

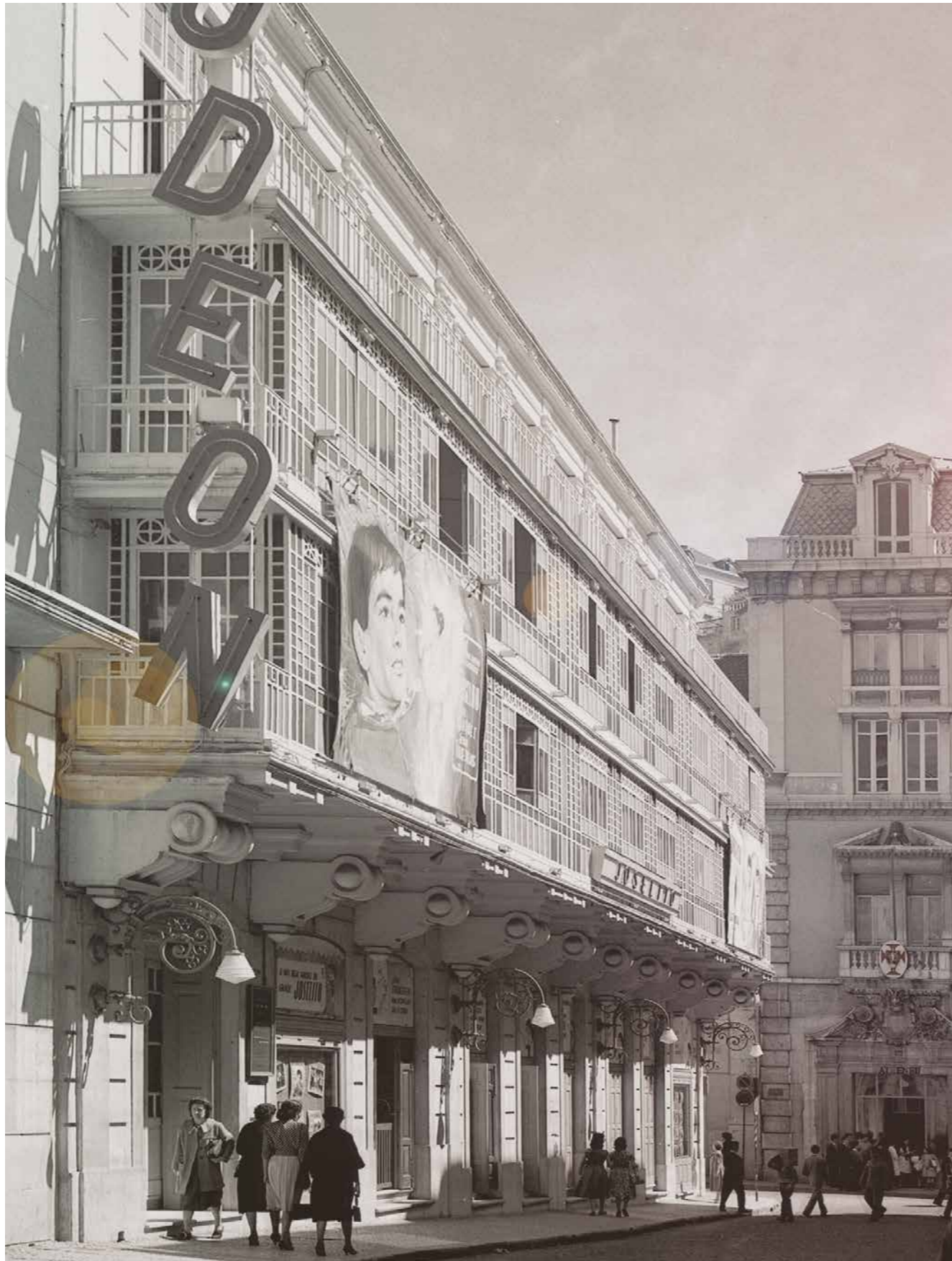
ODEON THEATRE

Commercial Space



TIMELESS & ICONIC

The Past, The Future



THE ULTIMATE DINING EXPERIENCE

Must See, Must Eat



Odeon Theatre is a historical building with a one of a kind address, just off the prestigious Avenida da Liberdade with 910 m² of endless creative possibilities.

The facade will be refurbished to maintain its original charm, an architectural infusion of Pombalino and Gustave Eiffel, while the inside exudes elegance and grandeur with a 20 meter high ceiling that encompasses the original archway and pediment of the theatre. The spacious location will also maintain 10 large glass doors/windows that give way to the pedestrian boardwalk.

The building has the best solar exposure as it's a corner building with its two primary facade's facing south and east, along with a skylight for additional light.

PROJECT HIGHLIGHTS



910 M² TOTAL GROSS PRIVATE AREA

265 m² Floor +1 Mezzanine

343 m² Floor 0 Ground

151 m² Floor -1 Basement

151 m² Floor -2 Basement

HIGHLIGHTS

Additional: 7 decorative balconies & parking

20 meter high ceiling with skylight

Historical building (facade, archway, pediment)

Architecture (Pombalino, Gustave Eiffel)

Prime location (off Avenida da Liberdade)

Corner building

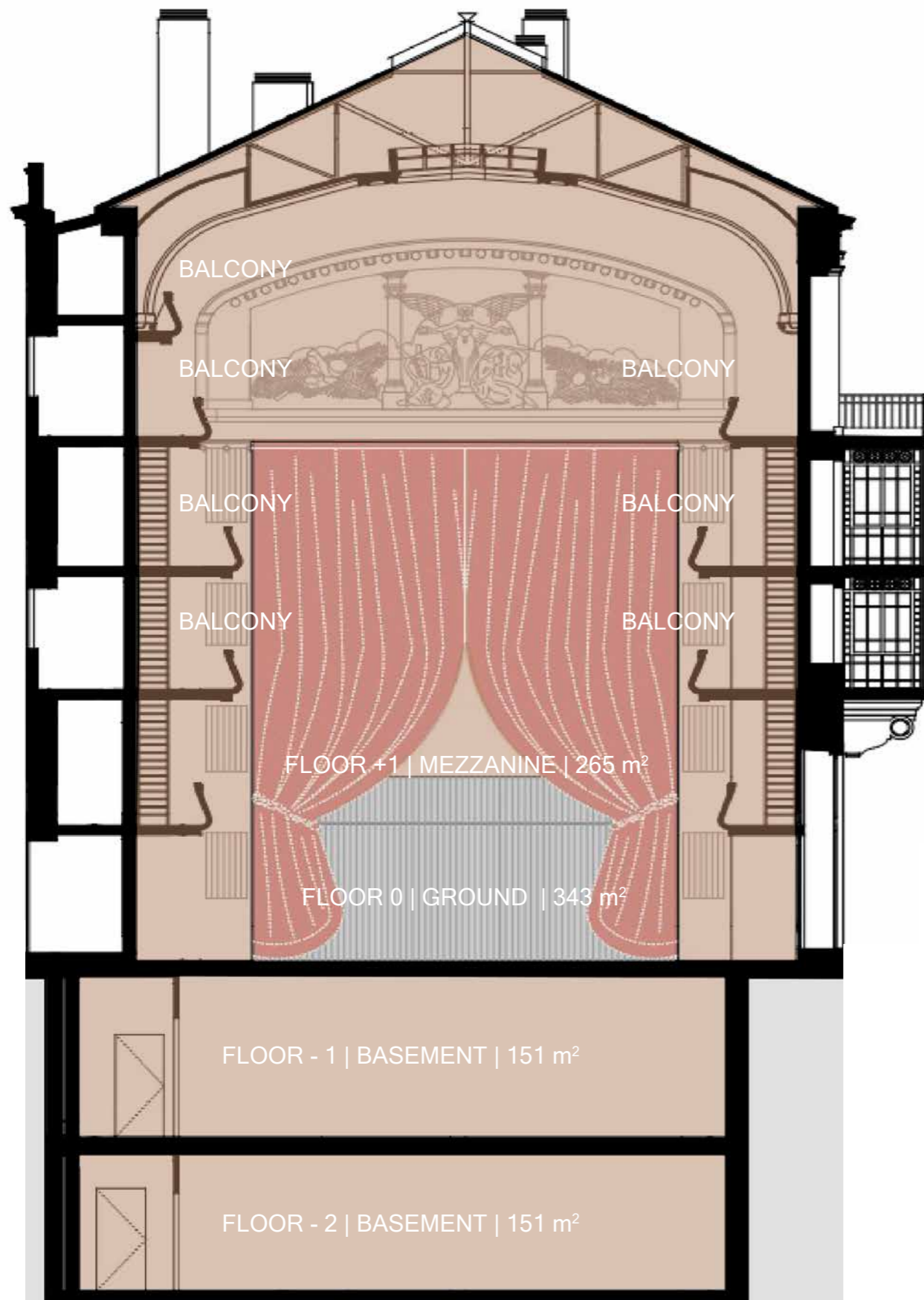
10 glass doors/windows

Solar exposure (south and east)

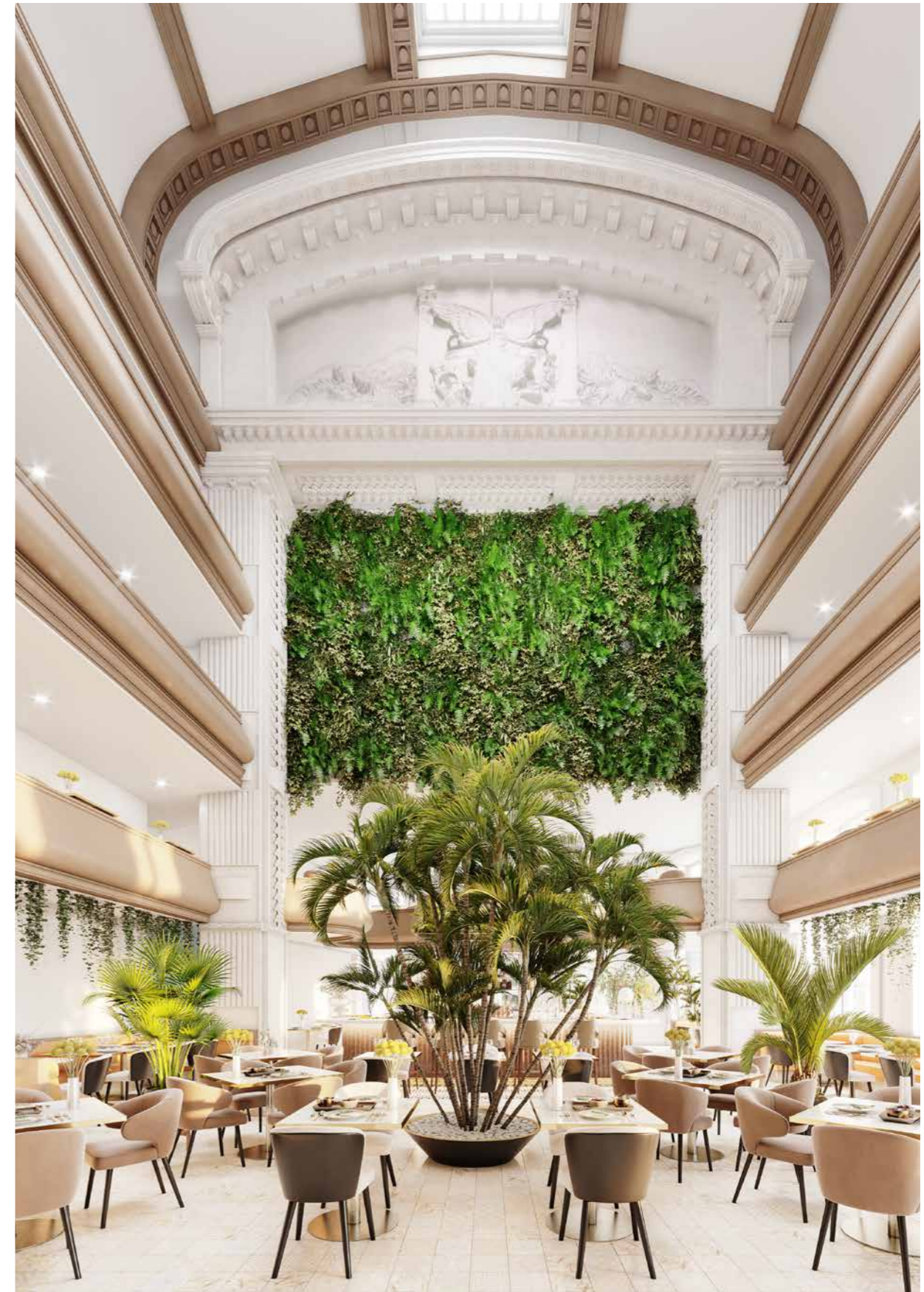
Prime location (one of a kind address)

MAINTAINING THE SOUL OF THE ORIGINAL THEATRE

Archway & Pediment, 17 Meters High



Rua dos Condes



INSPIRATIONAL IMAGES

3Ds



INSPIRATIONAL IMAGES

3Ds



INSPIRATIONAL IMAGES

3Ds



INSPIRATIONAL IMAGES

3Ds



INSPIRATIONAL IMAGES

3Ds



INSPIRATIONAL IMAGES

3Ds



SOUTH (FRONT) FACADE WITH SECTION CUT SHADING

Rua Dos Condes



Avenida da Liberdade

Rua das Portas de Santo Antão



Rua dos Condes

EAST (LATERAL) FACADE

Rua das Portas de Santo Antão

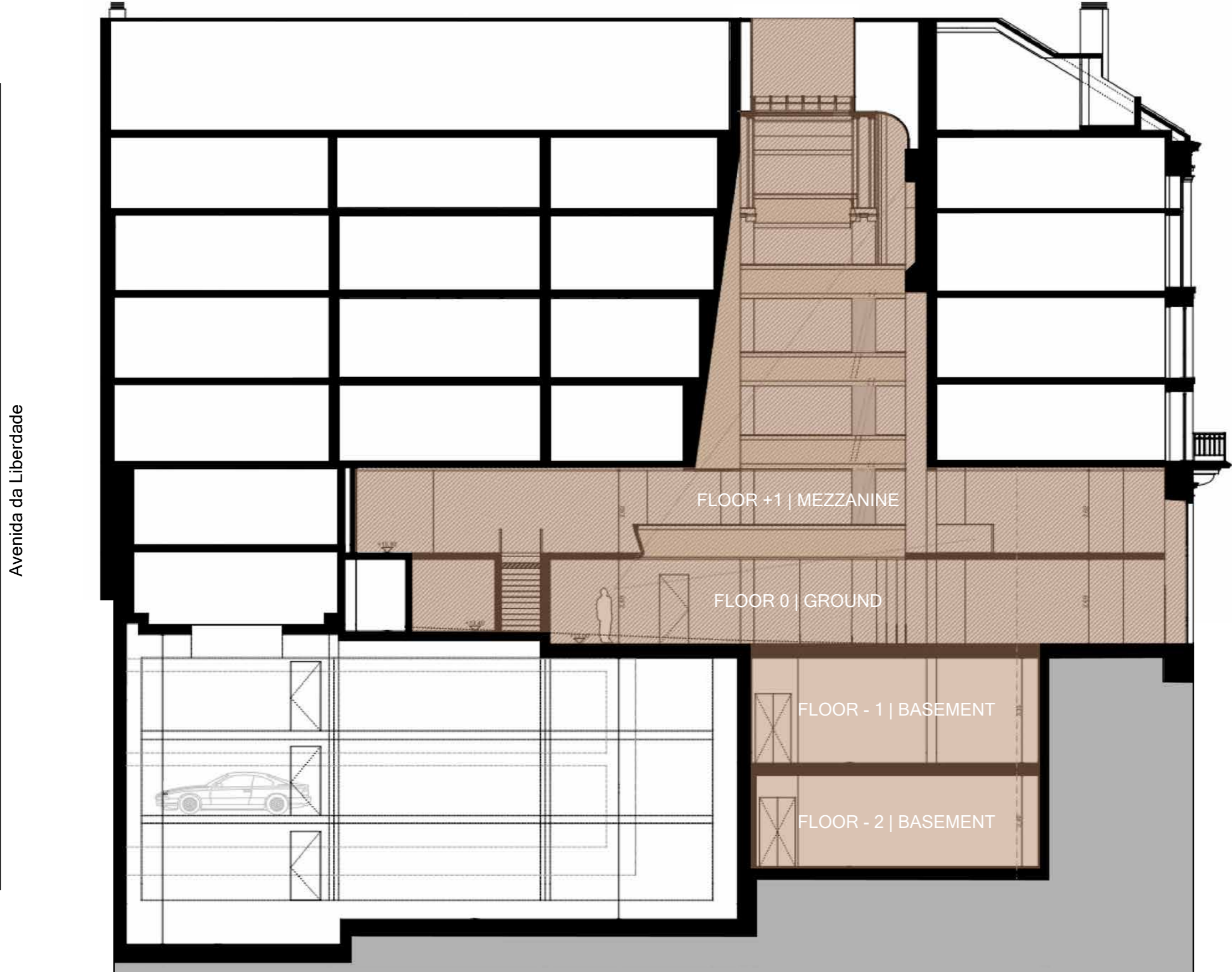


NORTH (BACK) FACADE

Service Entrance



SECTION CUT



FLOOR 0 | GROUND

Gross Private Area 343 M²



Avenida da Liberdade

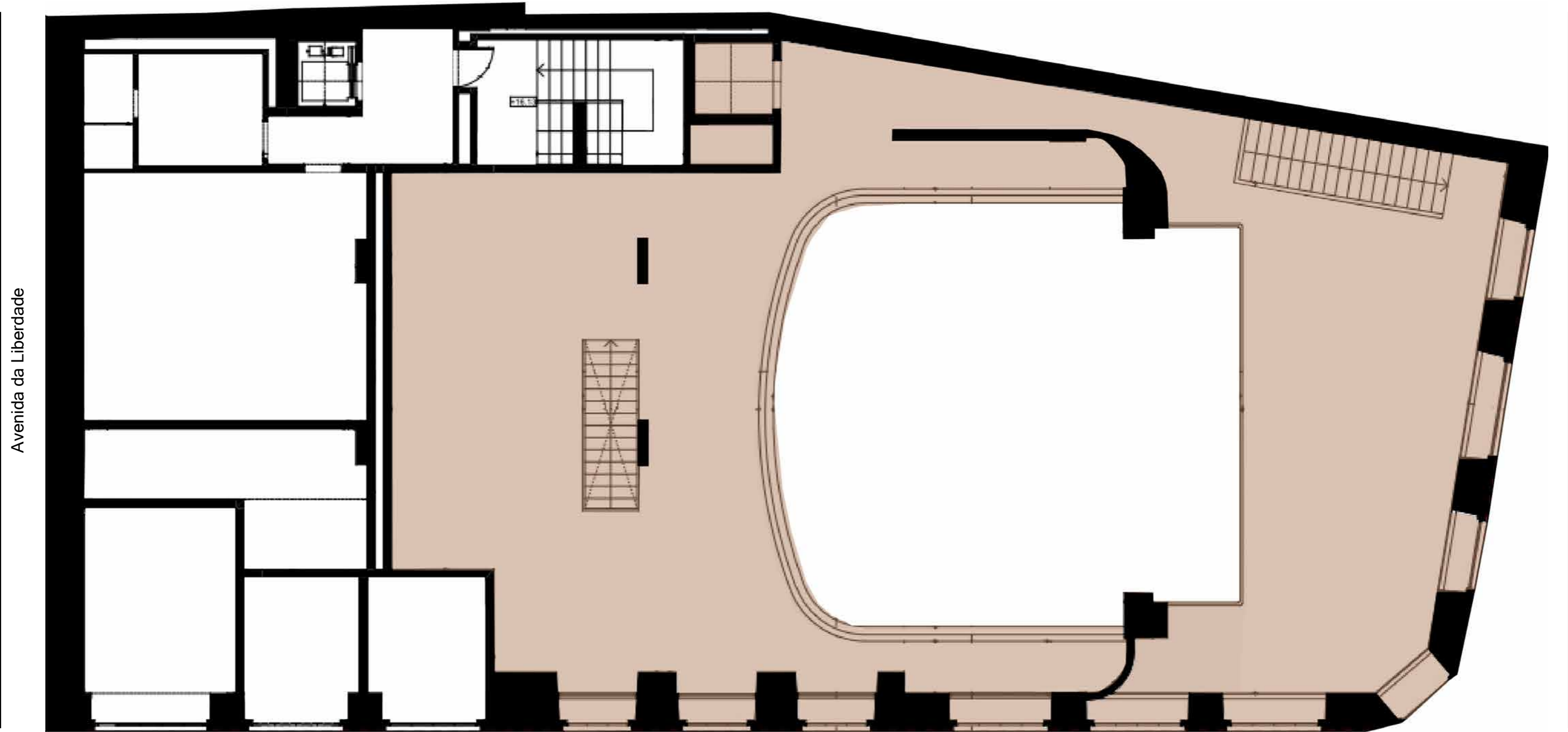


Rua das Portas de Santo Antão

Rua dos Condes

FLOOR +1 | MEZZANINE

Gross Private Area 265 M²



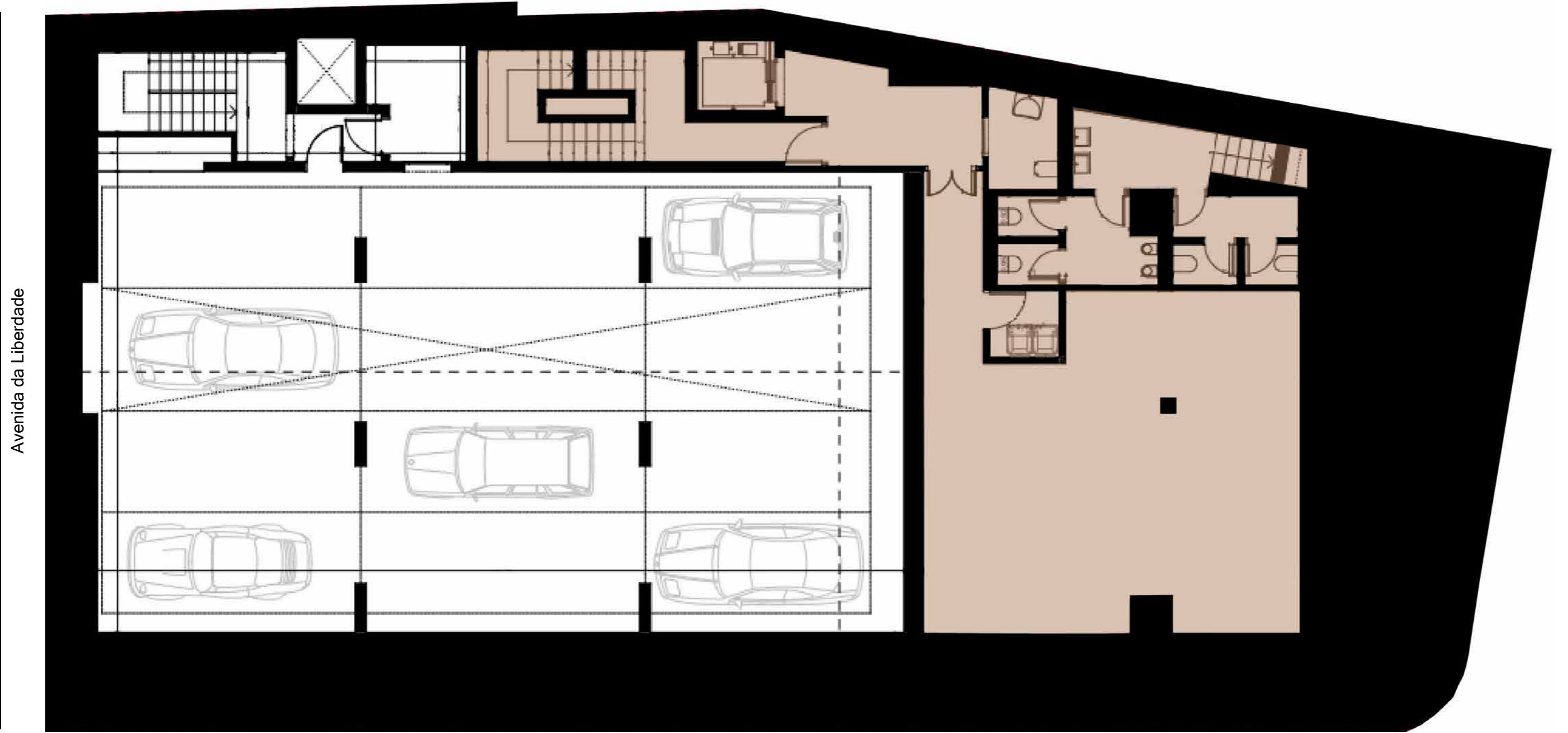
Avenida da Liberdade

Rua das Portas de Santo Antão

Rua dos Condes

FLOOR -1 | BASEMENT

Gross Private Area 151 M²



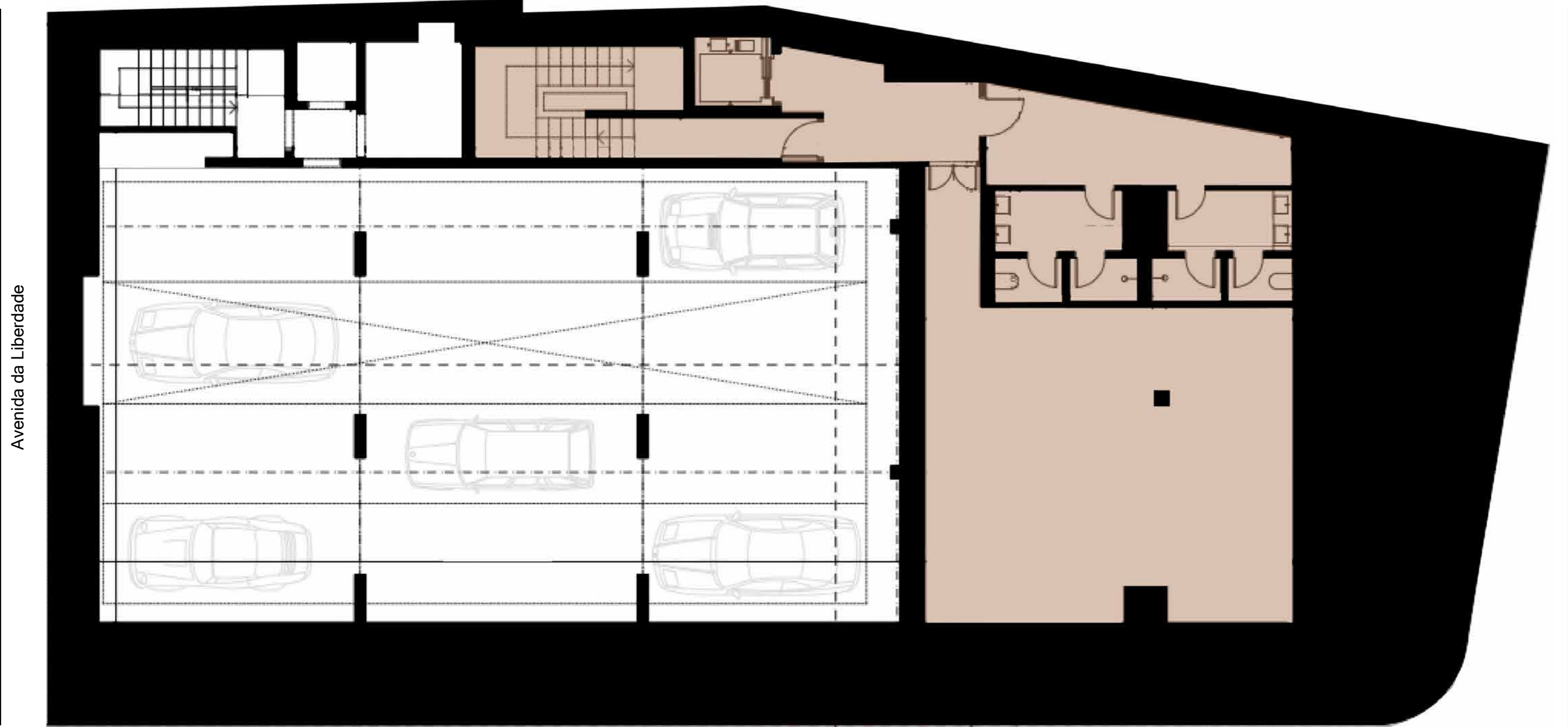
Avenida da Liberdade

Rua das Portas de Santo Antão

Rua dos Condes

FLOOR -2 | BASEMENT

Gross Private Area 151 M²



Avenida da Liberdade

Rua das Portas de Santo Antão

Rua dos Condes

OTHER INFORMATION

DEVELOPER

Since 2013, Odeon Properties has been developing exceptional projects in and around prime Lisbon locations.

While all are sophisticated, high-end with functionality and comfort, each is unique through the preservation of cultural elements or concept execution.

Odeon Properties hand-picks each asset and works with the best teams to develop exquisite real estate properties and builds lasting relationships with their clients.

Odeon Theatre development is no exception, as this is the company's flagship project and namesake due to its high profile nature, cultural patrimony and distinguished design.

OTHER TEAMS

There is a strong technical team onsite with P2S as lead of the project specialties, LNM Engenharia (Eng. Luís Marques) for the structural project and A2P for the foundations and peripheral containment (Arq. Appleton).

All companies have vast experience and recognition in Portugal.

ARCHITECT

Samuel Torres de Carvalho has over 30 years of experience and work in Portugal and Spain.

Through his professional career he has also received several awards, among them the Official College of Architects of Madrid, Obra Bem Construida and two Real Estate Oscars. Additionally, the Memmo Alfama Hotel was highlighted by the prestigious Wallpaper Magazine as one of the 48 best hotels in the world.

Odeon Theatre is yet another impressive project to join Carvalho's notable portfolio, as coordinator of the entire project.

DELIVERY

The project is currently in construction and the commercial space may be handed over as early as 3rd quarter of 2023 for the vendor to start their execution project. The space will be handed over in brute form with pre-installations.

The project is approved by the City Hall, however the vendor may create and submit their own specific project and design. The license is set for Commercial/Restaurant.

The vendor may always coordinate with Odeon Properties to consolidate their specific project with the Odeon's original project to speed things along.

CONSTRUCTION COMPANY

Siricon construction company is a subset company of Odeon Properties, working exclusively on the company's portfolio of projects.

The team was carefully selected with vast experience in the Portuguese construction industry and leaders in their fields.

As the construction company and developer are essentially one, each development has a tight hold on execution, details and timings.

EFFICIENCY

For the sake of efficiency, it is recommended that the first visit be onsite for a full presentation of the space.

Should there be an interest after the initial onsite visit, upon request, the developer may send all the technical plans (including DWGs) and marketing materials including brochure with 3D images.

After analysis of the documentation, a second more technical visit (or meeting) is recommended to further analyse the space and discuss technical aspects. Prior to the second visit, its also suggested that the vendor send via email preliminary questions, which can then be reviewed and answered during the second visit (or meeting).

