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Investment folder

Rua do Láparo - Alcochete



Jun 2025

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Lagoon Villas Allotment

A unique residential investment opportunity in one of the housing ones with the highest growth rate and commercial appreciation of the Lisbon Metropolitan Area.



With a total of 52 villas of different typologies (t3 + 1 to t5 + 1) This allotment has recently seen its phase 1.

The 36 houses of phases 2 and 3, to be acquired in their current state, have a high potential for appreciation and profitability.

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Location



Alcochete: urban context and growth potential

Alcochete is currently one of the most promising municipalities of the south bank, characterized by a marked population growth, urban development and real estate appreciation.

- Proximity to Lisbon (25 minutes) - Fast access to the Vasco da Gama Bridge - Quality of Life and Natural and Cultural Offer - Strong Search for Quality Housing

Recent studies indicate an average annual appreciation of + 7% in the residential segment.

Aeroporto Lisboa	17min
Academia Cristiano Ronaldo	13min
Novo Aeroporto Montijo	10min
Montijo (centro)	10min
Freeport	4min
Esc. Sec. Alcochete	4min
Alcochete (centro)	3min
CONTINENTE Bom Dia	3min
LIDL	2min

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Project

Phase 1 (100% complete) SOLD

14 Unit. T4 + 1 Geminated - SOLD

2 Unit. T5 + 1 isolated – SOLD

Phase 2 (32% - 40% complete)

10 Unit. T3 + 1 band - 680,000 €

10 Unit. T4 + 1 Geminadas - 850,000 €

1Unit. T5 + 1 isolated - 1,200,000 €

Note: Finishes higher than Phase 1

Phase 3 (15% - 20% complete)

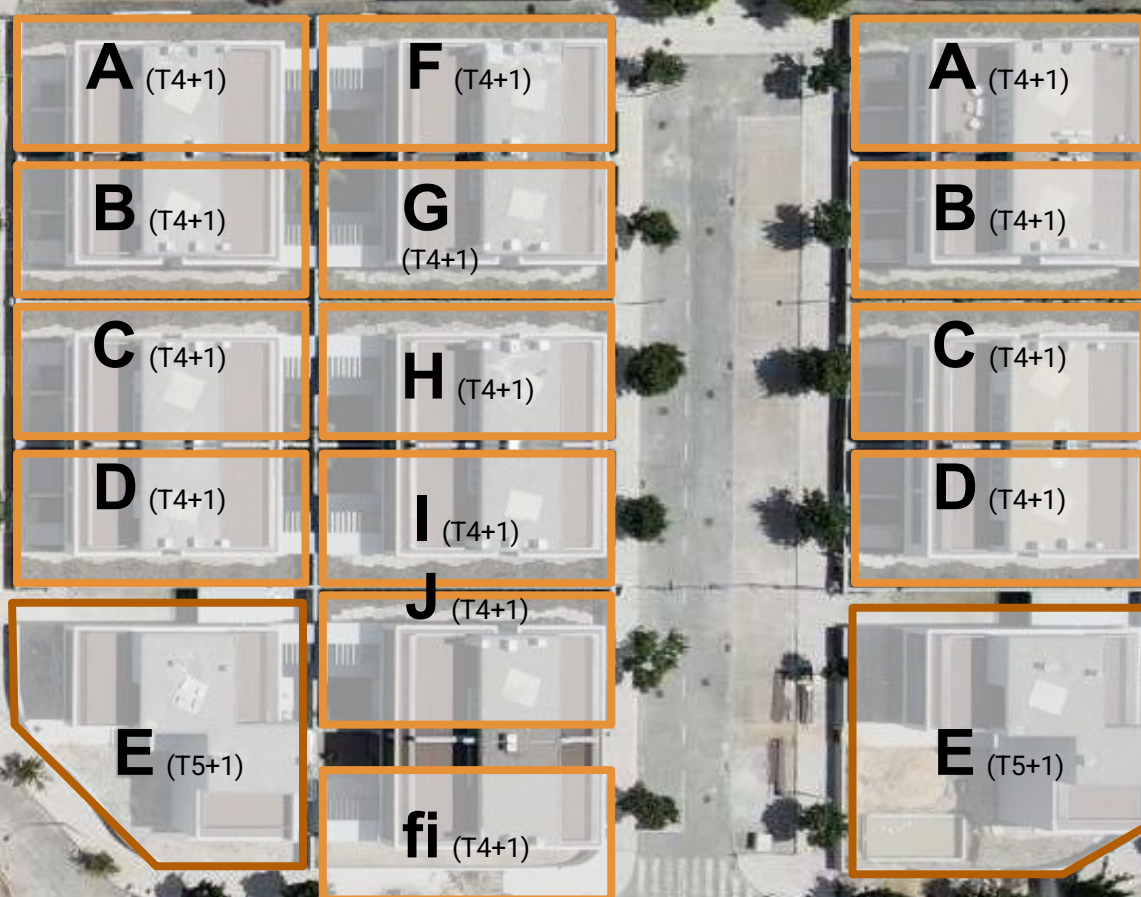
15 Units. T3 + 1 band - 680,000 €

Note: Finishes higher than Phase 1

(*) Retail Prices

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Fase 1 (100% complete)



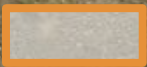
14 un. T4 + 1 rode - 725,000 € / un. 2 un.
T5 + 1 isolated - 1,100,000 € / un.

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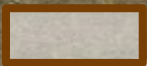
Fase 2 (32% - 40% complete)

A _(T3+1)	F _(T3+1)
B _(T3+1)	G _(T3+1)
C _(T3+1)	H _(T3+1)
D _(T3+1)	I _(T3+1)
E _(T3+1)	J _(T3+1)

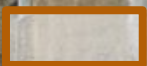
A _(T4+1)	G _(T4+1)
B _(T4+1)	H _(T4+1)
C _(T4+1)	I _(T4+1)
D _(T4+1)	J _(T4+1)
E _(T4+1)	fi _(T5)
F _(T4+1)	



10 Unit. T4 + 1 - 850,000 € / each.



10 Units. T3 + 1 in band - 680,000 € / each.



1 Unit. T5 + 1 isolated - 1,200,000 € / each.

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Phase 3 (15% - 20% complete)

A (T3+1)

A (T3+1)

F (T3+1)

B (T3+1)

B (T3+1)

G (T3+1)

C (T3+1)

C (T3+1)

H (T3+1)

D (T3+1)

D (T3+1)

I (T3+1)

E (T3+1)

E (T3+1)

J (T3+1)

15 un. T3+1 em banda – 680.000€ / un.

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Aerial view



Phase
3

15% -
20%

Phase
2

32% -
40%

Phase 1
(100% - Em venda)

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Public infrastructures

Domestic wastewater drainage networks

- Execution of collectors, business boxes, binding extensions and connection to the public network.

Rainwater drainage networks

- Includes collectors, sinks and visit boxes, with water referral to existing discharge points.

Water supply network

- Tubage, sectional valves, suction cups, fire mouths, business boxes and public network connection.

Gas network

- Tubes, valves, cutting boxes and public infrastructure connection.

Electricity network

- Underground infrastructure with boxes, PT and links to the public network, including public lighting.

Telecommunications network

- Tubages and technical boxes for cable installation and future connection to operators.

Streets and paving

- Base execution and bituminous carpet, sidewalk rides, lanes, vertical and horizontal signaling.

Green spaces and urban furniture

- Arrangements, lawn and installation of equipment such as benches, paperwork and lighting.

(Note: Children's playground to be built by the buyer)

Prediction of completion of the works: Sep 2027



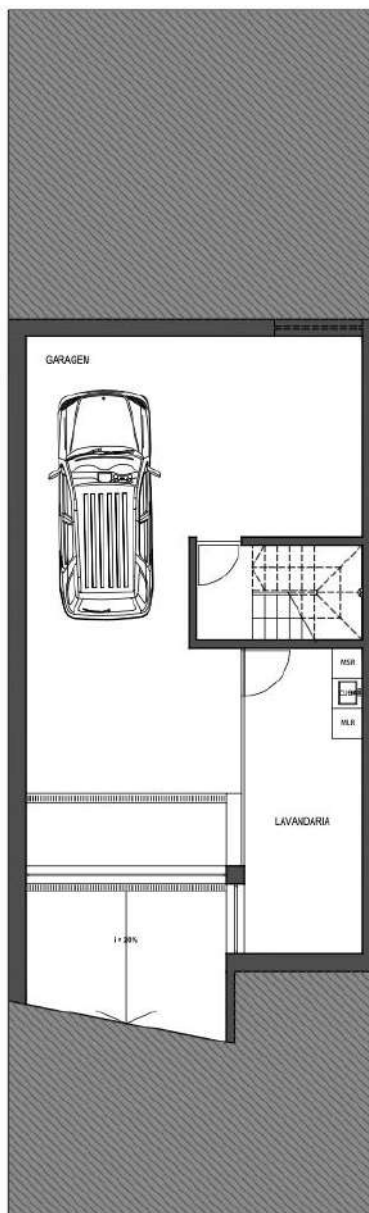
Financial Analysis

		Units	% Construction Completion	PVPR
Fase 1	T4+1 geminated	14	100%	SOLD
	T5+1 Isolated	2	100%	SOLD
Fase 2	T3+1 in band	10	32%	680,000€
	T4+1 geminated	10	40%	850,000€
	T5+1 Isolated	1	40%	1,200,000€
Fase 3	T3+1 in band	5	20%	680,000€
	T3+1 in band	10	15%	680,000€

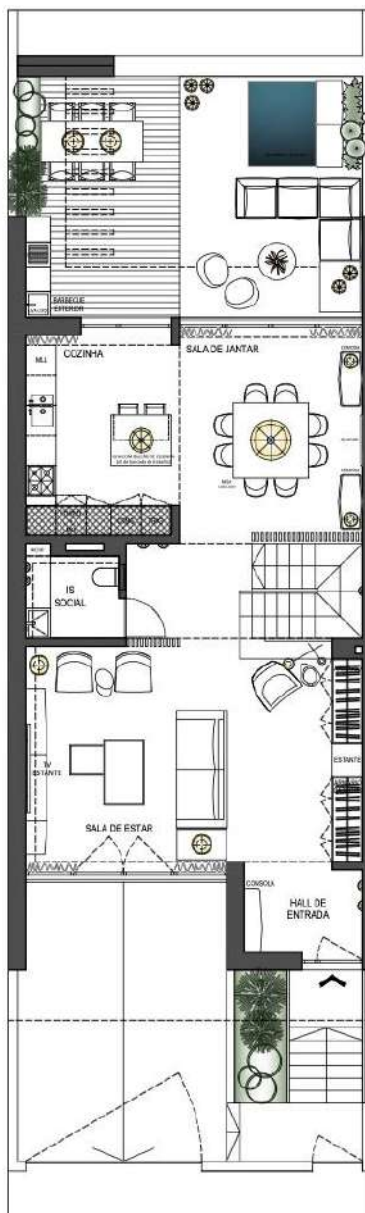
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Typology T3 + 1

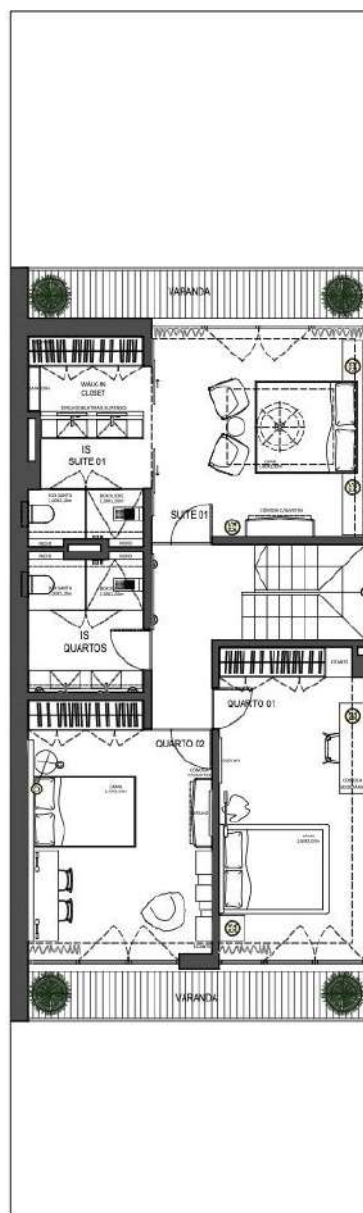
Cave / RC / Floor 1 / Rooftop



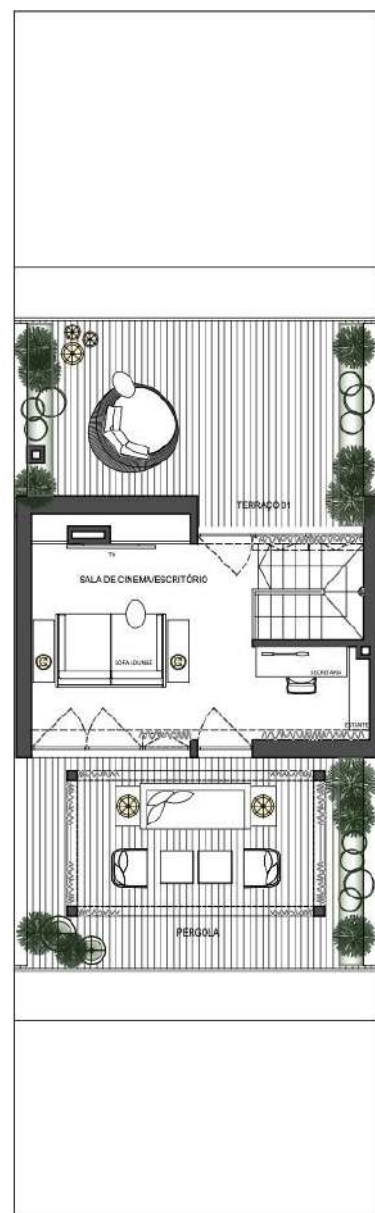
TIPOLOGIA T3 - PLANTA GERAL PISO -1



TIPOLOGIA T3 - PLANTA GERAL PISO 0



TIPOLOGIA T3 - PLANTA GERAL PISO 1

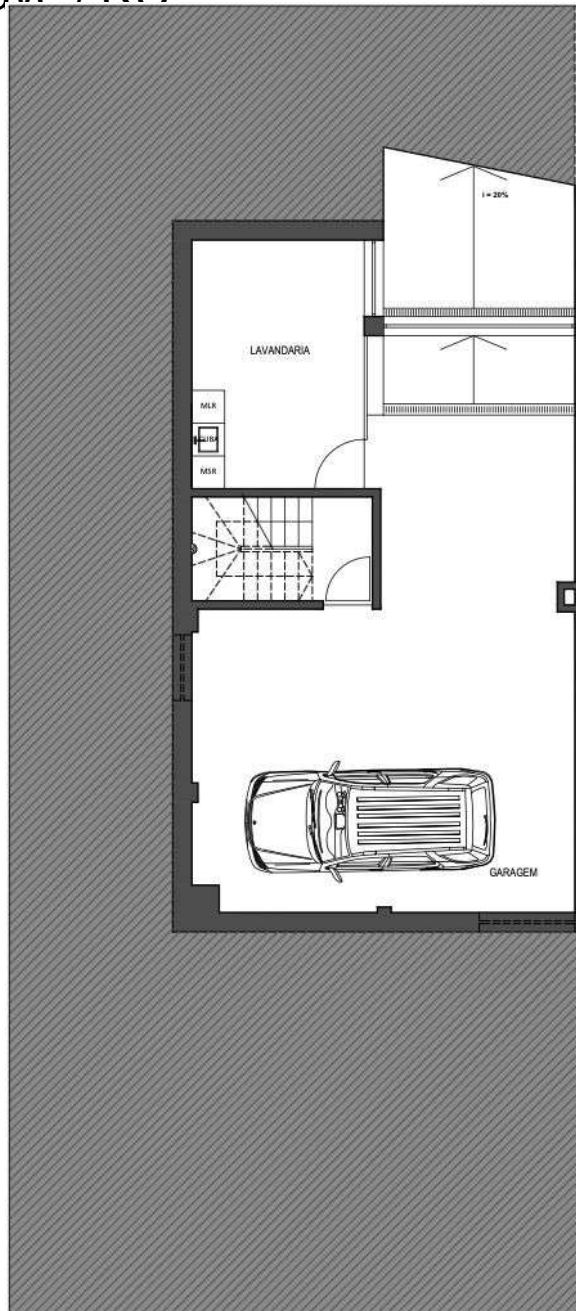


TIPOLOGIA T3 - PLANTA GERAL PISO 2

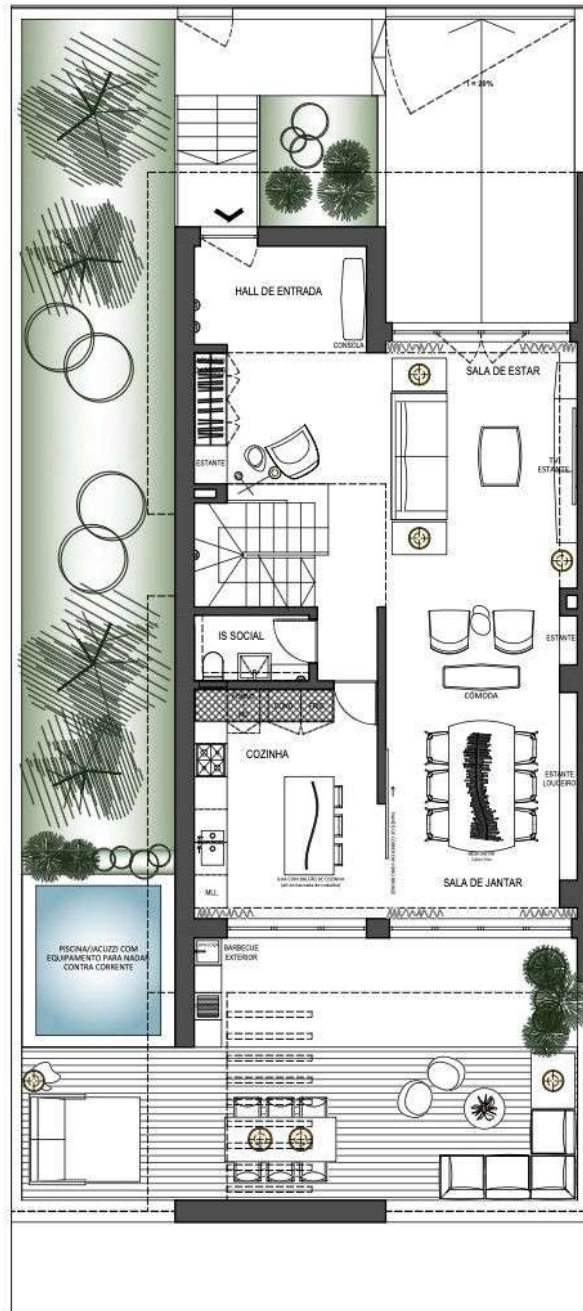
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Typology T4 +

1 Cave / RC.



TIPOLOGIA T4 - PLANTA GERAL PISO -1

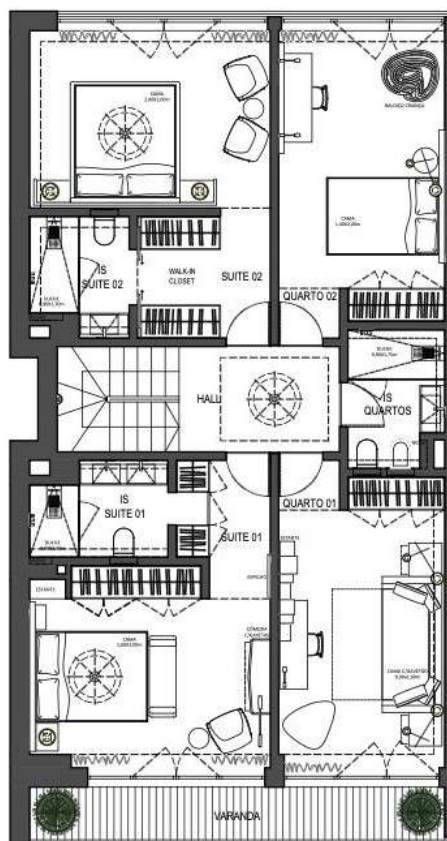


TIPOLOGIA T4 - PLANTA GERAL PISO 0

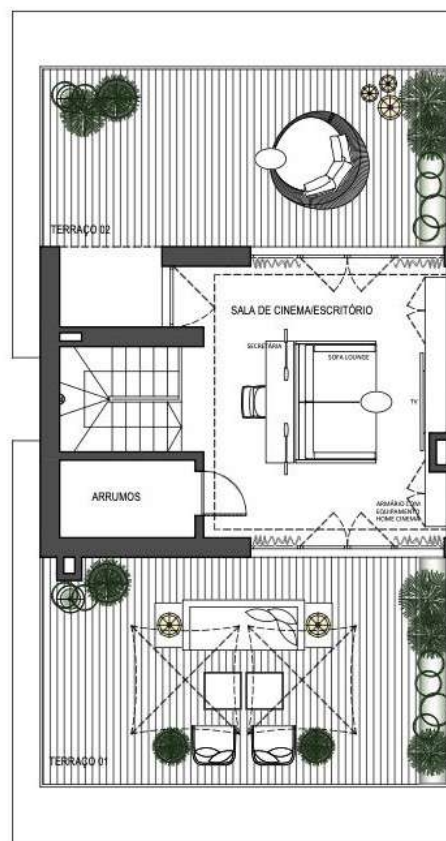
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Typology T4 + 1

Floor 1 / Rooftop



TIPOLOGIA T4 - PLANTA GERAL PISO 1

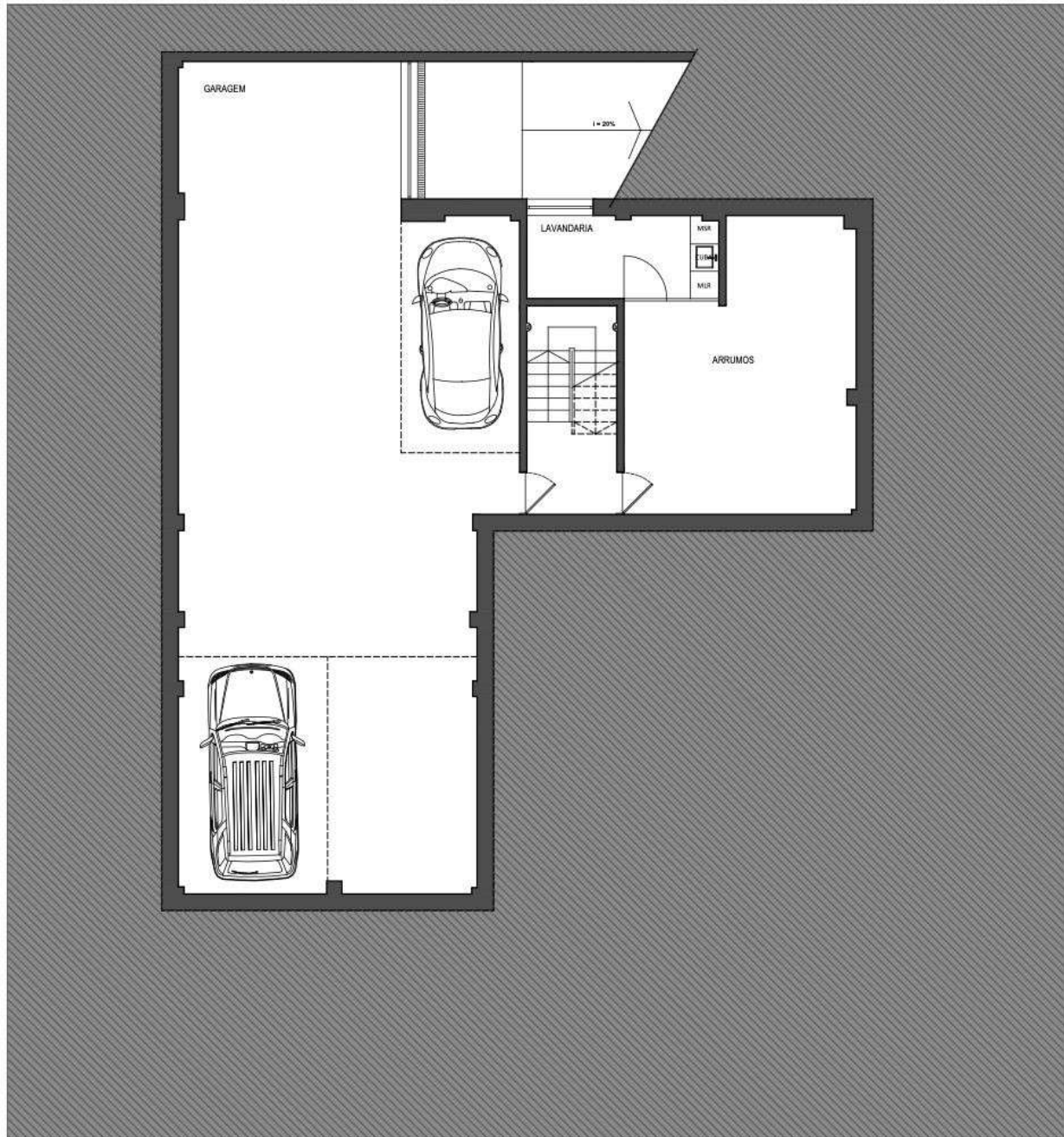


TIPOLOGIA T4 - PLANTA GERAL PISO 2

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Typology T5 + 1

Cave

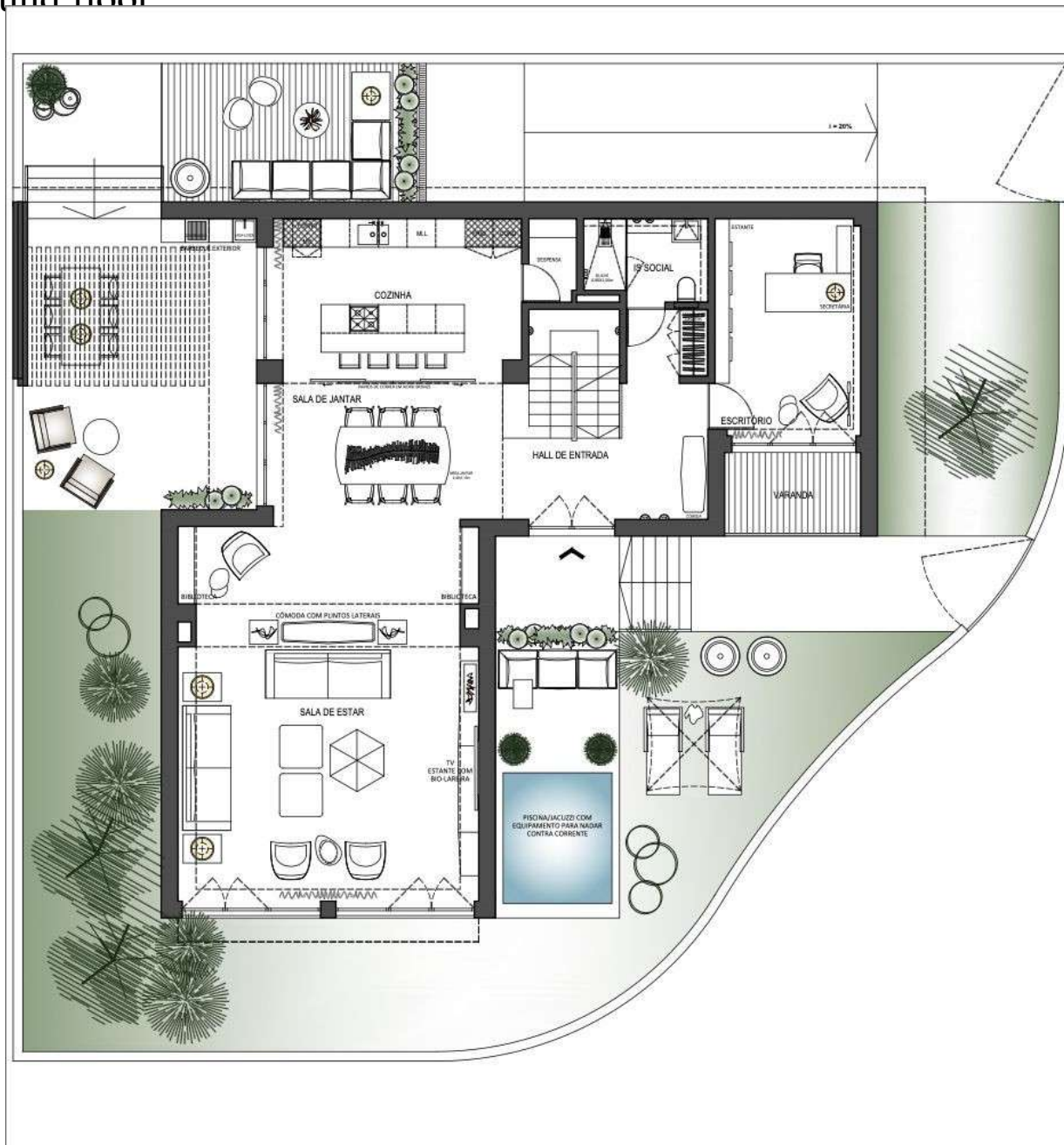


TIPOLOGIA T5 - PLANTA GERAL PISO -1

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Typology T5 + 1

Ground floor

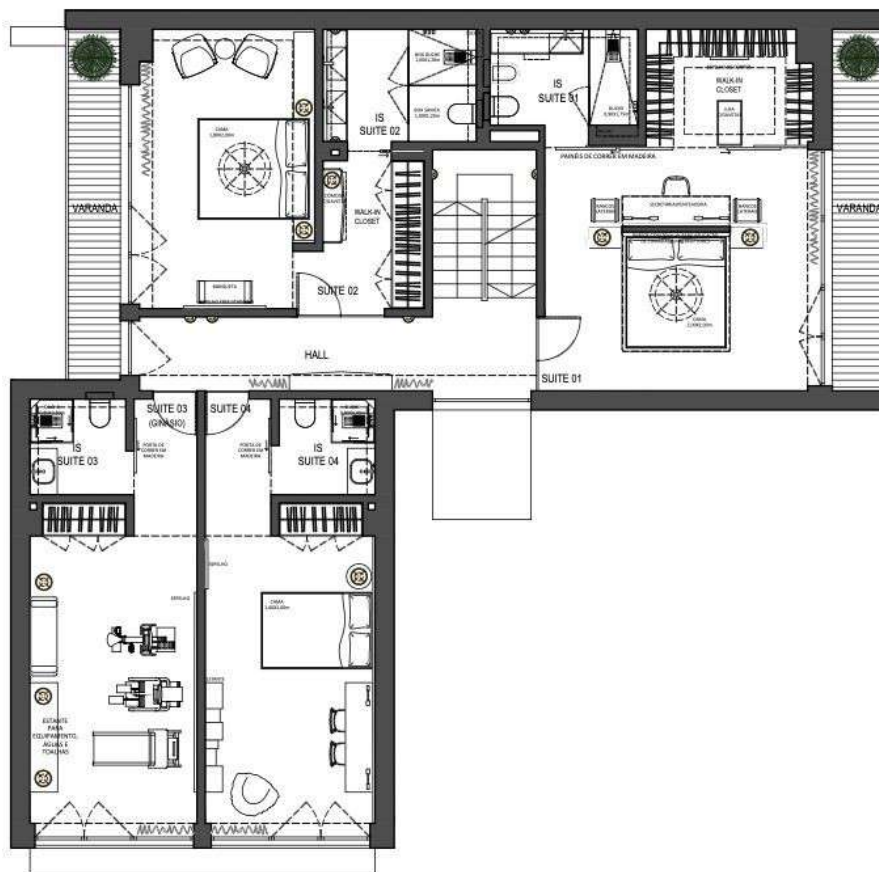


TIPOLOGIA T5 - PLANTA GERAL PISO 0

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Typology T5 +

1 piso 1



TIPOLOGIA T5 - PLANTA GERAL PISO 1

TIPOLOGIA T5 - PLANTA GERAL PISO 2

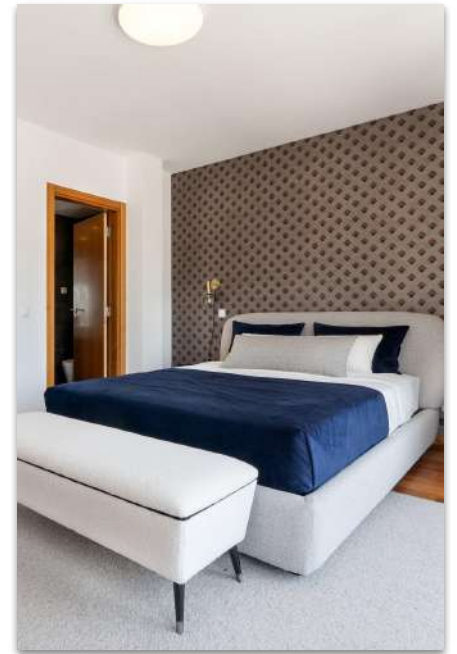
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Finished houses Fase 1



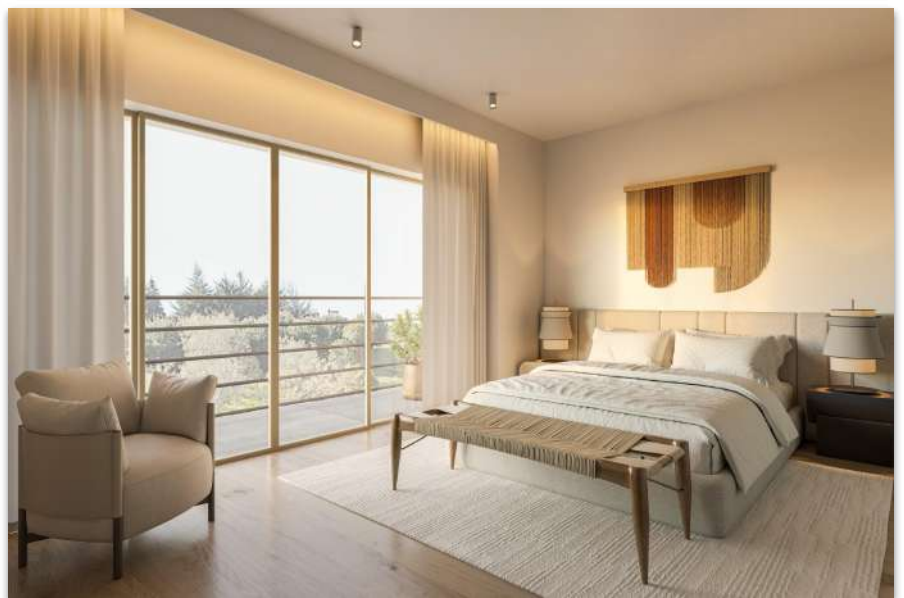
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Finished houses Fase 1



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3D images
Fases 2 e 3



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3D images
Fases 2 e 3



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3D images
Fases 2 e 3



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