



PRODUCT 03

SilliS

A modular, prefabricated indoor multi-sport facility — configurable across tennis, padel, pickleball, basketball, soccer, volleyball, badminton, squash, fitness and wellness.

STANDALONE OR CAMPUS. THE FORMAT FOLLOWS THE SITE.

THE SYSTEM

LGSHGS modular construction. Right-sized, phased, adaptable.



Sillis exterior — modular prefabricated envelope.

Sillis is built on the modular, prefabricated LGSHGS construction system (Daniel Alcalá Architects, 2023). The base module is 15m × 30m (49 ft × 98 ft / 4,844 SF) — fully configurable and expandable across any sport surface without full reconstruction.

Sillis can anchor a TRIVIO campus, or stand alone as a community or destination sports hub. It can include a Gaby Reca Padel Academy — or not. The format and sport mix follow the site.

Supported sports — Tennis · Padel · Pickleball · Basketball · Soccer · Volleyball · Badminton · Squash · Fitness · Wellness.

From lobby to recovery to competition floor.



Double-height arrival lobby with reception, lounge seating and direct views into active play zones.



Recovery & wellness suite with treatment bays, cold plunge and hospitality-grade finishes.



Main court volume — simultaneous multi-sport programming and spectator circulation.

120,000 SF hub — as deployed in TRIVIO League City.

Fully configurable for standalone or campus formats. Each zone can be included, scaled or removed based on site, market and demand profile.

A. Gaby Reca Padel Academy Zone — Optional. ~29,960 SF · 10 padel courts (6 indoor + 4 outdoor)

Space	Qty	Dimensions	SF	Notes
Indoor Padel Court — Premium (all-glass)	6	65.6 × 32.8 ft	14,916	Turf, Gaby Reca Padel Academy branding, 22 ft clear
Outdoor Padel Courts — Covered	4	65.6 × 32.8 ft	9,944	Premium AstroTurf / glass shade
Gaby Reca Padel Academy Lounge & Bar	—	—	2,500	Dedicated bar, pro shop, racquet wall, screens
Gaby Reca Academy Coaching Room	1	—	1,200	Video analysis, methodology curriculum
Gaby Reca Padel Academy Redeption	—	—	600	Smart check-in, booking kiosk
Padel Pro Shop / Retail	1	—	800	Padel-specific racquets, apparel, accessories

B. Tennis Zone — ~63,804 SF · 8 total courts (6 indoor + 2 outdoor covered)

Space	Qty	Dimensions	SF	Notes
Indoor Tennis Court — Regulation	6	124 × 62 ft	46,128	DecoTurf rubberized hardcourt, 50 ft clear, column-free
Outdoor Tennis Court — Covered	2	124 × 62 ft	15,376	Premium outdoor surface, shaded structure
Tennis Viewing Gallery	1	—	1,500	Overlooking courts, bar service
Tennis Coaching Room	1	—	800	Coaching pathway, video wall

C. Basketball Zone — ~18,800 SF · 4 total courts (2 indoor + 2 outdoor covered)

Space	Qty	Dimensions	SF	Notes
Indoor Basketball Court (convertible)	2	94 × 50 ft	9,400	Hardwood Sport-Court tile, divider curtain, 22 ft clear
Outdoor Basketball Court — Covered	2	94 × 50 ft	9,400	Hardcourt, shade structure, LED lighting

D. Soccer / Football Zone — ~102,600 SF · indoor full pitch + multi-pitch + outdoor full pitch

Space	Qty	Dimensions	SF	Notes
Full Indoor Soccer Pitch — Covered	1	180 × 90 ft	16,200	FIFA-quality synthetic turf, full enclosure
Multi-Pitch Indoor Covered (2 × 7v7 or flag)	1	240 × 110 ft (divisible)	26,400	Synthetic turf, retractable dividers
Outdoor Full Pitch — Open Air	1	300 × 200 ft	60,000	Natural/synthetic turf, lights, fencing

E. Additional Zones (standard configuration)

Zone	Typical Footprint	Notes
Pickleball Courts (indoor + outdoor covered)	8–12 courts	Cushioned Sport-Court surface
Volleyball / Badminton / Squash	4,000–8,000 SF	Convertible multi-sport bays
Fitness Floor + Group Fitness Studios	5,000–8,000 SF	Weights, cardio, yoga, HIIT, spin
Recovery & Wellness Suite	1,500–3,000 SF	Cold plunge, sauna, compression, PT, massage
Café / Juice Bar / F&B;	1,500–3,000 SF	Member-facing all-day
Locker Rooms (M + F + VIP)	2,500–3,500 SF	Showers, lockers, steam, vanity
Reception / Concierge	800–1,200 SF	Smart check-in, booking wall
BOH / Operations / Storage	8,000–15,000 SF	Service, equipment, ball machine bays

CONFIGURATIONS

Same operating system — different scales.

Configuration	GFA	Indicative CAPEX	Stabilized Revenue	Best For
Community Hub	60,000–80,000 SF	\$43M–\$60M	\$10M–\$18M/yr	Civic, suburban, anchor community
Destination Hub	100,000–120,000 SF	\$65M–\$95M	\$18M–\$28M/yr	Mixed-use districts, TRIVIO anchor
Flagship Multi-Sport	150,000–200,000 SF	\$95M–\$120M+	\$28M–\$40M+/yr	Tournament/academy + city destination

\$43–\$120M + CAPEX RANGE	\$10–\$40M/y r STABILIZED REV.	8+ SPORT CONFIGS	15 × 30 m BASE MODULE
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ANCHOR PARTNER

Operated to the highest standards.

SilliS partners with OZD Sports — Master Franchisee of the Gaby Reca Padel Academy (MENA) — for racquet programming, coaching pathways and club operations. The Gaby Reca methodology has trained 14 of the top 20 WPT players in the world.