

An aerial architectural rendering of a park development. The scene shows a large, multi-level building complex with a central courtyard area. The surrounding landscape is filled with dense, dark green trees and vegetation. The overall tone is dark and moody, with the text 'ARCUS PARK' overlaid in a bright, white, sans-serif font.

# ARCUS PARK

PAÇO DE ARCOS - OEIRAS



# OEIRAS

PAÇO DE ARCOS - OEIRAS

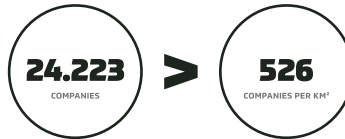
The Oeiras Valley is a project supported by the City Council of Oeiras whose mission is to create a unique ecosystem for the innovation and development of the country.

### PRIVILEGED LOCATION

- Central / close to Lisbon
- Excellent commute rates

### HIGHEST ANNUAL MEDIAN INCOME IN THE COUNTRY

14 714€ | +57%  
NATIONAL MEDIAN



### EXISTING COMPANIES



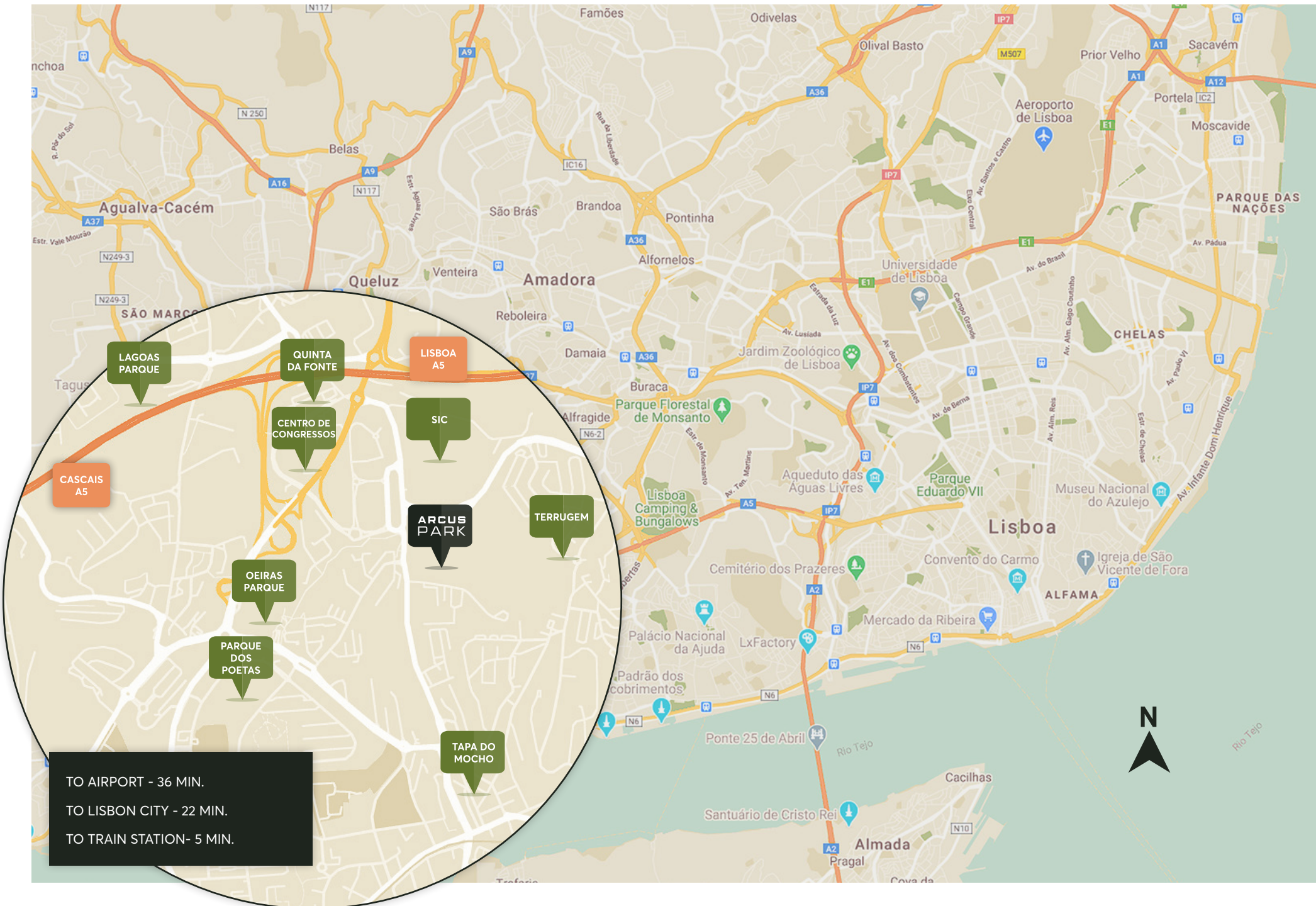
### HIGH-SKILLED POPULATION

Resident population with higher education is well above the national and the Lisbon's metropolitan area average.



### HUB FOR SCIENTIFIC AND TECHNOLOGICAL DEVELOPMENT





TO AIRPORT - 36 MIN.  
TO LISBON CITY - 22 MIN.  
TO TRAIN STATION- 5 MIN.

A PLACE TO INCREASE YOUR FOCUS,  
IMPROVE YOUR PRODUCTIVITY AND  
SPARK YOUR CREATIVITY..



PAÇO DE ARCOS - OEIRAS



THALES

SIC

FLUID SPACES FOR  
SOLID BUSINESS





ARCUS PARK

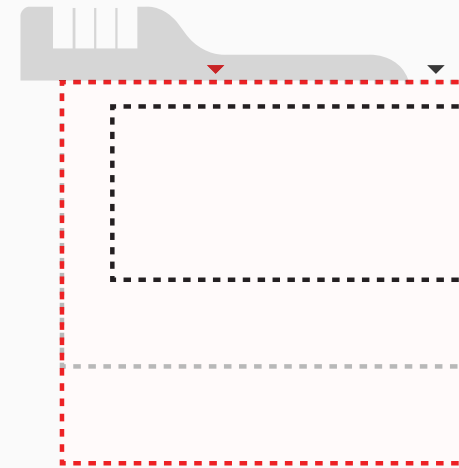
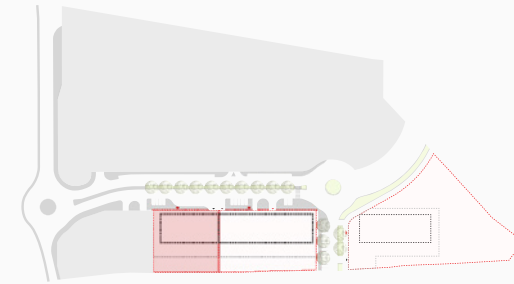


PAÇO DE ARCOS - OEIRAS



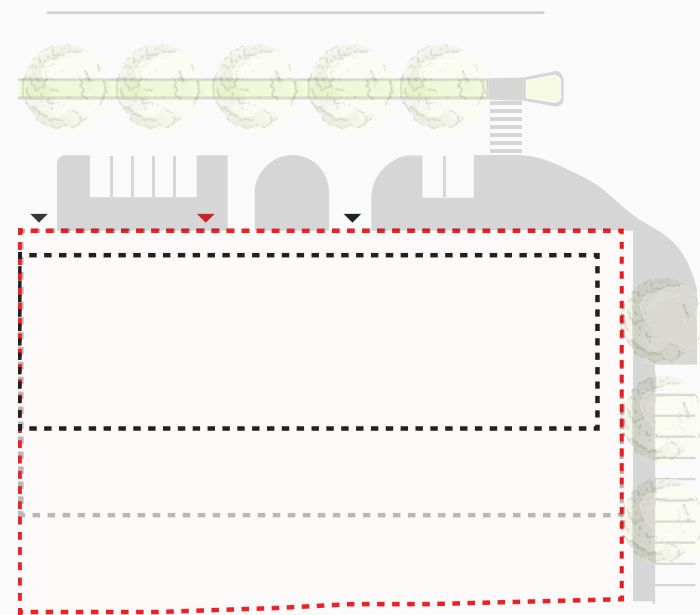
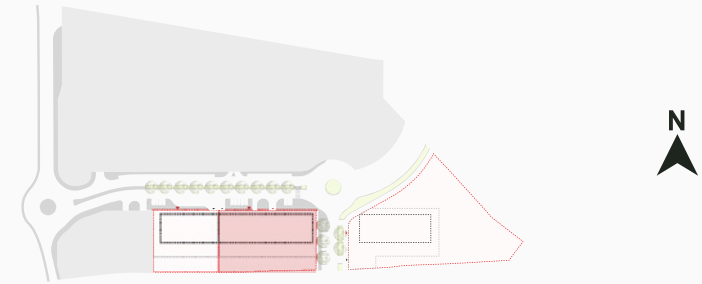
**PLOT 4**

<b>PLOT AREA</b>	<b>2 147 m<sup>2</sup></b>
<b>DEPLOYMENT AREA</b> ABOVE GROUND	<b>1 400 m<sup>2</sup></b>
BELOW GROUND	<b>1 750 m<sup>2</sup></b>
<b>GROSS BUILDING AREA</b>	<b>3 300 m<sup>2</sup></b>
<b>NUMBER OF FLOORS</b>	<b>5</b>
<b>ALLOWED USE</b>	<b>HOTEL</b>



- - - - PLOT AREA
- - - - DEPLOYMENT AREA UP TO 2 FLOORS
- - - - DEPLOYMENT AREA UP TO 5 FLOORS
- ▶ PEDESTRIAN ACCESS
- ▶ VEHICLE ACCESS

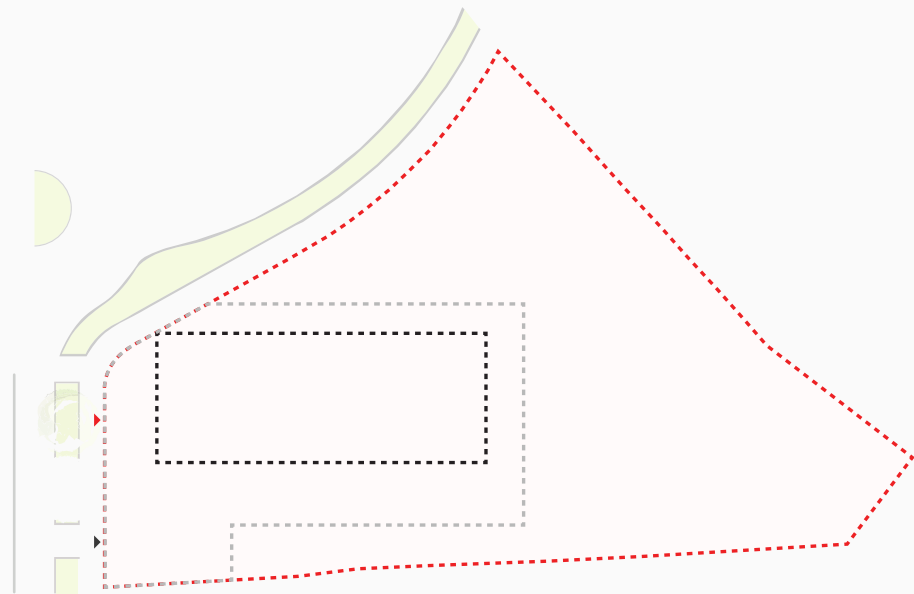
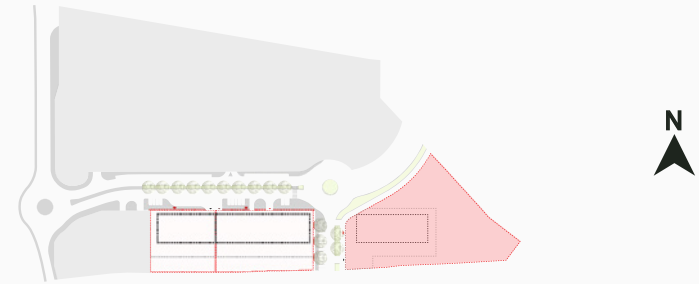
<b>PLOT AREA</b>	<b>3 113 m<sup>2</sup></b>
<b>DEPLOYMENT AREA</b> ABOVE GROUND	<b>2 000 m<sup>2</sup></b>
BELOW GROUND	<b>2 500 m<sup>2</sup></b>
<b>GROSS BUILDING AREA</b>	<b>6 850 m<sup>2</sup></b>
<b>NUMBER OF FLOORS</b>	<b>5</b>
<b>ALLOWED USE</b>	<b>RETAIL   SERVICES</b>



- PLOT AREA
- DEPLOYMENT AREA UP TO 2 FLOORS
- DEPLOYMENT AREA UP TO 5 FLOORS
- ▶ PEDESTRIAN ACCESS
- ▶ VEHICLE ACCESS

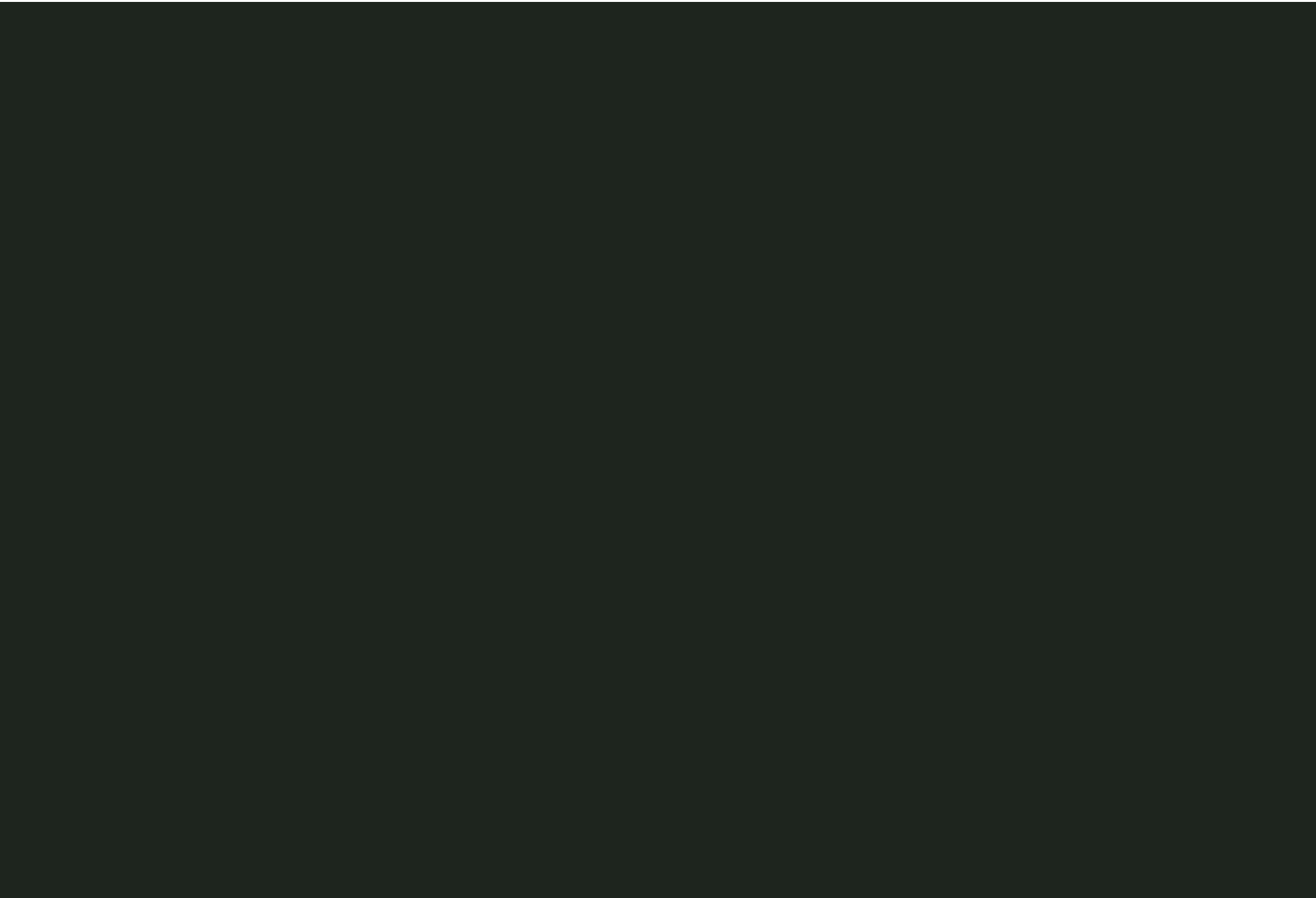
# PLOT 5

<b>PLOT AREA</b>	6 134 m <sup>2</sup>
<b>DEPLOYMENT AREA</b> ABOVE GROUND	2 500 m <sup>2</sup>
BELOW GROUND	2 500 m <sup>2</sup>
<b>GROSS BUILDING AREA</b>	5 100 m <sup>2</sup>
<b>NUMBER OF FLOORS</b>	5
<b>ALLOWED USE</b>	RETAIL   SERVICES



- PLOT AREA
- DEPLOYMENT AREA UP TO 2 FLOORS
- DEPLOYMENT AREA UP TO 5 FLOORS
- ▶ PEDESTRIAN ACCESS
- ▶ VEHICLE ACCESS

# PLOT 6



ARCUS PARK

# FUTURE OPPORTUNITY

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