



## Mátria Co-Working Real Estate Investment

€280,000

Ref: PW3536

3165 sqm

Co-working Commercial office in Central Lisbon! Located in the heart of Lisbon.

- Outside
- Storage
- Garden
- Security
- Heating
- Concierge Service
- Balcony
- Alarm
- Central heating
- Equipped Kitchen
- Furnished

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## Property Description

Portugal Homes present the new D2 VISA product: **Mátria Co-Working €280K Investment Opportunity in the city centre of Lisbon!**

**Mátria Co-Working** will be fully refurbished to feature a state-of-the-art co-working property development with over sixteen luxury amenities, from concierge services, a coffee shop, acoustic meeting rooms, private parking, terraces, a gymnasium, and change rooms.

**Exclusive €280,000 investment package, where investors own a company with shares in the building and benefit from tiered guaranteed returns: 4% in the 1st year, 5% in the 2nd, and 6% in the 3rd, 4th, and 5th years—totalling €75,600. After five years, a guaranteed buy-back of your €280,000 is provided.**

**Mátria Co-Working Investment Package qualifies for the D2 VISA and will get you a 5-year residency, allowing you to travel freely in the Schengen Area, currently the quickest, safest and cheapest pathway to Portuguese citizenship.**

Mátria Co-Working is situated 1km away from the famous [Avenida da Liberdade](#), known as the Champs-Elysees of Lisbon. The notable boulevard runs north for 1.6 km, from Restauradores Square to Marquês de Pombal Square, and is more than 90m wide. An elegant avenue with fountains, café tables shaded by trees, cobblestone pavement decorated with unique patterns, Avenida da Liberdade is the most expensive street to rent or buy property on in Portugal making the commercial building we present to you highly desirable.

**Do not miss on the opportunity to invest in Portugal. Get in touch with our team of advisors for additional details on Mátria Co-Working. To enquire [click here!](#)**

### Why Invest:

- **€280,000 Investment Package**

- **Tiered Returns Over 5 Years**

4% in the 1st year

5% in the 2nd year

6% in the 3rd, 4th, and 5th years

(Totaling €75,600)

- **Guaranteed Buy-Back** of your €280,000 after 5 years

This development will be extremely attractive to businesses looking for office space in central Lisbon but also very attractive to Digital Nomads and new Start-up businesses due to Lisbon being one of the best tech talent hubs In Europe. Lisbon hosts the largest technology conference in the world, [Web Summit](#) which connects CEOs, founders, global leaders of companies, start-ups, influential investors and leading journalists. These events are packed with new ideas and fresh perspectives placed perfectly for any start-up size. These also give extra visibility to emerging talent, for example, machine demos, a perfect chance for investors, and new players, among others to meet and share new tech ideas.

The city welcomes more than 70,000 tech enthusiasts, CEOs, and start-up investors to join the capital city of Portugal, one of Europe´s leading tech events that have called Lisbon home for over six years, after its move from Dublin to Portugal back in 2016. This pivotal transition brought much attention to Portugal, promoting a rise in the country´s economic growth, and drawing global technology companies to open businesses and start-ups that created various tech job opportunities in the capital. Many big brands from Mercedes to Google opened new technology-focused hubs; Portugal as a country has several policies that make it more friendly to run a business through its cities. These companies create platforms for innovation from local talent and attract outside talent.

### **Mátiria Co-Working Amenities:**

- Co-Working Spaces/Desks
- Private Offices
- Virtual Offices
- Private Boardrooms
- Private Gym
- Games Room
- Full Café and Dining Area along with a separate Co-Working Café
- Showers & Changing Rooms
- Lockers and Storage Options
- Chill out areas within the building along with outside private Terrace
- Private Phone booths and Acoustic meeting areas on several floors
- Private Parking for Cars and Bikes
- 200 sqm reception area
- Elevators to every floor
- Separate Kitchens and Dining areas

### **Why Lisbon:**

Why not would be an easier question! The rising star of Europe, [Lisbon](#) is a stunning coastal capital with a magnetic appeal for tourists, ex-pats and investors alike. Three-time World Travel Awards winner for Best Destination and Best City Break, and a 2020 nominee in five categories, this stunning location boasts an excellent quality of life, bustling tourist trade and a property market which is ripe for investment and rich in incentives. With so many natural hotspots and fascinating landmarks, there's plenty for a curious explorer to do in Lisbon.

Buildings such as the Cathedral and Jerónimos Monastery are remarkable not only for their stunning visages but also for their incredible pasts – both have played significant roles in Lisbon's history and have survived earthquakes. With stunning districts such as Alfama and Chiado, tourists can explore the Lisbon way of life, soaking up the local and authentic culture, taking in some Fado music and enjoying classic Portuguese dishes.

The local cuisine is always enticing, and a quick skim of any restaurant menu reveals why – you'll typically be tempted by a range of seafood caught on the Lisbon coast, fresh vegetables, delicate pastries and free-flowing wine – in fact, of Portugal's total of 27 Michelin star restaurants, 8 are in Lisbon alone!

[Contact Portugal Homes today](#) for more information on this commercial property and its prime location. Also, feel free to read out [guide to Lisbon](#) and get familiar with other [properties for sale in Lisbon](#) that Portugal Homes has on offer.



Gallery



## Additional Details

### Attributes

|                                       |                               |                    |
|---------------------------------------|-------------------------------|--------------------|
| <b>Net Area</b><br>3165sq m           | <b>Gross Area</b><br>3165sq m | <b>Floors</b><br>7 |
| <b>Condition</b><br>To be Refurbished |                               |                    |

### Property Features

|          |                   |                  |
|----------|-------------------|------------------|
| Outside  | Heating           | Central heating  |
| Storage  | Concierge Service | Equipped Kitchen |
| Garden   | Balcony           | Furnished        |
| Security | Alarm             | Covered Parking  |

### New Development Features

Development Units

| Fraction  | Bedrooms | Floor Size | Price    |
|-----------|----------|------------|----------|
| Option 1  | 0        | 38 sqm     | Sold     |
| Option 2  | 0        | 38 sqm     | Sold     |
| Option 3  | 0        | 38 sqm     | Sold     |
| Option 4  | 0        | 38 sqm     | Sold     |
| Option 5  | 0        | 38 sqm     | Sold     |
| Option 6  | 0        | 38 sqm     | Sold     |
| Option 7  | 0        | 38 sqm     | Sold     |
| Option 8  | 0        | 38 sqm     | Sold     |
| Option 9  | 0        | 38 sqm     | Sold     |
| Option 10 | 0        | 38 sqm     | Sold     |
| Option 11 | 0        | 38 sqm     | Sold     |
| Option 12 | 0        | 38 sqm     | Sold     |
| Option 13 | 0        | 38 sqm     | Sold     |
| Option 14 | 0        | 38 sqm     | Sold     |
| Option 15 | 0        | 38 sqm     | Sold     |
| Option 16 | 0        | 38 sqm     | Sold     |
| Option 17 | 0        | 38 sqm     | Sold     |
| Option 18 | 0        | 38 sqm     | Reserved |
| Option 19 | 0        | 38 sqm     | Reserved |
| Option 20 | 0        | 38 sqm     | Reserved |
| Option 21 | 0        | 38 sqm     | Reserved |
| Option 22 | 0        | 38 sqm     | Reserved |

| Fraction  | Bedrooms | Floor Size | Price    |
|-----------|----------|------------|----------|
| Option 23 | 0        | 38 sqm     | Reserved |
| Option 24 | 0        | 38 sqm     | Reserved |
| Option 25 | 0        | 38 sqm     | Reserved |
| Option 26 | 0        | 38 sqm     | Reserved |
| Option 27 | 0        | 38 sqm     | Reserved |
| Option 28 | 0        | 38 sqm     | Reserved |
| Option 29 | 0        | 38 sqm     | Reserved |
| Option 30 | 0        | 38 sqm     | Reserved |
| Option 31 | 0        | 38 sqm     | Reserved |
| Option 32 | 0        | 38 sqm     | Reserved |
| Option 33 | 0        | 38 sqm     | Reserved |
| Option 34 | 0        | 38 sqm     | Reserved |
| Option 35 | 0        | 38 sqm     | Reserved |
| Option 36 | 0        | 38 sqm     | Reserved |
| Option 37 | 0        | 38 sqm     | Reserved |
| Option 38 | 0        | 38 sqm     | Reserved |
| Option 39 | 0        | 38 sqm     | €280,000 |
| Option 40 | 0        | 38 sqm     | €280,000 |
| Option 41 | 0        | 38 sqm     | €280,000 |
| Option 42 | 0        | 38 sqm     | €280,000 |
| Option 43 | 0        | 38 sqm     | €280,000 |
| Option 44 | 0        | 38 sqm     | €280,000 |
| Option 45 | 0        | 38 sqm     | €280,000 |
| Option 46 | 0        | 38 sqm     | €280,000 |



| Fraction  | Bedrooms | Floor Size | Price    |
|-----------|----------|------------|----------|
| Option 47 | 0        | 38 sqm     | €280,000 |
| Option 48 | 0        | 38 sqm     | €280,000 |
| Option 49 | 0        | 38 sqm     | €280,000 |
| Option 50 | 0        | 38 sqm     | €280,000 |
| Option 51 | 0        | 38 sqm     | €280,000 |
| Option 52 | 0        | 38 sqm     | €280,000 |
| Option 53 | 0        | 38 sqm     | €280,000 |
| Option 54 | 0        | 38 sqm     | €280,000 |
| Option 55 | 0        | 38 sqm     | €280,000 |
| Option 56 | 0        | 38 sqm     | €280,000 |
| Option 57 | 0        | 38 sqm     | €280,000 |
| Option 58 | 0        | 38 sqm     | €280,000 |
| Option 59 | 0        | 38 sqm     | €280,000 |
| Option 60 | 0        | 38 sqm     | €280,000 |
| Option 61 | 0        | 38 sqm     | €280,000 |
| Option 62 | 0        | 38 sqm     | €280,000 |
| Option 63 | 0        | 38 sqm     | €280,000 |
| Option 64 | 0        | 38 sqm     | €280,000 |
| Option 65 | 0        | 38 sqm     | €280,000 |
| Option 66 | 0        | 38 sqm     | €280,000 |
| Option 67 | 0        | 38 sqm     | €280,000 |
| Option 68 | 0        | 38 sqm     | €280,000 |
| Option 69 | 0        | 38 sqm     | €280,000 |
| Option 70 | 0        | 38 sqm     | €280,000 |

| Fraction  | Bedrooms | Floor Size | Price    |
|-----------|----------|------------|----------|
| Option 71 | 0        | 38 sqm     | €280,000 |
| Option 72 | 0        | 38 sqm     | €280,000 |
| Option 73 | 0        | 38 sqm     | €280,000 |
| Option 74 | 0        | 38 sqm     | €280,000 |
| Option 75 | 0        | 38 sqm     | €280,000 |
| Option 76 | 0        | 38 sqm     | €280,000 |
| Option 77 | 0        | 38 sqm     | €280,000 |
| Option 78 | 0        | 38 sqm     | €280,000 |
| Option 79 | 0        | 38 sqm     | €280,000 |
| Option 80 | 0        | 38 sqm     | €280,000 |
| Option 81 | 0        | 38 sqm     | €280,000 |
| Option 82 | 0        | 38 sqm     | €280,000 |



# Site Floorplan

