



“Lisbon at the moment has greatly increased its attraction for investment.”

It is true to say that it is both appealing and motivating to invest in Lisbon across all real estate sectors.

In a macroeconomic scenario especially, where interest rates are at an all time low, knowing that this may change soon, although without any drastic effect, the return on real estate investment is higher than can be seen in other types of assets, principally if the level of risk is also taken into consideration.

On the other hand, when compared to property investment in other countries, this return is also significantly more attractive, when looking at the level of foreign investment in the last two years.

On analyzing in detail to verify this, sector by sector, the signs are also extremely exciting.

In tourism, an ever greater number of foreigners are visiting our country, with Lisbon airport almost at saturation point.

Consequently, and in response to this demand, plans (and openings) for new hotels are constant, as well as connected activities (such as retail, the restaurant business, etc.).

Alongside this, but also related, the ‘golden visa’ and the increase in Erasmus students across the residential, and property, from development to renovation, have all benefitted from this interest, showing a dynamism that has not been seen for some times.

Finally, in the office sector and commerce in general, demand has not stopped increasing, contributing to a significant decrease in the vacancy rate, leaving the door open for new development projects.

A final word about public intervention which, when using monies from the increase in receipts from property taxes (IMT and IMI) has channeled part of these towards the improvement of the city so as to make it a more pleasurable place to both live in and visit.”

Pedro Coelho, Square Asset Management administrator.