



# INTEGRATED SOLUTIONS FOR REAL ESTATE DEVELOPMENT

**ADVANCED CONSTRUCTION**  
ENGINEERING + TECHNOLOGY



01

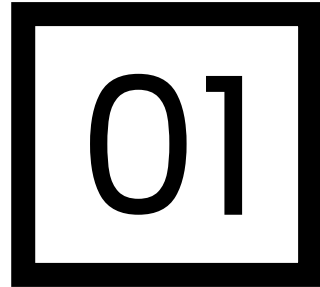
BUILDING &  
TECHNOLOGY

02

PROVIDER &  
CONSULTANT

03

SYNERGY &  
COOPERATION



## BUILDING TECHNOLOGY

**CONSTRUCTIOTECH** AEC (Architecture, Engineering, and Construction) service team offers comprehensive organization and management for construction projects, coordinating tasks, allocating resources, and ensuring safety compliance. Our team leverages extensive experience in diverse building and construction technologies to optimize cost efficiency and deliver high-quality outcomes.

The origins of civil construction can be traced back to ancient civilizations, where rudimentary structures gradually evolved into the sophisticated engineering marvels we see today. The field encompasses a wide range of specialties, including architecture, structural engineering, and environmental planning.

Integrating efficient construction practices, such as prefabrication, streamlines processes and enhances project requirements, fostering a cost-effective yet quality-driven approach. **CONSTRUCTIOTECH** approach aligns with industry standards and stakeholder expectations while ensuring optimal project management of cutting-edge building technology for effective construction time, quality finishes, and a well-structured worksite. ■

CIVIL CONSTRUCTION  
01.1

SUSTAINABLE BLOCK  
01.2

PREFAB CONCRETE  
01.3

COMPOSITE PANELS  
01.4

STEEL FRAMING  
01.5

## CIVIL CONSTRUCTION 01.1

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CONSTRUCTIOTECH uses BIM (Building Information Modeling) process to enable full collaboration between all professionals: architecture, engineering, and construction (AEC). This process facilitates a 3D model for planning, design, and construction. Real-time updates are provided at every stage of the building process.

This efficient method provides our business department with the ability to understand project timelines, perform cost budget analysis, and produce comprehensive reports for any construction project. This goes beyond facilitating team collaboration. ■

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# CIVIL CONSTRUCTION

## 01.1



CONSTRUCTIOTECH engineering team leverages a broad range of construction technologies and methodologies to deliver project solutions. Each project is thoroughly evaluated based on its unique requirements, including design specifications, budgetary constraints, intended use, and site conditions. This detailed assessment allows us to determine and implement the most appropriate and efficient solution, ensuring optimal results that meet project objectives and industry standards.

Standardization of all processes and this approach will ensure that we reduce risk and cost on any building project. ■



## SUSTAINABLE BLOCK 01.2

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CONSTRUCTIOTECH believes that the future of construction hinges on a fundamental shift towards sustainable materials, ensuring that the critical "sustainability triangle" of environmental, social, and economic factors becomes a tangible reality.

Technological advancements in civil construction are increasingly focused on integrating natural materials, all while maintaining the most rigorous standards for quality and energy efficiency. This evolution promises a greener built environment without compromising structural integrity or operational performance. ■





## SUSTAINABLE BLOCK 01.2



CONSTRUCTIOTECH leverages hemp blocks as an innovative and sustainable building material that offers environmental, social, and economic benefits. It is a proven technology that has evolved in the last fifty five years.

These blocks, made from hemp shives, provide exceptional thermal and acoustic insulation and boast a negative carbon footprint. They contribute to healthier indoor environments and generate long-term energy savings.

Additionally, their lightweight, modular design simplifies construction, requiring less specialized labor. This results in a faster, safer, and more sustainable building process. ■



## PREFAB CONCRETE

### 01.3

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CONSTRUCTIOTECH prefabricated concrete construction solutions offer several advantages over traditional on-site concrete pouring methods. These advantages span financial, environmental logistical, and safety dimensions.

Precast concrete is economically efficient due to the controlled factory environment and streamlined construction processes, which lead to cost reductions.

Overall, prefabricated concrete enhances construction quality and longevity due to its superior mechanical properties and durability. Additionally, it expedites project completion, leading to faster returns on investment. ■





# PREFAB CONCRETE

## 01.3



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CONSTRUTIO TECH technical team expertise is essential to ensure structural integrity during onsite assembly and part connection of prefab concrete construction.

This method can reduce costs by simplifying procedures and standardizing processes to minimize onsite work.

By combining engineering knowledge and project preparation, prefab concrete can be a fast, long-lasting, and maintenance-free building technique. ■



CONSTRUCTIOTECH extensive experience in composite panel construction projects stems from the invaluable technical knowledge gained when one of our group's engineering companies developed an innovative manufacturing facility for composite panel construction housing.

The composite panel technology is lightweight, durable, maintenance-free, and insulating, making it ideal for construction in harsh climates and remote locations. This panel solution has also been employed by the engineering team to address challenges in renovation projects, including roofs, insulation, walls, and interior design. ■



COMPOSITE PANELS  
01.4

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## COMPOSITE PANELS

### 01.4



CONSTRUCTIOTECH has delivered numerous projects involving mobile building houses, including water-installed units. These projects demonstrate capability to handle unique and challenging on site requirements and our commitment to adaptability in the construction industry.

The prefabricated composite panels enable the establishment of local facilities, optimizing logistics and transport to construction sites. These lightweight panels also ensure rapid assembly without the need for mechanical lifting aids. ■





# STEEL FRAMMING

## 01.5

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CONSTRUCTIOTECH sees advantages in steel construction over other building materials include prefabrication, rapid assembly, adaptability in architectural design, and sustainability.

The BIM process transformed steel construction by enabling precise 3D modeling, which minimizes errors and facilitates efficient on-site installation. This enhances adaptability, allows complex geometries and innovative structural forms. Furthermore, improves quality control on modular construction, reduces cost and environmental impact. Overall, BIM has significantly enhanced steel construction. ■





# STEEL FRAMING

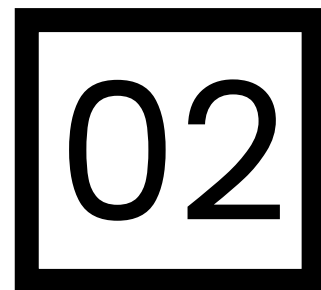
## 01.5



CONSTRUCTIOTECH engineering department leverages a wide range of steel construction methods to deliver optimal solutions for any building project. Our team carefully selects the most suitable materials and construction techniques based on the specific design requirements, budget constraints, intended application, and site conditions.

The inherent strength and modularity of steel, combined with the best construction methods and materials, minimizes risk and cost while maximizing efficiency and quality. This ensures that our projects are completed on time, within budget, and to the highest standards. ■





PROVIDER &  
CONSULTANT

CONSTRUCTIOTECH offers a team of designers, engineers, and business collaborators with vast multidisciplinary expertise to ensure any project objective is met. We guarantee success for projects ranging from territorial planning to detailed architecture.

We can analyze any project and achieve your objectives while guaranteeing financial success. Our extensive experience in construction site management, Municipal Master Plans, Urban Detailed Plans, Environmental Impact Studies, Property Evaluation, and Investment Viability Reports will support this goal.

From the development stage to the onsite construction, we will provide all legal and technical support to document and inform all official authorities according to the existing construction legislation.

CONSTRUCTIOTECH provides project management, oversight, and reporting services for projects of any scale, both in Portugal and internationally. ■

ARCHITECTURAL PROJECT  
02.1

URBAN DESIGN  
02.2

REGIONAL PLANNING  
02.3

INVESTMENT CONSULTING  
02.4





## ARCHITECTURAL PROJECT 02.1

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CONSTRUCTIOTECH vast experience team allows it to expertly manage complex projects, anticipate and address potential issues, and deliver sophisticated results while maintaining a commitment to client service excellence.

The ability to recall past project experience will improve creativity, problem-solving skills, and the tailoring of services to individual clients. This results in providing the best possible architectural service. ■



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## ARCHITECTURAL PROJECT 02.1



CONSTRUCTIOTECH extensive experienced team of architects and engineers provides invaluable advantages to any project. Our collective years of knowledge and skill give us a deep understanding of design intricacies, construction challenges, and innovative solutions.

We use a holistic, collaborative and comprehensive approach to provide design solutions that are structurally sound, aesthetically pleasing, and functionally efficient, in order to meet project objectives and client expectations. ■





## URBAN DESIGN

### 02.2

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CONSTRUCTIOTECH team plays a pivotal role in envisioning and executing designs that harmonize with the environment, ensuring longevity and resilience.

A well-developed urban design, crafted by experienced professionals including architects and engineers, holds multifaceted advantages crucial for sustainable urban living.

Urban design contributes to a higher quality of life for the population by fostering accessible green spaces, efficient transportation systems, and aesthetically pleasing architectural elements. ■



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## URBAN DESIGN 02.2



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CONSTRUCTIOTECH experienced architects and engineers lay the foundation for a future-proof urban landscape. They integrate sustainability principles, energy efficiency, and community engagement into their work, balancing human needs with environmental stewardship.

Urban planning that is mindful of geographical features and natural conditions can lead to resilient and environmentally friendly infrastructure, which optimizes resource efficiency. ■



## REGIONAL PLANNING 02.3

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Since 1990, the mandatory approval of Director Municipal Plans (PDM) has been instrumental in urban planning in Portugal, serving as the principal cornerstone for organized territorial development.

The current imperative, in accordance with the 2015 legislation, is the reclassification of all unused urban areas.

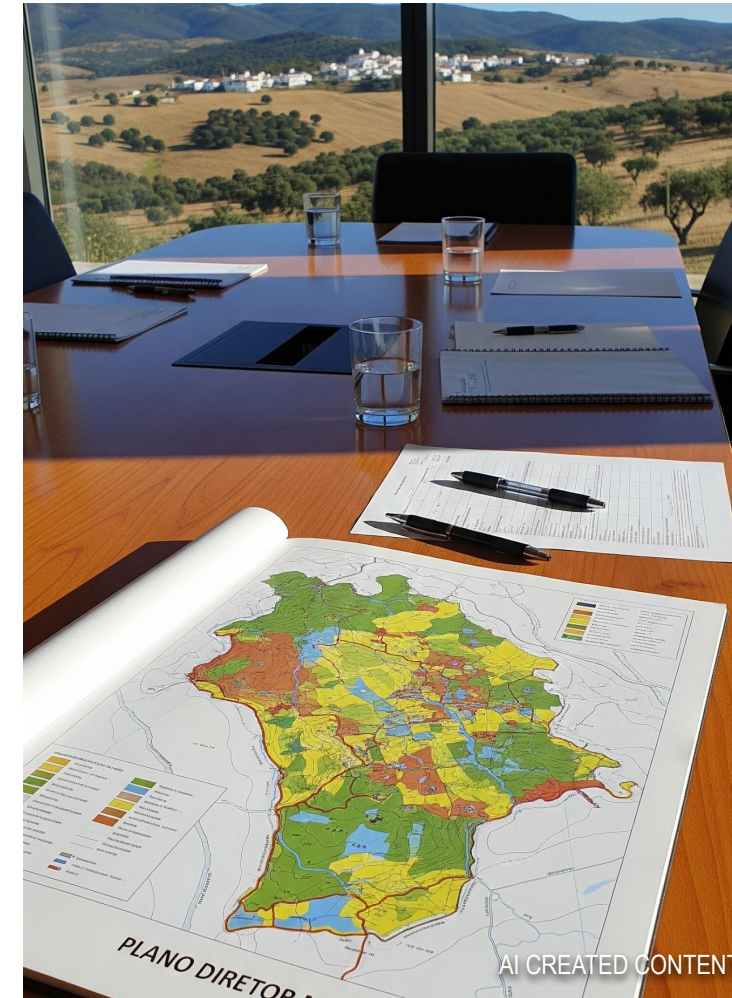
CONSTRUCTIOTECH has architects that were responsible and/or involved with several PDM's developments that understand the mechanics and advantages of these territory organization tools. ■



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## REGIONAL PLANNING 02.3



CONSTRUCTIOTECH empowers both private and public entities to submit comprehensive area plans.

The Director Municipal Plans are not only mandatory but also form the basis for all subsequent detailed area plans.

This tool offers strategic advantages beyond mere compliance, enabling municipalities to proactively address future challenges such as economic growth, population well-being, and sustainability. ■





## INVESTMENT CONSULTING

### 02.4

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Investing in real estate in Portugal offers numerous advantages, such as a stable market, attractive property prices, and a thriving habitational sector.

**CONSTRUCTIOTECH** stands out as a reliable partner, providing essential financial, legal, and project management support. Our company's expertise ensures not only the success of your investment but also safeguards the economic viability of any project.

With a comprehensive approach to consulting, we empower all investors with the necessary tools and knowledge for a successful and sustainable real estate venture in Portugal. ■



## INVESTMENT CONSULTING 02.4



### CONSTRUCTIOTECH: Your Committed Partner in Portugal's Real Estate Investment

We offer INTEGRATED SOLUTIONS FOR REAL ESTATE DEVELOPMENT to maximize your investment opportunities in Portugal. Our team will provide expert guidance through every step of the project to ensure success, from finding the most viable real estate property to selling the final developed product.

#### Our Services:

**Opportunity Identification:** Acquiring the right investment based on your risk tolerance and asset preferences.

**Viability Report:** Comprehensive technical and commercial viability report for your construction project.

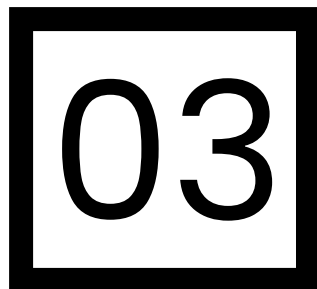
**Property Administration:** Project development, legal approvals, and bureaucratic procedures for construction.

**Construction Suppliers and Oversight:** Manage suppliers and oversee work for quality and compliance.

**Sales Strategy and Management:** Develop and implement successful sales strategies to optimize returns.

- **Financing Options:** We can advise on banking and alternative financing options.
- **Tax and Fiscal Efficiency:** We'll help you navigate tax and fiscal regulations to maximize efficiency. ■





## SYNERGY & COOPERATION

CONSTRUCTIOTECH provides integrated real estate development solutions, managing projects from concept to completion. This holistic approach ensures efficiency, minimizes risks, and fosters collaboration for superior, economically viable outcomes.

At the core of our approach is advanced construction engineering. We utilize cutting-edge techniques and materials to construct durable, sustainable structures that adhere to the highest standards, ensuring long-term value to any project.

Technology plays a crucial role in our collaborative process to create and manage digital models of buildings and infrastructure projects.

We integrate project management software, Building Information Modeling (BIM), and innovative construction technologies to enhance productivity.

This allows CONSTRUCTIOTECH to manage real-time monitoring and proactive problem-solving, delivering future-proof real estate project construction. ■

OUR TEAM  
03.1

JOINT BRAND  
03.2

ORGANIZATION CHART  
03.3

OUR WORK  
03.4





## OUR TEAM

### 03.1



**Murillo Penchel**

Financial executive (CPA in the USA) with more than 40 years of experience in management and finance, having held high-level executive positions in multinational companies in Brazil, USA, Europe and Southeast Asia until starting his own investment portfolio in several areas including real estate in Portugal.



**Bartolomeu Costa Cabral**

With a vast experience in Engineering, Marketing and Construction, with an educational background in Economics he has grown as an entrepreneur and business consultant. His involvement in several companies in Portugal and abroad guarantees the success of every new project.



**Luís da Nova**

Having a architectural career of more than 40 years he has found its path from the wider picture to the detail: the vast experience in national, regional and urban planning to the urban development and architectural assures a complete knowledge of every aspect of project development.



**João Castro Pereira**

Engineer by training, with over 20 years of experience in construction. Had the opportunity to go through different roles, such as Promoter and Contractor, which translates into an advantage in negotiation, procurement, management and supervision. Economic sustainability is the goal of every project.



**Suian Souza**

Civil Engineer with over 23 years of experience in construction and real estate development. Graduated from PUC-Rio, with an MBA in Business Management (FGV) and a degree in Interior Design. Led Construtora Coedro in Brazil for 15 years. Now based in Portugal, she ensures an aesthetic approach to any project.



**Rui Rasquilho**

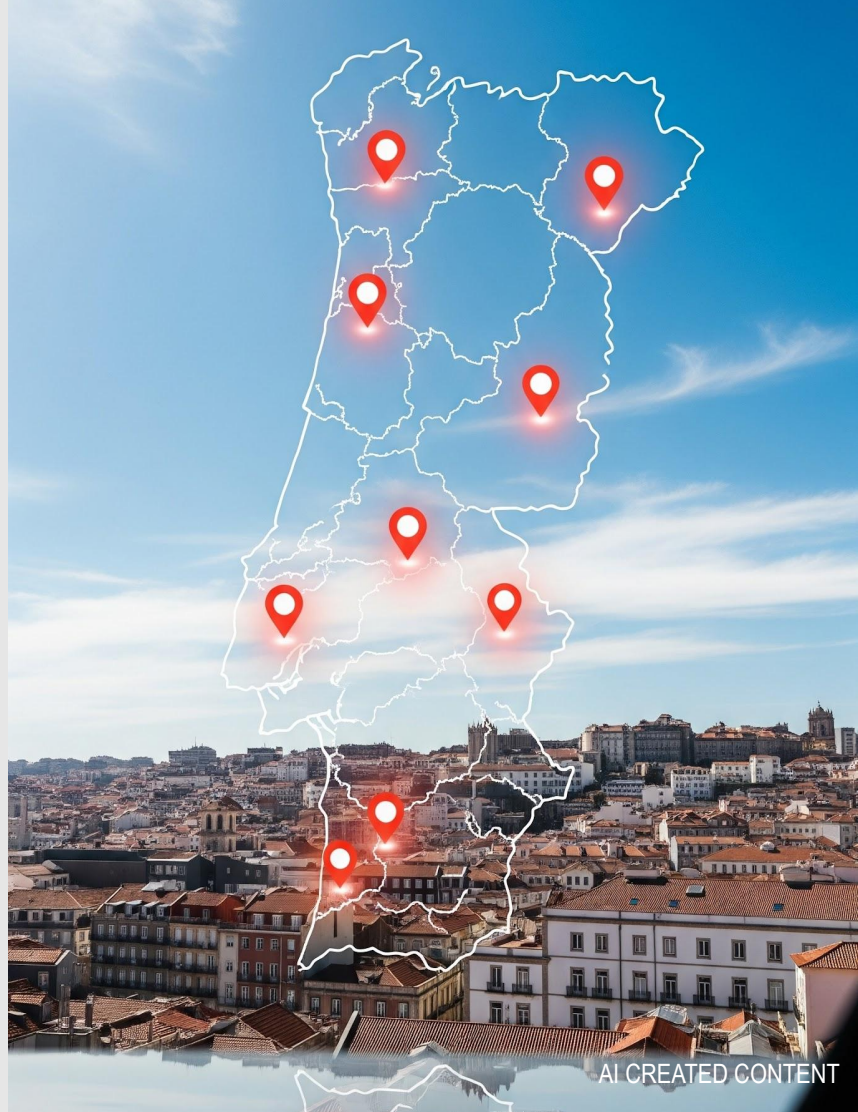
Economic Anthropologist and Political Scientist with a Master in International Management to guarantee a global market view while more than 25 years in high-level management, 4 years in the Portuguese foreign service and several projects evaluating national assets adds a acute sense of the real estate market.



**José Carlos Nunes**

Has been in the business for more than 25 years, his experience is not only as a broker but also as the main organizer of teams, methods and protocols. This broaden approach makes him one of the most preeminent sales consultants in the iberic peninsula real estate market today.





## OPEN PROJECTS PORTFOLIO

### PARTNERS

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GRUPO  
PSR



- Dom Henrique Villas
- Ribeira D'ilhas Living
- Unique Gaia
- Horizon Cascais
- Malveira Valley

- Penedo Belvedere
- Gaios Valley
- Ribas View
- Casa da Azurara
- Outeiro House



## ORGANIZATION CHART

### 03.3

# INTEGRATED SOLUTIONS FOR REAL ESTATE DEVELOPMENT

ADVANCED CONSTRUCTION  
ENGINEERING + TECHNOLOGY



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## PARTNERS



Portugal Singular Realities



## COLLABORATIONS



FRENTARK



SUIAN SOUZA



LIGHTFOOT  
sustainable engineering

José Carlos Nunes Team  
by





## OUR WORK

### 03.4



### PORTFOLIO (Portugal)

#### OPEN PROJECTS next 30 (thirty) months

- **SALES REVENUE:** 95M€ to 105M€
- **CONSTRUCTION:** 30.250 sqm (128 units)

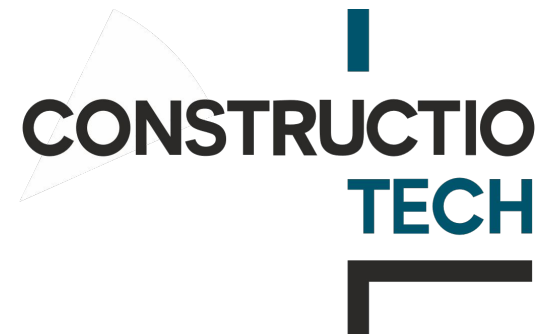
#### CLOSED PROJECTS since 2017

- **SALES REVENUE:** 19M€
- **CONSTRUCTION:** 6.975 sqm (45 units)

#### JOINT BRANDT

Our collaborators and strategic partners at [CONSTRUCTIOTECH](#) bring decades of experience in the planning, appraisal, management, and execution of more than +5.000 real estate and engineering projects.





# INTEGRATED SOLUTIONS FOR REAL ESTATE DEVELOPMENT

**ADVANCED CONSTRUCTION**  
ENGINEERING + TECHNOLOGY

Contact us today!  
[info@constructiotech.com](mailto:info@constructiotech.com)