

*P*REMIUM PLOTS IN SINTRA

Premium Investment Plots

SINTRA, LISBON

CABRIZ – SINTRA, LISBON



Located in one of Portugal's most prestigious and historically protected regions, these four exclusive plots in Cabriz, Sintra offer a rare opportunity to invest in prime real estate. These four plots in Cabriz, Sintra represent a rare opportunity to secure prime real estate in a market with **consistent appreciation** and **limited supply**.

ABOUT

4 Premium Investment Plots

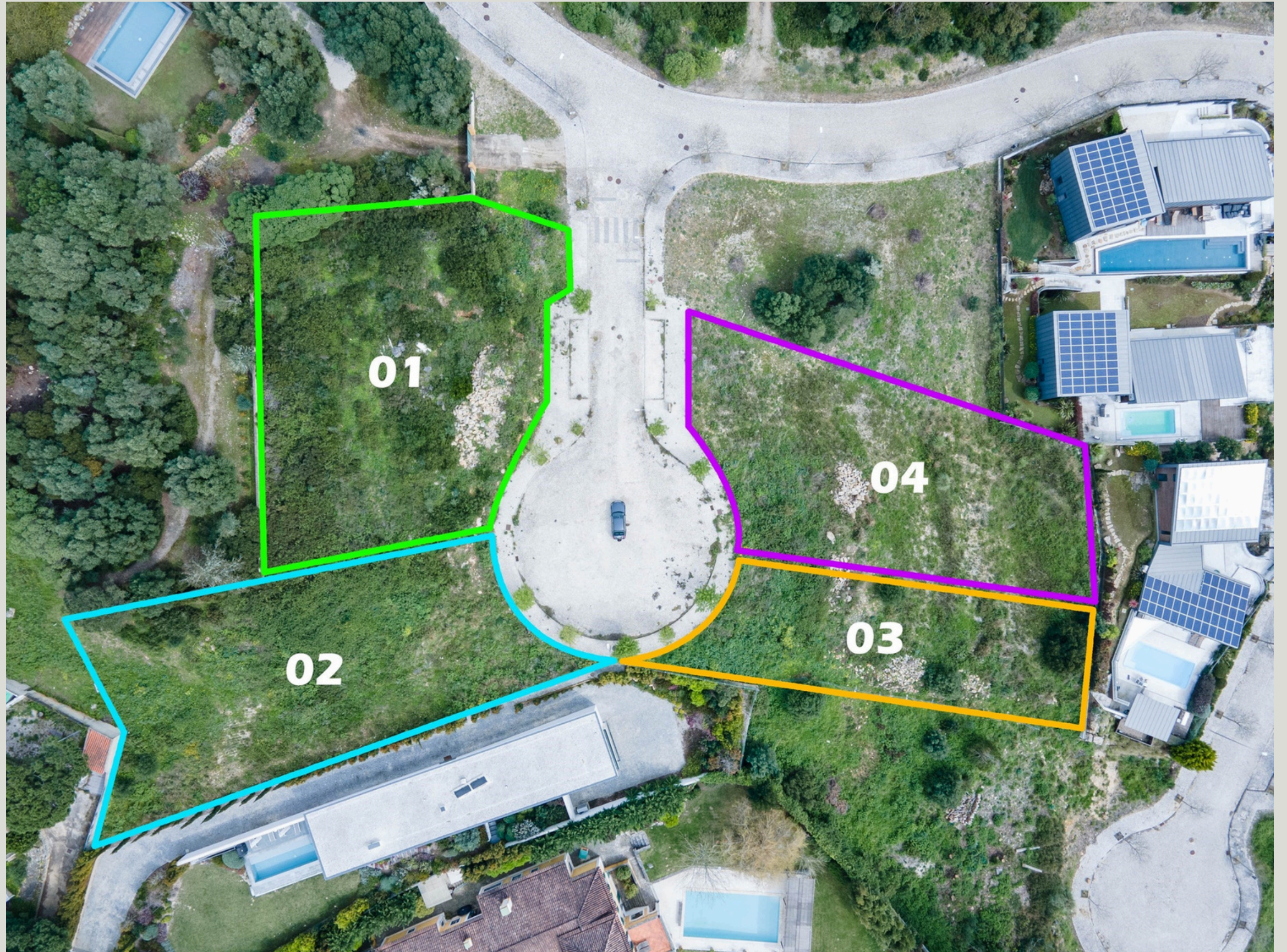
Plot 1	1,401 sqm	€590,000
Plot 2	1,327 sqm	€550,000
Plot 3	1,106 sqm	€495,000
Plot 4	1,101 sqm	€495,000

Gross Construction Capacity Approved
356 sqm | 2 Floors + Basement For Each Plot

Plots with full infrastructure in place, ready for construction approval and licensing.



THE PLOTS



PLOT 1

590.000 €

1.401 M²

PLOT 2

550.000 €

1.327 M²



PLOT 3

495.000 €

1.106 M²



PLOT 4

495.000 €

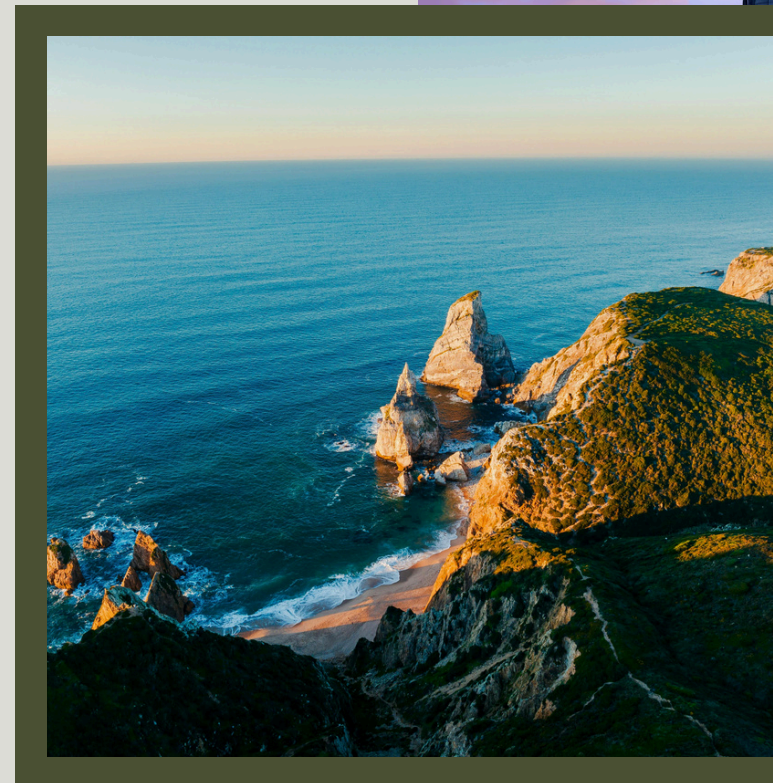
1.101 M²



LOCATION

Cabriz, Sintra is an exclusive residential area known for its peaceful surroundings, natural beauty, and privileged location within the UNESCO-protected Sintra region. Surrounded by lush landscapes and elegant villas, Cabriz offers privacy and tranquility while being just minutes from Sintra's historic center, renowned landmarks, golf courses, and easy access to Lisbon and the coast. It is one of the most desirable areas for premium living and long-term investment in Portugal.

4 Premium Investment Plots



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WHY CABRIZ, SINTRA?



Strategic Location & Accessibility

Seamless connectivity to Cascais and Estoril coastal areas and direct access to major highways including A16, IC19 and A5, connecting:

- Lisbon City Center in ~25 minutes
- Lisbon International Airport in ~30 minutes

Prime Residential & Touristic Area

Situated minutes from the Sintra Historic Centre, one of Portugal's most visited destinations, and surrounded by iconic landmarks, such as the Pena Palace, with potential views from selected plots.

Strong demand from international buyers and expatriate communities.



Proximity to Key Infrastructure

Close to leading international schools:

- TESIS Portugal
- Carlucci American International School of Lisbon

Access to top healthcare facilities:

- Hospital CUF Sintra
- Hospital da Luz Sintra

Short drive to shopping centers, supermarkets, and essential services.

Lifestyle & Natural Environment

Located within the lush Sintra-Cascais Natural Park, ensuring long-term environmental preservation and exclusivity.

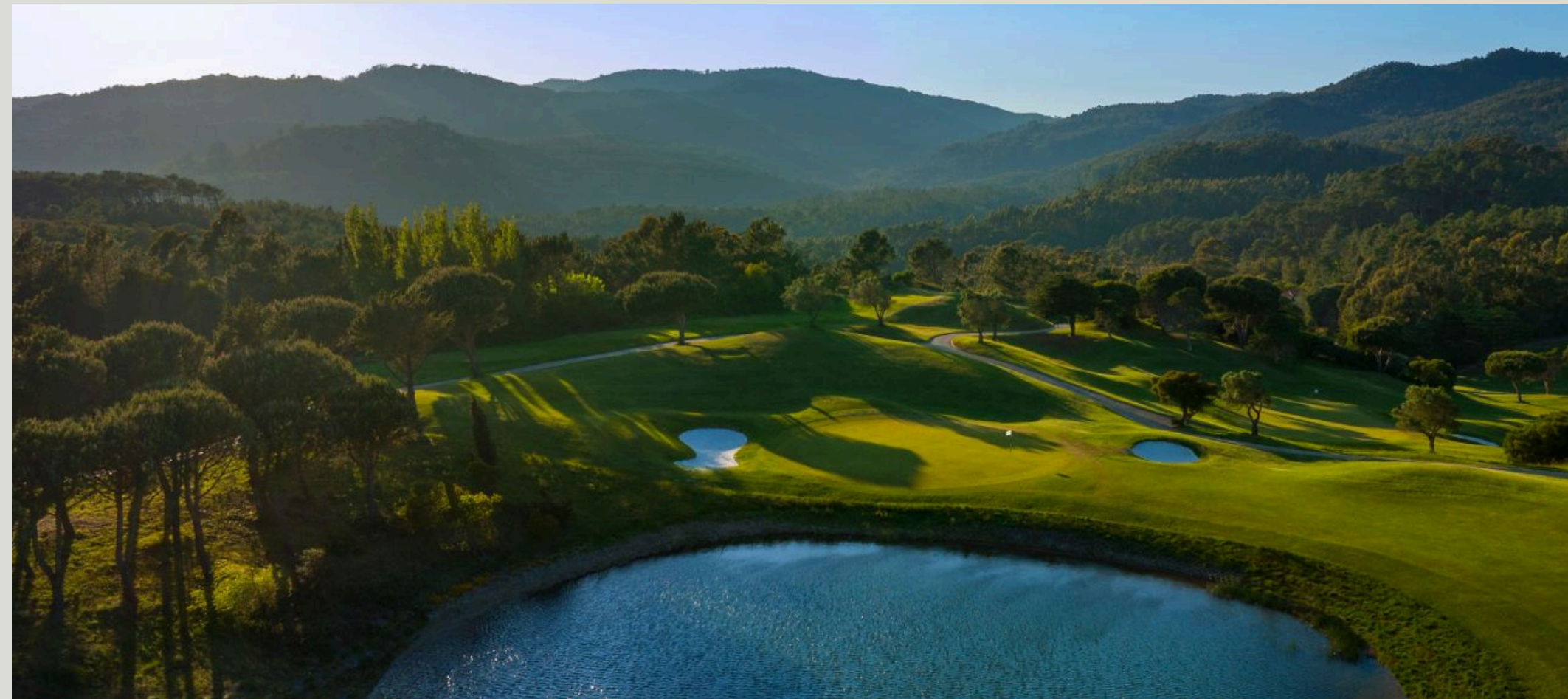
10–15 minutes from renowned beaches such as:

- Praia Grande Sintra
- Praia das Mações

Unique microclimate offering cooler temperatures and greener surroundings.

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4 Premium Investment Plots



INVESTMENT RATIONALE



CABRIZ – SINTRA, LISBON

4 Premium Investment Plots



Consistent Capital Appreciation

Sintra has demonstrated **strong annual property value growth**, driven by:

- Limited land availability due to strict planning restrictions
- Increasing demand from international investors and high-net-worth individuals

*Premium plots in Cabriz are becoming increasingly scarce, enhancing **long-term upside**.*



Safe Haven Asset

Portugal is widely recognized as a **stable and secure investment destination**, especially during periods of global uncertainty. **Real estate in Sintra** acts as a **capital preservation strategy**, with tangible asset backing and euro-denominated security.



High-End Development Potential

Ideal for luxury villas targeting:

- International buyers
- Wellness and lifestyle-focused developments
- Short-term rental (Airbnb) or long-term premium leasing

Strong resale margins due to location, views, and exclusivity.



Liquidity & Exit Strategy

Proven market for €1.5M–€3M villas in the area with around 250 sqm. **High demand** ensures:

- Strong resale liquidity
- Attractive exit multiples after development

KEY DIFFERENTIATORS



Premium plots with strategic positioning in Sintra's most desirable residential zone



Combination of **nature, heritage, and proximity to Lisbon**



Ideal for **both end-users and professional investors/developers**



Clear potential for **value creation through development or land banking**

INVESTMENT & RETURN ON INVESTMENT



INVESTMENT	
Plot 4	495.000 Eur
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Taxes	
Transfer Tax	32.175 Eur
Stamp Tax	3.960 Eur
Deed Cost	1.000 Eur
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Total Investment	532.135 Eur

EXPECTED CAPITAL
APPRECIATION PER PLOT:

6-10% / per year

PLOT + CONSTRUCTION/ DEVELOPMENT OF A LUXURY VILLA 4 BEDROOM

PLOT Investment + Taxes	532.135 Eur
Villa	4 Bedrooms / 300 sqm
Cost of Construction	2800 Eur / sqm
Total Cost of Construction	840.000 Eur
Villa	4 Bedrooms / 300 sqm
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Bank Loan on Construction	50% * 840.000 Eur = 420.000 Eur
Interest Rate	3%
Annual Payment Initially	33.600 Eur year
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Total Investment	952.135 Eur + 2 years x 33.600 Eur = 1.100.000 Eur

AFTER 2 YEARS CONSTRUCTION:

Sell the Property	2.250.000 Eur
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Profit	2.250.000 Eur - 840.000 Eur + 33.600 x 2 = 810.665 Eur
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ROI	1.100.000 Eur / 2.250.000 Eur = 49%



 Portugal
Sale



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