Floating Solutions
Floating Solutions are an essential part of a modern marina and profitable waterfront development. A modern marina is not just a car park for boats but a full service hub for boaters and those who enjoy the water, waterfront activities and the yachting lifestyle. Integrated Marina is Marinetek's new concept where high tech mooring pontoons and Floating Solutions combine to give superior services for the user and the best possible revenues for the investor. Marinetek's portfolio includes a variety of Floating Solutions for Integrated Marinas. Examples include service buildings, club houses, utility buildings, offices and cafés.

Apart from the marina construction business, Marinetek also provides waterfront solutions such as Swimming Arenas, Activity Platforms, Floating Playgrounds, restaurants and bars, Floating Homes, floating boat-sheds and many other structures that can be built to float.

All Floating Solutions are based on Marinetek's Intelligent Floating Platform concept and the company's 20 years of experience as a leader in the industry. Building on water is an environmentally friendly and sustainable way to meet the increasing demands for amenities in marinas or on the waterfront. It does no harm to the seabed or marine life. It is a new way of thinking.
INTEGRATED MARINAS
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A well-designed marina integrates yachting, commercial and entertainment facilities, enabling multiple revenue streams. Because land is a precious resource, it makes good sense to utilise water space.

MARINA SERVICE BUILDINGS
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Marina Service buildings create ‘destination’ and bring all revenue generating activities together in one place. Marina Service Buildings are part of the turnkey solutions offered in the ‘all-inclusive marina’.

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Floating Homes are unique solutions for year-round living or for a second home. Marinetek’s Intelligent Floating Platform lasts for more than 50 years and is maintenance free.

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Marinetek’s Special Solutions comprise the floating sauna, floating boatshed, floating bar, private oasis, artificial island, floating helipad, active pier, car park, floating stage, amphitheatre and any other construction that can be built to float.

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Swimming Arenas are environmentally friendly and cost-effective solutions for cities that value sustainable solutions and wise lifecycle investments.

INTELLIGENT GREEN VILLAGES
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The Intelligent Green Village combines ecological values, sustainability, beautiful water surroundings, urban lifestyle and modern architecture at the highest level. Green Village is a new way to utilise the latest technology in the construction industry.

FLOATING SOLUTIONS AND THE CITY
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The Floating Solutions project generates incremental income for the city. It creates new jobs in the service and construction industry, as well as other business opportunities, and it increases tax income.

MARINETEK GROUP
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Marinetek has built more than 2000 marinas in over 40 countries. The company’s extensive experience in the marina industry has brought it international success and today Marinetek is the biggest marina builder in Europe and one of the industry’s global leaders.
Integrated Marinas
Marinetek’s Floating Technology and engineering have developed to the point where pontoons and floats can be used for many different purposes - not only for berthing yachts. A modern marina offers its customers all kinds of services and yachting lifestyle activities, and waterfronts are becoming more and more popular within the urban environment. It is a fact that only a well thought out marina concept brings life and soul to a successful waterfront development.

A modern marina needs to be a hub of profitable activity. A well-designed marina integrates yachting, commercial and entertainment facilities, enabling multiple revenue streams. Because land is a precious resource, it makes good sense to utilise water space. Building floating structures is low cost and has less impact on the environment. But it is not just economical and smart, it also encourages people to combine their interest in the water with other lifestyle choices like dining, partying or just enjoying a family day out.

Platforms for larger floating concepts place tough requirements on pontoon stability, capacity, maintenance and structure. Marinetek’s proven technology with large concrete float units, structural reinforcement, high-strength concrete and special pontoon connection system meet these requirements safely. Marinetek concrete units are maintenance free and have a design service life of 50 years or more.

Marinetek is one of the pioneers in floating technology for marinas and has been designing and building Integrated Marinas with Floating Solutions since 1999.
Marina Service Buildings
Floating Service Buildings for Integrated Marinas are economical to purchase and do not use up valuable land. Furthermore, Marinetek’s Intelligent Floating Platform is maintenance-free, does not harm the seabed or marine life and is designed to have a service life of 50 years or more. Marina service buildings create ‘destination’ and bring all revenue generating activities together in one place.

A modern marina requires more than just berths. Marinetek’s portfolio includes a variety of Floating Solutions and other essential structures – such as utility and service buildings and toilets - to add value to a marina. To further the concept of an urban marina environment where a marina serves more as a place of social gathering than a mere parking spot, Marinetek also offers floating club houses, cafés and office buildings for the marina operator, customs, coastguard or other onsite service providers. Centralising revenue-creating operations has an indisputable impact on marina revenues.

Marinetek’s Marina Service Buildings are part of the turnkey solutions offered in the ‘all-inclusive marina’. Construction is based on the Intelligent Floating Platform. The platform has large concrete floats and substantial superstructure to give easy access when installing equipment. The upper structure is lightweight and designed for a hostile environment and the architecture can be styled to blend in with the surroundings or other requirements. Service Buildings are an integrated part of a marina structure and can be moored in the same way, i.e. with piles, Seaflex or chain.

Left: The floating utility buildings in Anchor Marinas in Palm Jumeirah, Dubai, are based on pre-fabricated full elements. They have lightweight steel frames and architecture to meet the highest demands. (Marinetek Group, Marina Housing)

A compact utility building in Espoo, Finland, has two toilets, storage and a pump-out station. (Marinetek Finland)

Left: The combined club house and restaurant in Copenhagen, Denmark, has a Marinetek Intelligent Platform with seven large concrete floats. (Marinetek Finland, CC-Design)

A compact club house/office/café of 43m² is the latest Marinetek design. It can be installed in an existing marina to boost its services. (Marinetek Group)

Left: A modern club house concept by Marinetek has a lightweight structure with plenty of window area. (Marinetek Group)
Swimming Arenas
Swimming Arenas

Swimming Arenas are becoming more and more popular in modern city planning and offer unique year-round urban activity centres right in the heart of the city. Climbing walls, jumping towers, different sized pools and sun bathing areas create additional value for the city and its taxpayers.

Marinetek offers a custom made floating swimming arena including service buildings, towers, and open or closed pools with fresh water treatment and heating system.

Heated pools with adjacent service buildings, like saunas, enable the swimming arena to be used even in the cold winter months. Swimming arenas range from smaller pools to major floating facilities with capacity for up to 10 000 visitors a day.

 Arenas are constructed using Marinetek’s all-concrete floats with a steel superstructure and with decking in soft wood, hardwood or composite. Mooring is by means of chain, Seaflex or piles. The pool and other swimming structures are always customised.

Swimming Arenas are environmentally friendly and cost-effective solutions for cities that value sustainable solutions and wise lifecycle investments. Seawater pools, filled from the local seawater supply, are most cost-efficient, and freshwater pools, which require more advanced technology, are ideal when there is a shortage of clean natural seawater. Swimming Arenas offer a safe place for tourists and residents to spend their leisure time and the revenues make for a good city investment.

![Swimming Arena in the heart of Copenhagen has four pools with swimming tracks of up to 50m in length, a jumping tower and a lifeguard tower. The maximum capacity is 10 000 visitors per day. (Marinetek Finland, CC-Design)](image)

![Koralbadet in Slusseholm, Copenhagen, is one of the world’s largest floating outdoor swimming arenas to be in use year-round. (Marinetek Finland, CC-Design)](image)

![The Allas project is under design in Finland and will be located in the centre of Helsinki in front of the presidential residence (picture: Muttinen - Lipasti - Pakkanen Architects). It will have four pools, two of which will be covered and filled with treated and heated water. (Marinetek Finland)](image)
Activity Platforms
Activity Platforms

The Activity Platform is a multi-use solution for waterfronts, lagoons, marinas and other key areas of a city. The platform has many uses, e.g., as a showroom for exhibitions, for dining, parties (such as weddings), concerts and as an exercise or children's play park. The platform can be open or partly roofed or equipped with sail-cloth canopies. For year-round use the platform can be protected by tent structures and, in winter, by an insulated cover.

Exercise parks and children's play parks are a growing trend worldwide and are a perfect fit for floating platforms. A floating exercise park can be equipped for Parkour training or with specific exercise equipment for adults and seniors. Children's play parks are furnished with play structures and safety fences. Marinetek co-operates with Lappset and Rovio and play parks can be optionally themed to Angry Birds®.

The structure is based on Marinetek's all-concrete floats with or without an upper superstructure. The deck is of soft wood, hardwood or composite and mooring is by chain, Seaflex or piles.

The multi-use activity platform is simple to modify, if needed, into a theatre or concert stage, an exercise park, a restaurant, an exhibition hall, a showroom or a swimming platform. It can even be moved. Whatever the use, the solution always offers a five star sea view and fresh air. Floating platforms offer a great opportunity to extend the limited space available at the waterfront. They are inexpensive and easy to modify for different uses, and are thus of great appeal to any investor seeking multiple revenues year around.

Kids' play park is a revolutionary experience that combines two classic elements: fun and water. (Marinetek Finland, Lappset)

The multi-use activity platform is simple to modify for different uses. It offers a great opportunity to extend limited waterfront and can create multiple revenues year around. (Marinetek Group)

The glamorous Vodny restaurant is located in the Royal Yacht Club in Moscow, Russia. The 600m² restaurant platform is easily transformed into a concert stage or a summer terrace. (Marinetek SPB)

Gibraltar Bathing Pavilion is under construction and will be ready in spring 2014. This 2000m² flagship solution has four pools, a climbing wall, kids' play park, Parkour, exercise area and senior park. (Marinetek Finland, Marinetek MED)

Left: A 300m² museum, bar and restaurant right in the heart of Stockholm. (Marinetek Sweden)
Floating Homes
Floating Homes

Floating Homes are unique solutions for year-round living or for a second home. Living in a floating home is a stylish life choice. Large windows open onto a breathtaking landscape and glass sliding doors connect the indoor space to the terrace. If you love the sea, you will love the floating home where the water reflects the sun onto your windows.

Houses can feature different architecture and trends. They might be of traditional Scandinavian style or adopt a modern urban look. Houses are always lightweight and made to customer’s specification. The construction is normally on two floors to give a comfortable living area downstairs and a functional bedroom upstairs. All materials and equipment for houses are of top quality and additional features, including sauna, fireplace, Jacuzzi, boat mooring, swimming pool and glass terrace can be incorporated to give a unique and luxurious finish to each floating home.

The houses are made of prefabricated modules under controlled factory conditions. The modules are shipped to the site, lifted onto the pontoon platform, towed to final position, and moored and connected to the municipal water, electricity and sewage network. The houses may be stand-alone or sit within a group of floating structures.

Floating houses benefit from solar, wind and heat pump technology. The construction is environmentally bullet proof, with no negative impact on the seabed or marine life. Marinetek’s Intelligent Floating Platform lasts for more than 50 years and is maintenance free. All houses are customised to suit different climates and cultures.
Intelligent Green Villages
Intelligent Green Villages

The Intelligent Green Village combines ecological values, sustainability, beautiful water surroundings, urban lifestyle and modern architecture at the highest level. It is an attractive concept which creates a recognisable identity in the region. The shape and architecture of the village is designed to match the landscape. Floating construction does not alter the biodiversity of the area and the terrain does not need to be modified. The whole construction can be moved at any time, returning the landscape to its original state.

Reliable services are important for the success of the project. Water, electricity and sewage pass through service channels built into the access pontoons and connected to the municipal network. Each house has its own small pump-out station. If needed, the water and sewage lines can be heated.

Buildings are constructed of renewable materials, mainly wood, and power is derived from solar and wind energy and a water-source heat pump, which both heats and cools. The houses are equipped with intelligent control systems. The floating infrastructure of the village is based on Marinetek’s Intelligent Floating Platforms and its experience with floating structures.

Intelligent Green Villages are not only a sustainable way to expand or build new living areas at a limited and highly valued waterfront, but also a profitable way to build new communities. Green Village is a new way to utilise the latest technology in the construction industry.

Left: Kesariinanka Village concept in Lappeenranta, Finland, comprises five different size luxury homes in a unique and beautiful location on Lake Saimaa. (Marinetek Group, Marinetek Finland)

Left: Reposaari Village is a community of 16 floating holiday homes in Pori, Finland. The first phase of the village is complete. (Marinetek Finland, Marina Housing)

Marinetek has designed a set of luxurious villas for the Water Villa concept. The two-storey houses offer 270m² of living area and energy saving technology. (Marinetek Group, Marina Housing)

Left: The Intelligent Green Village concept Water Villa for the Middle East combines the latest technology and modern architecture. (Marinetek Group, Marina Housing)
Special Solutions
When considering floating structures, the only limit is your imagination. The world is full of remarkable examples that were built decades ago but the common denominator for all is the concrete float. It is the only technology for a proven and long lasting floating solution.

Marinetek's Special Solutions comprise the floating sauna, floating boatshed, floating bar, private oasis, artificial island, floating helipad, active pier, car park, floating stage, amphitheatre and any other construction that can be built to float.

Construction is based on Marinetek's Intelligent Floating Platform, which comes in different sizes and shapes. The large concrete floats can be fixed sideways or with a separate superstructure on top of the floats. The arrangement is largely dependent on the load requirement. The Marinetek floats have been designed to last for more than 50 years and are maintenance free.
A Floating Solution can attract profitable business to a city. The city organises construction of a Floating Activity Platform with all necessary infrastructure and building permissions, and private companies then build business premises and run the business activities.

The Floating Solutions project generates incremental income for the city. It creates new jobs in the service and construction industry, as well as other business opportunities, not to mention the increases generated from the tax revenue. Income streams derive from leasing the waterfront and water space; the sale of the building rights, the renting of premises and infrastructure, ticket sales for events and activities, and increased income from property, corporation and income taxes.

The investment calculations are even more attractive as Floating Solutions also have a sell-on value if the Floating Activity Platform lease expires. The pontoons can then be used for mooring boats, for example, as the design life of a Marinetek concrete unit is in excess of 50 years.

Marinetek is always interested in finding the best overall solution. It takes all economic, technical and marketing aspects into consideration before determining the best construction method for each and every project. Some projects are best suited to a modular construction and pre-fabricated construction approach and others to pre-cast manufacturing. Marinetek works closely with different pre-fab house suppliers and uses local sub-contractors as much as possible.

The selected building method is determined by the site location and there will be minimal disturbance to neighbours during the construction phase as the floating infrastructure and houses are towed to the building site and moored. The pre-fab module manufacturing method can reduce build time by 50-70% compared to traditional methods and is perfect for floating house construction.

Marina Housing, a Marinetek Group company, concentrates on designing and constructing turnkey Floating Solutions. The company also acts as a consultant as well as being responsible for sub-contracting, project management and quality control.

The turnkey Floating Solutions delivery comprises many services, including: assessing user needs, developing business opportunities; developing the necessary innovations, estimating the economic impact on the city, creating the overall concept for operations and services, designing the production and delivery methods, adapting the solutions to local requirements and circumstances and executing the operation with the partner network.
Marinetek is a true One Stop Shop for all kinds of floating waterfront structures. The company builds turnkey marina projects, delivers Floating Solutions and provides a wide variety of services and additional equipment to existing marinas.

Over two decades, Marinetek has built more than 2000 marinas in over 40 countries. The company’s extensive experience in the marina industry has brought it international success and today Marinetek is the biggest marina builder in Europe and one of the industry’s global leaders.

Marinetek has the experience and know-how to deliver demanding turnkey marina projects of exceptionally high quality. The Marinetek team comprises engineers, architects and other professionals from around the world. The company has an in-house design service with key personnel who have worked for over 25 years on the design, manufacture and installation of floating structures around the world.

Marinetek works in 45 countries through its subsidiary and agent network. With the strong support of the head office, this network of marina professionals supports its customers on everything relating to floating structures.

Marinetek’s high production levels in ten countries are coupled with exceptional quality control. Marinetek guarantees uniform quality, competitive prices, fast delivery and customer satisfaction. Continuous product development and improved production processes have combined to make Marinetek innovations and products unique. The company operates under ISO 9001 and ISO 14001 and has several type approvals in many countries. See more at www.marinetek.net

Palm Harbor Marina, West Palm Beach, Florida, USA. This 200 berth super yacht marina was elected as the Marina of the Year 2010 in Florida. (Marinetek NA)