



MATOSINHOS

SPARK

SMART

PARK

I	Location Mobility Amenities	3
II	Project Masterplan A new centrality	7
III	Building Shared Services Areas	16
IV	Sustainability Certifications Global objectives	18
V	Innovation Spark App Key Features	21

Location

spark

Rua Luís Pádua Ramos, Leça do Balio

Matosinhos, one of the most dynamic municipalities in the Porto Metropolitan Area, is a privileged location to live and work. It is rich in culture, sports, gastronomy, and home to a strong and expanding business hub.

■ *Castro Group Projects in the Porto Metropolitan Area*



Mobility

 Metro a **1,5 km**

 Bus a **100m**

 Train a **500 m**


 Fânzeres - Senhora da Hora

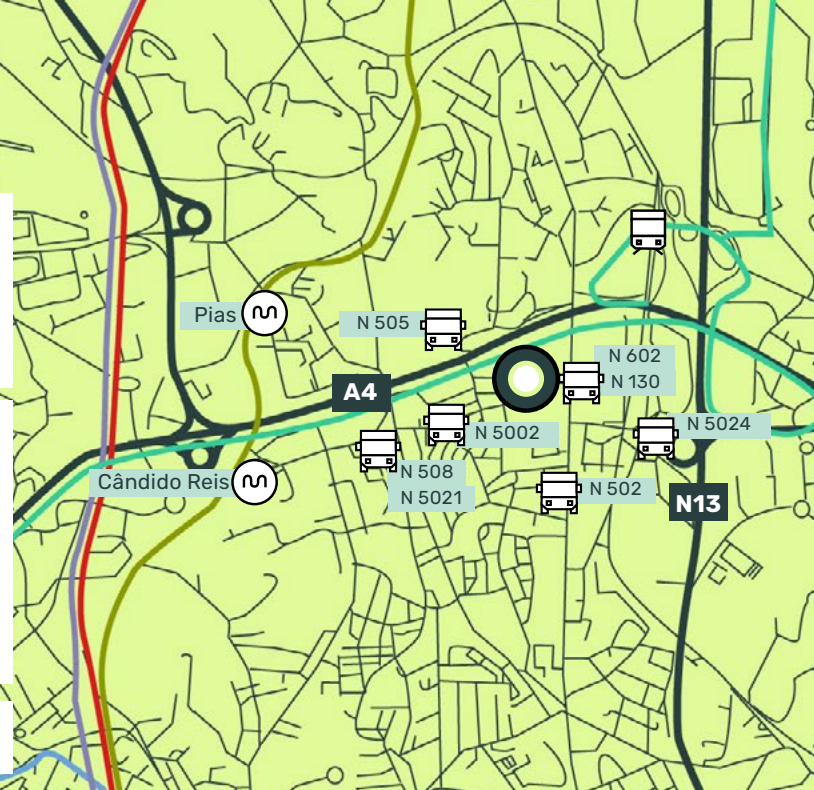
 Campanhã - ISMAI

 Estádio do Dragão - Póvoa de Varzim

 Estádio do Dragão - Sr. de Matosinhos

 Trindade - Aeroporto













 Line 5023 | Câmara Matosinhos - Estação Ferroviária
Leça do Balio

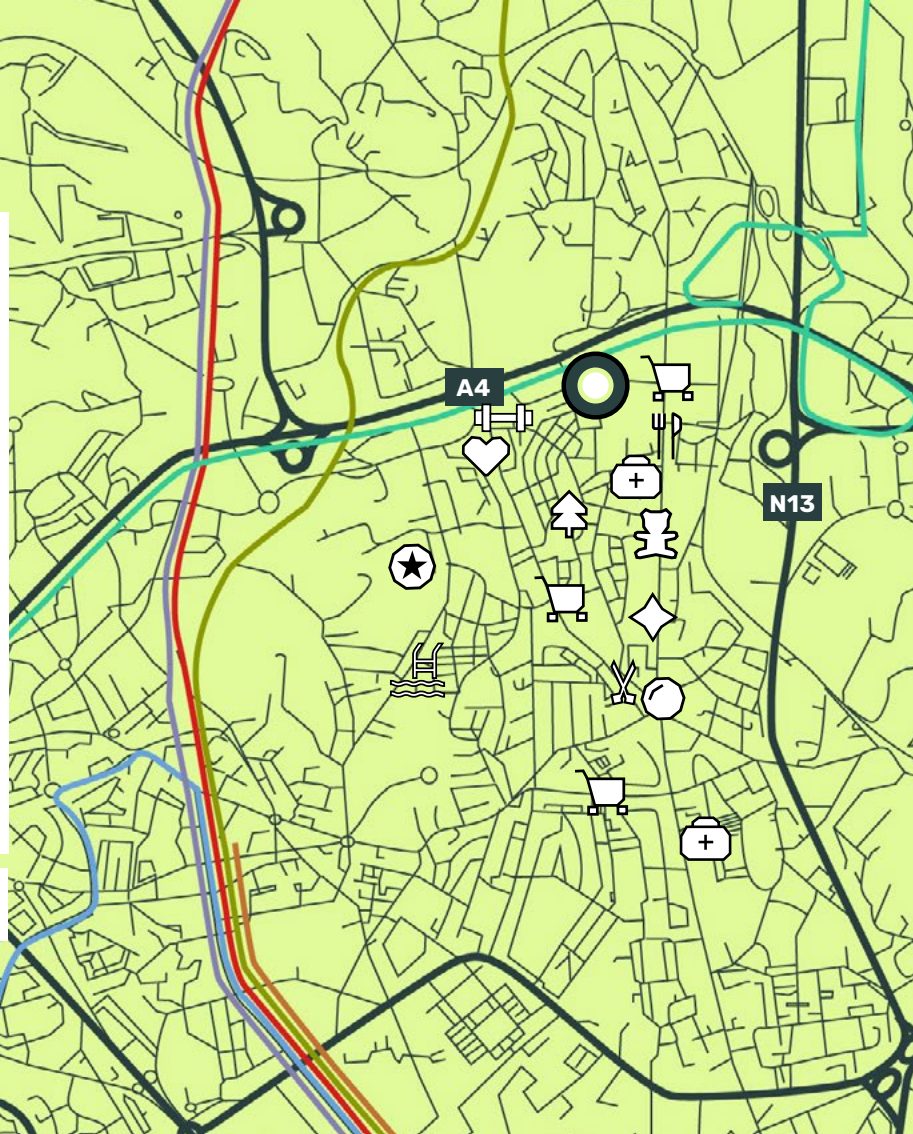


Spark benefits from a privileged location, close to the main access roads to the city of Porto (A4, A20, A28, A41, and A1), the airport, and the universities.

The building is served by a network of public transportation, including metro, buses, and trains. It also features bike lanes, spaces for scooters and bicycles, changing rooms, lockers, and tools that encourage sustainable mobility.

Amenities

-  Supermarket **at 50 m**
-  Restaurant **at 400 m**
-  Custóias Sports Pavilion **at 400 m**
-  Pharmacy **at 400m**
-  Custóias Health Center **at 550 m**
-  Daycare **at 600 m**
-  António Sérgio Sports Park **at 600 m**
-  Aesthetic Clinic **at 1,3 km**
-  Custóias Police Station **at 1,3 km**
-  Hairdresser **at 1,5 km**
-  Self-Service Laundry **at 1,5 km**
-  Custóias Swimming Pool **at 1,7 km**



This development will be a multifunctional space that will host companies, restaurants, shops, and services, becoming a true hub of life and experiences for everyone.

It is also surrounded by the main services necessary for the daily lives of its occupants.

SPARK

Reframing **MORE CONNECTED** spaces.







Masterplan

At Spark, all areas have been designed to provide a dynamic environment, promoting an ecosystem of interaction and creativity among work, leisure, culture, and services.

Designed in an integrated manner, on a total land area of **19,800 sqm**, it is a building that meets modern work needs, inspiring and motivating its users.



Site Plan

	Loft	offices
	Courtyard	offices retail restaurants
	Tower	offices
	Factory	offices services



27.200 sqm of total
construction area

1.800 sqm dedicated to
retail and services

11.500 sqm of flexible and
adaptable office spaces

350 parking spaces, 20% for electric
vehicles, plus bicycle and scooter parking

4.000 sqm of leisure and
common areas

A complete **24-hour** external
surveillance system and an on-site security

Rehabilitation, technology, community, and connection are the inspiring pillars of this project, signed by the Portuguese architecture firm **Paulo Merlini Architects**.







A new centrality

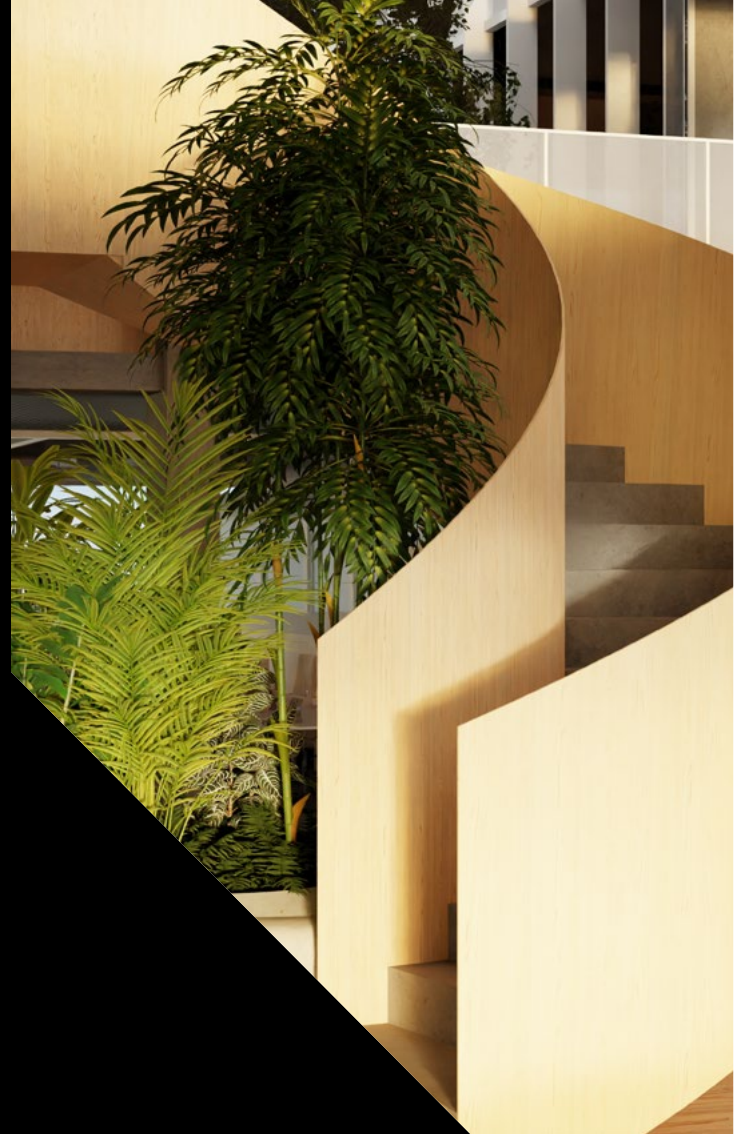
- Commercial and office spaces
- Offices with private outdoor areas
- Landscaped outdoor spaces
- Common areas with full fit-out
- Flexible coworking office spaces
- Dedicated parking spaces
- Thermal envelope in compliance with LEED requirements
- Access control up to the unit door (offices)
- Video surveillance in common areas
- Centralized climate control system
- Lighting and emergency detection within the unit
- Raised technical flooring (offices)
- HVAC equipment included, following an open-space logic (offices)
- Standard lighting (LEED requirements) following an open-space logic (offices)













Shared Services

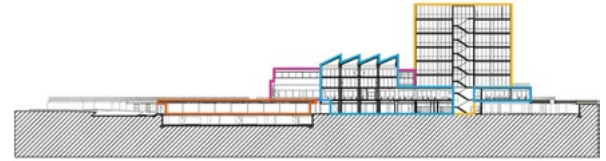
- Security
- Reception
- Cleaning
- Maintenance
- Community Manager
- Building App
- Changing rooms
- Bicycle parking
- Parking spaces
- Electric vehicle chargers
- Smart Lockers for delivery management
- Integration of private spaces into the building management software



Areas

 Loft	offices
 Courtyard	offices / retail and restaurants
 Tower	offices
 Factory	offices and services

Floor					GLA
8		182			182
7		382			382
6		382			382
5		389			389
4	702	404			1106
3	1562	400	816		2778
2			1045		1045
1	1991		1195	3181	6367
0				443	443
	4 255	2 139	3 056	3 624	13 074





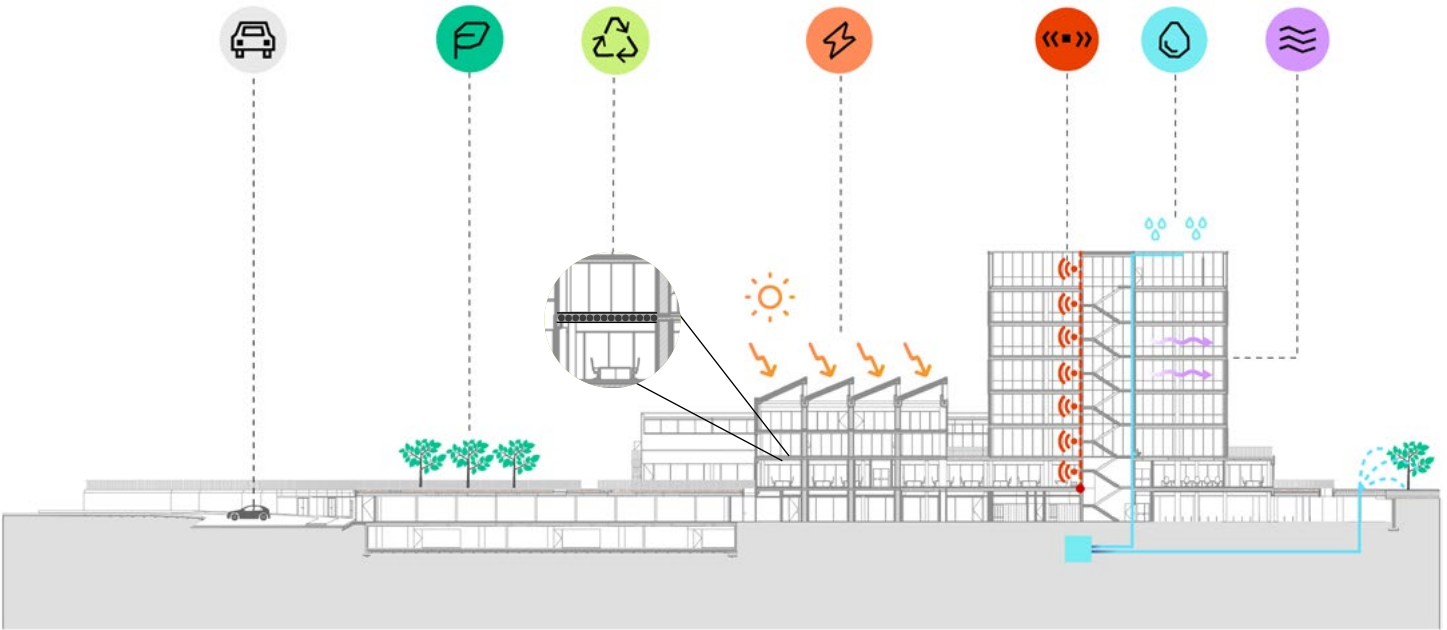
This project is registered under the LEED green building program

Certifications

Spark integrates architecture and efficient resource management as the foundation for a more sustainable future.

This development was designed with the goal of obtaining LEED, WELL, WiredScore, and SmartScore certifications. Together, they ensure that the development meets the highest sustainability standards, providing an exceptional experience for its users.

Global Objectives



**DESIGN & CULTURE**

- Bioclimatic design
- 78% of the site allocated to outdoor spaces
- 35% of green areas with aromatic plants and gardens
- Art installations promote culture and identity
- Sports spaces promote physical health

**QUALITY OF ENVIRONMENT & WELL-BEING**

- High levels of natural light and outdoor views from workstations
- Efficient ventilation, filters, mats at entrances, and monitoring systems ensure indoor air quality
- Outdoor areas designated for smokers reduce indoor pollution
- +13% of private outdoor spaces allocated to offices

**MOBILITY AND SUSTAINABLE LOCATION**

- > 20% of parking spaces for electric vehicles
- > 60 bicycle parking spots and supporting amenities
- Public transportation
- Services available nearby

**WATER EFFICIENCY**

- Low-consumption sanitary equipment (40% reduction)
- Reduced irrigation consumption. Native plants and efficient systems
- Management of heavy rainfall events. Green roofs, retention basins, permeable pavements, rainwater collection in reservoirs

**ENERGY EFFICIENCY**

- Efficient thermal plant
- Energy production
- Low-power LED lighting with optimized control
- High-performance thermal envelope, reducing thermal needs
- Equipment control optimized through the BMS (Building Energy Management System)
- Airlock at entrances

**MATERIALS AND CIRCULAR ECONOMY**

- Rehabilitation of an existing building
- + de 20 products with EPD (Environmental Product Declaration)
- CO₂ Reduction (Bubble Deck)
- + 75% of recovered waste

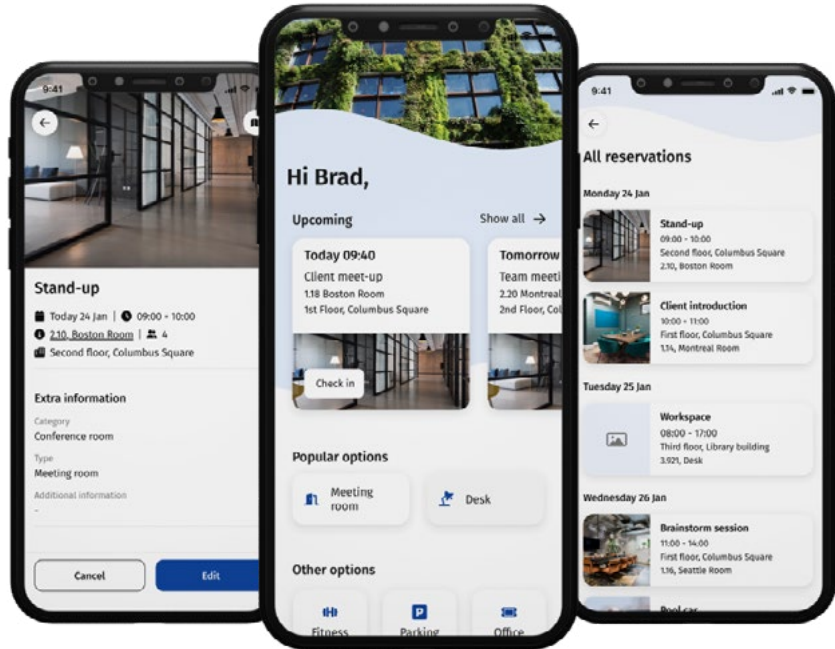
**CONNECTIVITY, TECHNOLOGY, AND INNOVATION**

- Monitoring system for consumption (water and energy) ensures operational efficiency
- App for accessing services and data, allowing easy integration of occupants with the building
- High connectivity and mobile network within the building

Spark App

The Spark app will facilitate and provide flexibility in the use of common areas and available services throughout the development, improving the daily lives of all occupants and companies.

Through this app, each user and company will be able to optimize available resources and better manage their day-to-day activities, workspaces, meetings, deliveries, and access events and activities. Additionally, they will be able to report any anomalies detected in the building.



Key Features



Virtual
Reception



Reservations



Meeting Rooms



Personal Calendar



News



Events



Personal Lockers



Transportation



Surroundings



Air Quality



Amenities



Reporting Anomalies
and Well-being



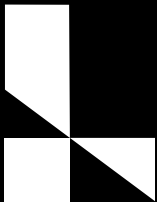
Electric
Charging



Parking
Reservation

Available starting **April 2026.**





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