



Property Investment Opportunity

BSF

Address: 58a Upper Mulgrave Road, Sutton, SM2 7AJ
Email: s.zarov@bsf.uk.com

TABLE OF CONTENTS

TABLE OF CONTENTS.....	2
Executive Summary	3
Project Overview	3
Financial Overview	3
Unique Partnership with BSF	4
Location Advantages: Cascais, Portugal.....	4
Market Data	5
Market and Comparable Analysis.....	5
Exit Strategy.....	5
Risk Mitigation	5
Taxation and Legal Aspects	6
Property Images	6

Executive Summary

The David Property Project presents a unique opportunity to invest in a premium real estate development located in the highly sought-after area of Cascais, Portugal—just steps away from the beach. The project encompasses 908 m² of luxury apartments spread across multiple floors, offering high-end living in one of the country's most prestigious coastal towns.

This opportunity is particularly attractive as BSF, an established construction company, is leading the development. We have already secured the land with a 10% deposit, and by partnering with us, you'll benefit from no developer markup on construction services—a significant cost-saving typically amounting to 20%. You will pay only the actual costs of construction, design, and furnishing, maximizing your returns.

Key Financial Highlights:

- **Total Project Costs:** €3,284,400
- **Estimated Selling Price:** €6,810,000
- **Estimated Profit:** €3,525,560
- **Return on Investment (ROI):** ~107%

Project Overview

The David Property Project is a multi-level residential development designed to provide luxury living spaces in one of Portugal's most exclusive neighbourhoods. The development consists of:

- Basement/Parking: 390 m²
- Ground Floor: 230 m² (3 apartments)
- First Floor: 144 m² (1 apartment)
- Second Floor: 144 m² (1 apartment)
- Total Area: 908 m²

Each floor offers spacious, well-designed apartments, ideally suited for high-net-worth individuals, expats, and international buyers seeking beachfront property. The proximity to the beach and key amenities ensures high desirability among both local buyers and global investors.

Timeline: 12 Months (After the investment is secured)

- 0-3 Months: Acquiring all necessary documents and permits, demolition, beginning construction
- 3-10 Months: Construction, design, furnishing, final touches
- 10-12 Months: Finding the right buyer for our properties

Financial Overview

Property Purchase Price: €1,650,000

Construction Costs: €1,634,400 (at €1,800/m²)

Total Project Costs: €3,284,400
Estimated Selling Price per m²: €7,500
Total Estimated Revenue: €6,810,000
Projected Profit: €3,525,560

Unique Partnership with BSF

About BSF

- Website: bsf.uk.com
- Years of Experience: Over 20 years in the construction industry
- In-House Team: As a fully integrated construction company, BSF brings a team of architects, builders, designers, and project managers to the project. We have a proven track record of delivering high-end residential and commercial developments.

What Sets Us Apart:

- 10% Deposit Secured: We've already committed to the land with a 10% down payment, reducing the risk and showing our dedication to the project's success.
- Cost Transparency: Partnering with BSF means no hidden costs or additional markups. We provide construction, design, and furnishing services at cost price, unlike other developers who typically add a 20% premium. This transparent structure ensures higher returns for our partners.
- Expertise in High-End Developments: Our experience in delivering premium residential projects means you can trust that the David Property Project will meet the highest standards of quality and design, attracting affluent buyers.

Location Advantages: Cascais, Portugal

The property is located in the prestigious coastal town of Cascais, a vibrant and upscale area just 30 km from Lisbon. Known for its luxury living, beautiful beaches, and historical charm, Cascais attracts high-net-worth individuals and tourists year-round. The town offers a mix of old-world elegance and modern amenities, making it a prime location for luxury real estate.

Key Highlights:

- Proximity to the Beach: The project is just steps away from Cascais' stunning beaches, making it ideal for buyers seeking a beachfront lifestyle.
- Upscale Community: Cascais is home to luxury hotels, fine dining, boutique shops, and cultural attractions, appealing to both locals and international residents.
- Transport Links: The property is well connected to Lisbon by train and road, making it easily accessible for commuters and tourists alike.
- Expat and Tourism Hub: Cascais is a hotspot for international buyers and tourists, increasing the demand for both short-term rentals and permanent luxury homes.

Market Data

Cascais has been a top destination for luxury property buyers, both local and international, for several years. Historically, property prices in Cascais have seen steady appreciation of approximately 8-10% annually over the past five years, largely due to its coastal location and appeal as a luxury living hub.

The short-term rental market in Cascais is equally robust, with high-end properties commanding daily rates between €200-€500, particularly near the beach. Tourism data also shows consistent growth in visitor numbers, with an occupancy rate of around 70-80% for short-term rentals.

The Golden Visa program has attracted numerous international buyers to Portugal, further increasing the demand for luxury real estate. Although some changes are expected in the program, Cascais remains an attractive investment hub due to its prime location and high demand for luxury properties.

Market and Comparable Analysis

The luxury real estate market in Cascais continues to thrive, with high demand for properties near the beach. Comparable properties in this area are priced between €7,500-€8,500 per m², making the projected sales price for the David Property Project competitive. With the growing popularity of Cascais among expats and affluent buyers, we expect the project to sell quickly, either to buyers seeking a second home or those looking to invest in high-end rental properties.

Exit Strategy

Sale to High-Net-Worth Buyers. The location and luxury design of the property will attract affluent buyers, particularly those seeking beachfront homes or investment properties.

Risk Mitigation

The David Property Project is positioned in Cascais, a resilient luxury real estate market that has consistently performed well even during economic downturns. By targeting high-end buyers, the project is cushioned from broader market fluctuations. To mitigate construction cost overruns, BSF controls the entire development process in-house, minimizing the risks associated with third-party contractors. We also include a 10-15% contingency budget to address any unexpected expenses. In terms of regulatory risks, BSF has extensive experience in navigating the permitting process in Portugal, and we work closely with local authorities to ensure that all necessary approvals are secured on time.

Taxation and Legal Aspects

BSF works with legal experts in Portugal to ensure that all tax, documentation, including title deeds and building permits, is properly managed to avoid delays or legal complications.

Property Images



