

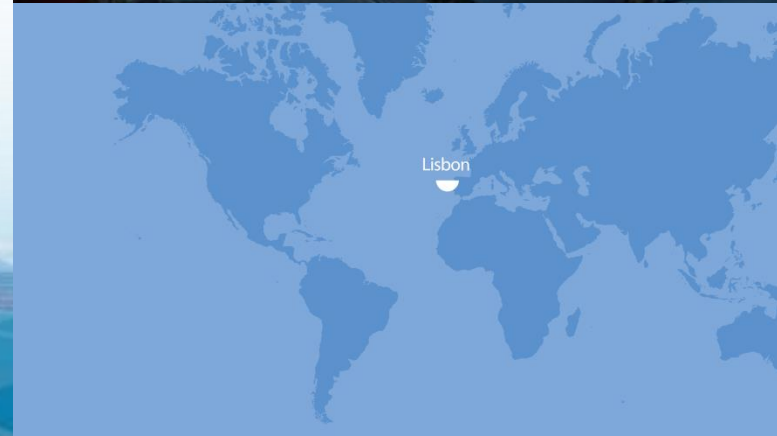


Lisbon South Bay





- **Baía do Tejo** - Portuguese State-owned Company, founded in 2009
 - **514 hectares** of land, south of Lisbon
 - **2 Business Parks** with 285 companies
 - **Water City** – Real Estate project
-
- Promotion and coordination of Lisbon South Bay in partnership with the Cities of **Almada, Barreiro, Seixal**



Lisbon South Bay



- Baía do Tejo agreement with Cities of Almada, Barreiro and Seixal with Invest Lisboa partnership 
- Lisbon, City with 2 riversides – North and South
- Strengthening the Lisbon Metropolitan Area
- Supplementary activities for central Lisbon
- Atlantic Business Platform (2 Business parks)
- Development of new industrial and logistics activities
- New quality urban areas south of Lisbon (Water City)

Lisbon South Bay

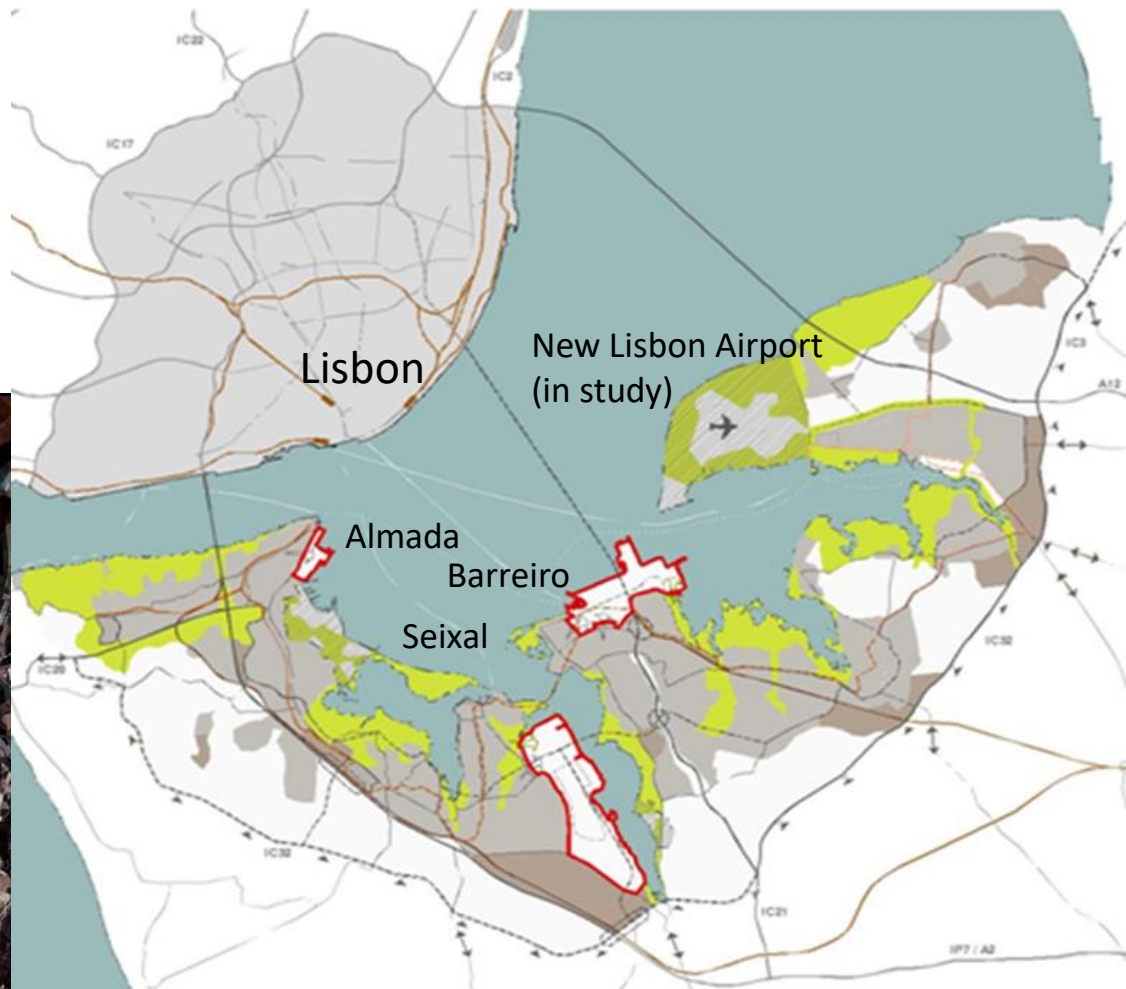
Lisbon South Bay offers different investment opportunities and growth for your company

***VISION - Develop a Greater Lisbon
Metropolitan Area around the river***

6 cities - 550,000 inhabitants

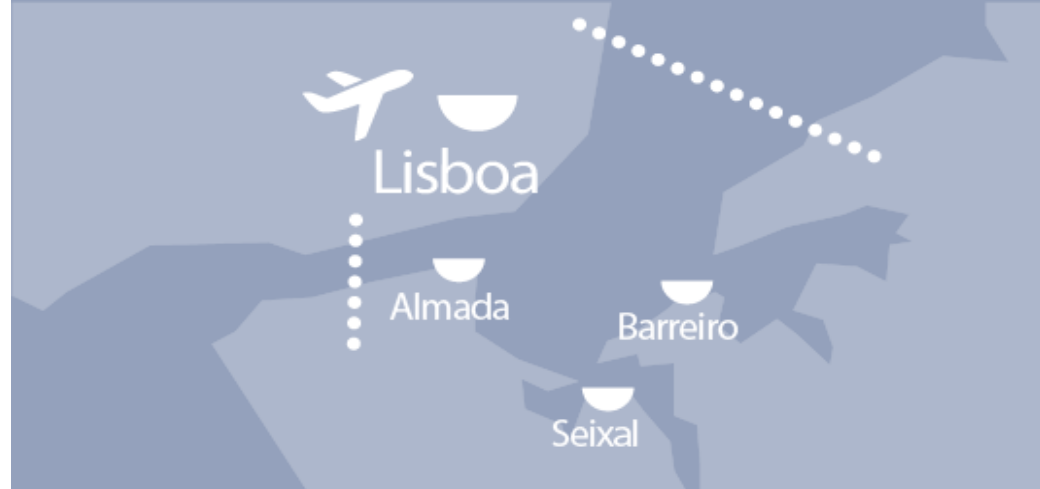
5% of the Portuguese Population

20% of the Lisbon Metropolitan Area population



CITY of ALMADA

- 174,000 inhabitants
- Atlantic ocean front
- 10 km of beaches
- Excellent access to Lisbon
- Riverfront city
- University city (FCT 8.000 students)
- Young and entrepreneurial city
- Cristo-Rei, a Lisbon landmark



WATER CITY SITE

Former Lisnave Shipyard.

A unique place in Lisbon Metropolitan Area, where a new urban center will rise.



WATER CITY SIGHTS

Water City privileged position on the riverside front, enables highly diversified visual relationships.

The Tagus River, which provide its limits, allows a great view over Lisbon.

The **red shipyard crane** is a landmark of the Lisbon South Bay.





Lisbon South Bay

Water City
Almada

WATER CITY

A place to Work

A place to Live

A place with a unique relation with the River

A place of Culture and Knowledge

A place for Leisure and Tourism

57Ha



18 Km



Lisbon South Bay

Water City
Almada

- 7 minutes from downtown Lisbon (*By Boat*)
- 10 minutes drive to Lisbon south beaches (*Caparica*)
- Transport hub (*Boat / tram / bus / taxi*)
- Great landscape
- System views to / from downtown Lisbon
- 2km riverfront



Lisbon South Bay

Water City
Almada

- Real Estate project with approved Urban Plan
- Mix uses:
Offices / commerce
hotels
housing
cultural areas
- Main Projects:
Marina
Multimodal terminal
- Buildable area : 630,246 sqm



Lisbon South Bay

Water City
Almada

- **Multitransport Terminal** – Transport hub
- **Marina** in a former shipyard, with riverbed depth and stability, sheltered from prevailing winds and waves
- **New tunnel** connecting the Water City to *25 de Abril Bridge*.
- **Museum and Conventions Center**



Lisbon South Bay

Water City
Almada

Urbanization Plan - Approved (PUAN) *Approved and published in 2009*

Architect **Richard Rogers** Partnership
with WS Atkins

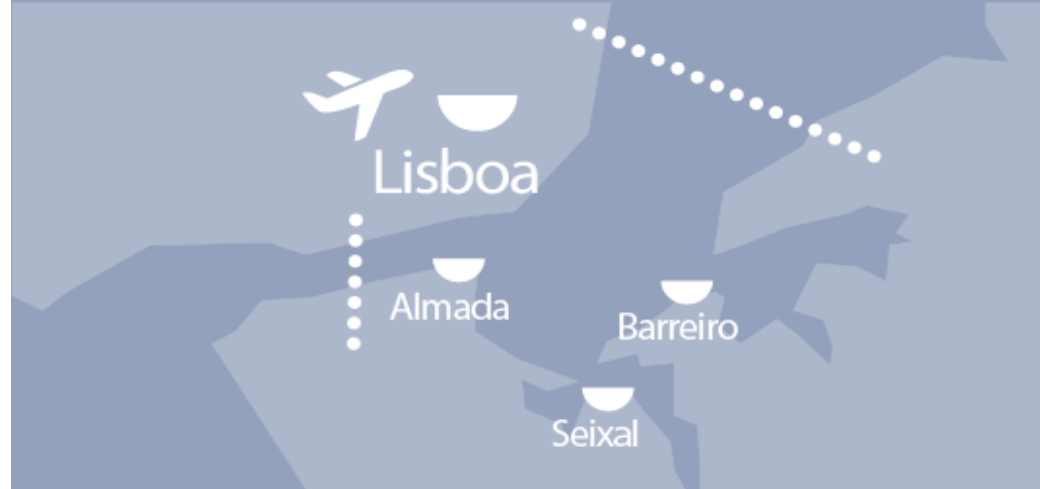
BUILDABLE AREAS (uses)	sqm	%
office/commercial areas	177 871	28.2
mixed use areas	381 865	60.6
residential areas	31 140	4.9
cultural areas	29 350	4.7
areas with river activities	10 020	1.6
TOTAL BUILDING AREA	630 246	100



An International competition for investors is in preparation for the development of Water City Project, which comprises the acquisition of a parcel of land and the assignment of the contractual positions on a Recreational Marina and on a Ferry Terminal Concession Agreements.

CITY of BARREIRO

- 78,000 inhabitants
- 3 harbours (passengers and cargo)
- Railway infrastructure
- Professional and vocational schools
- Industrial and creative city
- Riverfront city





Lisbon South Bay

Business Park
Barreiro

234Ha  40 Km 

BARREIRO BUSINESS PARK

- Former industrial complex – Today Business Park - 240 companies
- Future Industrial, logistics and technological platform
- Creative district with several artists and cultural associations
- Good access (river, railroad, highway), 25 min from downtown Lisbon (By boat)



Security and Customer support 24/7 | Police Station | Fire Station
Auditorium | Industrial Museum | Railroad | River port



Lisbon South Bay

Business Park
Barreiro

Business Park in operation with flexibility in lease / sale contracts. Competitive prices in the *Lisbon Metropolitan Area* to install new companies. Licensing support with local authorities.



- Industrial land with infrastructure from 400 m²
- Warehouses / multipurpose pavilions from 120 m²
- Modular and adaptable buildings to all types of activity
- Business Centre (Virtual offices | coworking | offices)

CITY of SEIXAL

- 158,000 inhabitants
- Portugal main Steel cluster
- Diverse economic activity
- Railways
- Harbour activities
- Professional and vocational schools
- Young and industrial city
- Riverfront (Seixal river bay)





Lisbon South Bay

Business Park
Seixal

223Ha  30 Km 

SEIXAL BUSINESS PARK

- Former industrial complex – Today Business Park – 45 companies
- Future Logistics and industrial platform
- Steel Cluster of the Lisbon Metropolitan Area
- Strong road and rail accessibility - 20 min from downtown Lisbon
(By boat)



Security and costumer support 24/7 | Railroad
Land available for any type of industrial activity



Lisbon South Bay

Business Park
Seixal

Business Park in operation with flexibility in lease / sale contracts. Competitive prices in the *Lisbon Metropolitan Area* to install new companies. Licensing support with local authorities.



- Industrial land with infrastructure from 10.000 m2
- Industrial and logistics approved allotment plan
- Business Centre





Lisbon South Bay



CMA
CÂMARA MUNICIPAL DE ALMADA



On the south bank of the Tagus river, state owned company Baía do Tejo and the cities of Almada, Barreiro and Seixal are developing the **Lisbon South Bay as an economic and urban center.**



Bridge



Airport



Lisbon
South Bay

www.lisbonsouthbay.com