

SÃO TOMÉ AND PRÍNCIPE 2040
INVESTMENT FORUM

Porto Alegre Tourist Village

RISE
Resilience
Investment
Sustainability
& Equity
ISTP



Porto Alegre
 Tourist Village
 Opportunity

The **Porto Alegre** area faces serious shortages in infrastructure, basic services, and employment. Despite this, it has enormous potential for tourism and agriculture, with unique coastal landscapes, proximity to Ilhéu das Rolas, and a cultural legacy of historical value.

Opportunities:

- Ecological and cultural tourism growing globally (+8%/year)
- Integration with the BEFIRM, EN1, and Ecotourism and Rural Tourism projects
- Political and multilateral support for the blue economy and local development



Porto Alegre
 Tourist Village
 The project

Main goal
 To create a **Sustainable Tourist and Community Village**, combining decent housing, rural tourism, professional training, and local production.

Specific Objectives

- Rehabilitate the old colonial farm and basic infrastructure
- Create eco-friendly accommodation and cultural spaces
- Install agri-food and fishing production units
- Train young people and women for local employment
- Promote clean energy, sanitation, and resilient environmental management



Porto Alegre
Tourist Village
Expected impact

- Total investment: USD 100 million (2026–2030)
- Creation of 2,300 total jobs (direct and indirect)
- 300 families rehoused in decent housing
- 20% reduction in poverty in the district of Caué
- 35% average increase in family income
- 50 ha reforested / protected ecological corridors
- >30% of energy for public facilities from renewable sources
- Reduction in CO₂ emissions



Porto Alegre Tourist Village Schedule

| Phase | Period | Key results |
|------------------------------------|-----------|--|
| 1. Preparation | 2025–2026 | Studies, EIA, and master plan completed |
| 2. Infrastructure and housing | 2026–2027 | 100 to 300 dwellings and basic operational network |
| 3. Productive and social equipment | 2027–2028 | Renovated agro-industrial units and hospital |
| 4. Tourism and training | 2028–2029 | Opening of the Ecomuseum and eco-lodgings |
| 5. Consolidation | 2029–2030 | Environmental certification and expansion of the model |

Porto Alegre
Tourist Village
Promoters and
funders

Management Structure

- Leadership: Ministry of Agriculture, Fisheries, and Rural Development (MAPDR)
- Coordination: Interministerial Committee (Infrastructure, Tourism, Finance, APCI, and Caué City Council)
- Execution: Technical Implementation Unit (UTI) at MAPDR and Porto Alegre Community Committee (CCDPA)

Key partners

- African Development Bank (AfDB)
- European Union (EU)
- United Nations Development Program (UNDP)
- Food and Agriculture Organization of the United Nations (FAO)
- Portuguese Cooperation
- Blue Fund
- Tourism and agro-industrial investors

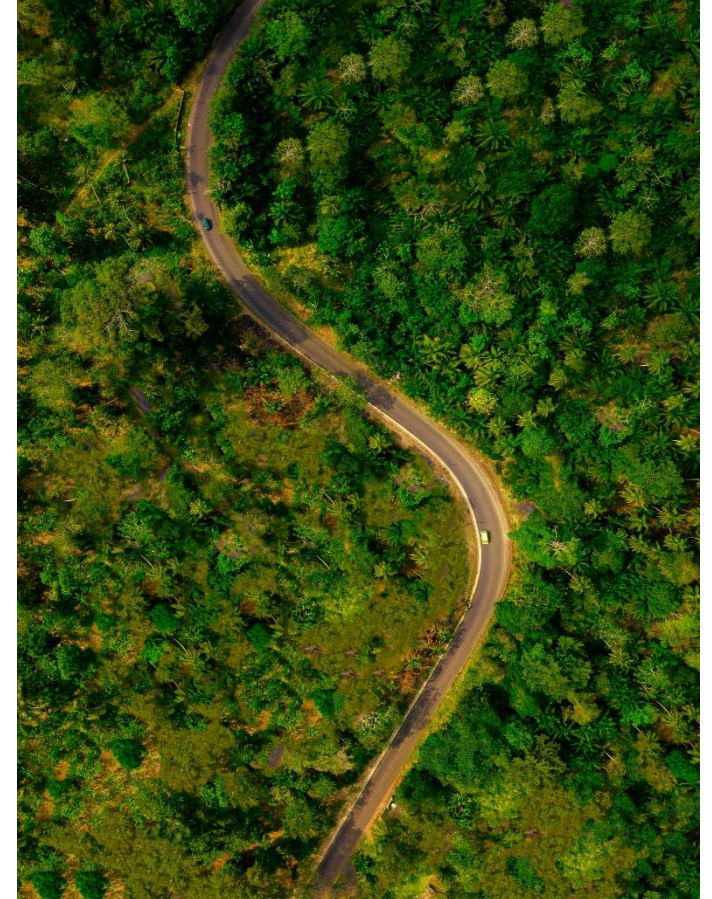
Porto Alegre
Tourist Village
Key conditions

Investment Modalities:

- Joint Ventures (government, private sector, and communities)
- PPPs (infrastructure, energy, tourism)
- Concessions 20–25 years
- Mixed financing and corporate CSR

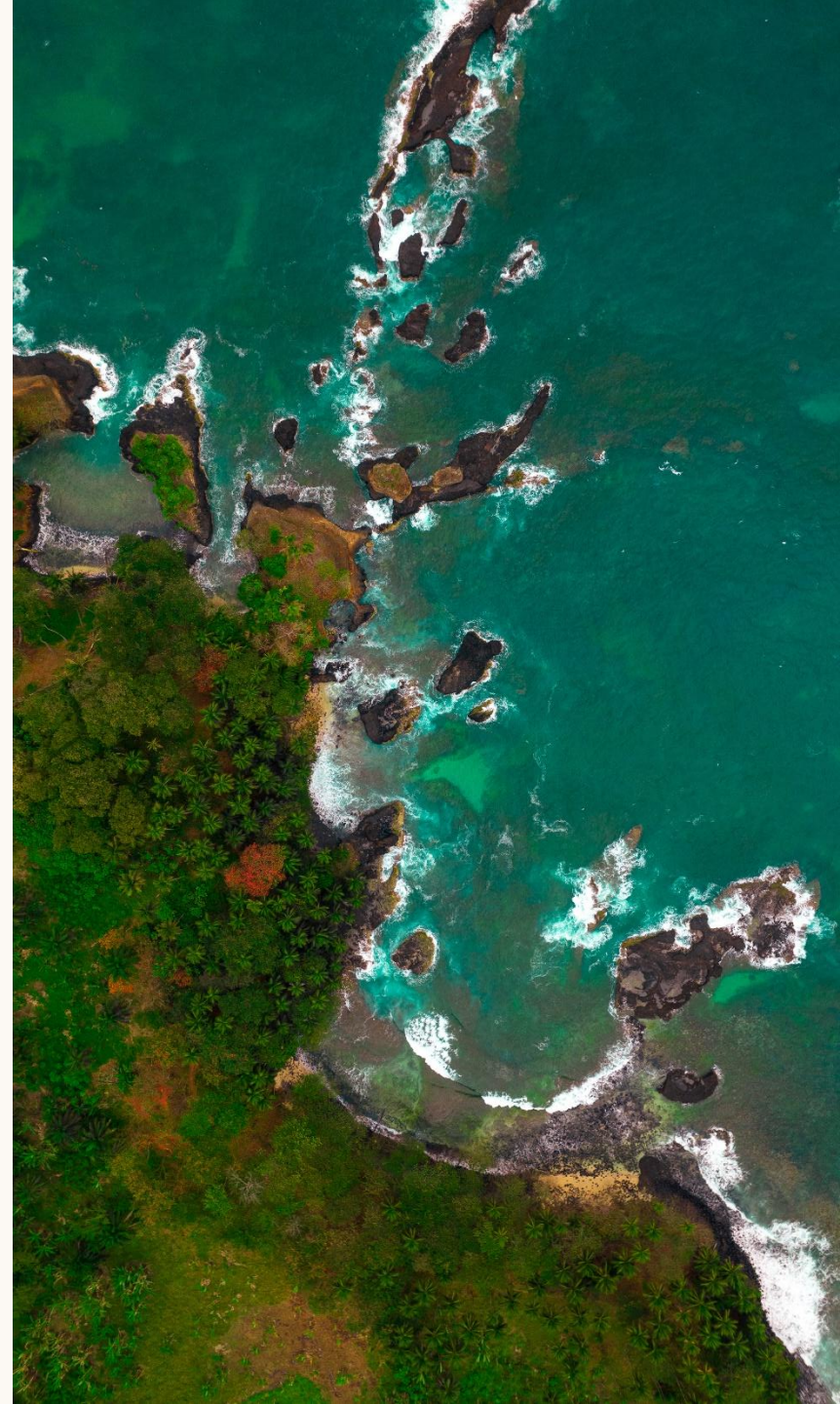
Incentives:

- Corporate income tax and VAT exemption for up to 5 years
- Free repatriation of profits
- Access to green lines from the AfDB, GEF, GCF, and Blue Fund
- Secure and predictable legal framework





The **Porto Alegre Tourist Village** is an anchor project that combines tourism, rural economy, and environmental sustainability, creating a resilient and replicable community. With strong institutional support, guaranteed profitability, and profound social impact, it is a real opportunity to transform southern São Tomé into a model of sustainable development for the African Atlantic.



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CO-ORGANIZED WITH
THE UN, PORTUGAL and AfDB

Contacts

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