

# CAMPO NOVO

OFFICES








A new neighbourhood  
designed to make  
**your team feel at home**

MAIN FEATURES

 **80.000 sq.m**  
Built Area

 **2 acres**  
Gardens


 **4**  
Office Buildings


 **9.242 sq.m**  
Per Building

 **1 Supermarket**  
+ 17 Shops

 **15**  
Restaurants

 **7**  
Catering Kiosks

 **Rooftops**  
On All Buildings

 **2.424**  
Parking Spaces

 **A and LEED Gold**  
Energy Rating



**A new neighbourhood to work.**

Offices, shops, cafes, restaurants and apartments to live, shop and have new experiences.

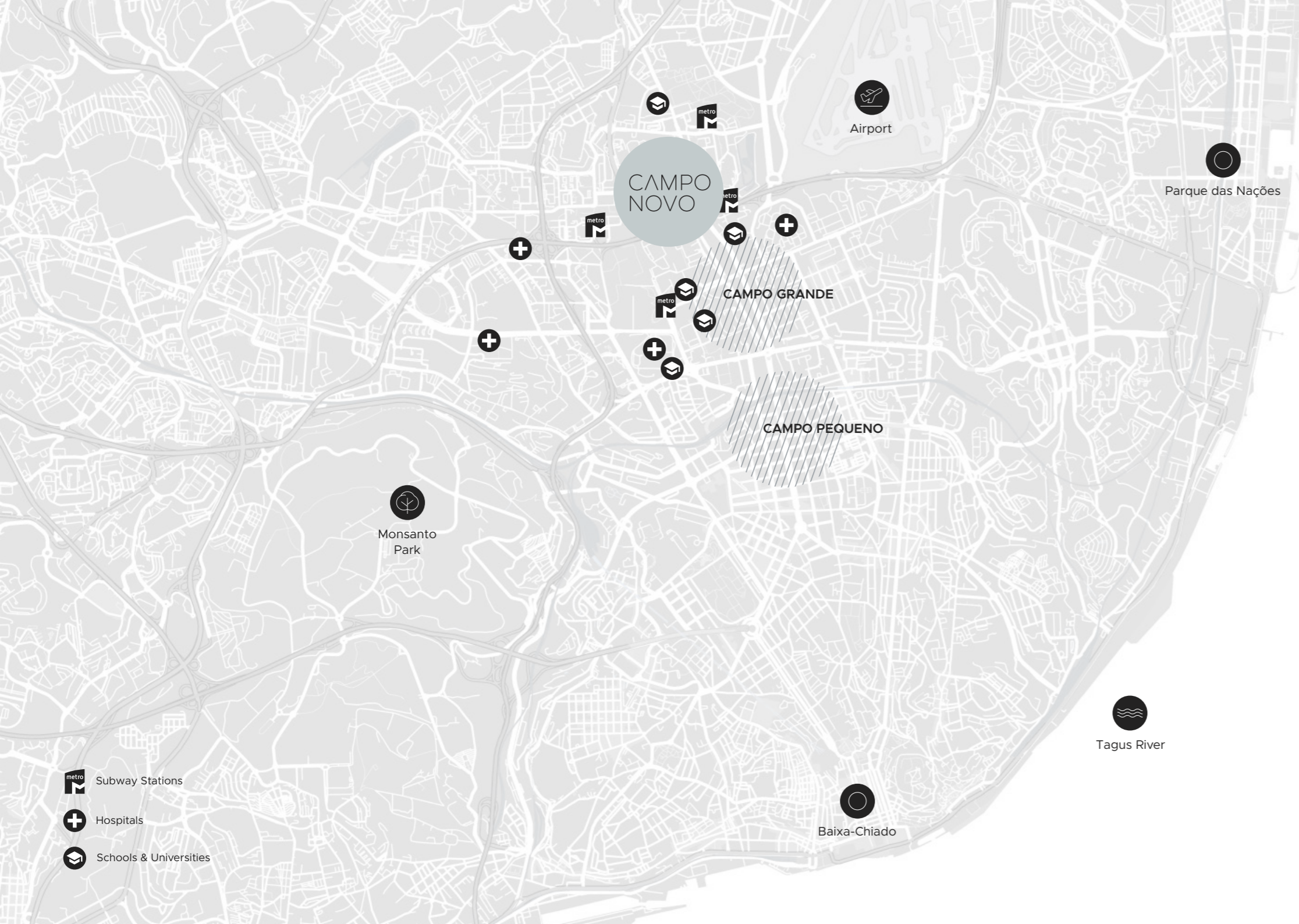





Residential Building 7  
Residential Building 6  
Residential Building 5


Office Building 1  
Office Building 2  
Office Building 3  
Office Building 4

Shopping Avenue







-  Subway Stations
-  Hospitals
-  Schools & Universities

- 
  - Subway**
  - Bus stations**
  - Bike paths**
  - Gym**


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  - Airport** (car)
  - Schools** (walking)
  - Health clinic** (walking)
  - Campo Grande garden** (walking)


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  - Universities** (walking)
  - Equestrian Center** (walking)
  - Alvalade's woods** (car)
  - Marquês de Pombal** (subway)
  - Train stations** (subway)

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  - Santa Maria's hospital** (walking)

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  - Baixa-Chiado** (subway)
  - Tagus River** (subway)

Your company  
**close to  
everything,  
connected  
to everything**



## Location



### TRANSPORTS AND ACCESS ROUTES

Campo Grande transports hub (subway - green and yellow lines, local and regional buses, parking lots, proximity to the airport and main road accesses)



### SPORTS COMPLEXES

Alvalade XXI Football Stadium  
 Campo Grande Padel  
 Horse riding center  
 Lisbon University Stadium



### UNIVERSITIES AND SCHOOLS

Faculty of Sciences, University of Lisbon, Lusófona University, ISEC, Doroteias School, Moderno School, German School, Mira Rio School, Cambridge School



### HEALTH

Pulido Valente's hospital  
 CUF Alvalade clinic  
 Santa Maria's hospital





THE ARCHITECT'S VISION

## Working at **Campo Novo**



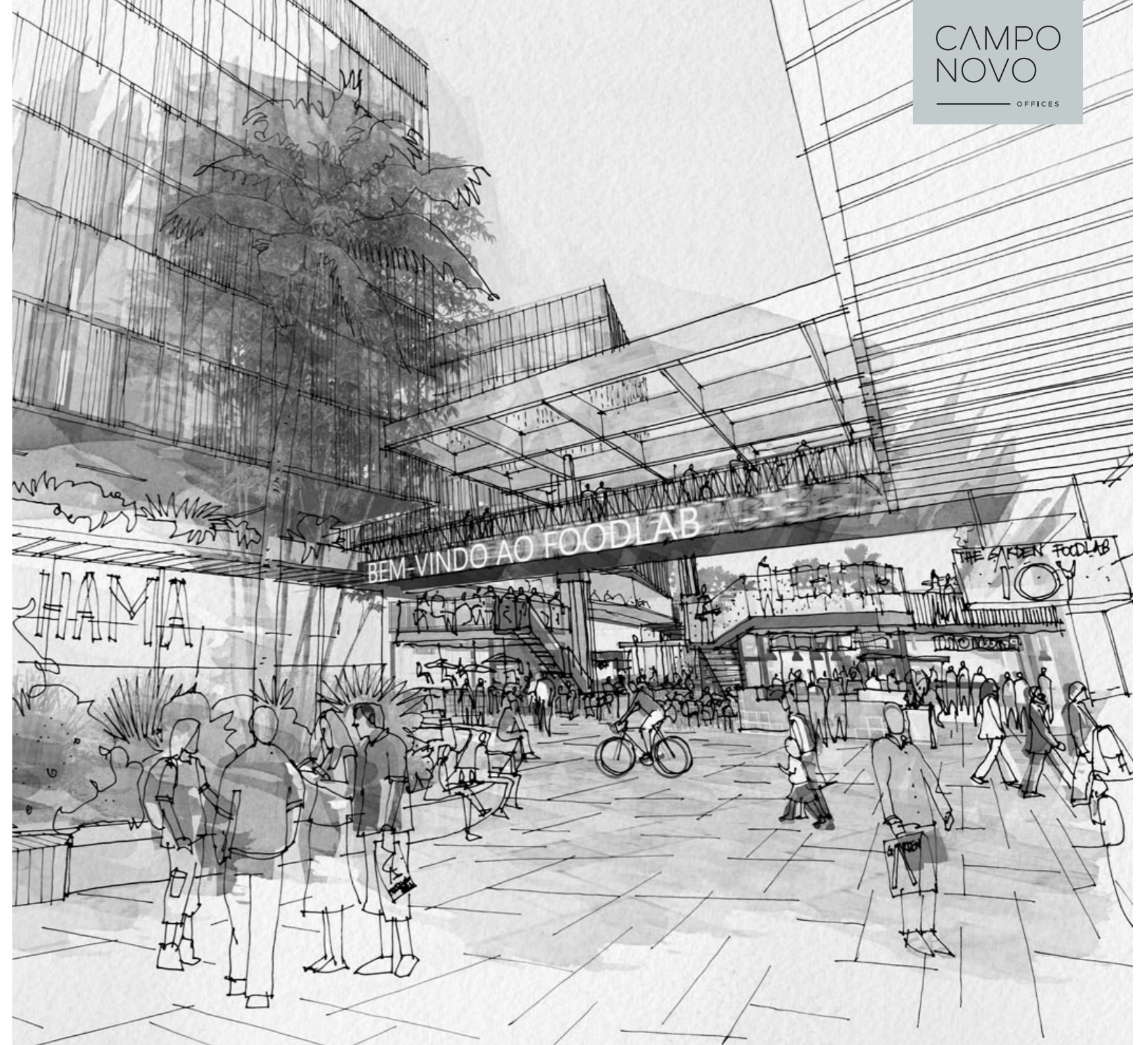
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### It will give the people of Lisbon a new central focus

“Campo Novo is a new neighbourhood that not only extends and completes Campo Grande’s park but will also aggregate all the surrounding residential areas that, at the moment, have no references that attract the people of Lisbon.

The complete services, residential and commercial offer, a fair part outdoors, are an invitation for its use or just to walk through. It will be an oasis that will give Lisbon’s people a new centrality where they can live, work, shop, relax or to just go out with family and friends.”

**Jorge Morgadinho**, architect  
Reify Urban Creators by Sonae Sierra





## Technical *highlights*



**9.242 sq.m/building**

**Flexible occupancy solutions** with 1.400 sq.m/floor

**236 parking spaces** per building



**Energy sustainability**

**LEED Gold** rating

**Photovoltaic panels** on all rooftops



**Efficient climate** and comfort by zoning

Façade with shading panels and **large windows**



**24/7 security** with CCTV in every floor

Access control

630kVA for **Offices (138kVA/floor)**

Medium voltage



**BMS** in common areas in lighting, security and HVAC system

**Consumption management**





## Main amenities



**4 buildings** with outdoor space in every floor  
454 sq.m **rooftop** area in every building



Wide **lobby**  
200 sq.m **storage area**  
**Showers**



**Green surroundings**  
Water fountain  
Children's playground



**Sustainable mobility**  
**Bicycle** parking  
**Electric vehicle** chargers



**Transports and access**  
Direct access to the **tube** (green and yellow lines),  
**bus**, **bicycle lane** and main **road axes**  
**Taxi** and **TVDE** picking points



**Retail** (supermarket, 17 shops,  
15 restaurants and 7 kiosks)  
Direct access to **shopping promenade**  
1.066 parking spaces







An unparalleled  
**work experience**  
for your team



Arrive by  
bicycle in  
the morning



Go to the  
gym next  
door



Work with  
absolute  
focus



Have lunch  
at FoodLab



Do some  
healthy  
shopping



Work with  
absolute  
focus



Have a drink with  
colleagues at the  
new "must go" cafe,  
in the evening



Cycle home  
(head buzzing  
with ideas)



Sleep  
restfully





An office space  
to **dream, launch  
and scale up  
your business**



Where collaborative energy merges with alpha-see-nya\* energy, in an **office space 100% adaptable** to your corporate needs



\* Alpha-see-nya (in Portuguese, "alfacinha", little lettuce) is the name by which lisboners are affectionately known. If you live in Lisbon, you become an "alfacinha".





**LEED Gold**  
Rating



Building

1

Floor

0

Gross  
Construction Area

Floor Area  
(sq.m)

867

Total  
Building  
(sq.m)

9.242





Building

1

Standard Floor

	Floor Area (sq.m)	Total Building (sq.m)
Gross Construction Area	1.425	9.242
Terrace Area	92	332

SOUTH SIDE / LADO SUL



NORTH SIDE / LADO NORTE





Floor	CGA (sq.m)	Ext. Area (sq.m)
0	867	—
1	1 181	25
2	1 425	92
3	1 419	61
4	1 451	51
5	1 447	55
6	1 452	48
Rooftop	—	454
<b>Totals</b>	<b>9 242</b>	<b>786</b>

<b>Private parking spaces per building</b>	<b>236</b>
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AUGMENTED REALITY

Watch this new neighbourhood **come to life**

1

Point your camera towards the **QR Code**.

2

Download and install the **app**.

3

Point (again) the camera towards the **QR code** and watch the Campo Novo neighbourhood rise up.



## Auto alfacinha

*Lisbon is a young girl and a maiden, says the fado song.*

*It is the homeland of the alfacinhas, say the people.*

*It is a city that is always new, according to the chronicles.*

But to remain a maiden, this city-light needs to give birth to new neighbourhoods.

Stretch its arms beyond the seven hills.

To embrace new fields (*campos*).

Lisbon has always been enchanted by the countryside.

Campo de Ourique and Campolide are neighbourhoods.

Campo Pequeno and Campo Grande are a central square and park.

**Campo Novo** will be born to expand this centre.

It's a new neighbourhood for families to live in.

It's an innovative neighbourhood for entrepreneurs and companies.

It's a neighbourhood of renewed commerce to go shopping.

It's a new neighbourhood with an alfacinha heart.

Born to be a historic neighbourhood of Lisbon.

It's not yet a neighbourhood where you're from.

But it's a neighbourhood of where you'll be.

CAMPO NOVO . PT

DEVELOPER

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ARCHITECTS

**Reify** urban creators  
by Sonae Sierra