



CoLiving / CoWorking Building in Principe Real



Rua Manuel Bernardes, 25
Lisbon



Location

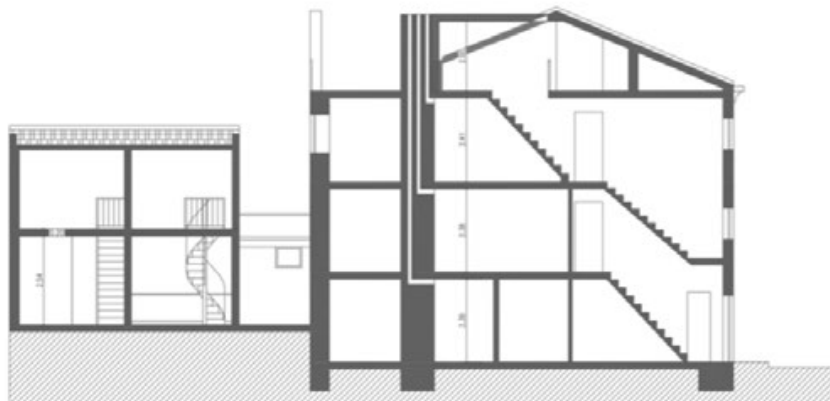
Situated in the charming Príncipe Real district,
50 meters from the beautiful Praça das Flores, 200 meters from Parliament
and 500 meters from Bairro Alto.



Existing Areas

521 m² of indoor areas on 4 floors :
0 / 1st / 2nd / 3rd floors
+ outdoor areas

Apt	Floor	Appartement Areas (in m ²)	Outdoor Areas
Commercial	0	115 m²	patio 43 m²
FLATS			
1	1	1-bdr 67 m ²	balcony 1 m ²
2	1	1-bdr 50 m ²	balcony 1 m ²
3	2	1-bdr 63 m ²	balcony 1 m ²
4	2	1-bdr 57 m ²	balcony 1 m ²
5	3	1-bdr 67 m ²	terrace 21 m ² with river view
6	0&1	Duplex 43 m ²	
7	0&1	Duplex 48 m ²	private terrace 3 m ²
commun spaces		11 m ²	
Total Living		406 m²	27 m²
TOTAL		521 m²	70 m²



Drawing in Section 1

CoLiving / Outsite

Middle term renting for digital nomads providing:
fully equipped apartments, cleaning service, cowork & patio access

					1June - 1Oct	1Dec - 1March
Non Member Rates		Standard			High Season	Low Season
		Night	Week	Month	Month	Month
Discount			0%	-15%	10%	-10%
67 m ²	Apt. 1 - 1st Floor Left	120.0 €	840.0 €	3,060.0 €	3,366.0 €	2,754.0 €
50 m ²	Apt. 2 - 1st Floor Left	90.0 €	630.0 €	2,295.0 €	2,524.5 €	2,065.5 €
63 m ²	Apt. 3 - 2nd Floor Left	140.0 €	980.0 €	3,570.0 €	3,927.0 €	3,213.0 €
57 m ²	Apt. 4 - 2nd Floor Right	110.0 €	770.0 €	2,805.0 €	3,085.5 €	2,524.5 €
78 m ²	Apt. 5 - 3rd Floor Attic + big Terrace	140.0 €	980.0 €	3,570.0 €	3,927.0 €	3,213.0 €
43 m ²	Apt. 6 - Duplex Left	95.0 €	665.0 €	2,422.5 €	2,664.8 €	2,180.3 €
48 m ²	Apt. 7 - Duplex Right + small Terrace	110.0 €	770.0 €	2,805.0 €	3,085.5 €	2,524.5 €
Member Rates		Standard			High Season	Low Season
		Night	Week	Month	Month	Month
Discount			-10%	-30%	10%	-10%
67 m ²	Apt. 1 - 1st Floor Left	120.0 €	840.0 €	2,520.0 €	2,772.0 €	2,268.0 €
50 m ²	Apt. 2 - 1st Floor Left	90.0 €	630.0 €	1,890.0 €	2,079.0 €	1,701.0 €
63 m ²	Apt. 3 - 2nd Floor Left	140.0 €	882.0 €	2,940.0 €	3,234.0 €	2,646.0 €
57 m ²	Apt. 4 - 2nd Floor Right	110.0 €	693.0 €	2,310.0 €	2,541.0 €	2,079.0 €
78 m ²	Apt. 5 - 3rd Floor Attic + big Terrace	140.0 €	882.0 €	2,940.0 €	3,234.0 €	2,646.0 €
43 m ²	Apt. 6 - Duplex Left	95.0 €	598.5 €	1,995.0 €	2,194.5 €	1,795.5 €
48 m ²	Apt. 7 - Duplex Right + small Terrace	110.0 €	693.0 €	2,310.0 €	2,541.0 €	2,079.0 €

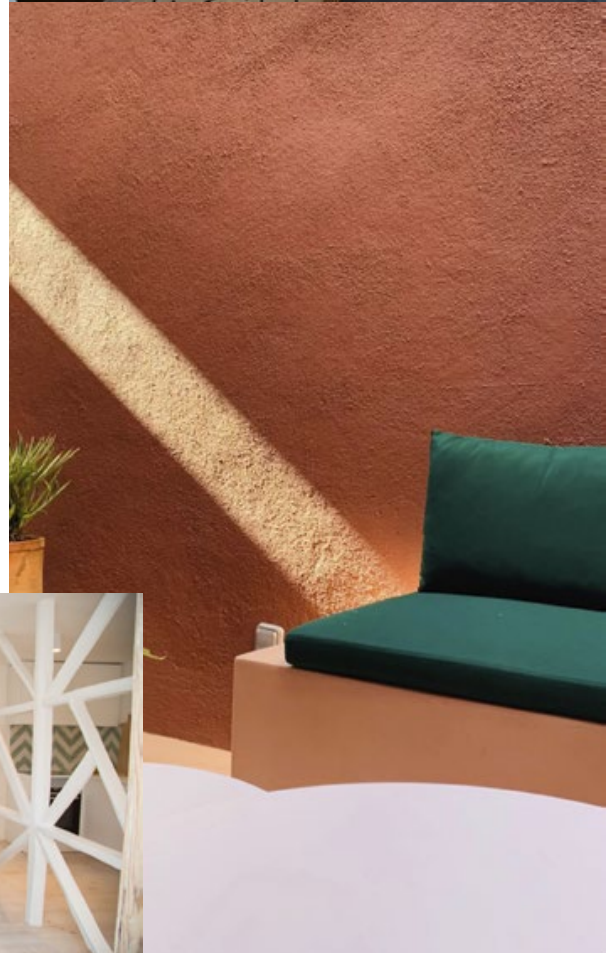
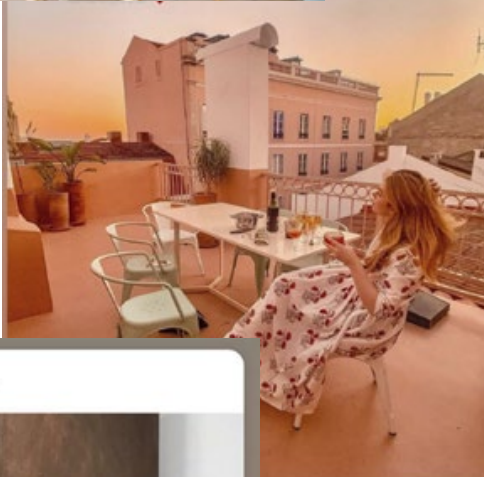
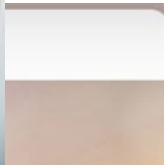
The extension possibilities allows to add at least 3/4 other flats on top of the existing with great lights, terraces and views over the river and the city on a new 4th floor.

Prices presented here are the one already used with outsite.co our coLiving partner. Customers feedbacks have been very good.

Compare to Lisbon Selina's renting prices, rates are the same but customer's private areas are 3 times bigger.

Building renewed

The building was acquired, renewed and furnished in 2019/2020 in order to welcome customers for their stay in a charming and original place
check the www.casbahflores.com website for detailed pictures of each flat

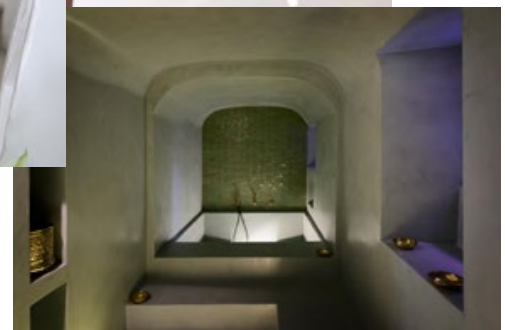


CoWork - Spa - F&B

The ground floor previously composed of 2 flats was transformed into a coworking, kitchen, bar, Hammam room. It has also a stock and laundry area.

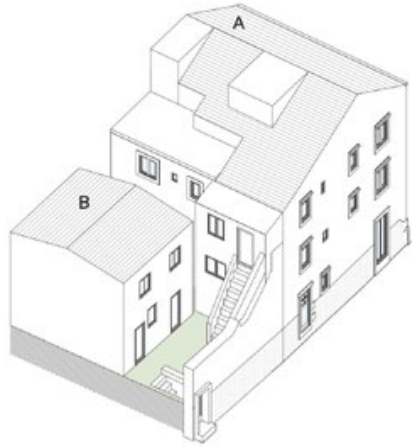


design A cozy corner from
ation with our @pophamdesign BA...



Amplification Potential Areas

3 amplification scenarios has been studies together with architect, engineers, city hall to amplify one more floor on each of the 2 existing structures

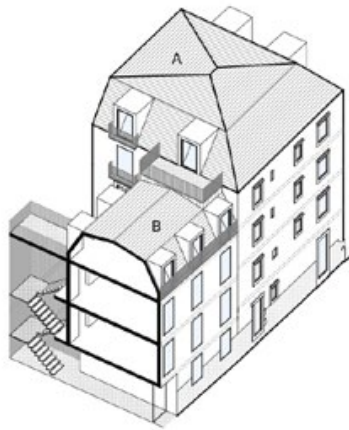


OPTION A



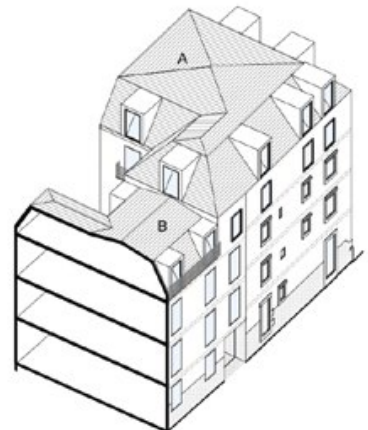
TOTAL AREA BRUTA : 733,58m²
AREA BRUTA PROJET : 245m²
GAIN AREA BRUTA : +151,36m²

OPTION B



TOTAL AREA BRUTA : 821,86m²
AREA BRUTA PROJET : 310m²
GAIN AREA BRUTA : +239,64m²

OPTION C



TOTAL AREA BRUTA : 821,86m²
AREA BRUTA PROJET : 333m²
GAIN AREA BRUTA : +259,43m²

The detailed architecture / engineering / costs studies are available on request

Concept & Design

MATERIAUX CUISINE & SDB



SOL EN BETON LISSÉ, SOL CARREAUX DE CIMENT 'BAGUETTE' PALE CORAL, CREDENCE CARREAUX DE CIMENT HEX KNOT OAT MEAL/MILK, ÉTAGÈRES ET PLAN DE TRAVAIL EN BOIS, VASQUE MURALE, ROBINETTERIE , MUR DE SALLE DE BAIN EN CARREAUX DE CIMENT 'BAGUETTE' MILK , SOL DE SALLE DE BAIN EN CARREAUX DE CIMENT ANDO MARRAKECH/MILK,



PLAN DE TRAVAIL & ETAGERES EN BOIS. SOL CARREAUX DE CIMENT 'BAGUETTE' FIEL DRAB , CREDENCE CARREAUX DE CIMENT ZIG ZAG CELADON/MILK, VASQUE MURALE, ROBINETTERIE , MUR DE SALLE DE BAIN EN CARREAUX DE CIMENT 'BAGUETTE' MILK SOL DE SALLE DE BAIN EN CARREAUX DE CIMENT ANDO PALE CORAL /MILK





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