



# Masterplan

by **N L A**

Cities must be planned and conceived at human scale, with proper distribution of facilities and green spaces in a coherent and multifunctional design. Thus, the values of the past are handed back to inhabitants, assuming historic continuity and symbolism as part of the design's coherence.

This process encompasses a global and integrated development model, which considers the city as a set of premises. Integration, system of views, green structure, networks, multifunctionality, environmental quality and sustainability are guiding elements to our masterplans, as well as to our buildings' architectural design.



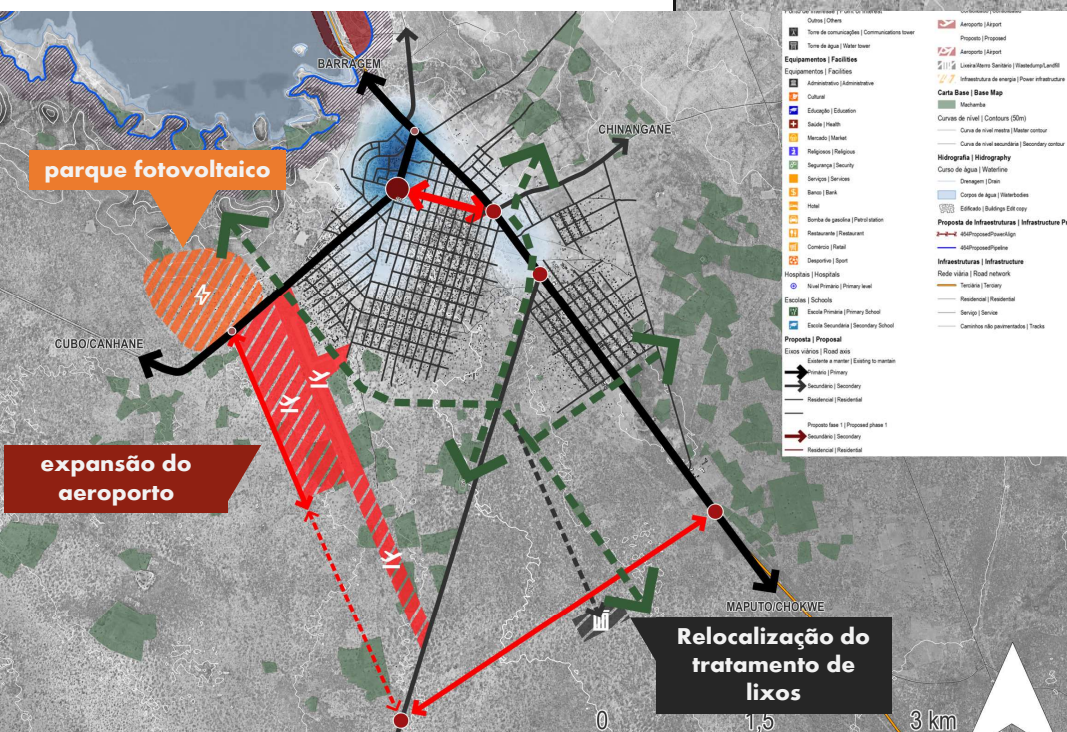
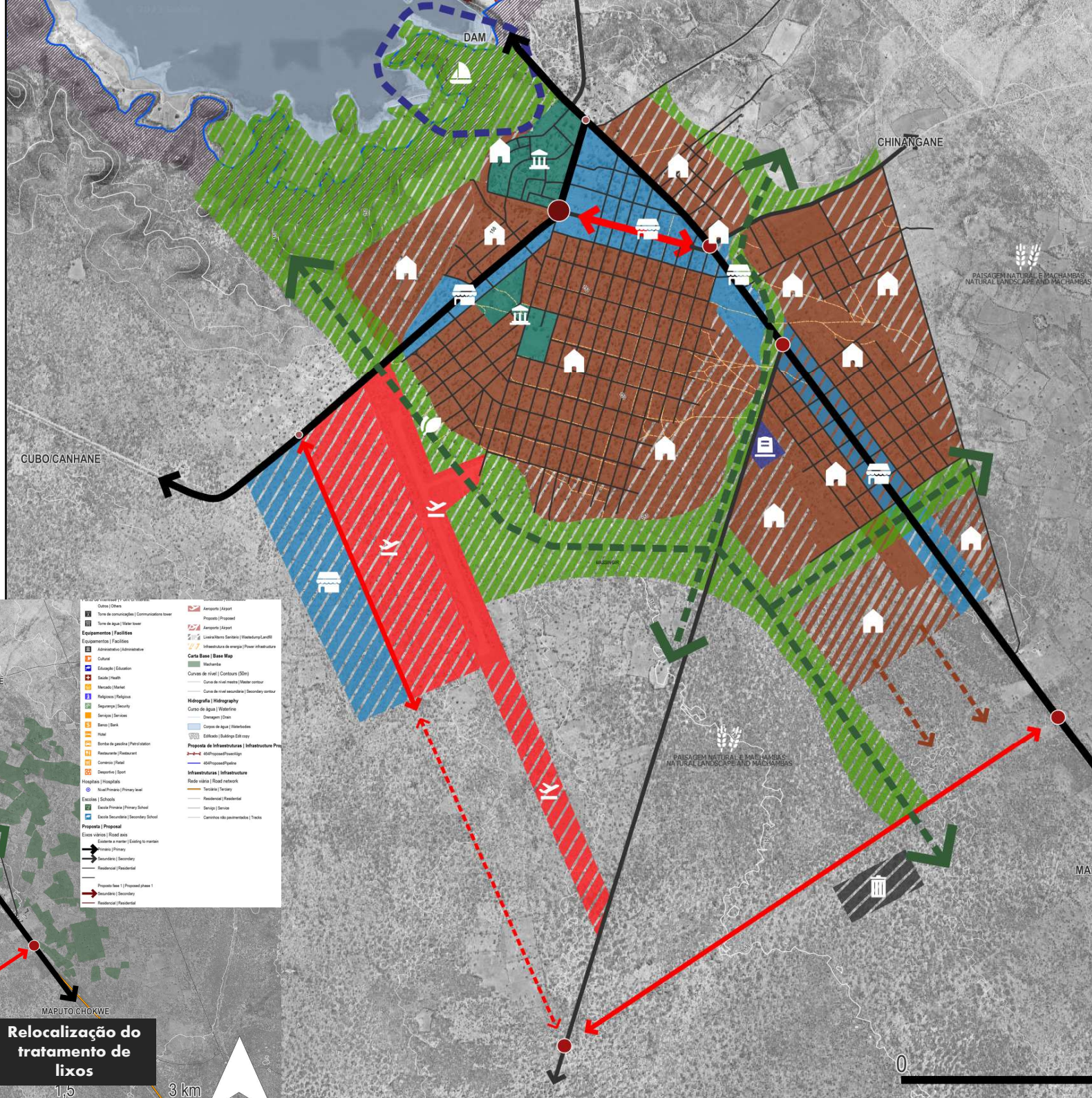


Strategic Plans  
and  
Land Development Plans

# MSP Massingir

Mozambique | 2024

A well-conceived, coordinated, and sustainable urban planning will help the region and Massingir thrive and attract investment, laying the groundwork and conditions for future improvement in the quality of life for communities and new job and business opportunities.

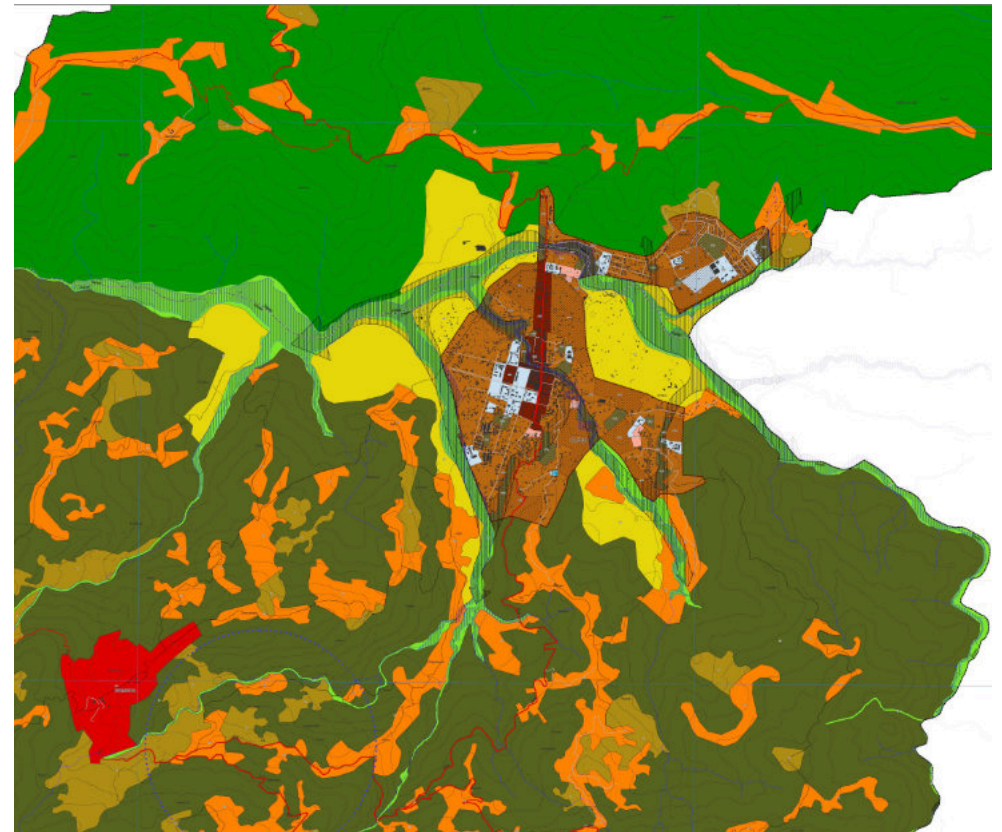


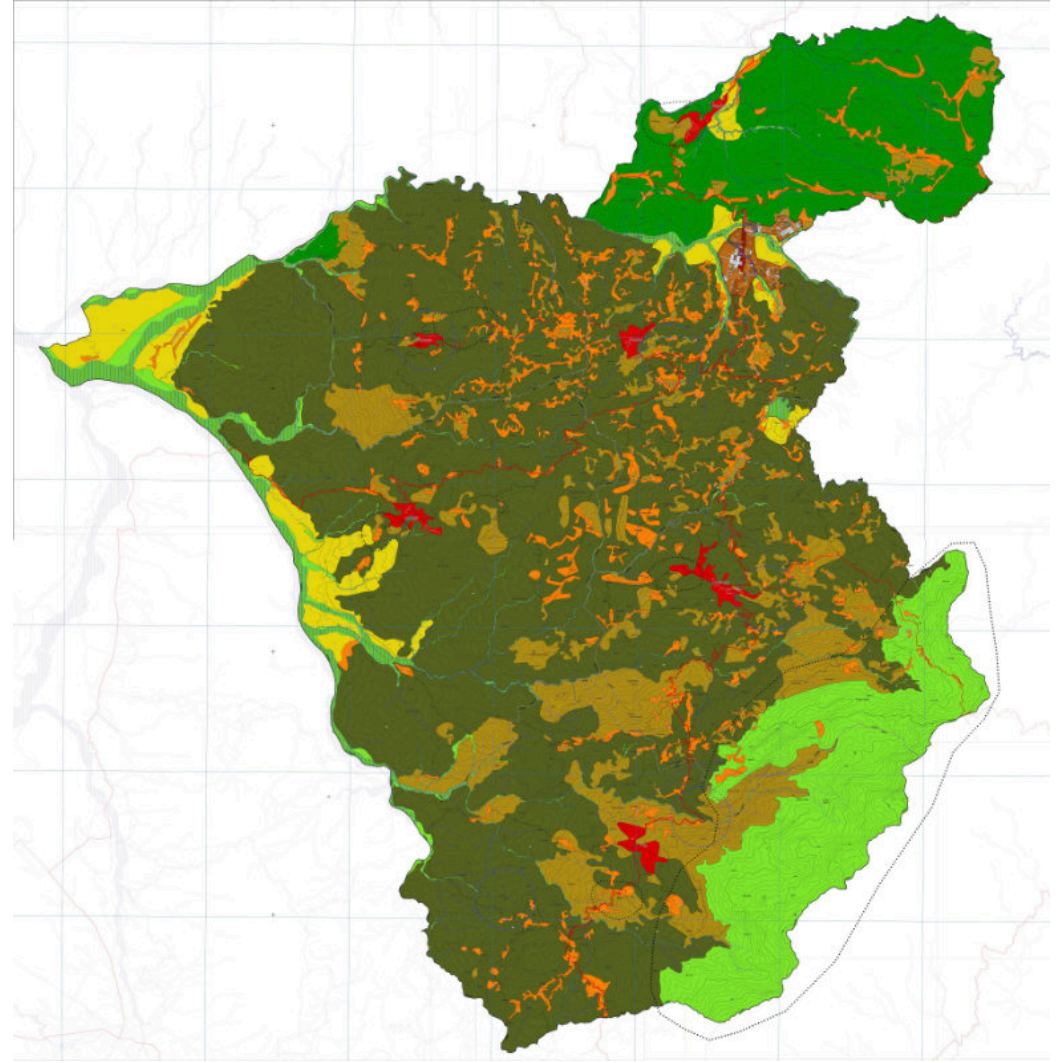
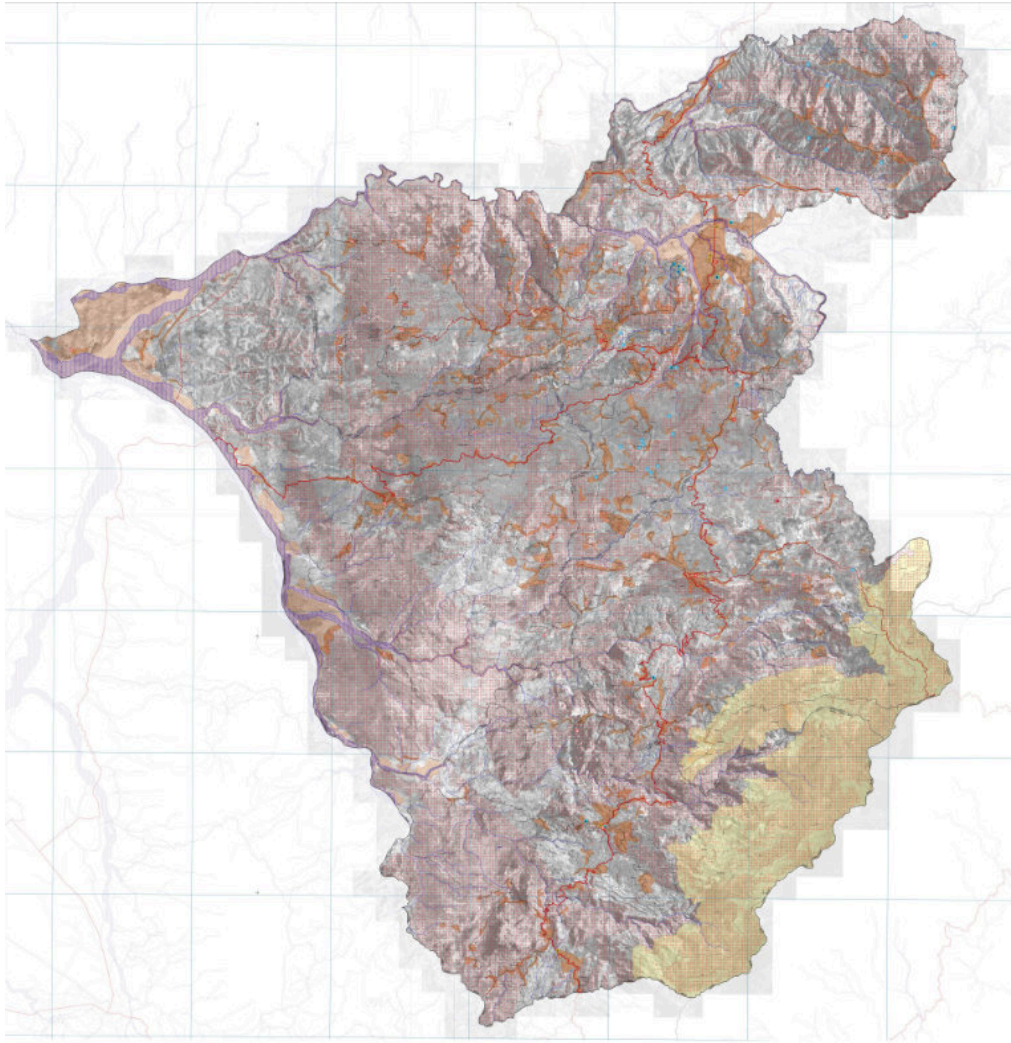


# Ermera MSP

East Timor | 2022

The municipality of Ermera is an inland territory, southwest from the capital Dili, and is characterized by a marked contrast between the northern, more urban region, and a great hinterland in the most remote regions. Covering an area of 756km<sup>2</sup>, 138.080 inhabitants and a very rugged topography, the Municipal Spatial Plan (MSP) of Ermera is of foremost importance in the framework of municipal development. NLA Timor led a consortium with the participation of several key experts from areas as diverse as architecture, urban planning, geography, engineering, agronomy, geology, law, or anthropology, from NLA, NLA Timor, the Lisbon School of Architecture of the University of Lisbon, Vanza Belenos, NRV, JLA, among others.



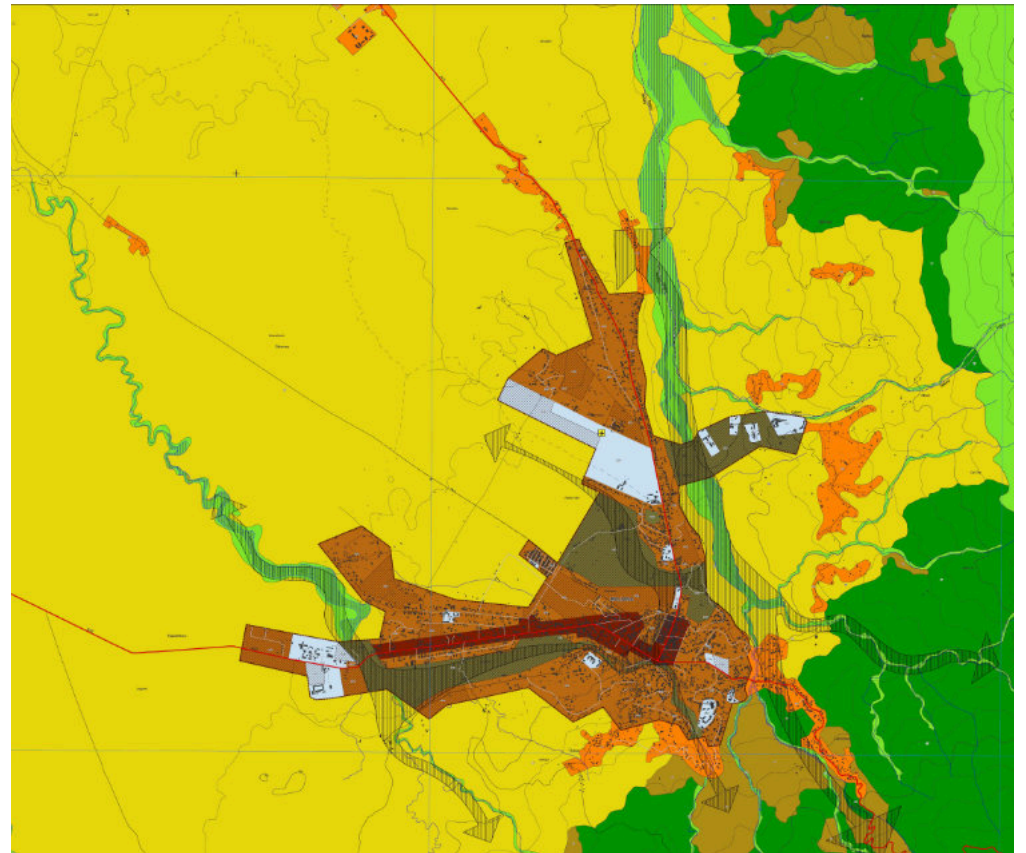


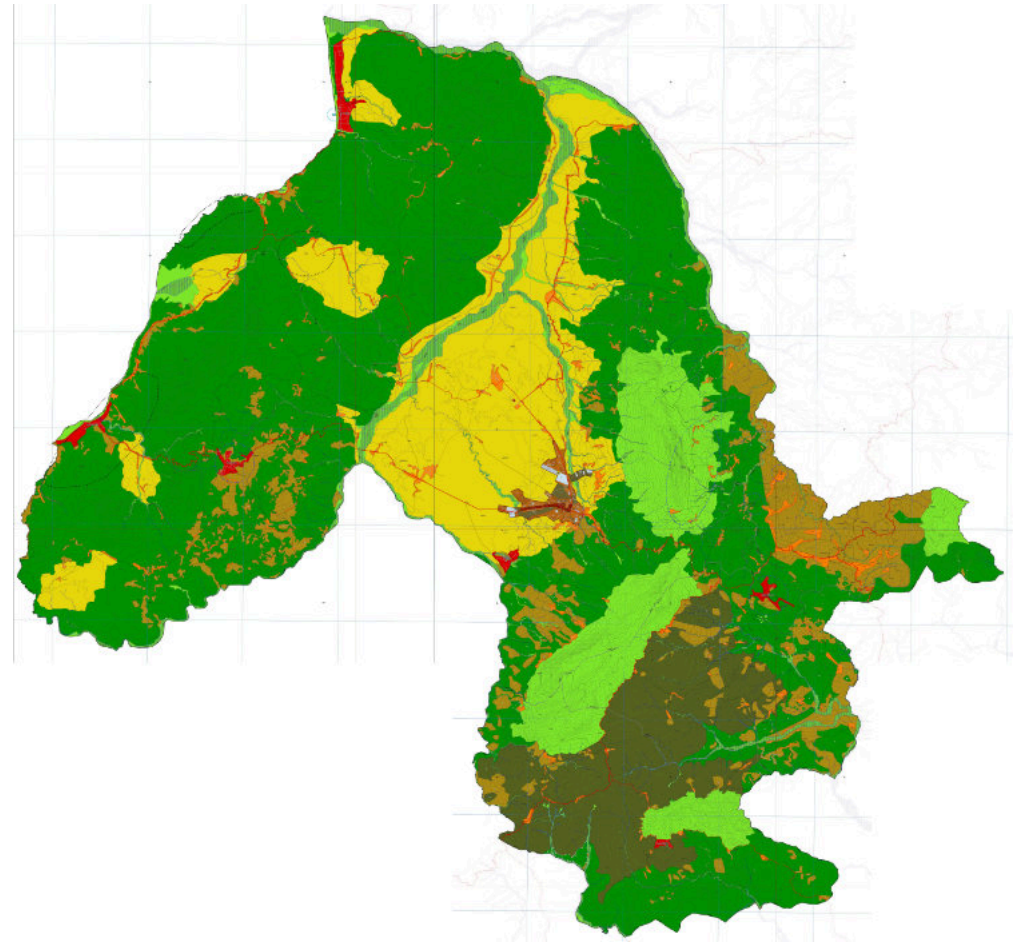
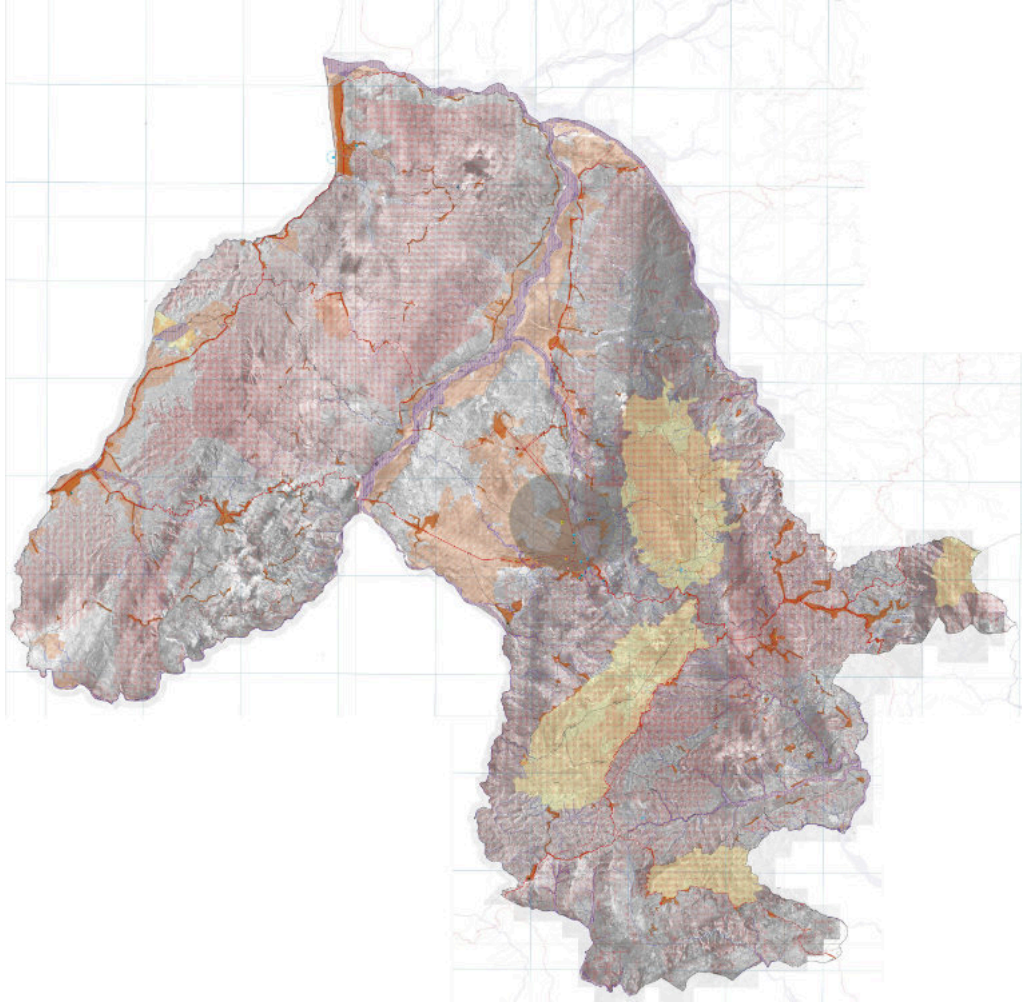


# Bobonaro MSP

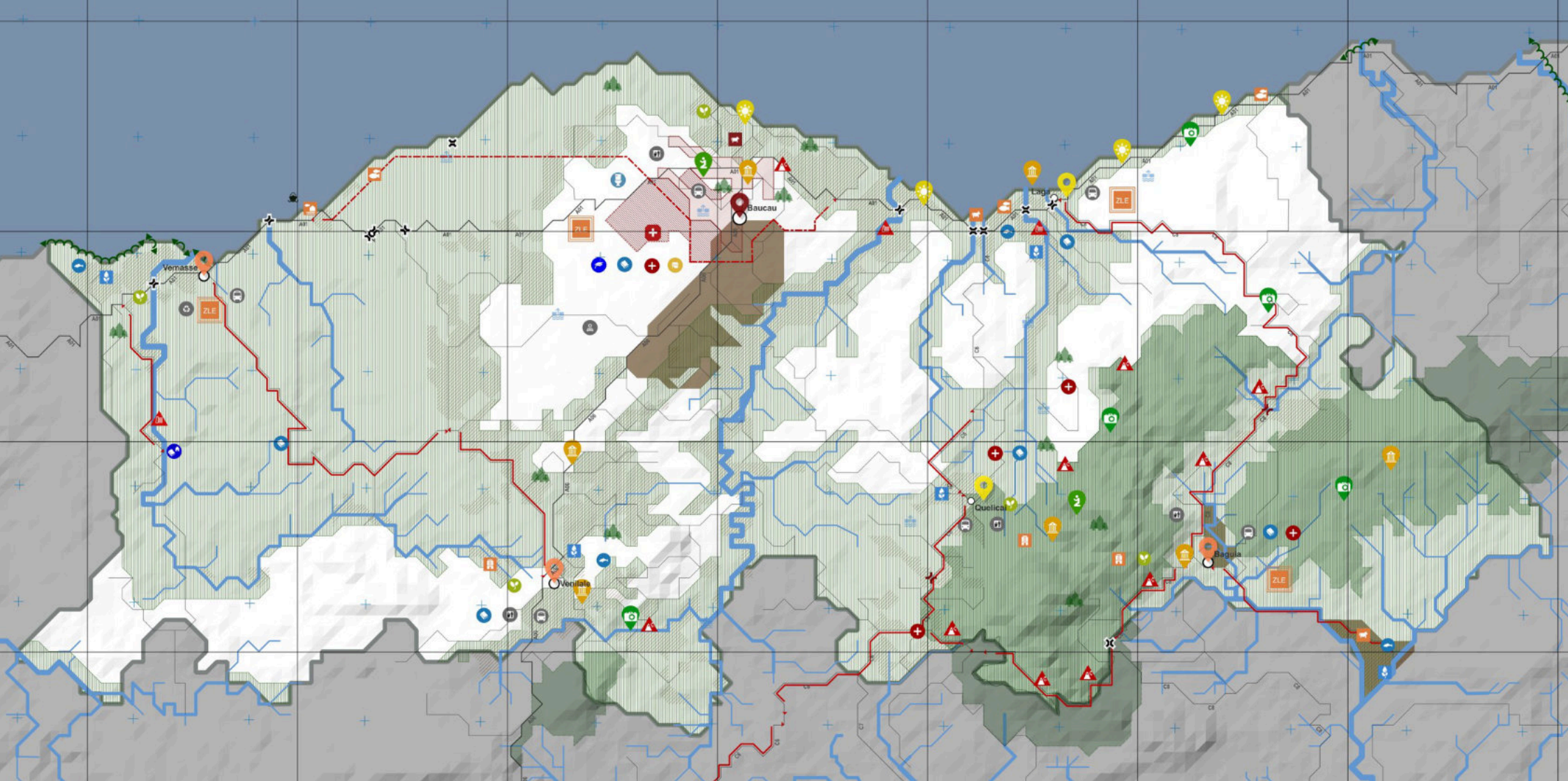
East Timor | 2022

As one of the first territorial management instruments at municipal level, the Bobonaro Municipal Spatial Plan (MSP) covers the whole municipality of Bobonaro (1369km<sup>2</sup>) and involves more than 105.000 people. Bobonaro territory is truly diverse between a coastal area, a large fertile plain and the mountains to the south. Strategically, Bobonaro also benefits from its location next to the Indonesian border. NLA Timor led a consortium with the participation of several key experts from areas as diverse as architecture, urban planning, geography, engineering, agronomy, geology, law, or anthropology, from NLA, NLA Timor, the Lisbon School of Architecture of the University of Lisbon, Vanza Belenos, NRV, JLA, among others.





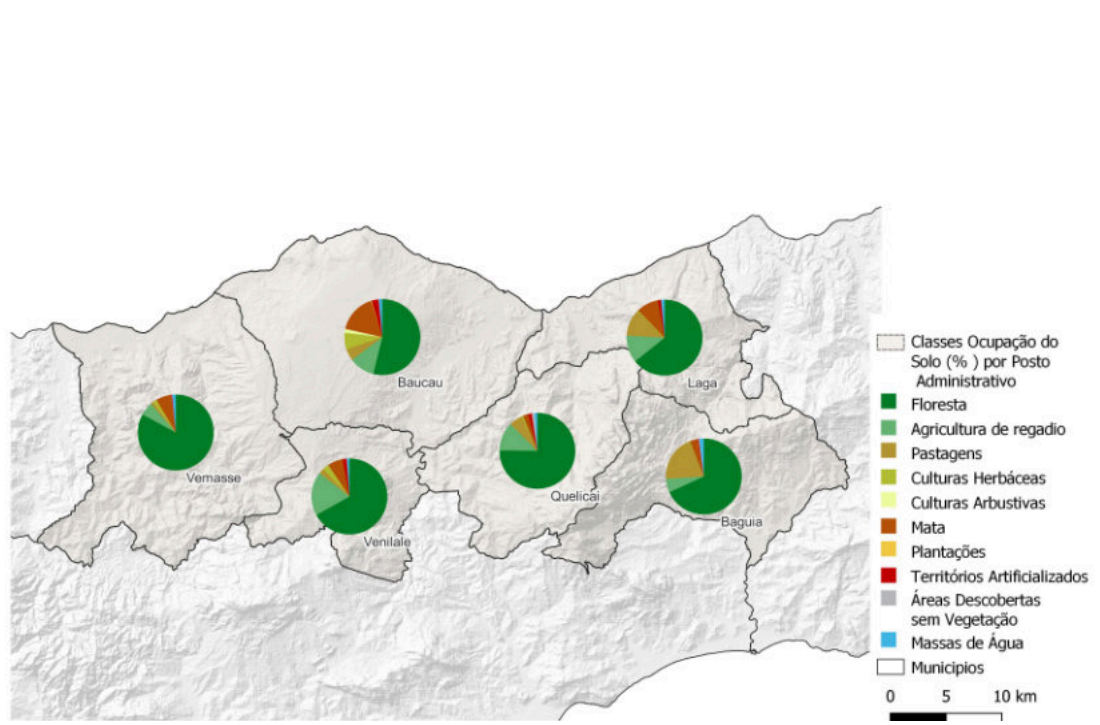
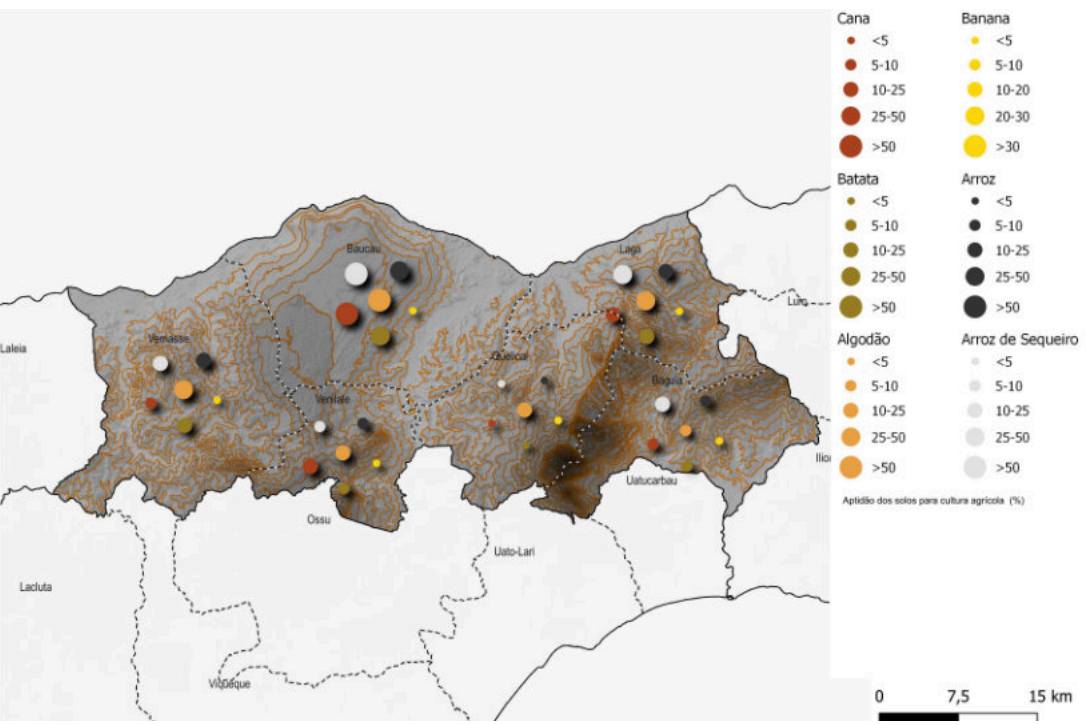
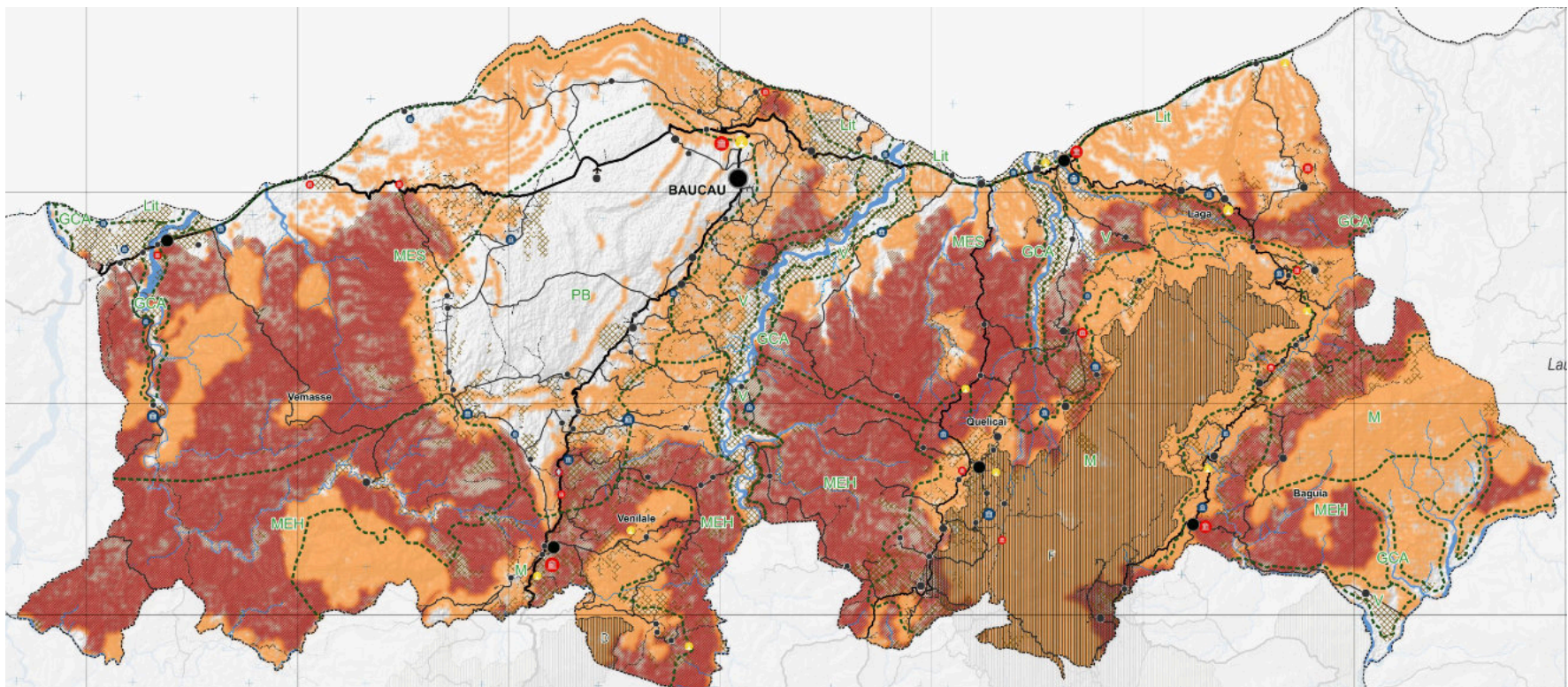




# Baucau MSP

East Timor | 2022

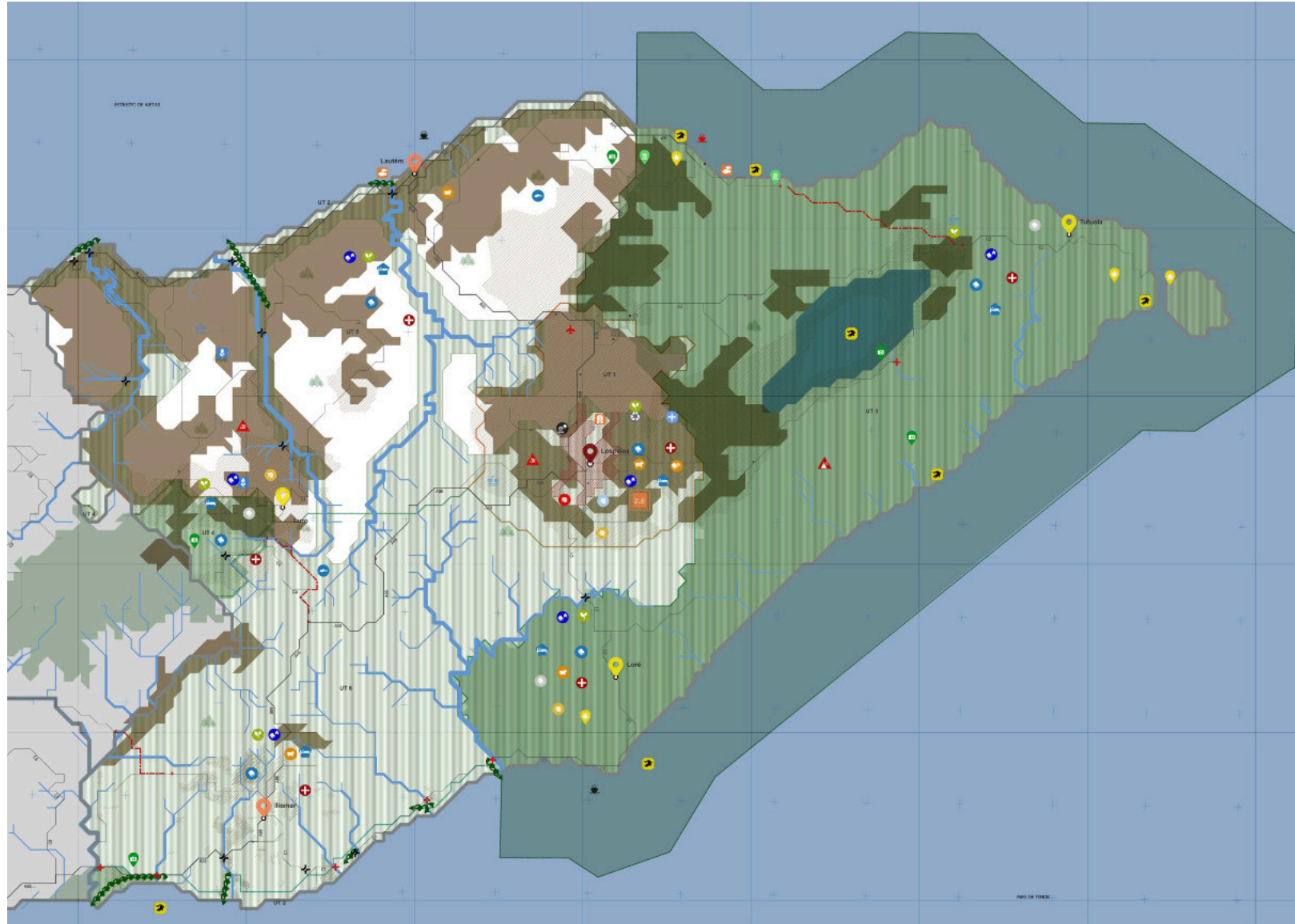
Baucau municipality is home to the country's second largest city (bearing the same name), and it is located in the northeast region. The plan covers about 1500km<sup>2</sup> and 140 000 people, relevant for not only local but also national development, given the importance of Baucau. NLA Timor led a consortium with the participation of several key experts from areas as diverse as architecture, urban planning, geography, engineering, agronomy, geology, law, or anthropology, from NLA, NLA Timor, the Lisbon School of Architecture of the University of Lisbon, Vanza Belenos, NRV, JLA, among others.

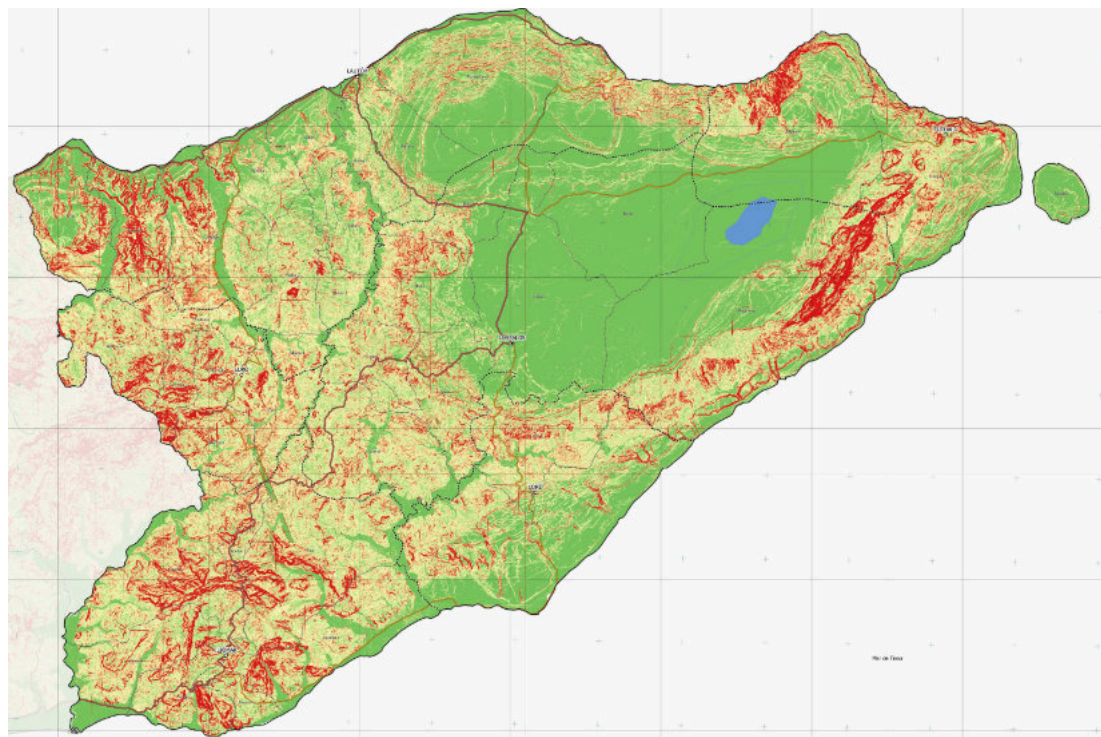
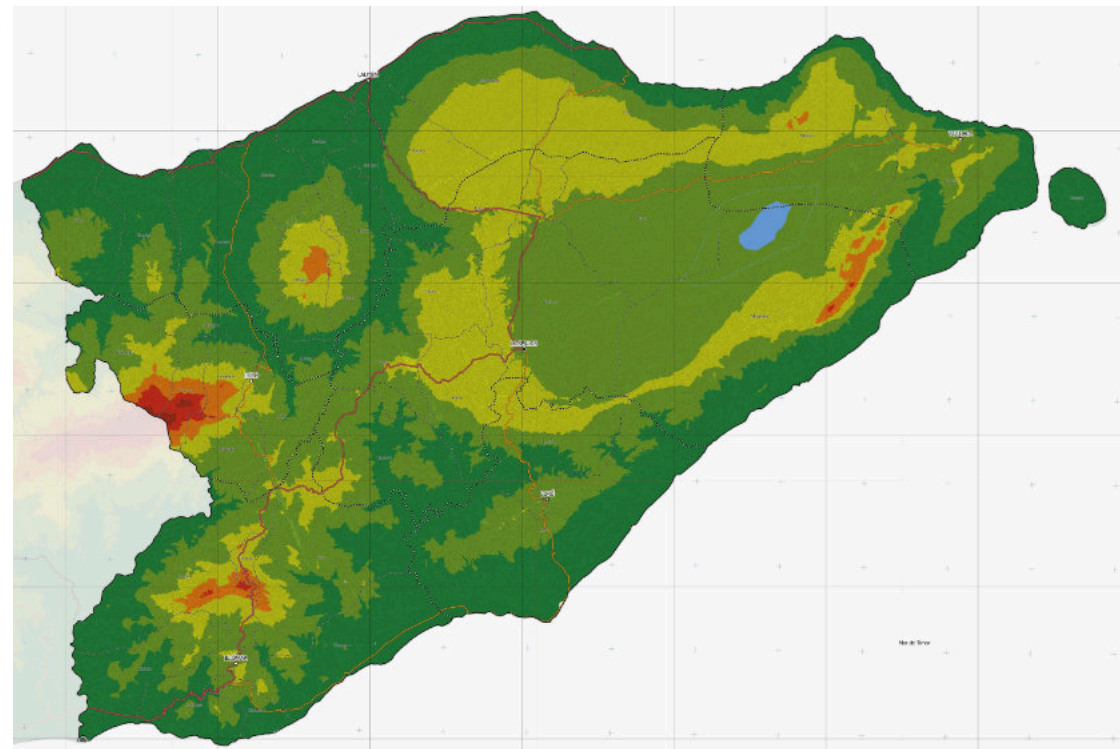
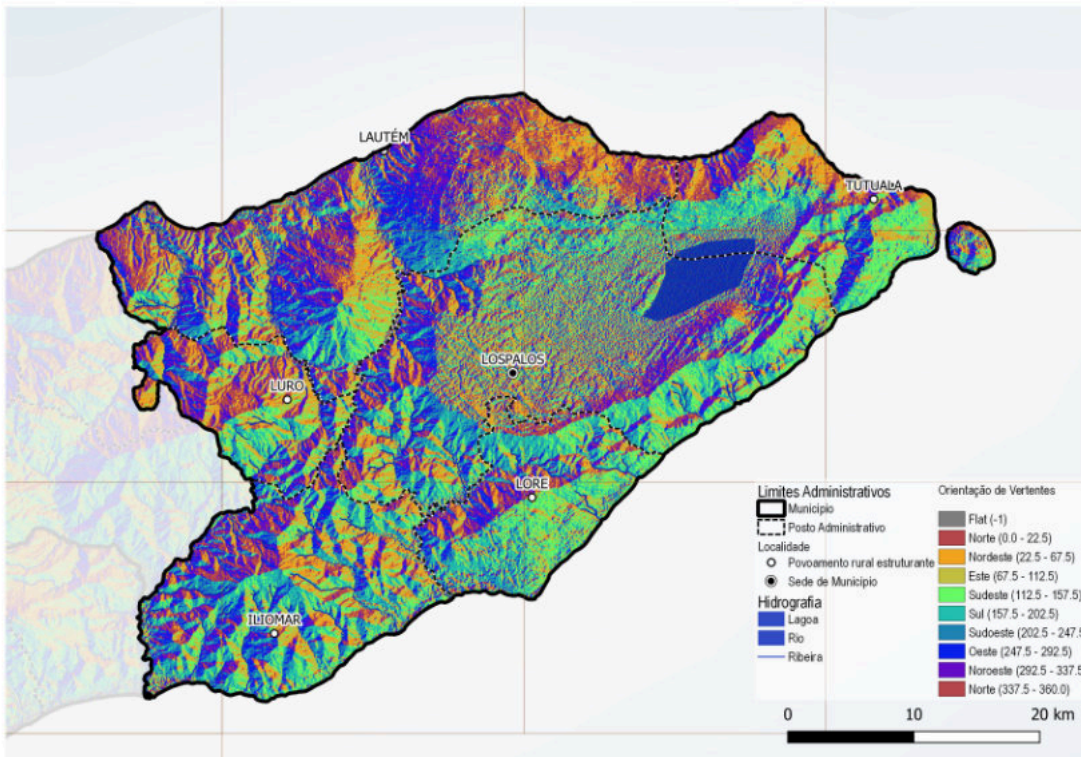


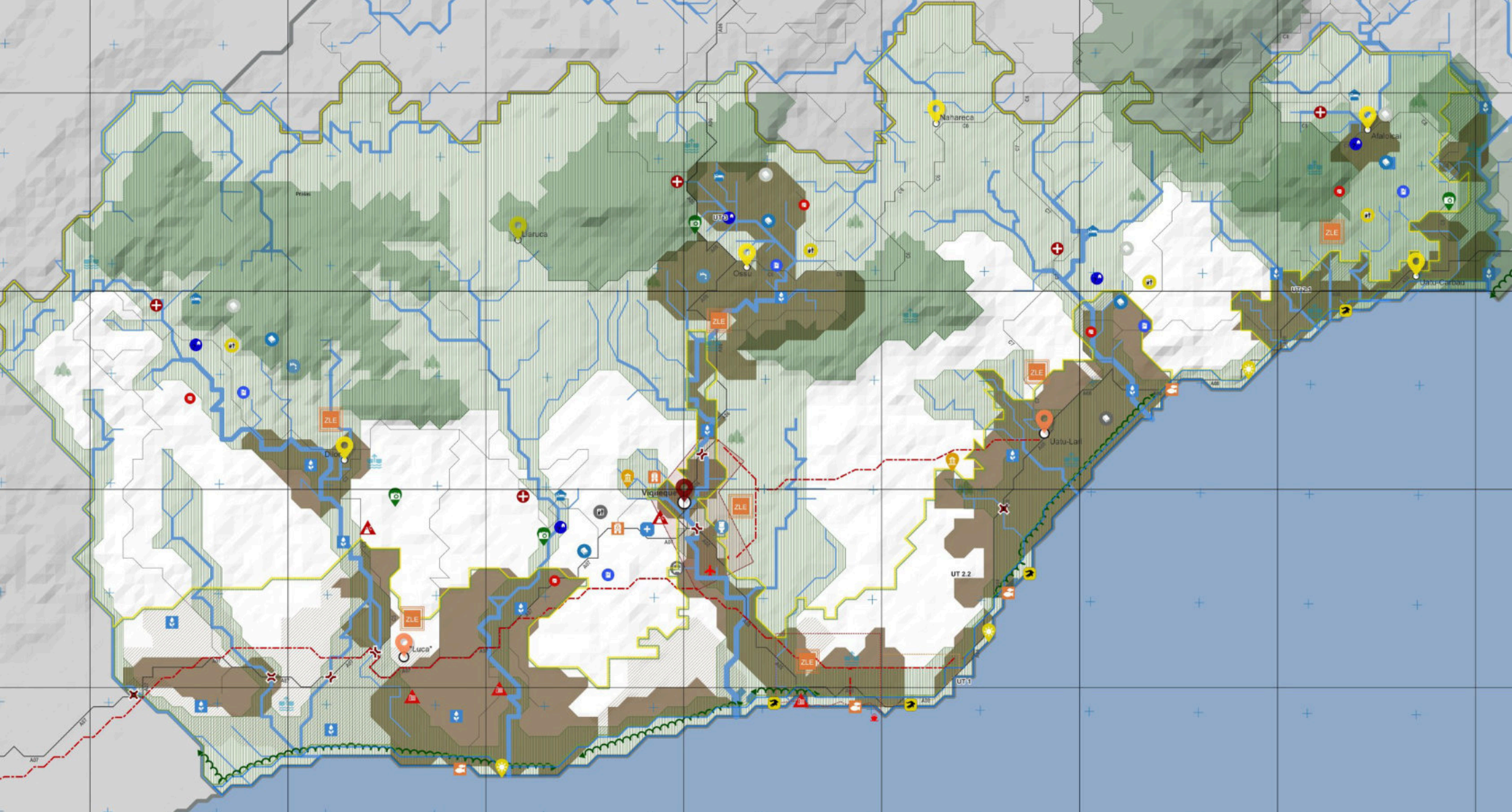
# Lautém MSP

East Timor | 2022

The municipality of Lautém extends over 1817km<sup>2</sup>, being one of the largest in Timor-Leste. The National Park Nino Konis Santana covers about 40% of the area of the municipality, therefore land planning plays a decisive role not only in the preservation of biodiversity, but also for the tourism potential it represents for the country. NLA Timor led a consortium with the participation of several key experts from areas as diverse as architecture, urban planning, geography, engineering, agronomy, geology, law, or anthropology, from NLA, NLA Timor, the Lisbon School of Architecture of the University of Lisbon, Vanza Belenos, NRV, JLA, among others.



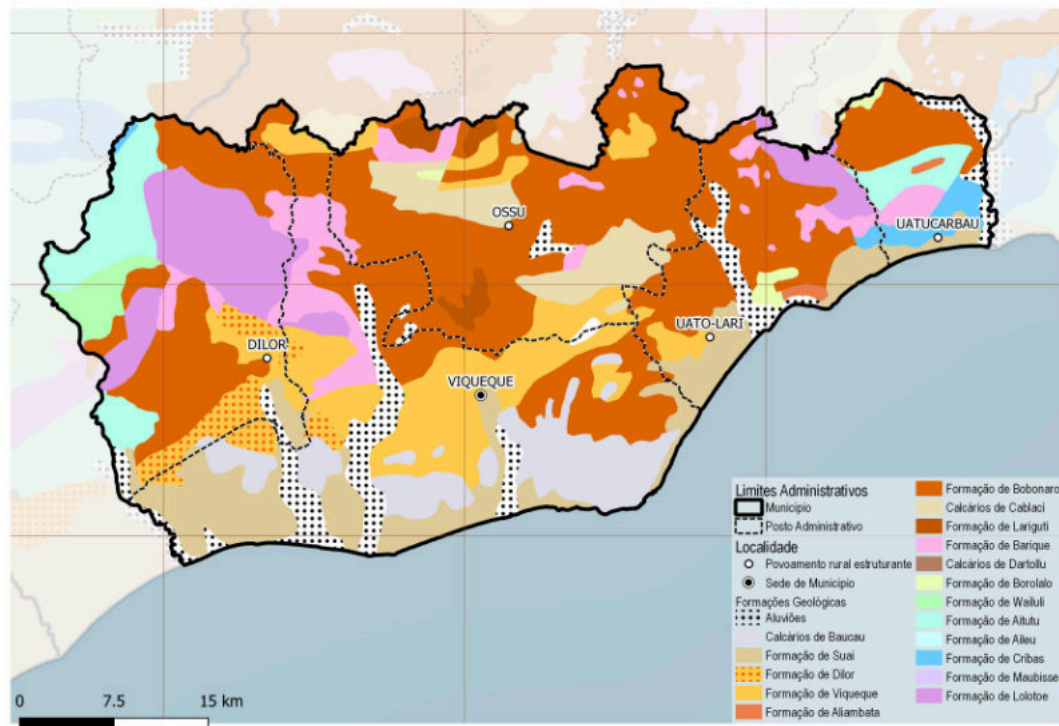
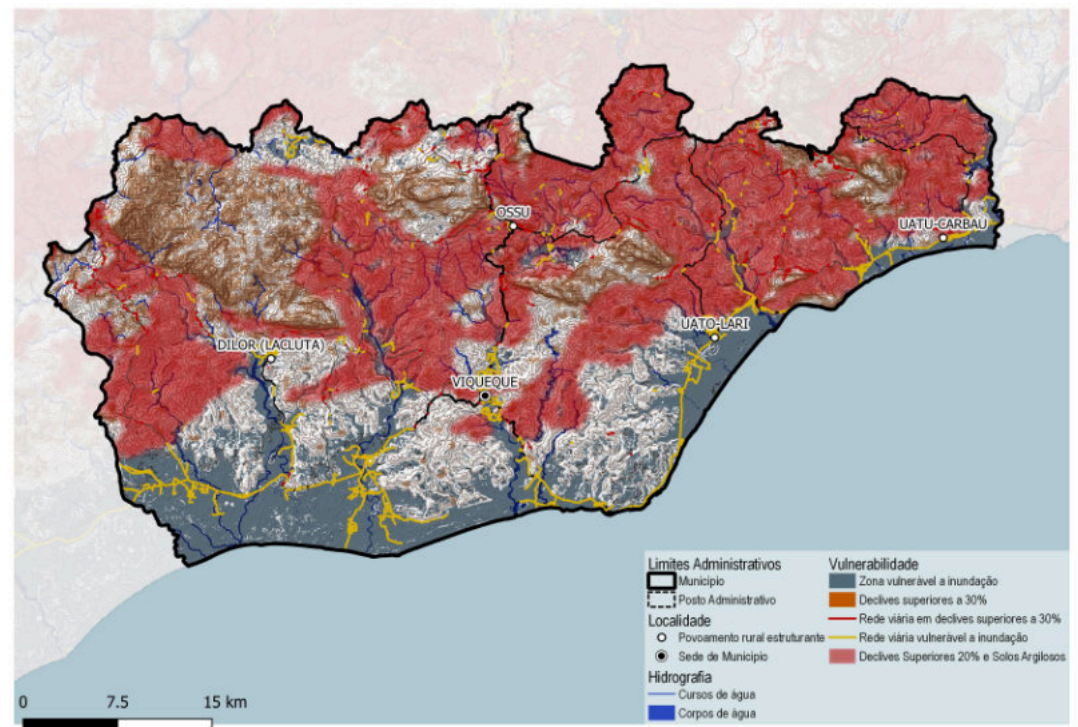
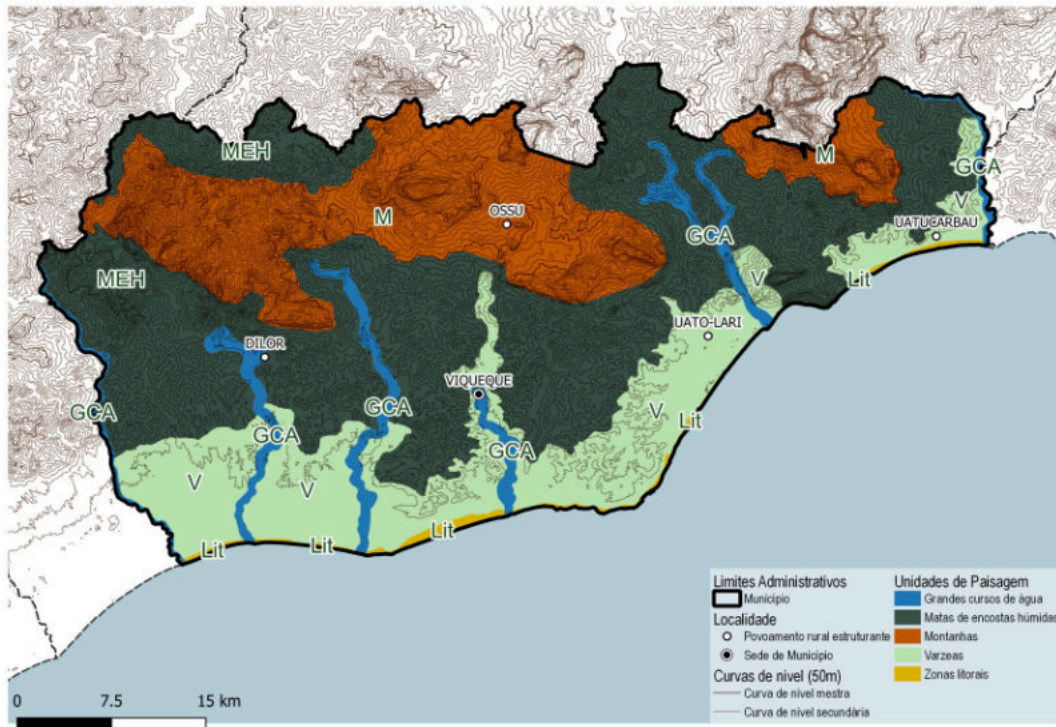




# Viqueque MSP

East Timor | 2022

Viqueque municipality appears to be strategically critical for Timor-Leste following the Tasi Mane project, which foresees a highway and an industrial complex in its coast. For this reason, spatial planning is of the utmost importance within the development of this municipality. NLA Timor led a consortium with the participation of several key experts from areas as diverse as architecture, urban planning, geography, engineering, agronomy, geology, law, or anthropology, from NLA, NLA Timor, the Lisbon School of Architecture of the University of Lisbon, Vanza Belenos, NRV, JLA, among others.

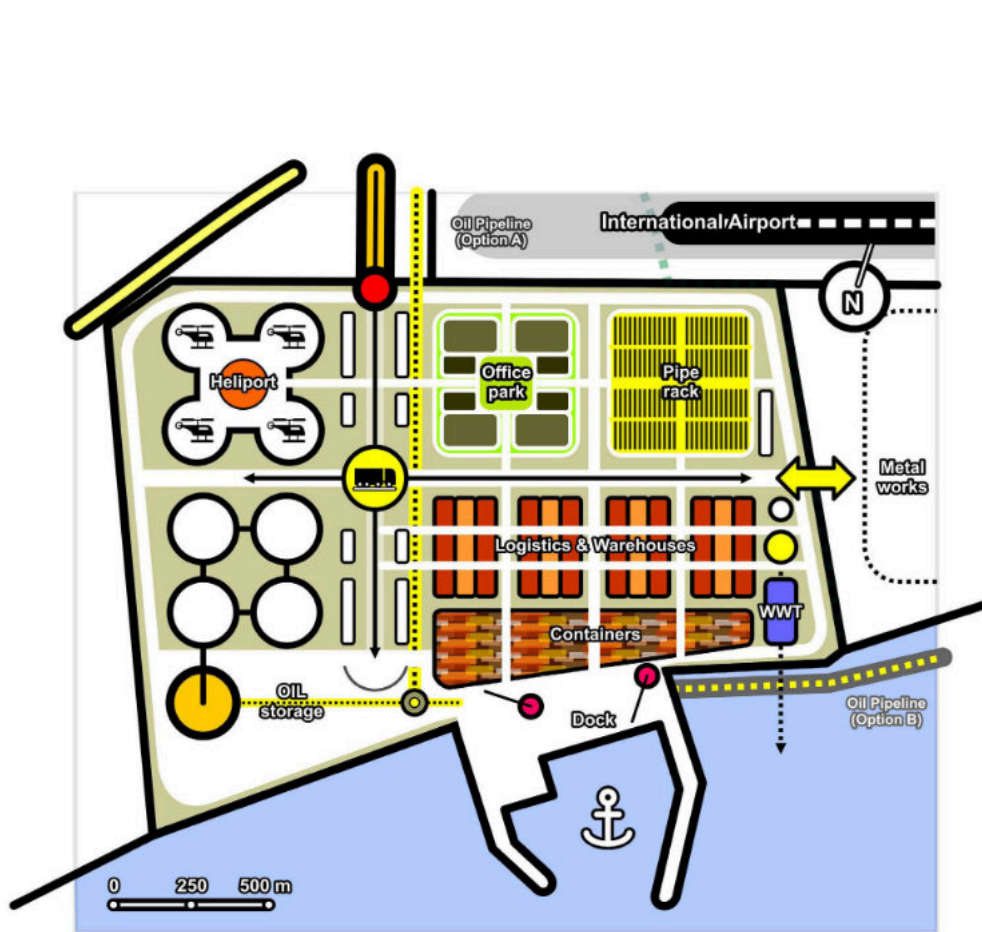




# TASI MANE

East Timor | 2010

The south coast of East Timor and the Sea areas have large reserves of natural gas and oil. 3 development centres are to be developed and implemented. In Suai a Supply Base, in Betano a Refinery and Petrochemical, in Beaco a LNG Plant. For each one, a new city, several infrastructures & new airports are planned.



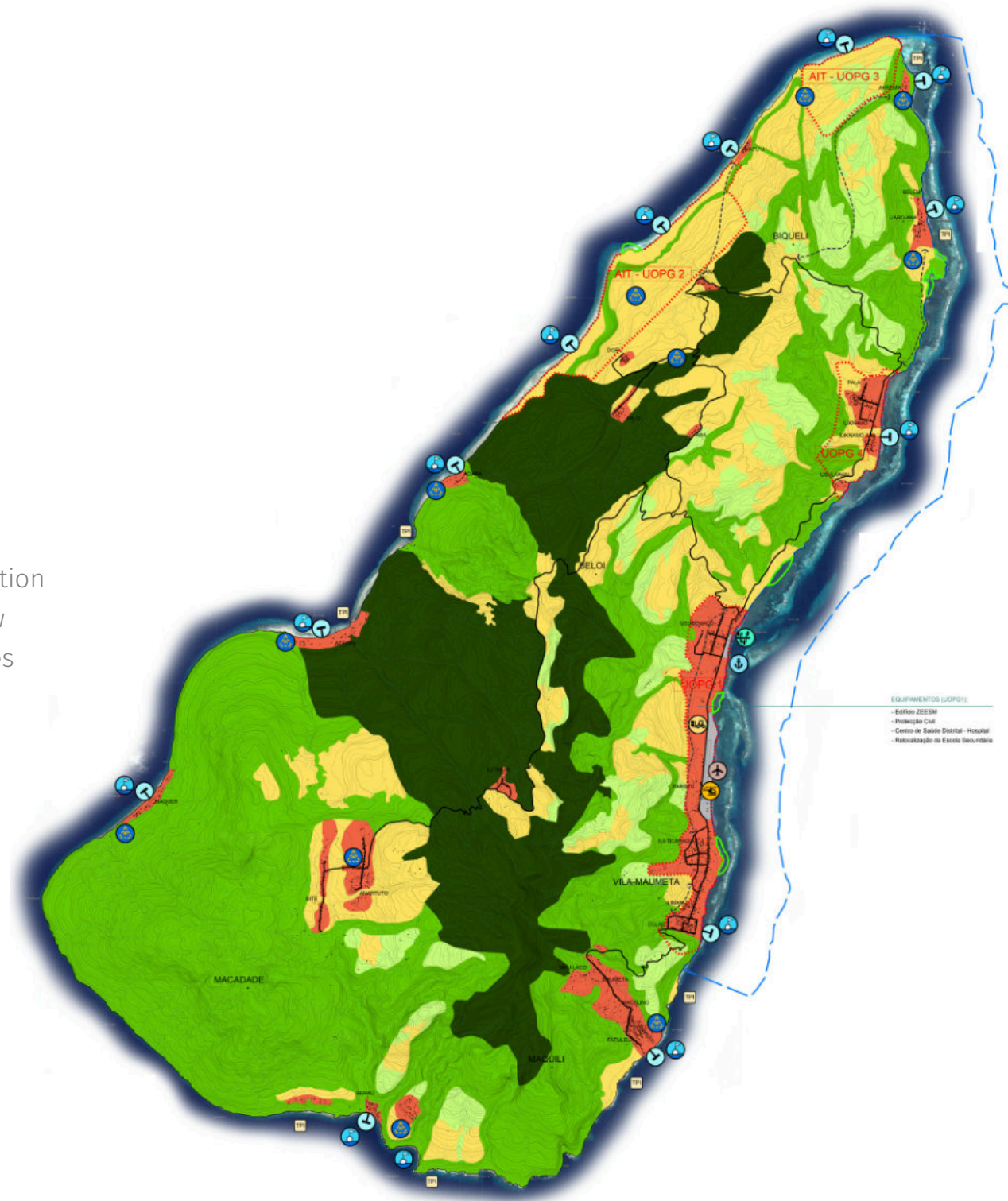


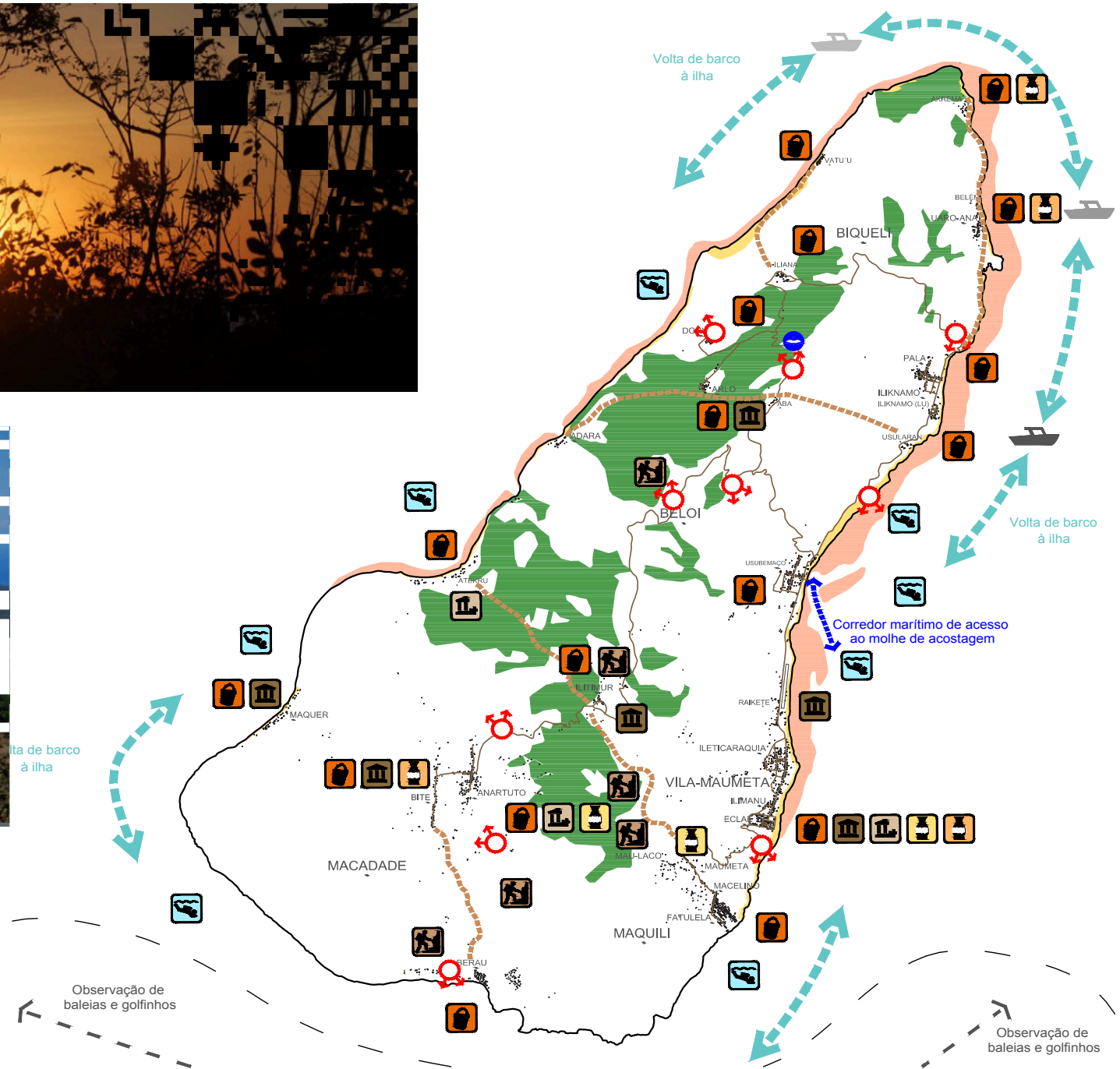
# MASTERPLAN FOR ATAÚRO TERRITORY

East Timor | 2011

A new island sustainable Masterplan, improving population life quality, through better infrastructure access, and new opportunities of participation in new economic activities based on four pillars: Nature, Culture, Community development and Eco Tourism.

+ MASTERPLAN: 13824 ha



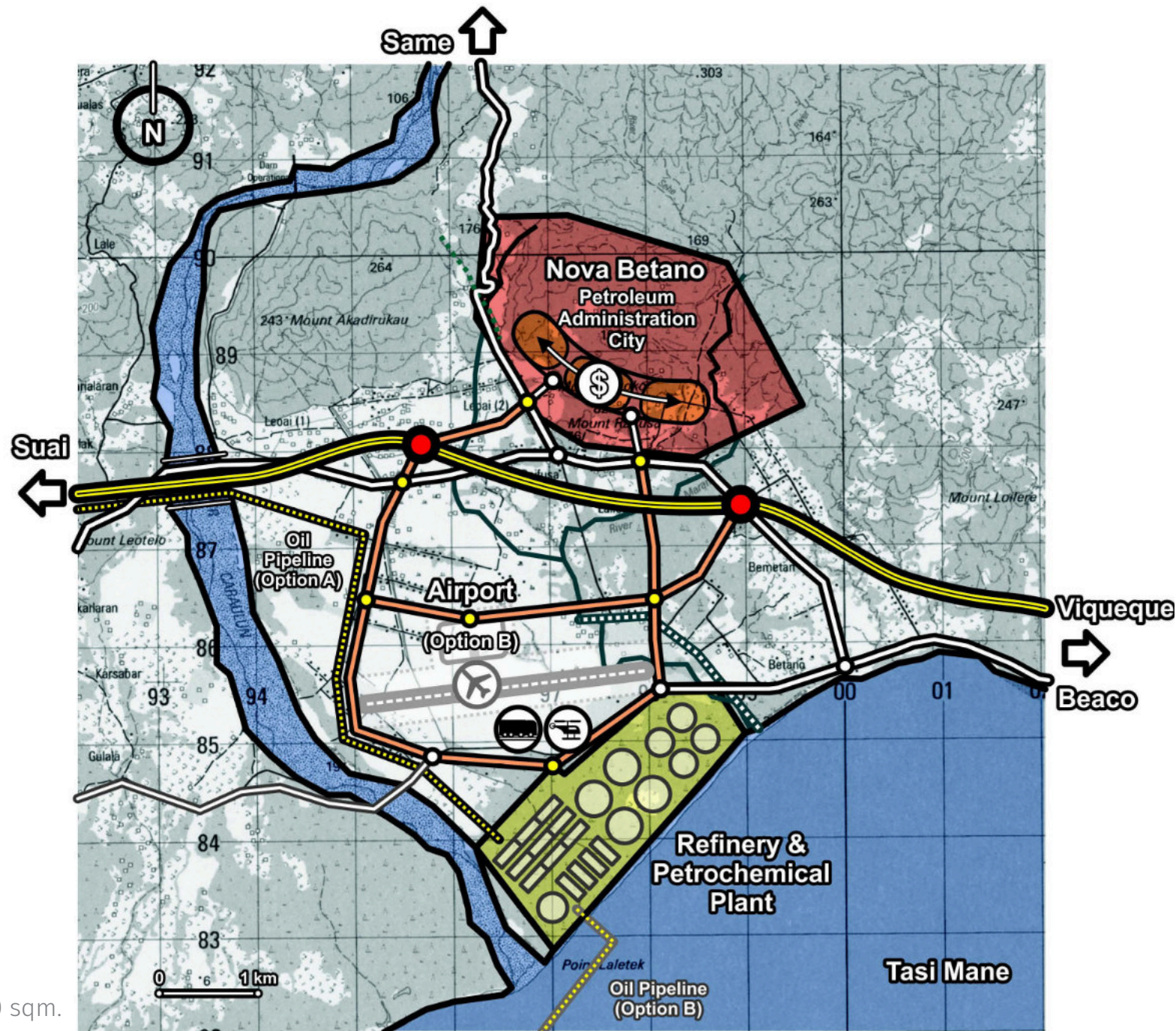


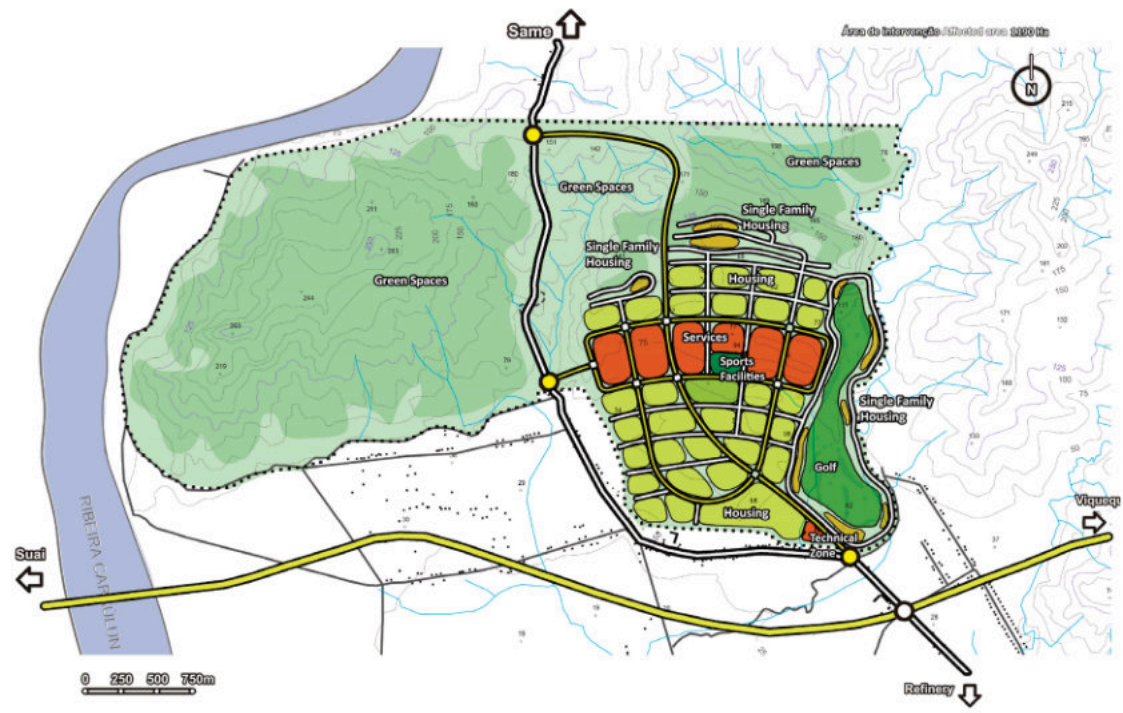
# NOVA BETANO

East Timor | 2011 - 2015

New city of about 30,000 inhabitants that besides giving support to the Refinery and Petrochemical of Betano will be the "Administrative City of Petroleum", with the headquarters of TimorGap and offices of various international petroleum companies operating in Timor Sea. Its hillside location is crucial in its urban design.

- + LAND AREA : 1120 HA
- + CONSTRUCTION AREA:1,630,000 sqm.



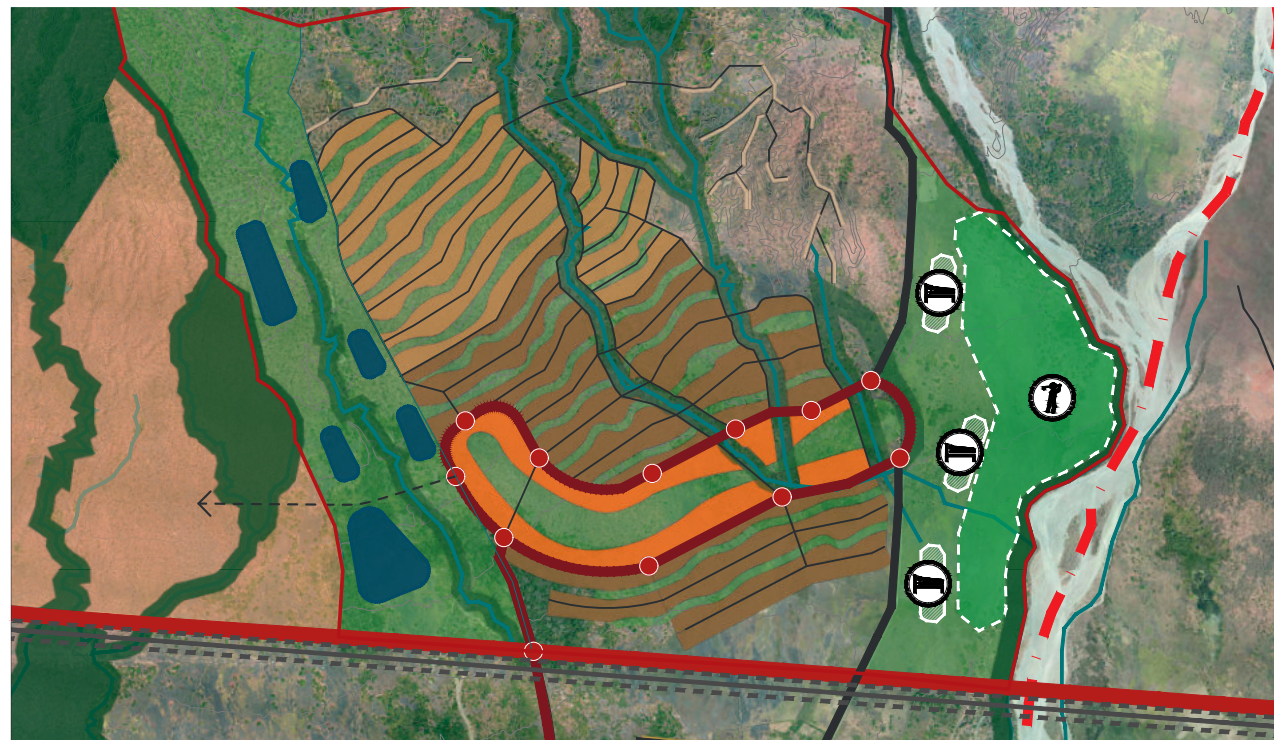


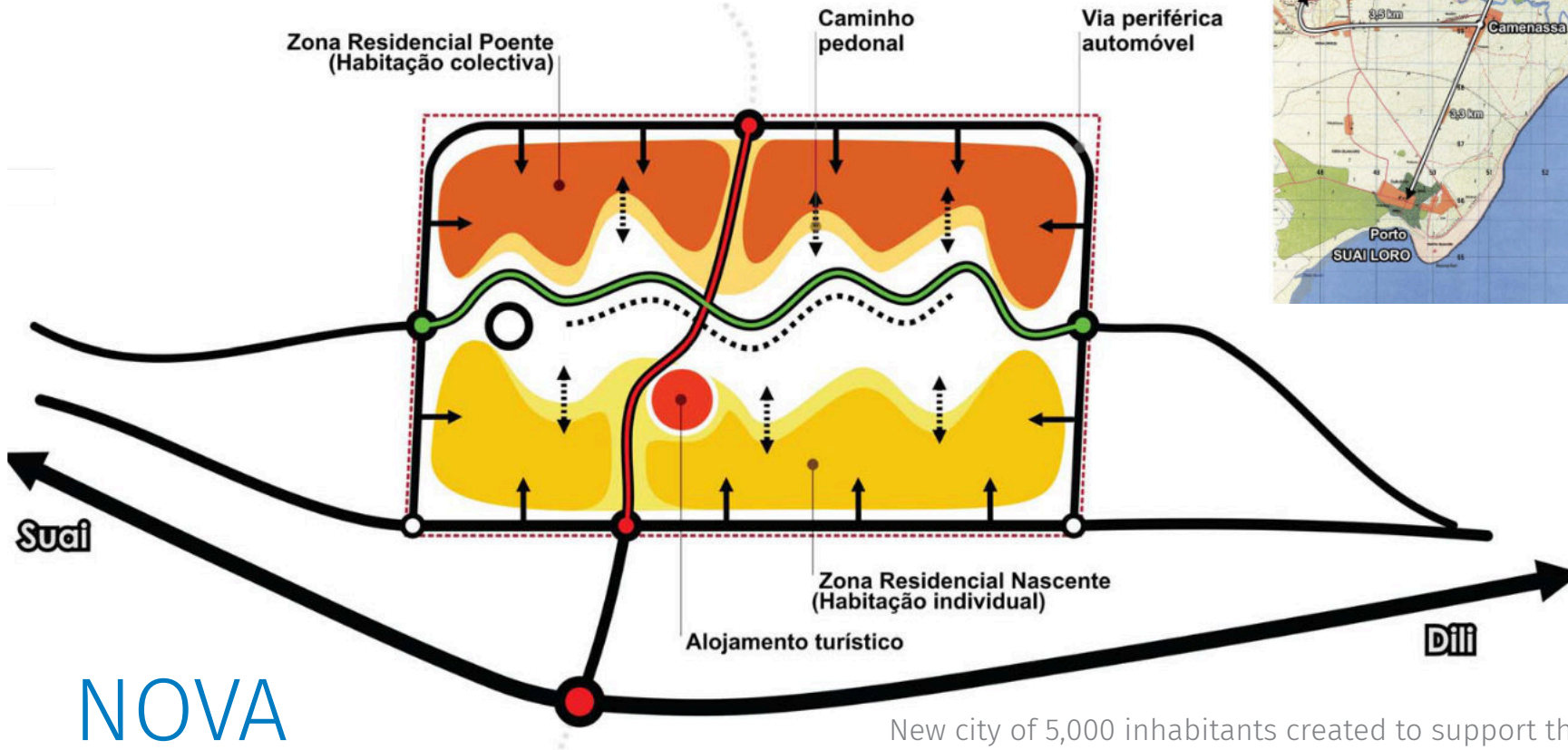
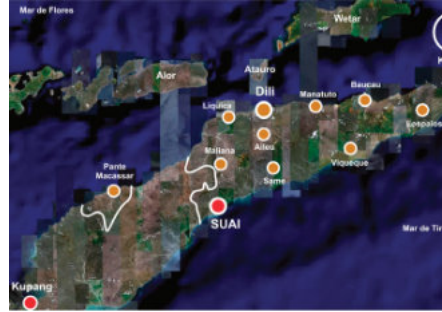
# NATARBORA STRATEGIC PLAN

EAST-TIMOR | 2019

The Strategic Development Plan for Tasi Mane (Timor's South Coast) undergoes a first update with the inclusion of a fourth development pole in the Natarbora region. A sustainable development plan is thought in which Agriculture and quality tourism will occur around a logistical node comprising an airport, a nautical port and the key interface between the Southern Coast motorway and the North of the island of Timor.

+ Intervention area: ~158 km<sup>2</sup>





# NOVA SUAI

New city of 5,000 inhabitants created to support the Suai Supply Base. Involving a urban park, the various low density buildings are distributed over essentially flat terrain. Cultural values will be present not only in urban design, but also in the architecture characteristics.

- + LAND AREA - 40 HA
- + BUILDING AREA - 170,000 SQM.



# PANTE MACASSAR LAGOONS PARK

New Urban Eco park in a wetland in Oecussi region of East Timor, involving recreational, agricultural, nature watching, serving both as water buffer in rainy season, and a water reserve in dry season.



# Urban Development Plans and Detail Plans

— Education —



# AGA KHAN ACADEMY MAPUTO

Mozambique | 2015 - ongoing

A Masterplan for an inclusive academy was designed and implemented in Maputo. The academy layout results of the merging of the buildings and the external space, creating an educational and social environment for the 1.200 alumni and 300 faculty, including accommodation.

+ BUILDING SURFACE: 52.697 sqm.







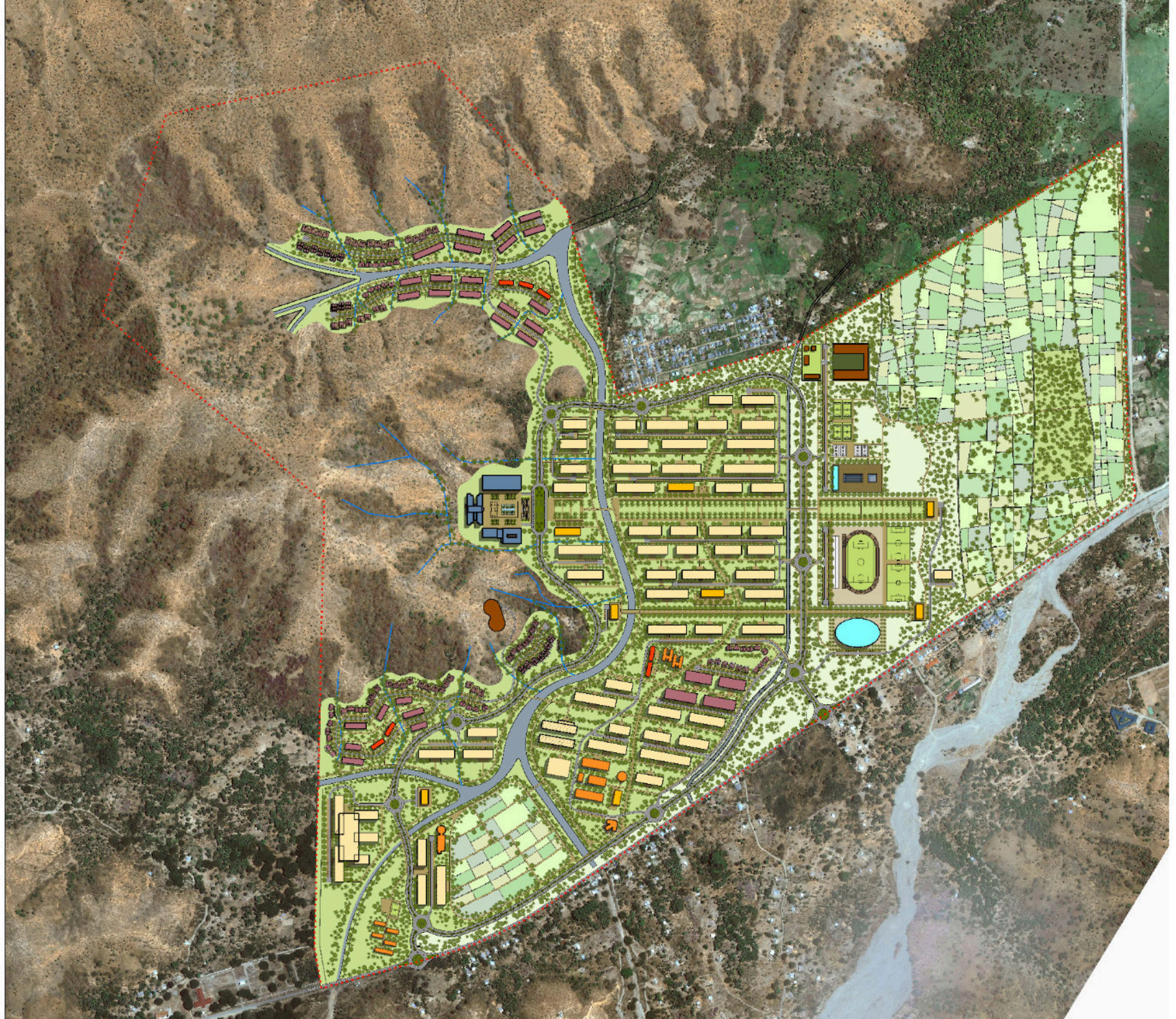
# NATIONAL UNIVERSITY OF EAST TIMOR

East Timor | 2011

Located in the valley of Hera at the foot of a mountain, distant 8 kilometers east from Dili, The natural fusion between Nature and Education - The East Timor Public University Campus Development Plan - with an expected 55.000 alumni, 1.200 faculty and 600 employees.

- + MASTERPLAN: 367ha
- + BUILDING SURFACE: 583.735 sqm.



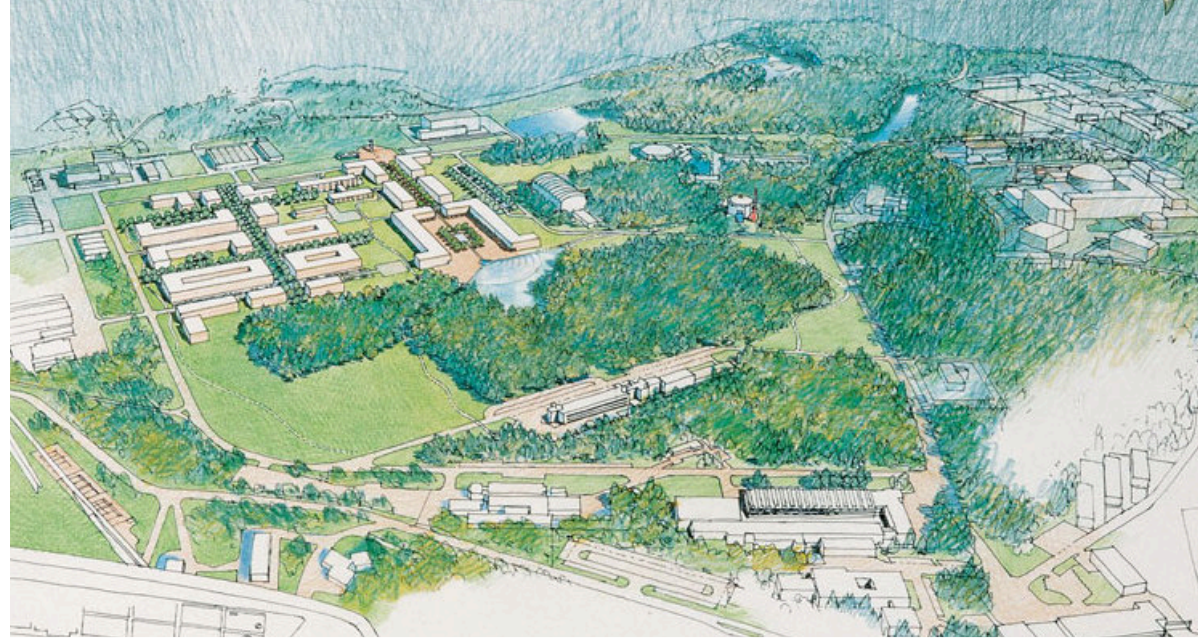


# ECOCENTRE ISPRA, ITALY

Italy | 1994

Reconversion of a nuclear research center into an ecological research center through the concentration of buildings in a central area, freeing huge green zones and allowing for ecological corridors.

- + MASTERPLAN: 18.5ha
- + BUILDING SURFACE: 65.000 sqm.

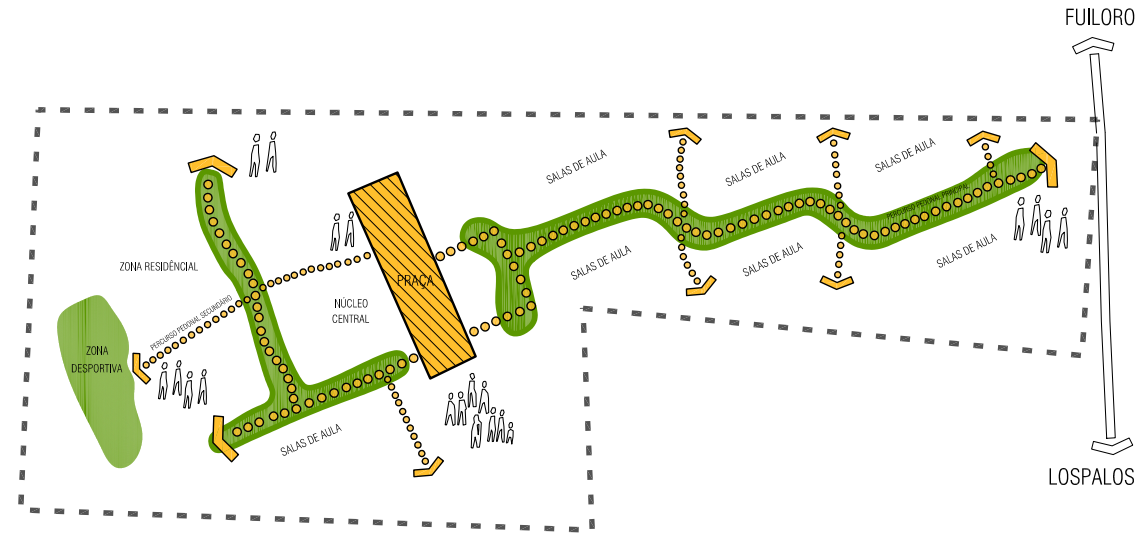


# LOSPALOS POLYTECHNIC

East Timor | 2011

From the initial starting point at 'Praça Cívica' the pedestrian axis connects the various buildings and departments of Los Palos Politechnic Campus

- + MASTERPLAN: 18ha
- + BUILDING SURFACE: 66.166 sqm.

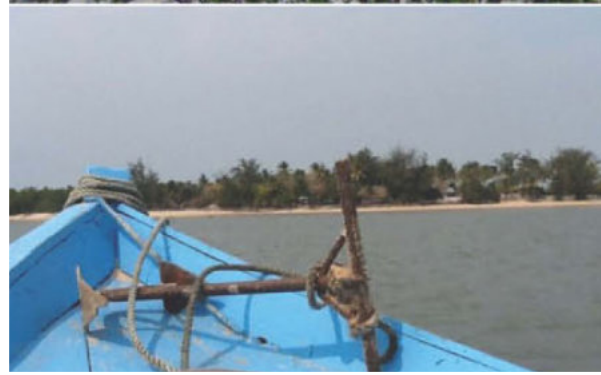




# Urban Development Plans and Detail Plans

— Tourism —





# SAVANA LODGE MASTERPLAN

MOZAMBIQUE | 00.04.2017

Between the river and the sea, in a very sensitive environment the Ecoresort integrated into a dune system, provides a unique experience of living and leisure in a natural ecosystem.

+ MASTERPLAN: 21ha



# MEIA PRAIA BAY RESORT

ALGARVE | 2007 - ongoing

Resort composed of two Five-Star hotels and a set of Five-Star serviced apartments. Located right next to Lagos, on Meia Praia. Design calls for an inland lake and several landscaped zones, with direct access to a long and wide beach. From the hotel rooms and apartments a magnificent ocean view can be enjoyed. system, provides a unique experience of living and leisure inside a natural ecosystem.

+ BUILDING AREA 64.600 sqm.

# SÍTIO ENCANTADO

ALGARVE, PORTUGAL | 2009

Located on the Barrocal zone in Algarve, Municipality of Silves, the Wellness resort is composed of a Five-Star hotel and touristic single-family homes apart from the Health and Wellness center. With a very small footprint there is a daily interaction between guests, agricultural activities and the surrounding hills of the Algarve.

- + LAND AREA – 367 HA
- + BUILDING AREA – 26.290 sqm



# QUINTA DO ESCARPÃO

Algarve, Portugal | 2008 – ongoing

Re-design of an ancient 1989 allotment plan into a Multi-generational resort composed of a hotel, touristic apartments, single-family houses, sports amenities and commercial area.

- + LAND AREA – 18,4 HA
- + BUILDING AREA – 46.510 sqm

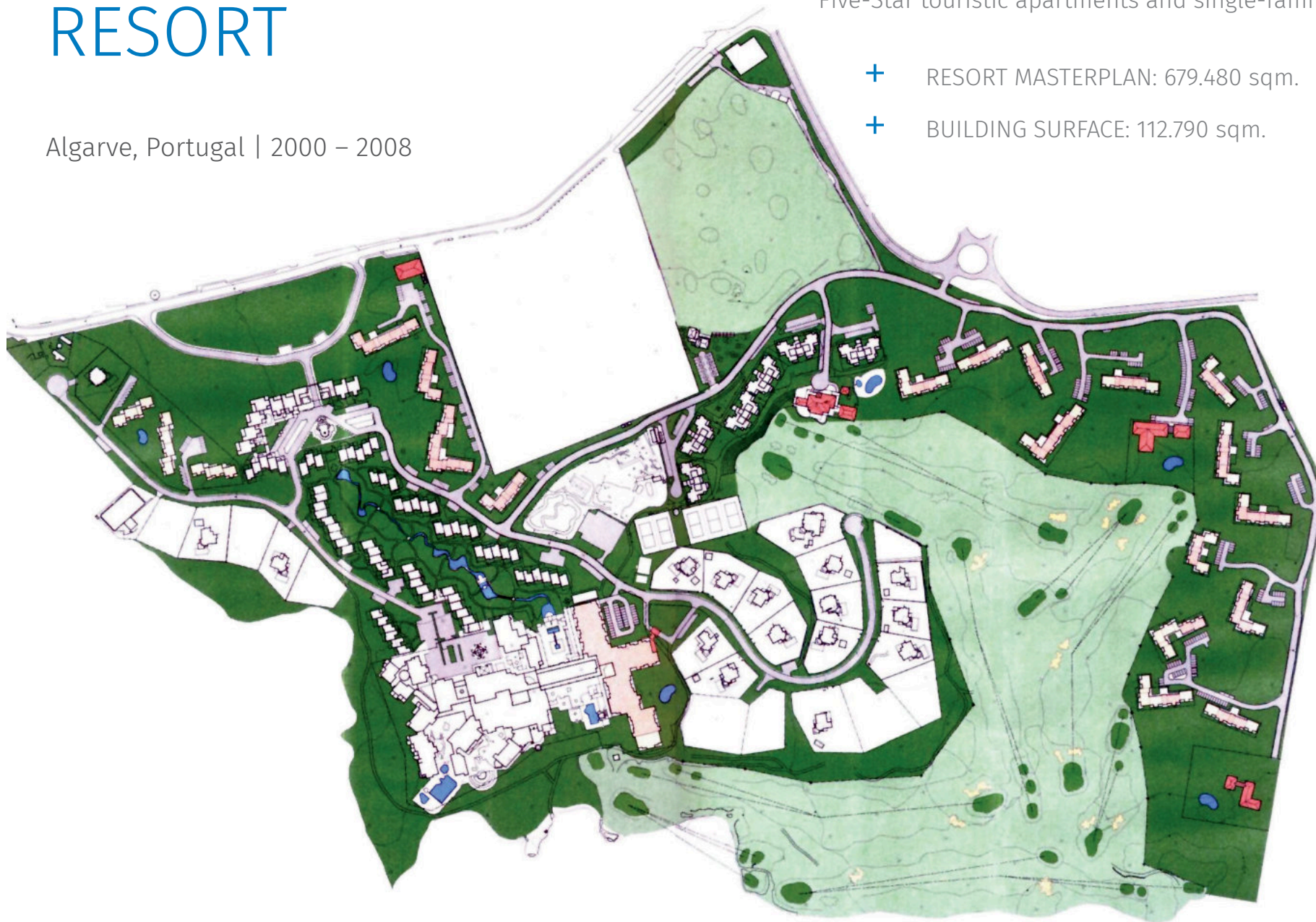


# PINECLIFFS RESORT

Algarve, Portugal | 2000 – 2008

The work carried out refers to the 2nd development phase of Pine Cliffs Resort composed of a Sheraton hospitality unit, Five-Star touristic apartments and single-family houses.

- + RESORT MASTERPLAN: 679.480 sqm.
- + BUILDING SURFACE: 112.790 sqm.





# PRAIA DA MARINHA RESORT

Algarve | 2005 - 2009

Tourist complex consisting of 2 nuclei are built hotels, tourist apartments and tourist villas. Located on the cliffs of Praia da Marinha and surrounded by the National Ecological Reserve. The proposal blends in the territory through both low density footprint and building height.

- + RESORT MASTERPLAN: 50ha
- + BUILDING SURFACE: 46.825 sqm.

# VILA VERDE RESORT

Cape verde | 2005 - 2009

The Vila Verde Resort of Santa Maria is a touristic complex that seeks to create a colonial urban village environment. It consists of several condominiums of apartments and houses organized in a succession of squares and pedestrian streets that connect the entrance of the resort to the future hotel. Its size allows you to walk on foot without the need to cross with cars.



- + RESORT MASTERPLAN: 45ha
- + BUILDING SURFACE: 179.000 sqm.

# BAÍA DE CHAVES RESORT

Cape Verde | 2011 – 2012

Ecoresort located on Baía de Chaves, Island of Boavista, composed mostly of a Five-Star Resort Hotel, Single-family touristic houses and touristic apartments.

The landscape has unique characteristics, in and around the dunes of Baía de Chaves' beach.

The master plan proposal seeks in a sustainable way to preserve the natural surroundings and in a differentiated way create a unique touristic destination.

- + LAND AREA – 96,7 HECTARES
- + BUILDING AREA – 132.755 sqm



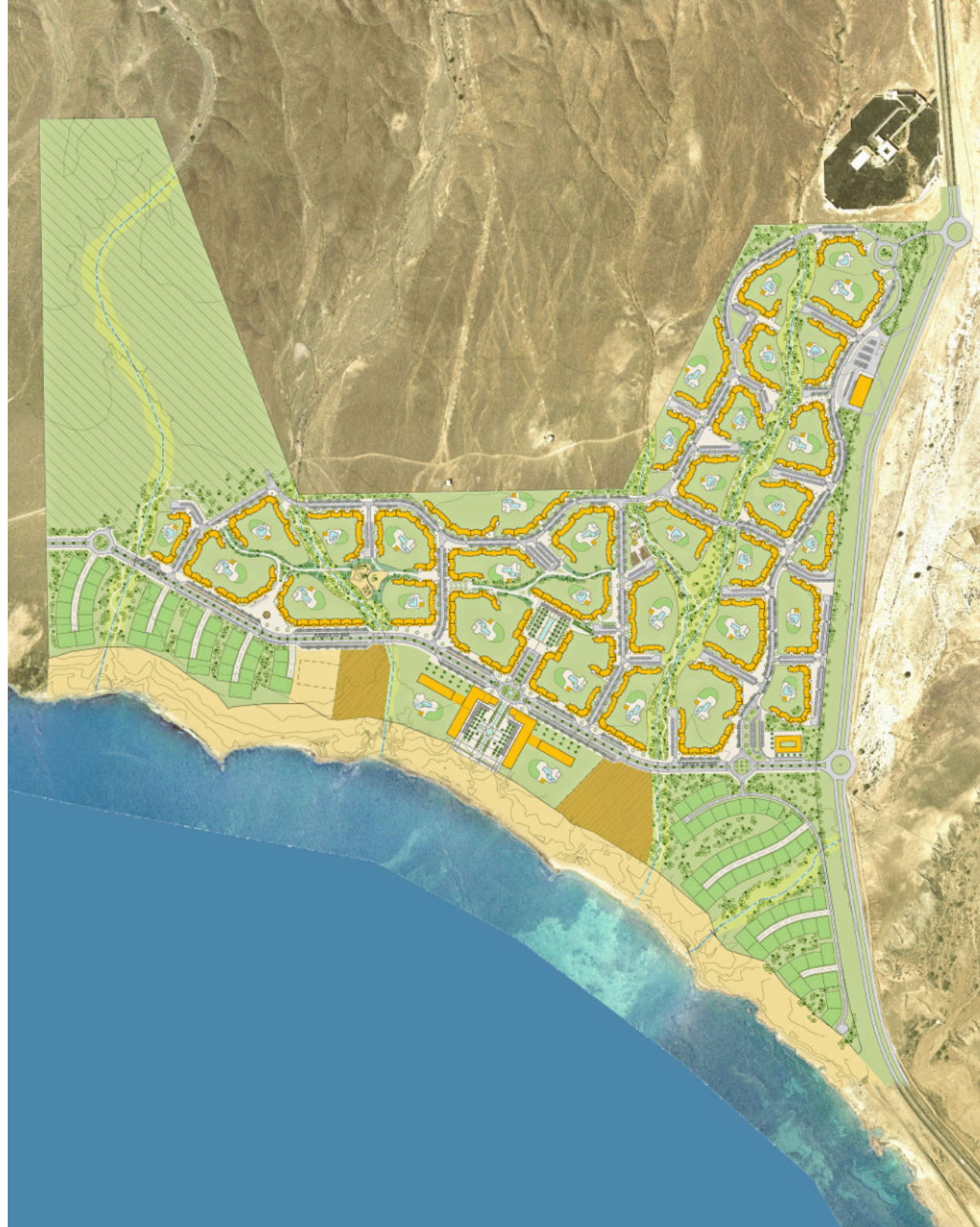


# VILA VERDE MURDEIRA RESORT

Cape Verde | 2006 – 2008

The Vila Verde Murdeira Resort is a second experience of the urban concept created in Vila Verde Santa Maria, although at a bigger scale. A boulevard of palm trees organizes the urban composition, being crossed by a system of squares and pedestrian paths. The two networks of flows (pedestrian and automobile) are independent flows, touching and intersecting in some strategic points.

- + RESORT MASTERPLAN: 150ha
- + BUILDING SURFACE: 450.000 sqm.







# EPIC SANA ALGARVE \*\*\*\*\*

Portugal | 2011

Sustainable resort built in an ecologic zone, fully integrated in the landscape environment perfectly balanced with nature while preserving 90% of existing trees. Awarded best World Coastal Resort in World Travel Awards 2016

+ Building surface: 24.441 m<sup>2</sup>



# AZORES GOLF ISLANDS

Azores | 2011

Masterplan development for a premium golf court in São Miguel Island Azores. Composed of a four/five star hotel, serviced apartments, and Villas. Set out in natural golf landscape. A totally sustainable project.

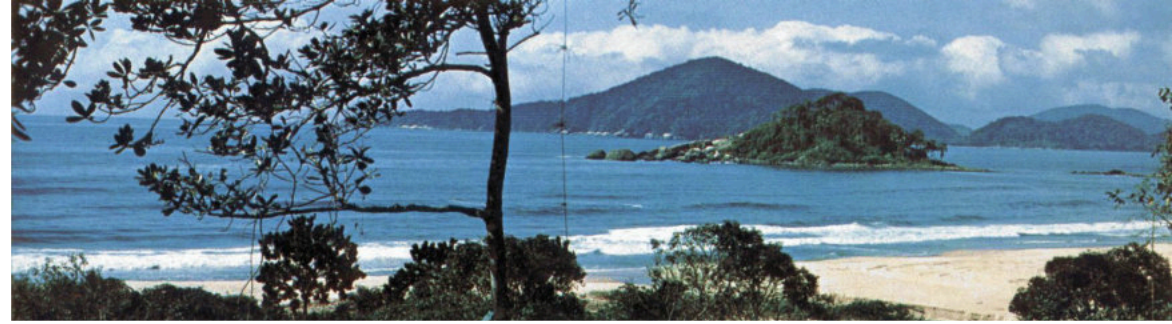
+ Building surface: 124.000m<sup>2</sup>

# SÍTIO SÃO PEDRO E SÍTIO IPORANGA

BRAZIL | 1980 – 1982

Located on the Guarujá region, coast of São Paulo, Brazil, the 2 urban developments are composed of touristic villas, spread out in the “mata atlântica” (the oceanfront forest) in pitched hillsides overlooking the sea.

+ BUILDING SURFACE: 448ha





# Urban Development Plans and Detail Plans

— Multi use —



The intervention in the East slope of Alto do Restelo comes to finish off an urban void and to connect the previous interventions made in years 60 and late 80's of the past century.

A mixed use proposal, where 70% is Housing and 30% is Tertiary is to dynamize a part of the city both in the daytime and in the night time. Two flow systems, the automobile and the pedestrian, have been created, which avoiding intersections and allowing the creation of an urban garden in 1/4 of the territory to be covered.

# EPUL-ENCOSTA DO MOSTEIRO

Restelo | 1993

- + MASTERPLAN: 75ha
- + BUILDING SURFACE: 95.000m<sup>2</sup>



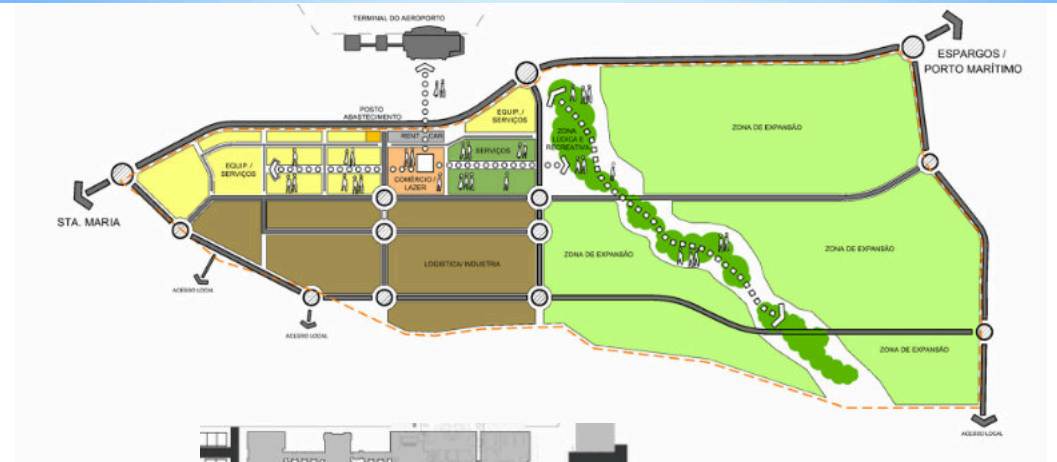


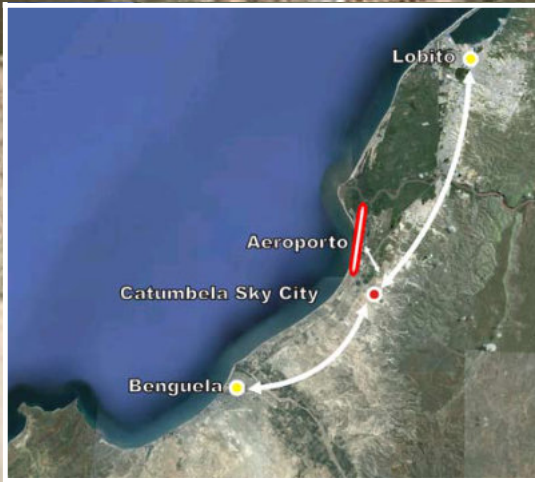
# ISLAND OF SAL' AIRPORT CLUSTER

Cabo Verde | 2012 - ongoing

The Airport Cluster of the International Airport of Sal, Cape Verde is a multifunctional set with all the supporting and complementary valencies to the airport activities. It is constituted by Commercial Area, Long Term Parking, Business Center, Aeronautical Center of Excellence, Congress and Fairs Center, Health Cluster, Training Center, Public and Administrative Services, Logistic Park, Light Industrial Zone, Zona Franca

- + LAND AREA - 182 ha
- + BUILDING AREA - 600,000 sqm.



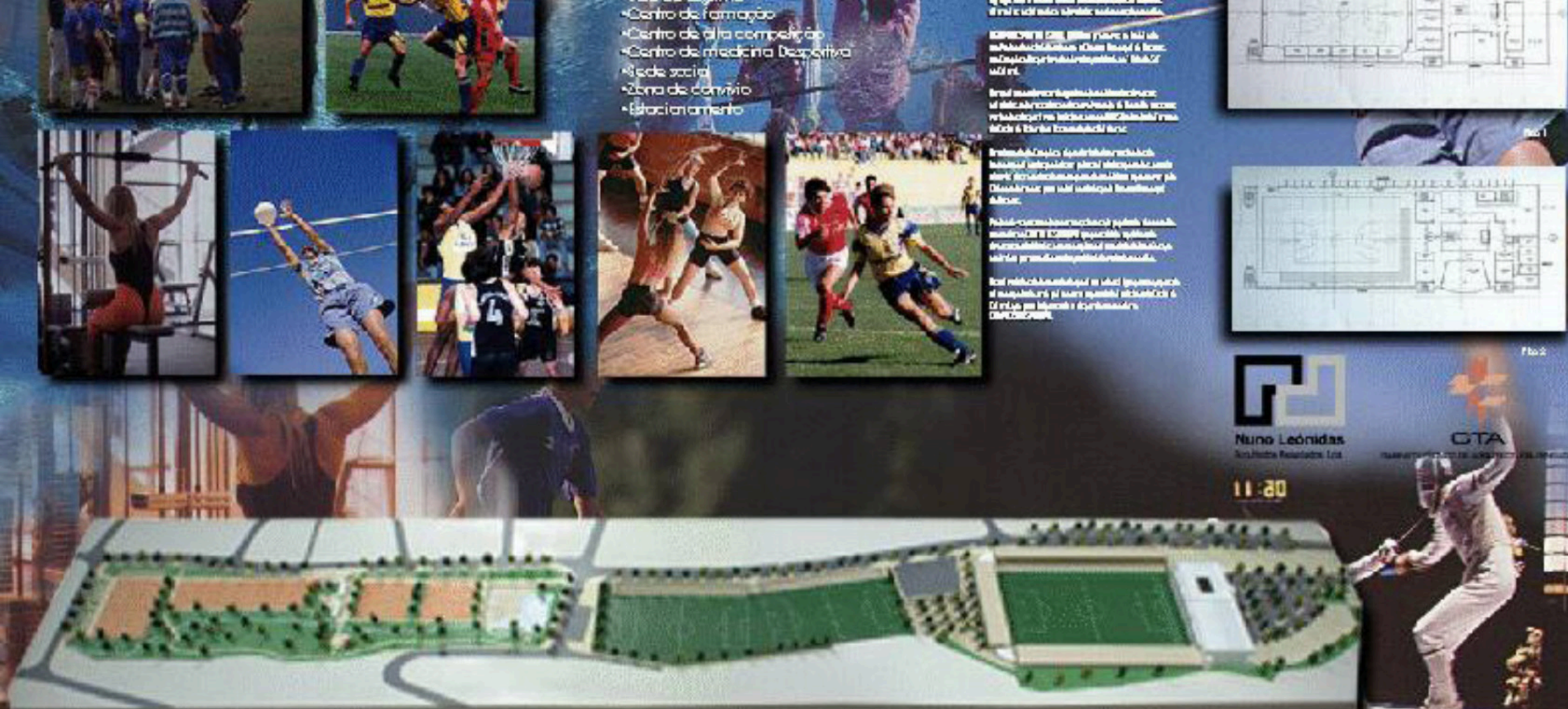


# CATUMBELA SKY CITY

Angola | 2013

The multifunctional masterplan of Catumbela Sky City is located in front of the international airport between the cities of Benguela and Lobito. It is a set consisting of a Commercial Park, Offices, Hospital and Housing.

- + LAND AREA - 225 ha
- + CONSTRUCTION AREA - 350,000 sqm.



# ESTORIL PRAIA SPORTS COMPLEX

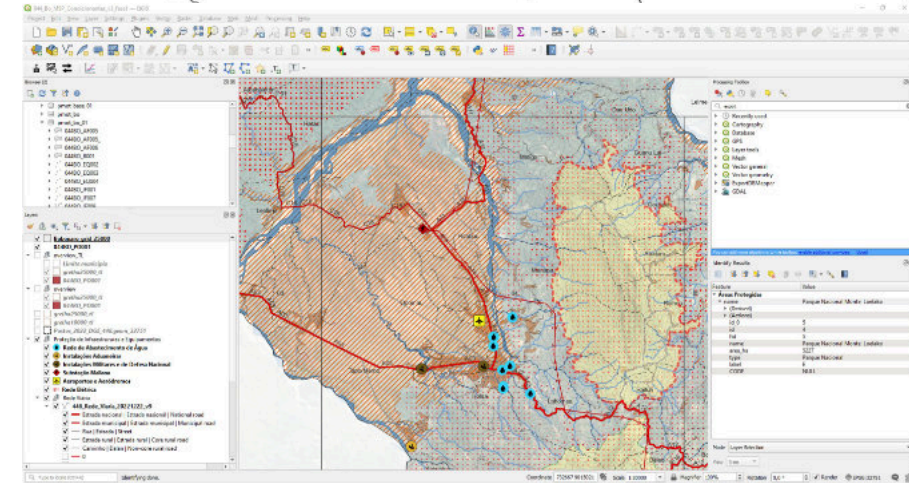
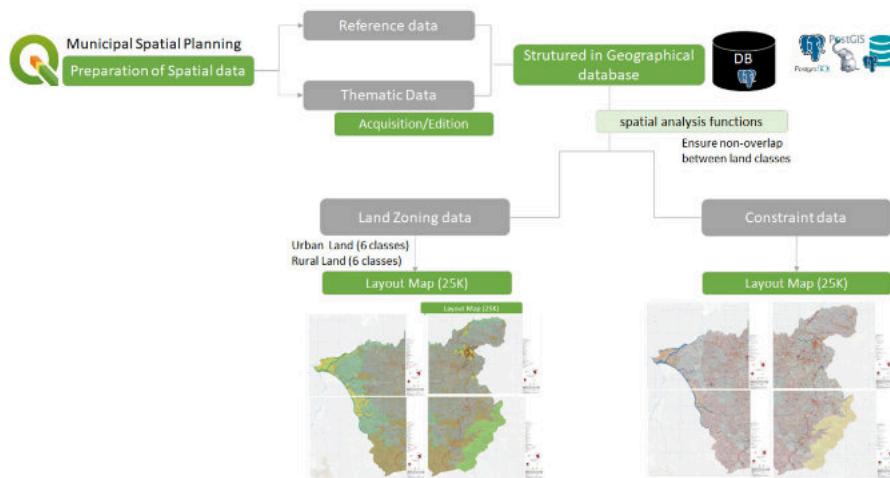
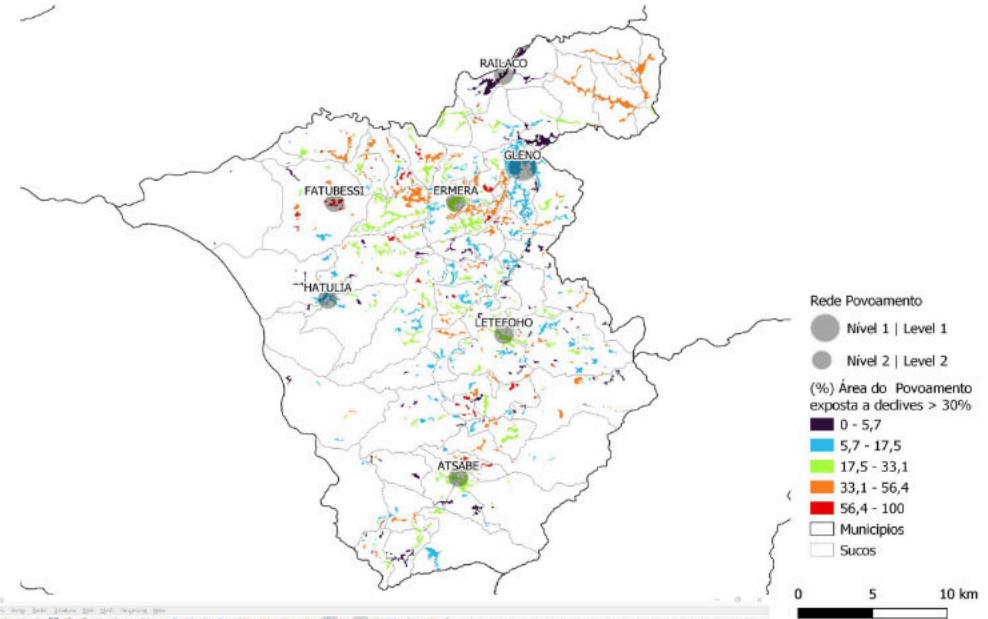
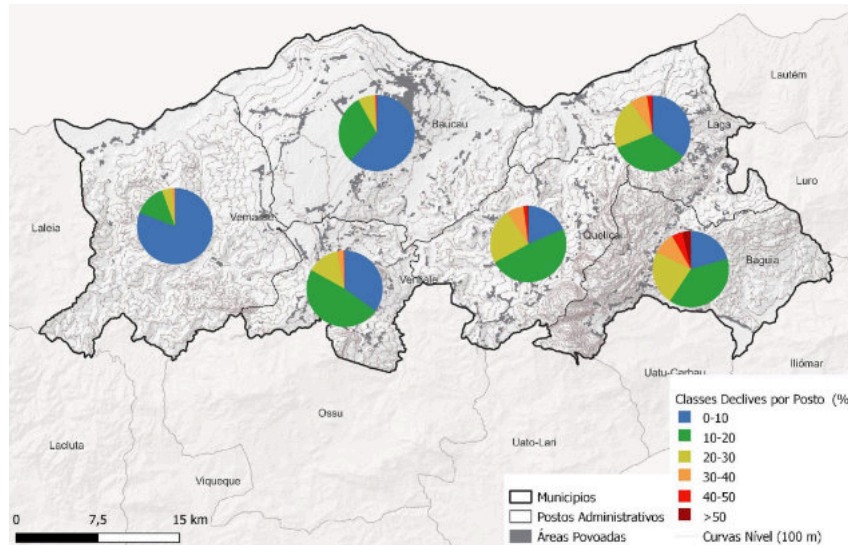
Estoril | 1997

Following the current Stadium of Estoril Praia it was proposed a Sports Complex consisting of soccer training camps, multi-sports fields.

The access zones are reformulated, creating a Public Square, surrounded by residential buildings having as focal point the future headquarters of the sporting community.

+ MASTERPLAN: 7.6ha

# GIS



NLA has been favouring digital solutions where the integration of Building Information Modelling (BIM) and Geographic Information Systems (GIS) is a priority. In developing our projects, the geographic context allows us to ensure a more rigorous quantitative and spatial approach in decision making, allowing for the creation of a more integrated architecture in its context, better suited to existing systems and more sustainable. Territorial management instruments particularly benefit from this integration, for NLA has developed Municipal Plans for Spatial Planning, Urbanization Plans or Detailed Plans based on these technologies. The use of Free and Open Source Software (FOSS) tools for the development of plans with the implementation of geographic databases in PostgreSQL / PostGIS, combined with QGIS software and spatial analysis tools have allowed the implementation of dedicated, robust, and innovative methodologies. This allows NLA to develop spatial planning projects at several different planning levels, not only nationally but also internationally, with the necessary information for land use planning decisions.

# Sustainability

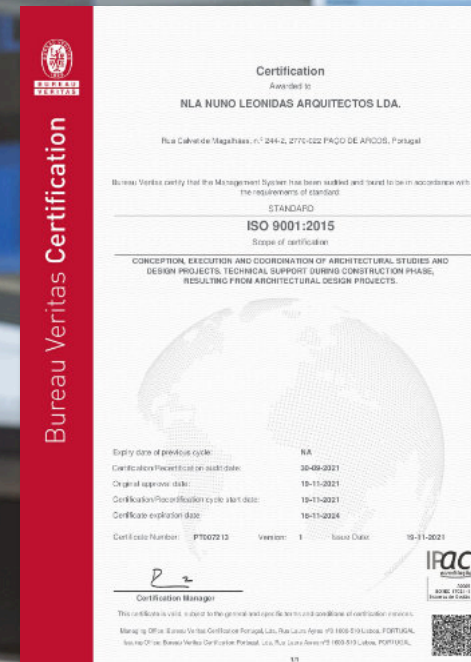


Sustainability should not be viewed as a FAD, but a standing commitment of every project at all stages. Solar energy, natural ventilation, correct building layout and implantation on site, thermal insulation of the envelope and solar shading are tools we use, to different extents, in almost all our projects. Our target is to design buildings as environmentally responsive & energy systems capable of using to their benefit all the environmental factors available, at low operating costs. Maximized energy is made possible by this strategy, together with sound environmental performance, which will result in new living standards and increased competitive advantage for the buildings. Master plans, as they dictate the permises of future buildings, are the first element required to implement these principles. Bearing this in mind we adopted the specific methodology successfully applied by NLA in Europe's largest Sustainable Master Plan - the Ecocentre Masterplan of Ispra, Italy.

# Quality

At NLA, each client is unique, with unique expectations and needs, to whom we offer a top level of customized service, through a rigorous methodology, one which looks at every single opportunity as unique, searching for optimal technological and innovative solutions with a strict compliance with timelines and a permanent cost control exercise. Our multi-disciplinary team is highly qualified and experienced, enabling us to follow all design stages, from early conception to final completion.

We count on the commitment, involvement and dedication of our collaborators and partners to achieve a common goal: Excellence. The Board at NLA is committed to make available the necessary resources so that the Quality Policy can be implemented by all our staff and partners, and the strategic objectives met, such policies being one of the keystones of NLA' strategic orientation.



# Masterplan projects locations



## NLA Worldwide



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**N L A**

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