

THE 409

INVESTOR DECK



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Zelije Capital Partners

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THE 409

- Rua da Boavista 409 -

Centenary building in Cedofeita, one of Porto's most traditional neighborhoods and just across from Lapa's Metro Station. 10-15min walking distance of around to Tower of Clérigos, 5min to Casa da Música and 10min to the nightlife center.

[Google Maps](#)

THE 409

THE 409 APARTMENTS

Name	Type	Floor	m2 Construction Area (DR.5/2019)	Value
Azulejo	To+1	0 Front	56.7	€ 280,000
Rio	To+1	0 Back	59.6	RESERVED
Foz	To	1st Front	30.6	€ 200,000
Barca	To	1st Back	28.4	€ 200,000
Tawny	T1+1	2nd	63.8	€ 350,000
Ruby	T1	3rd	62.4	RESERVED



THE 409 STATUS

The original structure features four apartments.

A rehabilitation and expansion proposal was approved by the CMP in August 2021.
Renovation to be completed by September 2024.

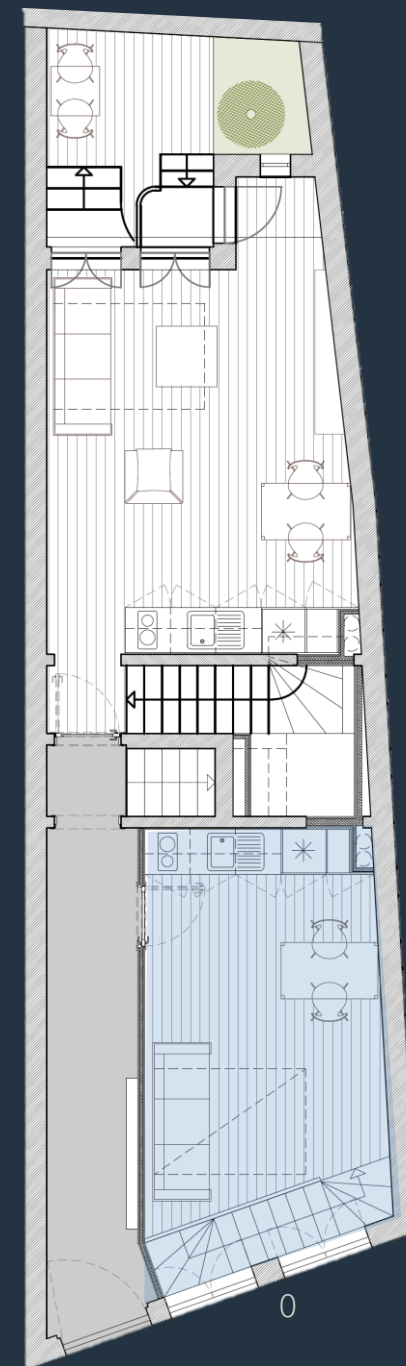
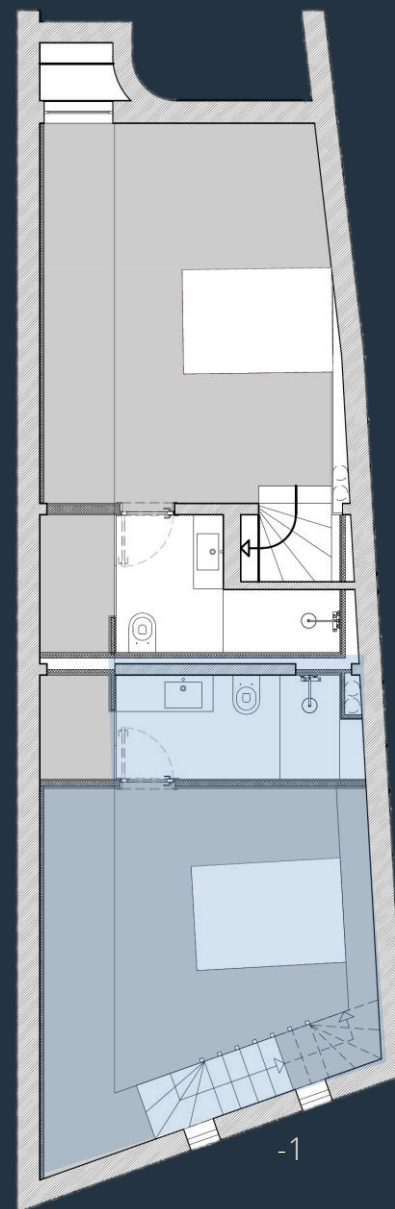
The project outlines the addition of a 3rd floor, corresponding to one (1) T2.

AZULEJO

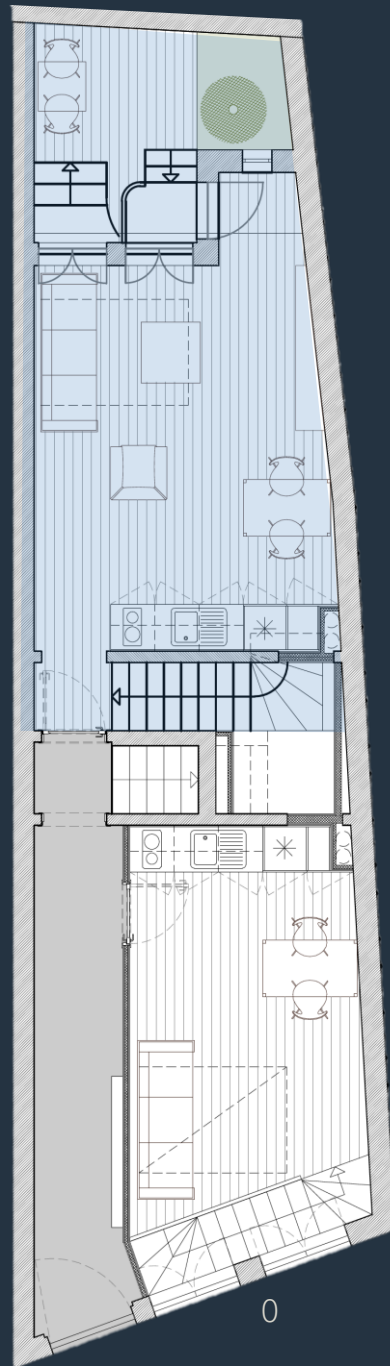
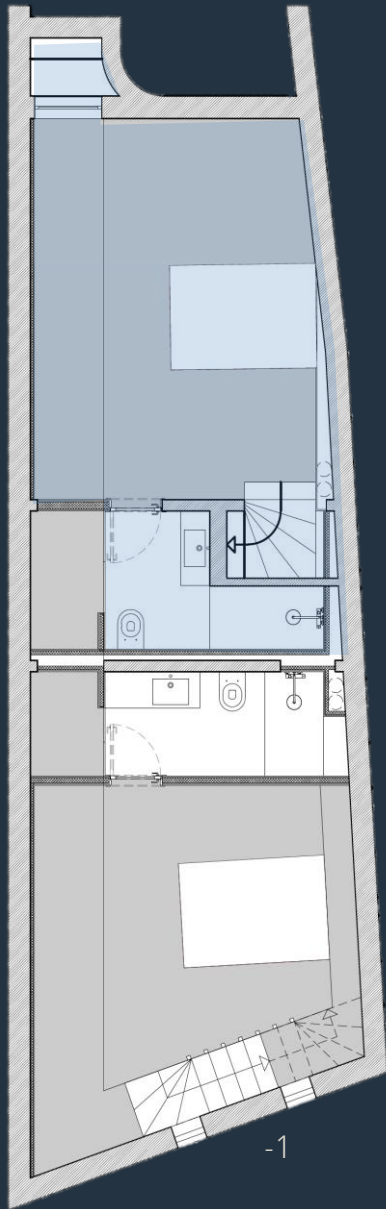
To 56.7m² ground floor & -1 front

280,000 €

This apartment will be expanded to accommodate two levels. On the ground floor you'll have the entrance plus the living room and an open-kitchen. Close to the windows that face the street there will be a staircase that goes down to a separate floor where the bed and bathroom are located.







RIO

To 59.6m2 ground floor & -1 back

RESERVED

This apartment will have two levels. On the ground floor you'll have the entrance plus the living room and an open-kitchen. On the back, besides a small toilet there will be a private courtyard outside.

To the right of the entrance there will be a staircase that goes down to a separate floor where the bed and bathroom are located.



FOZ

To 30.6m² 1st floor front

200,000 €

This simple studio-like apartment will be equipped with kitchen that includes a dining table, 1 toilet and open area spacious enough to fit a bed and a sofa. It will also have a small balcony facing the street side.







BARCA

To 28.4m2 1st floor back

200,000 €

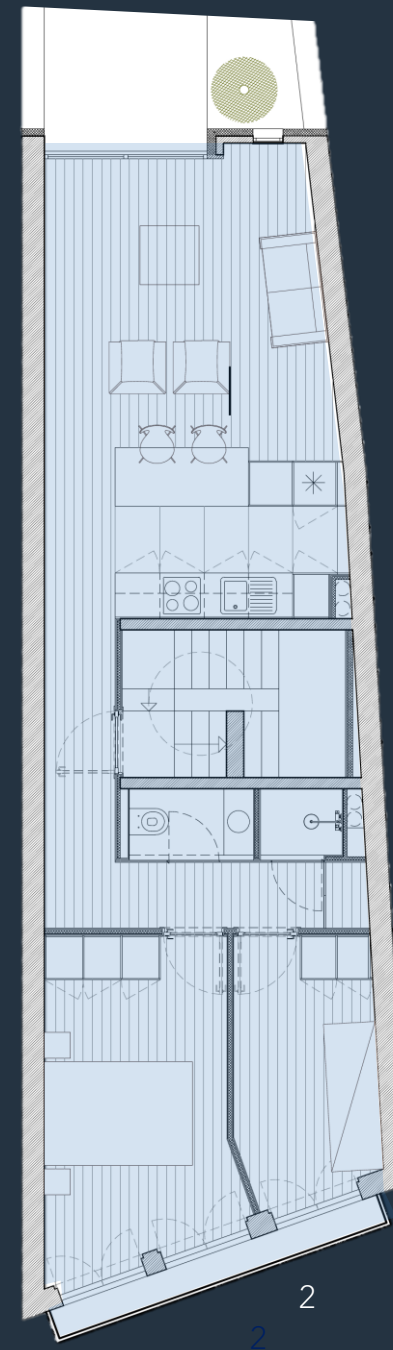
This simple studio-like apartment will be equipped with kitchen that includes a dining table, 1 toilet and open area spacious enough to fit a bed and a sofa. It gets light from the back of the building.

TAWNY

T2 63.8m² 2nd floor

350,000 €

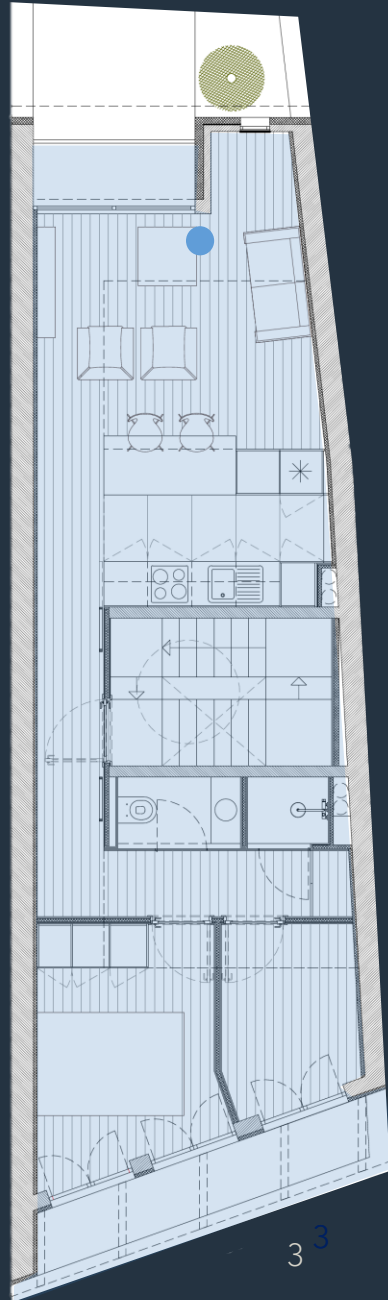
This will be the biggest apartment on the building. The living room will have an open kitchen and a dining table that will comfortably sit 4 people. There will be two additional rooms, that can be used as bedrooms or office. These will face the street and share a small balcony. The toilet will be separate from the shower.











RUBY

T2 62.2m² 3rd floor

RESERVED

This apartment is similar to the one the one just below it (Tawny), being the main difference the conversion of part of the front and back areas into bigger balconies. The living room will have the same open kitchen and a dining table that comfortably sits 4. There will be two additional rooms, and the toilet will also be separate from the shower.

ESTABLISHED OPERATIONS

Top customer feedback



Tourism permits, licenses and management services in place



Excellent relations with banking partners



BOARD & MANAGEMENT TEAM



Luis Castro

Co-founder & GM

*Civil Engineer
INSEAD MBA*



Joao Maria Fonseca

Co-founder & GM

*Civil Engineer
Executive*



Leonardo Manuel Oliveira

Co-founder

*Finance & Biz Dev
INSEAD MBA*



Francisco Brios e Gala

Co-founder

*General Management
Marketing Executive*

CONTACT INFO



www.zelijeportugal.com



zelijeportugal@gmail.com



+351 92 689 43 87 (Francisco Brios e Gala)

+41 77 500 86 57

