



# Lisbon South Bay



Water City  
Almada

# *baía do tejo*

*Baía do Tejo is a portuguese state owned company, created in 2009, dedicated to business parks management and the promotion of the Lisbon South Bay, with the municipalities of Almada, Barreiro and Seixal.*

*800 hectares of land, located in 2 business parks in Lisbon Metropolitan Area, allows a diverse range of uses with multipurpose pavilions, warehouses, offices and industrial land, offering versatile solutions with active planning and client support.*

*The company promotes the Water City Project, the most spectacular urban renewal project in Lisbon Metropolitan Area.*

*It creates a new 2km waterfront area, combining housing, offices, commerce and leisure, with a unique location and excellent environmental conditions.*

*[www.baiadotejo.pt](http://www.baiadotejo.pt)*



# *the water city project*

*Located in the Lisbon Region, on the south bank of Tejo River, and facing downtown Lisbon, the Water City Project site has an area of 53 ha and a 2 km waterfront.*

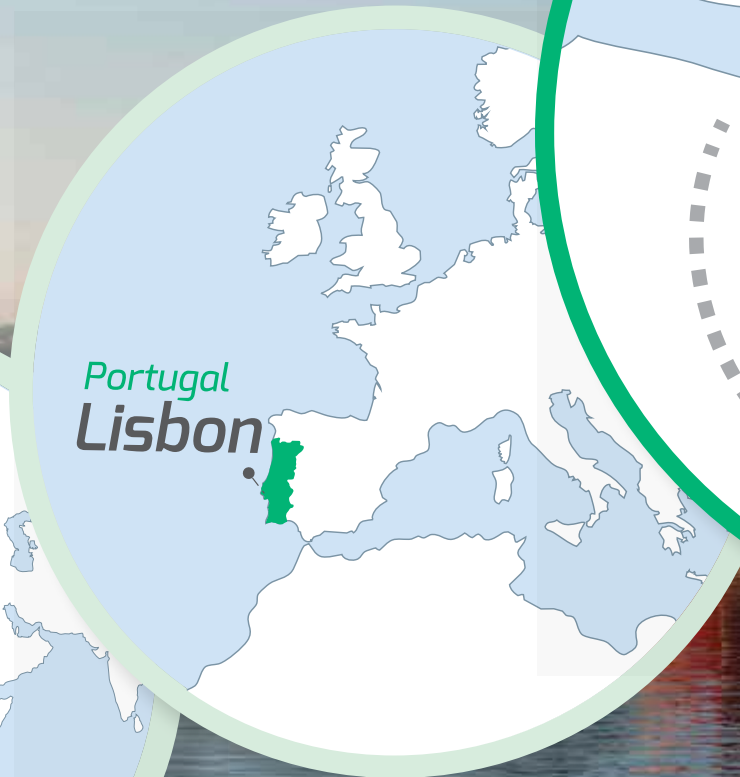
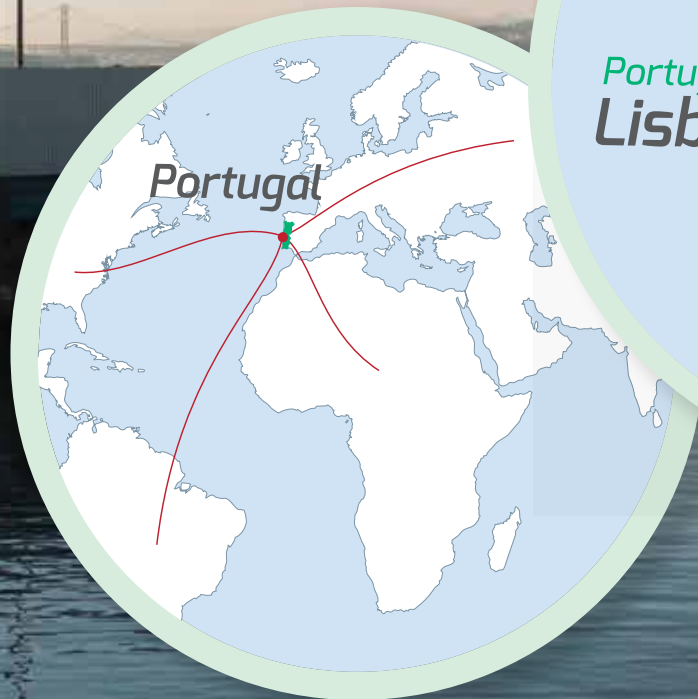
*Having obtained planning permit, Baía do Tejo is looking to attract investors to undertake the foreseen urban regeneration of this area. Water City is planned to be a new mixed-use project based on sustainability, environment and accessibility.*

*Main highlights of the project are:*

- One of the largest sites for development in the Lisbon Region;*
- Possibility to develop a “new city inside the city”;*
- One of the few projects with river front in the Lisbon Region;*
- Unique connexion between the river and the urban fabric.*

# Location

Connecting Europe, Africa,  
Asia, North and  
South America



# lisbon south bay

*Baía do Tejo promotes the Lisbon South Bay, in the properties within Almada, Barreiro and Seixal areas, ensuring its integrated management, in compliance with the guidelines in the strategic plan, aimed at strengthening the competitiveness of the Lisbon's Metropolitan Area.*

*The main objective is to integrate the South Lisbon area into a large metropolis with an European dimension:*

**LISBON. THE RIVER TAGUS CITY**



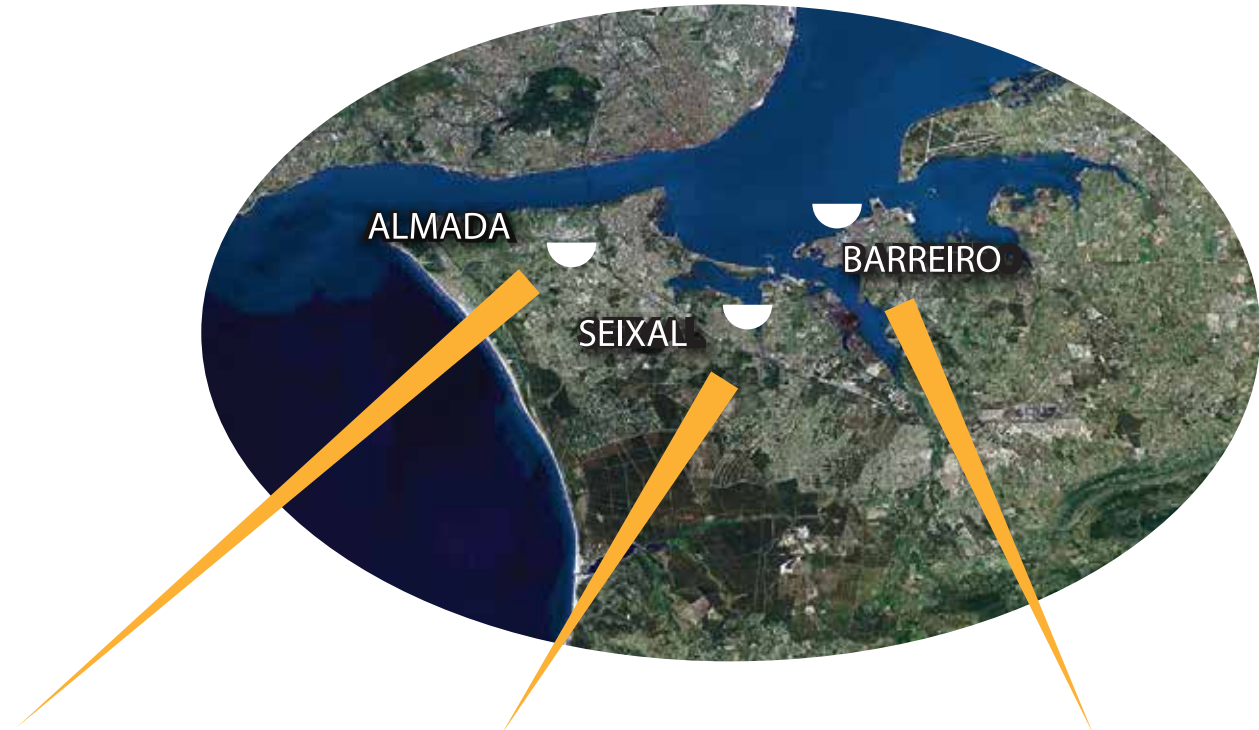
# *lisbon south bay*

## *Lisbon Metropolitan Area for the XXI century*

*Almada - Water City - Future*



*Almada - Water City - current view  
53 hectares*



*Seixal Business Park  
537 hectares*



*Barreiro Business Park  
287 hectares*

# water city

*Water City, with Downtown Lisbon and Tagus River as its background.  
A unique place in Lisbon Metropolitan Area, where a new urban center will rise.*

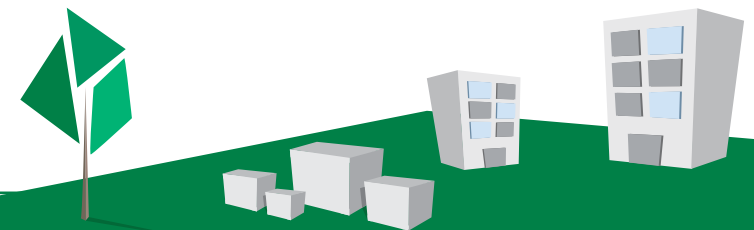


## Distances:

- Lisbon Downtown – 2,5 km
- Lisbon International Airport - 18 km
- Beaches - 5 km
- Sintra - 30 km
- Estoril - 20 km
- Arrábida - 30 km

## GPS coordinates:

38.403963 N; -9.085291 O



# *intervention area*



*current view*



*current view*

*Integrated in the Arco Ribeirinho Sul project  
Strategic Plan (PEPARS)\**

*\*Decree – Law 57/2012 of 12 march / \*Resolution of the Council of Ministers (RCM) 66/2009, 23th july*



# sights

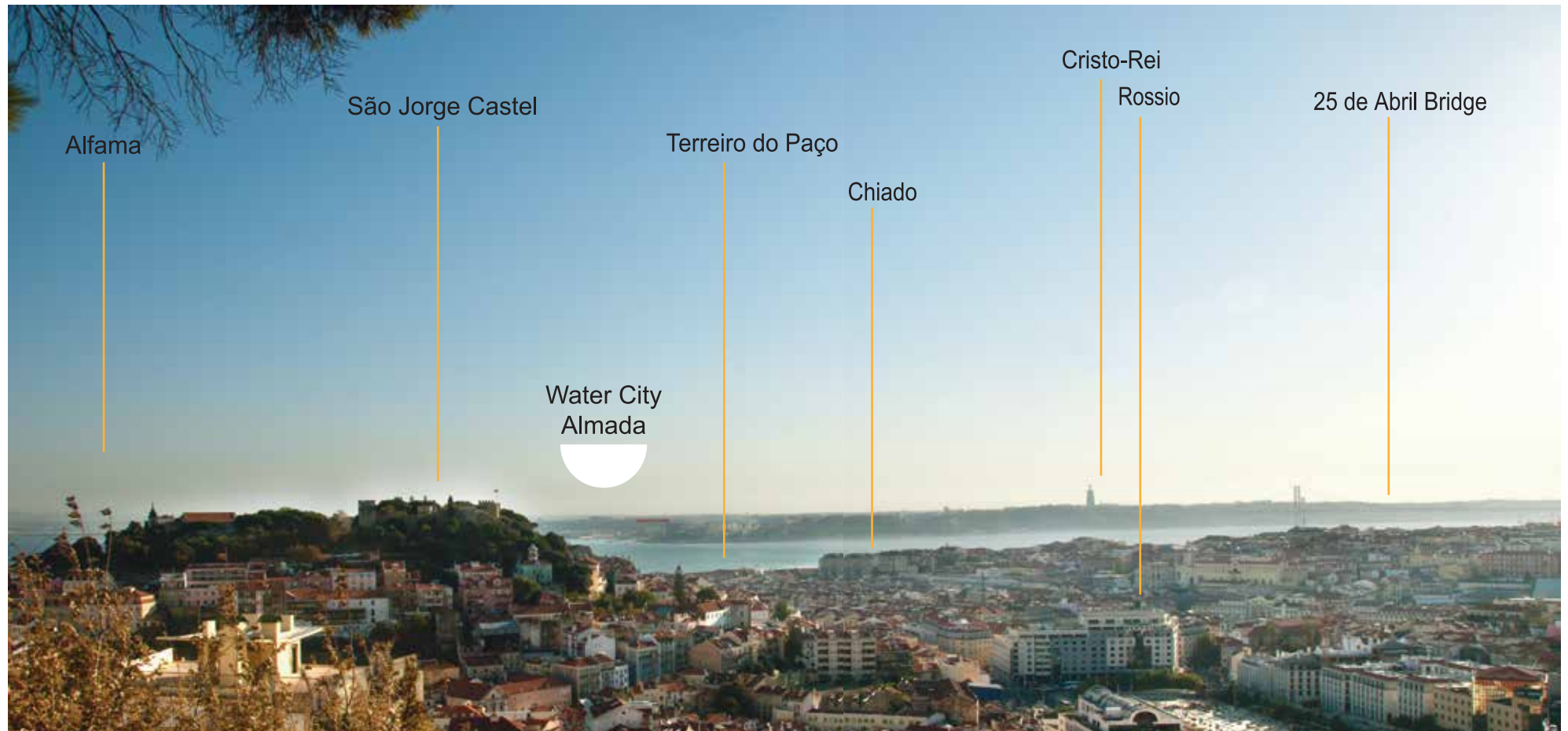
*Water city has a great view over Lisbon and Tagus River.*

*The privileged position of Almada's riverside front enables highly diversified visual relationships.*

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



# sights

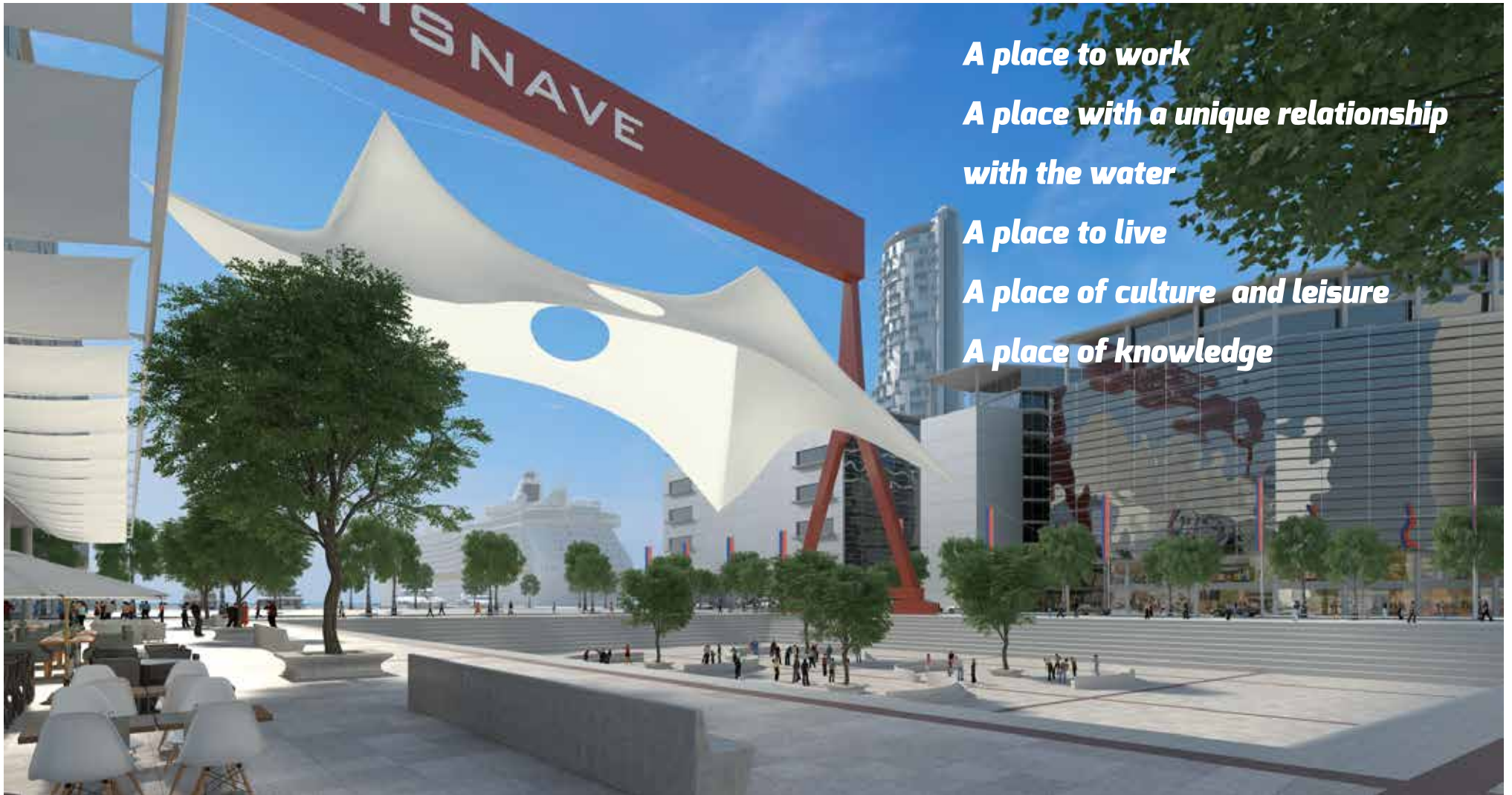


*The red shipyard crane is a landmark of the south bank of the Tagus River.*

# *sights*



# *vision*



*A place to work*

*A place with a unique relationship  
with the water*

*A place to live*

*A place of culture and leisure*

*A place of knowledge*

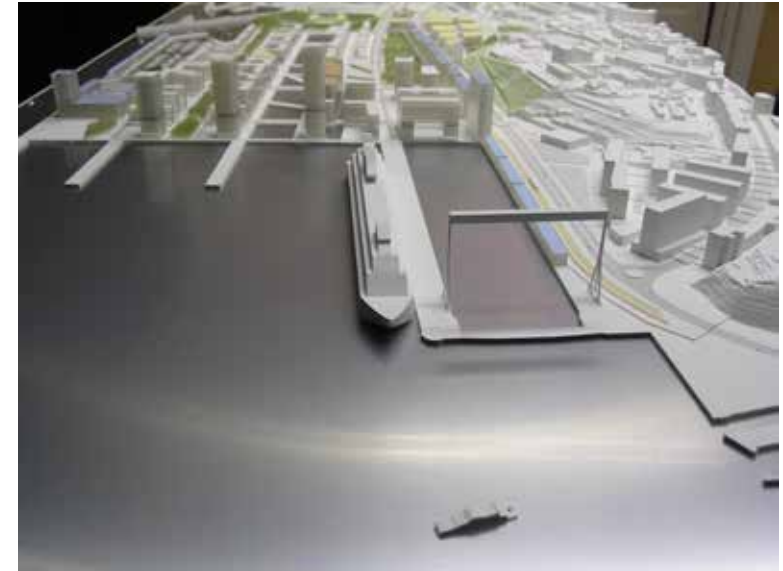
# plan



## Urbanization Plan

Plano de Urbanização de Almada Nascente (PUAN)\*

\*Approved and published in D.R., 2ª série, n.º 218 -10/11/2009



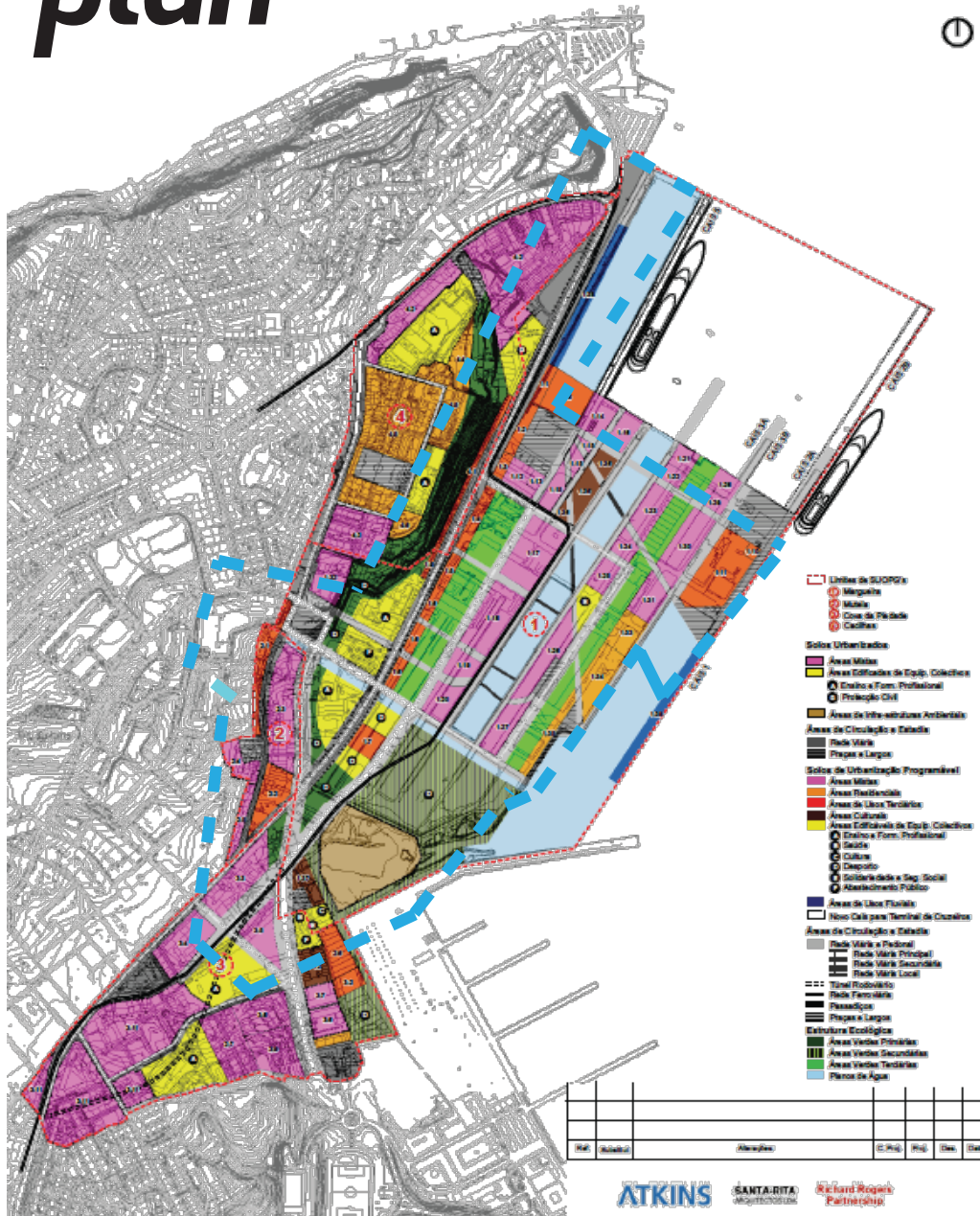
## Architect:

- Richard Rogers Partnership
- Santa-Rita Arquitectos
- WS Atkins

## Technical support:

- Technical Teams of Margueira S.A. and Baía do Tejo S.A. with Almada City Council

# plan



SITE AREAS	ha
Shipyards areas (land)	37
Shipyards areas (docks water areas)	10
Inland areas	6
<b>TOTAL SITE AREA</b>	<b>53</b>

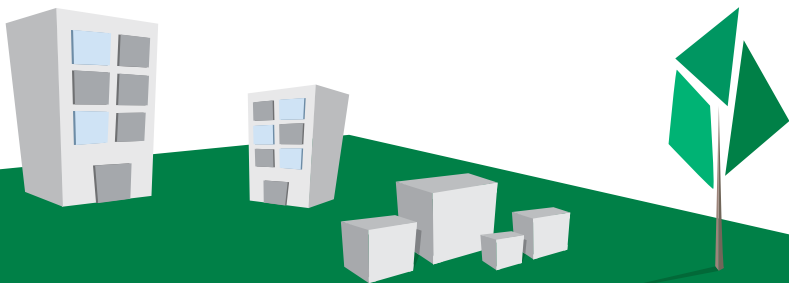
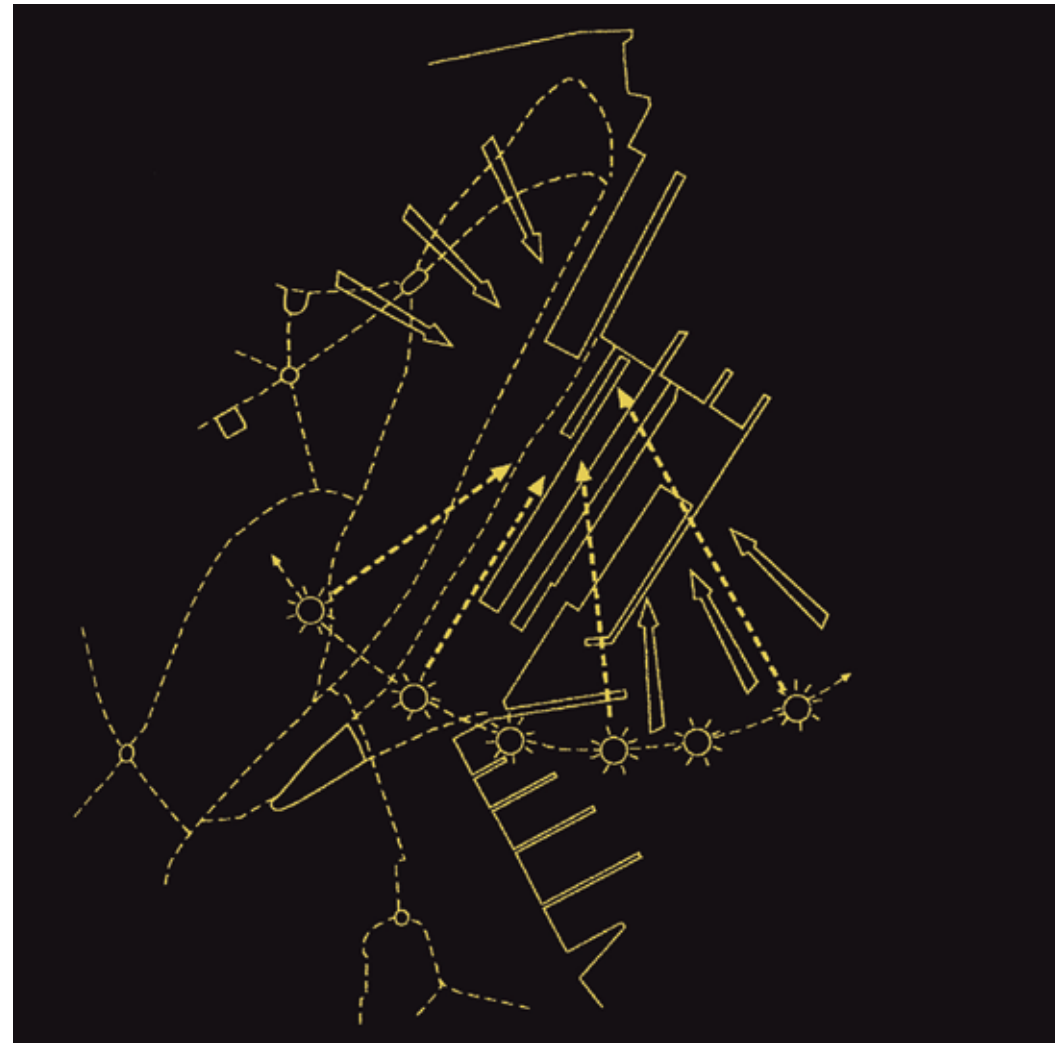
CONSTRUCTIONS AREAS	sqm	%
office/commercial areas	177 871	28.2
mixed use areas	381 865	60.6
residential areas	31 140	4.9
cultural areas	29 350	4.7
areas with river activities	10 020	1.6
<b>total building area</b>	<b>630 246</b>	<b>100</b>

# *sustainability*

*The streets and public spaces were designed according to the solar directions and prevailing winds, defining a construction area that enhances natural ventilation.*

*The urban grid is oriented to maximize the use of sunlight and shadows over the different hours of the day.*

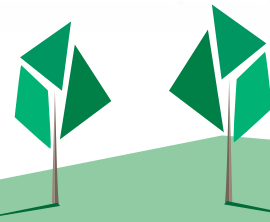
*The risk of rising river waters, due to climate change, was also considered, with construction quotas that prevent it.*



# environment

*The concerns with the environment will be solved through a variety of designs, materials, standard sustainable practices and energy efficiency measures:*

- *Safe, stimulating and comfortable working environments*
- *Energy efficiency in building design and construction*
- *Adaptability of buildings to future uses*
- *Use of low energy technologies and renewable energy*
- *Use of the Tagus River estuary as thermal storage*
- *Public transportation*
- *Waste management during and after the construction*

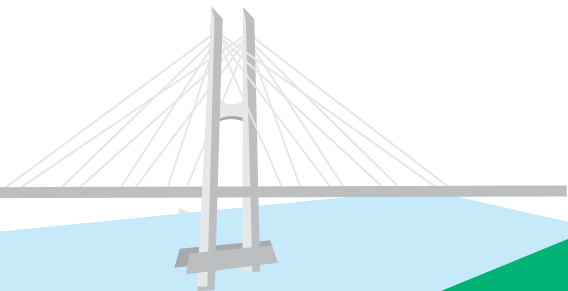




# accessibility

*Attractive public transportation suited to the needs of population mobility and the creation of a new metro line throughout the intervention area, will be an essential sustainable development element for new urban areas.*

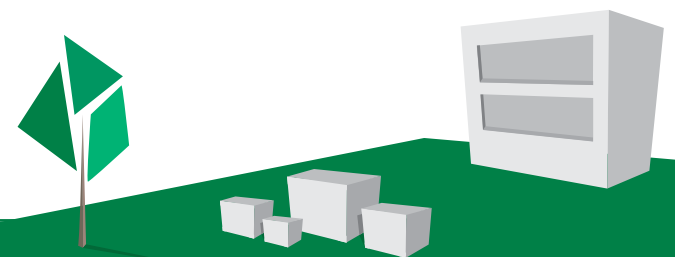
*The project previews new connections to Lisbon matching existing roads and transport.*



# equipments

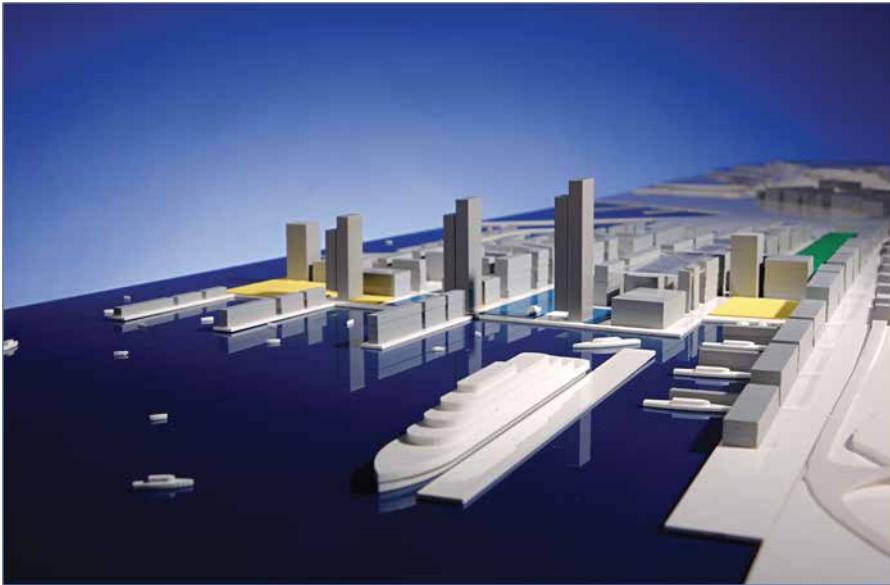
*Public equipments for the current and future users are key factors for the success of any urban project:*

- New tunnel connecting the Water City to 25 de Abril Bridge*
- New transport hub, including new river transport station, MST (metro light rail) and taxi*
- Cruise Terminal (Lisbon 2nd option)*
- Museum*
- Buildings for sports, cultural and business events*
- Hotel*
- Conventions Center*



# main projects

*The development of Margueira territory is based on the rise of a new central and modern city with excellent natural conditions and urban sustainable environment, with breath-taking views of Lisbon.*



## **Multitransport Terminal**

*Centrally located in Lisbon Metropolitan Area, the project includes a River Multitransport Terminal, which receives around 9 million passengers a year, just a few minutes from Lisbon by ferry.*



## **Marina**

*The Water City is developed around a Marina, equipment that will serve the demand in the South Bank of the Tagus River, and complete the offer of the north bank.*

# *river multitransport terminal*



- *9 million passengers a year pass the current terminal of Cacilhas on their journeys to and from Lisbon by “Cacilheiro” boat*
- *Privileged and functional location just a few minutes from Lisbon by ferry. In Lisbon, it is available direct transfer to the Metro, Bus, railroads to Cascais/Estoril, Sintra, and Lisbon International Airport and secondary transfer to Oporto and Algarve Railroad*
- *Area of influence - Hinterland of 300.000 inhabitants in the south bank of Tagus River*
- *The terminal of Cacilhas is operating the transfer to public transports, including MST (metro light rail), TST bus and taxi*

# marina - success factors

- *Excellent natural conditions:*

- *Riverbed stability*
- *Sheltered from prevailing winds*
- *Sheltered from waves*
- *River depth*

- *Landscape*

- *High density populated area*

- *Demand for sailing schools*

- *Direct access to open sailing areas*

- *Space available for ship repair and maintenance, as well for boat-shows*

- *The urban waterfront area within the concession of the Marina – 45.000sqm to 60.000sqm*

- *Demand of Marinas on the Tagus south bank and full capacity in the Tagus north bank.*

66.000sqm - on-water area

45.000sqm - concession area

21.000 sqm - spontaneous parking

400 a 500 - mooring berths for boats

15.000sqm - parking

6.000sqm - buildings for nautical uses



# marina

## Riverbed Stability



1878



1932



1999

## Former Shipyard Construction Site



1958



1967



Nowadays

# *water city view*





Lisbon  
South Bay

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