



M-CDU

OFFICES, LIFESTYLE & CULTURE

“You may understand why it is so easy for me to come
and support this project for the Old Municipal Slaughterhouse (...)
it is multidimensional, it has culture, economy and social cohesion.”

Marcelo Rebelo de Sousa - President of the Portuguese Republic



M-etropolitan Porto

DESTINATIONS

118

Cities with direct flights

SCALABLE LOCATION

1ST

In ease of doing business across borders
(World bank - 2020)

INNOVATION ECOSYSTEM

LEADING

Portuguese Region
by number of start-up Portugal
(Startup Portugal - 2021)

TALENT

195 000+

University students in the region
(DGEEC - 2020/21)

QUALITY OF LIFE

BEST

Small city to live in the world
(Monocle - 2021)

AWARDS

PORTO IS THE WORLD BEST CITY
DESTINATION
(FDI Intelligence - 2022/23)

INVESTMENT AWARD & SMART
CITY INNOVATOR AWARD
(AIM Dubai - 2020)

EUROPEAN CITY OF THE YEAR
(Urbanism Awards - 2020)

START-UP & SME SUPPORT
(FDI Intelligence - 2019)

BEST START-UP FRIENDLY CITY OF
EUROPE
(World Excellence Award - 2018)





PRAÇA DE
CARLOS ALBERTO

CARLOS BRANCO
PINTOR

ECCE SIGNUM SALUTIS
SALUS IN PERICULIS

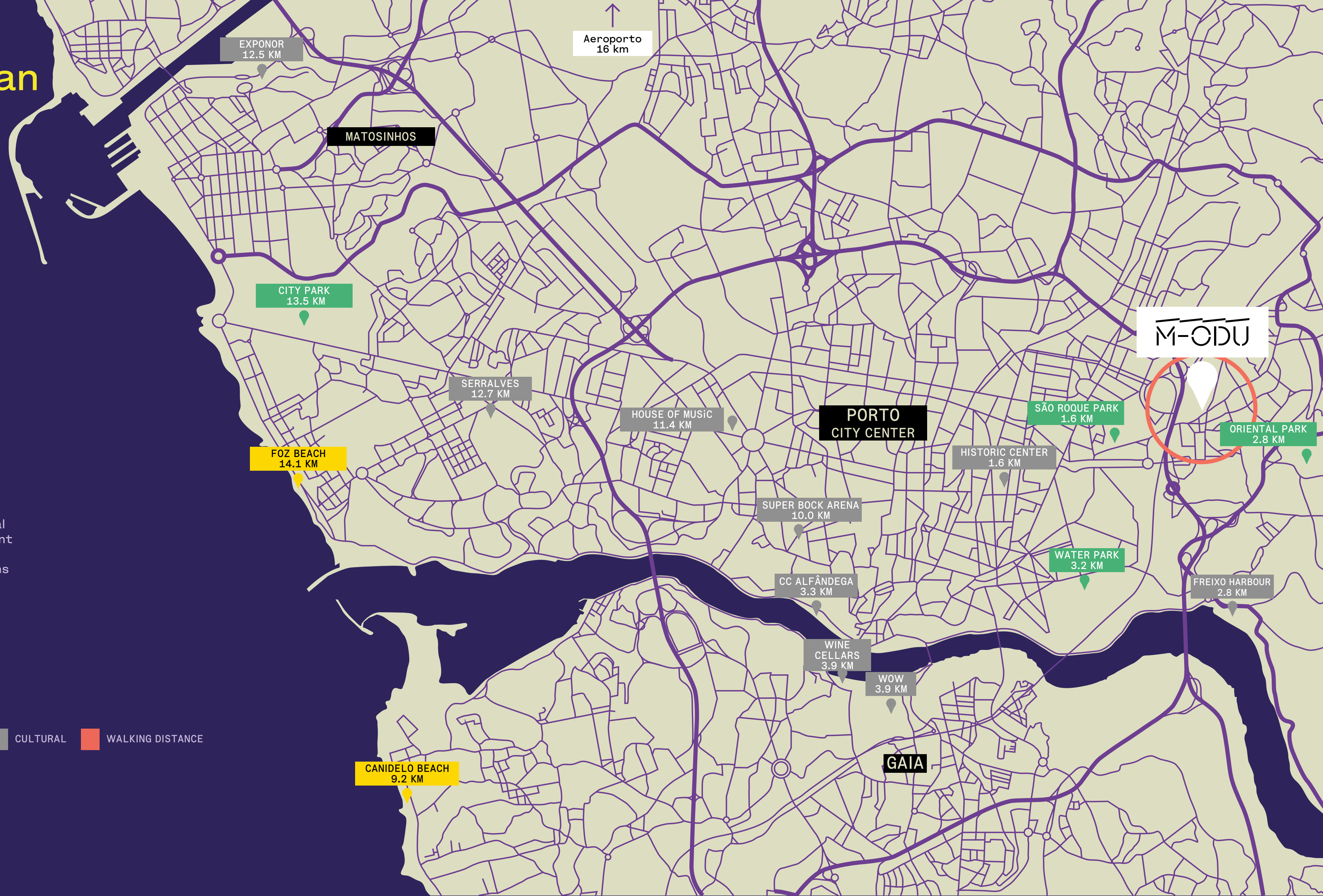


“It is a project that will change this part of the city.
There are projects that leave no one indifferent and change
cities and, therefore, people’s lives.”

Rui Moreira - Mayor of Porto



M-etropolitan Porto



5 MIN WALKING DISTANCE

- Campanhã intermodal terminal
- 2000 houses under development
- Corujeira public square
- Bus, subway and train stations
- 3000 car parking spaces
- Municipal bicycle lane
- Shopping centre
- Supermarket
- Medical Centre

- Movie Theater
- Banks
- Gyms

GREEN AREAS BEACHES CULTURAL WALKING DISTANCE



M-etropolitan Porto



DISTANCES PROXIMITY TO VCI METRO ACCESS

- Aeroporto - 16Km
- Braga - 55 Km
- Lisbon - 311Km
- Faro - 547 Km

■ ■ ■ ■ ■ SUBWAY ■ HIGHWAYS



“It will be an axis for the regeneration of the territory of Campanhã an axis for cultural production and an important space for entrepreneurship and innovation.”

António Costa - Portuguese Prime Minister

M-asterpiece



Project designed by the world-renowned Japanese architect **Kengo Kuma**, in partnership with local architects OODA.



“It was modelled on the Japanese term - Komorebi, which refers to the light that filters through the trees in a forest.”

Kengo Kuma - Architect





BRIDGE



M-multidisciplinary

A **CREATIVE** and disruptive **ECOSYSTEM**, which combines artistic, cultural, and transforming agents from different economic sectors in an experimental, **INNOVATIVE**, and technological **MINDSET**, generating synergies and economies of scale between the players.



M-multidisciplinary

WORKSPACES

- Office as a service
- Versatil office spaces
- Single tenant buildings for small areas

CULTURAL

- Museum
- Art Gallery
- Artist Residences
- Multi-purpose spaces

LEISURE

- Pop-up Events
- Green Areas
- Public Squares

FOOD/DRINK

- Food hall
- Coffee shop
- Kiosk





NAVE CENTRAL



M-ulticultural

CITY MUSEUM NETWORK

As a creative space for leisure, entertainment and culture open to the city and the community. Távora Sequeira Pinto's collection will be part of the future extension of the City Museum.

It includes more than 1,100 pieces such as paintings, sculptures, among other types of pieces and works.



MUSEUM

M-ulticultural

PORTO MUNICIPAL GALLERY

The extension of Galeria Municipal do Porto to a new hub aims to reveal how artistic life in Porto exists in dialogue and exchange with a vibrant and up-to-date international context, realizing its cosmopolitan vocation and aspiration through bridging initiatives such as exhibitions, residencies, festivals, support for internationalization. This project intends to create admiration, proximity and knowledge of what the city is.



ART GALLERY



M-utable

A SPACE THAT TRANSFORMS

- Experimental cultural programming
- Space & afterwork activities
- Cleanig service
- Events and activities driven by tenants
- Workshops & cycles of innovation and debate
- Musical events, cinema, arts

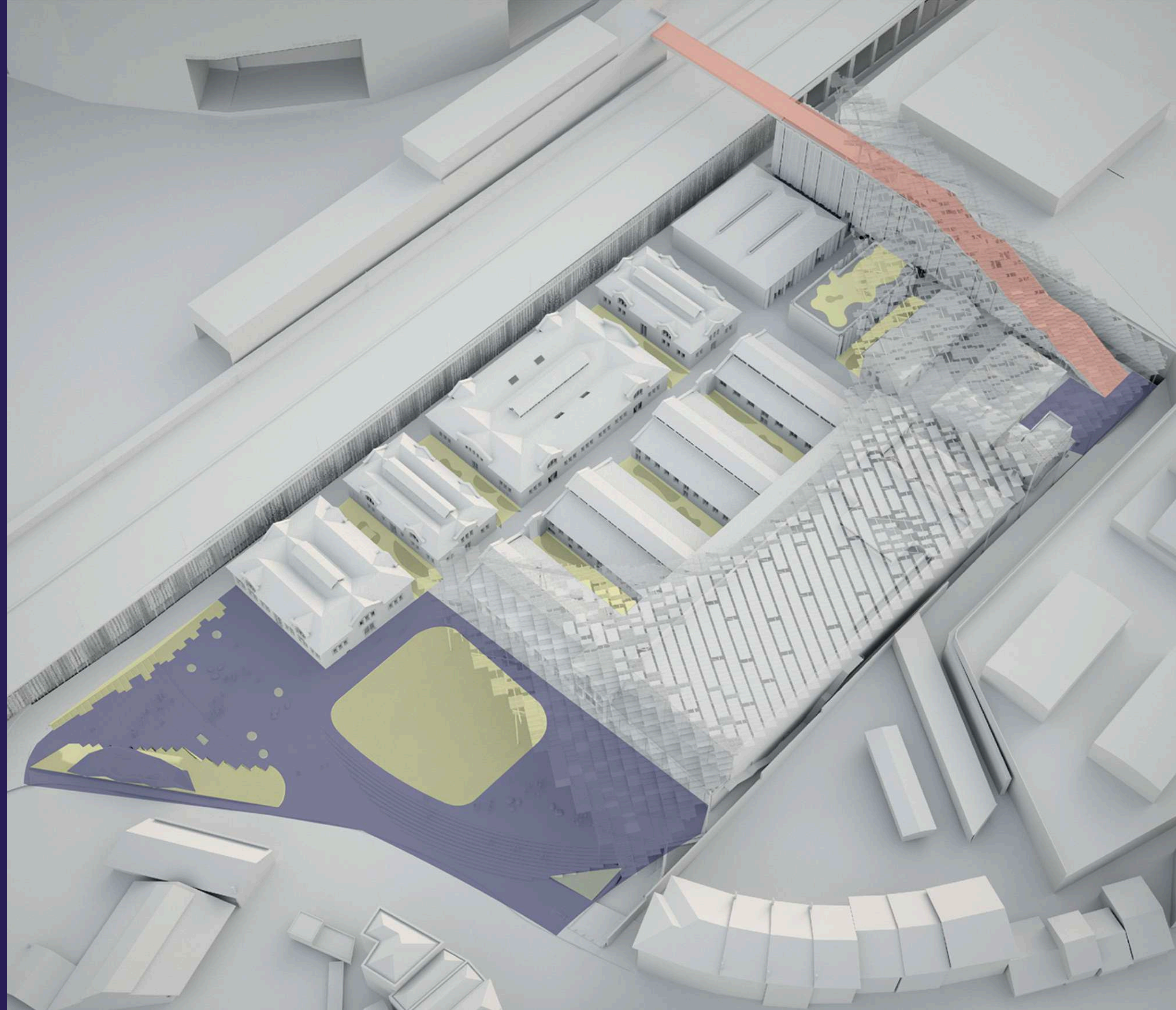


EVENTS



M-masterplan

M-ODU, will provide the city with more than 8,000 sqm of business, cultural and leisure facilities, and 12,000sqm of space for offices and restaurants.



 GREEN AREAS  BRIDGE  PUBLIC SQUARES





PUBLIC SQUARE





PUBLIC SQUARE



FOOD HALL

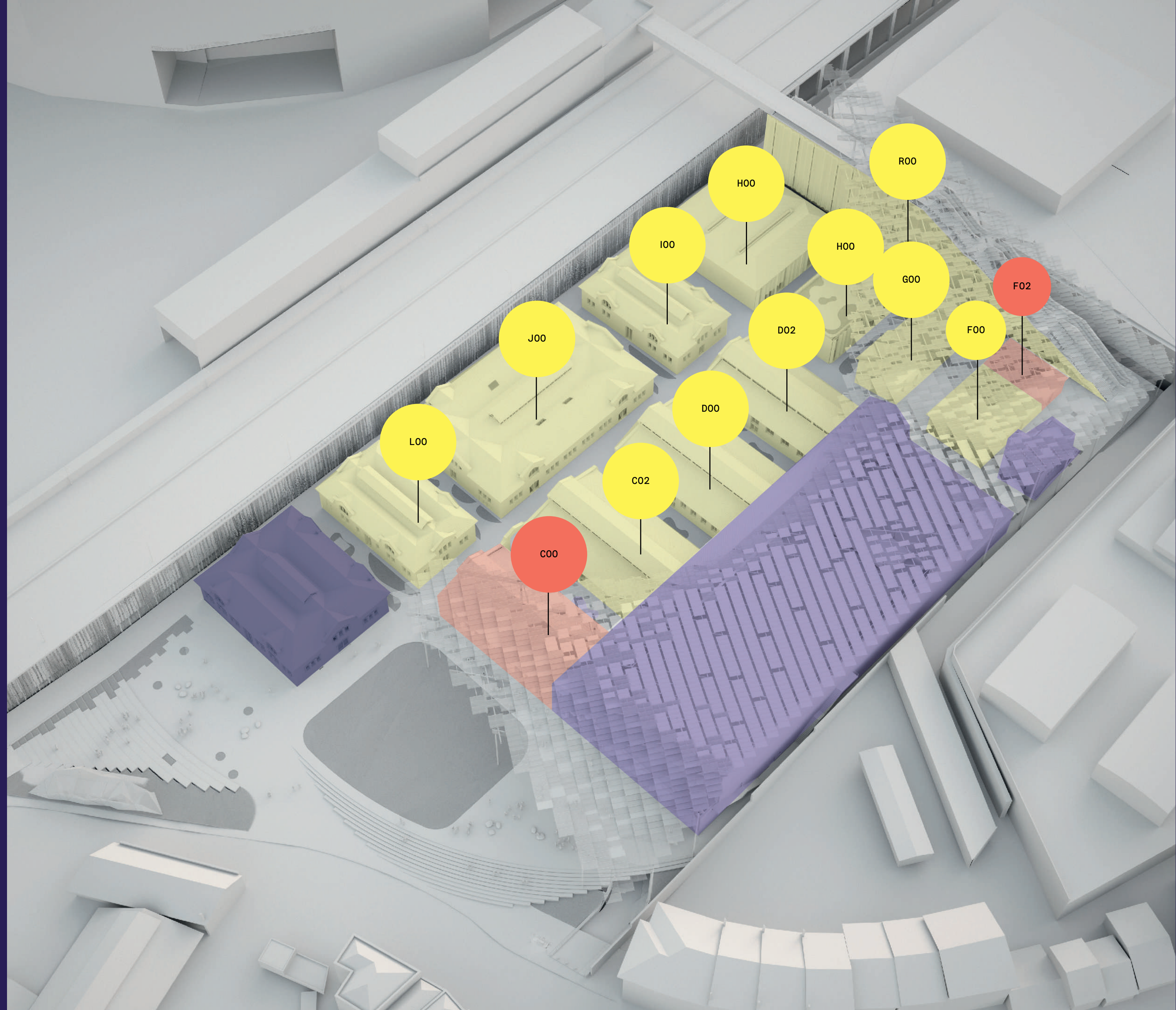




M-multifunctional

BUILDING	FLOOR(S)	AREA	CAPACITY (PX*)
C00	RC	592	268
C02	GF + 1F	964	142
D00	GF + 1F	966	142
D02	GF	594	85
F00	GF	310	110
F02	RC	160	57
G00	GF + 1F + 2F	632	62
I00	GF + 1F	906	115
J00	GF + 1F	2336	324
L00	GF + 1F	876	115
R00	GF + 1F + 2F + 3F + 4F	2245	414
H00	GF + 1F	1670	226
H02	GF + 1F	699	287

*Ratio 1 px per 10 sq.m



■ OFFICES
 ■ FOOD
 ■ CULTURAL
 ■ POLICE STATION



M-memory

RECONVERSION MAINTAINING ITS HISTORICAL MEMORY AND ARCHITECTURE

The intervention program foresees the complete reconversion of the complex, maintaining its historical memory and architectural nature.

The complex features a set of industrial pavilions that are transformed into independent office buildings.

This project allows each occupier to have its own office building. This set of isolated buildings are inserted in a qualified space with an unusual characteristic.



ROOFTOP BUILDING D02



M-multiplicity

OFFICE AS A SERVICE, OPERATED BY A FACILITY MANAGEMENT COMPANY INCLUDING:

- Building maintenance
- Full time security
- Cleaning service
- Water and energy expenses
- Management of the green areas and public plazas
- Privileged access to conference and meeting rooms
- Privileged access to exterior areas to promote events
- Well-being activities
- Health services
- Informative workshops
- Personal enrichment sessions
- Environmental talks & initiatives
- Entertainment events
- Extended open hours (08:00h - 24:00h)





BUILDING H00



M-odular

WE PROMOTE FLEXIBLE WORKSPACES THROUGH CORE&SHELL MODEL

- Possibility to fully customize the interiors
- 11 independent buildings with autonomous entrances
- Building dimensions from 374 sq. to 2,408 sq.m
- Mechanical infrastructures provided at building entrance
- Semi-private green areas for each building
- Thermal and acoustic isolation
- Fully finished bathroom cores
- 3 to 4 light fronts offices with plenty natural light
- Raised floor installed
- Windows with high energy and acoustic coefficient
- Shower room





BUILDING D02





GREEN AREAS BETWEEN BUILDINGS





MULTI-PURPOSE ROOM





BUILDING R



M-erit

THIS PROJECT HAS ENVIRONMENTAL CERTIFICATION: LEED GOLD

This complex is characterized for being an ecologically responsible building.

The refurbishment is based on:

- Rehabilitation and reuse of existing structures
- Sustainable and local materials
- Mechanisms and devices to improve building's efficiency, air quality and lower carbon emissions

Through it's sustainable design, construction and operational standards we are **creating healthier places for people.**





OVERVIEW

“The world is discovering new ways of working.
This project is a pioneering work in such an era.
I feel that this is a project that will lead the way in this era.”

Kengo Kuma - Architect



M-ore Information

SALES TEAM

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DEVELOPER



Mota-Engil
Real Estate Developers

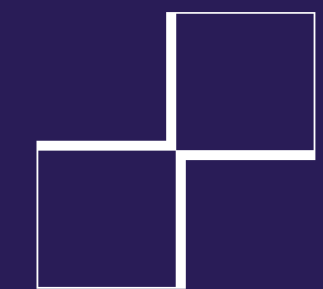
ARCHITECTURE



INSTITUTIONAL PARTNERS



CONSTRUCTION



MOTA-ENGIL



LET'S WORK
ON THE FUTURE TOGETHER!