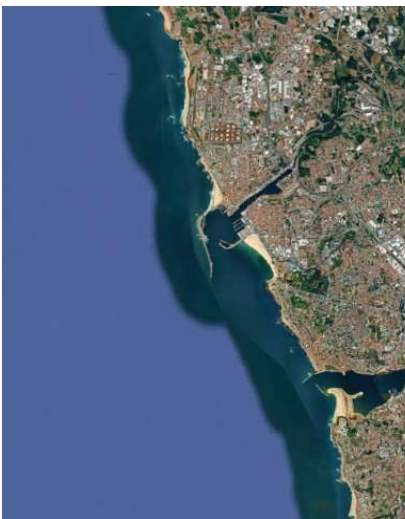


Market study

Area	Name		sqm	€	€/sqm	Typology	Location
Project	U. Afonso Corceiro		61 sqm	435.363 €	7.124 €/sqm	Loft + 3 Bedr.	
Matosinhos Sul	1	Sul 560	71 sqm	455.000 €	6.408 €/sqm	2 Bedr.	
			79 sqm	505.000 €	6.392 €/sqm	2 Bedr.	
			107 sqm	655.000 €	6.121 €/sqm	3 Bedr.	
Matosinhos Sul	2	Brito Capelo 1023	167 sqm	1.450.000 €	8.683 €/sqm	4 Bedr.	
			190 sqm	1.575.000 €	8.289 €/sqm	4 Bedr.	
			193 sqm	1.575.000 €	8.161 €/sqm	4 Bedr.	
			191 sqm	1.700.000 €	8.901 €/sqm	4 Bedr.	
Leça da Palmeira	3	Moinho de Vento Flats	44 sqm	240.000 €	5.455 €/sqm	1 Bedr.	
			46 sqm	240.000 €	5.217 €/sqm	1 Bedr.	
			115 sqm	490.000 €	4.261 €/sqm	1 Bedr.	
Average values of benchmark			120 sqm	888.500 €	7.386 €/sqm		

***Study carried out on 24/09/2026. Asking prices published on idealista and Dils Lucas Fox.**

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