INVESTMENT OPPORTUNITY

# Coliving Trafaria

Trafaria, Almada, Lisbon metropolitan area, Portugal

A 120-studio coliving with a hotel licence on the site of a former fish cannery, on the Tagus waterfront opposite Belém. The land is acquired, the building permit is in place and opening is planned for Q1 2029.



| 120 | 5,570 m² | 2,415 m² | 603 m² | 25 min | 2029 |
|---|---|---|---|---|---|
| studios with kitchenettes | gross building area | plot | common areas | by ferry to Belém | opening |

PROJECT STATUS

## Key facts

| | |
|---|---|
| Acquired | the plot is fully paid and owned by the project SPV |
| Q4 2025 | hotel licence obtained |
| Q1 2026 | building permit obtained |
| Tender | general contractor selection under way |
| Q4 2026 | construction start |
| Q1 2029 | opening |



The courtyard. Render from the developer's materials

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The project within Trafaria, with the 25 de Abril Bridge in the distance. Photomontage from the developer’s materials

THE CONCEPT

# What the building will contain



Walls of the former fish cannery on the site. The old structures have been dismantled; the new facade follows the factory’s outline. Photo from the developer’s materials

### 120 studios

furnished, with kitchenettes, from standard rooms to suites

### 70-seat restaurant

check-in area, bar and coffee point

### Coworking

two zones: open and quiet

### Hall and gym

a multifunctional events hall and a fitness area

### Rooftop

terrace with a bar, a pool and a yoga area

### Patio

a landscaped courtyard of over 750 m²

### Hotel licence

stays from one night, outside the long-term rental law

### Operations

digital check-in, a guest app, one operator for all services




YOU&Co Dubai, the project operator’s operating property. Photo from the developer’s materials

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THE MODEL

# How the coliving works

The building is built and run under a hotel licence, so the mix of short and mid-term stays can follow demand.

01

### Mid-term

80% of the studios let from one month: expats, remote professionals, digital nomads, students and staff of the NOVA campus.

02

### Short-term

20% of the studios run as a hotel: seasonal demand for the Costa da Caparica beaches and surf, and Lisbon visitors.

03

### All inclusive

The monthly fee covers cleaning, internet, utilities, coworking and common areas.

THE TEAM

### Operator YOU&Co

A coliving brand. Its first property has operated in Dubai since 2022: 256 apartments, over 500 residents.

### Orgânica Arquitectura

Paulo Seródio's Lisbon architecture studio, founded in 2006. Designed the project.

### CCA Law Firm

A Portuguese law firm: structuring, contracts and legal due diligence.

THE MARKET

# Demand around the project

**75–80%**
occupancy of 3* hotels within 6 km in 2023–2025

**73–75%**
occupancy of 4–5* hotels in the same area

**400+**
short-term rental listings in Trafaria and Costa da Caparica

**83%**
their occupancy in May–September 2025

Lisbon has no large coliving properties yet. The closest formats are the Locke de Santa Joana (370 rooms) and Numa Lisbon Rato (77) aparthotels and the Selina Secret Garden lifestyle hotel (33).

Market analysis from the developer's materials, 2026.

THE LOCATION

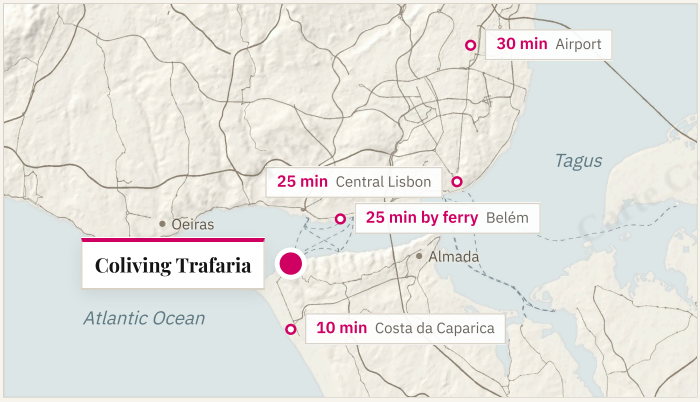
# Trafaria, on the south bank of the Tagus

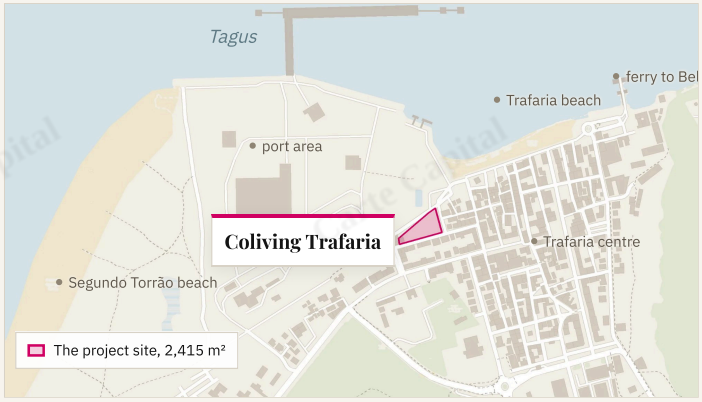
**25 min**
by ferry to Belém

**25 min**
by car to central Lisbon

**350 m**
to Trafaria beach

**10 min**
to Costa da Caparica




Maps: © OpenStreetMap contributors, relief: Terrain Tiles (AWS)

The site is by the Trafaria fishing harbour, a block from the beach and the ferry pier. Transtejo ferries run to Belém via Porto Brandão. Segundo Torrão beach stretches to the west, and the Costa da Caparica coast begins to the south.

Trafaria is a former fishing village in the municipality of Almada, opposite Belém with its museums, MAAT and the Belém Tower. Costa da Caparica, the main surf spot near Lisbon, and the Caparica campus of NOVA University Lisbon are 10 minutes away by car.

Three projects link the south bank to Lisbon. The extension of the Metro Sul do Tejo line to Costa da Caparica and the Trafaria ferry terminal: 10 new stations, presented by TML in 2025. Lisbon's new airport at Alcochete on the south bank. An Algés–Trafaria road tunnel under the Tagus, so far a proposal.

MATERIALS

## Budget, financial model and terms

The project budget, sources of funds, operating model, revenue and EBITDA forecast and exit scenario are available on request.

- Budget and sources
- Operating model
- Revenue and EBITDA
- Returns and exit
- SPV structure
- Entry terms

This page is for information only and is not an offer. Timing and operating figures come from the developer's materials and are projections.