



Property Analysis

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AGENCY
Agency Name
AGENT
Your Agent
JULY 2026



DETAILS

PRICE	€1 850 000
BUILT	420 m²
LAND	—
PRICE / M²	€4405 ↓ 99% sel.avg ↑ 7% vs market
BEDS	T4 · 4 beds

POI WALK · 15 MIN

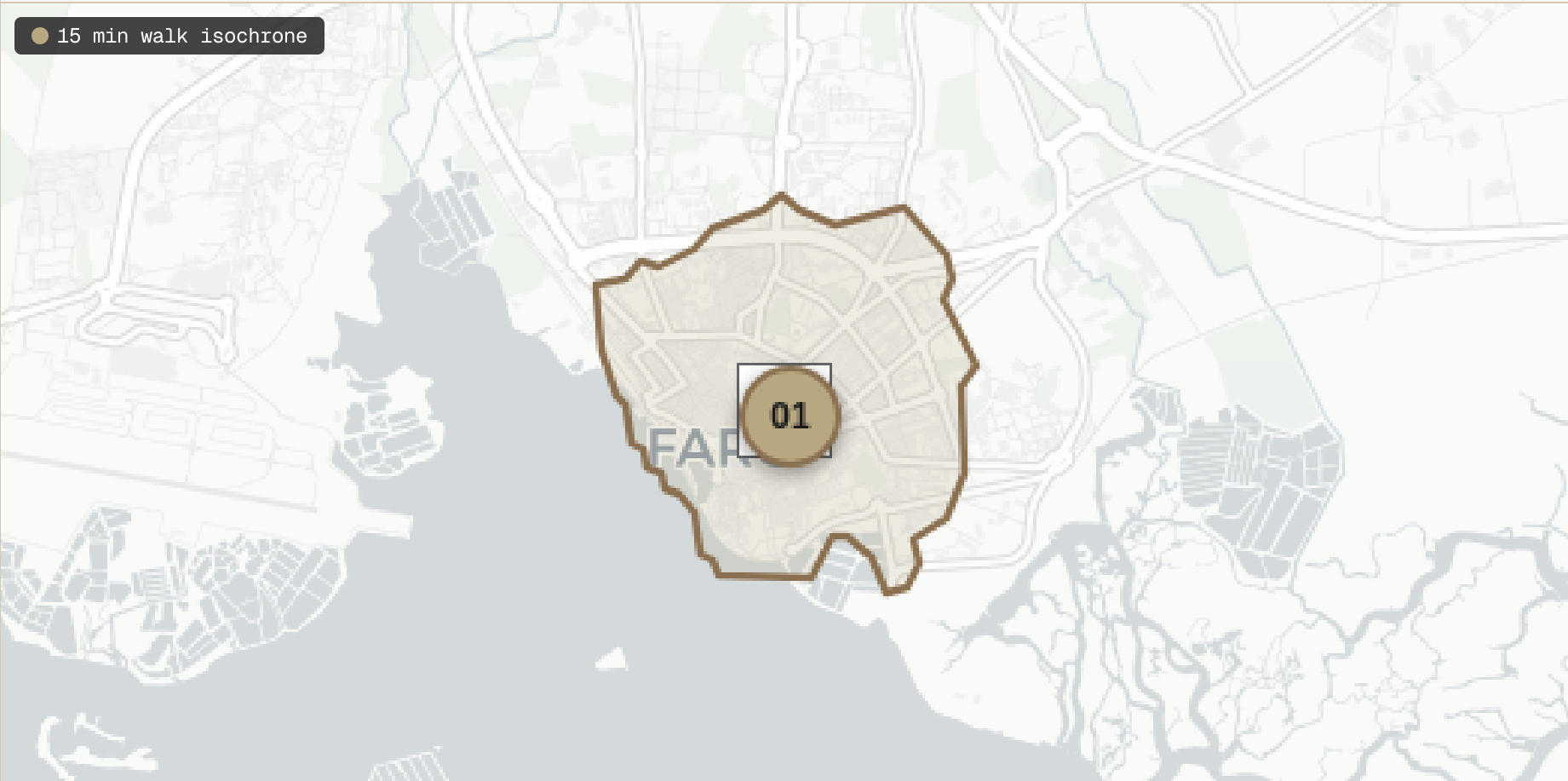
Metro / Train	2
Schools	11
Health	32
Supermarkets	28
Parks	50

GIS ANALYSIS

Built-up/urban land

Land-use (COS2023, DGT): Áreas edificadas residenciais contínuas predominantemente verticais. RAN/REN, ARU and seismic classification are not in this query — confirm with the municipality/DGT.

Source · JamesEdition
https://www.jamesedition.com/real_estate/faro-portugal/exclusive-...
⚠ Coordinates confirmed via Nominatim. Isochrone accuracy depends on address precision.





DETAILS

PRICE	€700 000
BUILT	—
LAND	—
PRICE / M ²	—
BEDS	Studio / T0

POI WALK · 15 MIN

Metro / Train	2
Schools	11
Health	34
Supermarkets	30
Parks	62

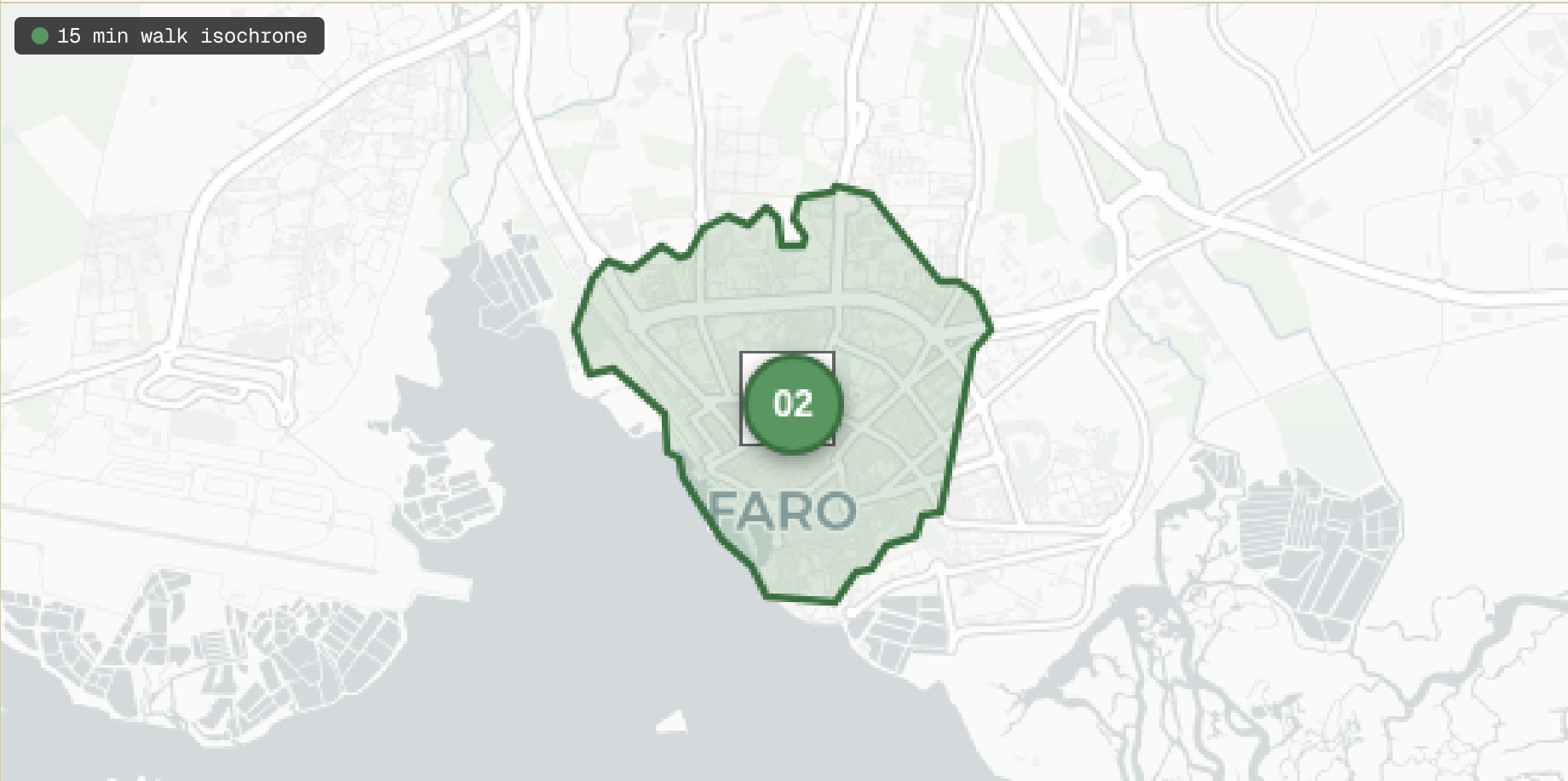
GIS ANALYSIS

- Built-up/urban land
- Approximate coordinate

Land-use (COS2023, DGT): Áreas edificadas residenciais contínuas predominantemente verticais. RAN/REN, ARU and seismic classification are not in this query — confirm with the municipality/DGT. ⚠ Approximate coordinate: indicative GIS data, to confirm with the exact address.

Source · Casa Sapo
<https://casa.sapo.pt/imovel/5b581342-823e-11ee-adb9-0600000000054/>

⚠ Coordinates approximate — based on portal data. Isochrone accuracy depends on address precision.





DETAILS

PRICE	€1950 000
BUILT	2 m²
LAND	—
PRICE / M²	€975 000 ↑ 99% sel.avg
BEDS	Studio / T0

POI WALK · 15 MIN

Metro / Train	5
Schools	2
Health	5
Supermarkets	8
Parks	9

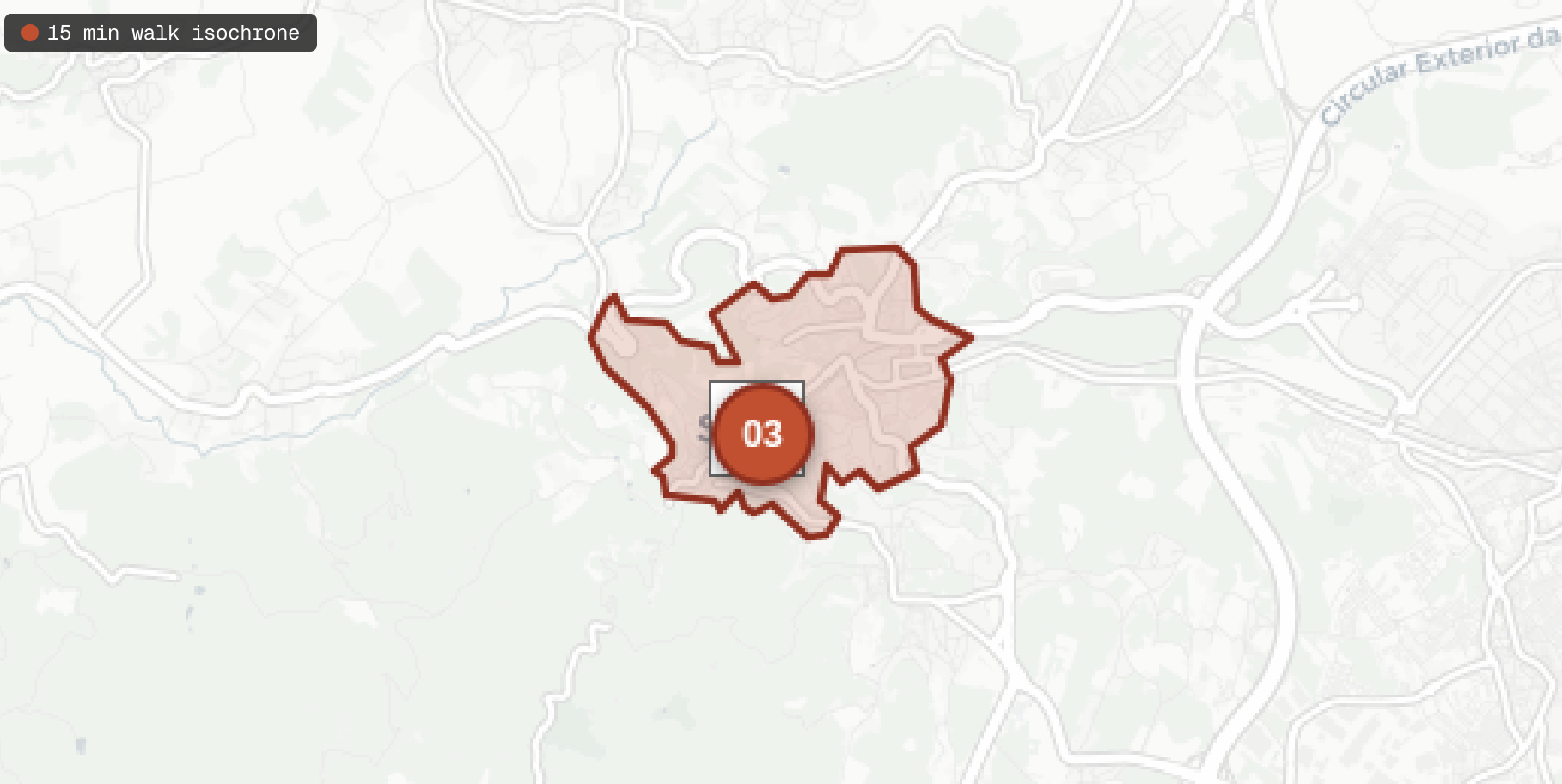
GIS ANALYSIS

Built-up/urban land

Land-use (COS2023, DGT): Áreas edificadas residenciais contínuas predominantemente horizontais. RAN/REN, ARU and seismic classification are not in this query — confirm with the municipality/DGT.

Source · luxurystate.com
<https://www.luxurystate.com/p127979237-luxury-home-for-sale-sint...>

⚠ Coordinates confirmed via Nominatim. Isochrone accuracy depends on address precision.





DETAILS

PRICE	€1 650 000
BUILT	—
LAND	—
PRICE / M ²	—
BEDS	Studio / T0

POI WALK · 15 MIN

Metro / Train	5
Schools	2
Health	5
Supermarkets	8
Parks	9

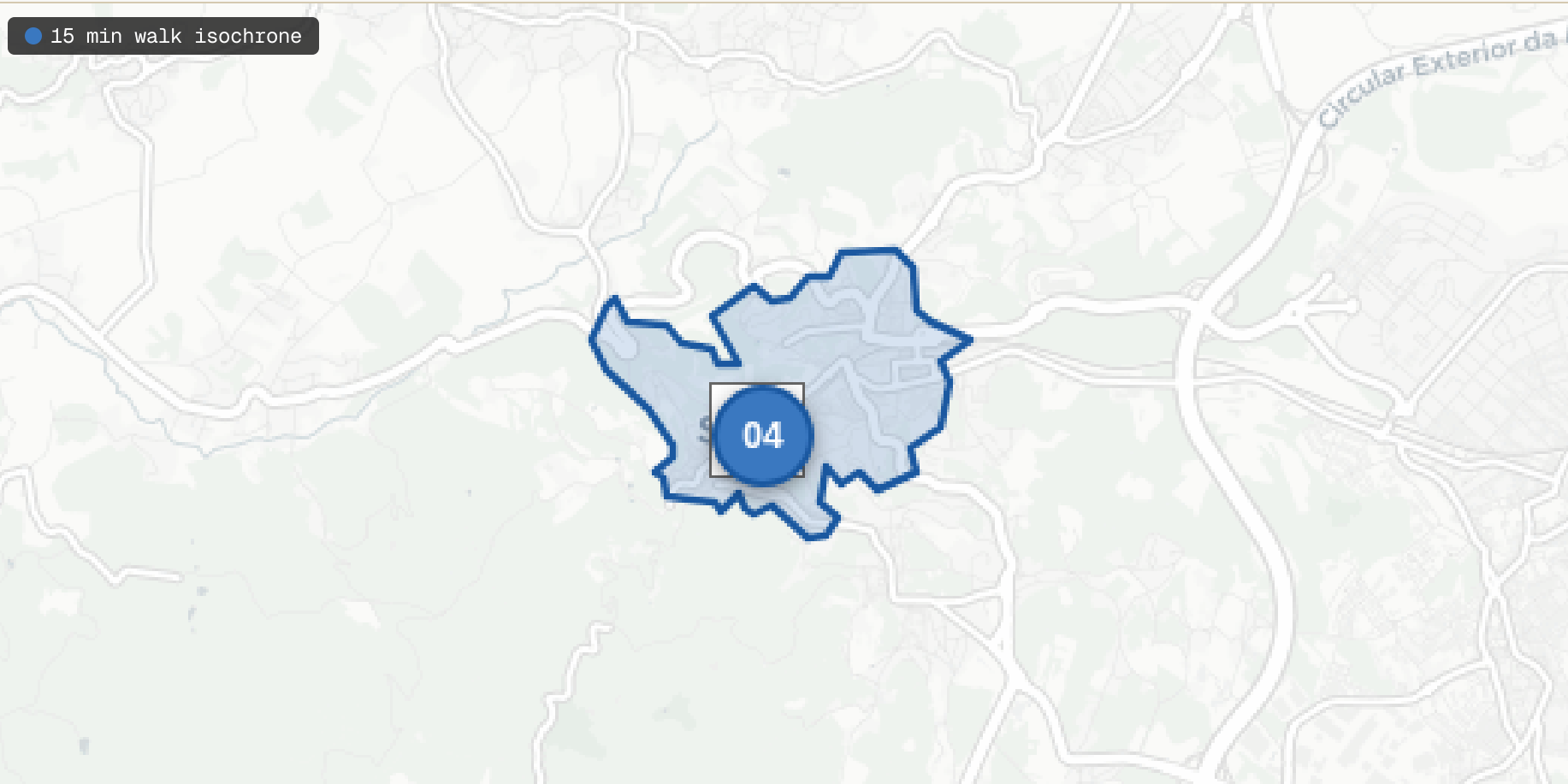
GIS ANALYSIS

Built-up/urban land

Land-use (COS2023, DGT): Áreas edificadas residenciais contínuas predominantemente horizontais. RAN/REN, ARU and seismic classification are not in this query — confirm with the municipality/DGT.

Source · luxuryestate.com
<https://www.luxuryestate.com/p132169603-luxury-home-for-sale-sint...>

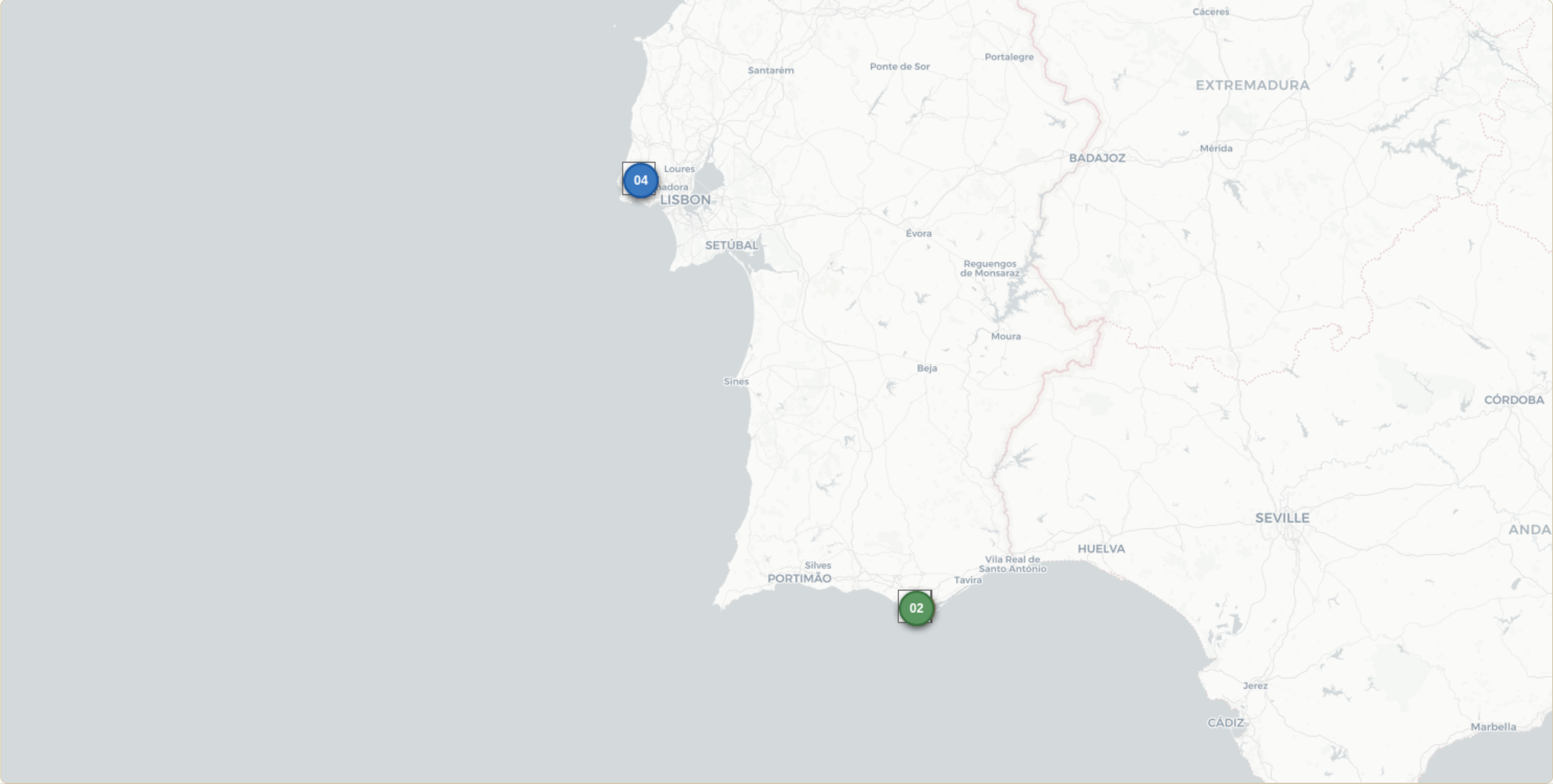
⚠ Coordinates confirmed via Nominatim. Isochrone accuracy depends on address precision.



Property Locations — All 4 Isochrones

LIFESTYLE MATCH

- 01 Faro (Se e Sao Pedro) T4
- 02 T0
- 03 Sintra T0
- 04 Sintra T0



Property Comparison

LIFESTYLE MATCH

PRICE · AREA · MARKET CONTEXT · 2026

	01 Faro (Se e Sao Pedro) T4	02 TO	03 Sintra TO	04 Sintra TO
PRICE	€1 850 000	€700 000	€1 950 000	€1 650 000
PRICE/M² SEL.AVG €489 703	€4405 ↓99%sel.avg	—	€975 000 ↑99%sel.avg	—
VS MARKET PER CONCELHO	+7% above market	— no data	— no data	— no data
BUILT / LAND	420 m² land —	— land —	2 m² land —	— land —
PRICE/M² LAND	—	—	—	—
ACTIVE COMPARABLES PER CONCELHO	65	—	—	—
ANALYSIS	The 4 selected properties range from €700 000 to €1 950 000. Property 01 (Faro (Se e Sao Pedro)) offers the strongest value at €4405/m² built — 7% below the Faro (Se e Sao Pedro) market median.			

POI DENSITY · GIS FLAGS · WALKABILITY · 2026

	01 Faro (Se e Sao Pedro)	02	03 Sintra	04 Sintra
METRO / TRAIN WALK 15M	2	2	5	5
SCHOOLS WALK 15M	11	11	2	2
HEALTH WALK 15M	32	34	5	5
SUPERMARKETS WALK 15M	28	30	8	8
PARKS WALK 15M	50	62	9	9
RESTAURANTS & CAFÉS WALK 15M	222	221	116	116
COMMERCIAL WALK 15M	250	262	57	57
WALKABILITY 0-100	81 _{/100}	81 _{/100}	65 _{/100}	65 _{/100}
ANALYSIS	Sintra leads on transport connectivity. Walkability scores reflect composite POI density within 15 min walk. GIS and cadastral conditions (land-use, ARU, seismic) should be verified with DGT before purchase.			

PRICE/M² VS MARKET MEDIAN · PER CONCELHO

01

Faro (Se e Sao Pedro) T4

FARO (SE E SAO PEDRO)

THIS/M²

€4405

MARKET MDN

€4100

VS MEDIAN

+7%

3593

4405

4626

FARO (SE E SAO PEDRO) COMPS

65

DOM MEDIAN

13 d

PCI CUTS

3%

ABOVE MKT

02

T0

THIS/M²

—

Market comparables not yet available for .

NO DATA

03

Sintra T0

SINTRA

THIS/M²

€975 000

Market comparables updating for SINTRA.

NO DATA

04

Sintra T0

SINTRA

THIS/M²

—

Market comparables updating for SINTRA.

NO DATA

BEST VALUE

Faro (Se e Sao Pedro) · T4

€4405 / m²

VS SEL. AVG	VS MARKET	LAND AREA	LAND/M²
↓99%	↓7%	—	—

Strongest price efficiency per m² built in this selection, below the concelho market median.

BEST CONNECTIVITY

Sintra · T0

5 rail / transit nodes

WALKABILITY	RESTAURANTS	SUPERMARKETS
65/100	116	8

Highest density of rail/transit nodes within 2000 m. Best urban mobility of the shortlist.

BEST FOR FAMILIES

· T0

96 health & parks

HEALTH	PARKS	SCHOOLS
34	62	11

Strongest combined health and outdoor infrastructure within 15 min walk.

GIS – VERIFICATION PENDING

DGT cadastral analysis

To confirm

LAND-USE / ARU	CONSTRAINTS	SEISMICITY
Verify DGT	RAN / REN / PDM	Risk zone (PT)

Per-parcel cadastral classification (land-use, ARU, RAN/REN/PDM constraints, heritage) must be confirmed with DGT before any offer. A structural assessment by a certified architect is recommended.

BEST LIFESTYLE

Faro (Se e Sao Pedro) · T4

T4

POOL	BUILT AREA	WALKABILITY	RESTAURANTS
—	420 m²	81/100	222

Best suited to buyers prioritising quality of life and amenities over pure connectivity.

BASED ON
Client priorities discussed prior to this analysis

SELECTION
4 properties · 2 concelhos
€700 000 – €1950 000

MARKET
€4100/m² median
65 active listings · Faro (Se e Sao Pedro) · real

DATE
13 July 2026

NEXT STEP
Schedule viewings for shortlisted properties

Agent recommendation · Editable before delivery

Across the 4 shortlisted properties (2 concelhos, €700 000 – €1950 000), Property 01 (Faro (Se e Sao Pedro), T4) stands out on price efficiency at €4405/m² built — 7% below the Faro (Se e Sao Pedro) market median. First viewing recommended.

Confirm cadastral conditions (land-use, ARU, RAN/REN, heritage and seismic class) with the DGT and a licensed architect before submitting any offer. Factor any municipal approval timeline into renovation budgets.

EDITABLE BEFORE EXPORT



Your Agent

SENIOR PROPERTY CONSULTANT

Agency Name

WEB [seculopt.com](#)

AGENCY LOGO

Thank you.

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SUGGESTED NEXT STEPS

- 01 Schedule viewings** for the shortlisted properties based on today's analysis.
- 02 Review GIS constraints** with a licensed architect before committing to renovation budgets.
- 03 Request updated listings** — data reflects availability at export date.