

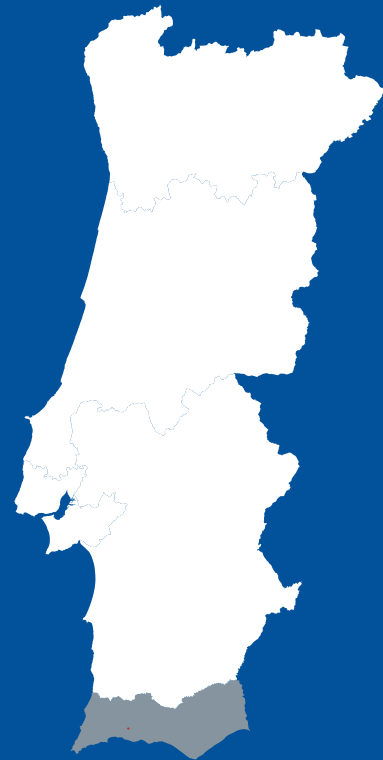
A detailed topographic map of the Lago da Atalaia area, showing contour lines, a red dashed boundary, and a central white text box. The map features a grid of elevation contours and a prominent red dashed line that outlines a specific area of interest. A white rectangular box is centered on the map, containing the title 'LAGO DA ATALAIA' and 'TOURIST RESORT'.

LAGO DA ATALAIA

TOURIST RESORT

OVERVIEW

Lago da Atalaia is a tourist resort, located 3 km from the city of Silves. It lies in the heart of the Algarve Barrocal, but only 15 km from the sea. It is a site of approximately 50 hectares (123 acres), in a sunny and open area, with views of the Monchique mountains, the Arade river, the city of Silves and the vineyards of the surrounding hills.



Well located in the **Algarve** region, it is served by Faro airport, the A2 motorway, that connects it to the rest of the country and the A22 motorway, also known as Via do Infante de Sagres, which crosses the region lengthwise.



ALGARVE
INTERNACIONAL
RACETRACK

ÁLAMOS
GOLF

LAGO
DA ATALAIA

SILVES

SILVES
RAILWAY
STATION

SILVES
GOLF

AMENDOEIRA
GOLF

PENINA
GOLF

PORTIMÃO

VALE DA PINTA
GOLF

GOLFE DE
PALMARES

ALTO
GOLF

GRAMACHO
GOLF

LAGOS MARINA

PORTIMÃO
MARINA

ARMAÇÃO
DE PÊRA

LAGOS

SALGADOS
GOLF

ALBUFEIRA

ALBUFEIRA
MARINA

The city of **Silves** is located nearby. This was the “Chelb” city of the period of Islamic occupation (between 713 and 1248 BC), served by expressways and a railway station. It is a city full of life - where there is no shortage of local crafts and rich cuisine - and also of tradition, with a magnificent historical and cultural heritage - with special emphasis on its Castle, the Gothic Cathedral and its Archaeological Museum (rich in pieces from different civilisations).

As the **Algarve** is a very touristic region, it is served by top health care facilities, international schools and a wide range of tourist, cultural and leisure resources, including the Algarve International Racetrack, marinas, casinos and several golf courses, one of which at a short distance, the Silves Golf Club.

URBAN PLAN

According to the Silves Master Plan, **Lago da Atalaia** is located in an Area of Tourist Potential (AAT). In these areas, Tourist Development Centres (NDT) are established, identifying, not only their location, but also the maximum occupation in terms of number of beds/inhabitants.

An Urban Plan was drawn up for this area and was approved and published in the Official Gazette, 2nd series - No. 29, of 11 February 2008.

This Urban Plan was prepared by Plural in Grupo Norvia for the municipality of Silves. área urbanizável e 350.000m2 de área livre.

PLEASE SEE HERE



LAGO DA ATALAIA

50 HECTARES (123 ACRES)

AREA TO BE DEVELOPED

15 HECTARES (37 ACRES)

NATURAL AREA

35 HECTARES (86 ACRES)

HOTEL APARTAMENTS TOURISTIC VILLAGE

600 BEDS



ER124

ODELOUCA RIVER

ARADE RIVER

LIMIT OF THE TOURISM DEVELOPMENT CENTRE


RESTRICTIONS MAP


IT SHOWS THE RESTRICTIONS IN FORCE, WHICH MAY CONSTITUTE OBSTACLES OR LIMITATIONS TO SPECIFIC FORMS OF LAND USE

PLEASE SEE HERE



CONDICIONANTES

 **WATER DOMAIN**
Water stream

 **WATER DOMAIN**
50m margin of navigable and/or buoyant waters, subject to the influence of tides

 **NATIONAL ECOLOGICAL RESERVE**

 **NATIONAL AGRICULTURAL RESERVE**

 **ELECTRICITY LINES**

 **MUNICIPAL ROADS**

ZONING MAP

The Zoning Map shows the spaces by function and seeks to establish the complementarity with the surrounding space (Silves Municipality and Algarve Region).

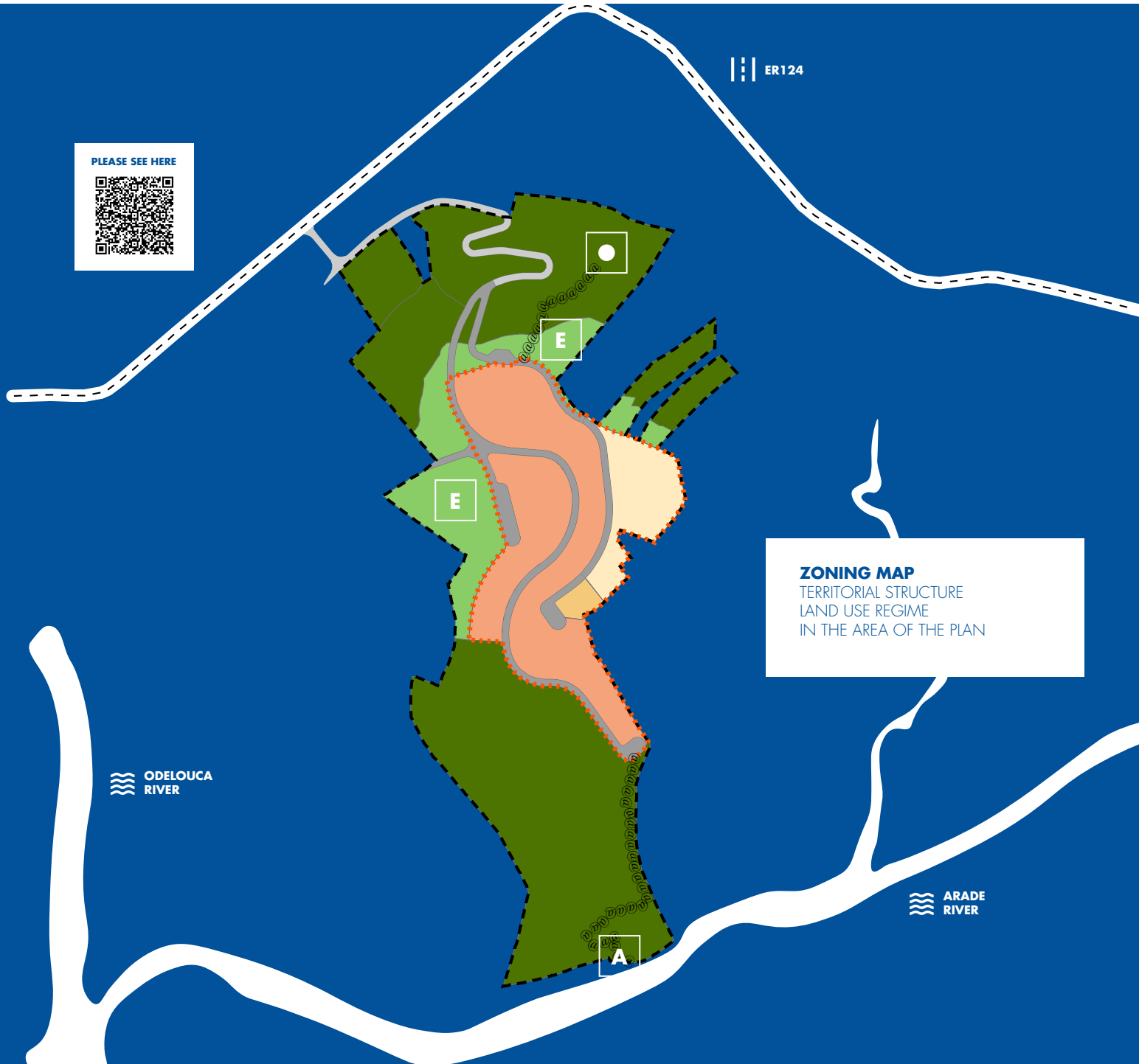
Planned Development Areas, Natural Areas and the Road Network are shown.

PLANNED DEVELOPMENT AREAS

These areas are located in the central area of the property, coinciding with the highest elevations, benefiting from nice panoramic views. They are located in an area around Monte da Atalaia, which is a set of rural buildings with an interesting architecture that, once restored, will be an important reference point for the resort. These Areas, defined in the Silves Master Plan as areas for development, represent 149,100 sqm, or 30% of the total area of the resort. This Area is subdivided into 3 categories: Type I, II and III Tourist Spaces.

ER124

PLEASE SEE HERE



ZONING MAP
TERRITORIAL STRUCTURE
LAND USE REGIME
IN THE AREA OF THE PLAN

ODELOUCA RIVER

ARADE RIVER

ZONING

NATURAL AREAS / ECOLOGICAL STRUCTURE

- NATURAL AREAS FOR LEISURE
- NATURAL AREAS FOR PROTECTION AND ENHANCEMENT

PLANNED DEVELOPMENT AREAS

- TYPE I TOURIST SPACE**
Hotel-apartments
- TYPE II TOURIST SPACE**
Restaurant
- TYPE III TOURIST SPACE**
Touristic Village
- DEVELOPABLE AREA LIMIT**
30% of Total Area

LIMIT OF THE TOURISM DEVELOPMENT AREA

OTHER FACILITIES AND INFRASTRUCTURE

- ROADS NETWORK - TYPE I ROADS**
- ROADS NETWORK - TYPE II ROADS**
- PEDESTRIAN PATHS PEDONAIS**
- MOORINGS**
- OUTDOOR LEISURE FACILITIES**
- VIEWPOINT**

For each of these Spaces, the Atalaia Urban Plan sets the following urban parameters, in accordance with the Silves Master Plan.

SUMMARY OF BUILDING CAPACITY BY ZONES

	Area (m ²)	Footprint (%)	Maximum Footprint (sqm)	Construction Index	Maximum Construction (sqm)	Impermeability Index	Maximum Number of Beds	Maximum Height (m)	Minimum distances between buildings and the boundaries of the of the intervention area (m)
NDT	497,000	-	-	-	-	-	-	-	-
Developable Area	149,100	0.15	22,365	0.25	36,786	-	-	-	-
Type I Tourist Space	28,906	0.15	4,336	0.40	11,592	0.30	96	12	13.5
Type II Tourist Space	5,923	0.15	888	0.40	2,369	0.30	-	6,5	13.5
Type III Tourist Space	114,271	0.15	17,141	0.20	22,854	0.25	504	6,5	6.5

ER124

ODELOUCA RIVER

ARADE RIVER

- LIMIT OF THE TOURISM DEVELOPMENT AREA
- LIMIT OF DEVELOPABLE AREA (30% OF TOTAL)

ZONING
PLANNED DEVELOPMENT AREAS

- TYPE I TOURIST SPACE (HOTEL-APARTMENTS)
- TYPE II TOURIST SPACE (RESTAURANT)
- TYPE III TOURIST SPACE I (TOURISTIC VILLAGE)

Panoramic views of Silves
and the Port of Portimão, from
Type I Tourist Space



TYPE I TOURIST SPACE

This Space is located to the north of Quinta da Atalaia, occupying 28,906 sqm. It has an excellent location, taking advantage of a range of panoramic views (both towards Silves and the Port of Portimão) and a predominantly gentle slope, accompanied by a relatively favourable solar exposure all year round.

HOTEL-APARTAMENTS

96 BEDS



MAIN BUILDING 11 ROOMS

8 APARTAMENTS T0

8 APARTAMENTS T1

12 APARTAMENTS T2

This type of Hotel must comply with the following urban planning requirements and parameters.

URBAN PARAMETERS OF N. 7.1 OF ARTICLE 26 OF SILVES PDM (MUNICIPAL MASTER PLAN)

Population Density	< 100 inhabitants/ ha
Footprint (COS)	≤ 0.40
Construction Index (CAS)	≤ 0.50
Impermeability Index	≤ 0.30
Maximum Height	12.00 m
Minimum distances between buildings and the boundaries of the Plan (m)	13.5 m

SUMMARY OF TYPE I TOURIST SPACE: HOTEL-APARTAMENTS

Typology	Accommodation Units	Beds per unit	Total Beds	Footprint (sqm)	Total footprint per unit (sqm)	Gross Construction Area per unit (sqm)	Total Gross Construction Area (sqm)
Main Building	11	2	22	-	2,000	35	3,000
Apartments 1 Bedroom (ground floor)	8	2	16	70	560	70	560
Apartments T0 (1st)	8	2	16	-	-	50	400
Apartments T2 (Duplex)	12	3.5	42	70	840	120	1,440
Pool Bar	0	0	0	80	80	80	80
Snack Bar	0	0	0	120	120	120	120

AREAS FOR COMMON USE

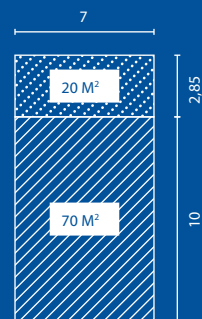
- Entrance Hall (Reception/Concierge and Living Area)
- Restaurant
- Bar with Lounge Area
- Cloakroom
- Public Toilets
- 3 Shops
- Living Room
- Gym
- Multipurpose Room

SERVICE AREAS

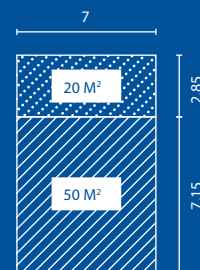
- Outdoor swimming pool (close to changing rooms)
- Games Area (Tennis Courts, Football Field)
- Snack-bar
- Dining Room
- Children's Playground

APARTAMENT T1 E TO

LEVEL 0 - T1

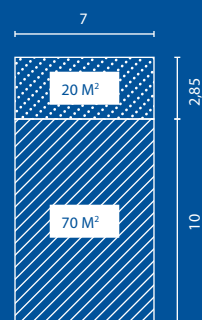


LEVEL 1 - TO

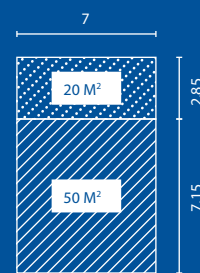


APARTAMENT T2 DUPLEX

LEVEL 0



LEVEL 1



Existing Buildings, Quinta da Atalaia
Type II Tourist Space



TYPE II TOURIST SPACE

This Space corresponds to the existing buildings of Monte da Atalaia and surrounding area, with a total area of 5,923 sqm. Like the previous area, it is located on gently sloping land, with good sun exposure and excellent panoramic views.

It is primarily intended for the implementation of food and beverage facilities, and it must integrate existing buildings and structures (such as the threshing floor), and the current use may be changed through expansion, conservation and remodelling works. The construction of new buildings is permitted, provided that they are harmoniously integrated with the existing ones.

For this category of space, the same urban requirements and parameters apply as for Type I Tourist Spaces.

SUMMARY OF TYPE II TOURIST SPACE- FOOD AND BEVERAGE

Typology	Tourist Units	Beds per Unit	Total Beds	Footprint per Unit (sqm)	Footprint (sqm)	Gross Construction Area per unit (sqm)	Total Gross Construction Area (sqm)
Quinta da Atalaia Buildings	0	0	0	-	700	-	1,400
Total	0	-	0	-	700	-	1,400

View over the Arade River,
from **Type III Tourist Space**



TYPE III TOURIST SPACE

This Space is located to the south of Type I and II Tourist Spaces, also in the central area of the Resort.

Although the northern part of this area has a moderately steep slope, a large part is destined for the tourist village, located on areas with gentle and moderate slopes and average sun exposure.

The area has a superb view over the Arade River.

TOURIST VILLAGE

11,4 HECTARES

MAIN BUILDING

40 TOWNHOUSES
T3-DUPLEX

14 TOWNHOUSES
T4-DUPLEX

28 VILLAS
T3

22 VILLAS
T4

The plot where the Tourist Village is to be built must be entirely enclosed by natural or artificial means, in order to ensure the privacy of the village.

MAIN BUILDING

POSSIBILITY OF 2 FLOORS

- Reception
- Living room
- Restaurant
- Bar
- Shops
- Tobacco Shop
- Games Room

TOWNHOUSES

AVERAGE PLOT AREA 500M²

40 TOWNHOUSES T3-DUPLEX

14 TOWNHOUSES T4-DUPLEX

VILLAS

AVERAGE PLOT AREA 1 000M²

28 VILLAS T3

22 VILLAS T4

COMMON USE ZONES

- Gardens and other landscaped areas
- Parking
- Areas for Common Use
- Toilets
- Sports Fields
- Swimming Pools

This Type of Tourist Resort must comply with the following planning parameters:

URBAN PARAMETERS OF N. 7.2 OF ARTICLE 26 OF SILVES PDM (MUNICIPAL MASTER PLAN)

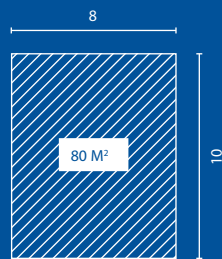
Population Density	< 60 inhabitants / ha
Footprint (COS)	≤ 0.20
Construction Index (CAS)	≤ 0.15
Impermeability Index	≤ 0.25
Maximum Height	6.5 m
Minimum distances between buildings and the boundaries of the Plan (m)	6.5 m

SUMMARY OF TYPE III TOURIST SPACE – TOURISTIC VILLAGE

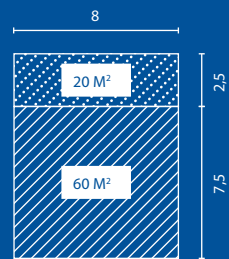
Typology	Number of Units	Beds per Unit	Total Beds	Footprint per Unit (sqm)	Footprint (sqm)	Construction Area per Unit (sqm)	Gross Construction Area (sqm)	Average Plot Area (sqm)	Total Plot Area (sqm)
Main Building	0	0	0	2,000	2,000	-	3,000	-	-
Townhouses (T3)	40	4.5	180	80	3,200	150	6,000	500	20,000
Townhouses (T4)	14	5.6	77	90	1,250	170	2,380	500	7,000
Villas (T3)	28	4.5	128	100	2,800	180	5,040	1,000	28,000
Villas (T4)	22	5.5	121	120	2,640	200	4,400	1,000	22,000
Total	104	-	504	-	11,900	-	20,820	-	77,000

TOWNHOUSES T3 DUPLEX

LEVEL 0

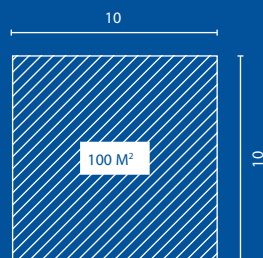


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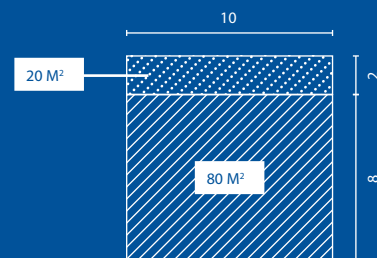


VILLAS T3

LEVEL 0

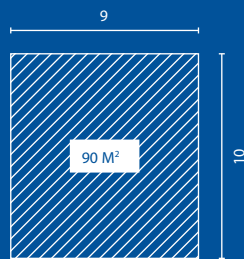


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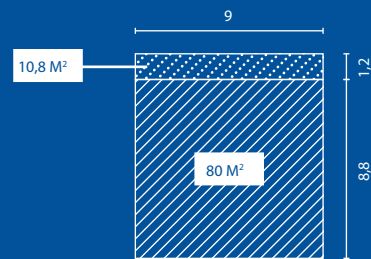


TOWNHOUSES T4 DUPLEX

LEVEL 0

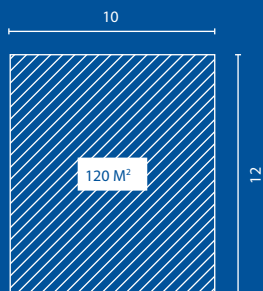


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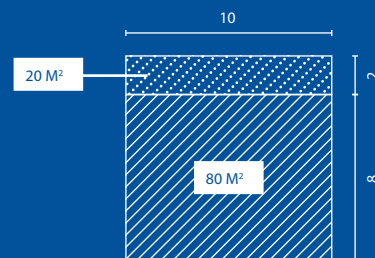


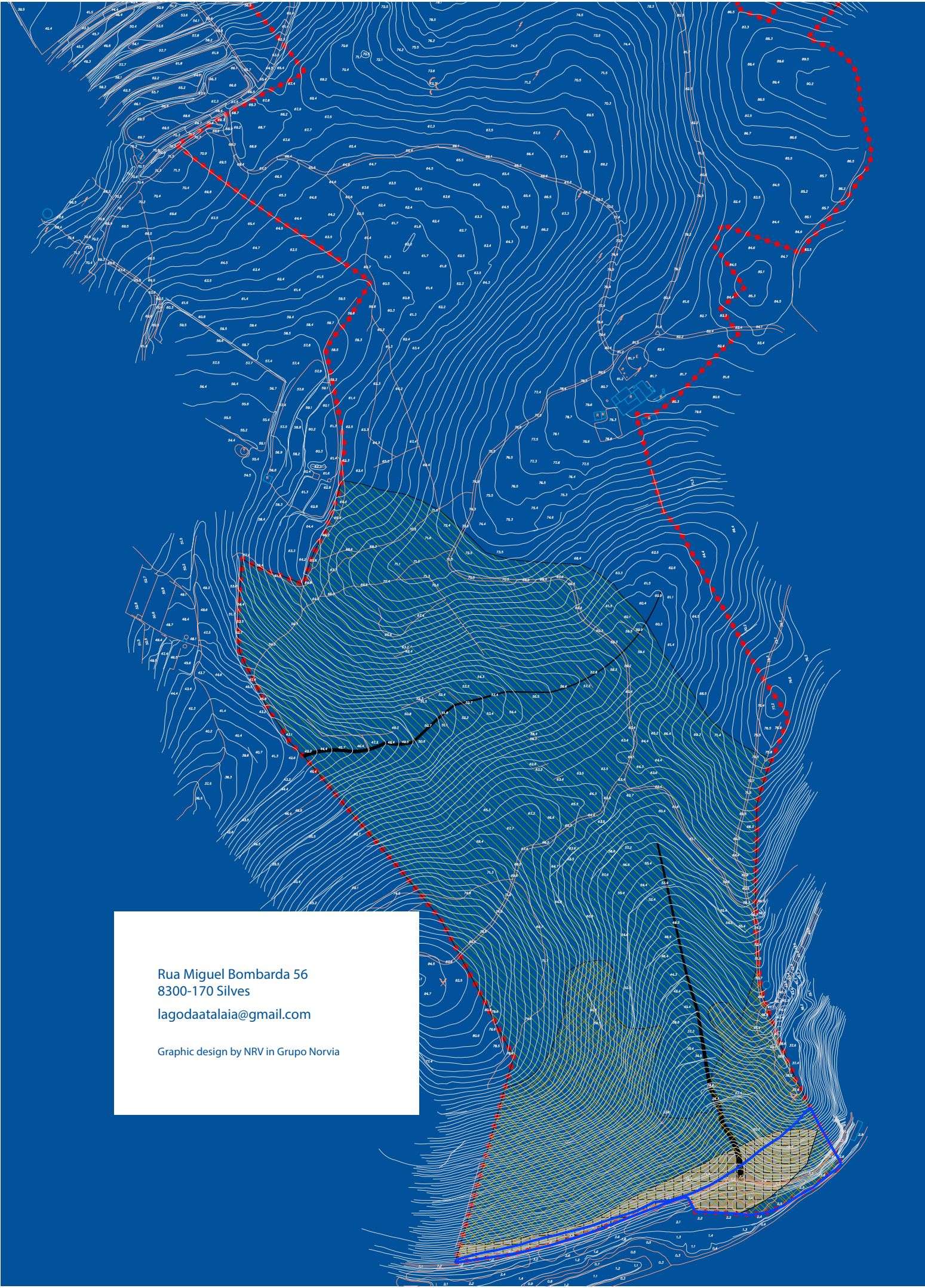
VILLAS T4

LEVEL 0



LEVEL 1





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