



**BELAS**  
CLUBE CAMPO

Lisbon Green Valley

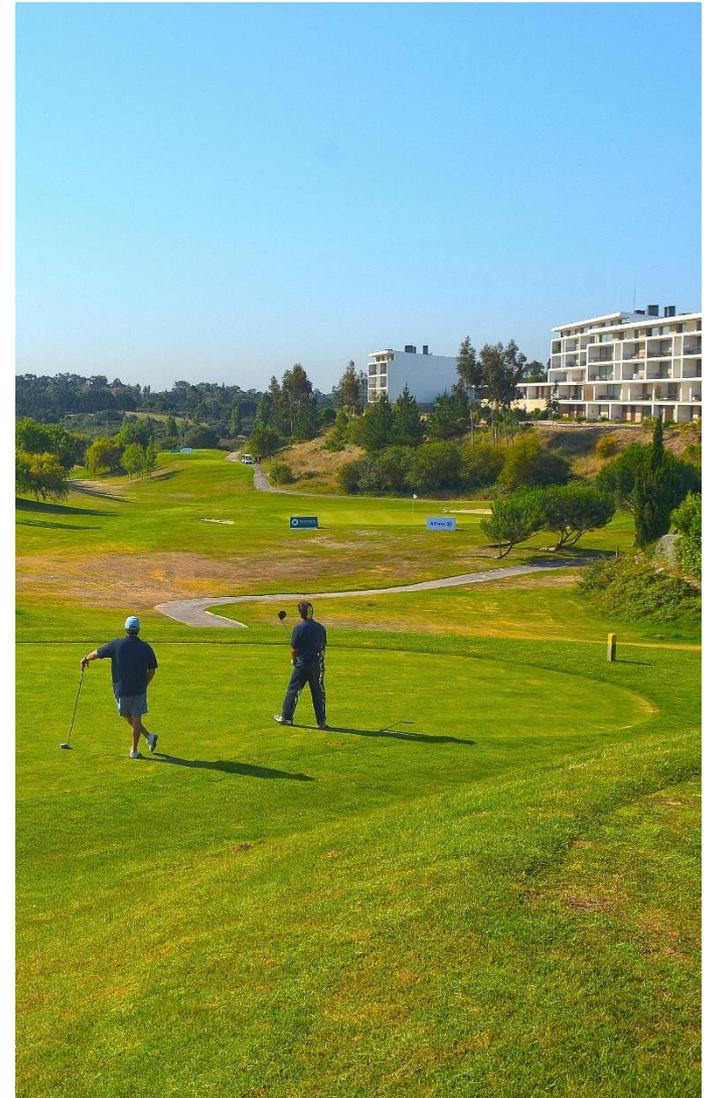
# COMPANY PROFILE

# Belas Clube de Campo

## Live in Plenitude

At Belas Clube de Campo – a real estate development built in 1997 – André Jordan used the experience he acquired when projecting and developing high quality urban projects, such as Quinta do Lago and Vilamoura XXI, to make this project an international reference.

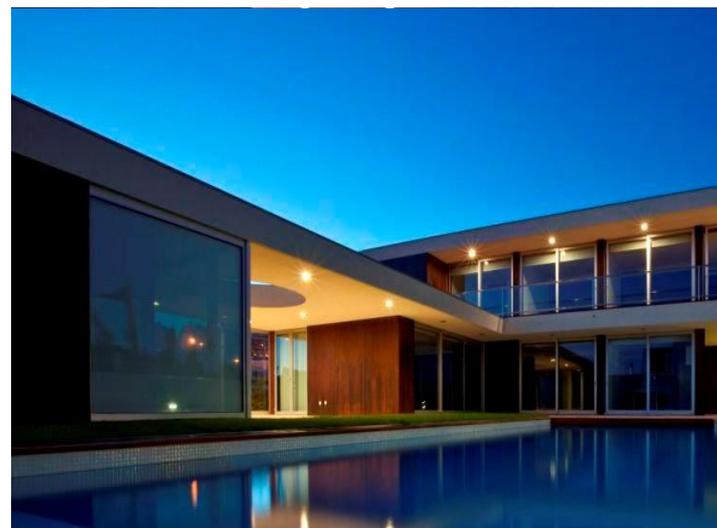
Belas Clube de Campo is the perfect place for those looking for quality of life in contact with nature, and just 15 minutes away from Lisbon's city center. With one of Portugal's most prestigious golf courses, restaurants and various leisure facilities for all, Belas Clube de Campo is the largest real estate development in the vicinity of an European capital and a benchmark for success in the real estate market.



Located in Serra da Carregueira's forest with more than 1.000 hectares, Belas Clube de Campo is served by a vast network of motorways and expressways that will easily take you to the airport, downtown Lisbon or Cascais/Sintra in just 15 minutes. Belas Clube de Campo also has a shuttle working daily on a pre-defined schedule to and from Colombo Shopping Centre subway station, making Lisbon's city center easily accessible and allowing you to be immersed in a cultural, historical and leisure diversity, within minutes.



-  Pontos de Interesse
-  Mercados e Shoppings
-  Praias
-  Saúde

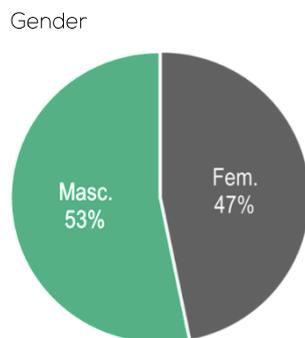
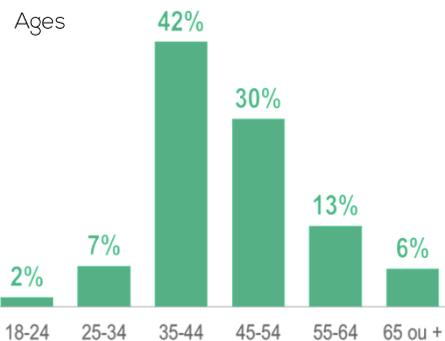






# Residents profile

- ✓ Families with 2 or 3 children
- ✓ 50% of the residents work in the Lisbon area and 50% in the adjacent municipalities
- ✓ Executives, entrepreneurs, high public servants and freelance professionals
- ✓ 25 nationalities
- ✓ Over 850 owners
- ✓ 2500 residents



With the completion of the first phase of Belas Clube de Campo, where 710 families currently live – the lowest density and highest quality in an European capital – a new phase of the project is being launched, the Lisbon Green Valley, consisting of apartments, townhouses and plots of land for villas.



The twenty years of existence prove that Belas Clube de Campo is constantly evolving, and the new phase of the project which includes a school and an equestrian center, reveals that it is a thriving community where families enjoy a daily healthy lifestyle.





## “Lisbon Green Valley”

The new phase of Belas Clube de Campo, Lisbon Green Valley, is fully infrastructured and foresees the construction of 258 apartments, 71 townhouses and 37 villas, totaling 366 units.

Currently, the first townhouses are under construction. The new phase has plots of land with completed infrastructures for the construction of a school, an equestrian center and a health unit, as well as a five-star hotel.

The school will be under the ownership and pedagogical guidance of Associação de Jardins Escola João de Deus and will host pupils from kindergarten to primary and second school.

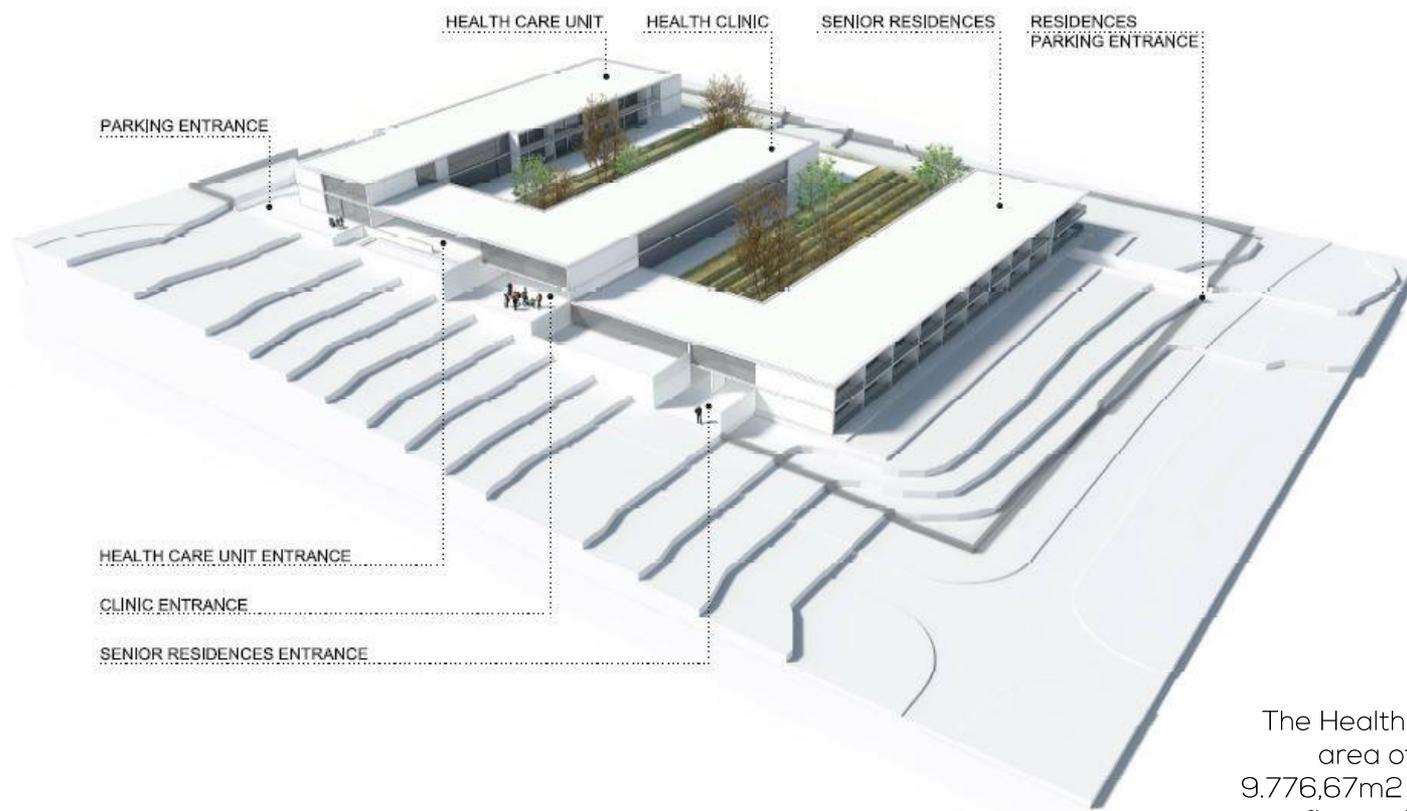
With a gross floor area of 9.502m<sup>2</sup>, it will provide 26 classrooms and pupils will be able to attend all of the resort's facilities, such as tennis school, golf academy, indoor swimming pool, football school and pitch, among others.



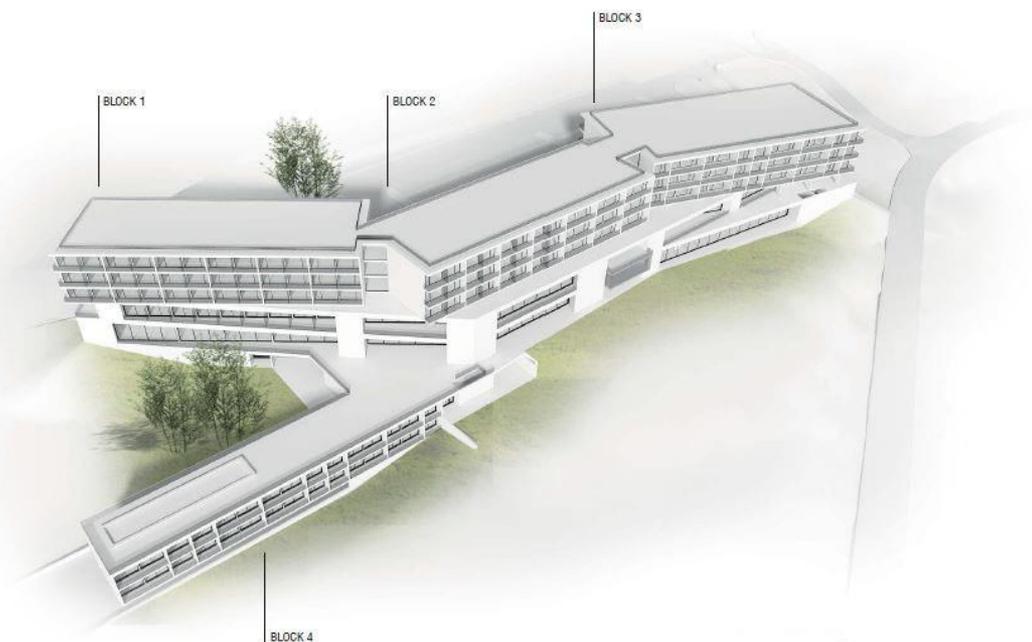
The equestrian center will be another important leisure facility of the project with a privileged location near a nature park.

This equestrian center has a total of 24,156.28 m<sup>2</sup>, and has a dedicated area of 1500.00 m<sup>2</sup> for infrastructures.

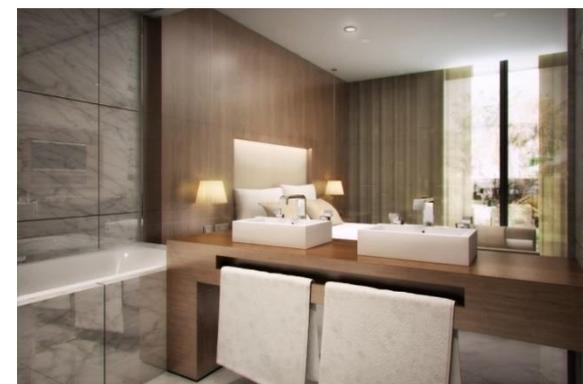
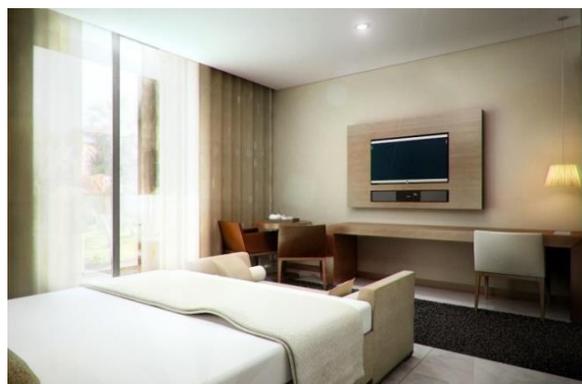




The Health Unit plot has a gross area of 14.874,40m<sup>2</sup> with a 9.776,67m<sup>2</sup> building area for two floors above ground building.



The first phase plot destined for the hotel has a gross area of 32.656,00m<sup>2</sup> and a building area of 22.507,37m<sup>2</sup>, overlooking the sea and the golf course.



# Phase 1

Built and inhabited

140 hectares

800 Units: 675 apartments,

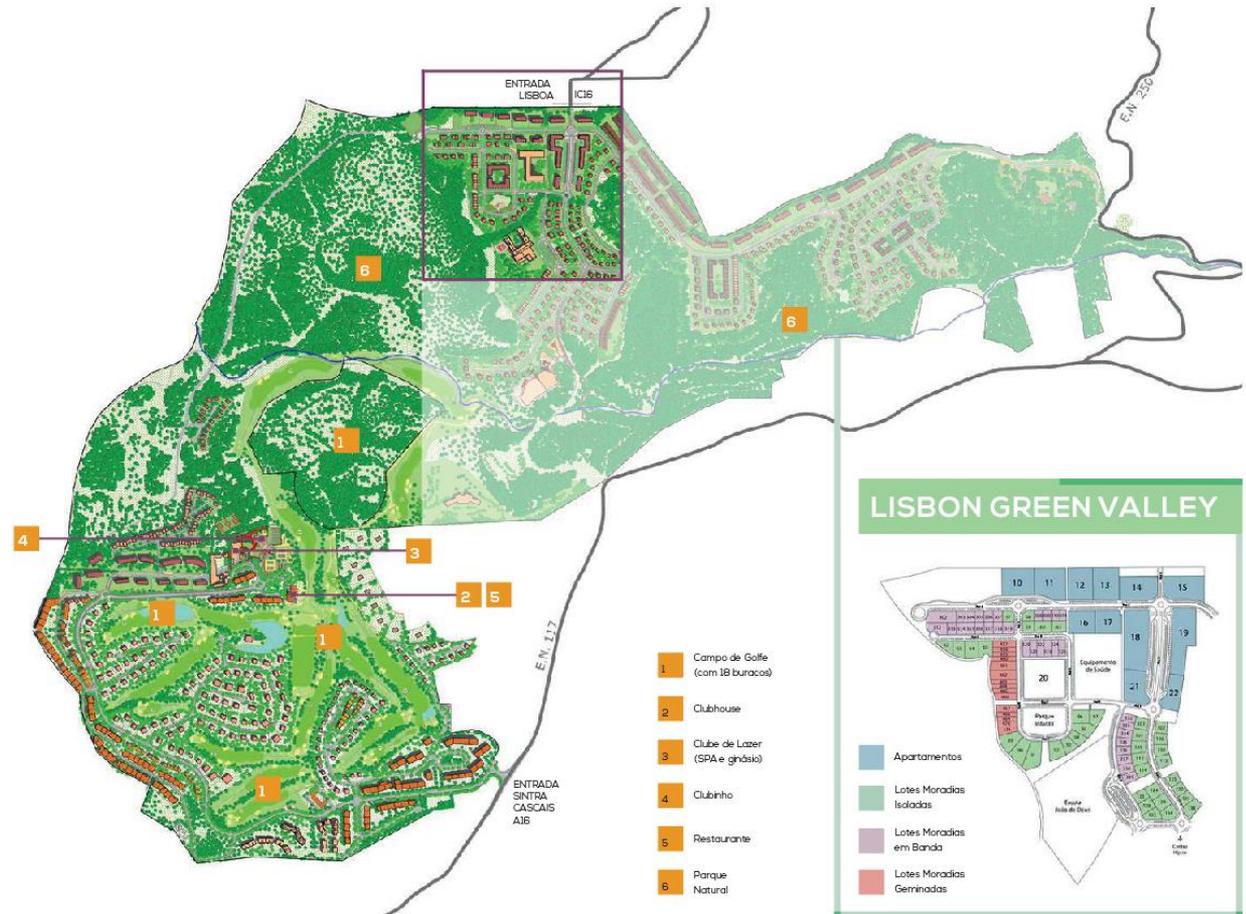
125 houses

710 Families – approximately 2.500 inhabitants per hectare, one of the lowest density of a residential development in a European capital

# New Phase

Lisbon Green Valley

Infrastructures completed for the construction of:  
258 apartments  
71 townhouses  
37 villas



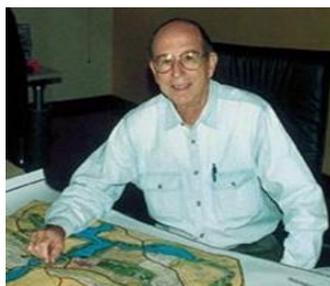
# Architecture and Sustainability

The Master Plan of the completed first phase was designed by Atlanta architect, Charles Franzman, being the preliminary Master Plan for the new phase designed by New York architect, Robert A. M. Stern. Portuguese architect Joaquim Proença collaborated with both urban planners.

More than 70 architectural practices have designed projects in Belas Clube de Campo, including Aldo Dias, Diogo Lima Mayer, Eduardo Capinha Lopes, Frederico Valsassina, Luis Costa, Luis Patricio Gonçalves, José Guedes Cruz, José Teixeira Gomes, Pedro dos Santos, Pedro Silva Lopes and Thiago Bradell.



Rocky Roquemore,  
*Golf Architect*



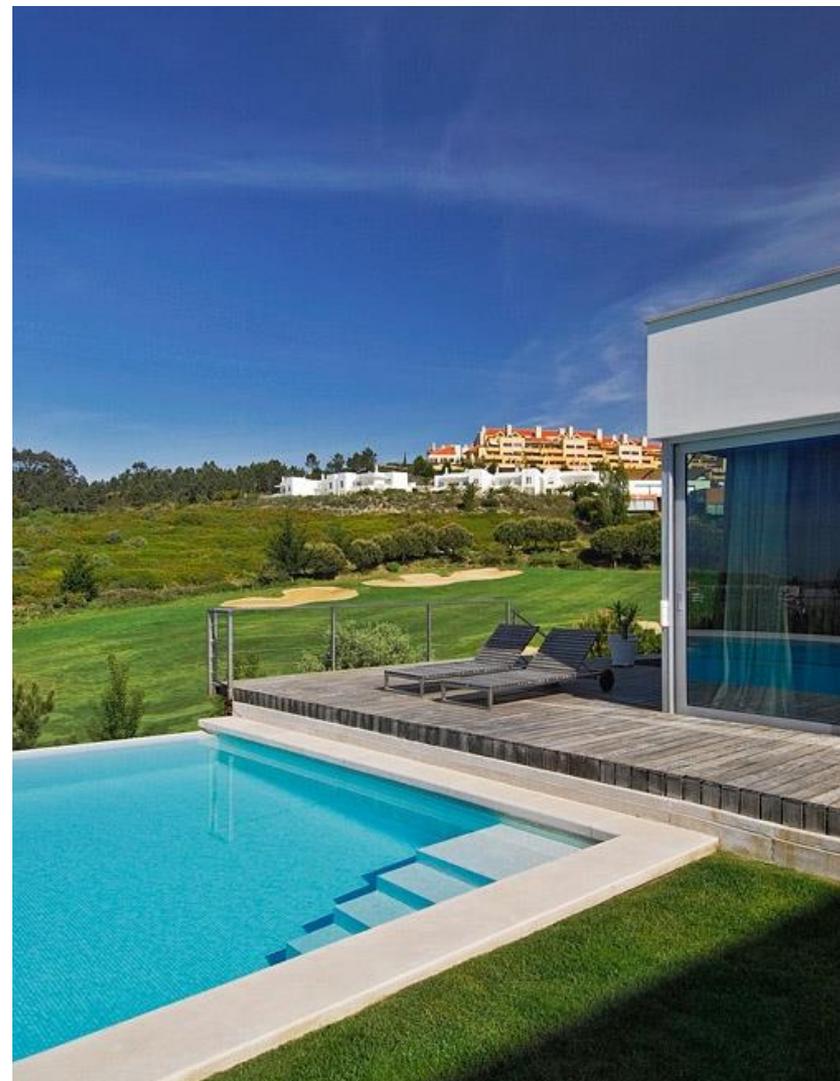
Charles Franzman,  
*Architect*



Robert Stern,  
*Architect*

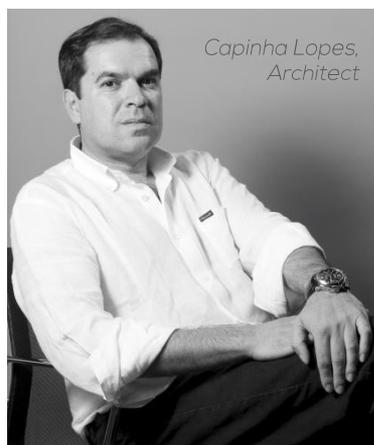
As for the overall architecture, André Jordan stated that the architectural guiding principle of the Belas Clube de Campo guarantees, most of all, that all residents are free to build their dream house, within strict rules of soil occupation as well as great architectural and landscape quality.

Proof that it is possible to ensure the diversity of architectural solutions without undermining the cohesion of the whole is now clearly visible. High quality architecture is the underlying language.



World-class Architect Eduardo Capinha Lopes designed a new generation of superb modern architecture homes with state-of-the-art features, with a price range from four hundred thousand to one million euros, with a quality warranty from Andre Jordan Group and its 50 year residential development career.

Belas Clube de Campo was planned according to the most rigorous sustainability standards. It has been built and is growing with total respect for the environment, using natural resources efficiently. Designed and build with high quality fittings and materials, it illustrates the true 21<sup>st</sup> century living standards.



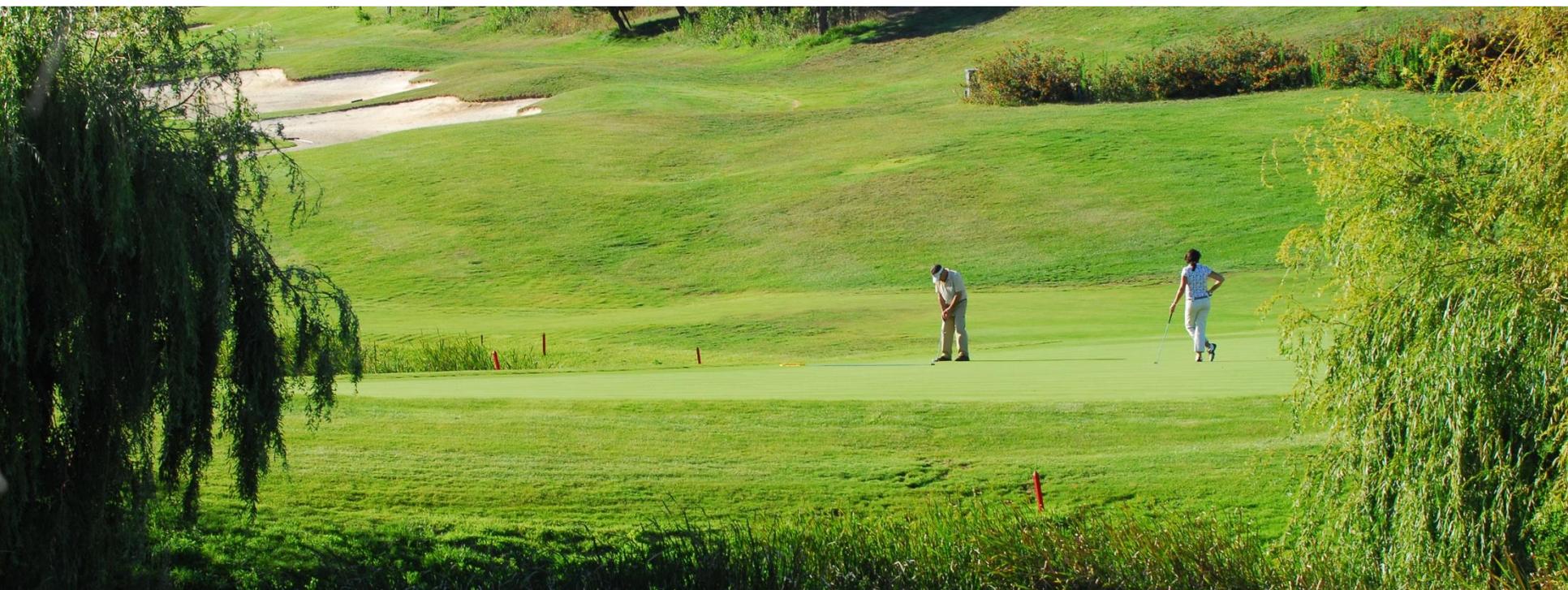
# Sustainability

At the core of planning,  
execution and management.

Multiple measures are implemented in order to preserve the existing fauna and flora, existing within the limits of Belas Clube de Campo, areas of total protection.

All phases of the project are built according to the most demanding environmental legal requirements, making Belas Clube de Campo the first project of its kind in Europe to be certified according to the Quality and Environment Standards NP EN ISO 9001 and NP EN ISO 14001.





## The Golf Course

Designed by the renowned American architect, Rocky Roquemore, the golf course was conceived as being an exceptional green space for residents and golfers. A meeting point with Nature that is the true *ex libris* of the whole enterprise.



The implemented environmental strategy allowed the Belas Clube de Campo Golf Course - an 18 hole championship course with par 72 - to be the first golf course in Europe to achieve the ISO 9001 and 14001 Golf Certification and the first in Portugal and in the Iberian Peninsula to obtain the GEO certification (Golf Environment Organization), an international distinction in great demand, establishing with its partners an exemplary relationship.



The environmental management system started to be implemented in 1997 on the golf course, being certified in 1999, the 2<sup>nd</sup> in the world.

This system covers wildlife protection, control of chemical and fertilizer use, optimization of water consumption and quality control, waste management, control of energy and fuel consumption, noise control, compliance with hygiene and safety standards, among others.





Belas Clube de Campo is very demanding regarding the golf course quality. It has a permanent team that guarantees its excellent conditions and is constantly identifying new sustainable solutions for the improvement of this area.

It is a highly recognized course at national and international level. Hole number 3 is on the list of the best 18 holes in Portugal, a magnificent hole both in technical and aesthetic terms, leaving no golfer indifferent.



The Golf Academy is one of the best known in the Lisbon region with excellent training areas that allows grass training throughout the year, including two short game areas and two Putting Greens. The Academy has attracted hundreds of new players through a variety of golf programs both for beginners and for golfers looking to improve their game. It has also trained some of the best amateurs and professionals in Portugal.

### Belas Clube de Campo Golf Course

Inauguration: 1997	Handicap: Men 28, Ladies 36
Architect: Rocky Roquemore	Fairways: Penneagle
Holes: 18	Greens: Penncross
Par: 72	Length: 6109 m
SSS: 72	Driving Range: 200 m
	3 Tee varieties



The professional team is led by Professor Marco Rios, joined by Clara Teixeira, the Brazilian Champion of Golf 2014, winner of numerous trophies such as the Brazilian Championship, the Uruguay Open and the Argentine Open.





Services: Driving range, bunker and chipping area, putting green, small practice area, pro shop, restaurant and bar. Rental buggies, trolleys and clubs are available. The golf academy offers private lessons and golf clinics.

## Support infrastructures

The Belas Clube de Campo has a set of support features that make the daily life of the residents and visitors pleasant.



A versatile Clubhouse  
that excels in restaurant,  
bar, lounge, indoor  
terrace and events room.

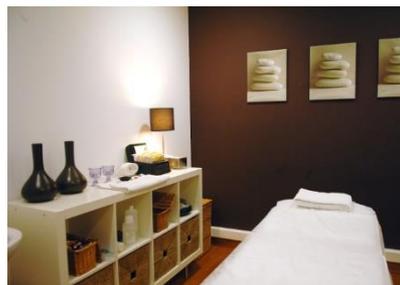


The younger ones have a playground with slides, swings, skatepark and a Kids Club - a space where they can enjoy themselves in a safe environment with specialized caretakers. Ideal for birthday parties.

The property also has a cycle path for residents to ride a bicycle or walk in safety, promoting a healthier lifestyle.



A complete Health Club & SPA with a fully equipped gym, an 18 meter indoor swimming pool, sauna, Turkish bath, jacuzzi and a wide range of face and body treatments as well as therapeutic practices. Here you may also enroll on the football, tennis or swimming school.



Belas Clube de Campo also has a grocery store, offering fresh and great quality products on a daily basis, a cafeteria with a newsstand and a hairdresser.





The security works 24/7, with fixed and mobile stations, and in permanent contact with the security center.

## About the André Jordan Group

In 1940, Mr. Henryk Spitzman Jordan, André Jordan's father, founded the Jordan Group in Rio de Janeiro, introducing the modern concept of real estate promotion, which developed also in São Paulo, Buenos Aires, Montevideo and Paris.



Av. Atlântica, Rio de Janeiro  
Project by Jacques Pilon



Chopin Building, Rio de Janeiro  
Project by Jacques Pilon



The 1970s set an emblematic landmark in Portugal with the creation of Quinta do Lago, an unparalleled contribution to high quality urban planning in the Algarve and throughout the Portuguese and international tourism industry.



The Vilamoura XXI transformed Vilamoura into the largest and most complete tourist resort in Europe, being a case study of the Urban Land Institute and several international universities.



**Vilamoura**  
ALGARVE



In the 40+ years of work in Portugal, one can observe the unique contribution made to the urban planning areas, as well as in the aesthetic and environment concerns of the projects in which the group is involved in.



