

PORTICENTRO – Sociedade de Construção, Gestão e Turismo, Lda.

PRESENTATION

“IN CENTER PROJECT”



RESIDENTIAL/RETAIL/HOTEL PROJECT

DETAILED PLAN OF THE URBAN DEVELOPMENT SCHEME

HORTA DO PALÁCIO

PORTIMÃO

2019

1 - CHARACTERISTICS

1.1 - Portimão – Historical Overview

The presence of humans, since the Neolithic, is proven by the important necropolis of Alcalar, Monte Canelas and by other archaeological remains across the municipality. Recently, a supposed III/II BC vilage was discovered, as well as numerous archaeological and maritime spoils recovered from the bottom of the Arade river and municipality coasts.

The Roman presence in the city and in the municipality is confirmed by the discovery of amphora, coins, fish salting tanks, copper artefacts, cisterns, various construction materials, old building remains in Vale da Arrancada, Montemar, Baralha and, most of all, the important "Villa" of Abicada.

The Arabian presence is denoted by unexpected pottery or coin discoveries as well as by obvious architectural influence in the chimneys, water wheels, dried mud constructions, little chapels, agriculture and some types of vegetation in the area.

Portimão was founded on D. Afonso V's reign (1463) by granting privileges to a village which became Vila Nova de Portimão. In the Descobrimentos (Discoveries) expansion period, Portimão grew together with the international commerce, which was boosted by the navigation on the African coast.

The 1755 earthquake would bring major destruction, followed by a decrease in the economic performance which would only gain new strength by the end of the 19th century, result of the commercial development and dried fruits export, milling, fishing and fish canning industry, which would last through the 20th century.

In 1924, Portimão was elevated to city by, then President of the Republic, the Portimonense writer Manuel Teixeira Gomes.

Portimão grew, focusing on the maritime activities, fish canning industry and shipbuilding. However, the city didn't forget salt production and the agricultural products trade, such as dried fruits (locust beans, figs and almonds), wood and cork. Tourism started its growth around the middle of the 20th century, changing the municipality and its economy up until nowadays.

The city of Portimão has a current population of about 45.000 inhabitants and only 7.000 live in the rest of the municipality. It covers an area of 183 km², having three administrative parishes: Portimão, Mexilhoeira Grande and Alvor.

After Faro, Portimão is currently the second most important commercial city of Algarve, with the second largest fishing harbor, following Olhão's harbor. Cruise ships often stop at Portimão's cruise harbor and the City Hall withdrew all the bureaucratic obstacles in recent years in order to place Portimão on the touristic maps. The city has already got its own racing circuit and marina. The organization of major sport and cultural events is one of the municipality's priorities.

Souces: Junta de Freguesia de Portimão sites, VisitAlgarve, Algarve 123 and Portimaonline

1.2 - Surroundings

Portimão Municipality is divided into several areas of economic and touristic interest, namely Alvor (Img.1) and Rocha (Img.2) beaches, Portimão's residential and commercial area, various golf courses, including Penina Golf Course, Alto Golfe, Morgado and Álamos, Portimão's Marina, the International Algarve Racing Circuit, Portimão's Underwater Park – Ocean Revival, as well as the Arade River and its Riverside.

The Rocha Beach, only 5 minutes way from the “In Center” project, is one of the most famous beaches of the country, with a huge sand extension, a total area of about 146.000 m², with a coast 1,5 Km wide. In 2012, it was elected the 5th best world beach by the renowned TripAdvisor travel site, which has more than 50 million monthly viewers. Rocha Beach was described as “Huge, clean and marvelous”.



Img.1 - Alvor Beach



Img.2 - Rocha Beach

As a reference zone of the European golf, in 2013 Algarve was considered the best golf destination of Continental Europe due to its optimal price/quality ratio, winning the “Today's Golfer Travel Awards”. Algarve represents more than 45 % of the domestic golf offer with 36 golf courses having organized, over the last three years, one of the most important world golf tournaments - Golf Masters Cup.

Penina Golf Course, situated at only about 10 minutes way from the “In Center” project, was considered, in 2012, the best European golf resort by the World Travel Awards.



Img.3 - Penina Golf Course



Img.4 - Alto Golf

The “In Center” Project is located among the urban area closely related to the Arade River. The city’s river is home to the 3rd largest national cruise harbor, regarding the number of port calls and passengers. The mouth of Arade River (Img.5) gathers optimal conditions for water sports, such as sailing and motorboats(Img.6), welcoming several competitions of various sports.



Img.5 - Arade River – Mouth



Img.6 - Arade River - Motorboats

Portimão’s Marina (Img.7, Img.8), the second largest marina of Algarve’s coast and considered the last safe harbor before entering the Mediterranean Sea, is suitable for yachts up to 50m and definitely mega yachts’ favourite destination. With easy access, located in a safe harbor in the mouth of the Arade River, it covers an area of about 25 hectares, with 620 available moorings for short and long stay rentals.



Img.7 - Portimão’s Marina



Img.8 - Portimão’s Marina

The Ocean Revival Underwater Park (Img.9, Img.10) promises to turn Algarve and Portimão, into a favorite reference, as an European destination for world underwater tourism. The construction of an artificial reef structure, formed by four deliberately sunk Portuguese Navy ships, is a key factor on attracting worldwide underwater tourism.



Img.9 - Ocean Revival Underwater Park



Img.10 - Ocean Revival Underwater Park

The Detailed Plan area allows a quick and easy access to the Riverside, along the Arade River (Img.11). The “In Center” Project is located at about 350m from the Maritime Promenade (Img.12), where various commodities can be found, such as bars, cafes, shops and typical restaurants with the traditional sardines with homemade bread and the famous fresh fish.



Img.11 - Arade River – Anchorage



Img.12 - Maritime Promenade

The Algarve International Racing Circuit (Autódromo Internacional do Algarve) (Img.13, Img.14), 15Km away from the “In Center” Project, welcomes several motor racing events, such as the Superbike World Championship, GP2 Series, A1GP, F1 Test Driving, Le Mans Series, FIA GT, WTCC, International GT Open and much more. Max Mosley, former FIA’s President stated that the Algarve’s track was one of the world’s best tracks.



Img.13 - Algarve International Racing Circuit



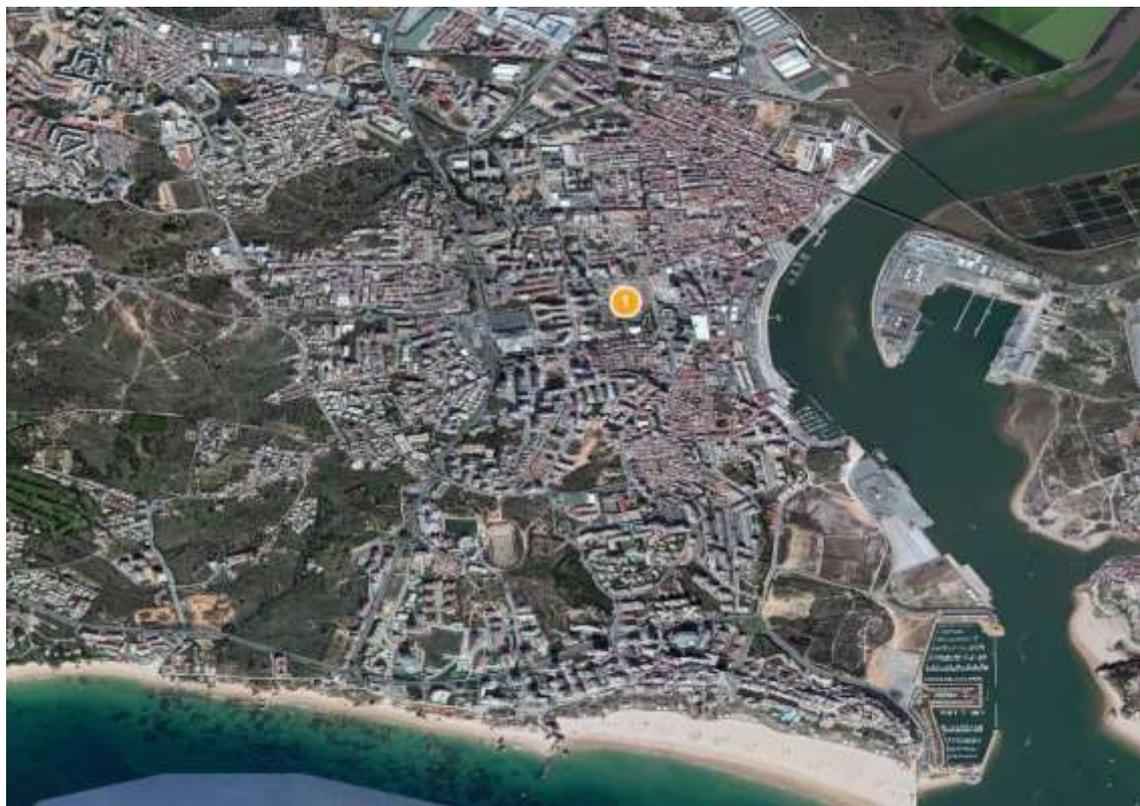
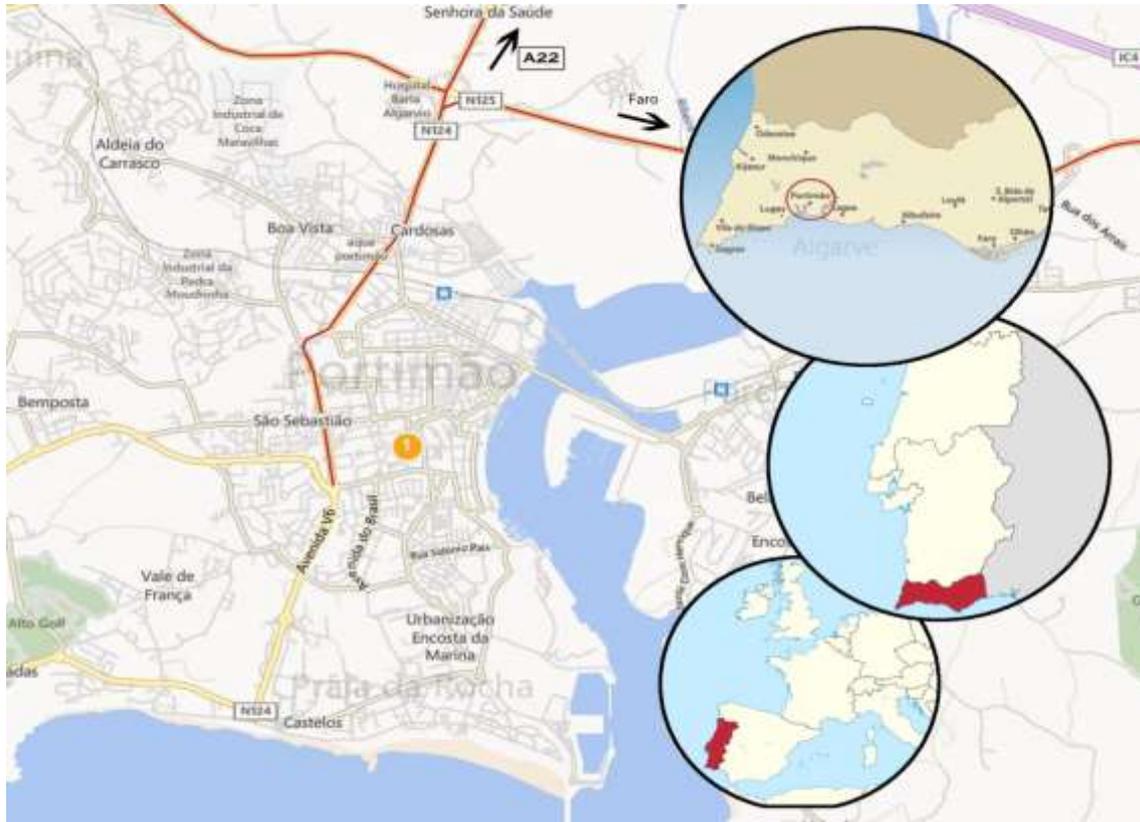
Img.14 - Algarve International Racing Circuit

The Detailed Plan of Horta do Palácio is to be developed in a central noble area of Portimão, where important Spaces, Municipal Facilities and Services are located, such as the Municipal Library, Movie Theatres, the Sports/Gym Pavilion, the Auditorium, the Court, the Police Station, EMARP, the Municipal Nursery Greenhouses, the Tennis Club, the City Hall and the Municipal Stadium, among others.

This Portimão area has good road accessibility, through Miguel Bombarda Avenue, connecting to the national 124 main road, which allows quick access to the national 125 main road and to the A22 highway. It is located 60Km away from Faro’s International Airport and 5Km from Portimão’s Municipal Aerodrome. This area has also a good public transport network having nearby taxi ranks, bus stops and railway station.

“IN CENTER” PROJECT

A map and aerial images are presented below, showing the location of the project's proposal:



“IN CENTER” PROJECT



Legend:

1. City Hall
2. Municipal Stadium
3. Tennis Club
4. Portimão's Movie Theatre
5. Sports/Gym Pavilion
6. Municipal Auditorium
7. Municipal Library
8. Court
9. Police Station
10. EMARP
11. Portimão's Continente Shopping Mall

2 - PROJECT

2.1 – General Overview

The development of the Detailed Plan of Horta do Palácio arises from the common desire of the Portimão's City Hall and Porticentro to requalify the intervention area, allowing a much desired territorial uniformization.

The Detailed Plan foresees 10 new plots. Porticentro owns 6 of those, giving it the right to construct in 65.000 m² above the ground, 42.560,13 m² underground and more 34.250 m² in outdoor covered spaces, with a total construction area of 141.810 m².

The remaining 4 plots belong to the Municipality, and will accommodate diverse infrastructures related to sports, culture, public services and green areas.

2.2 – Detailed Plan of Horta do Palácio

The Detailed Plan of Horta do Palácio has already been published in the Diário da República (Portuguese Official Journal), 2nd Series, Nr 63, from 30 of March, 2011.

The Plan's intervention area is located in Horta do Palácio, administrative parish of Portimão and municipality of Portimão, with an extension of about 10.9 ha, distributed according to the following plant:



The Plan intervention area is identified as “Urban Zones” in the Portimão’s PDM (municipal master development plan) land plan, but in the center there is still a south-westerly strip of land identified as “Other Facilities Implementation Area”

In the origin of the current Plan, there was the desire of Porticentro to build a balanced and harmonious urban area by reducing the heavy building charge in its lands, according to PDM (municipal master development plan).



With the publication of the Detailed Plan of Horta do Palácio Regulation in the Diário da República (Portuguese Official Journal), the DP areas have already been defined, as well as the distribution of the owner’s plots, as shown in the chart below:

“IN CENTER” PROJECT

Quadro descritivo dos lotes decorrentes do parcelamento destinados a PORTICENTRO

| N.º do lote | Área do lote (M ²) | Área de implantação (M ²) | Área de implantação de impermeabilização (M ²) | N.º de pisos acima da cota de soleira | N.º de pisos abaixo da cota de soleira | Cota de máxima cobertura | Cercia de máxima cobertura | Cota máxima de cobertura | Área de construção do edifício / função (acima da cota de soleira) (1) | | | | Área máxima de construção do edifício acima do solo | Ac. esp. ext. cob. área de construção de espaços exteriores cobertos (2) | Tipologias positivas | | | | | N.º máximo de unidades de alojamento | N.º máximo de camas privadas (3) | Estacionamento de natureza pública (4) | | |
|-------------|--------------------------------|---------------------------------------|--|---------------------------------------|--|--------------------------|----------------------------|--------------------------|--|-------------------|-----------------------|---|---|--|----------------------|-----|-----|-----|-----|--------------------------------------|----------------------------------|--|---------|--------|
| | | | | | | | | | Ac. hab. habitacional coletiva | Ac. com. comércio | Ac. equi. equipamento | Ac. est. bor. estabelecimentos hoteleiros (5) | | | T1 | T2 | T3 | T4 | T5 | | | | | |
| L01 | 5820,75 | 5820,75 | 5820,75 | 12 | 4 | 9,00 | 38,50 | 49,00 | | | | 12000,00 | 11600,00 | 7000,00 | - | - | - | - | - | - | 263 | 175 | 175 | Lug 0 |
| L02 | 2690,65 | 2690,65 | 2690,65 | 12 | 4 | 9,00 | 38,50 | 49,00 | 11880,00 | 1000,00 | | 11880,00 | 5381,30 | 6000,00 | Sum | Sum | Sum | Sum | Sum | Sum | 108 | 270 | 168 | Lug 90 |
| L03 | 2970,73 | 2970,73 | 2970,73 | 12 | 4 | 9,00 | 38,50 | 49,00 | 11880,00 | 1000,00 | | 11880,00 | 5941,46 | 8100,00 | Sum | Sum | Sum | Sum | Sum | 108 | 270 | 168 | Lug 90 | |
| L04 | 2284,66 | 2284,66 | 2284,66 | 10 | 4 | 4,50 | 32,00 | 38,00 | 8640,00 | 2000,00 | | 8640,00 | 4569,32 | 3850,00 | Sum | Sum | Sum | Sum | Sum | 54 | 135 | - | Lug 25 | |
| L05 | 3519,80 | 3519,80 | 3519,80 | 10 | 4 | 4,50 | 32,00 | 38,00 | 10600,00 | 3000,00 | | 10600,00 | 7039,60 | 4300,00 | Sum | Sum | Sum | Sum | Sum | 66 | 165 | - | Lug 95 | |
| L06 | 4014,22 | 4014,22 | 4014,22 | 12 | 4 | 4,50 | 47,00 | 53,00 | 10000,00 | 10000,00 | | 10000,00 | 8028,45 | 5000,00 | Sum | Sum | Sum | Sum | Sum | 70 | 175 | 140 | Lug 0 | |
| Sub total: | 21300,81 | 21300,81 | 21300,81 | - | - | - | - | - | | | | 65000,00 | 42560,13 | 34250,00 | | | | | | 406 | 1278 | 891 | Lug 300 | |

Quadro descritivo dos lotes e das parcelas decorrentes do parcelamento a integrar no domínio privado municipal, e L09 destinado ao Estado Português — Min. da Justiça

| N.º do lote | Área do lote (M ²) | Área de implantação (M ²) | Área de implantação de impermeabilização (M ²) | N.º de pisos acima da cota de soleira | N.º de pisos abaixo da cota de soleira | Cota de máxima cobertura | Cercia de máxima cobertura | Cota máxima de cobertura | Área de construção do edifício / função (acima da cota de soleira) (1) | | | | Área máxima de construção do edifício acima do solo | Ac. esp. ext. cob. área de construção de espaços exteriores cobertos (2) | Tipologias positivas | | | | | N.º máximo de unidades de alojamento | N.º máximo de camas privadas (3) | Estacionamento de natureza pública (4) | | |
|-------------|--------------------------------|---------------------------------------|--|---------------------------------------|--|--------------------------|----------------------------|--------------------------|--|-------------------|-----------------------|---|---|--|----------------------|-----|-----|-----|-----|--------------------------------------|----------------------------------|--|---------|-----|
| | | | | | | | | | Ac. hab. habitacional coletiva | Ac. com. comércio | Ac. equi. equipamento | Ac. est. bor. estabelecimentos hoteleiros (5) | | | T1 | T2 | T3 | T4 | T5 | | | | | |
| L07 | 1322,45 | 1057,50 | 1322,45 | 2 | 2 | 3,50 | 8,00 | 13,00 | | 2115,00 | | 2115,00 | 2644,90 | 400,00 | - | - | - | - | - | - | - | - | - | 0 |
| L08 | 2067,20 | 2067,20 | 2067,20 | 1 | 2 | 3,00 | 4,50 | 9,00 | 1029,90 | 800,00 | | 1029,90 | 4134,40 | 300,00 | - | - | - | - | - | - | - | - | - | 120 |
| L09 | 2238,15 | 2238,15 | 2238,15 | 5 | 2 | 5,00 | 16,50 | 23,00 | 4000,00 | 4000,00 | | 4000,00 | 4476,30 | 2250,00 | Sum | Sum | Sum | Sum | Sum | 40 | 100 | 60 | Lug 0 | |
| L10 | 2403,43 | 2403,43 | 2403,43 | 3 | 3 | 4,00 | 10,50 | 16,00 | 6000,00 | 6000,00 | | 6000,00 | 7210,29 | 1600,00 | - | - | - | - | - | - | - | - | - | |
| Parcela A | 3486,27 | | | | | | | | | | | | | | | | | | | | | | | 0 |
| Parcela B | 5193,43 | | | | | | | | | | | | | | | | | | | | | | | 0 |
| Sub total: | 16710,93 | 7766,28 | 8031,23 | - | - | - | - | - | | | | 13144,90 | 18465,89 | 4550,00 | | | | | | 40 | 100,00 | 180 | Lug 0 | |
| Total: | 38011,74 | 29067,09 | 29332,04 | - | - | - | - | - | | | | 78144,90 | 61026,02 | 38800,00 | | | | | | 446 | 1378 | 1071 | Lug 300 | |

Equipamento Existente
Equipamento Existente

Não se aplica
(1) A desagregação da área de construção para cada edifício em função dos usos acima do solo, além de estar prevista nas Notas complementares da ficha n.º 8 do D.R. n.º 9/2009 de 29/05, estima-se a permitir uma maior versatilidade no tipo de edifício a criar, sem prejuízo do cumprimento do parâmetro da área máxima de construção acima do solo do respectivo lote.
(2) Não se aplica
(3) Nos edifícios para habitação (L07, L08, L09, L10, L11) e hotéis (L01, L02, L03, L04, L05, L06) o número de lugares por fogo será correspondente a 2 lugares de estacionamento por fogo. Nos edifícios para comércio (L07, L08, L09, L10, L11) o número de lugares por fogo será correspondente a 2 lugares de estacionamento por fogo. Nos edifícios para comércio retalhista (L07, L08, L09, L10, L11) o número de lugares por fogo será correspondente a 2 lugares de estacionamento por fogo. Quando a sua superfície útil for inferior ou igual a 500 m², a área de estacionamento será equivalente a 2 lugares por cada 100 m² de área útil. de acordo com o disposto na alínea a do n.º 6 do Artigo 48.º do PDMP
(4) Lugares de estacionamento criados: em espaço privado de acesso público
(5) Categoria mínima de 3 +*, de acordo com a legislação em vigor.

With the same purpose, the DP points to a building charge decrease in Porticentro's lands by the exchange of lands between the latter and Portimão's City Hall. Thus, about half of the building area will be translocated into the urban area more to the west, where the Municipal Nursery Greenhouses is situated as well as a strip of land surrounding Portimão's Movies Theatre building.

In return, Porticentro will provide an area, within its land boundaries, for public infrastructures and green spaces, which will become part of the municipal public domain. This area will be equivalent to the one that will be occupied by Porticentro on the west side.

Where "Other Facilities Implementation Areas – Sport Areas" are concerned, the proposal's goal is to maintain its sport and outdoor recreation purpose by creating cycle tracks and exercise circuits.

Parking slots wise, the "In Center" project will comply with article 48 of the P.D.M, within the related plots. Adding to the parking facilities established in the Portimão's P.D.M., 300 additional public parking spaces are foreseen and carefully distributed and integrated in the basement of some of the future buildings, with the exploitation rights being conceded to their respective owners.

The land has a location of utmost importance concerning the enhancing of Portimão's downtown, where several important municipal facilities/services are located. Thus, the execution of the Plan offers a unique opportunity to reclassify that noble area of the city.

The Plan's execution would be a key factor in regenerating the area surrounding Horta do Palácio, where many buildings which lack articulation and completeness as well as infrastructures needing to be reclassified or restructured are situated. These obvious needs clearly go against the desirable competitive perspective intended for the entire urban center.

Portimão's Municipal Tennis Complex, built in 1985 and later extended, in 1999, occupying about 0,85 ha of the intervention area, will also be moved with renewed facilities to a location to be designated by the PCH.

Portimão's Municipal Nursery Greenhouses occupy about 0,31 ha of the intervention area. Their shrub species are expected to be transferred to the Parque Verde (Green Park) to be built in the center of the intervention area. Its facilities are expected to be moved to the recently opened Quinta Pedagógica de Portimão (Portimão's Educational Farm), in Aldeia Nova da Boavista, in accordance with a gathering strategy concerning this type of facilities.

The intervention area presents a regular configuration and reliefs, smoothly sloping from West to East.

Currently, besides a dispersed green cover with some worth mentioning almond and fig trees, the land has in its area some precarious and outdated constructions which are to be demolished.

In what infrastructures are concerned, the intervention area is located among the consolidated urban perimeter, having therefore access to the public basic water supply and sanitation networks.

According to the Geological-Geotechnical Prospecting carried out in the field, no unforeseen geological obstacle was identified.

The Detailed Plan foresees the creation of 4 performance units, which were carefully outlined based not only on the transformation of land ownership structure, but also in its fulfillment, having also in account the various conditions involved in the procedure:

- **Performance Unit 1 – UE1:** It covers a large part of the land, consisting of the buildings which were part of the former Porticentro License 6/80. This land will be transformed into 4 plots (Plots 04, 05, 06 and 07), whose fulfillment is not compromised by any of the procedure conditions;

- **Performance Unit 2 – UE2:** It covers the area currently occupied by the Municipal Nursery Greenhouses and part of Portimão’s Tennis Club facilities, and will be transformed into 3 plots (Plots 01, 02 e 03);

- **Performance Unit 3 – UE3:** It covers the remaining central area of the PCH facilities, namely the Municipal Stadium, Portimão’s Tennis Club, the Municipal Auditorium, the Sports/Gym Pavilion and Portimão’s Movie Theatre. This area will be part of Plot 09;

- **Performance Unit 4 – UE4:** It covers the built-up area boarded in the North by the Pé da Cruz Street, where the PCH services can be found – Plot 10, and that extends to East including the urban buildings that will become Plot 08, which is intended for underground parking;

The Performance Units numbering is merely indicative and is not related to any chronological order of the Plan’s development.

We hereafter present an excerpt of the Summary Site Plant of the Detailed Plan identifying the above mentioned Performance Units:



The Detailed Plan preconizes the creation of the following spaces and their relative distribution, as may be seen on the following 3D images:



2.3 – Areas Summary

Based on the Areas Framework, published in the Diário da República (Portuguese Official Journal), we hereafter present the summary concerning the Plots related to the Detailed Plan of Horta do Palácio:

| | | PLOTS | | | | | | TOTAL |
|---|-------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| | | 1 | 2 | 3 | 4 | 5 | 6 | |
| PLOT AREA m ² | | 5.820,75 | 2.690,65 | 2.970,73 | 2.284,66 | 3.519,80 | 4.014,22 | 21.300,81 |
| BUILT AREA m ² | | 5.820,75 | 2.690,65 | 2.970,73 | 2.284,66 | 3.519,80 | 4.014,22 | 21.300,81 |
| MAX. AREA CONSTR. /FUNCTION m ² | MAX. AREA RESIDENTIAL CONSTR. | - | 11.880,00 | 11.880,00 | 8.640,00 | 10.600,00 | 10.000,00 | 53.000,00 |
| | MAX. AREA RETAIL CONSTR. | - | 1.000,00 | 1.000,00 | 2.000,00 | 3.000,00 | 10.000,00 | 17.000,00 |
| | MAX. AREA TOURISTIC CONSTR. | 12.000,00 | 11.880,00 | 11.880,00 | - | - | 10.000,00 | 45.760,00 |
| | MAX. AREA HEALTH CARE CONSTR. | - | 11.880,00 | 11.880,00 | - | - | 10.000,00 | 33.760,00 |
| MAX. AREA CONSTR. ABOVE GROUND m ² | | 12.000,00 | 11.880,00 | 11.880,00 | 8.640,00 | 10.600,00 | 10.000,00 | 65.000,00 |
| MAX. AREA CONSTR. UNDER GROUND m ² | | 11.600,00 | 5.381,30 | 6.000,00 | 4.569,32 | 7.039,60 | 8.028,45 | 42.560,13 |
| MAX. AREA CONSTR. OUTDOOR COVERED AREA m ² | | 7.000,00 | 5.941,46 | 8.100,00 | 3.850,00 | 4.300,00 | 5000 | 34.250,00 |
| NR ABOVE GROUND FLOORS | | 12 | 12 | 12 | 10 | 10 | 12 | - |
| NR UNDER GROUND FLOORS | | 4 | 4 | 4 | 4 | 4 | 4 | - |
| MAXIMUM NR HOUSES | | - | 108 | 108 | 54 | 66 | 70 | 406 |
| MAXIMUM UNIT NR. LODGING HOUSES | | 175 | 168 | 168 | - | - | 140 | 651 |
| NR PRIVATE PARKING | | 175 Slots | 168 Slots | 168 Slots | 108 Slots | 132 Slots | 140 Slots | 891 Slots |
| N.R PRIV. / PUBLIC PARKING | | 0 Slots | 90 Slots | 90 Slots | 25 Slots | 95 Slots | 0 Slots | 300 Slots |

| | |
|--------------------------------|---------------------------------|
| TOTAL CONSTRUCTION AREA | 141.810,00 m² |
|--------------------------------|---------------------------------|

The “In Center” Project allows a “clean” building area of 65.000m² or a “gross” building area of 99.250m² “ above the ground, and an area of 42.560m² under the ground, resulting a total of 141.810m². Its flexibility may be analyzed in the previous table, which presents fundamental data such as the maximum of 53.000m² for collective housing, the maximum of 17.000m² for retail, the maximum of 45.760m² for hotels and the maximum of 33.760m² for health care area. Taking into consideration the maximum areas allowed for each type of building, several scenarios may be drawn, depending on the market and the promoter’s purpose.

The exploitation of the 300 foreseen private and public parking spaces adds value to the project, as the land is situated near important services and facilities. The understandable high parking demand is sure to be transformed in considerable revenue.

3 – REFERENCE VALUE

| | |
|--|--------------|
| "IN CENTER" PROJECT REFERENCE VALUE | 24.000.000 € |
|--|--------------|

*current reference value of the building rights



"IN CENTER" PROJECT

PHOTOS



Portimão's Movie Theatre



Municipal Auditorium



City Hall



EMARP



Sports/Gym Pavillion



Municipal Stadium

"IN CENTER" PROJECT