in m <sup>2</sup>	
Apartment	E	Apartment	338.17
Type	T3	Terrace	2.68
Floor	1st fl	Parking	2
TOTAL: 340.85 m <sup>2</sup>			





## T2 APARTMENT



### APARTMENT F

IDENTIFICATION		DIMENSIONS in m <sup>2</sup>	
Apartment	F	Apartment	157.50
Type	T2	Terrace	-
Floor	2nd fl	Parking	1
TOTAL: 157.50 m <sup>2</sup>			



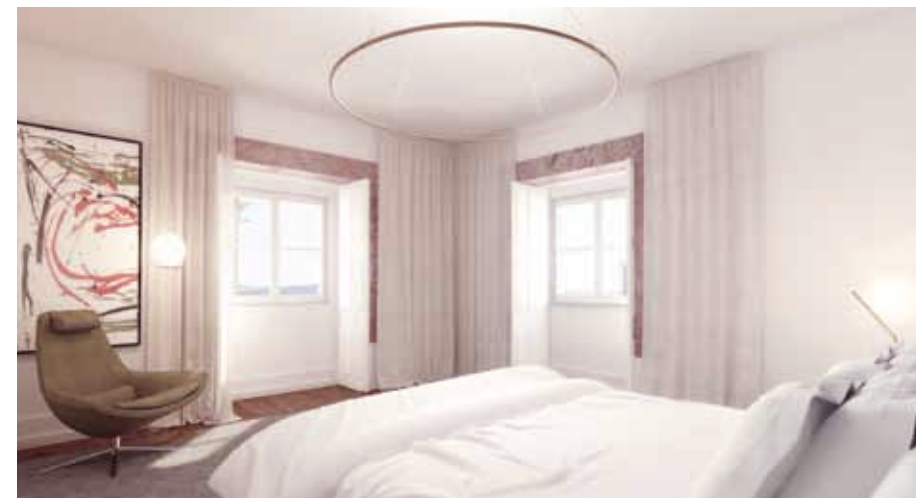
## T4 DUPLEX



### APARTMENT G

IDENTIFICATION		DIMENSIONS in m <sup>2</sup>	
Apartment	G	Apartment	408.98
Type	T4 Duplex	Terrace	75.16
Floor	2nd/3rd fl	Parking	4
TOTAL: 484.14 m <sup>2</sup>			





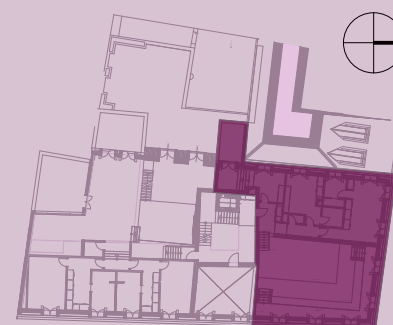


**T2  
APARTMENT**



**APARTMENT H**

IDENTIFICATION		DIMENSIONS in m <sup>2</sup>	
Apartment	H	Apartment	204,18
Type	T2	Terrace	11,86
Floor	3rd fl	Parking	1
<b>TOTAL: 216,04 m<sup>2</sup></b>			



## 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 The Sandomil Palace Luxury Apartments and will provide the building management services described below:

- A full management and letting service - exact terms and conditions available on request.
- A Management only service which can include a selection of services; for example, cleaning, laundry and weekly inspections, from €50 per month.
- Building Management: services 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 The Sandomil Palace Management Agreement (SPMA) which all apartment owners will be obliged to sign at the Promissory Contract stage.



## HISTORY OF THE SANDOMIL PALACE

Palácio de Sandomil, or Palácio da Rua das Chagas as it was formerly known, was a family palace dating back to the sixteenth century. The current building was built in the mid-seventeenth century, by Francisco de Sousa, the captain of the German Guard, who moved his household to the area once owned by the Countess Alvito. The site occupied by the palace was called Calhariz, from which the main road Largo do Calhariz derives its name today.

The seventeenth-century palace was extensively renovated around 1737 and then, in 1775, the owners of the building, the Earls of Sandomil by this time, sold the property to the Barreto family.

In about 1780, Pedro Alexandrino de Carvalho, a renowned Portuguese painter who worked intensively in Lisbon in that period, was commissioned to paint the ceilings of the two sumptuous halls or reception rooms on the first and principal floor of the palace, one of which has a domed ceiling. The ceilings of these rooms are adorned with evocative scenes from Greek mythology, one framed with nymphs and mermaids and the other with flora & fauna and architectural motifs. In the middle of the 19<sup>th</sup> century, Sandomil Palace was sold to Joaquim Pires, a prominent Lisbon trader, whose family owned the palace until it was sold by Henriette Pires to Carlos Augusto da Silva in 1929. The da Silva family owned the palace for most of the 20<sup>th</sup> century.

The magnificent Baroque ceilings in the hall and reception rooms on the first floor survived the changing ownership and the accompanying structural changes to the building for over 200 years before being the subject of a restoration and cleaning programme in 1996. Since 2006, the hall and grand rooms on the first floor, and specifically the painted ceilings, have been considered of national importance and protected under the planning laws of Portugal.

The Sandomil Palace was acquired by Morningbridge in October 2016, for development into top-end residential apartments. The building stands on the corner of Largo do Calhariz and Rua das Chagas and is being completely renovated and modernised by Morningbridge, as well as the addition of a new top floor with mansard roof. Morningbridge is very aware of the historical and cultural significance of Sandomil Palace and will seek to develop the building sensitively, to bring this lovely old family palace back to life as a landmark building in Lisbon.





08

## LISBON OVERVIEW

### OVERVIEW

Wonderful, cosmopolitan and extraordinarily diverse, Lisbon 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 15 minute 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 European motorway network, with road links to the north and south as well as into Spain.

### LISBON ATTRACTIONS

#### Mosteiro dos Jerónimos

This commanding 15<sup>th</sup> 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 19<sup>th</sup> 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

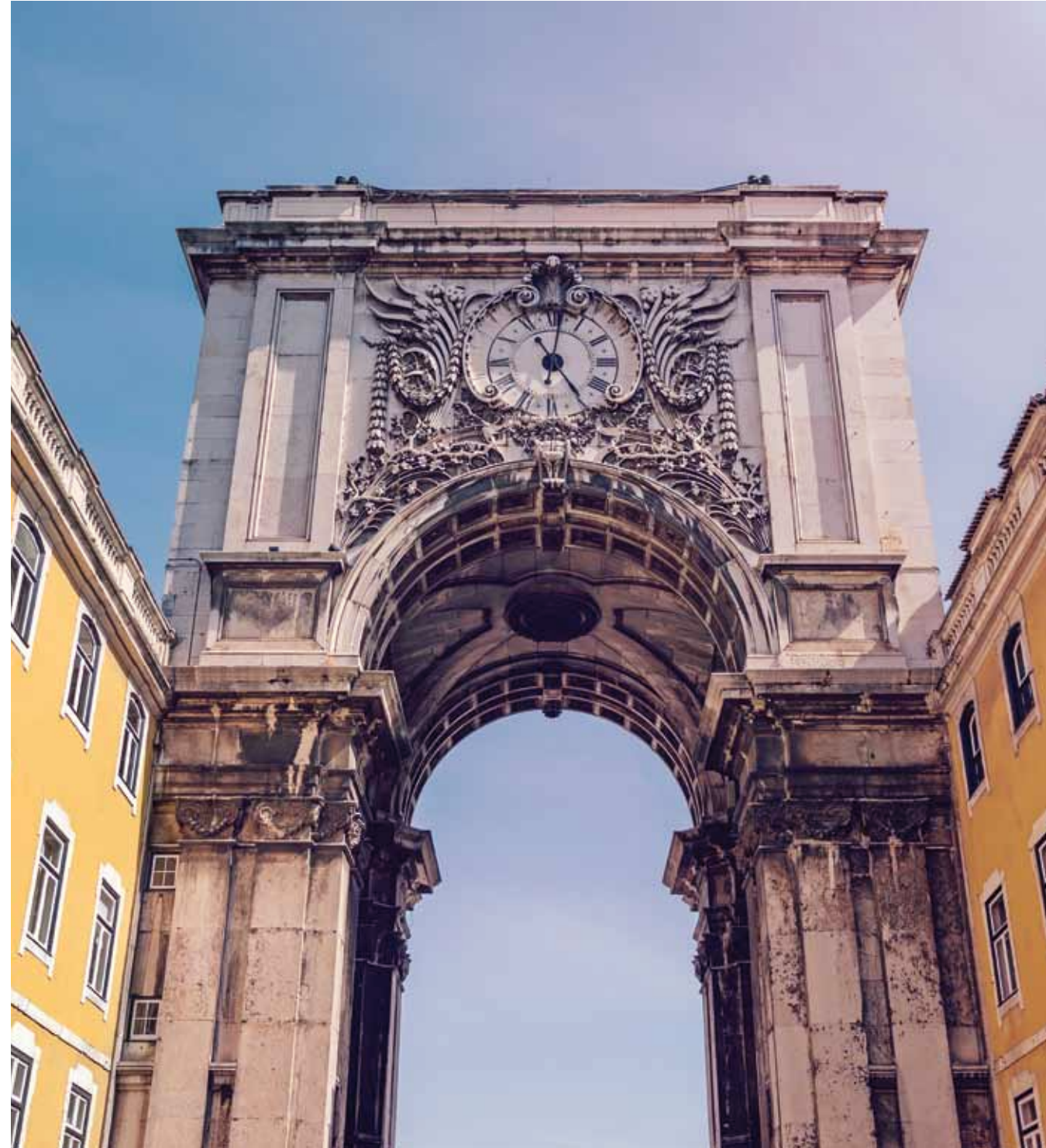
The square was originally named Praça do Comércio (Commerce Square) to indicate its function in the economy of Lisbon. The symmetrical buildings around the square were filled with Government offices responsible for customs and port activities and are still in use today by some of the current Government's ministries. The centrepiece of the square is the equestrian statue of King José I, which was erected in 1775 in the centre of the square. This bronze statue was the first monumental statue dedicated to a King in Lisbon. This is one of the most beautiful squares in the world and is located just 10 minutes walk from The Sandomil Palace Luxury Apartments.

#### Avenida da Liberdade

Luxury brand shopping within 10 minutes walk.







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## DEPOSIT PROTECTION AND STRUCTURAL DEFECTS INSURANCE SCHEME

### DEPOSIT PROTECTION SCHEME.

In order to give investors greater peace of mind, Sublimargumento Lda, the owner of The Sandomil Palace, has purchased a Project Development Bond. This insurance ensures that, in the unlikely event that Sublimargumento becomes insolvent during the period of construction and up to the apartment being handed over (Deed) the development works will be completed and purchasers will receive their own finished apartment. Buyers' coverage will start at the signing of the Promissory Contract for a period of two years.

### STRUCTURAL DEFECT INSURANCE.

Unlike any other development in Portugal currently, The Sandomil Palace is one of the first developments to be able to offer a 10 year Structural Defect Insurance Policy to all purchasers. 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. Each section above is administered by ICW and underwritten in one policy by Elite Insurance Company Limited. Full terms and conditions are available on request from: ICW 2 America Square, London EC3 N2LU or Rua de Santo Antonio, N°2A -2ª andar, 8000 283 Faro, Portugal. Elite Insurance Policies are re-insured through Lloyds of London.



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## PURCHASE STRUCTURE & PROCESS

A simple four stage process is required to complete the purchase of an apartment in The Sandomil Palace Luxury Apartments. 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, will handle all matters on their behalf.

- **Stage One** - The purchaser will enter into a Reservation Agreement to purchase an apartment in The Sandomil Palace Luxury Apartments. 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, Sublimargumento Lda, on the signing of the CPCV.
- **Stage Three** - 30% stage payment is payable to Sublimargumento Lda 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. Any projections relating to potential income deriving from properties described herein are illustrative and subject to risks for which the developer cannot be held responsible; 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.

Availability list and prices available on request.



## CONTACT US

FOR MORE INFORMATION AND/OR TO RESERVE AN APARTMENT,  
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