

WELCOME

to



The development of the Atrium Arade Building as the turning point, considering that this operation is the most important in launching the renewal movement in the city, which will return to Portimão the tourist attractiveness it once had.

[The Atrium Arade Building](#) will be the result of a major rehabilitation project for a set of very emblematic buildings, with a strong waterfront exposure, in the old town of Portimão. In the corner limited by Visconde de Santa Isabel Road and Bívar Square in the parish and municipality of Portimão, the building will maintain the original main façades, a significant contribution to enhancing the image of the city of Portimão.

Although this is not a typical tourist development, it is of core interest to the local and regional tourist activity; this is confirmed by the loan contracted with the Tourism Board of Portugal under the JESSICA program, signed last July, the reason why the promoter is applying for the allocation of Tourism Utility to this project.

The target area is located in an important part of the city in both urban and historical terms. Situated in the oldest part of the city, the façade of the main building (facing the Visconde Bívar Square) will be built upon the route of the old city wall, assuming that its foundations are the walls, and will stand as an icon of the ancient city, still remembered by many natives of Portimão, in what was the most exposed and important “front” of the city.

The development will consist of 5 accommodation units, as well as commercial and service areas. Due to its prime location and the historical and architectural value of the existing building, a high level of quality of construction is sought after. The generous sizes and the architectural quality proposed for the units attest to the intended quality patterns.





The City

Portimão

Located on the right bank of the Arade River, facing the sea, modern Portimão was born during the reign of King Afonso V (1463), with the granting of privileges to a settlement which would come to be called Vila Nova de Portimão and was surrounded by walls.

It was in the year of 1924, namely December 11th, that Vila Nova de Portimão was elevated to the status of city by the then President Manuel Teixeira Gomes. This led to a modern city that grew favoring maritime activities, the fish canning industry and shipbuilding, without leaving aside salt production and the trade of rural products such as dried fruits - carob, fig and almond - and even wood and cork.

After the rise and fall of the canning industry between the 50s and the 70s, Portimão chose a development model, similar to the rest of the Algarve, a touristic center. It became a popular holiday destination mainly due to the famous Praia da Rocha Beach and is also considered a city with great potential for big game fishing enthusiasts, water sports, diving, deep sea fishing and golf, among others.

Portimão is nowadays a city of reference in the Algarve. The largest in the Western Algarve, it is distinguished by what it has to offer its tourists, by its very specific pulse and by a variety of activities making everyday life intense, to be lived at a steady pace throughout the year.

Europa



Location

Faro

FROM
International Airport

On leaving Faro Airport take the Main Road E.N. 125 and follow the directions for IP1 - Via do Infante towards Portimão/ Lisboa. Take the first turning for Portimão/ Albufeira/ Lisboa and then follow the sign for Portimão A22. Exit towards Portimão Centro / Praia da Rocha and continue on through the tunnel at Cardosas. This will take to the second roundabout, passing Continente and Macdonalds after the tunnel. Turn left and the river line and the signs for "ATRIUM ARADE".

Portimão

Situated in the Western Algarve, 35 minutes drive from Faro International airport and about 2 hours from Lisbon or Seville, Portimão has a prime location in a region which includes among other qualities the friendliness of its inhabitants, a rich gastronomy and a mild climate, with over three hundred days of sunshine a year, paradisiacal beaches and the worldwide recognition as one of the best golf destinations in Europe.







LOJAS / COMERCIAL
AREAS:

COMERCIAL A – A1
“MABOR”

Área: 141,90m²

COMERCIAL B – A2
“MABOR”

Área: 314,66m²

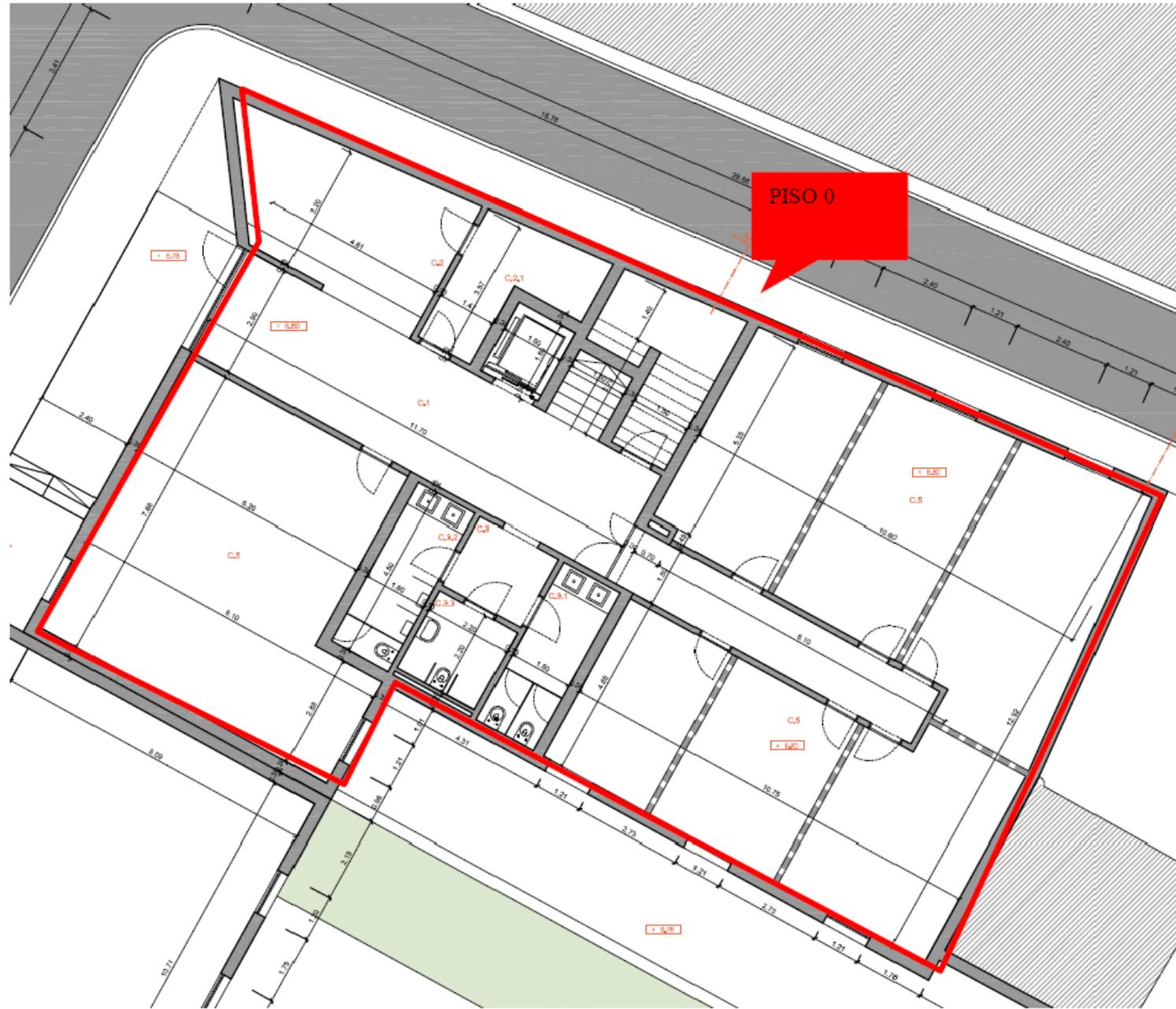
COMERCIAL C – B1
“BELCHIOR”

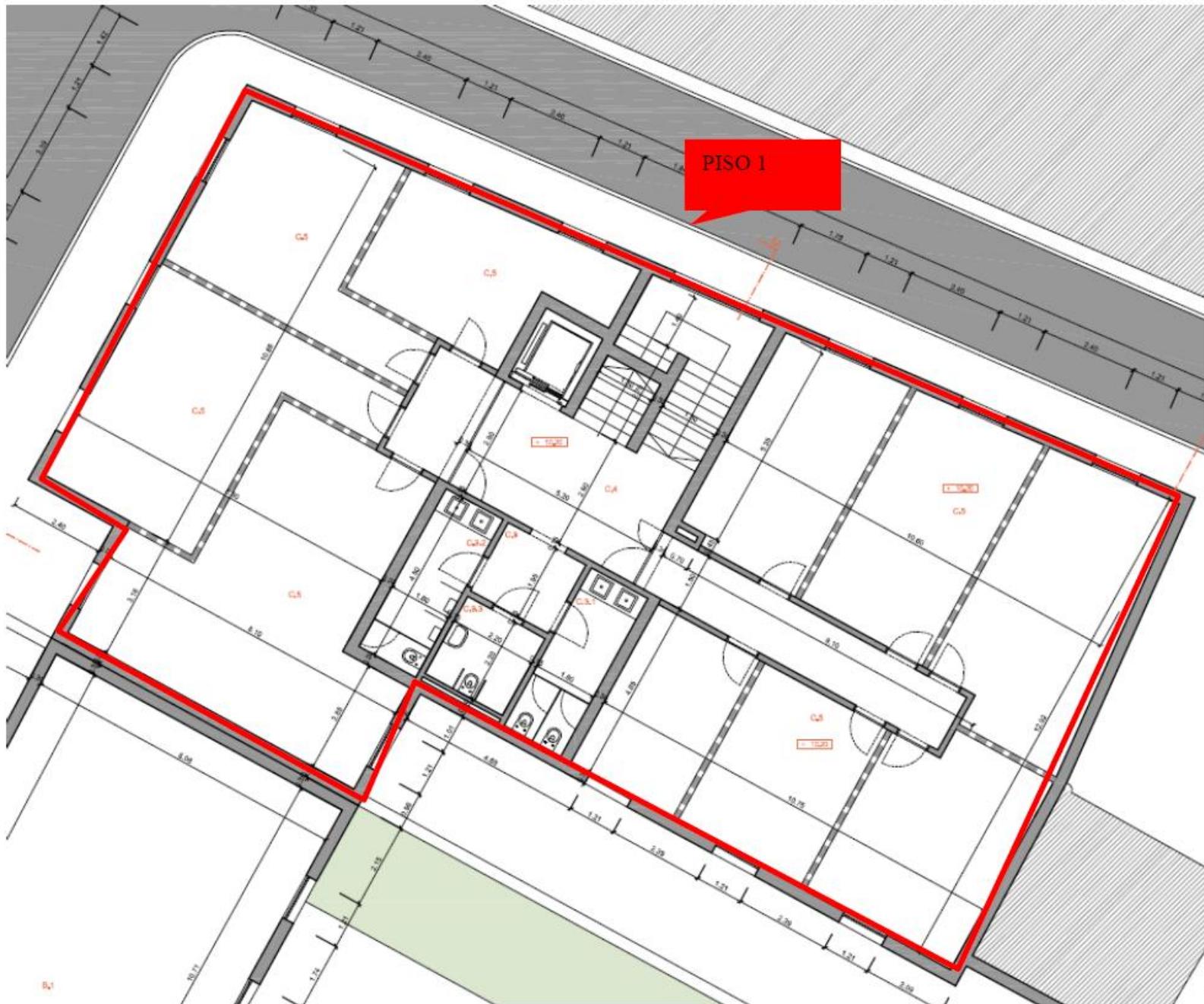
Área impl: 146,70m²
Área total: 411,10m²

**EDIFICO DE
SERVIÇOS /
ESCRITÓRIOS**

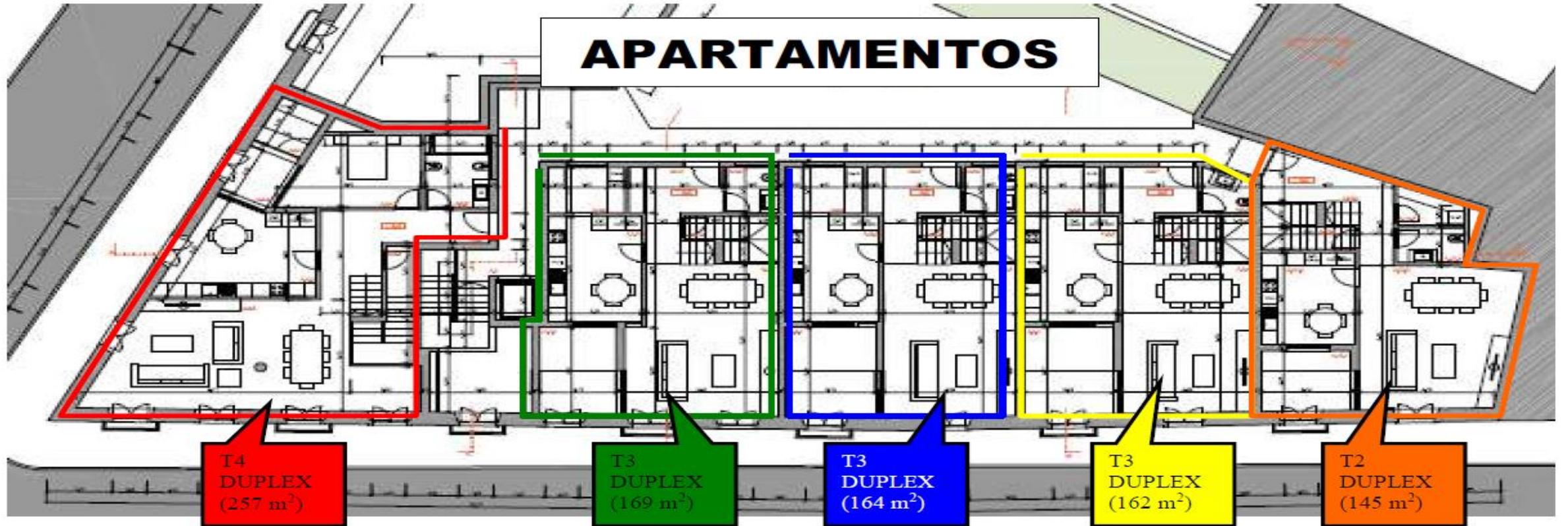
**ÁREA TOTAL:
750m²**

3 pisos

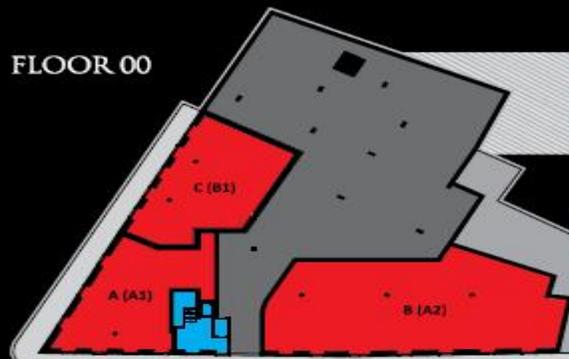




APARTAMENTOS



FLOOR 00



Espaços Comerciais
Commercial Spaces

Área de Estacionamento
Parking Area

Acessos
Access

FLOOR 01



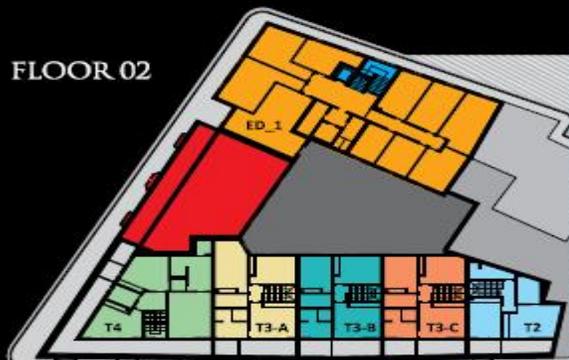
Espaços Comerciais
Commercial Spaces

Unidades de Alojamento
Housing Units

Áreas Comuns
Common Areas

Acessos
Access

FLOOR 02



Espaços Comerciais
Commercial Spaces

Unidades de Alojamento
Housing Units

Áreas Comuns
Common Areas

Acessos
Access

PISO 00

PRAÇA VISCONDE DE BÍVAR /
RUA DE SANTA ISABEL

Comercial "MABOR" Área 141,90m²
A (A1)

Comercial "MABOR" Área 314,66m²
B (A2)

Comercial "BELCHIOR" Área Impl. 146,70m²
C (B1) Área Total 411,10m²

PISO 01

RUA DE SANTA ISABEL

EDIF. DE ESCRITÓRIOS (ED_1) 3 Pisos Área Total 750,00m²

O Edifício Considera:

- 1 Recepção; 1 Sala de formação; 4 Salas de Reunião;
- 28 Secretárias em open-space;
- 6 Escritórios tipo A;
- 5 Escritórios tipo B e
- 6 Escritórios tipo C.

PISO 02

RUA DE SANTA ISABEL /
TRAVESSA DA RUA NOVA

Apt. T4 Duplex Área 257,00m²

Apt. T3-A Duplex Área 169,00m²

Apt. T3-B Duplex Área 164,00m²

Apt. T3-C Duplex Área 162,00m²

Apt. T2 Duplex Área 145,00m²

