

PLACES

PASSION FOR DETAILS

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PASSION FOR DETAILS

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**PEDRO MARIA CALAINHO**  
**TEIXEIRA DUARTE**

CHAIRMAN OF THE  
BOARD OF DIRECTORS

## CHAIRMAN'S MESSAGE

WITH A REPUTATION FOR EXCELLENCE FORGED OVER NEARLY A CENTURY, THE TEIXEIRA DUARTE GROUP DRAWS ON THE EXPERIENCE OF SKILLED PROFESSIONALS AT EVERY PHASE IN THE REAL ESTATE DEVELOPMENT CHAIN – FROM PLANNING AND DEVELOPMENT, THROUGH CONSTRUCTION, TO ASSET MANAGEMENT.

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The Teixeira Duarte Group is synonymous of technical excellence and long-standing experience. We are experts in designing and achieving complex projects, from concept and engineering to management. We are recognized for our diversity and high standards in the field of engineering, for our expertise in project development strategies and for our successful asset management skills.

The final results we achieve show our widely recognized creative talent for innovation and of building capacity.

We are a family-owned company, listed on the stock exchange and we have more than 10 thousand employees who work in a variety of sectors in eighteen countries located in four continents.

In this book we present some of the most noteworthy real estate projects that we have undertaken over the last 20 years. These include traditional projects, such as residential, office and retail as well as more specialized undertakings, such as hospitals, hotels, health clubs and schools. At times we have given our projects a more conventional tone in an effort

to respect the needs and economic realities of the communities involved; on other occasions we have proceeded more boldly, liberating the powerful creative energy of design.

Our strength lies in our passion for details. We embark on each project with the humility of the learner, building an understanding of how to best weave our designs harmoniously into the unique culture fabric of each community. However, every detail of what we create also reveals our passion for innovation, as we strive to surprise and inspire with the boldness of our designs.

This is our approach to the sustainable real estate development chain. We do not claim that our vision is the only one, the best one or even the most logical one to follow. It is simply ours. It is the path we have chosen to best fulfill our mission of contributing to “Build a better world.”



# PERFOR MANCE

IN THE REAL ESTATE  
VALUE CHAIN

## EXPERIENCE

and expertise in the field of  
real estate development

Teixeira Duarte's long-standing efficiency and expertise is revealed at each stage of the project – from the initial phases of property acquisition and planning, all the way through development, construction, sales and management. Experience gained over the years has led to the creation of a wide range of consolidated services that have earned the company a reputation for excellence in all links of the real estate services chain.

ARCHITECTURAL  
DETAIL  
OF THE LAGOAS PARK  
BUILDING  
OEIRAS, PORTUGAL





# REAL ESTATE VALUE CHAIN

## ACQUISITIONS

REAL ESTATE & BUSINESS  
DEVELOPMENT

Research  
& Procurement

Business Plan Analysis

Property Acquisition

Legal, Notary  
& Registry

## DEVELOPMENT

PROJECT & DEVELOPMENT  
MANAGEMENT

Concept Planning

Marketing Strategy

Architecture  
& Engineering Design

Estimating Costs  
& Budget Control

Financial Advisory  
& Structuring

Accounting, Control  
& Reporting

## CONSTRUCTION

CONSTRUCTION  
& PERMITS

Hardscaping  
& Landscaping

Buildings

Rehabilitation  
& Renovation

Permits

## SALES

MARKETING & SALES  
MANAGEMENT

Advertising  
& Communication

Sales Negotiation

Occupancy Planning

## MANAGEMENT

PROPERTY & FACILITIES  
MANAGEMENT

Property Management

Facilities Management

Energy Management

Waste Management  
& Treatment

Urban Cleaning  
& Gardening



# MEETING CLIENT NEEDS AT EACH STAGE IN THE PROCESS

In order to create unique, custom-designed solutions for each client, every detail matters. It all starts with a diversified approach to building the land bank through a consistent, systematic policy for multi-use property acquisition.

Whether it be in the design of large residential and corporate projects, mixed-use developments or in the restoration of heritage real estate in historic centers, Teixeira Duarte puts the client first, calling upon the combined efforts of its diversified teams of experts to bring the project to life.

Management and maintenance services complete the value chain, areas in which the Teixeira Duarte Group excels. Its record of excellence in managing a range of residential and commercial developments speaks for itself.



**LAGOAS PARK** / OEIRAS, PORTUGAL - 14 BUILDINGS HARMONIOUSLY DISTRIBUTED OVER APPROXIMATELY 70 ACRES OF LAND.

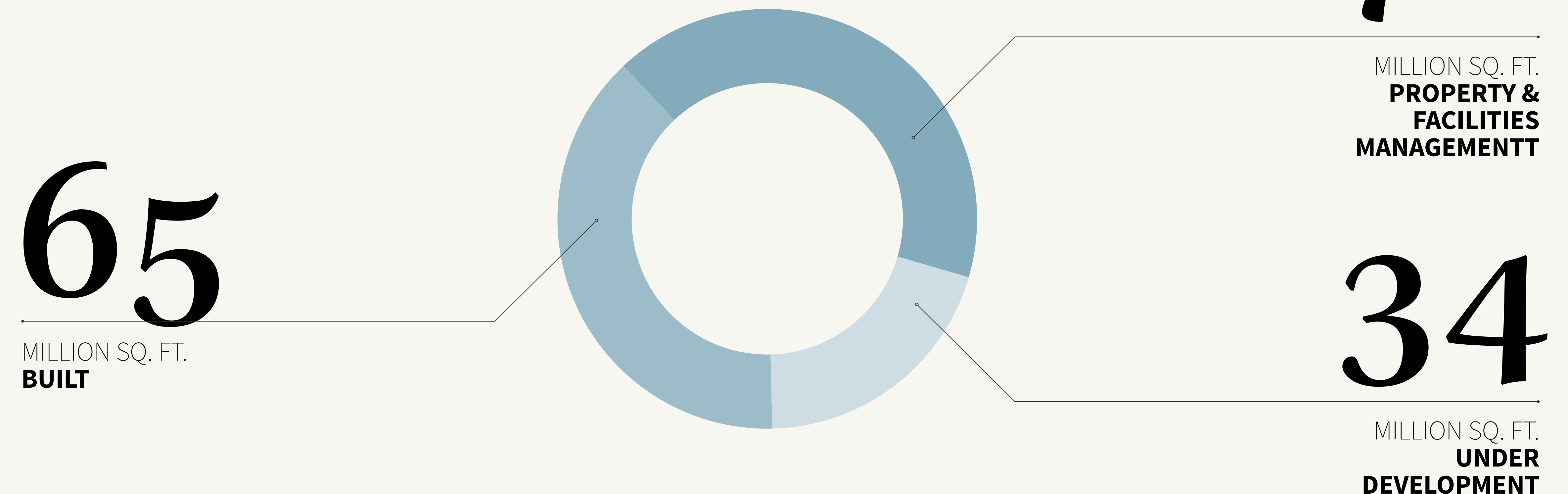


# EXPERTISE

## ACROSS THE ENTIRE REAL ESTATE VALUE CHAIN

PROVEN SUCCESS IN A VAST, DIVERSIFIED PORTFOLIO OF PROJECTS, BOTH COMPLETED AND STILL UNDER DEVELOPMENT; OPERATIONS OVER A BROAD FIELD OF REAL ESTATE ACTIVITIES IN SEVERAL DIFFERENT COUNTRIES; INTEGRITY AND CREDIBILITY REFLECTED IN EVERY PROJECT, UNDERSCORING AN UNCONDITIONAL RIGOR IN ACHIEVING GOALS AND OBTAINING RESULTS.

### PROJECTS IN PORTFOLIO





## SEGMENTS

# RESIDENTIAL, OFFICES, RETAIL, LOGISTICS & INDUSTRIAL, HOSPITALITY & LEISURE HEALTH CARE, PARKING FACILITIES

## HIGHLIGHTS

**HOTELS\*** / BUILT, RENOVATED OR MANAGED

**38** / C. **7,000** ROOMS

**RESIDENTIAL UNITS\***

C. **7,000** DELIVERED

**OFFICES**

+ **200,000** PEOPLE WORKING IN OFFICES  
MANAGED BY TEIXEIRA DUARTE

**HOSPITALS\*** / BUILT, RENOVATED OR MANAGED

**14** / C. **4,000** BEDS

**HEALTH CLUBS\*** / BUILT, RENOVATED OR MANAGED

**8** UNITS

**PARKING FACILITIES\*** / BUILT, RENOVATED OR MANAGED

**24** / C. **11,000** PLACES

\* DATA FROM THE LAST 20 YEARS.

# TEIXEIRA DUARTE'S VALUED CLIENTS

2VG ■ A SUPER 2000 ■ A.M.E.M.O. ■ ABREU & ASSOCIADOS ■ ABS ■ AGARRA O TEMPERO ■ AGÊNCIA DE GESTÃO DE TESOURARIA E DA DÍVIDA PÚBLICA - IGCIP ■ AGENTE EDP ■ AGS ■ AIBA ■ ALFAIATARIA ANA TEIXEIRA ■ ANA SILVA LOPES ■ ANDRADE GUTIERREZ ■ ANGEJA ■ ANGEL COSMÉTICOS ■ AOC ■ AR TELECOM ■ ARCÁDIA ■ ARW PORTUGAL ■ ASTELLAS FARMA ■ ATHLETE'S FOOT ■ ATM - BCP ■ B2B SERVICES ■ BANCO ACTIVOBANK ■ BANCO COMERCIAL PORTUGUÊS ■ BANCO DE FOMENTO ANGOLA ■ BANCO DE NEGÓCIOS INTERNACIONAL ■ BANCO INTERNACIONAL DE MOÇAMBIQUE ■ BANCO MILLENNIUM ANGOLA ■ BANCO SOL ■ BARREIROS FARIA ■ BEAUTY AND NAILS ■ BEAUTY TREASURE ■ BENETTON ■ BERTRAND ■ BIOTECNOL ■ **BMW PORTUGAL** ■ BRAND-REX ■ BRISA ■ BROAS E BROINHAS ■ BUONDI ■ C. AGRÍCOLA ■ CAFÉ VERA CRUZ ■ **BRITISH PETROLEUM PORTUGAL** ■ CAFETISSIMO ■ CALZEDONIA ■ **CANON** ■ CARCARE ■ CARESTREAM HEALTH PORTUGAL ■ CASA ADA ■ CASTELBEL ■ CAVALINHO ■ CEGELEC ■ CEGELEC OIL & GAS SERVICES ■ CELEIRO ■ CELGENE ■ CELL CITY ■ CENTROXOGO ■ CHAVIARTE ■ CHEIRA BEM ■ CHIP 7 ■ CIA. SANDES ■ CILNET ■ **CISCO** ■ CLASSICA ■ CME MANUT.ELETROMECÂNICA ■ CÓDIGO INFLUENTE ■ COFFEE FOR TWO ■ **COLGATE PALMOLIVE** ■ COMBINO PHARM ■ COMIDA & VOLTA ■ COMPANHIA DAS LAVAGENS SERVIÇOS DE LIMPEZAS ■ **CREDIBOM** ■ CONBATE ■ CORAGEM & GLAMOUR ■ CORTEFIEL ■ COTA CÂMBIOS ■ CSC ■ CUF ■ DAICHI SANKYO ■ **DAYNON WORLDWIDE EUROPE** ■ DAUFOOD PORTUGAL ■ DECORPITA ■ DEGREMONT ■ DELI-CIOUS ■ **DELL** ■ EASYCLEAN ■ EBV ELEKTRONIK ■ EDWARDS ■ EFACEC ■ EISAI FARMACÉUTICA ■ EMBAXADA DA ARGENTINA ■ EMBAXADA DA REPÚBLICA POPULAR DA CHINA ■ EMBAXADA DOS ESTADOS UNIDOS DA AMÉRICA ■ **EPSON** ■ ERGOVISÃO ■ ESYLUX ■ EUREKA ■ FAMOSA ANGOLA BONECAS E BRINQUEDOS ■ FARMÁCIA APOTHEKA ■ FBDA ■ **FIAT CHRYSLER AUTOMOBILES** ■ FOFINHOS ■ FOOD FOR TWO ■ **FOSSIL GROUP** ■ FOTOSPORT ■ GA ANGOLA SEGUROS ■ GALANTE ANGOLA ■ GALENO ■ GAME ZONE ■ GENEÁ ADMINISTRAÇÃO INCORPORAÇÕES ■ GIANNI ■ GLINTT ■ GLOBAL SEGUROS ■ GLOBE PAPER ■ GO BIZ ■ GO WELL ■ GONLU ■ GRAFIPRINTO ■ GREEN & LIGHT ■ GREENLINE DISTRIBUIDORA ■ GRILL PLACE ■ GRUPO LIGIA ■ HANDBAGS ■ HUSSEL ■ IGLO ■ IMS HEALTH ■ IN TIME ■ INEDITALCHEMY ■ INSTITUTO DE SOLDADURA E QUALIDADE REABILITAÇÃO ■ **INTEL** ■ INTELIDATA ■ INTEROIL ANGOLA ■ INTINWISSIMI ■ INVESTCONSULT ■ IPRC ■ ISQ & APAVE ■ **JABA RECORDATI** ■ JFNM ■ JOSÉ & INÉS NICOLAU ■ KAFFA COFFEE ■ KENYA AIRWAYS ■ K-LAND ANGOLA ■ LA VECCHTA ■ LAGOASREST ■ LEASEPLAN PORTUGAL ■ LEONARDO E BRANCO ■ LINSEC ■ LINSHIP TRANSITÁRIOS ■ LOCARENT ■ LOJA DAS TENTações ■ LORELLA ■ LSG ■ M. KIDS ■ MAESTRO HOTELARIA E COMÉRCIO ■ MAHOMED & COMPANHIA ■ MAKEWISE ■ **MANGO** ■ MANOHAY ■ MANUEL RUI AZINHAIS NABEIRO ■ MÁQUINA DO TEMPO ■ MARIA ROSA DE O. M. FERREIRA ■ MARILARANJA ■ MARSHIP ■ MATUDIS ■ MAXIFIN ■ M'BAKASSY & FILHOS ■ **MCDONALD'S** ■ MEDIPLUS ■ O MELHOR RISSOL DO MUNDO ■ MEO ■ MILLE PASTE ■ MIRU KIDS ■ MORANGOS ■ MORE FOOD ■ MOULAGES PLASTIQUES ■ MR. BLUE ■ MR JOIAS ■ MSC ■ MULTICERT ■ MULTIREDE ■ MULTITEL ■ MUNDIPHARMA ■ MUNICÍPIO DA AMADORA ■ MYFII ■ NALCO ANGOLA LIMITADA ■ NAVFLEETS / NAVIGATE ■ NETAFFILIATION ■ **NIKE** ■ NOBRE ■ NORBAIN ■ NORSEC/ TOP.COST. ■ NOS ■ NOS COMUNICAÇÕES ■ NOS TOWERING ■ NOSSA SEGUROS ■ NOVO BANCO ■ NUNO BELMAR DA COSTA ■ NUVEM DE CRISTAL ■ O BOTICÁRIO ■ OCD ■ OCTOBER ■ **OKI BR PORTUGAL** ■ ODEBRECHT ■ ODISSEIAS ■ OLIMPIA PINTO CABELEIREIROS ■ **OMEGA PHARMA** ■ ONE VISION CONSULTING ■ **ORACLE** ■ ORAWIX ■ ORWAZABAL PORTUGAL ■ ORNARE ■ OURIVESARIA RUBI ■ PARFOIS ■ **PHILIPS PORTUGUESA** ■ PC CARE ■ PD - PUBLICIDADE ■ PEDRO COELHO SERVIÇOS ■ PERFUMES & CIA ■ **PFIZER** ■ PHADIA ■ PHC SOFTWARE ■ PHONEWORLD ■ PIZZA HUT ■ PLURICOSMÉTICA ■ PRINT HELP ■ PROCTER & GAMBLE ■ PROENFIS ■ PROF ■ PUNT ROMA ■ QUINTILES ■ RÁDIO E TELEVISÃO DE PORTUGAL ■ REALVITUR MOÇAMBIQUE ■ RECREIO ALFACINHA ■ RFT.COM ■ RIBEIRO & CUNHA ■ **RENAULT + NISSAN + RCI** ■ RUBIS ENERGIA PORTUGAL ■ S&C TEMPERATURE CONTROLLED SYSTEMS ■ S. FROIZ ■ SAFETIC ■ SALSa ■ **SAMSUNG** ■ SAN JAM ■ **SAP PORTUGAL** ■ **SCHNEPPES** ■ SEASIDE ANGOLA ■ SEGREDOS VIRTUAIS ■ SEGURANÇA MÁXIMA - TOLERÂNCIA ZERO ■ SERVIÇOS LOGÍSTICOS INTEGRADOS DE ANGOLA ■ SINOTECNICA ■ SISTEC ■ **SANOFI-AVENTIS** ■ SNEDE ■ SNPS PORTUGAL ■ SPECIALIMO UNIPessoAL ■ SPORTLANDIA ■ SPRINGFIELD ■ STANDARD BANK DE ANGOLA ■ SUBWAY ■ SUWOL + COMPAL ANGOLA ■ SURFINN CAMPS ■ TEKALI ■ TENSAI ■ **TEVA** ■ THROTTLEMAN ■ TMN ■ TORREFACÇÃO CAMELO ■ TOSHIBA ■ TRIUMPH ■ TRUCCO ■ TRUMPF ■ TURCOS E ALGODÕES ■ TV CABO ANGOLA ■ UNILEVER ■ **UNISYS** ■ VERNISSAGE ■ VIAGENS ABREU ■ VIAPONTE INTERNACIONAL ■ VINTAGE PATAMAR ■ VITAMINAS/WTW ■ VIVAFIT ■ VODACELL ■ **VODAFONE** ■ **VOLVO** ■ WIDESYS ■ WIELAND ■ **ZARA** ■ ZOOFEIRA



# DESIGN

AND DREAM

Projects designed on an urban scale,  
but conceived on a

**HUMAN  
SCALE**

Daring to create in the field of real estate development.  
Daring to innovate to fulfill dreams.



**HARMONIZED CURVES  
OF THE LOUNGE  
AT THE LAGOAS PARK  
CONVENTION CENTER  
OEIRAS, PORTUGAL**





**HOTEL BAÍA** / LUANDA, ANGOLA - DETAIL OF ROOFTOP POOL; CHARM AND DESIGN WITH PANORAMIC VIEWS OF THE BEACH "PRAIA DO BISPO".





# INNOVATION AND CREATIVITY

for a contemporary lifestyle

Transforming spaces means having a vision;  
it means understanding the unique needs of communities;  
it means finding solutions that enhance through the  
interplay of creativity and technique.

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**TOWER PLAZA** / VILA NOVA DE GAIA, PORTUGAL - THE JUXTAPOSITION OF  
METAL AND GLASS ON BUILDING FACADES SYMBOLIZES SOLIDITY AND TRANSPARENCY,  
A TRADEMARK OF UNIQUENESS AND INNOVATION.





**NOVO FIGURINO** / LISBON, PORTUGAL - A BUILDING OF TIMELESS BEAUTY LOCATED IN THE CHIADO SQUARE; A PRIME EXAMPLE OF URBAN RENEWAL.



**LUÍS BÍVAR** / LISBON, PORTUGAL - SITUATED IN THE CITY CENTER, THIS BUILDING DATES BACK TO THE 1920'S. ITS MAIN FACADE WAS PRESERVED AND RESTORED, WHILE CONTEMPORARY ARCHITECTURAL FEATURES CHARACTERIZE THE REST OF THE BUILDING.







**VERDI ALTO DE PINHEIROS** / SAO PAULO, BRAZIL – UNINTERRUPTED PANORAMIC VIEWS SURROUND THE CLASSICAL FACADE OF THIS BUILDING LOCATED IN ONE OF THE MOST DESIREABLE AREAS OF THE CITY.



**EXCELLENCE** / LISBON, PORTUGAL – SITUATED NEAR THE GARDENS OF THE CALOUSTE GULBENKIAN FOUNDATION, THIS BUILDING OFFERS COMFORT AND PRESTIGE TO DEMANDING EXECUTIVES WHILE PROVIDING BOTH TRANQUILITY AND THE CONVENIENCE OF A CENTRAL LOCATION.

Space is the raw material; it inspires a multiplicity of potential transformations.

The Group's trajectory affords a clear vision of the importance of architectural preservation as a fundamental cultural principle when historic buildings are transformed to meet the needs of modern lifestyles. The goal is to achieve perfect harmony between history and modernity, old and new.

Teixeira Duarte strives to plan and create active, dynamic and sustainable communities featuring integrated development and state-of-the-art concepts for living and working.

In collaboration with renowned designers and architects, the Group endeavors to define a new and inspirational generation of buildings.





**VERUM MOOCA** / SAO PAULO, BRAZIL – DETAIL OF THE CALM, ELEGANT ATMOSPHERE OF THE BUILDING'S SPA. A CHANCE TO RELAX AT HOME AFTER ANOTHER DAY IN BRAZIL'S LARGEST CITY.

Projects with charm, comfort and elegance for even the most discerning clients.



**DI CASA** / M. A. OPORTO, PORTUGAL – STONES FRAME THE BUILDING'S RESTAURANT, ADDING WARMTH AND CHARM.



# AN EXPERI ENCED

## AND DEDICATED TEAM

A HISTORY OF SUCCESS BUILT ON THE  
COMPETENCE AND DEDICATION OF THE STAFF.



Teixeira Duarte boasts a highly specialized team of who constitute one of the company's major assets.

Owing to the superior technical skills of the team, their results-oriented approach and wide ranging experience, the success of each project is assured.

Whether they came to Teixeira Duarte as experienced, highly qualified veteran staff members or as young recruits with a recognized potential for evolution, the teams are motivated to commit to long-term careers within the Group.

In an ongoing search for innovation, the diversity of expertise represented by the Group's employees brings practicality, diversity and sophistication to the table.

They are engineers, drafts people, architects, designers, marketing professionals, market researchers, business specialists, and more; highly specialized teams are formulated for every phase of the project.

It is their talent that keeps Teixeira Duarte moving forward; it is their experience and dedication that forms the fabric of the company.



ADILSON JESUS SILVA ■  
AIRES GONÇALVES ■ ALEXANDRE HEN-  
RIQUES CARVALHO ■ ALFREDO CHAVES ■  
ALFREDO TOMAS SILVA ■ ALICE PREGO ■  
ALINE VAS- ■ CONCELOS ■  
ANA DE AL- ■ MEIDA BRÁS  
■ ANA GA- ■ GLIARDI ■  
ANA ISABEL ■ COSTA ■ AN-  
DRÉ MARQUES ■ ANDREIA  
COUTINHO ■ PEREIRA ■  
ANTÓNIO TEIXEIRA DUARTE ■ ARIANA  
MARQUES ■ ASHLEY ANDERSON ■ CAR-  
LA RIBEIRO ■ CARLOS ARAUJO ■  
CARLOS LE-  
MOS VIDEIRA ■  
■ CAROLI-  
NA CANDIDO  
DE OLIVEIRA ■  
■ CAROLINA  
MIRANDA ■

CATARINA CONCEIÇÃO ■ CATIA DE  
JESUS LEITE ■ DANIEL DE SOUZA JO-  
AQUIM ■ DANIEL RODRIGUES SANTOS  
■ DAVID PEREIRA CARDOSO ■ DE-  
BORA COMI-  
TRE ■ DIO-  
GO DOURADO  
BEAUVALET  
■ DIOGO REBELO ■ DUARTE ANTU-  
NES SANTOS ■ ELISABETE LUCIANE  
BONALUME ■ ELISABETE SEIXAS ■  
ELIZANDRA  
SILVA ■  
ERICA FER-  
REIRA KAC  
■ ERICA  
TORRES SIL-  
VA ■ FERNANDA ZOEL DE LUCA ■ FLA-  
VIA NUNES ■ GUILHERME PEREIRA SIL-  
VA ■ ISABEL GASPAR SILVA ■ ISABEL

SILVA  
■ ISRAEL MAIA ■  
IVANI MOREIRA CLAUDINO ■  
JESSÉ GARCEZ FERREIRA ■ JÉSSI-  
CA SIQUEIRA ■ JOANA RO-  
DRIGUES ■ JOAO BRAN-  
CO ■ JOÃO  
JOÃO LA- ■ XMAN PITA  
■ JOÃO ■ MARTINS  
TOMÉ ■ JOÃO NUNO  
■ JOAQUIM ■ SENA ■  
JORGE REIS ■ JORGE  
SERRANO ■ JOSÉ COBRA  
FERREIRA ■ JOSÉ MA-  
RIA MEDEI- ■ ROS ■ JOSÉ  
MARTINS ■ ROVISCO ■  
JOSÉ PINA ■ SANTOS ■  
JOSÉ PINHEIRO PEREIRA ■ KA-  
REN DIAS ■ KATHERINE BOTH  
■ LUIS SILVA FELICIA-  
NO ■ LUI-

SA HENRIQUES FERREIRA  
■ MANUEL MARIA TEIXEIRA DU-  
ARTE ■ MANUEL PESSOA SANTOS ■  
MARCELINA ANTUNES ■ MARIA ANTÓNIO  
AMBRÓSIO ■ MARIA  
DE LURDES ■ SANTOS ■  
MARIANA ■ ABUD ■ MA-  
RIANA CAS- ■ SIA COSTA  
■ MARIANA ■ MARIA DO-  
REY ■ MA- ■ RISA MAGA-  
LHÃES ■ MARTA LANÇA ■ MARTA SILVA  
■ NATIVIDADE COSTA ■ NUNO COR-  
REIA ■ PATRICIA BARBOSA ■  
PAULA MENA  
■ PAULA  
MENDES ■  
PAULA MO-  
REIRA ■  
PEDRO AL-  
MEIDA CRUZ

■ PEDRO  
MARIA TEI-  
XEIRA DU-  
ARTE ■  
PEDRO MAU-  
RICIO ■  
PEDRO MON-  
TEIRO GON-  
ÇALVES ■  
PEDRO PE-  
REIRA CAR-  
DOSO ■ PE-  
DRO TORG  
■ RAQUEL  
HIGINO ■  
RENATA CA-  
RUSO ■ RICARDO ARAUJO ■  
RICARDO FILIPE NEVES ■ RI-  
CARDO MARTINI KATO ■ RICAR-  
DO OLIVEIRA REIS ■ ROGÉRIO

COUTINHO ■ RUBENS LIMA ■ RUI  
TEIXEIRA ■ SÉRGIO CLARO CASTRO  
■ SÉRGIO MIGUEL GOMES ■ SÉRGIO  
REIS PEREIRA ■ SILENE VIRGINIA  
■ SILVA-  
NA LEITE  
■ SÍLVIA  
GARVALHO ■  
SOFIA CRUZ ■ SORAIA DE PAULA  
■ SORAIA MORAIS ■ STEFANO NI-  
GRA ■ THAYNÁ MAGALHÃES BOTELHO  
■ TIAGO  
CLEMENTE  
FERRITO ■  
VASCO SAÚ-  
DE RAI  
■ VERA PE-  
REIRA ■ VIRGILIO CORREIA ■ VITO-  
RIO BAILONI LEPIANE ■ VIVIAN CA-  
POLICCI LOURENCINI ■ VIVIANE BOSIO

# WE TRUST



# BUILDING

A BETTER WORLD



CONSTRUCTION WORK AT THE PORT IN  
VILA REAL DE SANTO ANTONIO, 1928  
ALGARVE, PORTUGAL

DEEP FOUNDATION WORK - TEIXEIRA DUARTE'S  
FIRST PUBLIC WORKS PROJECT.



# A GLOBAL GROUP

for great achievements

Branching out from its origins in the construction industry, the Teixeira Duarte Group has diversified and expanded its activities to include a variety of sectors, namely Concessions and Services, Real Estate, Hospitality, Retail and Automotive.

Even after almost a century of operations, the Group holds fast to its core values. Today, with offices worldwide, its guiding principles are still closely tied to its mission of contributing to “Build a better world”.

**TEIXEIRA DUARTE  
HEADQUARTER, 2016**  
OEIRAS, PORTUGAL

A GLOBAL GROUP, TODAY WITH MORE THAN  
10 THOUSAND EMPLOYEES IN 4 CONTINENTS.

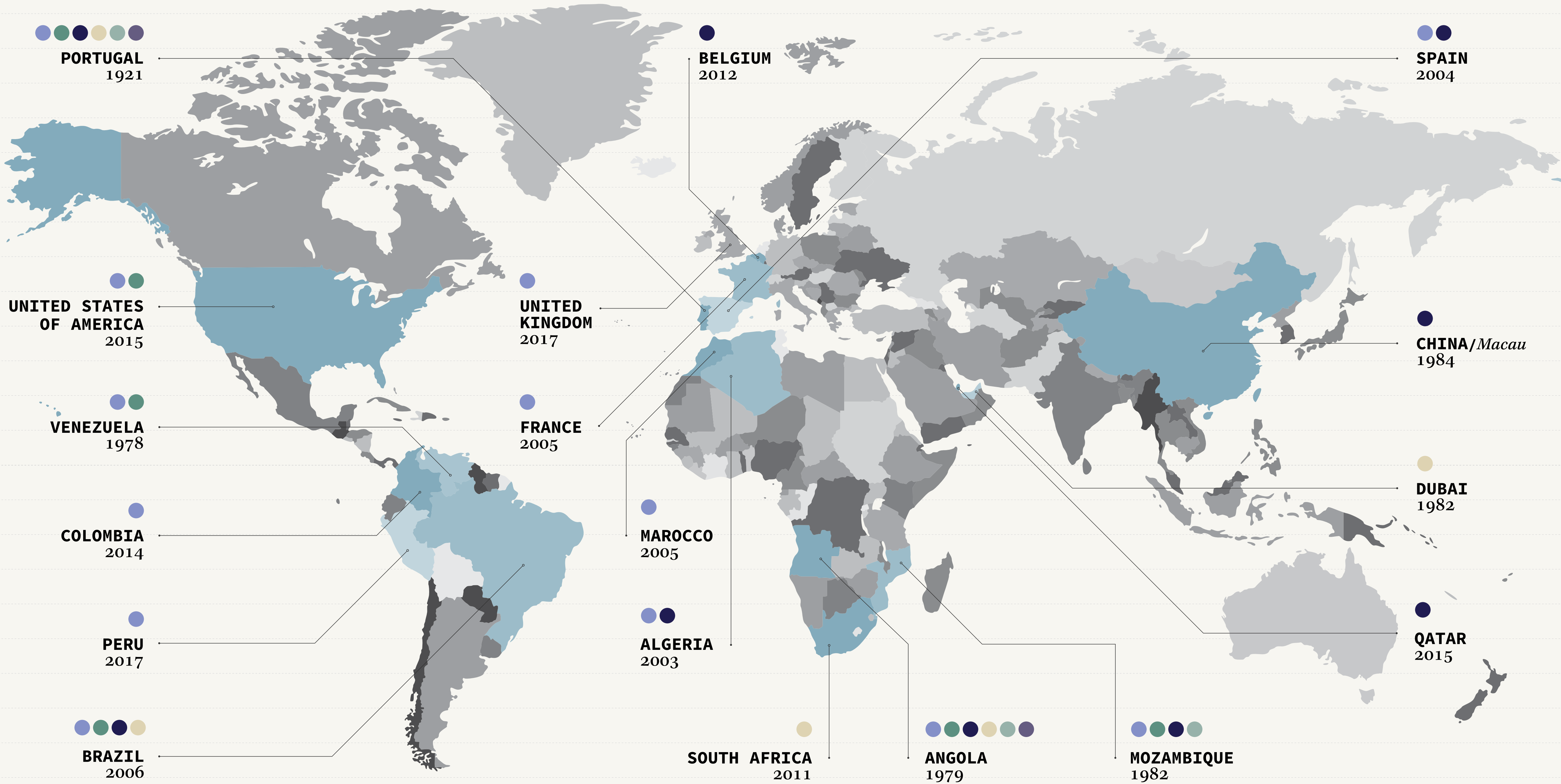




# WORLD WIDE presence

## BUSINESS AREAS

- CONSTRUCTION
- REAL ESTATE
- CONCESSIONS & SERVICES
- HOSPITALITY
- RETAIL
- AUTOMOTIVE

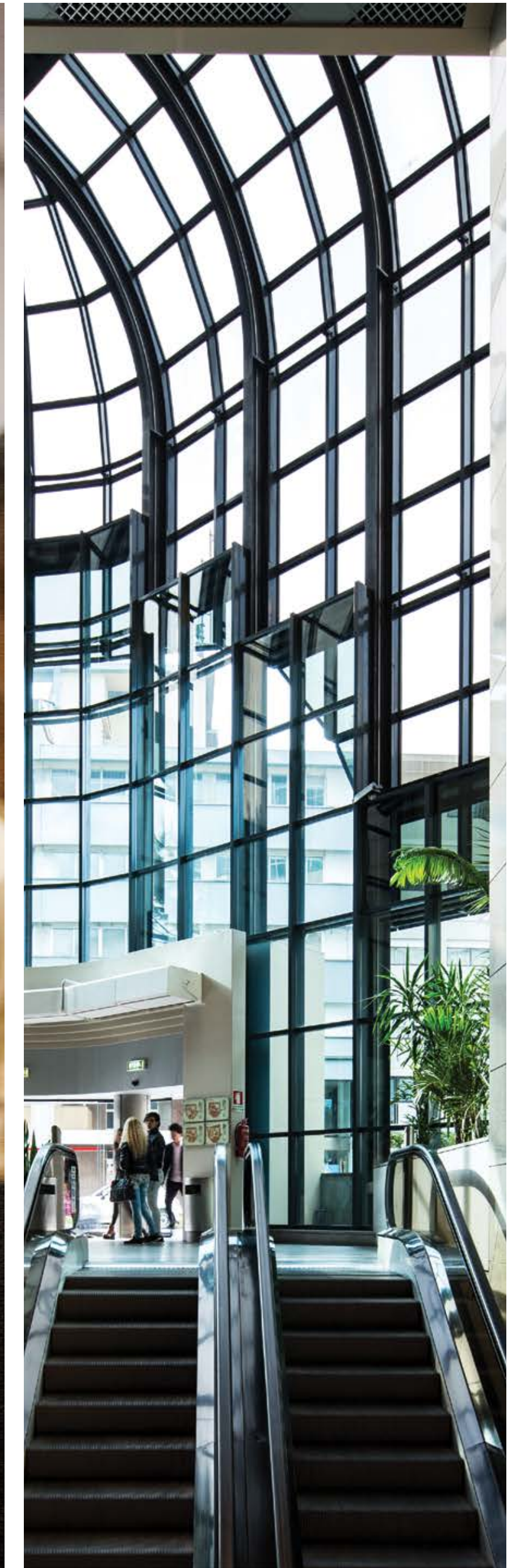




# SUSTAINABILITY

people, planet  
and profit

The commitment made by  
Teixeira Duarte – achieving  
balance in the triple bottom line.



**1 | CRAVEL PARK CENTENÁRIO** / QUINTA DE CRAVEL - OPORTO, PORTUGAL - 100,000 SQUARE METERS OF FOREST FULLY INTEGRATED INTO THE PROJECT. **2 | PROUD GRADUATES OF THE PROJECT “FAZER PESCAR”** IN ANGOLA, 2015. SOCIAL RESPONSIBILITY AND VOCATIONAL TRAINING. **3 | SHOPPING CIDADE DO PORTO** / OPORTO, PORTUGAL - GLASS SURFACES SAVE ON ENERGY COSTS BY BRINGING NATURAL LIGHTING TO LARGE AREAS.



# MAIN PROJECTS

**JULIUS NYERERE 130**  
MAPUTO, MOZAMBIQUE







## QUINTA DE CRAVEL

LOCATION	<b>Portugal</b>
TYPE	<b>Residential</b>
TOTAL AREA	215,400 sq. ft.





QUARTIER VILA MASCOTE

LOCATION **Brazil**  
TYPE **Residential**  
TOTAL AREA 473,200 sq. ft.



RETRATO PAULISTA

LOCATION **Brazil**  
TYPE **Residential**  
TOTAL AREA 234,600 sq. ft.







**VERDI ALTO DE PINHEIROS**

LOCATION	<b>Brazil</b>
TYPE	<b>Residential</b>
TOTAL AREA	88,800 sq. ft.





**QUARTIER CAMPO BELO**

LOCATION **Brazil**  
 TYPE **Residential**  
 TOTAL AREA 246,900 sq. ft.



**VERUM MOOCA**

LOCATION **Brazil**  
 TYPE **Residential**  
 TOTAL AREA 251,200 sq. ft.





**CALLE AMALIA**

LOCATION **Spain**  
TYPE **Residential**  
TOTAL AREA 17,100 sq. ft.



**ALTA VISTA PREMIUM**

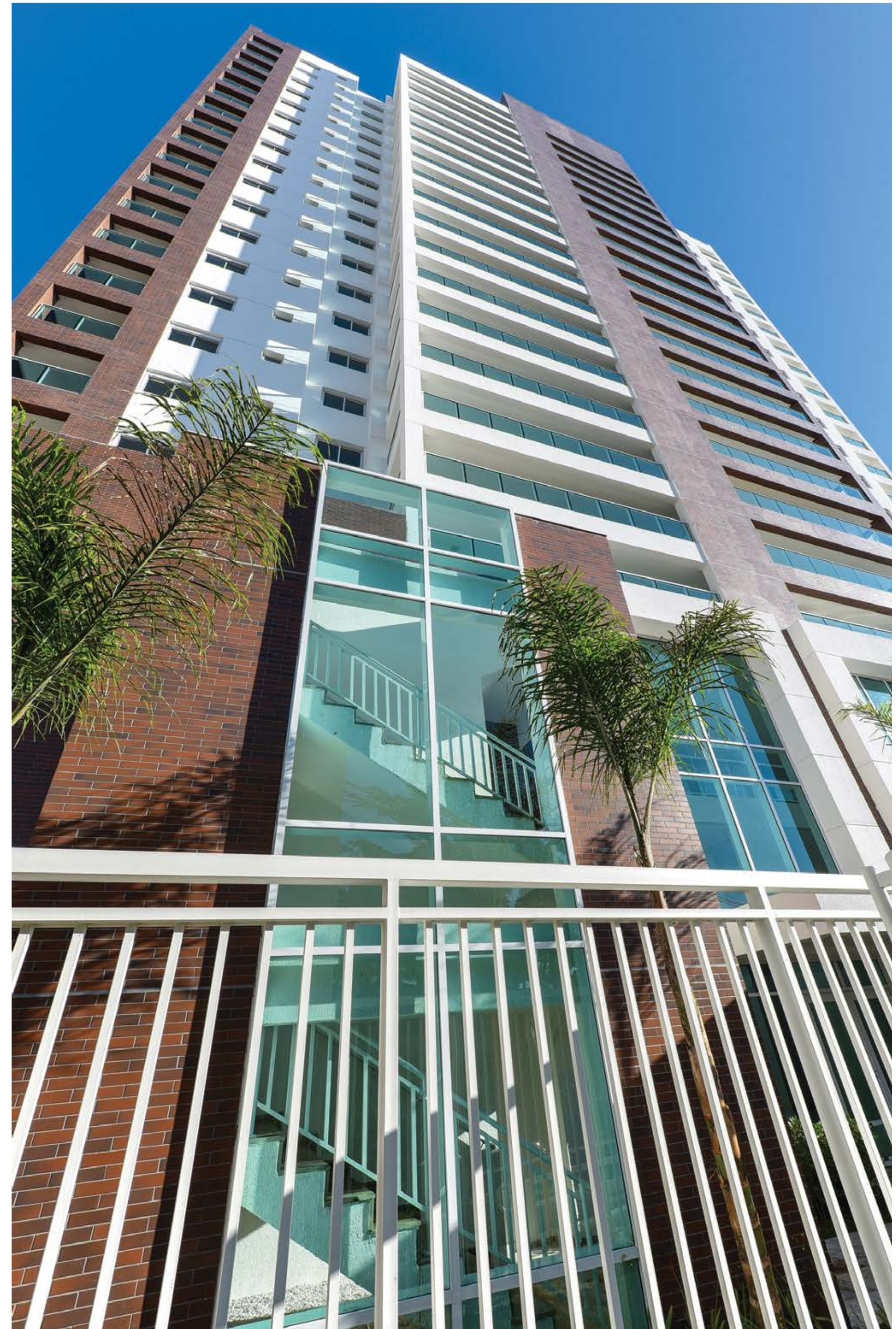
LOCATION **Brazil**  
TYPE **Residential**  
TOTAL AREA 520,600 sq. ft.





**CRYSTAL CAMPO BELO**

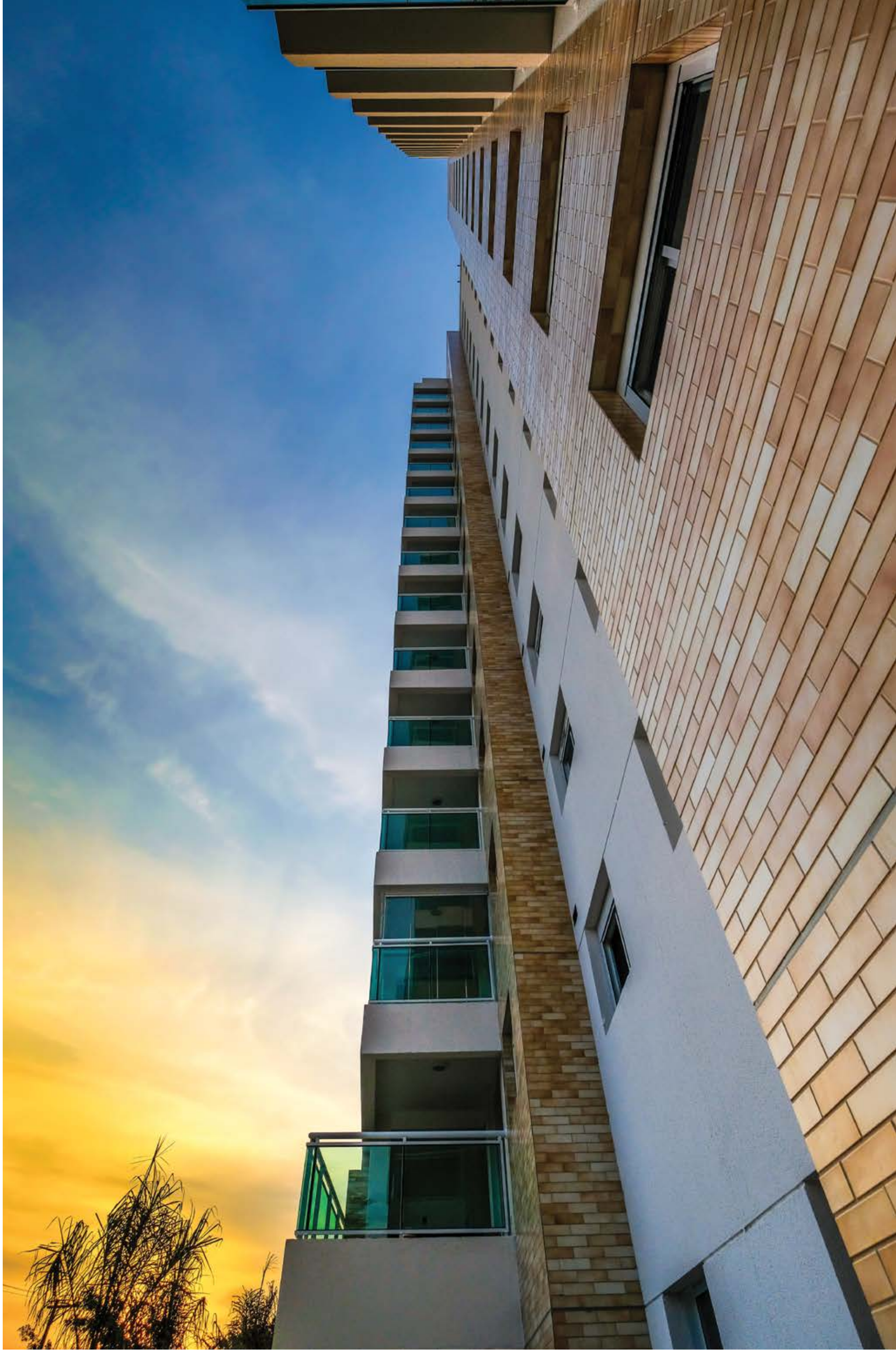
LOCATION **Brazil**  
TYPE **Residential**  
TOTAL AREA 177,900 sq. ft.



**DON KLABIN**

LOCATION **Brazil**  
TYPE **Residential**  
TOTAL AREA 111,900 sq. ft.





MY PLACE BRAZ LEME

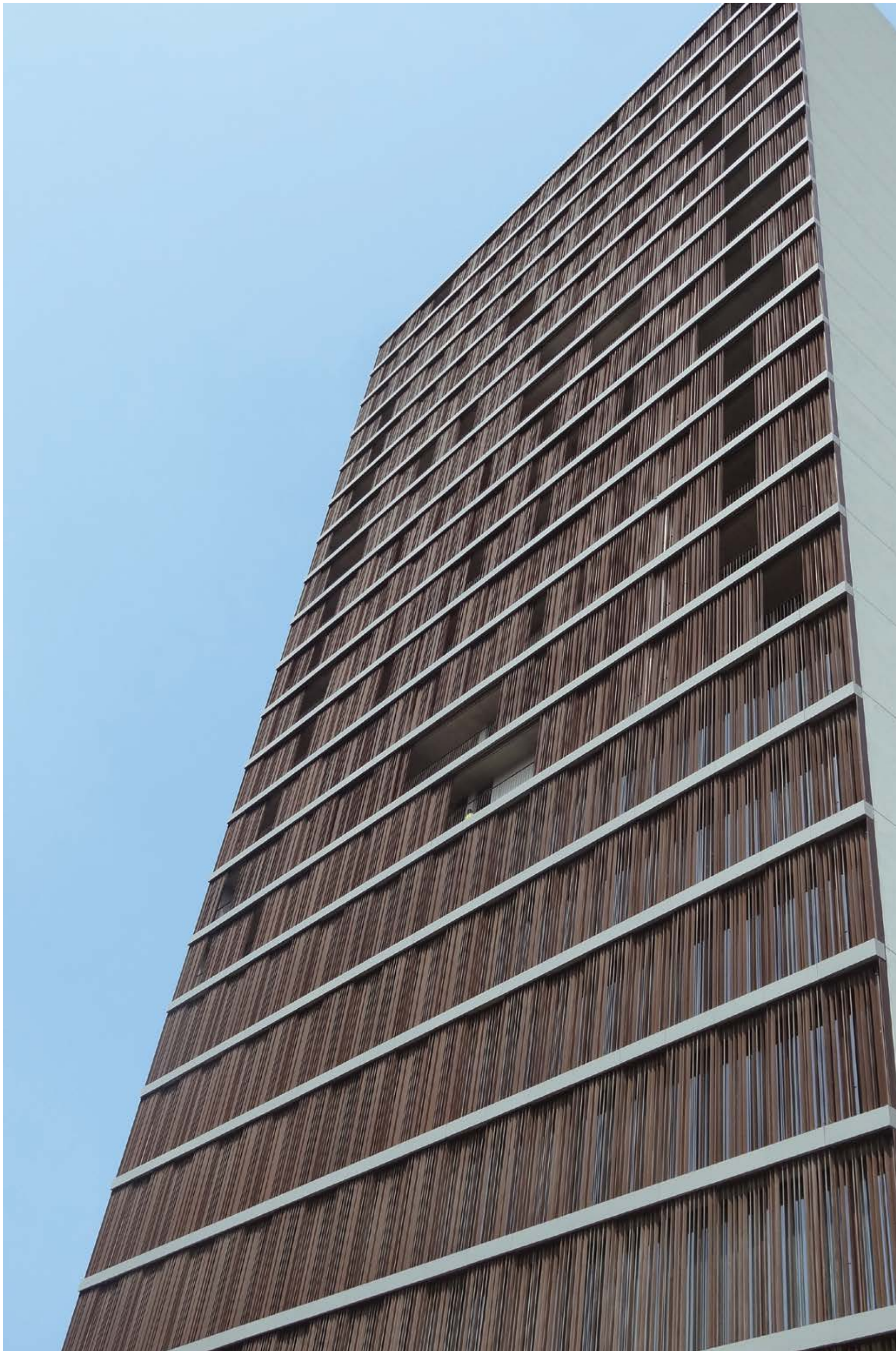
LOCATION	<b>Brazil</b>
TYPE	<b>Residential</b>
TOTAL AREA	251,600 sq. ft.



TOWER PLAZA

LOCATION	<b>Portugal</b>
TYPE	<b>Offices</b>
TOTAL AREA	224,000 sq. ft.





**JULIUS NYERERE 130**

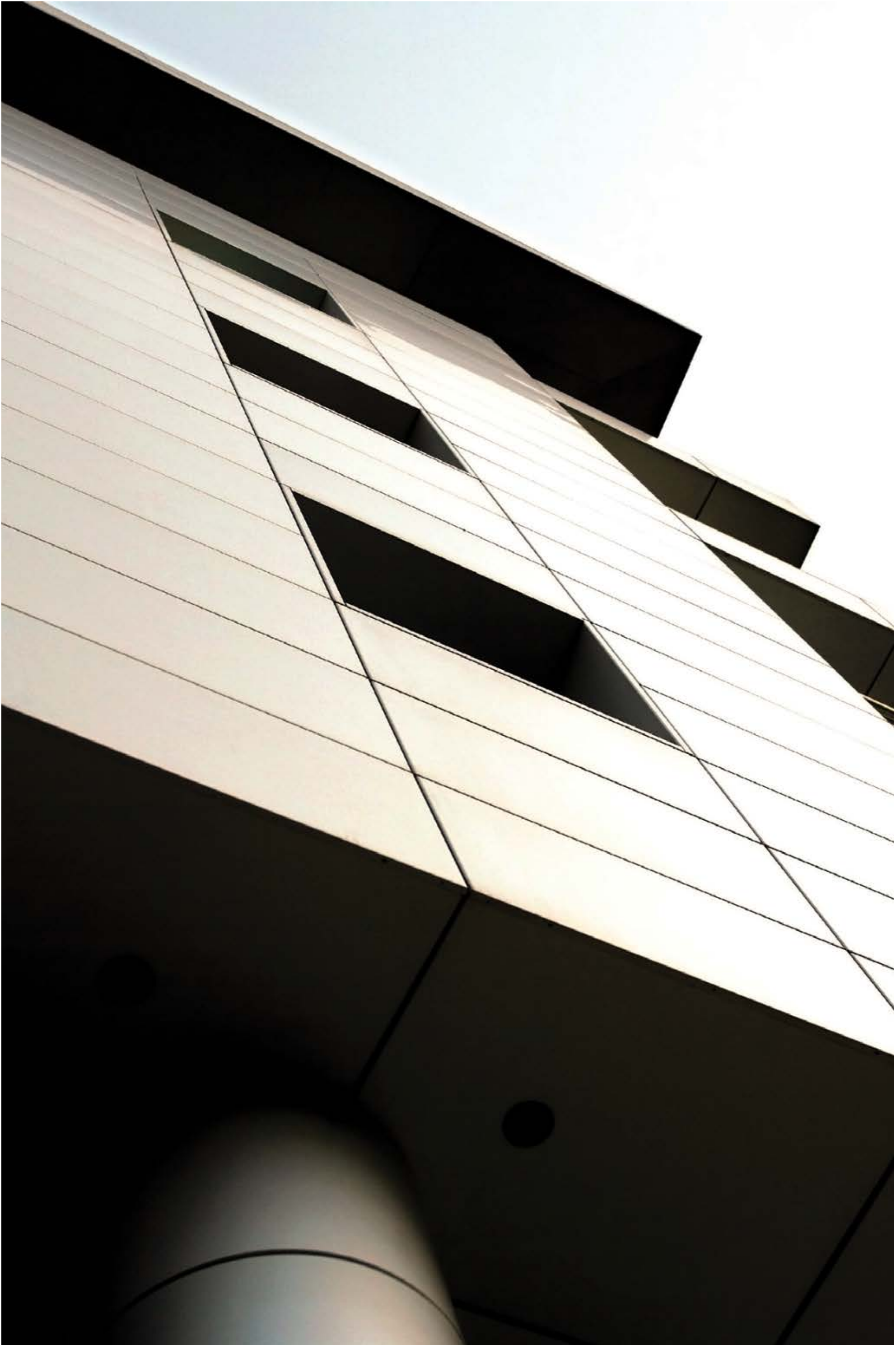
LOCATION	<b>Mozambique</b>
TYPE	<b>Residential and Offices</b>
TOTAL AREA	276,700 sq. ft.





**EDIFÍCIO VAN-DUNEN**

LOCATION **Angola**  
TYPE **Offices and Retail**  
TOTAL AREA 54,800 sq. ft.



**EXCELLENCE**

LOCATION **Portugal**  
TYPE **Offices and Retail**  
TOTAL AREA 48,600 sq. ft.





COQUEIROS LUANDA LIVING

LOCATION	Angola
TYPE	Residential and Retail
TOTAL AREA	108,000 sq. ft.





# LAGOAS PARK

LOCATION	Portugal
TYPE	Offices and Retail
TOTAL AREA	3,007,200 sq. ft.





**LAGOAS PARK HOTEL**

LOCATION **Portugal**  
 TYPE **Hospitality**  
 TOTAL AREA 154,200 sq. ft.



**OEIRAS PRIME**

LOCATION **Portugal**  
 TYPE **Leisure and Retail**  
 TOTAL AREA 199,900 sq. ft.





**HOTEL BAÍA**

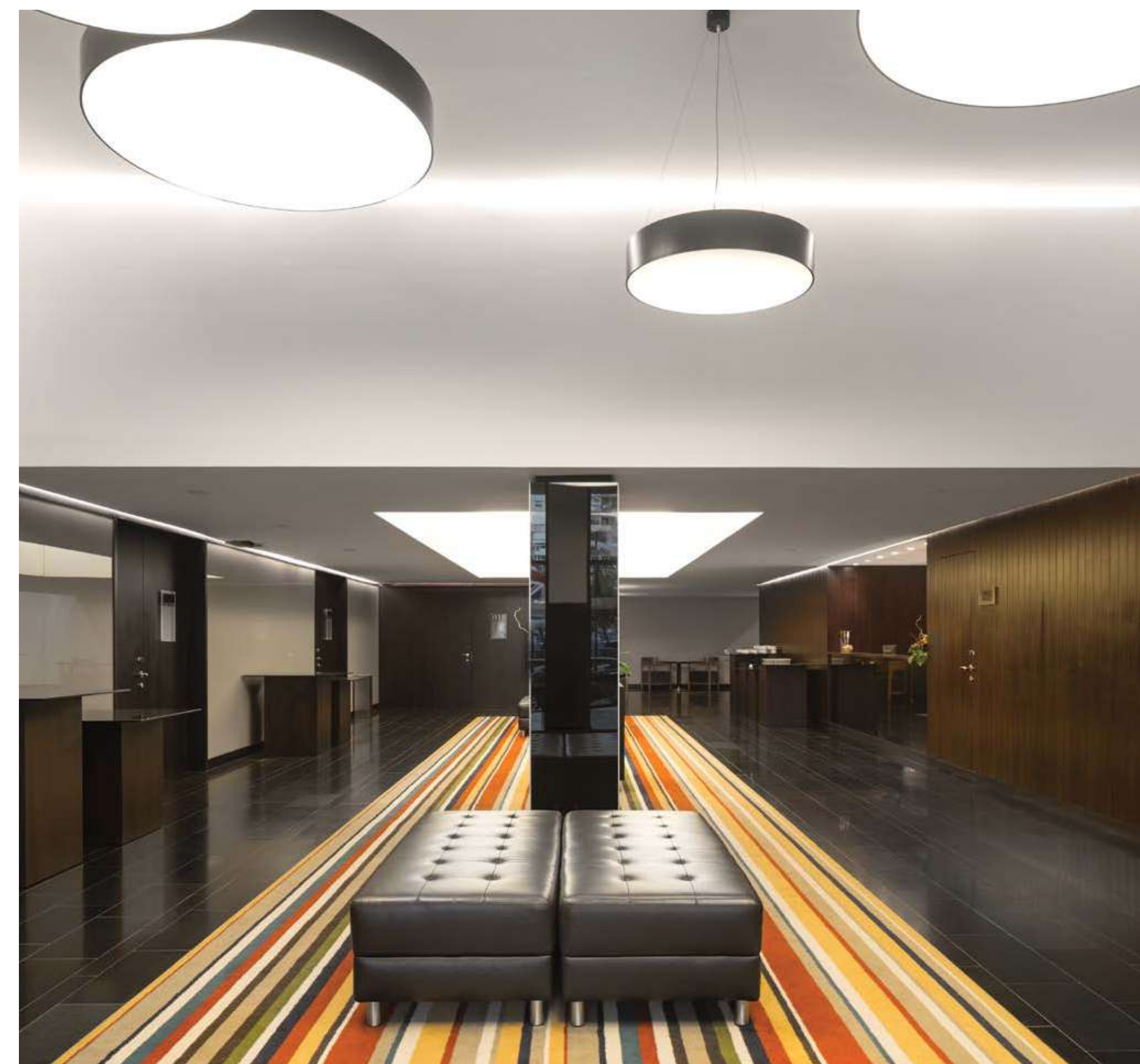
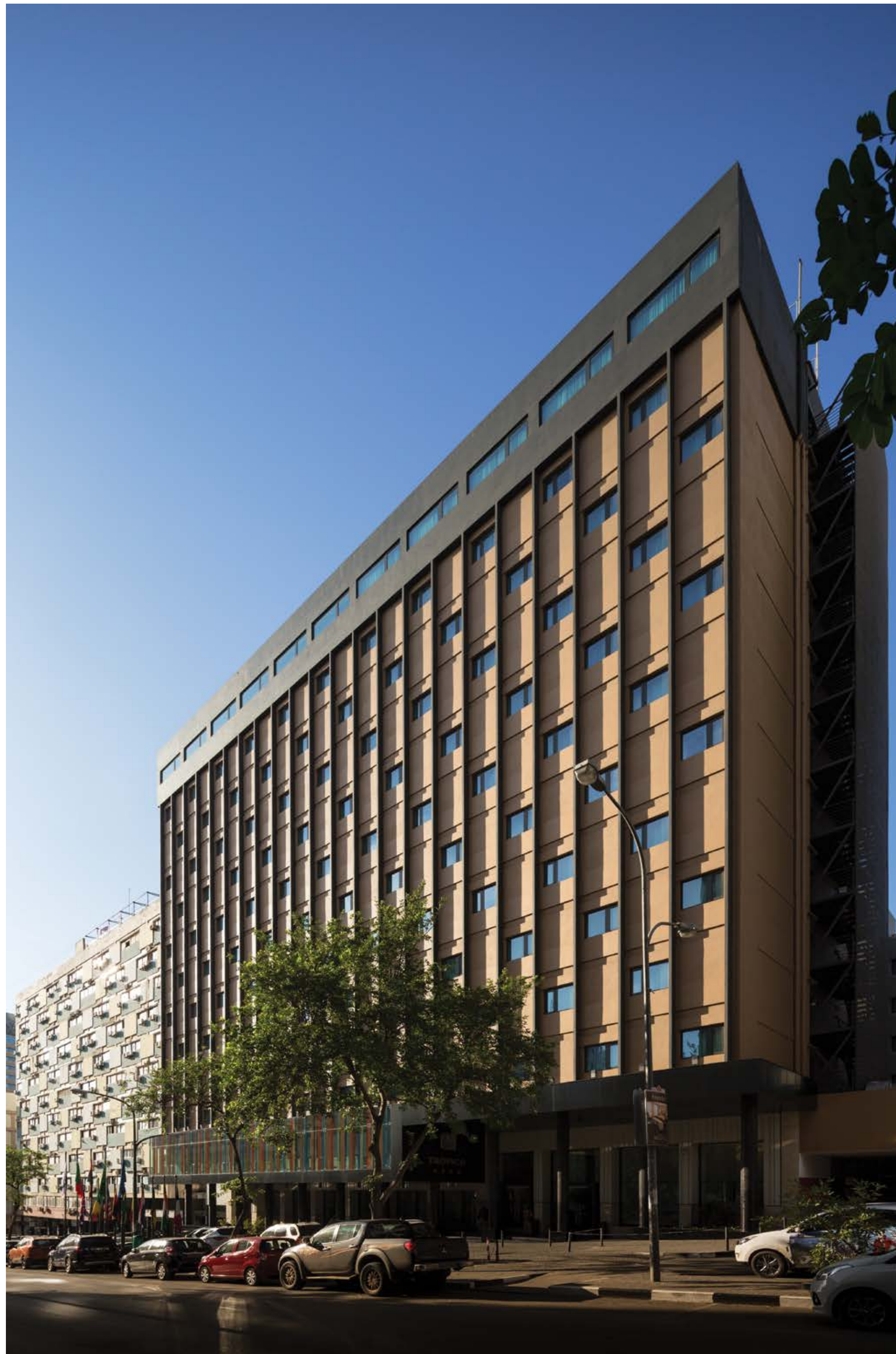
LOCATION     **Angola**  
TYPE        **Hospitality**  
TOTAL AREA    107,300 sq. ft.



**HOTEL AVENIDA**

LOCATION     **Mozambique**  
TYPE        **Hospitality**  
TOTAL AREA    76,400 sq. ft.





## HOTEL TRÓPICO

LOCATION	<b>Angola</b>
TYPE	<b>Hospitality</b>
TOTAL AREA	255,000 sq. ft.





## BELAS ARTES

LOCATION	<b>Portugal</b>
TYPE	<b>Residential and Retail</b>
TOTAL AREA	43,000 sq. ft.





**LUÍS BÍVAR**

LOCATION **Portugal**  
TYPE **Residential and Retail**  
TOTAL AREA 25,000 sq. ft.



**NOVO FIGURINO**

LOCATION **Portugal**  
TYPE **Residential and Retail**  
TOTAL AREA 14,200 sq. ft.





VILLA PARK

LOCATION	Portugal
TYPE	Residential, Retail, Leisure and Parking Facilities
TOTAL AREA	475,900 sq. ft.



HOSPITAL DA LUZ – CLÍNICA DA AMADORA

LOCATION	Portugal
TYPE	Health Care
TOTAL AREA	28,600 sq. ft.





**HOSPITAL DR. JOSÉ ALMEIDA - CASCAIS**

LOCATION	<b>Portugal</b>
TYPE	<b>Health Care</b>
TOTAL AREA	493,500 sq. ft.





TDA TALATONA

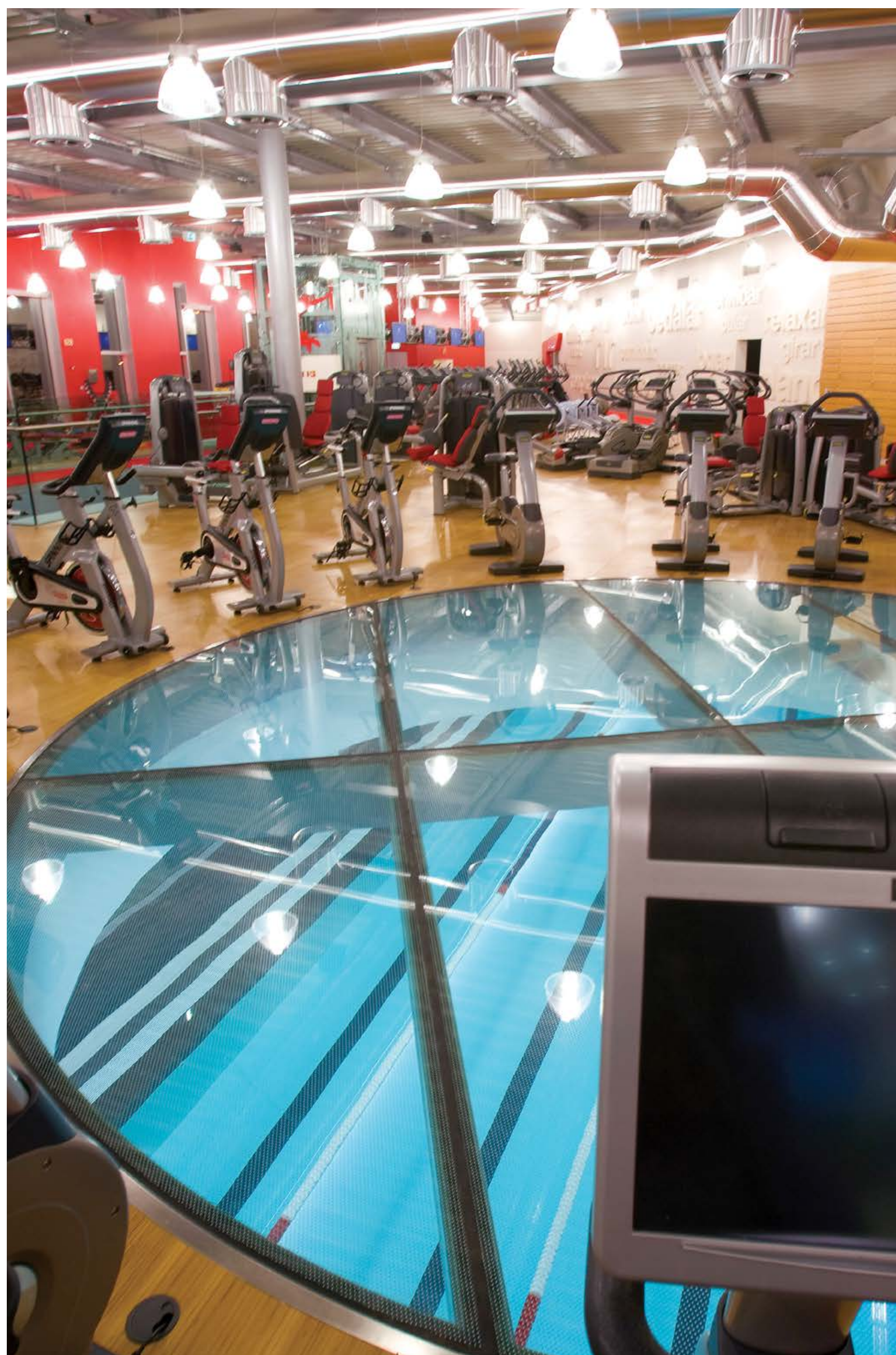
LOCATION	Angola
TYPE	Retail, Logistics and Industrial
TOTAL AREA	229,200 sq. ft.



SHOPPING CIDADE DO PORTO

LOCATION	Portugal
TYPE	Retail and Parking Facilities
TOTAL AREA	781,500 sq. ft.





# VIRGIN ACTIVE V.N. GAIA

LOCATION	<b>Portugal</b>
TYPE	<b>Leisure</b>
TOTAL AREA	44,300 sq. ft.





**PRESTIGE ALTA VISTA**

LOCATION **Brazil**  
TYPE **Residential**  
TOTAL AREA 577,100 sq. ft.



**COLÉGIO S. FRANCISCO DE ASSIS - SOUTH LUANDA**

LOCATION **Angola**  
TYPE **Education**  
TOTAL AREA 103,800 sq. ft.





#### SANTA MARINHA DESIGN DISTRICT

LOCATION	<b>Portugal</b>
TYPE	<b>Residential, Offices, Retail and Leisure</b>
TOTAL AREA	2,371,300 sq. ft.





# CASA DO GOVERNADOR - BEACH, LEISURE & NATURE RESORT

LOCATION	<b>Brazil</b>
TYPE	<b>Residential, Retail and Hospitality</b>
TOTAL AREA	3,766,000 sq. ft.





**CENTRO SUL**

LOCATION **Angola**  
TYPE **Offices and Retail**  
TOTAL AREA 1,464,800 sq. ft.

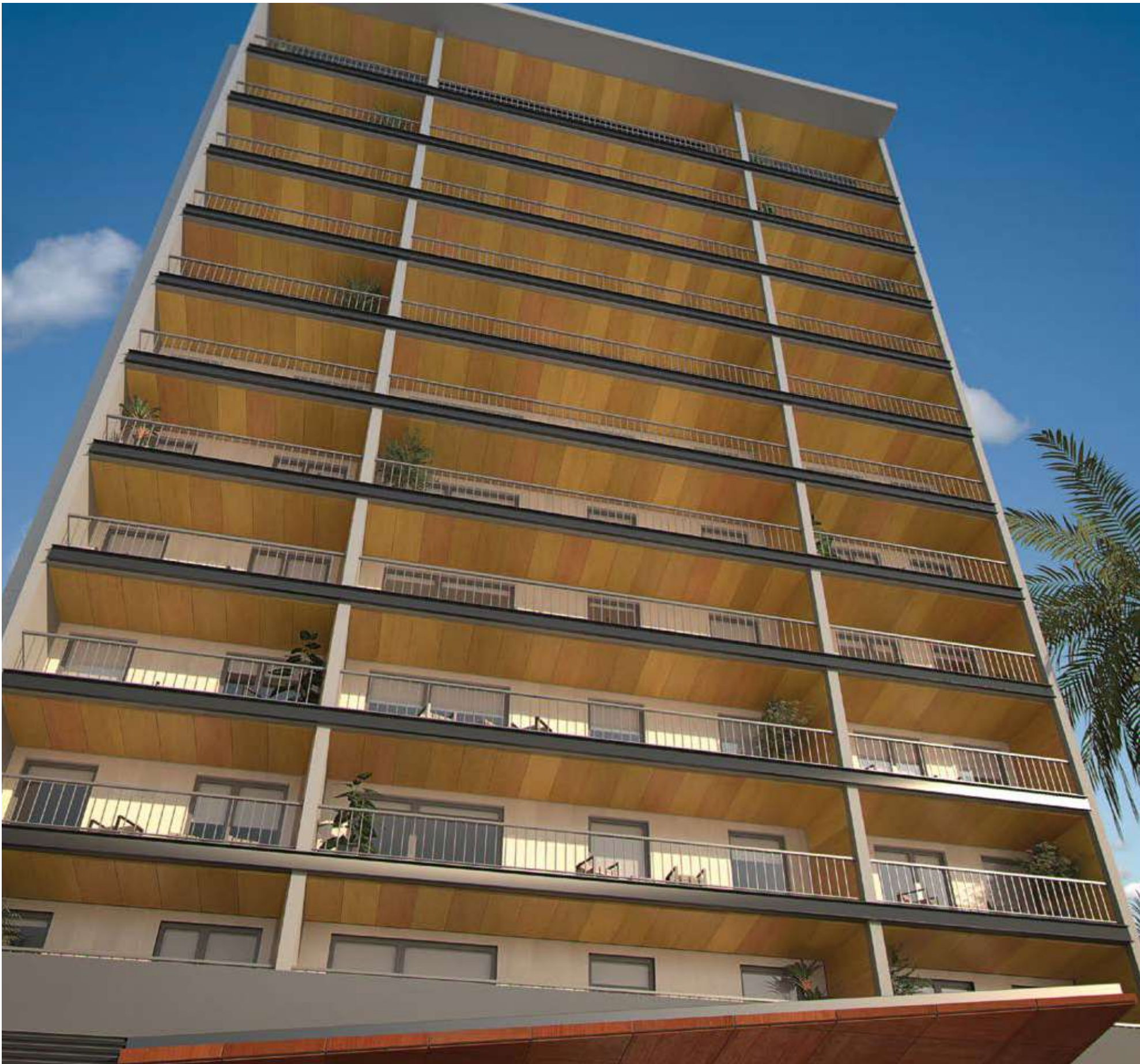




**FRISA CASCAIS**

LOCATION	<b>Portugal</b>
TYPE	<b>Residential and Retail</b>
TOTAL AREA	276,500 sq. ft.





### VILA RIO

LOCATION	<b>Portugal</b>
TYPE	<b>Residential, Offices and Retail</b>
TOTAL AREA	2,797,900 sq. ft.

### SPAZIO LUANDA LIVING

LOCATION	<b>Angola</b>
TYPE	<b>Residential and Retail</b>
TOTAL AREA	93,100 sq. ft.





VILLA TORRINHA

LOCATION	Portugal
TYPE	Residential and Offices
TOTAL AREA	101,300 sq. ft.



VILLA SUL

LOCATION	Angola
TYPE	Residential
TOTAL AREA	881,800 sq. ft.





## UNIQUE ALTA VISTA

LOCATION	<b>Brazil</b>
TYPE	<b>Residential</b>
TOTAL AREA	490,300 sq. ft.





LEE PARK

LOCATION	United States
TYPE	Residential
TOTAL AREA	143,000 sq. ft.





## HOOD

LOCATION	<b>United States</b>
TYPE	<b>Residential</b>
TOTAL AREA	246,000 sq. ft.





# A VIRTUAL CITY OF TEIXEIRA DUARTE PROJECTS



## UNDER DEVELOPMENT

34 MILLION sq. ft.

### RESIDENTIAL

15,600,000 sq. ft.

### OFFICES

4,600,000 sq. ft.

### RETAIL

3,800,000 sq. ft.

### LOGISTICS & INDUSTRIAL

3,200,000 sq. ft.

### HOSPITALITY & LEISURE

1,900,000 sq. ft.

### HEALTH CARE

3,900,000 sq. ft.

### OTHER PROJECTS

1,300,000 sq. ft.

## BUILT

65 MILLION sq. ft.

### RESIDENTIAL

16,800,000 sq. ft.

### OFFICES

19,900,000 sq. ft.

### RETAIL

3,700,000 sq. ft.

### LOGISTICS & INDUSTRIAL

8,700,000 sq. ft.

### HOSPITALITY & LEISURE

5,600,000 sq. ft.

### HEALTH CARE

5,400,000 sq. ft.

### OTHER PROJECTS

5,300,000 sq. ft.

# A VIRTUAL CITY OF TEIXEIRA DUARTE PROJECTS

DATA FROM THE LAST 20 YEARS.



**SPACES + PEOPLE = PLACES**





## REAL ESTATE

PORTUGAL ▪ ANGOLA ▪ BRAZIL ▪ MOZAMBIQUE ▪ SPAIN ▪ UNITED STATES OF AMERICA

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