

Pipeline | Portfolio Assets

BUILDING TODAY FOR A STRONGER TOMORROW



Sesimbra

Rua Amélia Frade, Sesimbra

Urban land with an approved subdivision plan (11 plots, 1979 permit) and a more recent feasibility study for a sea-view residential development (94 units, 134 parking spaces).



LAND AREA
14,885 sqm
(feasibility study)
20,044 sqm
(subdivision plan)



GFA
9,000 sqm
(feasibility study)
7,045.79 sqm
(licensed)



NO. OF UNITS
94
apartments



PARKING
134
spaces



SEA VIEWS



GREEN SPACES



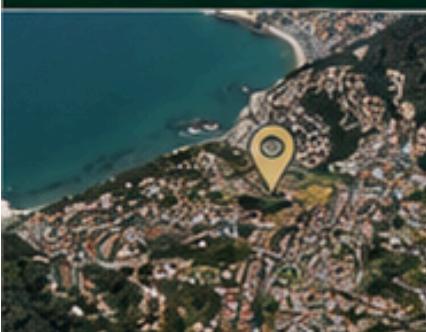
SUSTAINABLE



FAMILY LIVING



GREAT ACCESS



LOCATION

- 5 min to Sesimbra Centre
- 40 min to Lisbon
- Close to beaches
- Good road access



Quarteira Velha

Centro - Quarteira Velha, Quarteira, Loulé

Urban land with an approved project for 46 units, 6 buildable floors, sea view.



LAND AREA
1,500 sqm



GFA
5,000 sqm



NO. OF UNITS
46
apartments



SEA VIEWS



CENTRAL LOCATION



MODERN DESIGN



GREAT ACCESS



GREEN SPACES



LOCATION

- 5 min to Quarteira Beach
- 20 min to Vilamoura
- 25 min to Faro Airport
- Close to services



Algueirão-Mem Martins

R. Cidade de Leiria, Algueirão-Mem Martins, Sintra

Land with a 685 sqm footprint, next to Sintra hospital, with good access to the IC19 and A16 motorways (10 km from Cascais, 20 km from Lisbon).



LAND AREA
1,765 sqm



GFA
5,682 sqm



NO. OF UNITS
32
apartments



NEAR HOSPITAL



GREEN SPACES



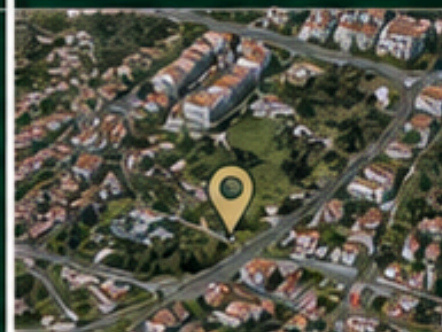
EXCELLENT ACCESS



FAMILY ORIENTED



STRONG DEMAND



LOCATION

- 2 min to Sintra Hospital
- 10 km to Cascais
- 20 km to Lisbon
- Close to IC19 and A16



Feijó (Almada)

R. de Almada Negreiros, Feijó, Almada

3 Urban Plots for 36 Units in Feijó - Next to Parque da Paz. Subdivision in progress, consolidated Great Lisbon area.



LAND AREA
600 sqm



GFA
4,200 sqm



NO. OF UNITS
36
apartments



NEAR PARK



GREAT ACCESS



GROWING AREA



URBAN LIVING



STRONG DEMAND



LOCATION

- Next to Parque da Paz
- 15 min to Lisbon
- Easy access A2
- Consolidated area



Pinhal Novo

Vale Flores / Val'Flores, Pinhal Novo

Plots 326 (280 sqm, 8 units), 327, 328 and 329 (210 sqm each, 8 units), 4 floors with mandatory basement parking, in a fast-growing new development area.



LAND AREA
910 sqm
(4 plots)



GFA
3,640 sqm



NO. OF UNITS
32
units



NEW DEVELOPMENT



GREEN ENVIRONMENT



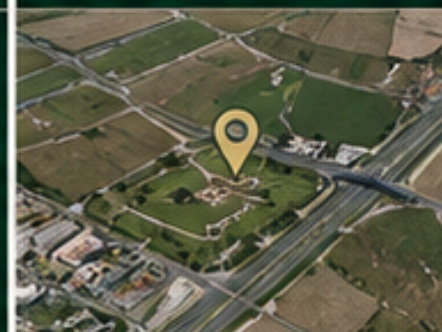
STRONG DEMAND



GOOD ACCESS



FAMILY LIVING



LOCATION

- 5 min to Pinhal Novo
- 40 min to Lisbon
- Near A12 and A2
- Growing community



Sesimbra

Rua Amélia Frade, Sesimbra

COASTAL LIVING. LASTING VALUE.

Urban land with an approved subdivision plan (11 plots, 1979 permit) and a more recent feasibility study for a sea-view residential development (94 units, 134 parking spaces).

- 

GREEN SPACES
- 

RESIDENTIAL LIVING
- 

SUSTAINABLE DESIGN
- 

PARKING INCLUDED
- 

COASTAL LOCATION



LOCATION

- 

5 min to Sesimbra Centre
- 

40 min to Lisbon
- 

Close to beaches
- 

Good road access



PROJECT OVERVIEW

Land Area (Total)	≈ 14,885 sqm
GFA (Feasibility Study)	≈ 9,000 sqm
GFA (Licensed)	7,045.79 sqm
Number of Units	94 apartments
Parking Spaces	134 spaces

DEVELOPMENT POTENTIAL

- ✓ Approved subdivision (11 plots)
- ✓ Sea-view residential development
- ✓ Strong demand in Sesimbra
- ✓ Attractive coastal lifestyle
- ✓ Long-term value and development upside

KEY INDICATORS

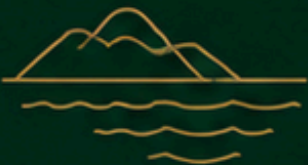


Residential (Units)	94 (70%)
Parking Spaces	134 (30%)

THE VISION

A sustainable residential development with sea views, integrated in nature and built for modern living—offering quality, comfort and strong long-term value in one of Portugal's most desirable coastal locations.

14,885 sqm LAND AREA	9,000 sqm GFA (FEASIBILITY STUDY)
7,046 sqm GFA (LICENSED)	94 APARTMENTS
134 PARKING SPACES	APPROVED SUBDIVISION PLAN (11 PLOTS)



SUSTAINABLE
BY DESIGN



NATURAL
SURROUNDINGS



COASTAL LIVING
STRONGER TOMORROWS



BUILT FOR
THE FUTURE

LYNX ASSET MANAGERS
Imagine all the future

Quarteira Velha

Centro – Quarteira Velha, Quarteira, Loulé

PREMIUM COASTAL LIVING.

An urban residential project in the heart of Quarteira Velha, a short walk from the marina and beach, combining modern design with a high-quality urban lifestyle.



CENTRAL
LOCATION



MODERN
DESIGN



GREEN
SPACES



SUSTAINABLE
DESIGN



GREAT
ACCESS



THE VISION

A modern residential project in the heart of Quarteira Velha, with a short walk from the marina and beach, combining contemporary design, quality and a prime location with sea proximity and strong rental demand.

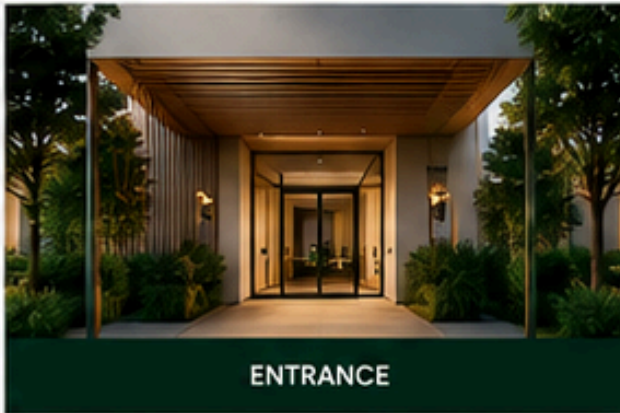
1,500 sqm LAND AREA	5,000 sqm GFA
46 APARTMENTS	6 FLOORS
APPROVED PROJECT	SEA VIEW



BUILDING VIEW



LANDSCAPED GARDEN



ENTRANCE



COMMUNITY AREA



STREET VIEW

LOCATION

- 10 min to Vilamoura
- 20 min to Faro Airport
- 25 min to Loule
- Close to beaches and marina



PROJECT OVERVIEW

- Urban land with an approved project for 46 units, 6 buildable floors, sea view.

DEVELOPMENT POTENTIAL

- Prime central location
- Strong demand for residential units
- High rental and resale potential
- Coastal lifestyle appeal

KEY INDICATORS

Land Area	1,500 sqm
GFA	5,000 sqm
Units	46 apartments
Floors	6

INVESTMENT POTENTIAL

A prime opportunity in the heart of Quarteira Velha with excellent short and long-term potential.



SUSTAINABLE
DESIGN



GREEN SPACES
FOR A BETTER TOMORROW



STRONG COMMUNITY
LASTING VALUE



BUILT FOR
THE FUTURE

Algueirão-Mem Martins

R. Cidade de Leiria, Algueirão-Mem Martins, Sintra

WELL-CONNECTED COMMUNITY LIVING.

A residential development in a growing area of Sintra, next to the hospital and with excellent access to Lisbon and Cascais; ideal for families and long-term investors.

GREEN SPACES

RESIDENTIAL LIVING

COMMUNITY FOCUS

GREAT ACCESS

NEAR HOSPITAL



A modern residential development in a strategic location in Sintra, offering contemporary design, quality construction and a strong connection to nature and urban convenience—ideal for families and investors seeking long-term value.

1,765 sqm

LAND AREA

5,682 sqm

GFA
(FEASIBILITY STUDY)

32

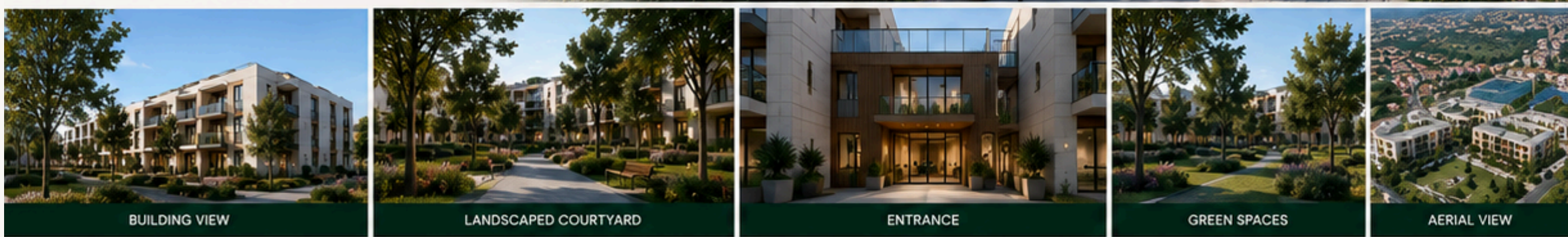
APARTMENTS
2×1-BED
30×2-BED

685 sqm

BUILDING FOOTPRINT

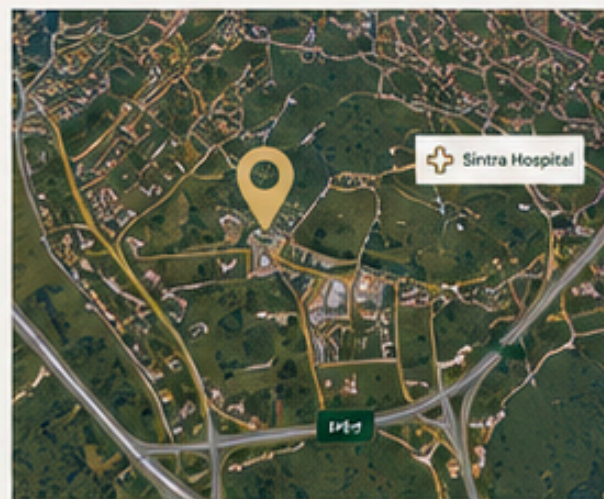
APPROVED PROJECT

10 km
TO CASCAIS
20 km TO LISBON



LOCATION

- Next to Sintra Hospital
- 10 km to Cascais
20 km to Lisbon
- Easy access to IC19 and A16 motorways
- Close to schools, services and commerce



PROJECT OVERVIEW

Land Area	1,765 sqm
GFA (Feasibility Study)	5,682 sqm
Footprint	685 sqm
Number of Apartments	32
Typology	2×1-Bed, 30×2-Bed
Floors	Ground + 4
Parking Spaces	32 (Limited to residents)

A development designed for modern living with a strong focus on quality, comfort and long-term value.

DEVELOPMENT POTENTIAL

- ✓ Approved project in place
- ✓ Strong demand in the Sintra area
- ✓ Excellent access to Lisbon and Cascais
- ✓ Ideal for families and long-term rental
- ✓ Attractive future value potential
- ✓ Growing residential market in the region

KEY INDICATORS



STRATEGIC LOCATION. STRONG FUTURE.

A well-positioned development with approved project status, strong connectivity and growing demand—offering excellent potential for long-term returns.

Feijó (Almada)

R. de Almada Negreiros, Feijó, Almada

URBAN LIVING BY THE PARK.

Three urban plots in Feijó, next to Parque da Paz, in a consolidated residential area with excellent access to Lisbon and the capital's main business hubs.



GREEN SPACES



RESIDENTIAL LIVING



PARK NEXT DOOR



GREAT ACCESS



DAILY AMENITIES



BUILDING VIEW



PARQUE DA PAZ (NEXT DOOR)



ENTRANCE



LANDSCAPED COURTYARD



AERIAL VIEW



THE VISION

Three urban plots for 36 units, next to Parque da Paz, in Feijó – a growing neighbourhood in the Greater Lisbon area. A modern residential development designed for comfortable living and strong long-term value.

600 sqm
LAND AREA

4,200 sqm
GFA

36
APARTMENTS

3
PLOTS

APPROVED
SUBDIVISION

GREAT
LISBON AREA

LOCATION

- Next to Parque da Paz
- 10 min to Almada Centre
- 20 min to Lisbon (25 de Abril Bridge)
- Close to schools and services
- Easy access to A2 and A33



PROJECT OVERVIEW

Land Area	600 sqm
GFA	4,200 sqm
Number of Apartments	36
Typology	—
Floors	—
Parking Spaces	—

3 urban plots for 36 units in Feijó – Next to Parque da Paz. Subdivision in progress, consolidated Great Lisbon urban area.

DEVELOPMENT POTENTIAL

- ✓ Prime location next to Parque da Paz
- ✓ Strong demand in the Greater Lisbon area
- ✓ Excellent connectivity and amenities
- ✓ Ideal for families and long-term rental
- ✓ Attractive investment with growth potential

KEY INDICATORS



Residential (Units)

36 (100%)

Parking Spaces

—

Pinhal Novo

Vale Flores / Val'Flores, Pinhal Novo

GROWING COMMUNITY, STRONG POTENTIAL

Residential plots in a fast-growing area of Pinhal Novo, with good access to Setúbal and Lisbon, ideal for families and long-term value creation.

- 

GREEN SPACES
- 

FAMILY LIVING
- 

GREAT ACCESS
- 

STRONG COMMUNITY
- 

NEAR AMENITIES



THE VISION

A well-positioned development in a growing suburb, with modern design and strong infrastructure for long-term value and community living.

910 sqm
LAND AREA
(4 PLOTS)

3,640 sqm
GFA

32
UNITS

4
FLOORS

MANDATORY
BASEMENT PARKING

FAST-GROWING
AREA



BUILDING VIEW



GREEN COURTYARD



ENTRANCE



PLAY AREA



AERIAL VIEW

LOCATION

- 

Vale Flores / Val'Flores, Pinhal Novo
- 

20 min to Setúbal
- 

40 min to Lisbon (A2)
- 

Near local amenities and schools
- 

Growing residential area



PROJECT OVERVIEW

Land Area	910 sqm (4 plots)
GFA	3,640 sqm
Units	32
Typology	32 apartments
Floors	4
Parking	Mandatory basement

 Plots 326 (280 sqm – 8 units) and 327, 328 and 329 (210 sqm each – 8 units). 4 floors with mandatory basement parking in a fast-growing new development area.

DEVELOPMENT POTENTIAL

- ✓ Modern residential project in a growing area
- ✓ Strong demand for quality housing
- ✓ Excellent connectivity to Setúbal and Lisbon
- ✓ Ideal for families and long-term rental
- ✓ Attractive investment with value growth potential

KEY INDICATORS



STRATEGIC LOCATION. STRONG FUTURE.

Pinhal Novo offers the perfect balance between urban convenience and a peaceful community lifestyle, with excellent connectivity and strong growth prospects.

LYNX ASSET MANAGERS

LAGOS RESIDENCES

Lagos, Algarve – Portugal

PREMIUM APARTMENT DEVELOPMENT IN THE HEART OF LAGOS

Contemporary residential complex with 94 apartments, resort-style amenities and strong appeal to international buyers seeking quality, comfort and a premium lifestyle near the sea.



PRIME
LOCATION



MODERN
DESIGN



POOL &
GARDENS



PARKING &
STORAGE



ENERGY
EFFICIENT
(A OR A+)



KEY DATA



40

T1 APARTMENTS



46

T2 APARTMENTS



8

T3 APARTMENTS



94

TOTAL UNITS



9,290 m²

RESIDENTIAL AREA



210 m²

RETAIL SPACE



4,952 m²

BASEMENT AREA
(PARKING & TECHNICAL)



OUTDOOR POOL
& LANDSCAPED AREAS



PRIME LOCATION – NEAR MARINA



SPACIOUS BALCONIES



LANDSCAPED GARDENS



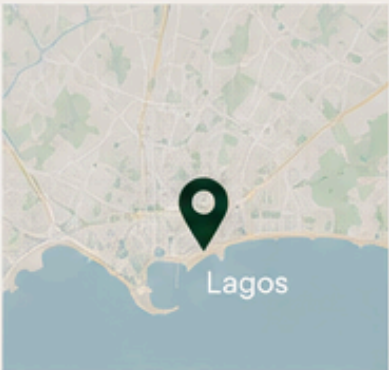
SWIMMING POOL & AMENITIES



CONTEMPORARY ARCHITECTURE

LOCATION

-  Prime location in Lagos
-  Close to Marina, beaches and city center
-  High-demand area with international appeal



SALES PRICES (PLANNED)

 T1 – One Bedroom	€500,000
 T2 – Two Bedrooms	€780,000
 T3 – Three Bedrooms	€970,000

Average Price Range: €7,700 – €8,300 / m²

INVESTMENT STRUCTURE

 Total Investment	€34,187,400
 Bank Financing (80%)	€21,349,920
 Equity Investment (20%)	€12,837,480

FINANCIAL SUMMARY

Total Sales Revenue	€63,640,000
Gross Profit	€29,452,600
Estimated ROI (Equity)	~229%



A HIGH-VALUE INVESTMENT WITH STRONG RETURNS

Premium project with international demand, excellent location and attractive risk-return profile in one of the Algarve's most desirable markets.



 **STRONG INTERNATIONAL DEMAND**
from high-purchasing-power buyers

 **PREMIUM QUALITY & AMENITIES**
for a superior living experience

 **ENERGY EFFICIENT DESIGN**
A or A+ energy rating

 **SAFE INVESTMENT**
in a resilient real estate market

 **EXCELLENT UPSIDE POTENTIAL**
in one of the Algarve's top markets

MARINA DE ALBUFEIRA

Albufeira, Algarve – Portugal

WATERFRONT LAND WITH EXCEPTIONAL UPSIDE POTENTIAL

Prime 12-hectare property facing the marina and the ocean, with an approved master plan for a premium residential resort and strong potential for value expansion.



WATERFRONT
LOCATION



MARINA VIEW



LARGE GREEN
AREAS



RESORT
AMENITIES



HIGH UPSIDE
POTENTIAL



KEY DATA

Total Land Area 122,820 m²

Buildable Land Area 91,540 m²

Green Land (incl. 4,402 m²
ceded to Municipality) 31,280 m²

LICENSED GCA
ABOVE GROUND

18,302 m²

(excluding terraces,
open balconies
and parking)

UPSIDE POTENTIAL
GCA ABOVE GROUND

>50,000 m²

(excluding terraces,
open balconies
and parking)



181
RESIDENTIAL UNITS
(approved plan)



LEISURE & SPORTS
FACILITIES



RESTAURANT, BARS
& CONVENIENCE STORE



3 HA
PROTECTED GREEN LAND



MARINA & OCEAN VIEW



RESIDENTIAL VILLAS



LANDSCAPED GARDENS



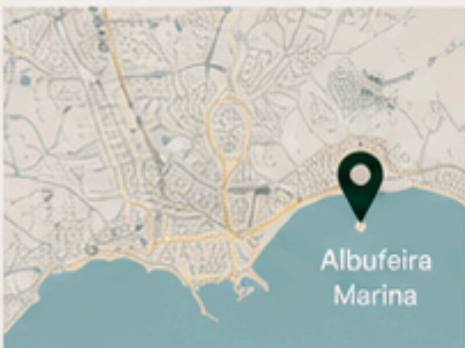
CLUB HOUSE & AMENITIES



OCEAN VIEW FROM THE EAST

LOCATION

- Inside the urban perimeter of Albufeira
- 2 km from Albufeira Beach
- Adjacent to the 475-berth Marina
- 48 km from Faro International Airport (42 min)



PROJECT HIGHLIGHTS

- ✓ Approved master plan (2008) for 181 residential units
- ✓ 2 sectors with 16 lots + 3 ha of green land
- ✓ Secluded location with no traffic and total privacy
- ✓ Magnificent ocean views and resort-style living
- ✓ PUCA allows up to 59,501 m² GCA above ground
- ✓ Draft study indicates potential for ~54,000 m² GCA

INVESTMENT OVERVIEW

- High-end residential resort concept
- Unique location with very limited competition
- Strong demand for premium properties in Algarve
- Exceptional upside potential through PUCA
- Ideal for phased development and sales

DISTANCES

- Albufeira Beach 2 km
- Golf Courses (various) 6 – 17 km
- Lisbon 2h30 by car
- Seville 2h30 by car

A UNIQUE OPPORTUNITY IN THE ALGARVE

Prime waterfront land with an
approved plan and exceptional
upside potential.



STRONG LOCATION
WITH STUNNING VIEWS



RESORT-STYLE AMENITIES
AND GREEN SPACES



HIGH UPSIDE POTENTIAL
UP TO ~54,000 m² GCA



IDEAL FOR INVESTORS
AND DEVELOPERS



ONE OF ALGARVE'S LAST
PREMIUM WATERFRONT OPPORTUNITIES