

BMC

PROPERTY

BUILD - MANAGE - CREATE

2 PLOTS OF

LAND

FOR CONSTRUCTION

AREOSA - PORTO



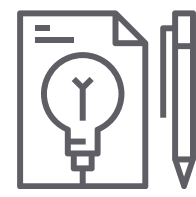
Who we are

At BMC Build, we believe that great ideas deserve more than just plans , they deserve action. We invest with strategy, build with vision, manage with excellence, and create with purpose. Whether it's structuring financial businesses, legal advisory, asset management, or real estate consultancy, we deliver tailored, discreet solutions with a focus on real results.



We create tailored solutions:

- Innovative investment projects, aligned with your goals, and wealth structures, driving sustainable growth.



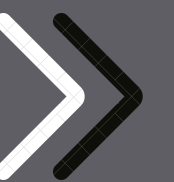
We manage with precision and purpose:

- Family wealth, ensuring continuity and protection and financial assets, with a focus on performance and stability.



We create connections in the real estate market:

- Property brokerage with tailored solutions, and real estate asset management, ensuring appreciation and security.



AREOSA PORTO

Areosa, located in the parish of Paranhos in Porto, is an increasingly sought-after residential area thanks to its strategic location near the University Campus, São João Hospital, and major roads like the A3 and the Ring Road (Via de Cintura Interna). This makes it attractive both for residents and real estate investors.

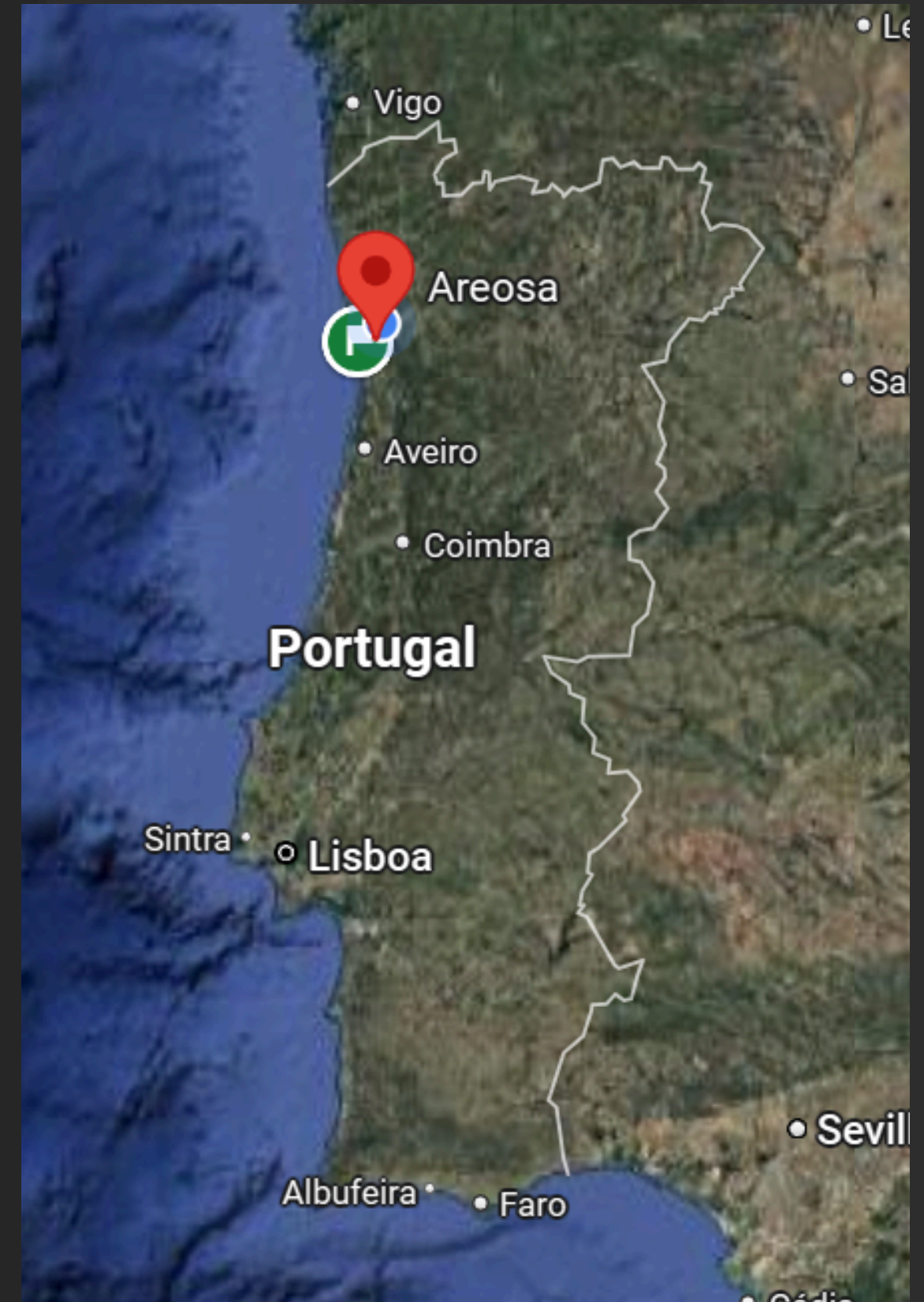
The real estate market in Areosa offers a range of opportunities, with T1 apartments starting around €129,000 and T2 units from €155,000. New developments, such as the "Costa Cabral Flats," are introducing modern, functional apartments designed for young professionals and students.

With strong transport links and proximity to education, healthcare, and commerce, Areosa continues to grow in value and offers excellent potential for both residential living and property investment in Porto.





AREOSA ON THE MAP





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AMI 25356 | ID: PAR0016

Google Earth



DESCRIPTION:

Areosa Plots

Plot 1:

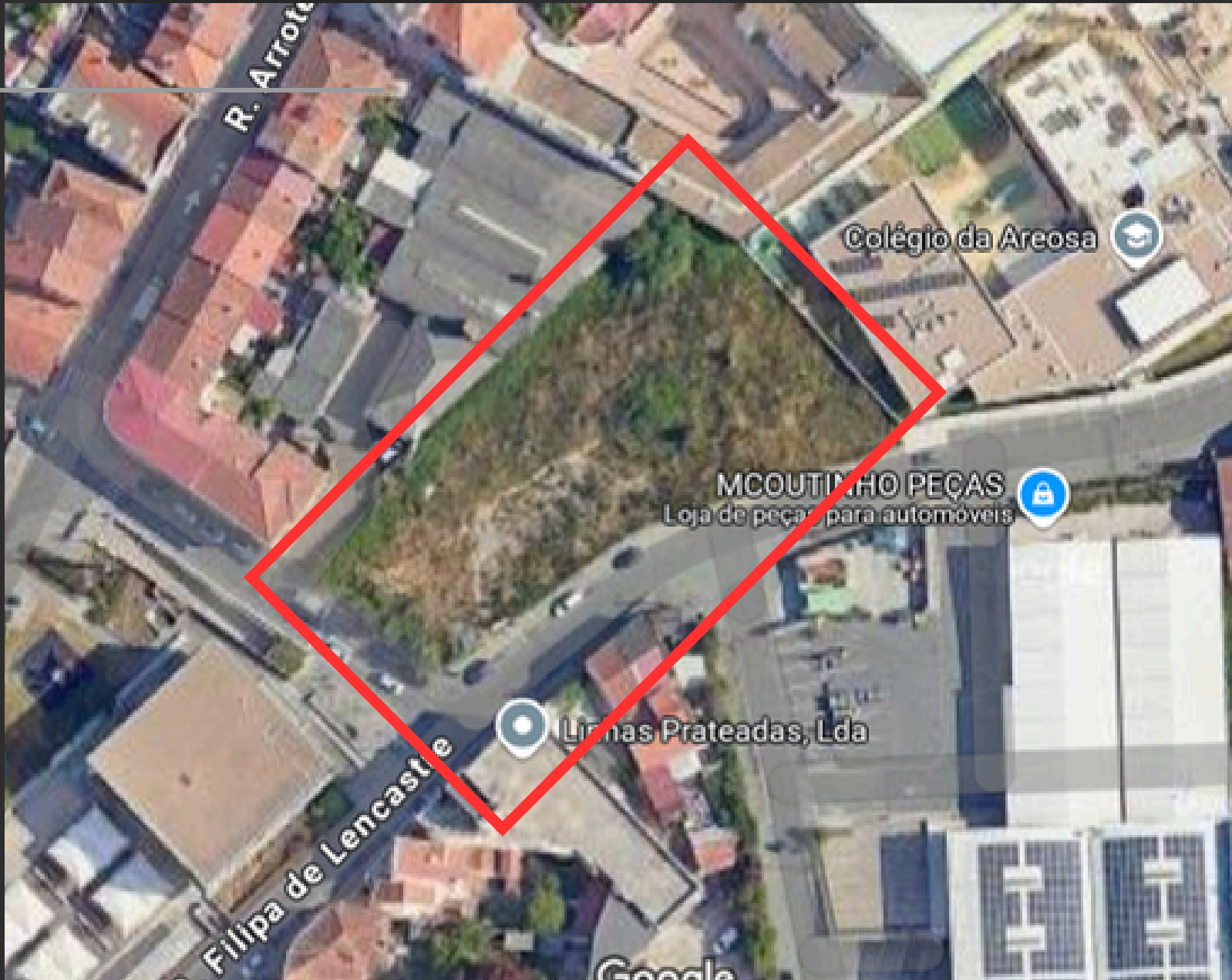
- 2,500 m² of land
- Agreement with the city council for a construction index of 1.4 over 3,000 m² (original land area was 3,000 m², but 500 m² were ceded to the council → $3,000 \text{ m}^2 \times 1.4 = 4,200 \text{ m}^2$ of above-ground construction)
- 840 m² footprint on Ground Floor + 4 upper floors

Plot 2:

- 4,430 m² of land
- Agreement with the city council for a construction index of 1.4 over 4,430 m² (original land area was 4,900 m², but approximately 500 m² were ceded to the council → $4,430 \text{ m}^2 \times 1.4 = 6,202 \text{ m}^2$ of above-ground construction)
- 1,240 m² footprint on Ground Floor + 4 upper floors

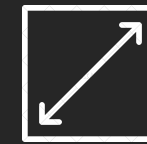
Additional Information:

- Project for a gated condominium (original plan included retail on the ground floor, which can be removed)
- Electrical line passes nearby, but REN is required to relocate the line supplying Portugal Telecom
- Project was previously licensed, but licenses were archived due to non-payment
- Due to PDM changes, a new project could include one additional floor (acquired rights)
- Infrastructure already in place
- The company owns only these two assets and can be sold as a whole.



4 221M2

ABOVE GROUND



6 678M2

ABOVE GROUND









Google Earth





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The background of the slide is a photograph of a dark, atmospheric stone tunnel. In the center, a stone staircase leads upwards into the distance. To the right, there is a large, arched, louvered metal door. The walls are made of rough-hewn stone, and the lighting is dim, creating a sense of mystery and history.

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P R O P E R T Y

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THANK YOU