

SECTOR BOOK

HOSPITALITY

THE PRACTICE

THE BOARD

GLOBAL REACH

THE PROCESS

SECTORS

AREAS OF EXPERTISE

CONTENTS /
S+A GROUP

Since 1996.

Over 20 years of experience.

5 areas of expertise, ARCHITECTURE, URBAN DESIGN, SUSTAINABILITY,
INTERIOR DESIGN, GLOBAL DESIGN AND INVESTMENT ADVISORY

150 professionals,

11 countries and

4 continents. AFRICA, AMERICA, ASIA AND EUROPE

Featured in the

WA100 ranking! 9TH WORLD'S LARGEST PRACTICE IN THE RESIDENTIAL MARKET SECTOR
94TH WORLD'S LARGEST ARCHITECTURE PRACTICE

The Practice

Founding Values

The history of the studio merges with the history of its founder, Miguel Saraiva, CEO and the architect conceptually responsible for each project design.

It was out of the passion that he has always had for architectural design, combined with a unique ideological vision to transform a small studio into a corporate structure able to take his idea of architecture abroad, that S+A became a world-scale auteur studio.

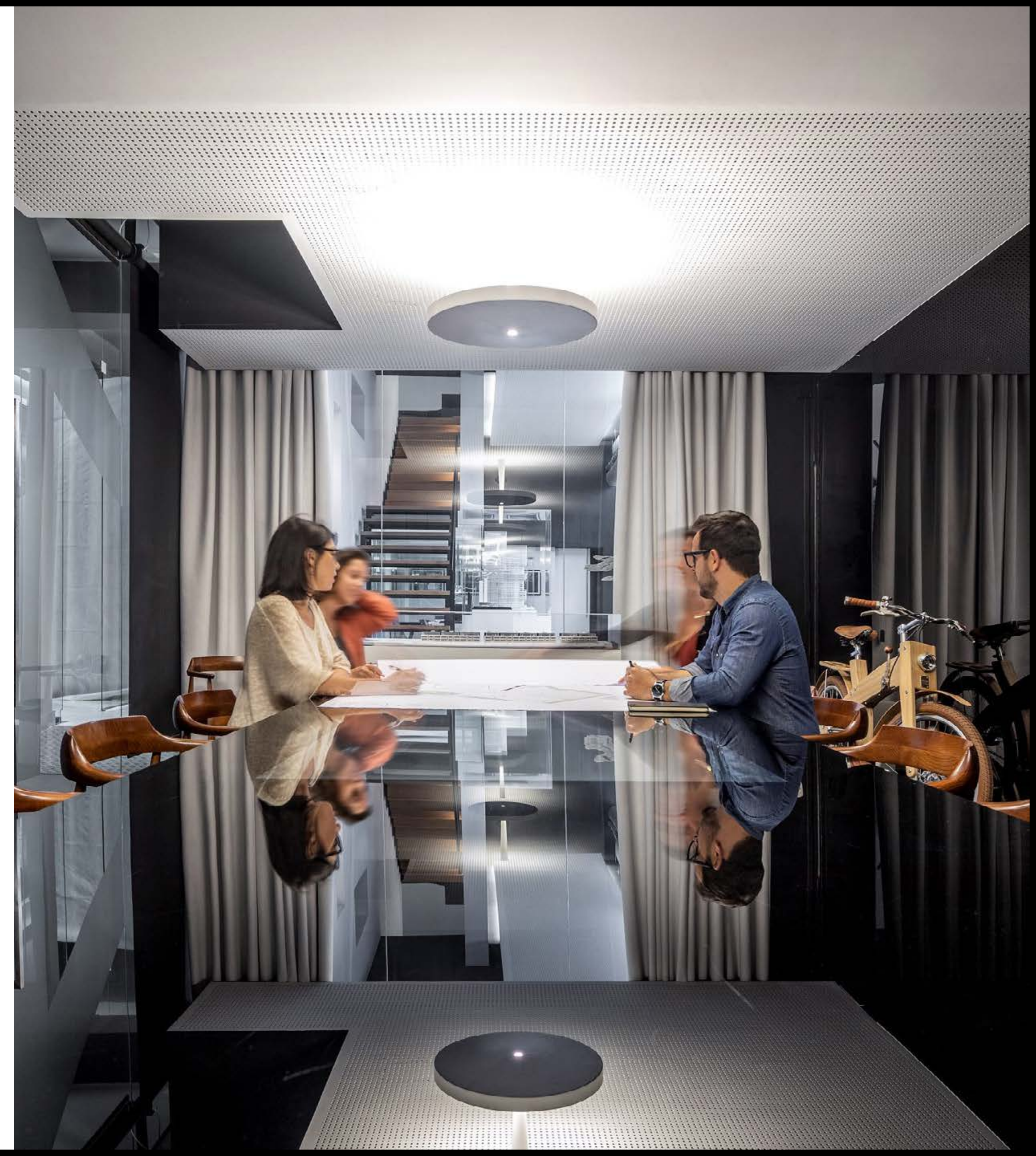
With the creative hub located in Lisbon, where more than an hundred of its employees work, it distinguishes itself for the capability to open to the world, adapting to each new market and to the challenges of an ever-changing society.

Today, with offices spread over several countries, S+A stands out for leaving a mark in different international landscapes.

Collective Intelligence

Since 2013, S+A's operations covers a widest range of services, comprising not only Architecture and Urban Planning, but also the areas of Design and Sustainability. This versatility became one of the Group strengths, which nowadays builds bridges of trust and preserves strong relationships with all the partners.

The studio understands architecture as a collaborative and cross-disciplinary exercise, with quality as the underpinning growth driver. Currently employs approximately 150 professionals who are led by partners, country managers and other business leaders. With a skilled and multidisciplinary team - besides architects, engineers and designers - S+A has a wide range of specialists, delivering experience and knowledge to each tailored and singular project.



The Board

MIGUEL
SARAIVA

CEO and Leader Architect



JOSÉ CAMPOS
FORTE

Administrator



BRUNO
PEREIRA

Associate Director



LUÍS
BARROS

Associate Director



NUNO
MONA

Associate Director



ISABEL
SANTOS

Founding and Managing
Partner, S+A Green Lab



HENRIQUE
CAYATTE

Founding and Managing
Partner, S+A Concept Design



GHAOUTI
BEKHECHI

Founding and Managing
Partner, Algeria



MARCELO
MONTORO

Founding and Managing
Partner, Brazil



SÉRGIO
SILVA

Founding and Managing
Partner, Vietnam



ALEXANDRE
M. PEREIRA

Senior Partner
Portugal, Lisbon



JOÃO F.
CAIRES

Senior Partner
Portugal, Funchal



JORGE
CATARINO

Senior Partner
Portugal, Lisbon



LILIANA
SOARES

Senior Partner
Portugal, S+A Green Lab



PAULO REIS
SILVA

Senior Partner
Portugal, Lisbon



MIGUEL
ROCHA

International Markets
Coordinator



SAVA
YOVICH

Country Manager
Kazakhstan



VERA
FONSECA

Country Manager
Malaysia



ANDRES
CERÓN

Partner
Colombia



PAULO
DE SOUSA

Partner
European Markets

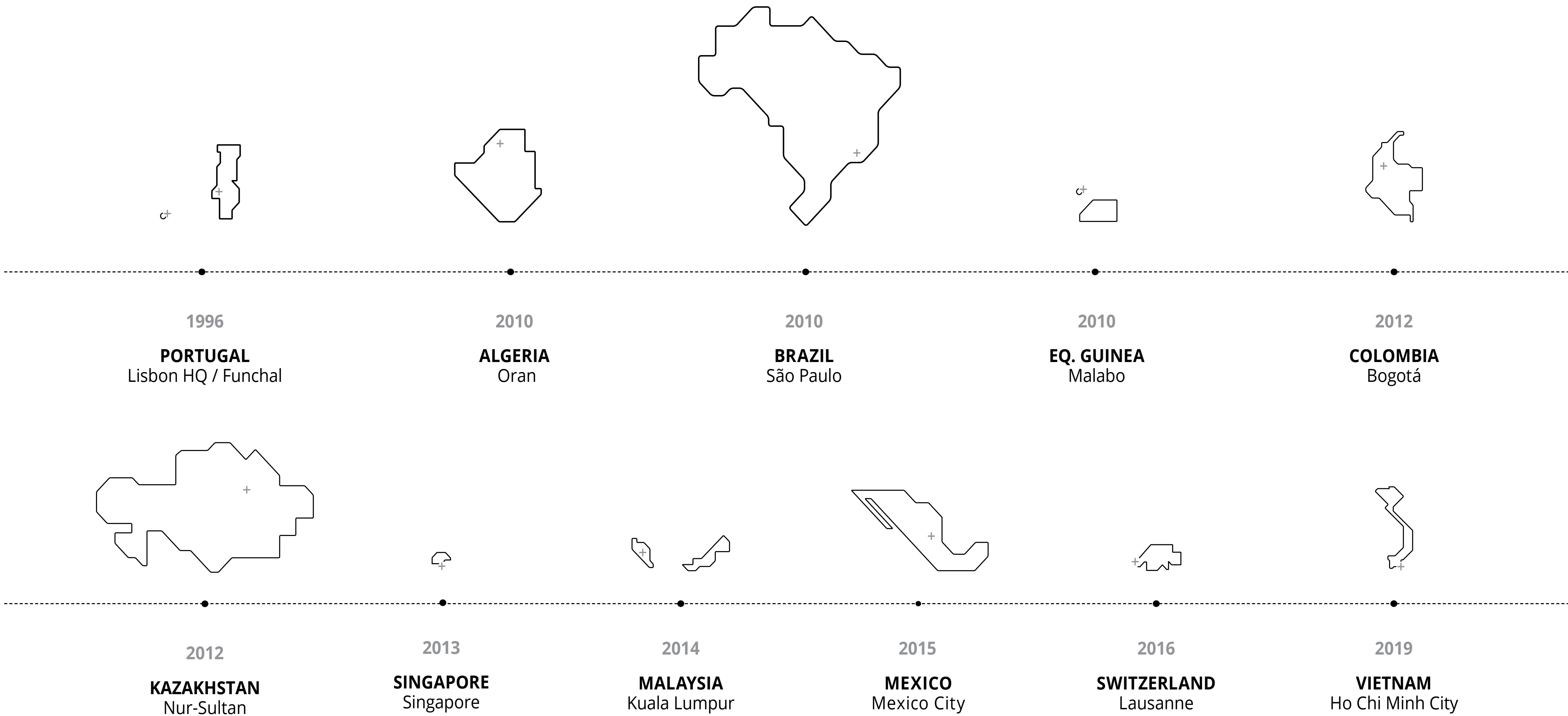


PEDRO
GUEDES

Partner
USA



Global Reach



The Process

The design process is developed through synergies with clients and goes far beyond the traditional service offering. It is clear that, today more than ever, corporate responsibility extends beyond the conceptual quality, technical rigour and project identity to also include schedule performance and cost efficiency.

Collaboration and Delivery

Our design solutions meet the requirements of each market we are working in. As such, the practice has earned a very strong identity, setting itself apart as a global brand, which has necessarily brought with its agility and knowledge, to deal with the challenges on a world scale. S+A is developing local know-how, strengthening its experience on an international scale.

The Comfort of Experience

Holistic Design Services

By understanding the impact of architecture in today's society, our proposals incorporate sustainability values, applying bioclimatic principles to improve the overall performance of built environments. A human centered design that places comfort, functionality and aesthetics at the center stage, enhancing user satisfaction and improving the overall usability.

BIM - Building Information Modelling

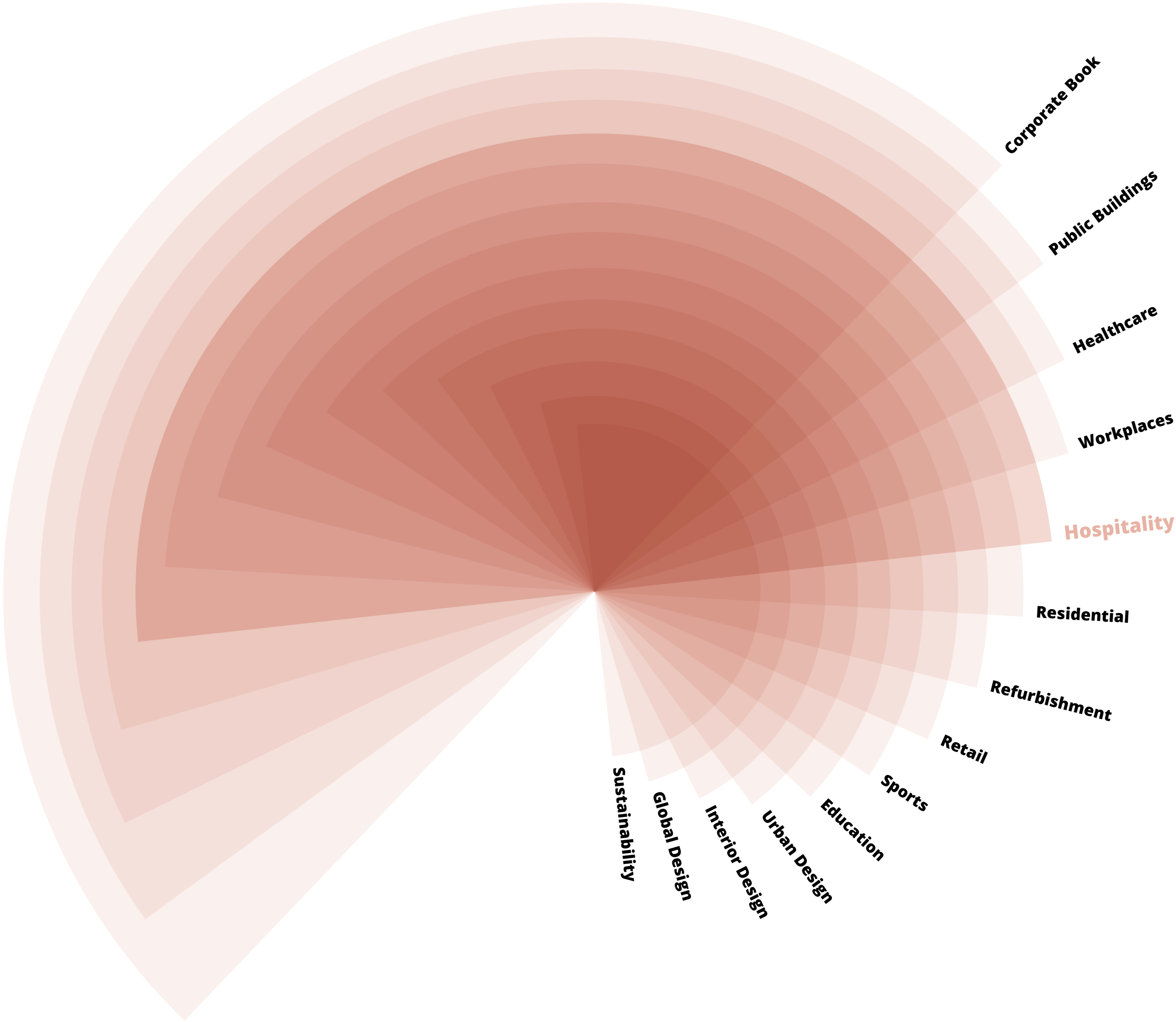
We offer sound experience and recognition as seasoned users of building information modelling (BIM) in Portugal. BIM has transformed ways of working within the construction industry, rendering and clarifying all of the information associated with the life cycle of a building. Sharing and integrating data has become a must when drawing up new protocols, activities and growth strategies.

Sectors

Engaging Across Several Functions

The studio's solid experience and knowledge acquired over the years enlarges its portfolio, both on private and public domains. On the other hand, through experts across several areas, our in-house production team has units focused on each particular market sector, creating effective and logical programmes. A full spectrum of service that meets the careful relation between local and global.

To learn more about our projects, services and culture read our remaining sector books. For a general overview please go through the Corporate Book.



«I aspire to develop integrated proposals where the presence of the architectural object as primal element of a whole coexists with the urban space, establishing qualitative links with societies.»

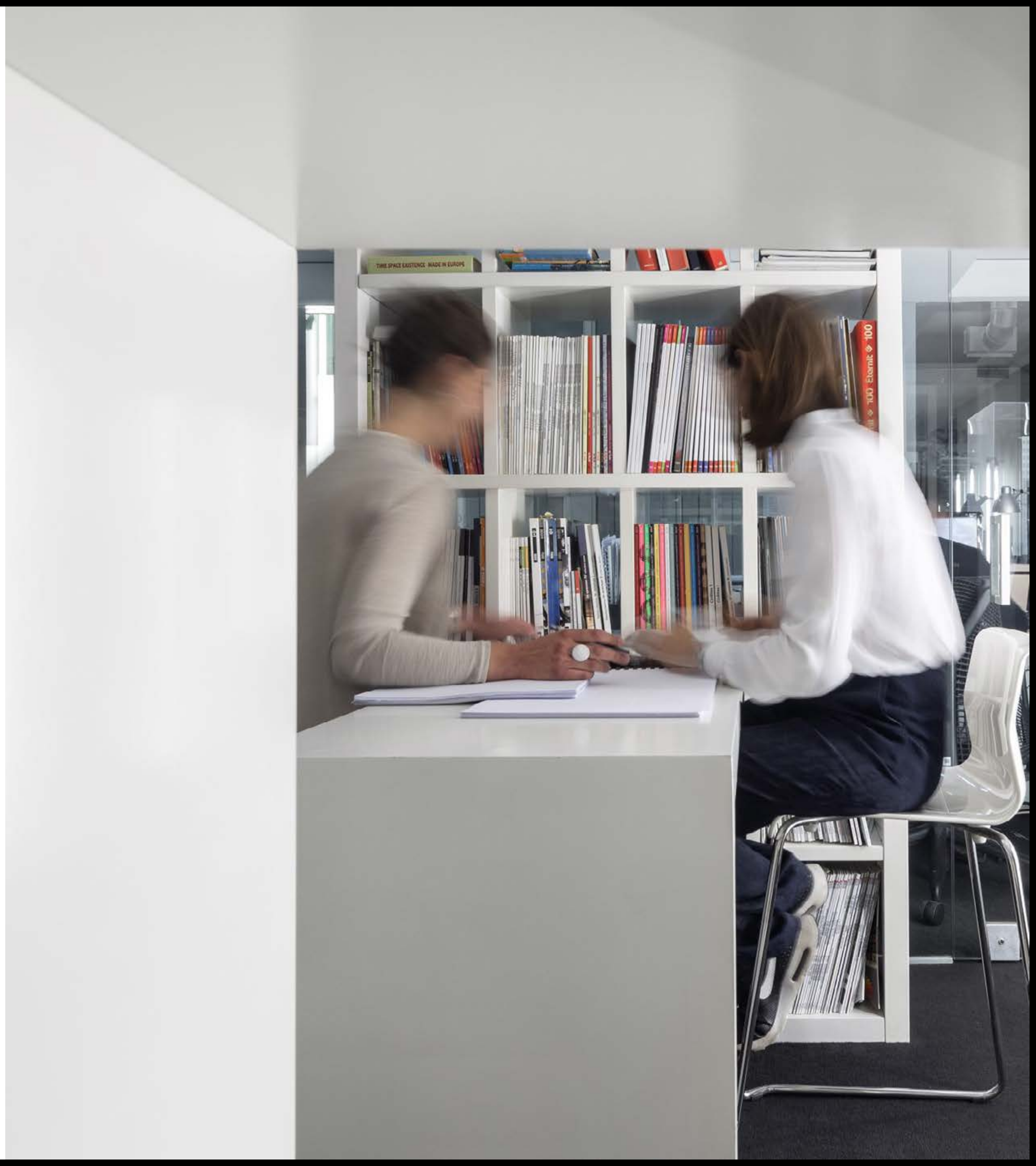
MIGUEL SARAIVA

Areas of Expertise

Architecture & Urban Planning

S+A's operations have widened to cover a vast spectrum of services, encompassing not only architecture and urban planning, but also the areas of design and sustainability.

Our buildings are inspired by their surroundings and are shaped by the fundamental principles of the S+A Group: technical and conceptual quality; innovation and efficiency; and sustainability and adaptation to the local reality. With this vision and our long-standing experience, we provide architectural solutions that are at once functional and commercial, with a specific focus on the needs of our clients. Designing built environments means effectively combining three factors: art, technology and economics.



Areas of Expertise

S+A Interior Design

We believe that architecture must offer a unique, emotional experience. Our aim is to catch the attention of every individual from the exterior design of the buildings to the interior details that guarantee the distinctiveness, functionality, quality of materials and touch of genius which characterise our brand. Our broader, more motivated technical, creative and design team is tasked with developing niche programmes to suit each client's requirements on an intimate scale. This allows us to offer turnkey projects, taking architecture to the highest level, creating spaces which are highly pleasant, visually appealing and compliant with good environmental practices.

S+A Green Lab

For the past 15 years, sustainability has been a central theme for S+A Group, reflected in an increasing overall offer of sustainable and bioclimatic projects and in providing several other sustainability services, such as LEED and BREEAM certifications. This company is made of consultants, engineers and passive design architects that aim to capitalize sustainability and to grow the Group portfolio in this segment by creating innovative solutions for building design, urban built environment and eco-materials. Our mission is to continuously incorporate sustainability value into our clients' products and projects, enabling S+A Group to become increasingly recognized as a sustainable trademark.

S+A Concept Design

This company provides an exclusive global design service based on two aspects: firstly, the capacity to consider and reflect on the life of spaces at the level of their programmatic content; and secondly, the capacity to relate buildings to one another, making them sensitive to their surroundings, while also granting them a sense of belonging to the public space of which they are an inextricable part. This focus allows us to provide a truly holistic service that can, to a large extent, be applied across the international market, with a particularly strong uptake in areas relating to culture, content generation and design for museums and exhibitions.

S+A Capital

S+A Capital provides investment services to the public and private sector through a unique integrated solution that includes consulting, capital raising and investment management. The company prepares market studies, economic/financial feasibility studies, business plan preparation, and technical advice during the various phases of the project. The company also provides investment support services, capital raising and financing line negotiations through its extensive international network of institutional investors and banks, with an extensive international experience in real estate investment in London and New York and a multidisciplinary background in investments, architecture and urbanism.

ROYAL ÓBIDOS SPA & GOLF RESORT CASE STUDY

FURNAS BOUTIQUE HOTEL THERMAL & SPA

9HOTEL MERCY

HOLIDAY INN HOTEL

EXPANSION OF PRAIA VERDE BOUTIQUE HOTEL

SAVOY PALACE HOTEL

SANTIAGO HOTEL COOKING & NATURE REFURBISHMENT

TXAI RESORT ITACARÉ

HERDADE DA AROEIRA HOTEL

WHITE SHELL BEACH VILLAS

SELECTED PROJECTS /
HOSPITALITY

ROYAL ÓBIDOS SPA & GOLF RESORT

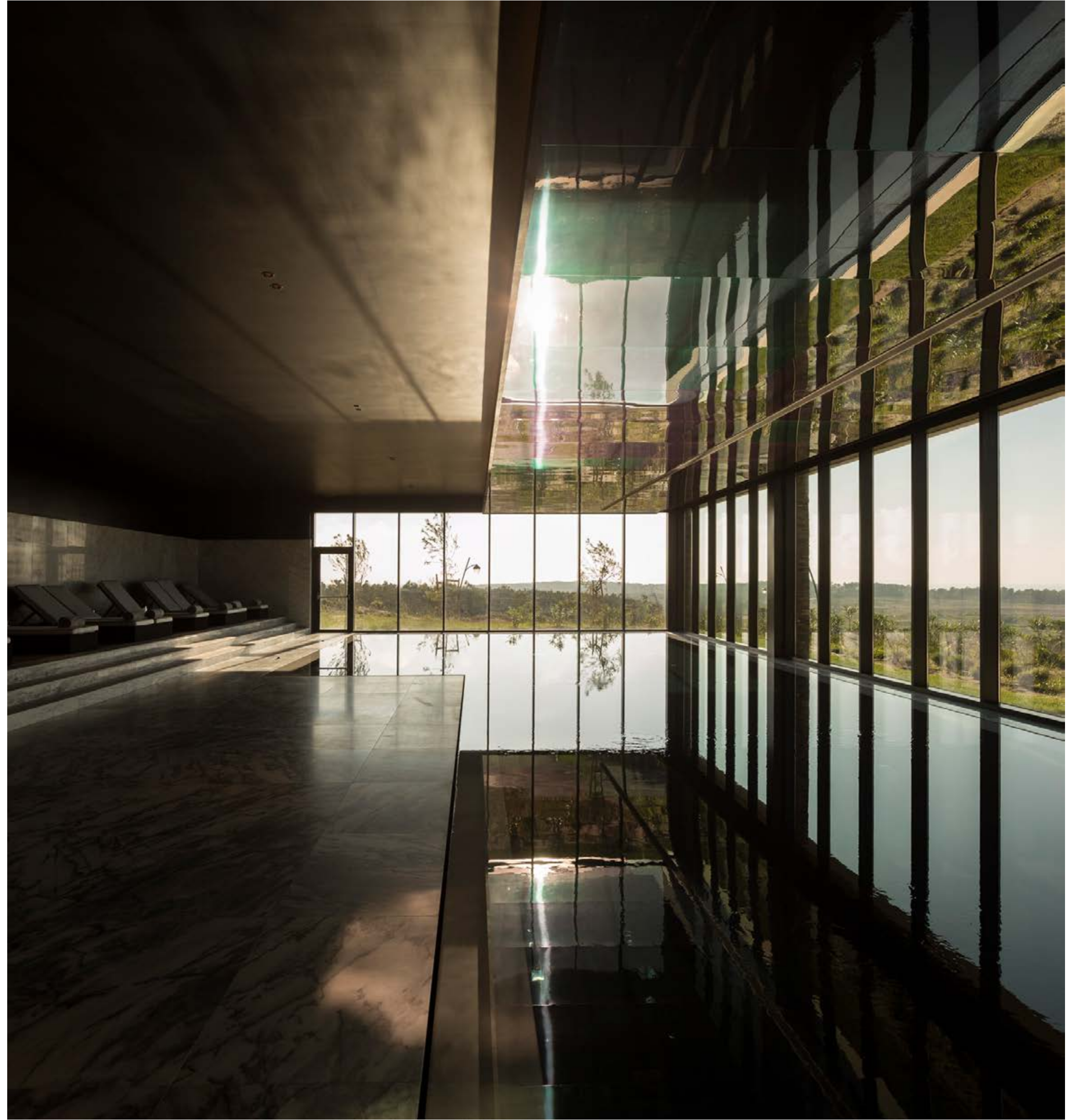
ÓBIDOS • PORTUGAL

82.400 sqm **Area**
2014 **Year**
Built **Stage**
Royal Óbidos **Client**
5-star, 630 rooms **Details**





Hotel - Southwest Elevation





FURNAS BOUTIQUE HOTEL THERMAL & SPA

AZORES • PORTUGAL

4.650 sqm **Area**
2015 **Year**
Built **Stage**
DHM **Client**
4-star, 54 rooms, NAS partnership **Details**



9HOTEL MERCY

LISBON • PORTUGAL

2.700 sqm **Area**
2014 **Year**
Built **Stage**
Famigeste **Client**
4-star, 47 rooms **Details**



HOLIDAY INN HOTEL

LISBON • PORTUGAL

5.098 sqm **Area**
2015 **Year**
Built **Stage**
Palminvest **Client**
3-star, 108 rooms **Details**



EXPANSION OF PRAIA VERDE BOUTIQUE HOTEL

CASTRO MARIM • PORTUGAL

10.964 sqm **Area**
2016 **Year**
Built **Stage**
DHM **Client**
4-star, 65 rooms, PM partnership **Details**



SAVOY PALACE HOTEL

FUNCHAL • PORTUGAL

140.000 sqm **Area**
2019 **Year**
Built **Stage**
Grupo AFA **Client**
5-star, 349 rooms **Details**



SANTIAGO HOTEL COOKING & NATURE REFURBISHMENT

SANTIAGO DO CACÉM • PORTUGAL

4.085 sqm **Area**
2017 **Year**
Built **Stage**
DHM **Client**
4-star, 57 rooms, PM partnership **Details**



HERDADE DA AROEIRA HOTEL

AROEIRA • PORTUGAL

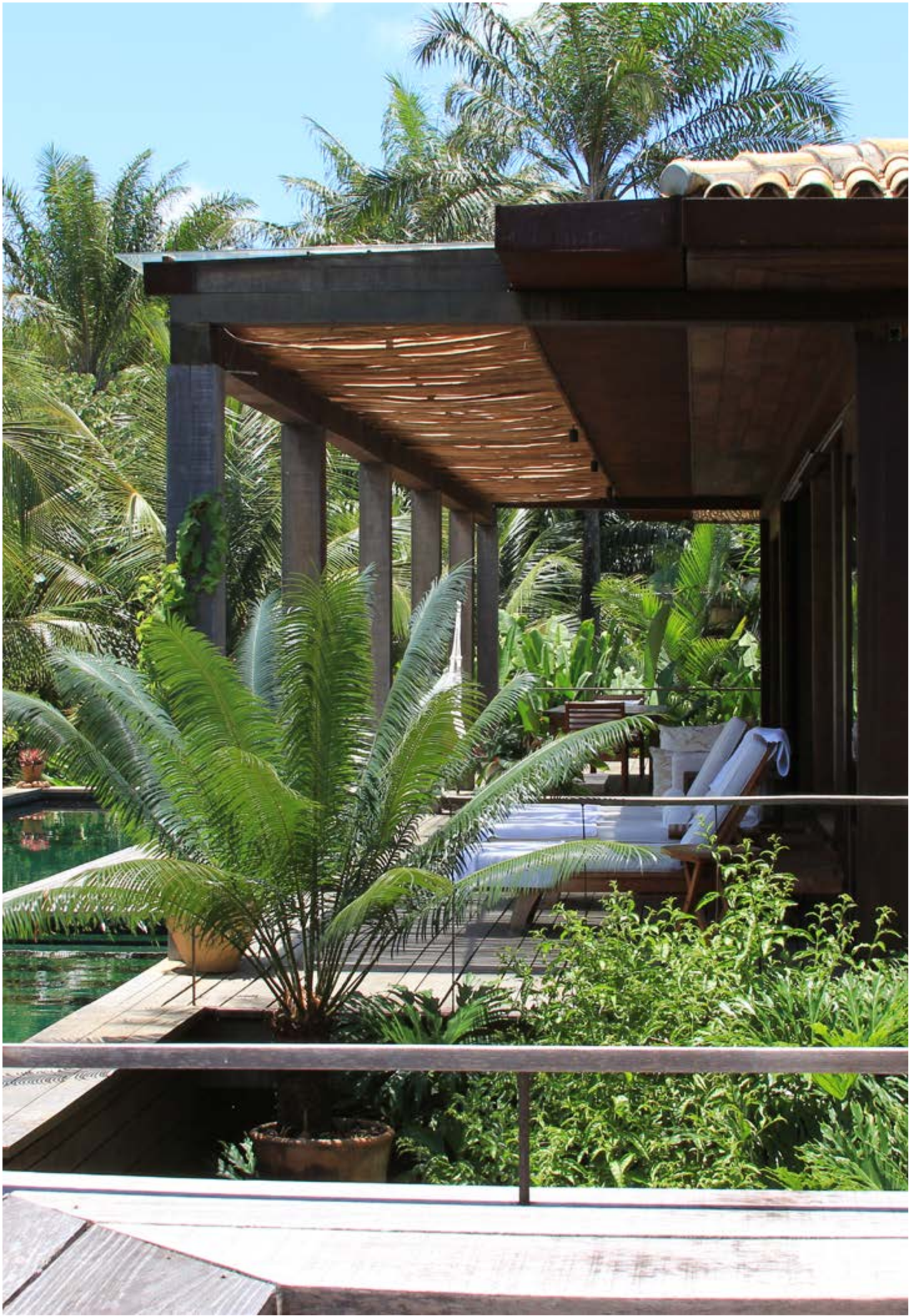
3.800 sqm **Area**
2019 **Year**
Built **Stage**
Private **Client**
3-star, 108 rooms **Details**



TXAI RESORT ITACARÉ

BAHIA • BRAZIL

400.000 sqm **Area**
2008 **Year**
Built **Stage**
Develop Brasil **Client**
5-star, 38 units **Details**



WHITE SHELL BEACH VILLAS

LAGOA • PORTUGAL

8.056 sqm **Area**
2017 **Year**
Under Construction **Stage**
Vanguard Properties **Client**
55 units **Details**



FURNAS BOUTIQUE HOTEL THERMAL & SPA

9HOTEL MERCY

9HOTEL PAQUIS

AZOR HOTEL

CASCADE WELLNESS & LIFESTYLE RESORT

HERDADE DA AROEIRA HOTEL

VILA VITA PARC RESORT & SPA

THE EMERALD HOUSE

CASAL RIBEIRO HOTEL

SANTA APOLÓNIA HOTEL

SELECTED PROJECTS /
HOSPITALITY INTERIORS

FURNAS BOUTIQUE HOTEL THERMAL & SPA

AZORES • PORTUGAL

4.650 sqm **Area**
2015 **Year**
Built **Stage**
DHM **Client**
4-star, 54 rooms, NAS partnership **Details**



9HOTEL MERCY

LISBON • PORTUGAL

2.700 sqm **Area**
2014 **Year**
Built **Stage**
Famigeste **Client**
4-star, 47 rooms **Details**



9HOTEL PAQUIS

GENEVA • SWITZERLAND

1.800 sqm **Area**
2018 **Year**
Built **Stage**
Tagerim **Client**
3-star, 56 rooms **Details**



AZOR HOTEL

AZORES • PORTUGAL

18.000 sqm **Area**
2016 **Year**
Built **Stage**
DHM **Client**
5-star, 123 rooms, Multiconsult and NAS partnership **Details**



CASCADE WELNESS & LIFESTYLE RESORT

LAGOS • PORTUGAL

8.361 sqm **Area**
2017 **Year**
Built **Stage**
ECS Capital **Client**
5-star **Details**



VILA VITA PARC RESORT & SPA

LAGOA • PORTUGAL

1.200 sqm **Area**
2018 **Year**
Built **Stage**
Vila Vita Parc **Client**
5-star, 170 rooms **Details**



HERDADE DA AROEIRA HOTEL

AROEIRA • PORTUGAL

3.800 sqm **Area**
2017 **Year**
Under Construction **Stage**
Private **Client**
4-star, 70 rooms **Details**



THE EMERALD HOUSE

LISBON • PORTUGAL

2.156 sqm **Area**
2017 **Year**
Under Construction **Stage**
Hilton, Golden Flamingo **Client**
4-star, 67 rooms **Details**



CASAL RIBEIRO HOTEL

LISBON • PORTUGAL

3.578 sqm **Area**
2017 **Year**
Under Construction **Stage**
Sallim Usser **Client**
4-star, 56 rooms **Details**



SANTA APOLÓNIA HOTEL

LISBON • PORTUGAL

1.638 sqm **Area**

2018 **Year**

Technical Design **Stage**

Sonae Capital **Client**

4-star, 120 rooms **Details**

34



MORE INFORMATION /
HOSPITALITY

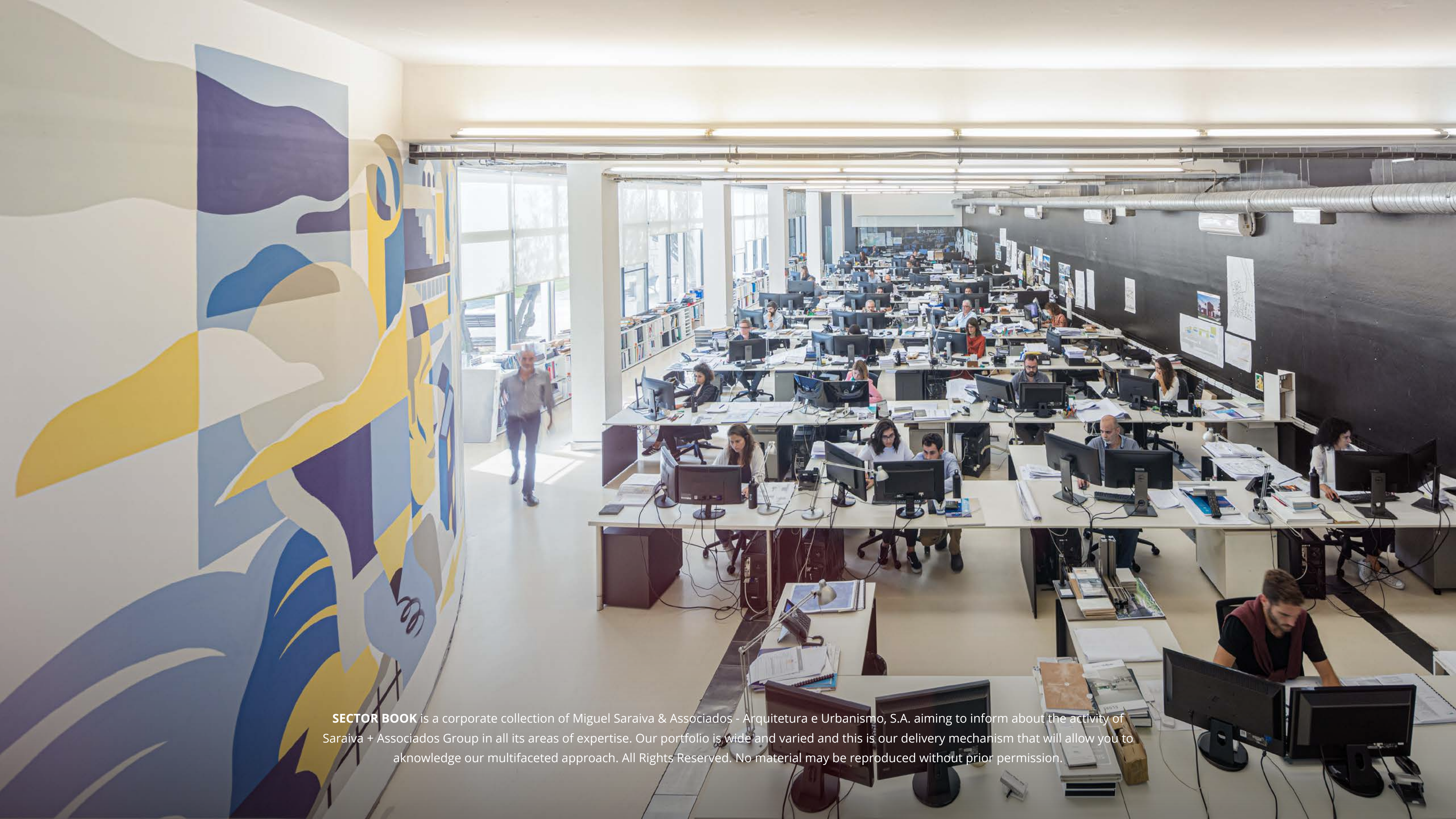
Project	Stars	Rooms/Units	Location
9Hotel Mercy	4-star	47 rooms	Lisbon, Portugal
9Hotel Paquis	3-star	56 rooms	Geneva, Switzerland
Praia Verde Boutique Hotel Expansio	4-star	65 rooms	Castro Marim, Portugal
Furnas Boutique Hotel Thermal and Spa	4-star	54 rooms	São Miguel, Portugal
Alexandre Herculano Holiday Inn Hotel	3-star	108 rooms	Lisbon, Portugal
Casal Ribeiro Hotel	4-star	56 rooms	Lisbon, Portugal
Herdade da Aroeira Hotel	4-star	70 rooms	Almada, Portugal
Royal Óbidos Spa and Golf Resort	5-star	630 units	Óbidos, Portugal
Santa Joana Convent Complex	3-star	112 units	Lisbon, Portugal
Txai Resort Itacaré	5-star	38 units	Lisbon, Portugal
The Emerald House	4-star	67 rooms	Lisbon, Portugal
Verde Lago Resort	5-star	345 units	Castro Marim, Portugal
Savoy Palace Hotel	5-star	349 rooms	Madeira, Portugal
Vila Vita Parc Resort & Spa	5-star	170 rooms	Lagoa, Portugal
Santiago Hotel Cooking & Nature Refurbishment	4-star	57 rooms	Santiago do Cacém, Portugal
Azor Hotel Refurbishment	5-star	123 rooms	São Miguel, Portugal
Grand House Algarve Refurbishment	5-star	31 rooms	Vila Real de Santo António, Portugal
The Prime Energize Refurbishment	4-star	105 rooms	Vila Real de Santo António, Portugal
Mata de Sesimbra Hotel	4-star	200 rooms	Sesimbra, Portugal
White Shell Beach Villas	-	55 units	Lagoa, Portugal
Vila Nova de Gaia Hotel	-	312 rooms	Porto, Portugal
Batna Hotel	4-star	95 rooms	Batna, Algeria
Moxy Hotel	3-star	136 rooms	Lisbon, Portugal
Santa Apolónia Hotel	4-star	120 rooms	Lisbon, Portugal
Santos Inspira Hotel	3-star	65 rooms	Lisbon, Portugal
Pink Hotel	3-star	28 rooms	Lisbon, Portugal
Curia Grande Hotel	4-star	45 units	Aveiro, Portugal
Txai Ganchos Resort	5-star	40 units	Santa Catarina, Brazil

Company Awards

AWARD	YEAR
WA100 - 9 th world's largest practice in the residential market sector by Building Design Magazine	2020
WA100 - 94 th world's largest architecture practice by Building Design Magazine	2020
Best Architecture Firm by Construir Magazine	2019
BIM D’OR 2018 - National Research Oncology Centrel Project by Le Moniteur	2018
SIL Career Distinction: Arch. Miguel Saraiva by SIL	2015
Best for Urban Planning & Award for Innovation in Healthcare Architecture by Build Awards	2015
Best Practice: Saraiva + Associados by Construir Magazine	2013
Personality of the year in Architecture: Arch. Miguel Saraiva by Construir Magazine	2013
Best Architecture Firm by Construir Magazine	2011
SME Leader and Excellence by IAPMEI	Since 2008

Architecture Projects Awards

PROJECT	AWARD	YEAR
Villa Nature	Best Private Project by Construir Magazine	2019
Vila Vita Parc Resort & Spa	Best Destination Spa Resorts in the World – 3 rd Place by Condé Nast Traveller US Magazine	2019
Villa Nature	Real Estate Awards – category: Sustainable Architecture by Expresso Newspaper and SIC Notícias	2019
Hovione Research Centre	Sapa Awards 2018 by Sapa	2018
Pico's Middle and High School	Sapa Awards 2018 by Sapa	2018
Forte Bank Headquarters	Best Form & Function by Astana Architecture and Business & Design Dialogue	2016
Furnas Boutique Hotel Thermal & Spa	Construction Rehabilitation Award – category: Tourism by Construir Newspaper and Anteprojectos Newspaper	2015
Continuing Care Unit MJNP	Best Real Estate Project in Commerce and Services	2013
Continuing Care Unit MJNP	Best Private Project by Construir Magazine	2013
Controlled Cost Housing Arroja	Public Tender – 1 st Place. Public Space Arquitecture Award by Odivelas Municipality	2009
Justice Campus of Lisbon	Best Office Building by Construir Magazine	2009
Quinta de Óbidos Country Club	Residences Overseas Award – category: Off-Plan Top 20 by Homes Overseas	2009
Avenida Building	Eugénio dos Santos – category: New Buildings by Alcobaça Municipality	2007
Controlled Cost Housing Relva	INH/IHRU Awards – category: Municipality Promotion – Honorable Mention by Ponta Delgada Municipality	2007



SECTOR BOOK is a corporate collection of Miguel Saraiva & Associados - Arquitetura e Urbanismo, S.A. aiming to inform about the activity of Saraiva + Associados Group in all its areas of expertise. Our portfolio is wide and varied and this is our delivery mechanism that will allow you to acknowledge our multifaceted approach. All Rights Reserved. No material may be reproduced without prior permission.

ALGERIA
ORAN

Rue Beni Hendel N°03 (ex Vaucluse),
Résidence Albert 1^{er},
Bureau N° 34, 1^{er} étage,
Hai Oussama Oran 31000, Algérie
T +213 412 48 139
E algerie@msa.com.pt

KAZAKHSTAN
NUR-SULTAN

34 A Respublika avenue, Nur-Tau
Business Center, 6th floor,
Office 604, 010000
Nur-Sultan, Kazakhstan
T +7 7172 72 95 96
T +7 701 910 06 31
E kazakhstan@msa.com.pt

PORTUGAL
LISBON
Headquarters

Avenida Infante Santo,
69 a-c, 1350-177 Lisboa,
Portugal
T +351 213 939 340
E geral@msa.com.pt

REPRESENTATIVE OFFICES

MYANMAR
YANGON

T +95 (0) 944 237 7733
E mm@msa.com.pt

BRAZIL
SÃO PAULO

Rua Helena 275, 7º Andar CJ 73,
Vila Olímpia, São Paulo / SP
CEP 04552 050
Brasil
T +55 11 3842 7279
E br@msa.com.pt

MALAYSIA
KUALA LUMPUR

Unit C1-3-3,
Solaris Dutamas, n°1,
Jalan Dutamas 50480,
Kuala Lumpur, Malaysia
T +60 362 111 568
E my@msa.com.pt

SINGAPORE

133 Cecil Street,
N°16-01 Keck Seng Tower,
Singapore 069535
T +65 987 279 82
E sg@msa.com.pt

PANAMA
PANAMA CITY

T 507 294 5092 / 5093
E panama@msa.com.pt

COLOMBIA
BOGOTÁ

Carrera 13 n°94A-44,
Oficina 406 Bogotá,
Colombia
T + 57 (1) 745 79 68/9
E colombia@msa.com.pt

MEXICO
MEXICO CITY

Hegel 141,
Piso 7 - Polanco,
11560, CDMX,
México
T +52 55 7390 7804
E mexico@msa.com.pt

SWITZERLAND
LAUSANNE

Avenue d'Ouchy 66,
1006 Lausanne,
Suisse
E swiss@msa.com.pt

PHILIPPINES
MANILA

T +63 (0) 905 413 1537
E ph@msa.com.pt

EQ. GUINEA
MALABO

Calle Hipólito Eworo Micha,
Edificio Candy - 3ª Planta,
Malabo, Bioko Norte,
Guinea Ecuatorial
T +240 333 095 781
E gnq@msa.com.pt

PORTUGAL
FUNCHAL

Rua 31 de Janeiro, 12E,
6º Y, 9050-011 Funchal,
Portugal
T +351 291 215 090
E funchal@msa.com.pt

VIETNAM
HO CHI MINH CITY

2/F, The Sun Thao Dien,
No. 8, Street 66, District 2,
Ho Chi Minh City, Vietnam
T +84 28 3620 2481
E vn@msa.com.pt



saraivaeassociados.com

saraiva+associados
ARCHITECTURE + URBAN PLANNING