

Agolada Resort Community Herdade da Agolada de Cima, Coruche – Portugal (2005-2009)

This Master Plan was prepared for the Agolada Resort Community, a proposed new tourist destination located on a property with 935 hectare near Coruche, approximately 60 kilometers north east of Lisbon, Portugal.

In July 2007, José Baganha & Arquitectos Associados, Lda., together with Wimberly Allison Tong & Goo (WATG), Neoturis (Market and Financial Feasibility Consultants), Arthur Hills and Steve Forest (Golf Course Architects) and Topiaris (Landscape Architects) were commissioned to undertake a master planning study for the proposed Agolada Resort. Additional market feasibility input was provided by ILM THR.

Approximately 220 ha (or 23% of the farm) will be used for development, with the remaining areas as agricultural or landscape preserved areas and golf course.

It is anticipated that, once completed, the 935 ha resort development will comprise of a 150 key 4* hotel, 427 townhouses, 310 single family villas, a nature village with 515 units, an 18 hole golf course, with a driving range, 450 square meters of retail and commercial space, equestrian, nautical, indoor and outdoor activities centers and approximately 690 hectares of preserved landscape and farmland.

The overall Master Plan has been developed with the intention of creating distinct and compact villages offering a variety of resident and guest experiences. By deliberately concentrating the development in tight villages, the amount of farmland has been maximized and the impact of the development has been dramatically reduced. Another advantage of this mixed village approach is that it increases the efficiency of the design, reduces infrastructure costs and leaves more land as preserved landscape. These villages have drawn their visual and spatial design cues from those of the traditional Portuguese villages of the region.

Another important aspect taken into consideration was the concept of mix housing types to create a community that feels like it has been built over several generations. Too often, current resorts look and feel like they have been built all at once with very little variation within the architecture, landscape and lay out.