Quinta do Gavião Development Unit

Cascais, Portugal
Feb 2026

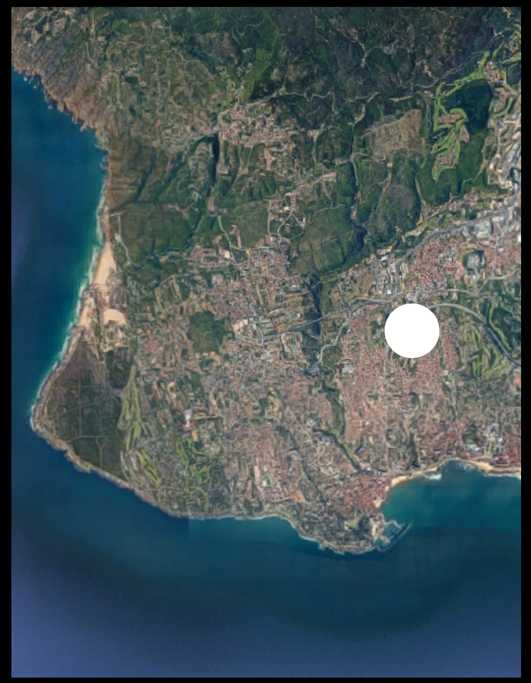
REI
REAL ESTATE INVESTMENT
SINCE 2004

01 Overview

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SINCE 2004

Location
Details

Alcabideche,
Cascais, Portugal





Context Legal Framework | PDM

Strategic Area for Economic Activities

The main uses are designated as commercial/services and tourism facilities, while housing and dining are considered complementary. These complementary uses cannot be the first phase of construction, and together must not exceed 30% of the total floor area.

. Maximum building density index – 0.60

. Maximum land occupancy rate – 0.50

. Maximum impermeable surface rate – 0.60

. Maximum facade height – 20.00m;

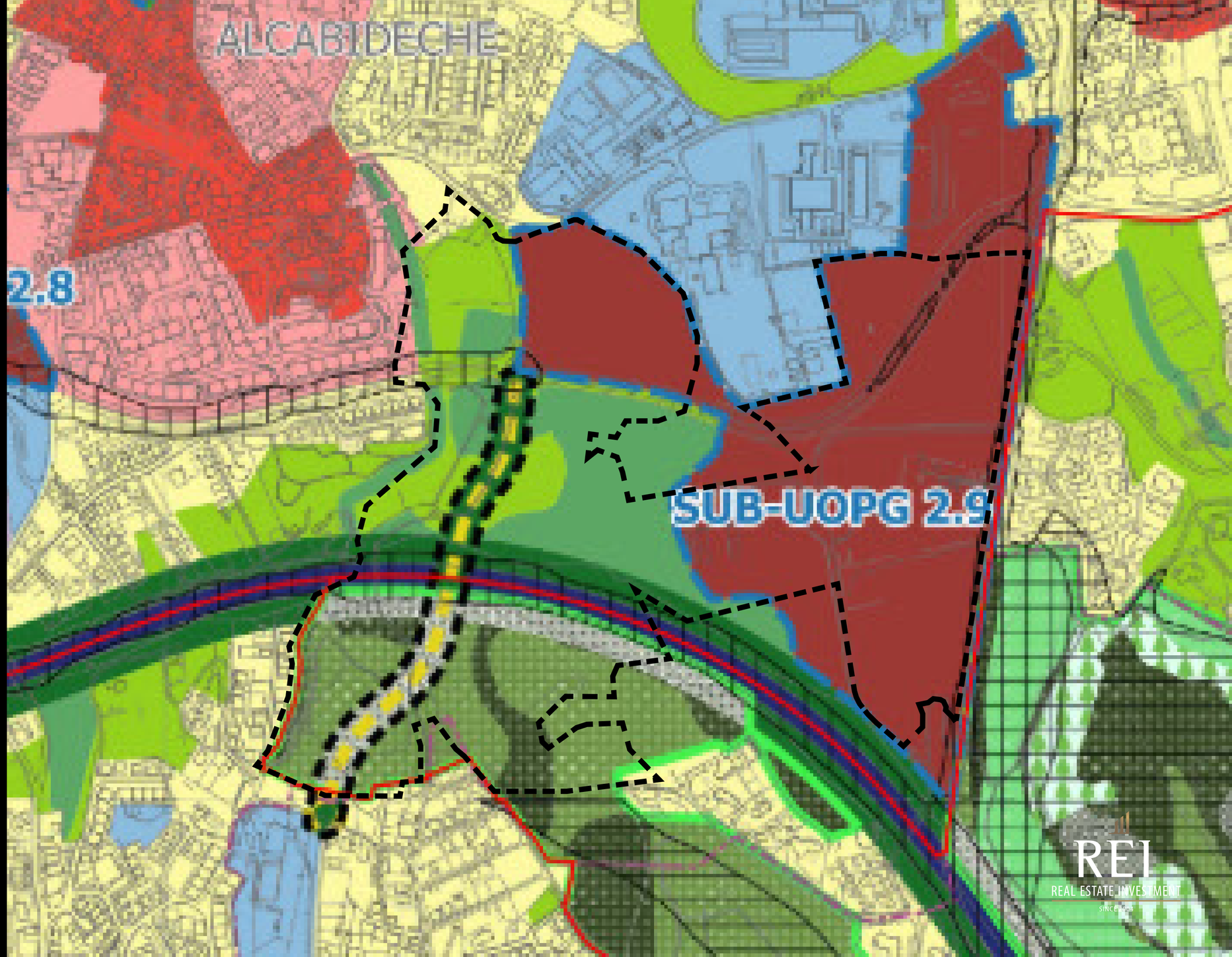
cted Green Space for Conservation

n Space for Recreation and Production

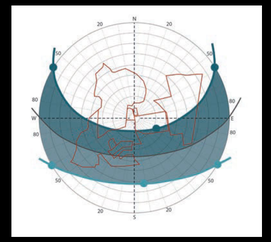
n Space for Infrastructure Protection

Channel Area – Proposed Roadway

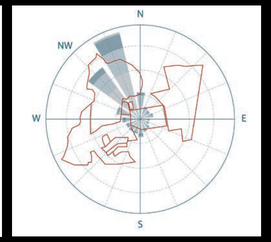
Level 3 (Secondary Distribution Network, includes internal roads within urban clusters, ensures local access, and directs traffic flows to higher-level roads)



Overview Site Constraints Map



Sun Path



Prevailing Winds

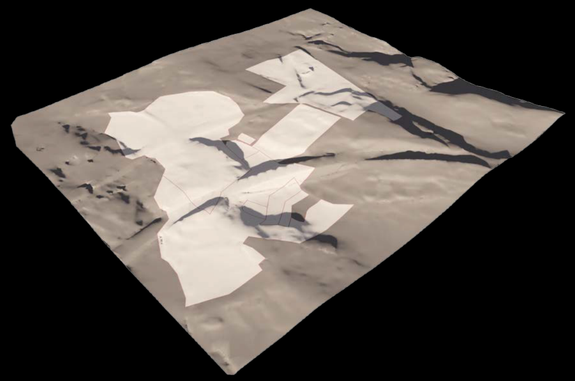
- Property Boundaries
- Main Wind Directions
- Summer Sun Path
- Winter Sun Path
- REN - Aquifer Protection and Recharge Zones
- REN - High Risk Areas for Water Erosion
- REN - Waterways and Their Banks
- Channel Area
- Noise Impact Zones
- Existing Buildings
- Visigothic Cemetery and Protective Zone

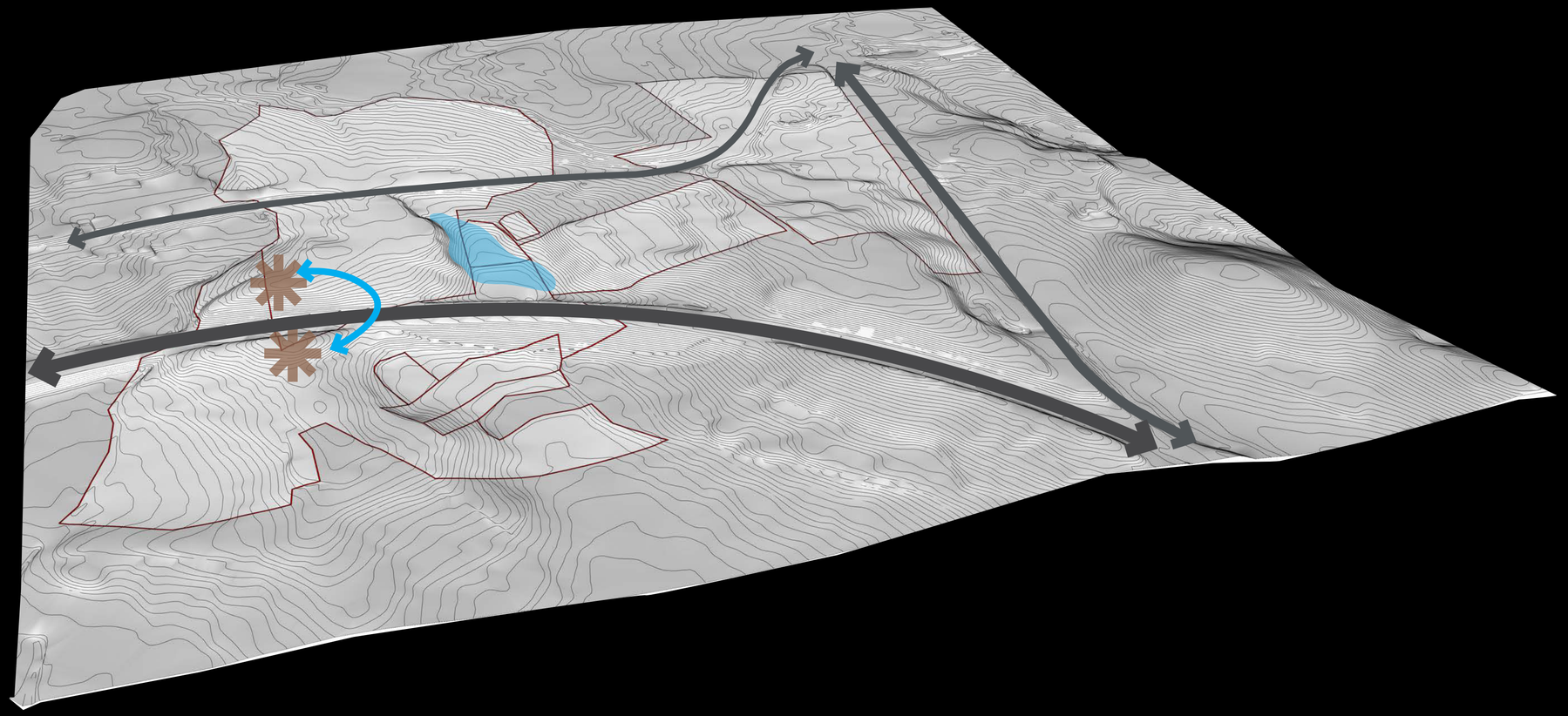
0 50 100 200
(m)

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Overview
Terrain Morphology







Lowest area of the land

Highest Points

Potential for direct access tothe A5

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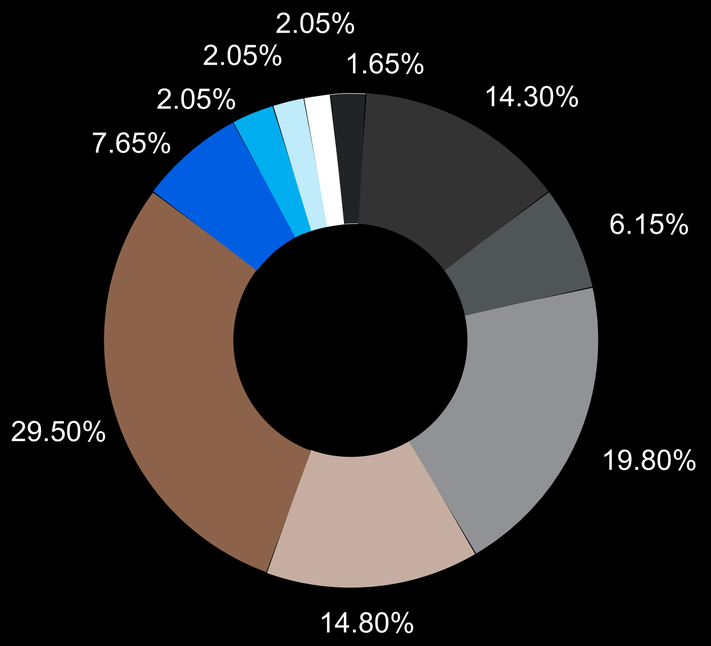
Context

Program

Total Development Area
39 ha

Total Floor Area
97,800 m²

Resident Population
approx. 1,250 people



Preliminary Program

- **Health & Wellness: 14,000 m²** (includes a clinic for conventional treatments, aesthetics, and more) (one of the main project anchors)
- **Senior Living: 6,000 m²** (studios and one-bedroom units with cleaning, dining, healthcare, and other services)
- **Education: 19,340 m²** (boarding school and support services)
- **Hotel: 14,500 m²**
- **Housing: 28,860 m²** (up to 30% of total SP) (residences in open condominiums, apartments of various sizes with balconies, private outdoor areas, and a range of support services such as cleaning, maintenance, security, and more)
- **Offices: 7,500 m²** (spaces for remote work, co-working, outdoor work areas, and related facilities)
- **Retail: 2,000 m²** (mainly local shops)
- **Services: 2,000 m²** (local and logistics support services)
- **Sports & Health Club: 2,000 m²** (gym, wellness facilities, tennis and padel courts, and more)
- **Parks & Green Spaces: 1,600 m²** (fully integrated into the community and open for resident use, featuring equipped green areas)

500 Public Parking Spaces

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02 Vision

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THE BIG IDEA
Eco-Smart Community



Sustainability

The creation and use of environmental, economic, social, and cultural resources to meet present needs and aspirations without compromising the ability of future generations to meet theirs.



Creating Vibrant Public Spaces

An integrated approach that leverages the strengths of the local community, aiming to create public spaces that support health, happiness, education, and overall well-being.

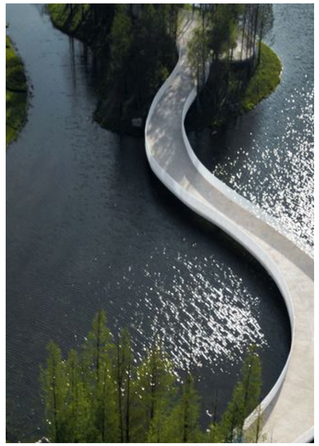


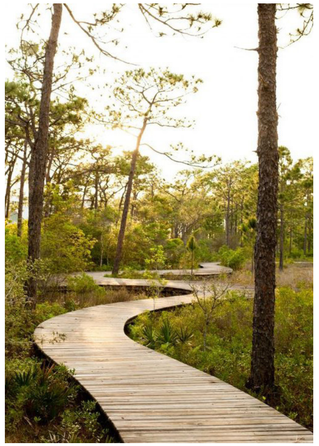
ESG

Environmental, Social, and Governance summarizes a set of guiding principles that should be embraced to foster opportunities and investments focused on sustainability, enhancing quality of life, and driving smart growth and development

“Eco-Smart” Community

ENVIRONMENT





Enhance natural landscapes by safeguarding their biodiversity, instead of using high-impact landscaping methods.

Utilize the land’s natural dips and valleys to create a lake, supporting new ecosystems and wildlife habitats.

CONSTRUCTION

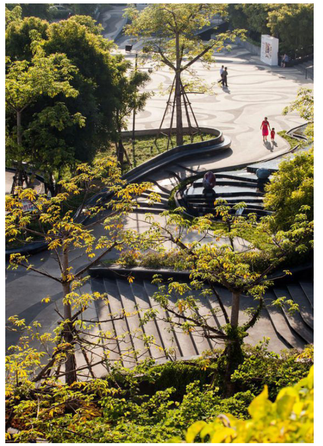




Buildings designed for energy and construction efficiency

Light-touch structures that blend into the landscape, allowing insects, birds, and other small creatures to thrive

SOCIAL





Initiatives focused on enhancing quality of life for the community

High-quality public areas, recreation spots, and spaces for social connection

Spaces that welcome everyone and are accessible to all

“Eco-Smart” Community

CONNECTIVITY



Shared wireless communication infrastructure

Wireless sensors, meters, and devices sending live data updates.

Homes equipped with smart energy meters to track usage and help cut down on consumption.

Real-time monitoring of structural and infrastructure performance for immediate assessment and repair.

EFFICIENCY



Making the most of city spaces—streets, roads, and urban environments—by using Artificial Intelligence, Big Data, and Analyticsto boost economic, social, and cultural growth.

Solar-powered trash compactors, electric vehicle charging stations, and energy-saving lighting solutionsfor a greener city.

MOBILITY



Mobile technology and user-friendly apps for public transit

Bike and car sharing networks and infrastructure

Live traffic congestion monitoring

Electric vehicles, autonomous transport, and shuttle bus options

Public energy charging stations

“Eco-Smart” LifeStyle



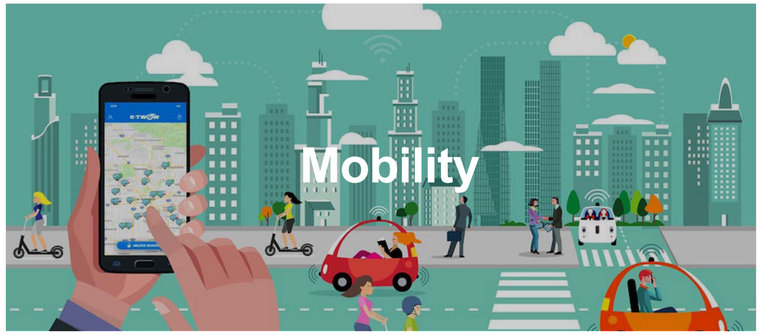






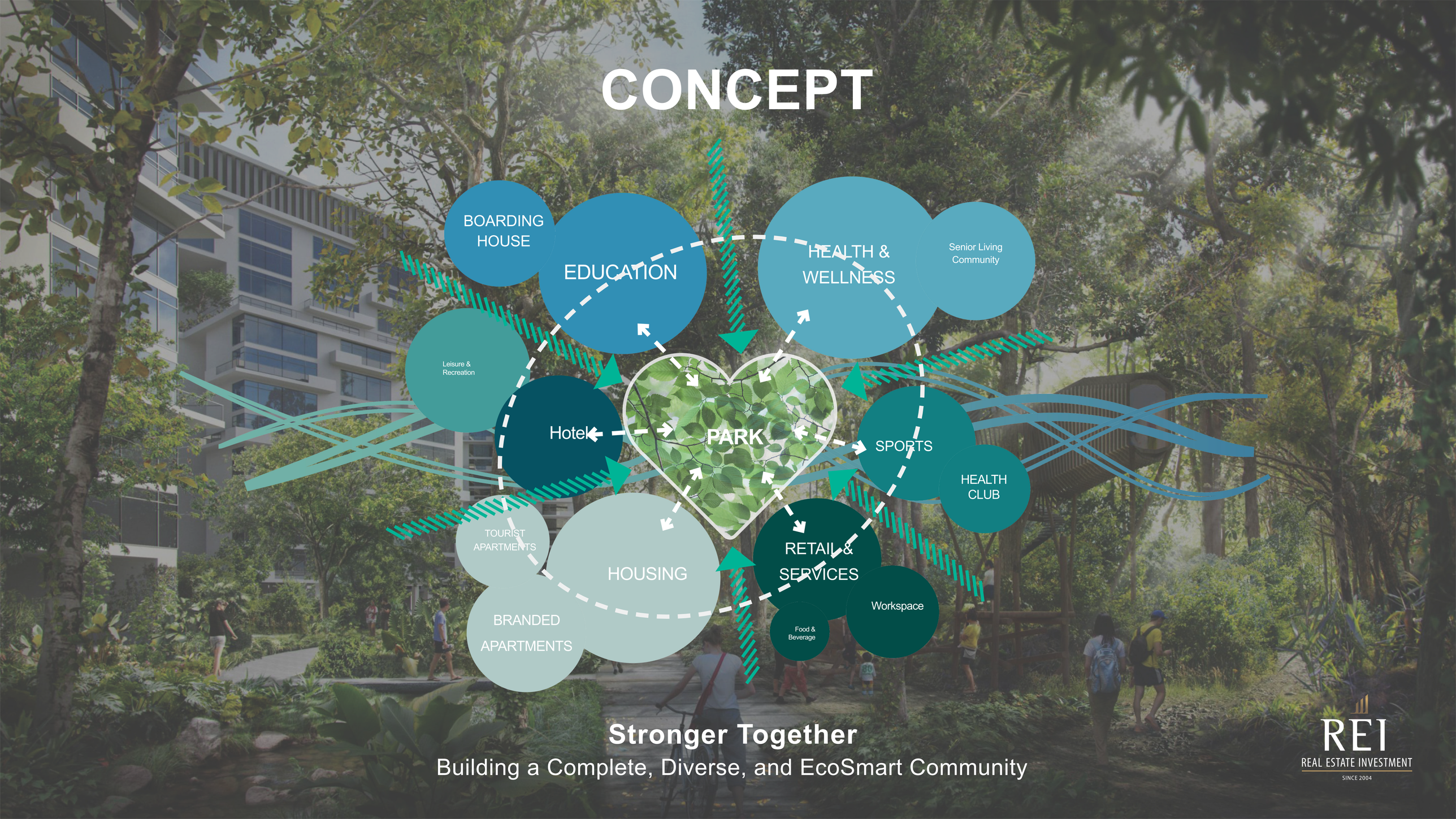
Environmentally friendly Economically sustainable Socially fair Culturally inclusive Variety of Uses Create innovative solutions Engage a diverse community Foster a sense of belonging Build character and identity Embrace healthy living







CONCEPT

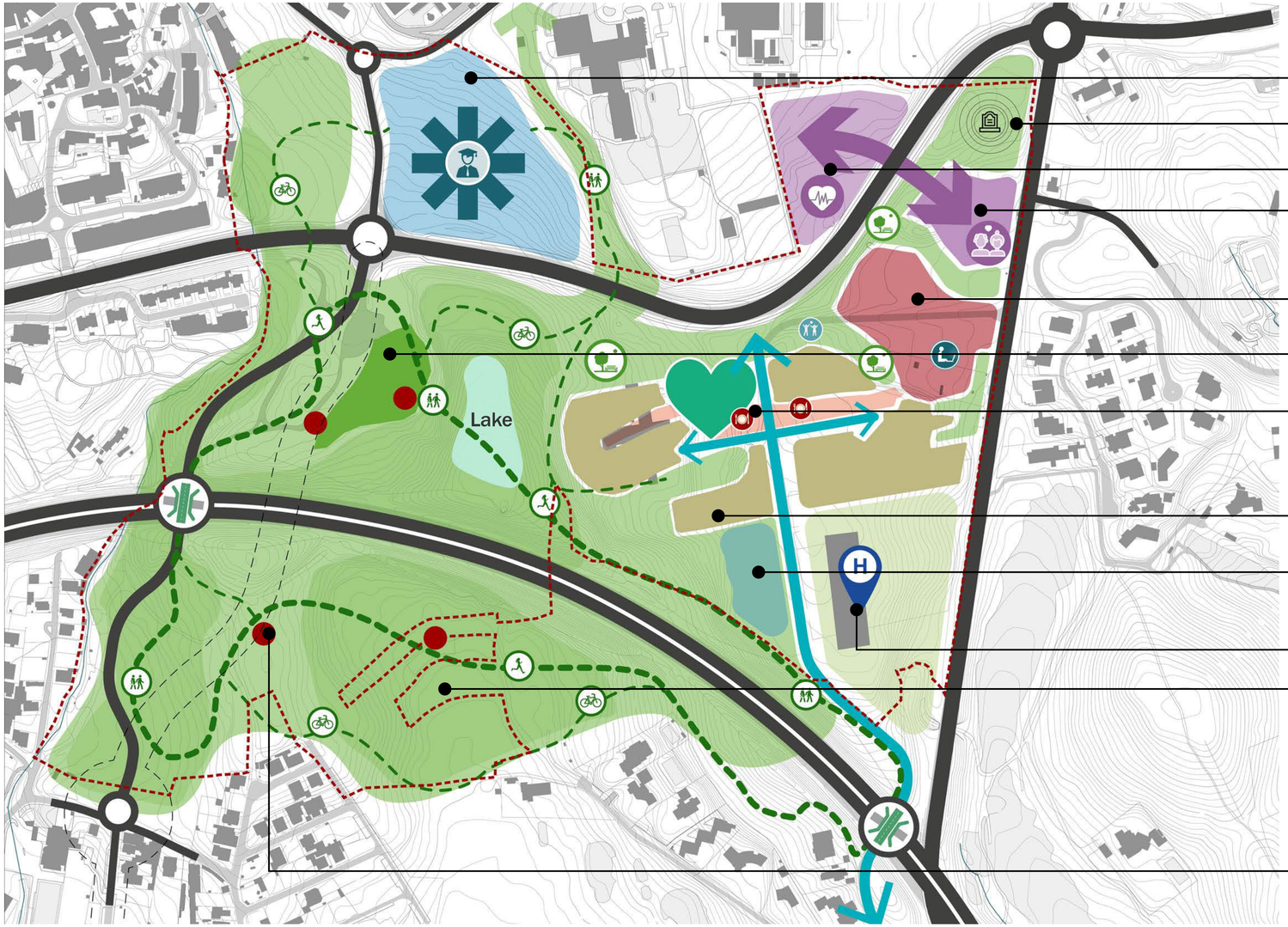


Stronger Together

Building a Complete, Diverse, and EcoSmart Community

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SINCE 2004

Concept Development Framework



Education | Boarding School and Support Services

Visigothic Cemetery

Health | Medical & Aesthetic Clinic

Health | Senior Living Residence, connected to the park

Offices

Sports Facilities

Mixed-Use Corridor | pedestrian zones, F&B, local services and shops | Co-working spaces, public lounge areas, social interaction spaces

Residential Use

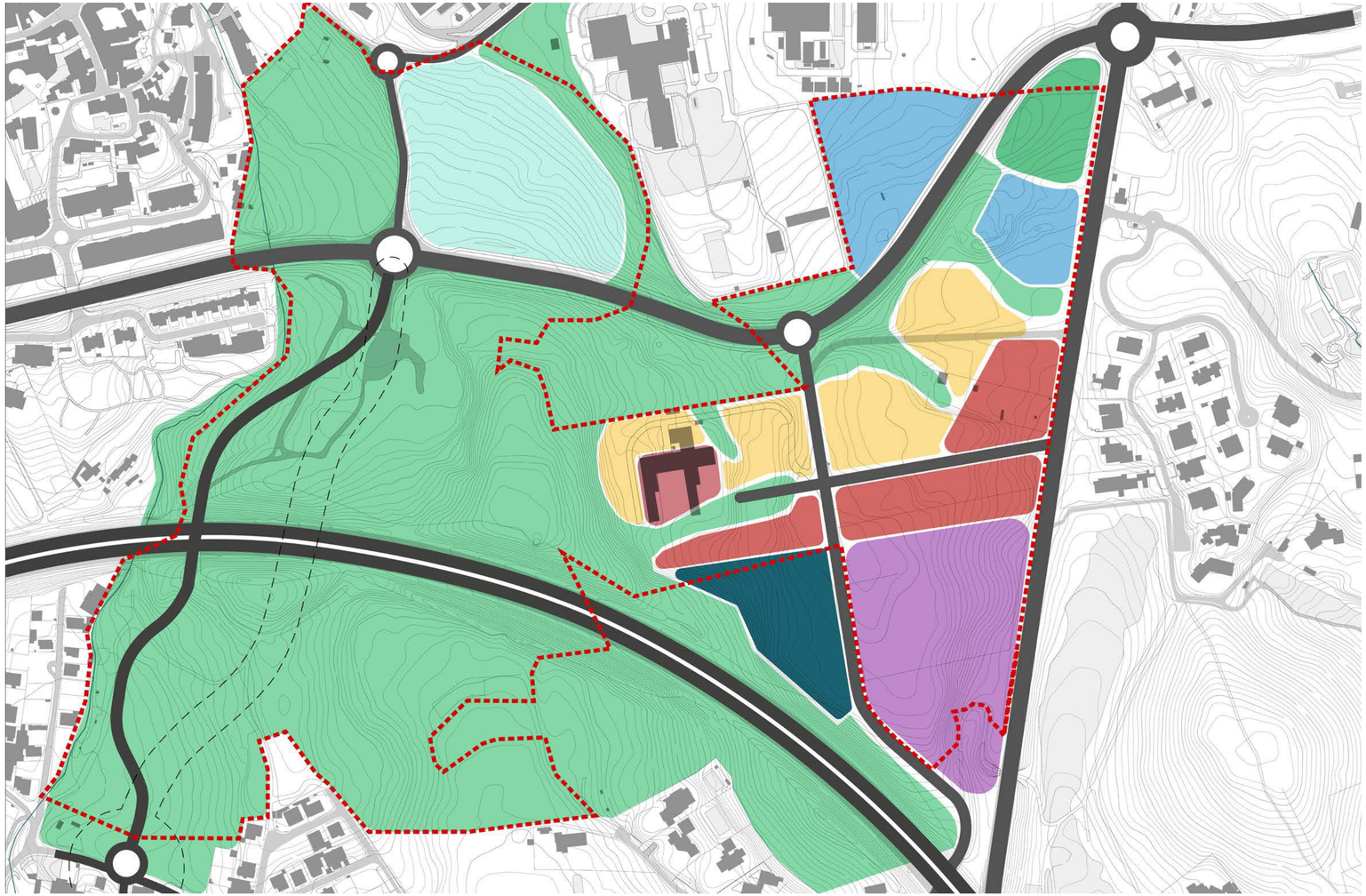
Sports & Health Club | park connection, paddle, tennis, wellness center

Hotel | 216 rooms

Urban Park | approx. 18 ha | Habitat creation and restoration, support facilities, sports areas, scenic spots, walking trails, jogging and cycling paths, leisure and recreation spaces, dedicated protected zones

Support Services | Food & Beverage and more

Concept Site Plan of Uses



Education	**19,340 sq ft**
Health & Wellness	**14,000 sq ft**
Senior Living	**6,000 sq ft**
Offices	**7,500 sq ft**
Retail and Services	**4,000 sq ft**
Sports and Health Club	**2,000 sq ft**
Residential	**28,860 sq ft**
Hotel	**14,500 m²**
Green Space Facilities	**1,600 m²**
TOTAL	**97,800 m²**

- Education
- Healthcare & Senior Living
- Urban Park
- Hospitality
- Mixed Use
- Residential Uses
- Sports & Health Club

Land Classification	Parcel Area Included in the UE (sq ft)	%	Maximum Buildable Index	Maximum Occupancy Index	Maximum Impervious Index	Maximum Allowed Floor Area	Maximum Occupied Area (sq ft)	Maximum Impervious Area (sq ft)	Maximum Facade Height (ft)
URBAN LAND									
Strategic Economic Activity Area	160,333.99	41.09%	0.60	0.50	0.60	96,200.39	80,167.00	96,200.39	20
Protected Green Space and Conservation a)	50,559.17	12.96%	-	0.05	0.20	400.00	400.00	10,111.83	
Green Space for Recreation and Production b)	24,327.99	6.23%	-	-	0.05	1,200.00 c)	1,200.00	1,216.40	
Green Space for Infrastructure Protection	48,361.48	12.39%	0.00	0.00	0.00	0.00	0.00	0.00	
Major Infrastructure Space	10,155.87	2.60%	0.00	0.00	0.00	0.00	0.00	0.00	
RURAL LAND									
Natural Area Level 1	11,043.56	2.83%	0.00	0.00	0.00	0.00	0.00	0.00	-
Level 2 Natural Area	50,167.91	12.86%	0.00	0.00	0.00	0.00	0.00	0.00	-
AREAS UNDER PUBLIC OR MUNICIPAL DOMAIN (indices not calculated)									
Municipal Land	30,935.53	7.93%	-	-	-	-	-	-	-
Public Domain	4,327.20	1.11%	-	-	-	-	-	-	-
TOTAL	**390,212.70**	**100.00%**	**-**	**-**	**-**	**97,800 c)**	**81,767**	**107,528.63**	**-**

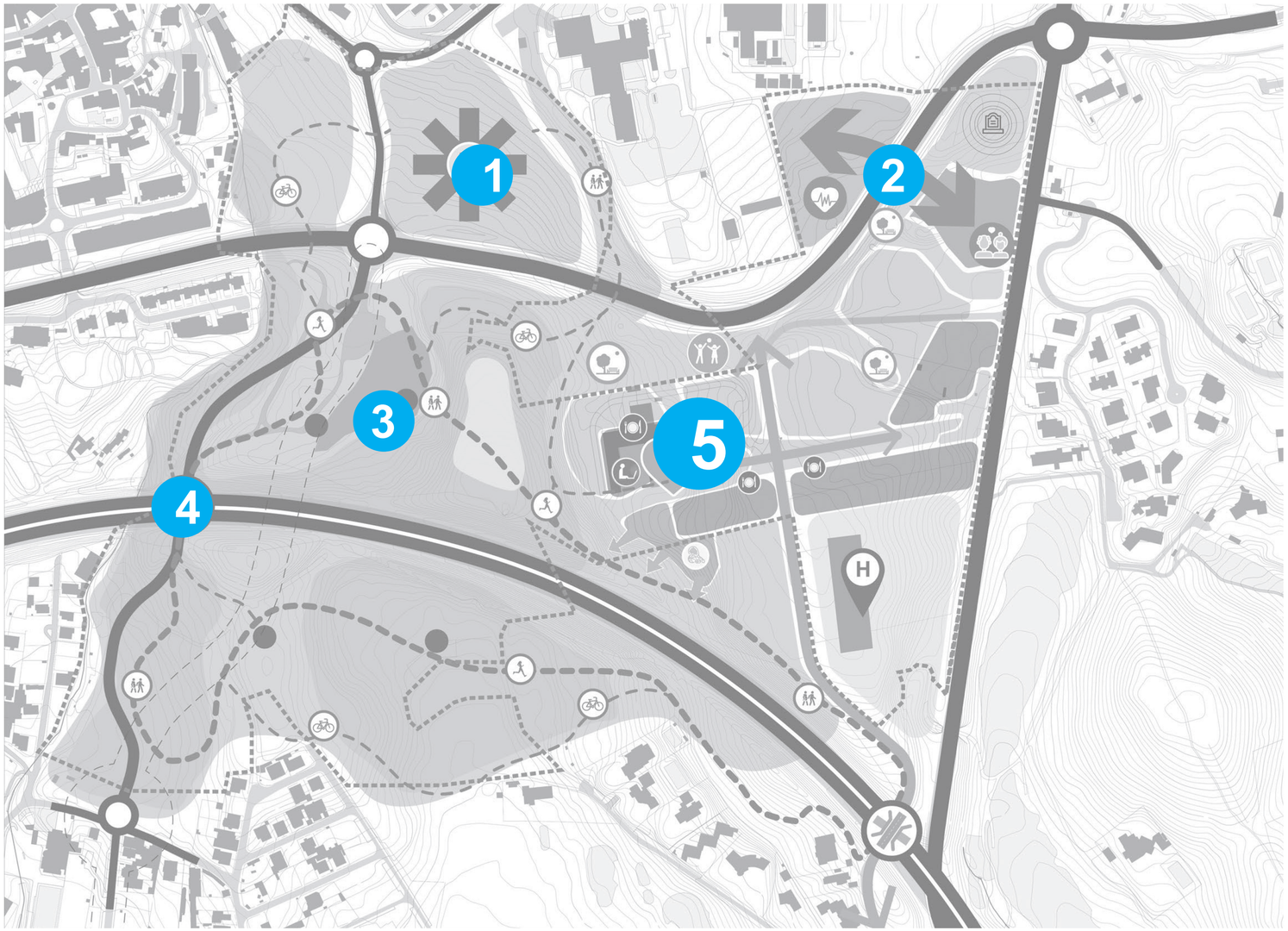
a) (See Art. 91 of RPDM) – for collective use facilities, green space support, or nature and recreation tourism activities only

b) (See Art. 89 of RPDM) – for collective use facilities, infrastructure, or green space support only. Exceptionally, sports fields may be allowed with up to 80% permeability

c) Maximum theoretical buildability

Key Development Components

1 - Education
2 - Health
3 - Park
4 - New Crossing
5 - New Centrality



Component 1 | Education

Boarding School

Strategies

Ages 3 to 18

Built Area: 25m² of total floor space per student

Outdoor Spaces: Sports fields, recreational areas, green spaces, educational garden

Land Area – 31,000 m² | Floor Space – 17,000 m²



St. Dominic's International School, Cascais

. Land Area: 18,000m²
. IBO;
. Ages 3 to 18;
. 800 students



St. Peter's International School, Palmela

. Land Area: 25,500m²
. IBO;
. Ages: 4 months to 18 years
. 1,400 students



Carlucci American International School of Lisbon, Sintra

. Campus Size: 40,000 m²
. Ages 3 to 18;
. 675 students









Benchmark Education

St. Peter’s International School

Land Area: 25,500 m²

Serving ages 4 months to 18 years
1,400 students

IB Program – Boarding School



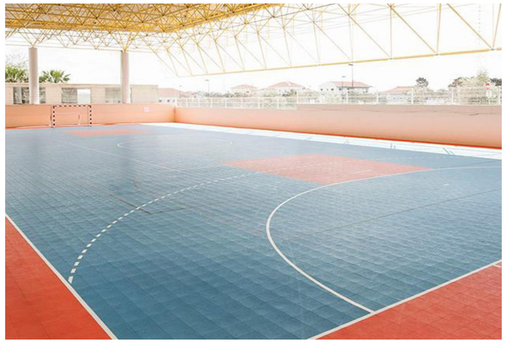














Component 2 | Health

Medical Clinic & Senior Living

Strategies

Health Clinic

Regional Scale

Assisted Living Residences

Integrated outdoor spaces

“Green Architecture”

Shared community areas

Apartments with medical care, housekeeping, and maintenance

“Embrace Nature”

Traditional Treatments

Cosmetic Treatments











Healthcare Benchmark

Steno Diabetes Center
Copenhagen, Denmark

Area - 18,200 m²

Inspired by the concept of connecting with nature, the Center seamlessly blends indoor and outdoor spaces to energize and support both patients and visitors.



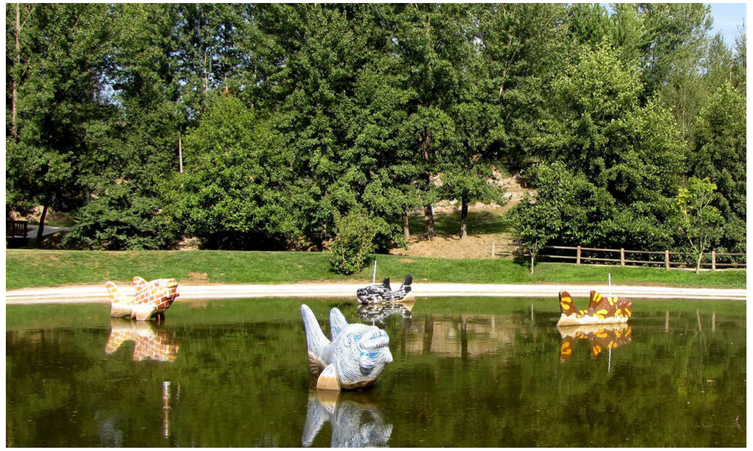








Component 3 | Eco-Park Conservation and Protection Intervention





Eco-parks are expansive green spaces dedicated to ambitious goals of nature conservation and environmental protection.

These parks make use of natural landscape resources to minimize maintenance while enhancing wildlife habitats and supporting human values.

Human involvement can range from ‘significant intervention’ in high-traffic areas, like sports facilities, to ‘protected zones’ for sensitive habitats.

In certain situations, it’s possible to strike a balance between human activity and fostering or enhancing biodiversity, such as by creating wetlands or providing walkway access.

The following principles are considered essential:

\ Collaborate with specialists

\ Consider hiring environmental consultants

\ Assess current site conditions

\ Ensure that relevant surveys of the site and surrounding area are conducted early in the design process

\ Design for ecosystem resilience

\ Seek out opportunities for tree planting

\ Create shelters and habitats for local wildlife

\ Consider installing artificial refuges for native species like solitary bees, birds, or bats

\ Present an urban plan that thoughtfully manages water resources

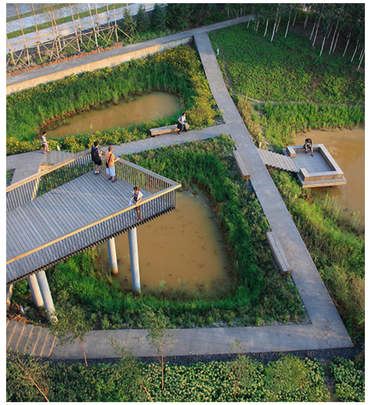
\ Use local resources as a foundation for all proposals, making sure they’re integrated into the design

\ Design with well-being in mind—enable the delivery of essential ecosystem services that support good health

High Level of Intervention

Direct involvement in the creation and restoration of ecosystems and habitats





Qunli National Urban Wetland, China

It’s important to consider the effects on the ecosystem and the potential for loss of biodiversity and habitats—not only within the direct project area, but also throughout the project’s ecological impact zone.

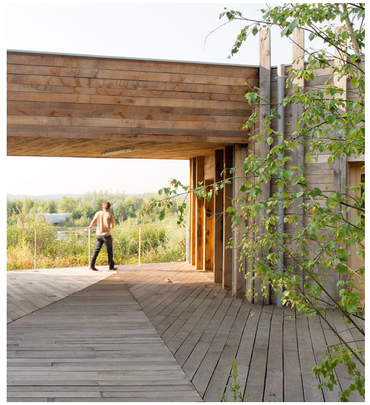
\ Explore building wetlands to manage stormwater, lower infrastructure costs, and boost biodiversity, all while creating new habitats for wildlife.

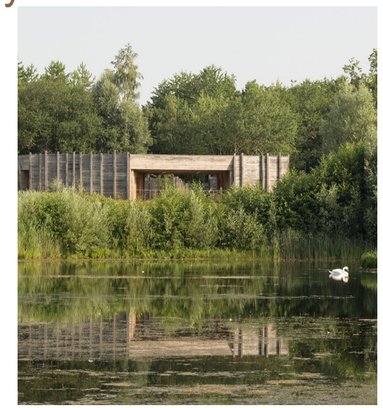
\ Avoid unnecessary use of drinking water, as this is key to lowering the risk of future droughts.

\ Whenever possible, use alternative water sources like rainwater or greywater.

Moderate Level of Intervention

Sports facilities and spaces; Moderate intervention in ecosystems and habitats





The Grand Voyeux Regional Nature Reserve, France

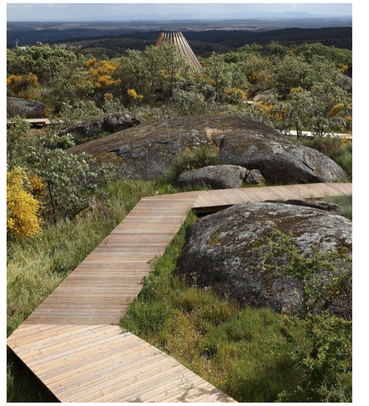
The Covid pandemic highlighted the negative impact that a lack of green spaces in our cities can have on our well-being. It’s time to rethink how we connect with nature.

The park’s topography and appearance will help determine the right types of plants for creating habitats, as well as which amenities should be included.

The green bridge will make use of the existing landforms on both sides of the highway. Similarly, the placement of sports facilities and their lighting needs should be carefully considered to minimize their impact.

Low Level of Intervention

High level of protection; No intervention in ecosystems and habitats





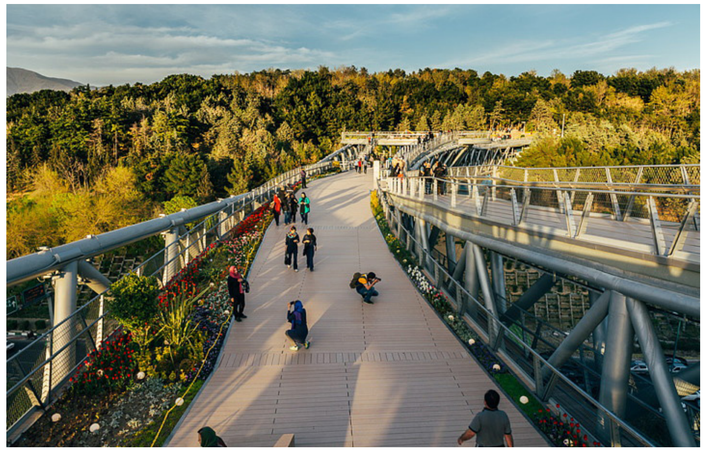
Barrocal Park, Castelo Branco, Portugal

The rapid expansion of urban areas has led to the loss of habitats and the displacement or extinction of species. This means that, whether we’re working on large-scale projects or smaller sites and buildings, every decision should be guided by ecological science.

By protecting certain areas from heavy use, we can create safe havens for wildlife and native plants. Because these spaces are close to urban centers, it’s even more crucial to provide room for natural ecosystems to thrive.

With responsible management, the Park can provide a valuable scientific and educational resource for schools, serve as a wellness retreat linked to the hospital and senior residence, or offer walking paths and quiet spots for local residents.

Component 4 | New Roadway Connection
Ecological Corridor & “Green Bridge”







“We are part of Nature—not separate from it. We rely on the natural world to provide us with food, water, and shelter; to regulate our climate and protect us from disease; to sustain nutrient cycles and generate oxygen; and to offer us spiritual fulfillment, recreation, and recovery, which all help boost our health and well-being.”

The Economics of Biodiversity: The Dasgupta Review

The proposed road infrastructure should be treated as an unbroken ecological corridor, connecting the park’s southern areas of “protected habitat” to the more developed and lively side of the park.

Imagine a winding network of walking paths weaving around vehicle routes, surrounded by native plants, where both wildlife and people can move freely and safely.

A green bridge, seamlessly blending into the landscape, will become a signature landmark for the Park and set the tone for future development.

Local artists, scenic trails, and community-led activities can shape the bridge’s design, ensuring the right Sense of Place and making it a key destination within the Park.

Component 5 | New Centrality Live, Work, Play & Learn

Innovation in Cascais

Strategies

Urban Ecology

Emerging Trends in Living and Working Spaces

Premium public spaces

Landscaping and blending with nature

Walkability and modern mobility

Urban living and community

Modern sustainable lifestyle

Outdoor social spaces

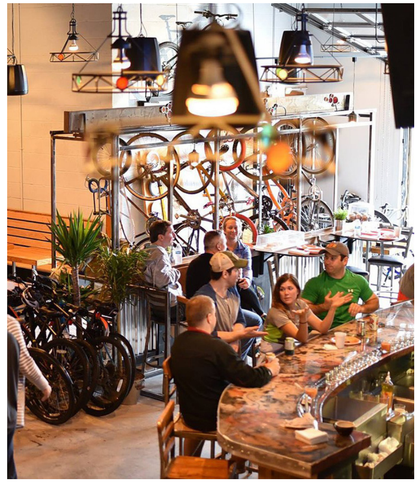
Flexible uses

Shared resources

High-efficiency buildings





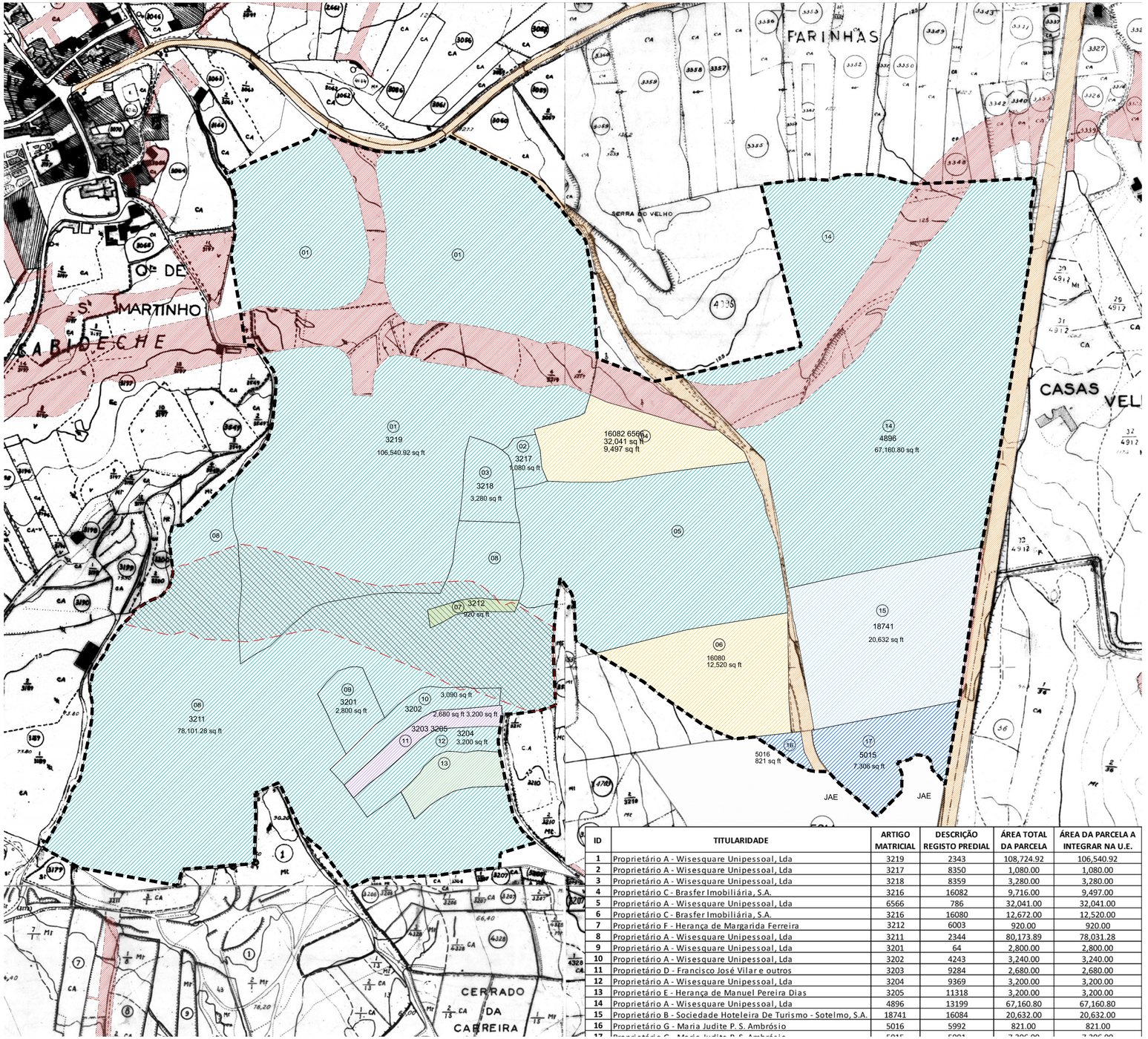






Execution Unit

Plan of Registry



Legend:

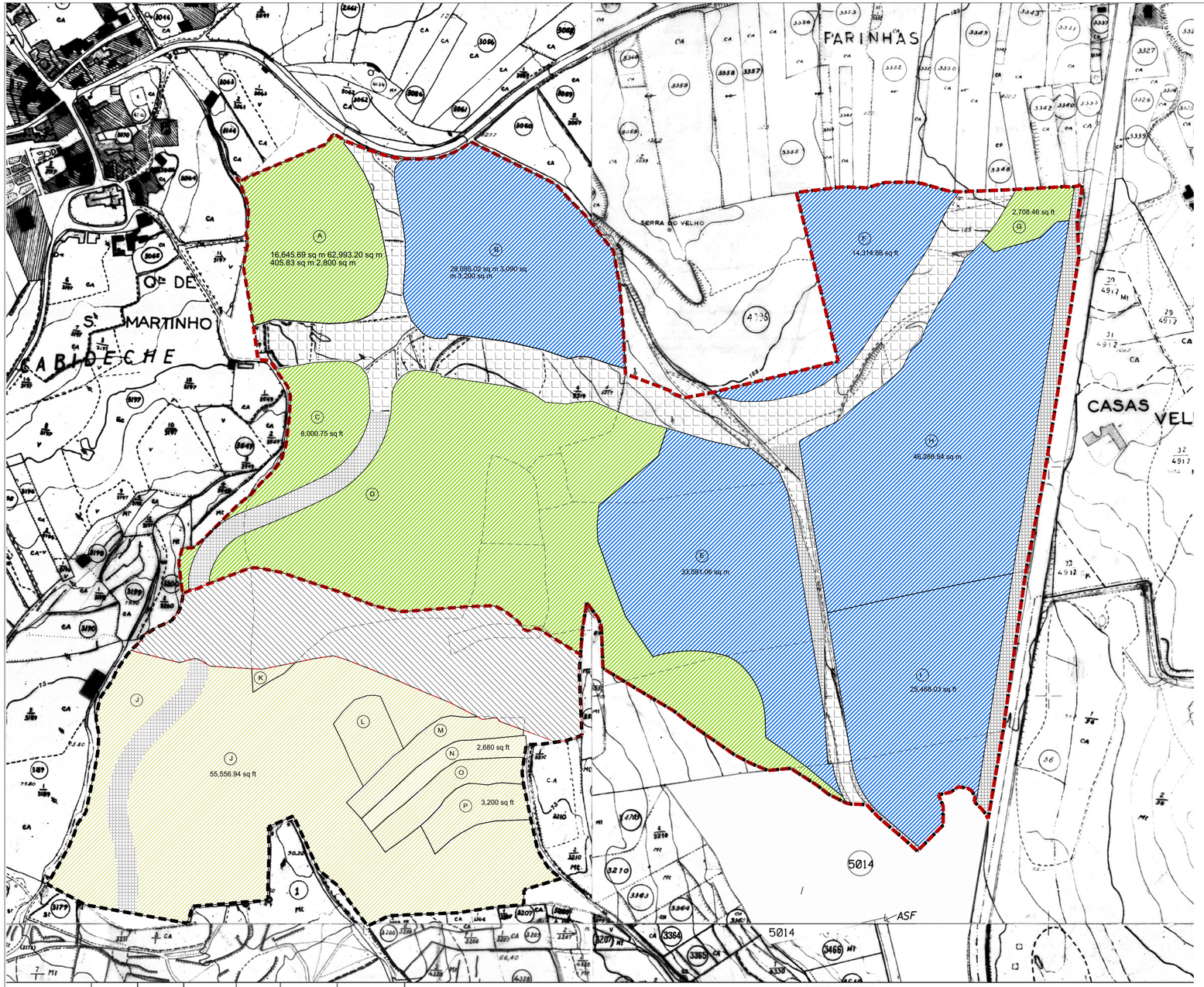
- Municipal Domain
- Public Domain
- Owner A - Wisesquare Unipessoal Ltd.
- Owner B - Hotel Tourism Company - Sotelmo, Inc.
- Owner C - Brasfer Real Estate S.A.
- Owner D - Francisco José Vilar and others
- Owner E - Estate of Manuel Pereira Dias
- Owner F - Heirs of Margarida Anjos Chaves Ferreira - Fully included in the area designated for the A5
- Owner G - Maria Judite P. S. Ambrósio
- Exclusion Zone - restricted area designated for A5
- Execution Unit Boundary

N

ID	TITULARIDADE	ARTIGO MATRICIAL	DESCRIÇÃO REGISTO PREDIAL	ÁREA TOTAL DA PARCELA	ÁREA DA PARCELA A INTEGRAR NA U.E.
1	Proprietário A - Wisesquare Unipessoal, Lda	3219	2343	108,724.92	106,540.92
2	Proprietário A - Wisesquare Unipessoal, Lda	3217	8350	1,080.00	1,080.00
3	Proprietário A - Wisesquare Unipessoal, Lda	3218	8359	3,280.00	3,280.00
4	Proprietário C - Brasfer Imobiliária, S.A.	3216	16082	9,716.00	9,497.00
5	Proprietário A - Wisesquare Unipessoal, Lda	6566	786	32,041.00	32,041.00
6	Proprietário C - Brasfer Imobiliária, S.A.	3216	16080	12,672.00	12,520.00
7	Proprietário F - Herança de Margarida Ferreira	3212	6003	920.00	920.00
8	Proprietário A - Wisesquare Unipessoal, Lda	3211	2344	80,173.89	78,031.28
9	Proprietário A - Wisesquare Unipessoal, Lda	3201	64	2,800.00	2,800.00
10	Proprietário A - Wisesquare Unipessoal, Lda	3202	4243	3,240.00	3,240.00
11	Proprietário D - Francisco José Vilar e outros	3203	9284	2,680.00	2,680.00
12	Proprietário A - Wisesquare Unipessoal, Lda	3204	9369	3,200.00	3,200.00
13	Proprietário E - Herança de Manuel Pereira Dias	3205	11318	3,200.00	3,200.00
14	Proprietário A - Wisesquare Unipessoal, Lda	4896	13199	67,160.80	67,160.80
15	Proprietário B - Sociedade Hoteleira De Turismo - Sotelmo, S.A.	18741	16084	20,632.00	20,632.00
16	Proprietário G - Maria Judite P. S. Ambrósio	5016	5992	821.00	821.00
17	Proprietário G - Maria Judite P. S. Ambrósio	5015	5991	7,306.00	7,306.00

Implementation Unit

Site Plan
Land Redistribution



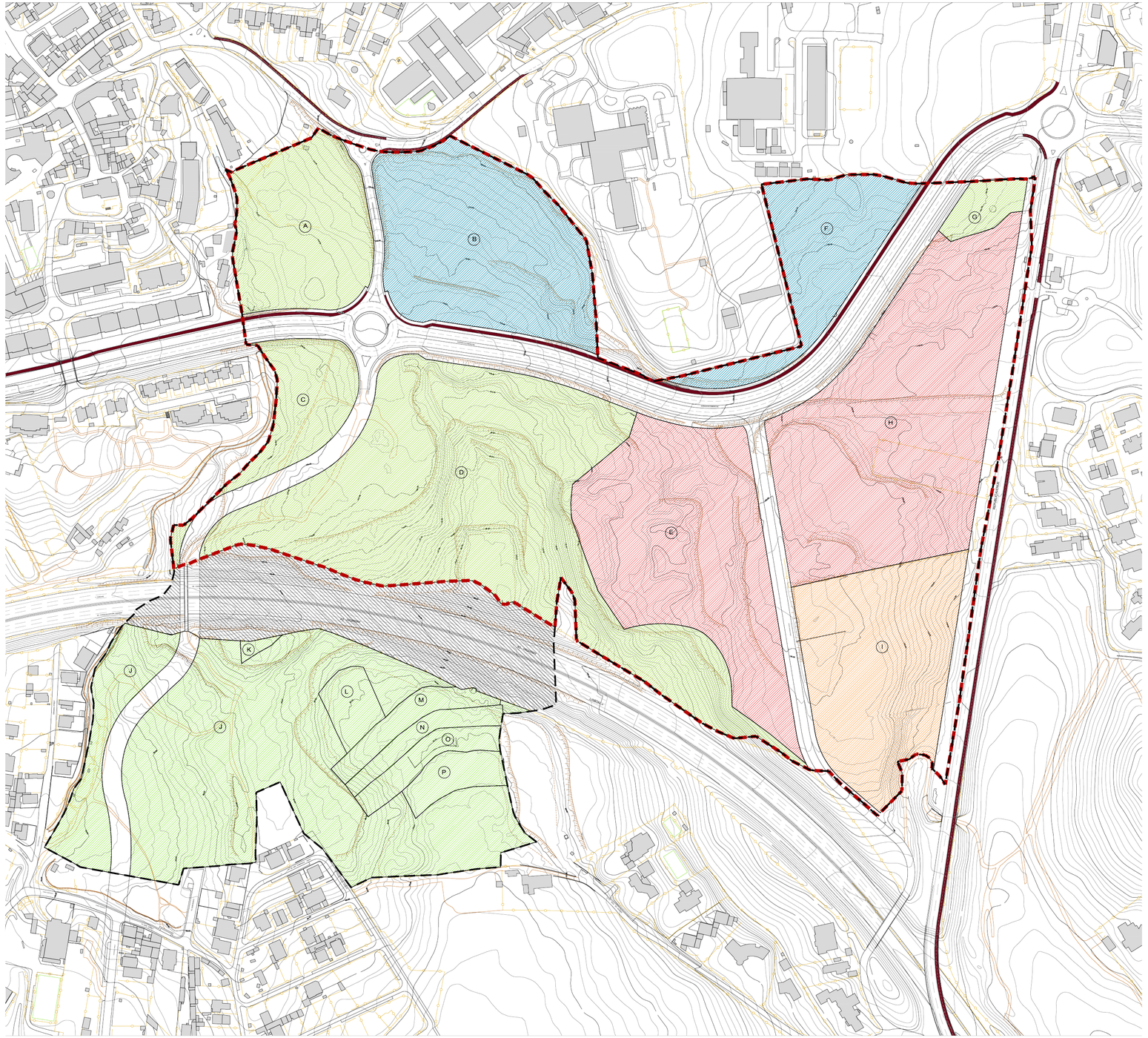
Legend:

- Developable Parcels
- Non-Developable Lots
- Lots Not Included in the Plan Land Reallocation
- Areas to be Transferred for Public or Municipal Use
- Municipal Land and Public Domain
- Exclusion Area – restricted zone related to the A5
- Original Parcel Boundaries
- Operation Boundary Land Reallocation
- Project Boundary Execution

N

Parcelas Originais	Artigo Original/ Matriz	Descrição Registo Predial	Área total Caderneta	Área Excluída da UE	Área total integrante da UE	Área a integrar na Operação de Reparcelamento	NOVAS PARCELAS														
							SUJEITAS A OPERAÇÃO DE REPARCELAMENTO									Não sujeitas a reparcelamento - Fora da operação						Domínio Público
							Parcela A	Parcela B	Parcela C	Parcela D	Parcela E	Parcela F	Parcela G	Parcela H	Parcela I	Parcela J	Parcela K	Parcela L	Parcela M	Parcela N	Parcela O	Parcela P	Área de exclusão - A5	Para Do Públ
01	3219	2343	108 724,92	2 184,00	106 540,92	88 415,67	16 645,69	28 095,02	7 429,93	33 333,82	0	0	0	0	0	0	405,83	0	0	0	0	0	17 719,42	0
02	3217	8350	1 080,00	0	1 080,00	1 080,00	0	0	0	1 080,00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03	3218	8359	3 280,00	0	3 280,00	3 280,00	0	0	0	3 280,00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04	3216	16082	9 716,00	219,00	9 497,00	9 497,00	0	0	0	4 297,00	5 200,00	0	0	0	0	0	0	0	0	0	0	0	0	0

Execution Unit Land Use Map



PROGRAMA DE OCUPAÇÃO	
USO	SUPERFÍCIE DE PAVIMENTO
Saude	14 000
Educação	19 340
Senior	6 000
Hotel	14 500
Habitação	28 860
Escritórios	7 500
Comércio	2 000
Serviços/ Logística/ Lazer	4 000
Eq. Apoio em Esp Verde	1 600
ÁREA TOTAL	97 800

Legend:

- Residential, Retail, Services, Facilities, and Tourism
- Facilities
- Developed Green Space
- Green Space
- Restricted area – fenced zone connected to A5
- Land Reallotment Boundary
- Execution Unit Boundary

N

BroadwayMalyan BM

Execution Unit

Occupancy Trial

V_01



Execution Unit

Test of Occupancy

V_02



REI
REAL ESTATE INVESTMENT
SINCE 2004

RĒI

REAL ESTATE INVESTMENT

SINCE 2004