

Coldwell Banker Global Luxury

MORE THAN HOMES



WHEN TWO DISTINGUISHED BRANDS, COLDWELL BANKER AND OR PROPERTIES, ALIGN WITH THE EXPERIENCE OF THE WORLD'S LEADERS IN THE LUXURY REAL ESTATE MARKET, THE EXTRAORDINARY BECOMES POSSIBLE!

POWER OF BRANDS

GLOBAL CONNECTIONS

LUXURY LEADERS

MARKETING MASTERS

THE ESSENCE OF COLDWELL BANKER
GLOBAL LUXURY

INNOVATING SINCE 1906

COLDWELL BANKER
SOUTHBAY

PLACING THE INTERESTS OF THE CLIENT ABOVE ALL OTHERS HAS BEEN OUR PURPOSE FOR OVER A CENTURY. THIS IS THE CULTURE THAT DEFINES US AS A COMPANY AND DEFINES ALL THE PEOPLE WHO ARE PART OF OUR NETWORK. OUR MISSION WILL NEVER CHANGE: TO WORK ETHICALLY AND HONESTLY, FULFILLING THE WISHES AND NEEDS OF ALL THOSE WE SERVE, AND TO ACCOMPANY THE DELIVERY OF THIS TREASURE - THE HOME.



1906 – TWO VISIONARIES, GUIDED BY THE NEED FOR ETHICAL BUSINESS PRACTICES IN THE REAL ESTATE MARKET, CREATE COLDWELL BANKER IN SAN FRANCISCO, USA.

1933 – FOR THE FIRST TIME, COLDWELL BANKER INTRODUCES VIDEO IN PROPERTY PROMOTION.

2010 – COLDWELL BANKER BECOMES THE FIRST COMPANY IN THE SECTOR TO LAUNCH A YOUTUBE CHANNEL.

2017 – THE COLDWELL BANKER GLOBAL LUXURY® PROGRAM IS LAUNCHED.

2018 – COLDWELL BANKER ARRIVES IN PORTUGAL, WITH COLDWELL BANKER LUXUS IN CASCAIS AND LISBON BEING THE FIRST FRANCHISED AGENCIES OF THE BRAND IN PORTUGAL.

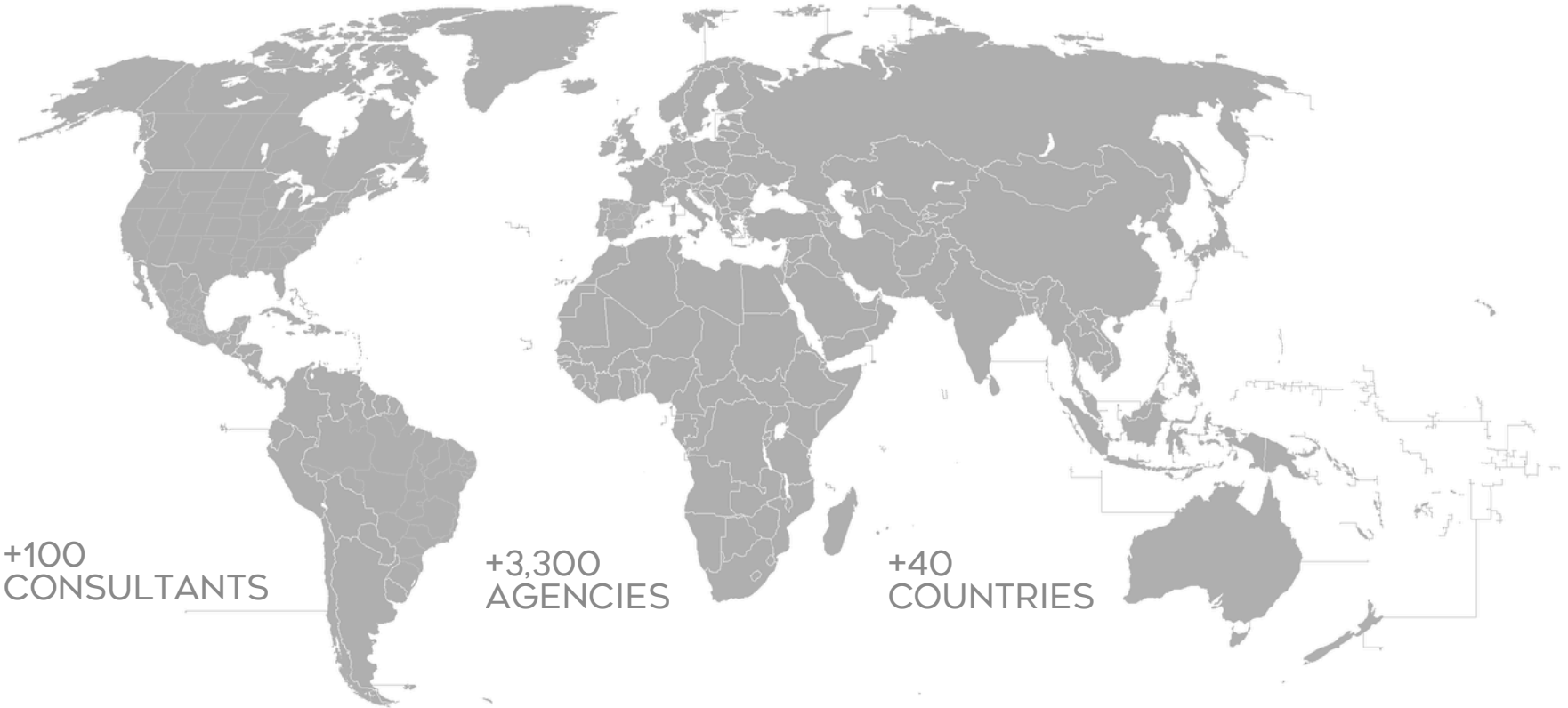
2019 – COLDWELL BANKER CONSULTANTS HANDLED 27,595 TRANSACTIONS FOR HOMES PRICED OVER USD 1 MILLION IN 2019 - MORE THAN ANY OTHER REAL ESTATE BRAND IN THE INTERNATIONAL MARKET.

2020 – COLDWELL BANKER GLOBAL LUXURY LAUNCHES A NEW AND ELEGANT LOGO AND DESIGN.

THE POWER OF THE NETWORK

COLDWELL BANKER SOUTHBAY

THE COLDWELL BANKER BRAND IS A TRUE GLOBAL FORCE, WITH THE POWER TO PROMOTE EXCEPTIONAL PROPERTIES AND REACH POTENTIAL BUYERS ALL OVER THE WORLD.



+100
CONSULTANTS

+3,300
AGENCIES

+40
COUNTRIES

IN 2020, COLDWELL BANKER SOUTHBAY OPENS ITS FIRST BRANCH IN ALMADA.

Andorra
Argentina
Aruba
Bahamas
Bermuda
Canadá
Cayman Island's
China
Colombia
Costa Rica
Curaçao
Cyprus
Dominican Republic
Egipt
England
France
Granada
Índia
Indonésia
Ireland
Italy
Jamaica
Malta
México
Monaco
Netherlands
Parama
Portugal
Puerto Rico
Romania
Singapore
Spain
St. Kitts/Nevis
St. Maarten
St. Martin
Thailand
Turkey
Turks & Caicos
United Arab Emirates
United States
Uruguay
Virgin Islands (British)
Virgin Islands (U.S.)

COLDWELL BANKER
SOUTHBAY

THE REALITY OF NUMBERS

THE COLDWELL BANKER BRAND IS UNDOUBTEDLY A GLOBAL LEADER!

€288
MILLION
EUR

DAILY
SALES

€295
MILLION EUR
SALES VOLUME

AVERAGE VALUE OF
PROPERTY TRANSACTIONS
PRICED ABOVE €1M EUR





OR PROPERTIES

A BRAND THAT INSPIRES TRUST AND INTERNATIONAL RESPECT.

\ PROPERTIES

THE REALITY OF NUMBERS

THE OR PROPERTIES BRAND IS CURRENTLY A REFERENCE IN THE NATIONAL REAL ESTATE SECTOR!

€10
MILLION EUR
IN COMMISSIONS

IN THE LAST
10 YEARS

€100
MILLION EUR
SALES VOLUME

IN THE LAST
10 YEARS

248
PROPERTIES
SOLD

IN THE LAST
10 YEARS



MAKING DREAMS COME TRUE SINCE 2012

\ PROPERTIES®

THE OVIDIO RODRIGUES BRAND EMERGED IN 2012 WITH A COMMITMENT TO DELIVER EXCELLENCE TO OUR CLIENTS. OUR TEAM, LED BY OVIDIO RODRIGUES AND CURRENTLY COMPOSED OF SEVEN CONSULTANTS, HAS SURPASSED €50 MILLION IN TRANSACTIONS AND SOLD OVER 137 PROPERTIES IN THE LAST FIVE YEARS.

SITUATED AT BELOURA OFFICE, OUR OFFICE OFFERS A DISTINCTIVE ARRAY OF EXCLUSIVE SERVICES AND A PORTFOLIO FEATURING EXTRAORDINARY HOMES, SPANNING FROM CHARMING APARTMENTS TO UNPARALLELED MANSIONS. EVERY DAY, WE METICULOUSLY SELECT THE FINEST PROPERTIES, PARTICULARLY THOSE WITHIN THE OFF MARKET SEGMENT, FOR OUR EXTENSIVE PRIVATE NETWORK, WHICH BOASTS OVER TWENTY THOUSAND CONTACTS.



OR
\ PROPERTIES



ACTUALIDADE



Ovídio Rodrigues Properties passa para a Coldwell Banker





FREQUENT PRESENCE ON SOCIAL MEDIA

OR PROPERTIES HAS BEEN REGULARLY FEATURED FOR OVER TWO YEARS IN FORBES MAGAZINE AND SPECIALIZED NEWSPAPERS.

OR
\ PROPERTIES

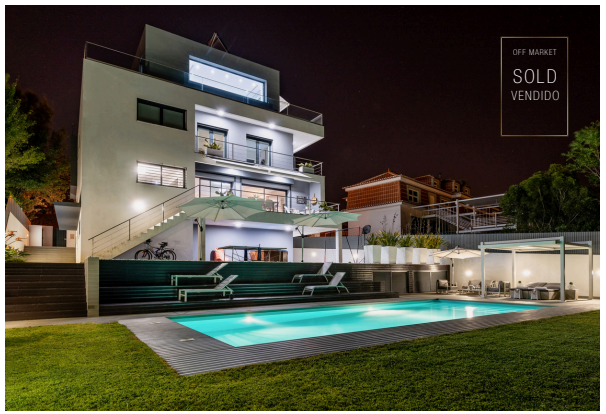
RECENTLY SOLD PROPERTIES

SOME OF THE LATEST PROPERTIES SOLD BY OR PROPERTIES

COLDWELL BANKER
SOUTHBAY

MODERN LINES

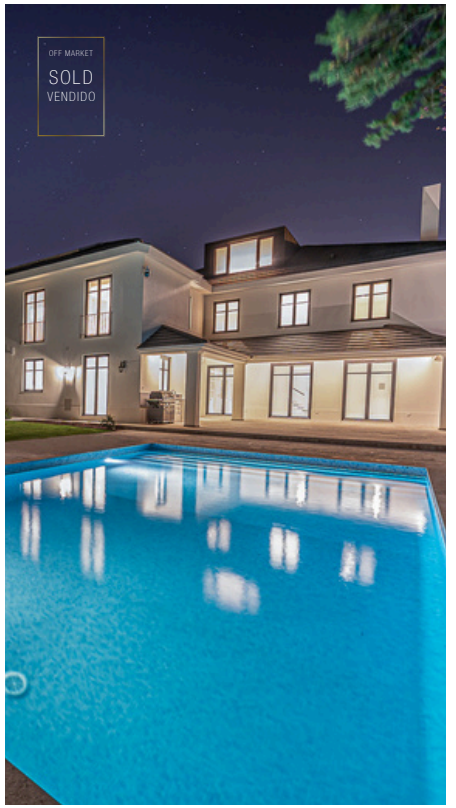
Extraordinary, elegant, modern, with a refreshing pool where moments with family and/or friends will become a reality. Built in 2012, this villa was designed and executed with the highest levels of quality and luxurious finishes. This property features a basement transformed into a leisure area, 4 bedrooms, a fully equipped kitchen, and a spacious living room with plenty of natural light and access to the garden and pool. There is parking space for 2 cars with a porch that can be closed to transform into a garage, and solar panels for hot water. For those seeking privacy and security, this modern-style home will exceed all expectations.





PRESTIGE & PURE LUXURY

It is in the best villa area of Lisbon that we find this luxury property located a few meters from the main avenue of Restelo. It is a modern-style villa rebuilt with the best materials, consisting of 4 suites on the first floor, a master suite with a closet, terrace, and river view located on the second floor of this property, 7 bathrooms in total divided across the floors of the villa, a spacious living room with two areas, full of natural light facing south and west, with direct access to the 42 sqm chef's kitchen and garden area. This property also has a ground-floor basement with a laundry room, leisure areas, and a garage for two vehicles. This dream home was completely rebuilt in 2015 and has been the setting for two recent productions by Média Capital.



UNIQUE AND EXCLUSIVE

In the best area of Carcavelos, on a quiet dead-end street, we find this recently reconstructed luxury villa. It is a classic New England-style villa mixed with modern materials. Comprising five suites, seven bathrooms, a spacious and bright living room with built-in shelves, an open-plan living room connected to the kitchen, where you will enjoy spending time with family and friends, and an office. A large garden set on a plot of over 1900 sqm, a caretaker's house, and a heated pool complete this fantastic property, located just a few steps from the center of Carcavelos, where you will find many restaurants, cafes, shops, and the local market. Close to the train station, Carcavelos beach, the new university, and international schools, including the Saint Julian's School.

\ PROPERTIES

RECENTLY SOLD PROPERTIES

SOME OF THE PROPERTIES SOLD BY OR PROPERTIES ARE OFF MARKET

COLDWELL BANKER SOUTHBAY

TERRACE & SEA VIEW

Centrality, brightness, generous areas, and a sea view that few apartments in Cascais benefit from characterize this apartment located on the fifth and last floor of number 119 on Alameda da Guia in Cascais, just a few meters from the prestigious Casa da Guia. With over 125 sqm of private useful area, this apartment with rare features stands out mainly for the generous living room with a fireplace and direct access to the balcony facing south and west, allowing you to enjoy direct natural light in all rooms from the early afternoon until sunset, as well as unique moments with family or alone on this spacious balcony. With a sea view in all rooms, a privilege few apartments in the municipality of Cascais enjoy.





EXCELLENCE & GOOD TASTE

Located west of the North-South Axis, Quinta dos Inglesinhos created in the late 90s, has since become one of the benchmark districts in the parish of Carnide and the entire city. It is on the top floor of the iconic number 13 on Poeta Bocage Street that we find this apartment capable of bringing together a series of unique features, highlighting the fluidity of the spaces, without much waste of useful area in circulation, being suitable for families who wish to enjoy a calm lifestyle, with everything around them. A unique way of life can be enjoyed through this property, not only for its comfort but also for its generous areas and infrastructures connected to the condominium itself. This t2 apartment consists of an entrance hall, a large living room with an office area, equipped kitchen, 2 bedrooms (1 of them suite with closet and balcony), and two bathrooms - one social and with a bathtub.



CASA DO SOBREIRO

The Casa do Sobreiro, fully restored in 2010, is one of the properties in the village of Parede with the most history because in the past, this villa was the family home of the owner of one of Portugal's largest cork companies. It is thus a property with differentiated characteristics set on a plot of land of over 790 sqm with a deployment area of 136 sqm, allowing to combine in a single property, location, generous areas, a garden with over 650 sqm where the south-facing pool is ideal for a refreshing swim, as well as moments of leisure, relaxation, or socializing with friends/family



LUXURY LEADERSHIP

EXCEEDING EXPECTATIONS AND CREATING
EXTRAORDINARY REAL ESTATE EXPERIENCES.



MARKETING MASTERS

WORLDWIDE INNOVATORS IN PROMOTING THE BUYING
AND SELLING OF THE MOST EXCLUSIVE PROPERTIES.



GLOBAL CONNECTIONS

WITHOUT BORDERS OR CULTURAL AND LINGUISTIC BARRIERS.





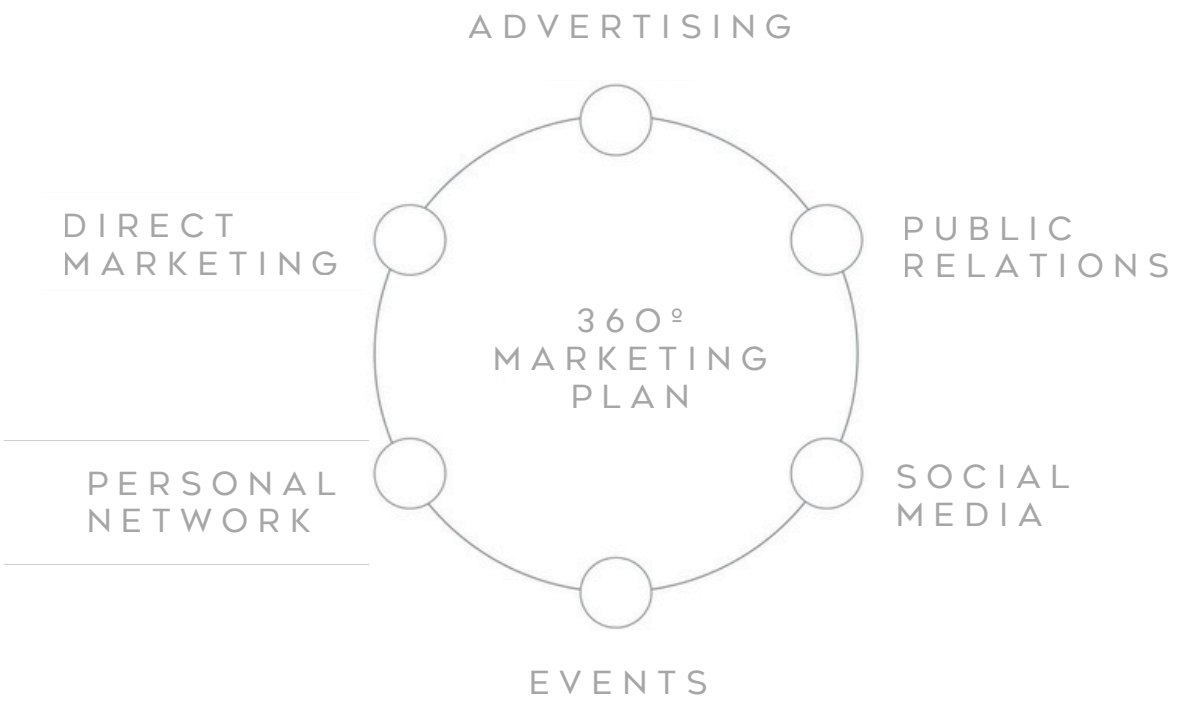


\ PROPERTIES

THE 360° MARKETING PLAN

COLDWELL BANKER SOUTHBAY

THE OR PROPERTIES | COLDWELL BANKER GLOBAL LUXURY PARTNERSHIP PROVIDES THE BEST TOOLS FOR EFFECTIVE PROMOTION OF ENTRUSTED PROPERTIES.



OR \ PROPERTIES

OUR PROMOTIONAL PROPOSAL

PHOTO AND VIDEO REPORTAGE

COLDWELL BANKER SOUTHBAY

OR PROPERTIES AND COLDWELL BANKER BELIEVE IN THE USE OF HIGH-QUALITY PHOTOGRAPHY AND VIDEO THAT PORTRAY THE ARCHITECTURAL INTEGRITY AND CHARACTER OF A PROPERTY.
OR PROPERTIES IS COMPOSED OF PROFESSIONALS SPECIALIZED IN THE ART OF CAPTURING THE BEAUTY OF YOUR HOME AND PRESENTING IT IN THE BEST POSSIBLE WAY TO POTENTIAL BUYERS.



\ PROPERTIES

OUR PROMOTIONAL PROPOSAL

HIGH-QUALITY 3D PROJECT

COLDWELL BANKER SOUTHBAY

WE WORK WITH THE BEST PROFESSIONALS IN THE ART, TECHNOLOGY, AND ARCHITECTURAL 3D DESIGN TO ENHANCE THE VISUALIZATION AND EXCLUSIVE CHARACTER OF YOUR PROPERTY.





\ PROPERTIES

OUR PROMOTIONAL PROPOSAL

PRESENCE ON LUXURY REAL ESTATE WEBSITES

COLDWELL BANKER SOUTHBAY

PRESENCE ON THE COLDWELLBANKERLUXURY.COM WEBSITE SERVES AS A GATEWAY TO VARIOUS POTENTIAL CLIENTS AND NUMEROUS OTHER SPECIALIZED WEBSITES, INCREASING THE LIKELIHOOD OF SUCCESS IN PROMOTING A LUXURY PROPERTY.



+ THAN 92

PORTALS

+ THAN 60

COUNTRIES

+ THAN 161

MILLION POTENTIAL BUYERS

+ THAN 16

LANGUAGES



PRESENCE ON COLDWELL BANKER WEBSITES IS AUTOMATICALLY EXPANDED TO VARIOUS WEB PARTNERS.

SOME EXAMPLES:

JAMESEDITION

rightmove

LUXURYESTATE

Green-Acres.com

Bloomberg Pursuits Property Listings

\ PROPERTIES

OUR PROMOTIONAL PROPOSAL

SOCIAL MEDIA PRESENCE

COLDWELL BANKER SOUTHBAY

SOCIAL MEDIA PLATFORMS PROVIDE ANOTHER STAGE WHERE THE BEAUTY OF YOUR HOME CAN BE SHOWCASED. DEVELOPED BY A SPECIALIZED AND DEDICATED SOCIAL MEDIA TEAM, THE SOCIAL MEDIA CHANNELS OPERATING UNDER THE COLDWELL BANKER GLOBAL LUXURY BRAND ARE AMONG THE MOST VISITED IN THE LUXURY REAL ESTATE INDUSTRY.

+116

THOUSAND

INSTAGRAM FOLLOWERS

+243

THOUSAND

FACEBOOK FOLLOWERS

+97

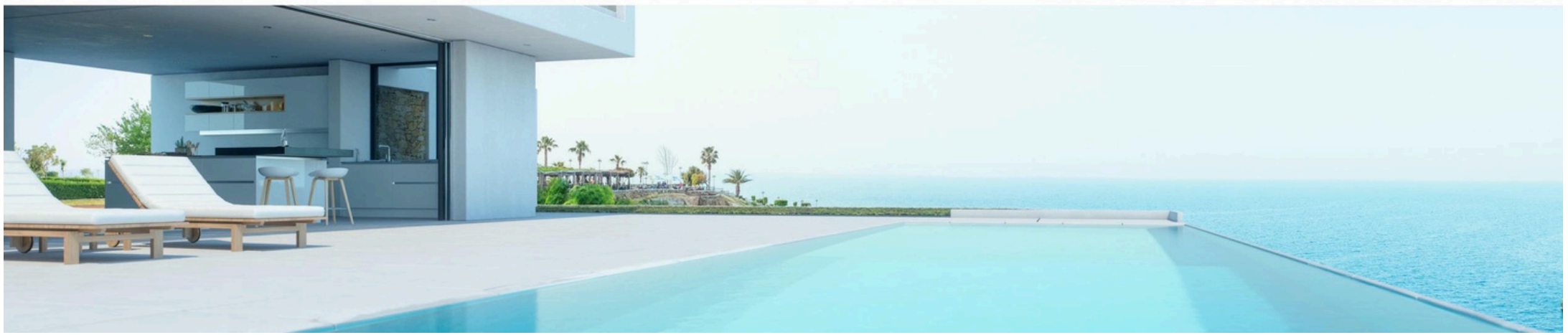
THOUSAND

TWITTER FOLLOWERS

+112

MILLION

VIDEOS VIEWED ON FACEBOOK AND YOUTUBE



\ PROPERTIES

OUR PROMOTIONAL PROPOSAL

BROKER-TO-BROKER NETWORKING AND MARKETING

COLDWELL BANKER SOUTHBAY

YOUR PROPERTY WILL BE PROMOTED USING VARIOUS PRINTED OR DIGITAL MARKETING MATERIALS TO THE NETWORK OF NATIONAL AND INTERNATIONAL BROKERS/INVESTORS WITH AN INTEREST IN ACQUIRING PROPERTIES IN THE PORTUGUESE MARKET.



\ PROPERTIES

OUR PROMOTIONAL PROPOSAL

PRINTED ADVERTISING

COLDWELL BANKER SOUTHBAY

WE AIM TO PROMOTE EXCLUSIVE LUXURY PROPERTIES IN PRESTIGIOUS REAL ESTATE MAGAZINES AND GENERAL INTEREST MAGAZINES WITH THE ABILITY TO REACH A LARGE NUMBER OF POTENTIAL CLIENTS.

The Homes & Estates.
Magazine is targeted towards successful individuals with high net worth.

Distribution: 60,000 copies distributed to individuals and also at selected kiosks in the USA, Canada, Mexico, Europe, Asia, the Middle East, Australia, and South America.





As the leading publication in its category, UniqueHomes presents detailed information about magnificent properties for sale, as well as news and trends in the luxury market. The magazine covers the luxury segment in the USA and in over 80 countries.

\ PROPERTIES

OUR PROMOTIONAL PROPOSAL

ADDITIONAL SERVICES

COLDWELL BANKER SOUTHBAY

MAKING YOUR PROPERTY EVEN MORE SPECIAL AND GIVING POTENTIAL BUYERS AN EXTRAORDINARY EXPERIENCE, ENHANCING AND ACCELERATING ITS SALE.

HOME STAGING



HOME STAGING IS A PROVEN AND EFFECTIVE TOOL IN REAL ESTATE MARKETING AND LITERALLY MEANS "STAGING A HOME." IT INVOLVES DRESSING UP A HOUSE TO MAKE IT MORE ATTRACTIVE, INVITING, AND ABOVE ALL, ENTICING TO POTENTIAL BUYERS.

CLEAN HOUSE FOR VIEWINGS

A SPECIALIZED TEAM ENSURES THAT YOUR PROPERTY IS ALWAYS CLEAN AND READY TO RECEIVE VISITORS.



EVENTS



TO PROMOTE THE VISIBILITY AND EXCLUSIVE CHARACTER OF THE PROPERTY, WE ORGANIZE A SERIES OF UNIQUE AND REFINED EXPERIENCES.

\ PROPERTIES

OUR PROMOTIONAL PROPOSAL

ACTIVITY SUMMARY

COLDWELL BANKER SOUTHBAY

EXCLUSIVE PROMOTION	NON-EXCLUSIVE PROMOTION
HIGH-QUALITY PHOTO AND 360° REPORTAGE	PHOTO REPORTAGE
VIDEO REPORTAGE	----------
HIGH-QUALITY 3D RENDERINGS	----------
PRESENCE ON NATIONAL WEBSITES (IMOVIRTUAL, IDEALISTA, ETC.)	PRESENCE ON NATIONAL WEBSITES (IMOVIRTUAL, IDEALISTA, OLX, ETC.)
PRESENCE ON COLDWELL BANKER PORTUGAL AND CB INTERNATIONAL WEBSITES	PRESENCE ON COLDWELL BANKER PORTUGAL AND CB INTERNATIONAL WEBSITES
PRESENCE ON CB GLOBAL LUXURY AND LUXURY PORTUGAL WEBSITES	----------
PRESENCE ON INTERNATIONAL LUXURY ESTATES AND GREEN ACRES WEBSITES	----------
PRESENCE ON JAMES EDITION, BLOOMBERG, ETC. WEBSITES.	----------
SPECIALIZED AND GENERALIST MAGAZINES	----------
HOME STAGING AND CUSTOMIZED EVENTS	----------
PRESENCE AT PRIVATE OFF-MARKET EXCLUSIVITY EVENT	----------

\ PROPERTIES

OUR PROMOTIONAL PROPOSAL

COMMERCIAL TERMS

COLDWELL BANKER SOUTHBAY

MARKETING

- PREPARATION OF A COMPLETE, FOCUSED, STRUCTURED, AND RELEVANT PROMOTION STRATEGY FOR EFFICIENT AND QUALITY DISSEMINATION THROUGH VARIOUS CHANNELS;
- MANAGEMENT, EXECUTION, AND MONITORING OF PROPERTY VISITS WITH A SINGLE POINT OF CONTACT;
- ORGANIZATION AND MANAGEMENT OF THE ENTIRE PROCESS UNTIL THE FINAL DEED;
- TECHNICAL AND FINANCIAL ASSISTANCE TO BUYER CLIENTS;
- SHARING IN SALES OR RENTALS WITH ALL NATIONAL AND INTERNATIONAL REAL ESTATE AGENCIES;
- VARIOUS NATIONAL AND INTERNATIONAL PARTNERSHIPS;

COMMISSION

- 5% + VAT ON THE FINAL SALES PRICE;
- 150% + VAT ON THE FINAL RENTAL PRICE;

COMMISSION PAYMENT METHOD*

- 50% UPON SIGNING THE C.P.C.V;
- REMAINING 50% AT THE TIME OF THE DEED;

*OTHER PAYMENT METHODS MAY BE CONSIDERED UPON PRESENTATION TO THE MANAGEMENT OF COLDWELL BANKER SOUTHBAY AND OR PROPERTIES.

\ PROPERTIES

OUR PROMOTIONAL PROPOSAL

OFF MARKET (EXCLUSIVE)

COLDWELL BANKER SOUTHBAY

OR PROPERTIES SPECIALIZES IN THE OFF-MARKET SEGMENT, OFFERING AN EXCLUSIVE AND DIFFERENTIATED SERVICE FOR DEVELOPERS AND INVESTORS. WE OPERATE WITH A DISCREET AND STRATEGIC APPROACH, ENSURING THAT PROPERTIES ARE PRESENTED ONLY TO QUALIFIED CLIENTS, WITHOUT PUBLIC EXPOSURE.
IN THIS WAY, WE PRESERVE THE EXCLUSIVITY OF THE DEVELOPMENTS, MAINTAIN THE ASSET'S VALUE, AND PROVIDE MORE EFFECTIVE AND SECURE TRANSACTIONS. OUR NETWORK OF PARTNERS AND DIRECT ACCESS TO HIGH-PROFILE BUYERS ALLOW US TO ACHIEVE SUPERIOR RESULTS WITHOUT THE NEED FOR CONVENTIONAL LISTINGS.
THESE ARE THE FACTS THAT DEMONSTRATE THAT OR PROPERTIES IS THE BEST SOLUTION.

+23 000

CONTACTS

REAL ESTATE PROFESSIONALS

+15 000

CONTACTS

INTERNATIONAL PARTNERS

15

DAYS

AVERAGE TIME TO RESERVE A PROPERTY

+50

PROPERTIES

PROPERTIES SOLD OFF MARKET (2 YEARS)



\ PROPERTIES

OUR PROMOTIONAL PROPOSAL

OFF MARKET (PARTNERSHIPS)

COLDWELL BANKER SOUTHBAY

HERE ARE SOME OF THE LEADING NATIONAL AND INTERNATIONAL REAL ESTATE BRANDS WITH WHICH OR PROPERTIES MAINTAINS A STRONG STRATEGIC PARTNERSHIP.

NestSeekers INTERNATIONAL

corcoran
corcoran group real estate

PORTA DA FRENTE
CHRISTIE'S INTERNATIONAL REAL ESTATE
25 ANOS

Quintela + Penalva | Knight Frank

JOHN TAYLOR
LUXURY REAL ESTATE SINCE 1864

KELLERWILLIAMS Luxury INTERNATIONAL

COMPASS

THEAGENCY

FINE & COUNTRY

JLL

Sotheby's
INTERNATIONAL REALTY

BARNES INTERNATIONAL

RE/MAX

ENGEL&VÖLKERS

ALPHA LUXE GROUP
LUXURY IN ALL THINGS

DouglasElliman

BAHAMAS REALTY

POLO PROPERTIES
INTERNATIONAL LUXURY REAL ESTATE

SERHANT.

Forbes
GLOBAL PROPERTIES

BRIGHTMAN GROUP
LUXURY & INVESTMENT REAL ESTATE

ORIA
REAL ESTATE ADVISORS

Bonte Filipidis™

21



YOUR EXTRAORDINARY HOME DESERVES AN EXTRAORDINARY SERVICE!

EXPERIENCE OUR TEAM'S EXPERTISE, WITH PERSONALIZED ATTENTION AND DISCRETION THROUGHOUT THE ENTIRE PROCESS, COMBINED WITH THE COLDWELL BANKER GLOBAL LUXURY PROGRAM.



Coldwell Banker Global Luxury

MORE THAN HOMES

Each agency is financially and legally independent. | Capital Stork, Lda –AMI 17877
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