

SECTOR BOOK

WORKPLACES

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.

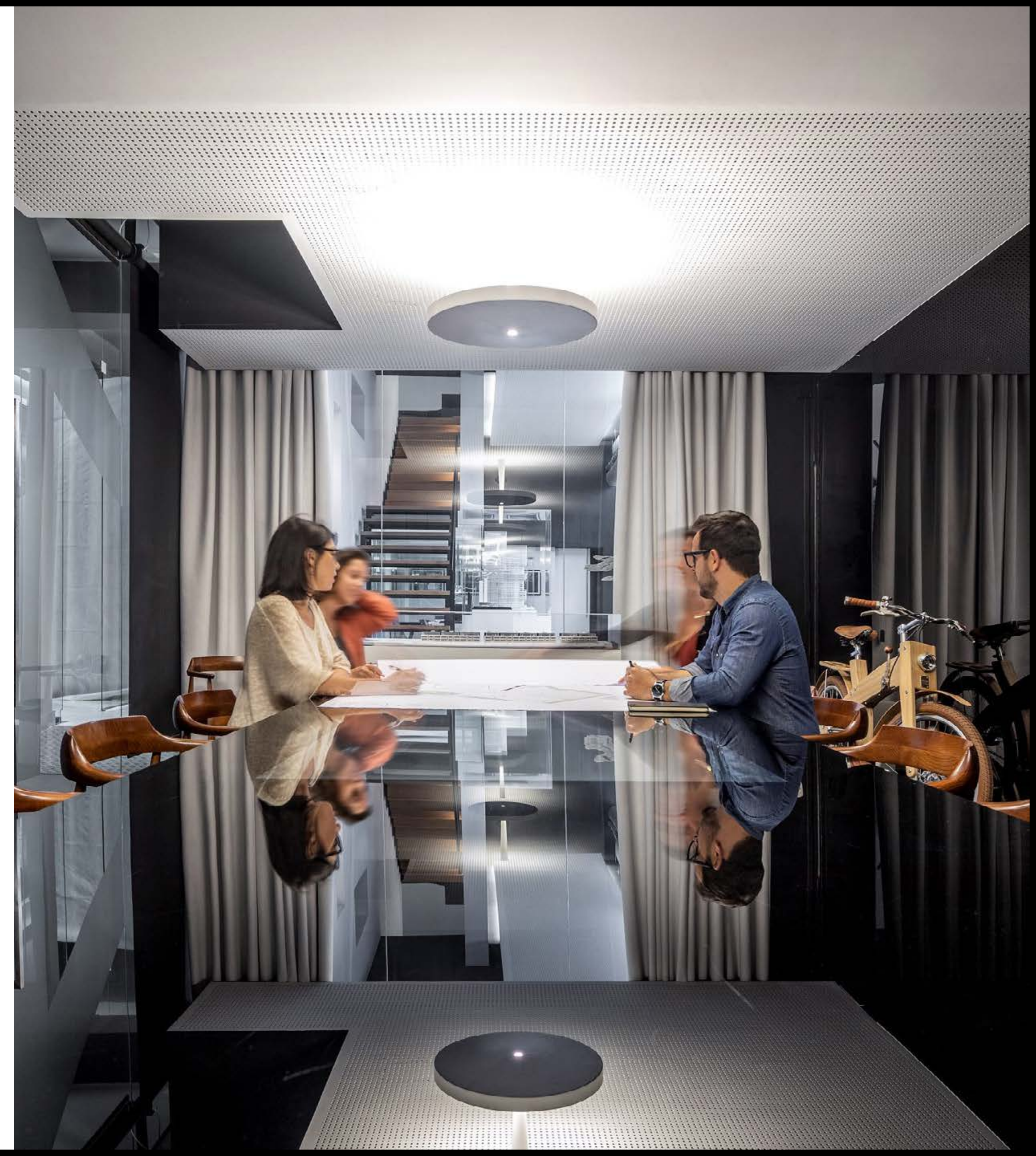
With the creative hub located in Lisbon, where more than an hundred of its employees work, it distinguishes itself for the capability to open to the world, adapting to each new market and to the challenges of an ever-changing society.

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

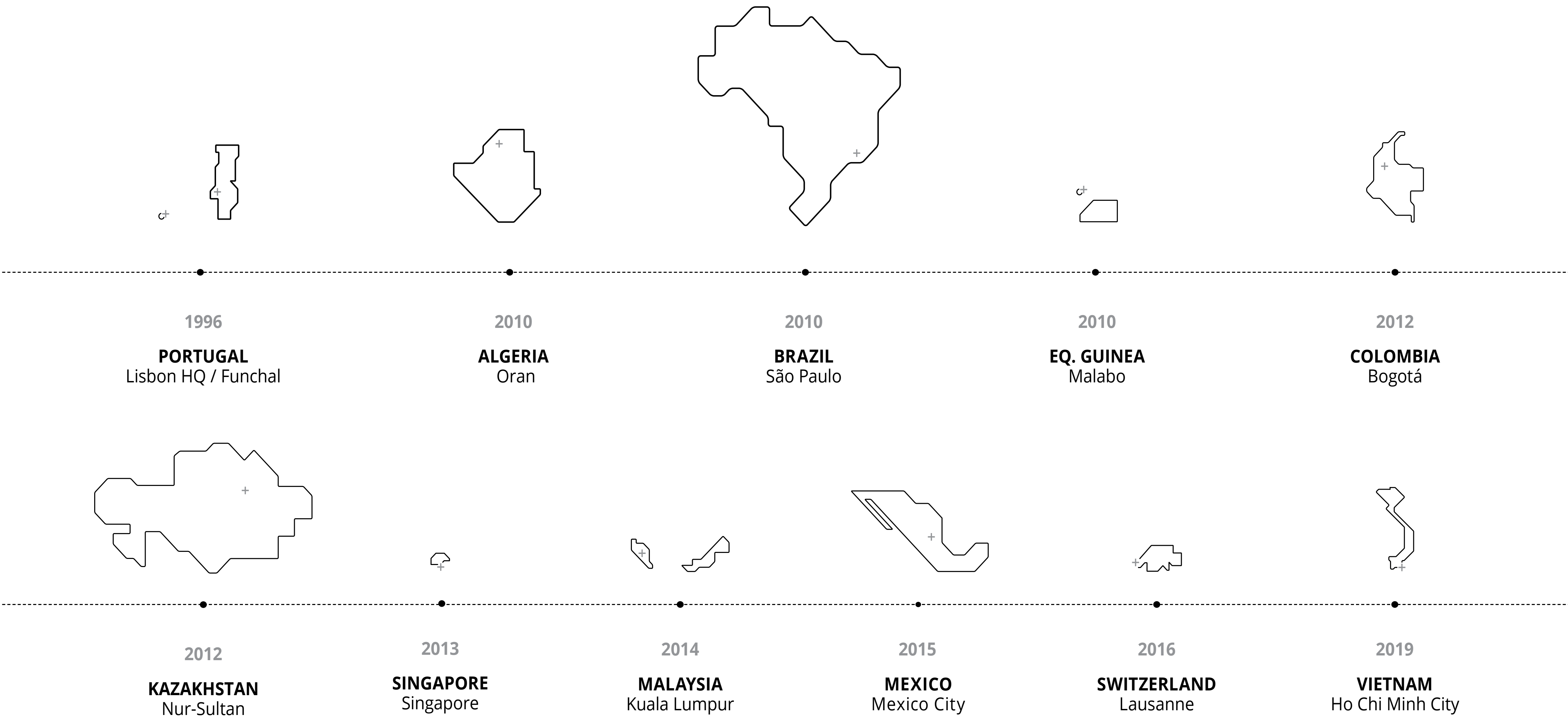


PEDRO
GUEDES

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

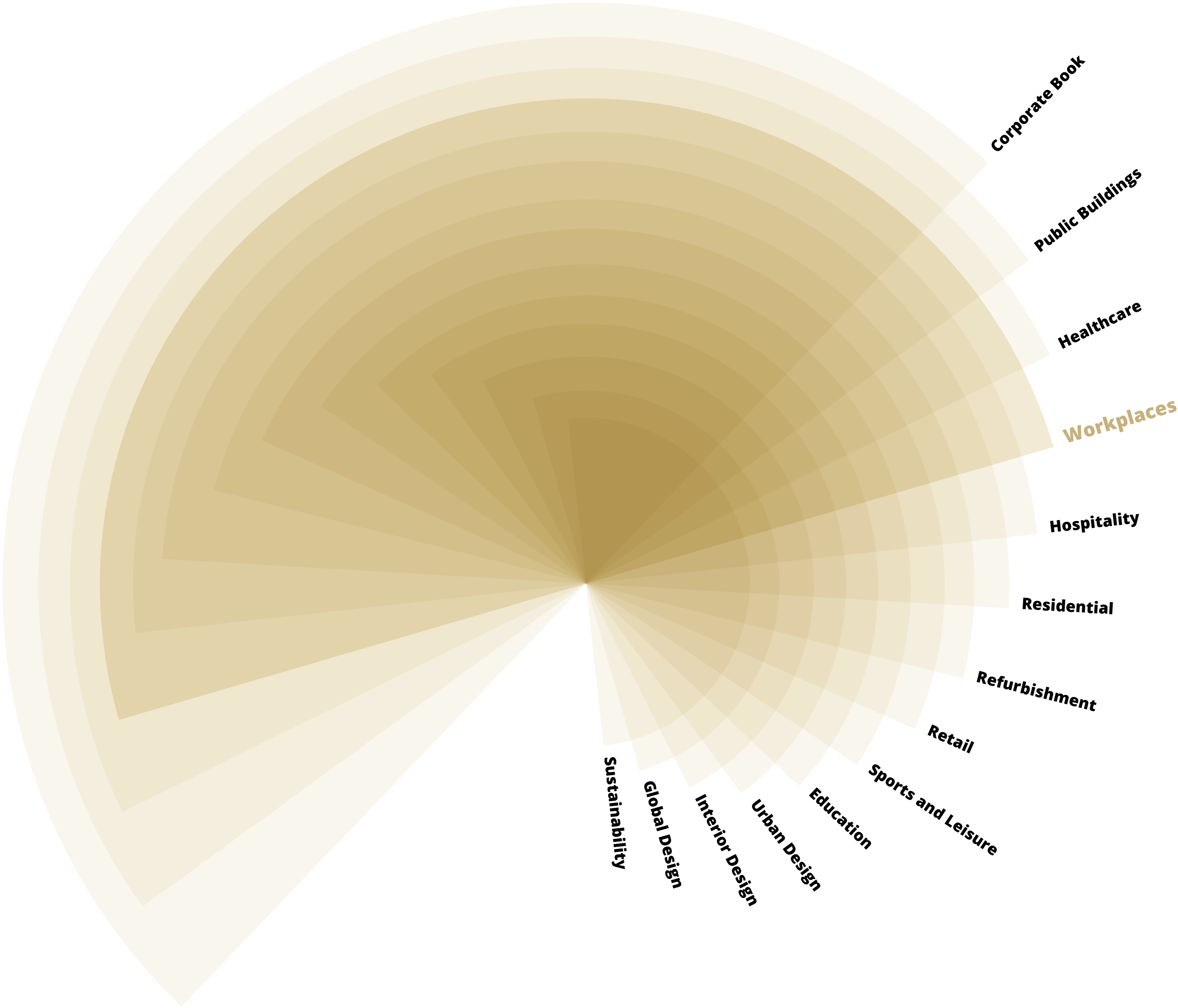
We offer sound experience and recognition as seasoned users of building information modelling (BIM) in Portugal. BIM has transformed ways of working within the construction industry, rendering and clarifying all of the information associated with the life cycle of a building. Sharing and integrating 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.»

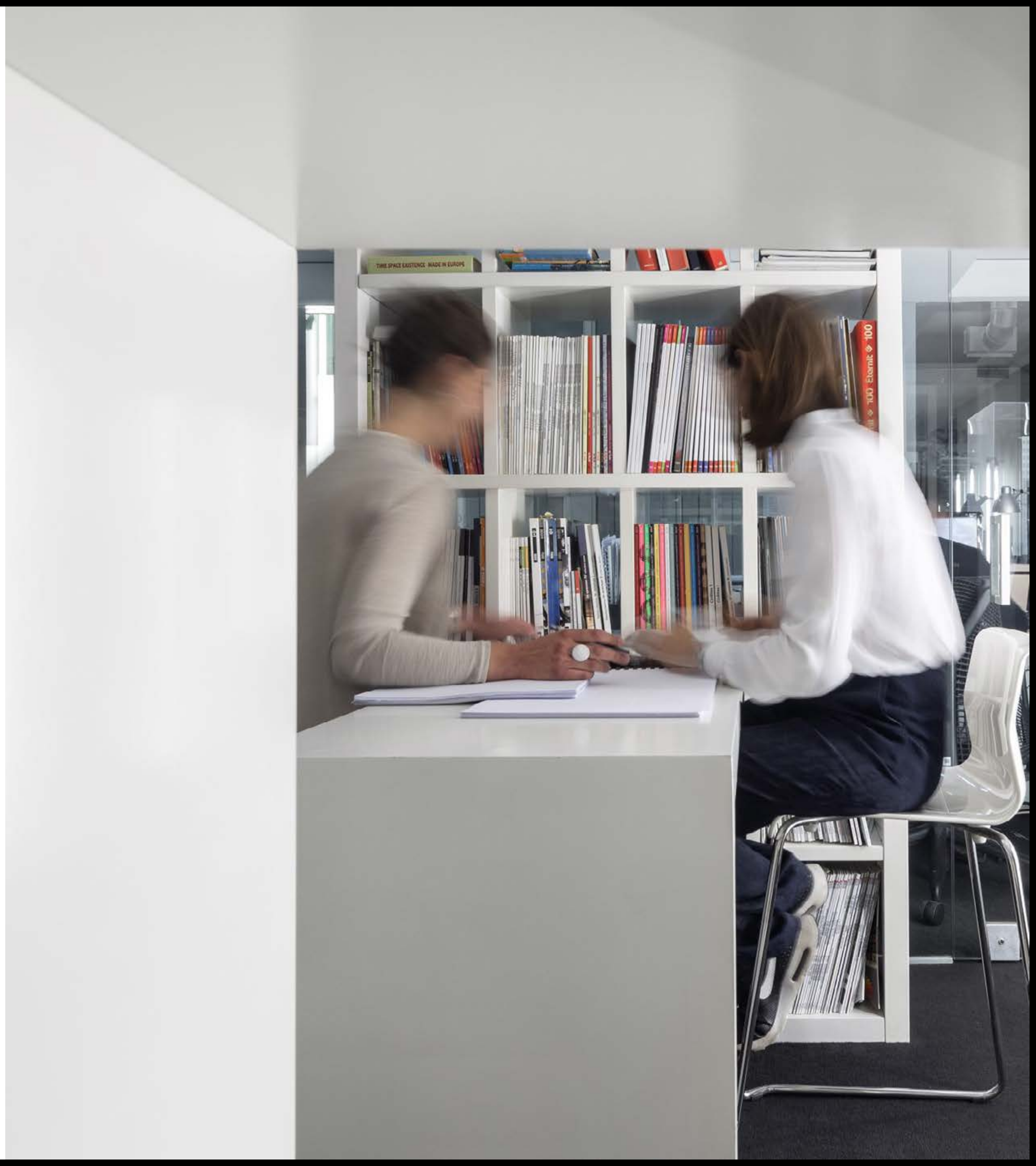
MIGUEL SARAIVA

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.

WORKPLACES DESIGN

An Adaptive Activity

The intervention in the workplaces, in the contemporary age, is certainly one of architecture specificities that has undergone the greatest modifications. The paradigm has changed. On one hand due to the continuous digitalisation of the world of work, on the other hand because the working models follow the evolution of society.

The physical space ergonomics and versatility has been increasingly called into question, and the same place is expected to ensure the various functions for which it is designed and also all the other functions for which it can be used. The de-institutionalisation of the offices gives rise to new shared workplaces, by adopting flexible models in order not only to rationalise costs, but also to increase productivity and the satisfaction of the employees.

Nevertheless, from our experience the challenge goes beyond commodity: it develops in the search and definition of the customer's corporate identity, in order for the new "work residences" to be adapted to each specific management model.



Services Provided

Initial Approach

The working process is established with a strong architect/customer partnership, through the development of strategies relating to the elements considered, assessing the place as to existing possibilities and limitations. Our purpose is not only to provide an accurate answer to the programme suggested, but also to go beyond, by creating spaces of sub-conscious experiences promoting well-being, allowing for a greater working flexibility and resulting in clear gains in productivity. Versatile, creative, sustainable spaces ensuring a strong corporate identity.

Sustainable Workplaces

We seek to provide adequate levels of lightning according to the functions performed, through the location, sizing and relation of span surfaces and depth of spaces. Another concern is to provide outside views in the spaces of permanent occupation, hence increasing productivity, reducing absenteeism and maintaining and retaining employees. A study by the University of Michigan allows to understand that 41.5% of the employees in LEED buildings have higher productivity and that there is a reduction of 45% in the absences owing to illness, reason why we apply bioclimatic concepts in our projects, with a view to increasing the buildings' performance and improving comfort in the spaces we design.



TAGUSGÁS HEADQUARTERS CASE STUDY

BOG AMERICAS

FORTE BANK HEADQUARTERS

SAVILE OFFICE BUILDING

ALCÂNTARA OFFICE BUILDING

JUSTICE CAMPUS OF LISBON

SGS HEADQUARTERS

K-TOWER

GSH 02 HEADQUARTERS

THE TWO TOWERS CDB & MINSHENG

ATASEHIR

THE EMERALD TOWERS

SELECTED PROJECTS /
WORKPLACES

TAGUSGÁS HEADQUARTERS

CARTAXO • PORTUGAL



1.430 sqm **Area**
2014 **Year**
Built **Stage**
Tagusgás **Client**





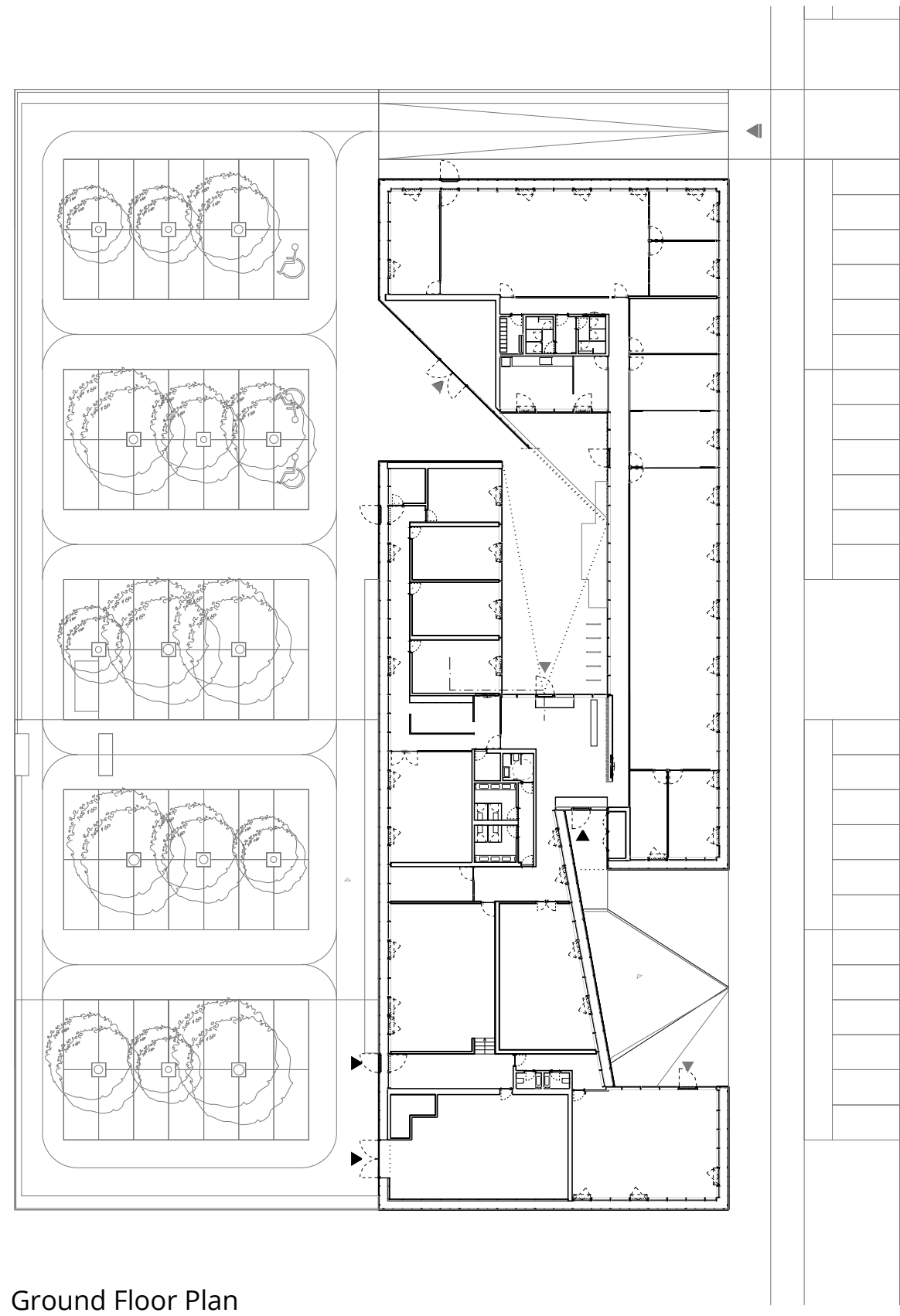
Tagusgás Headquarters, in Cartaxo, stands out as one of the most innovative buildings in Portugal due to its bold design based on sustainable characteristics. The first Portuguese office building certified by BREEAM, incorporates environment, design and technology as one. Architects and engineers have together designed a set of measures of green efficiency, in order to reduce both costs and ecological footprint.

The white perforated panels and the large glass surfaces in the interior courtyard enhance the interior-exterior relation. From the façade system, there is also a decrease in energy consumption by natural lighting and acoustic isolation. Furthermore, the division of spaces with light walls transforms this headquarters into a pleasant working place and the natural ventilation increases the levels of comfort and interior air quality.

«The Group has been receiving the best feedback from Tagusgás current users, reinforcing the social commitment of architecture where people must have the lead role and its impact in the wellbeing and comfort in every built space. Investment and operational costs were also carefully planned, namely in terms of energy efficiency and the reduction of energy costs in the building's life cycle, which are even lower than the initial estimations.»

LILIANA SOARES, SENIOR PARTNER, S+A GREEN LAB





BOG AMERICAS

BOGOTÁ • COLOMBIA

66.733 sqm **Area**
2017 **Year**
Built **Stage**
Assembler **Client**



FORTE BANK HEADQUARTERS

NUR-SULTAN • KAZAKHSTAN

31.632 sqm **Area**
2016 **Year**
Built **Stage**
Forte Bank **Client**



SAVILE OFFICE BUILDING

BOGOTÁ • COLOMBIA

4.900 sqm **Area**
2016 **Year**
Built **Stage**
Construtora Bambú **Client**



ALCÂNTARA OFFICE BUILDING

LISBON • PORTUGAL

37.100 sqm **Area**

2017 **Year**

Technical Design **Stage**

BNP Paribas, Grupo SIL **Client**

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JUSTICE CAMPUS OF LISBON

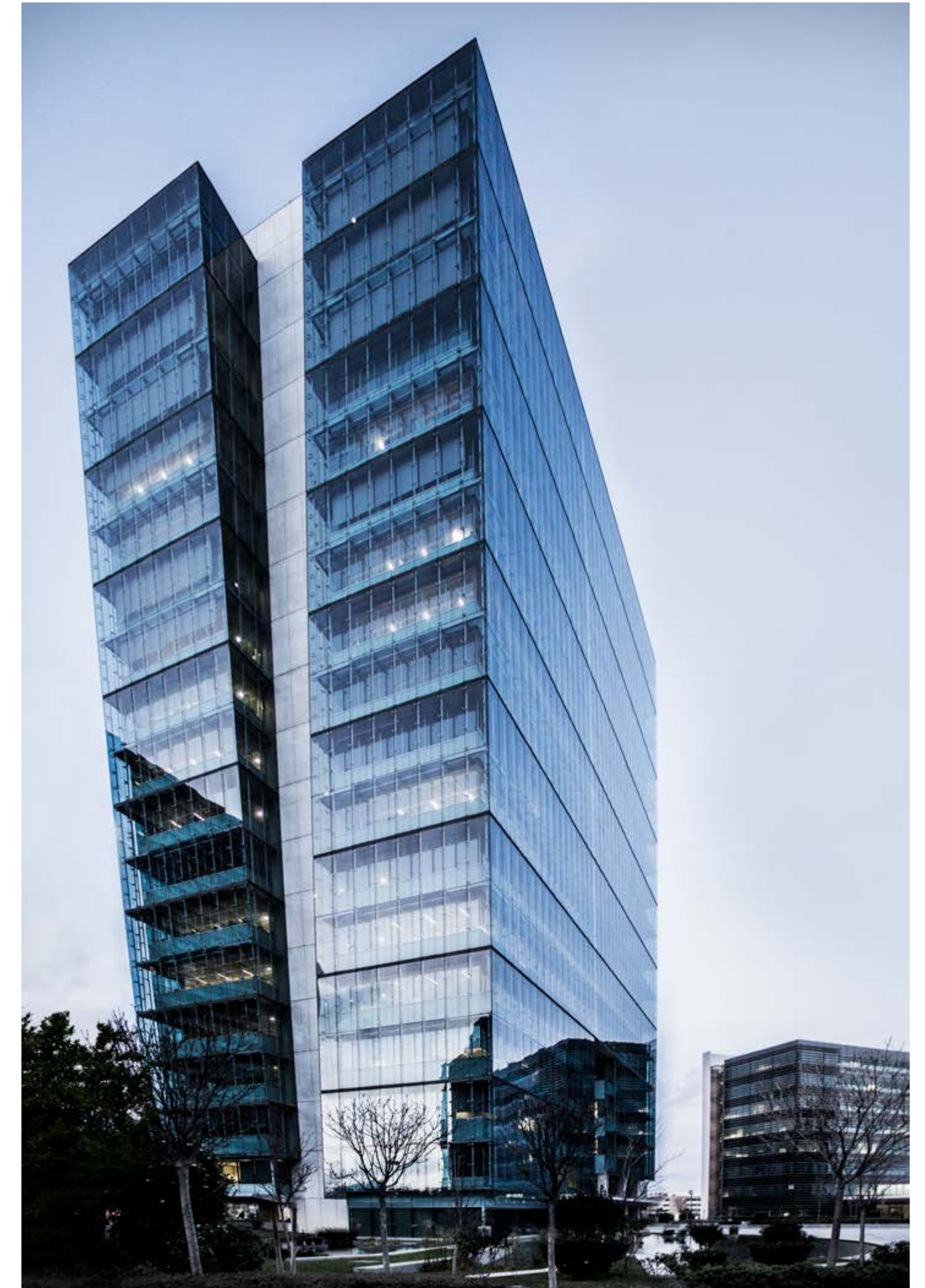
LISBON • PORTUGAL

41.500 sqm **Area**
2009 **Year**

Built **Stage**

Norfin **Client**

NLA Studio / FVA Studio **Partnership**



SGS HEADQUARTERS

LISBON • PORTUGAL

4.050 sqm **Area**
2018 **Year**

Technical Design **Stage**
SGS, Promoquali **Client**

24



K-TOWER

LISBON · PORTUGAL

14.685 sqm **Area**
2018 **Year**
Building Permit **Stage**
Krestlis **Client**
Metro Urbe **Partnership**



GSH 02 HEADQUARTERS

ORAN • ALGERIA

7.867 sqm **Area**
2018 **Year**
Preliminary Design **Stage**
GSH **Client**



THE TWO TOWERS CDB & MINSHENG

SHENZHEN • CHINA

100.000 sqm **Area**

2011 **Year**

International Competition **Stage**

CDB & MINSHENG **Client**

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ATASEHIR

ISTANBUL • TURKEY

93.788 sqm **Area**
2011 **Year**

Preliminary Design **Stage**
Eria Partners **Client**

28



THE EMERALD TOWERS

NUR-SULTAN • KAZAKHSTAN

57.175 sqm **Area**
2012 **Year**

Preliminary Design **Stage**
Bazis Construction **Client**



EY PORTUGUESE HEADQUARTERS

CBRE PORTUGUESE HEADQUARTERS

GMG HEADQUARTERS

URBO BUSINESS CENTRE

SELECTED PROJECTS /
WORKPLACES FIT-OUT

EY PORTUGUESE HEADQUARTERS

LISBON • PORTUGAL

4.000 sqm **Area**
2016 **Year**
Built **Stage**
EY (Former Ernst & Young) **Client**



CBRE PORTUGUESE HEADQUARTERS

LISBON • PORTUGAL

688 sqm **Area**
2017 **Year**
Built **Stage**
CBRE **Client**



GMG HEADQUARTERS

LISBON • PORTUGAL

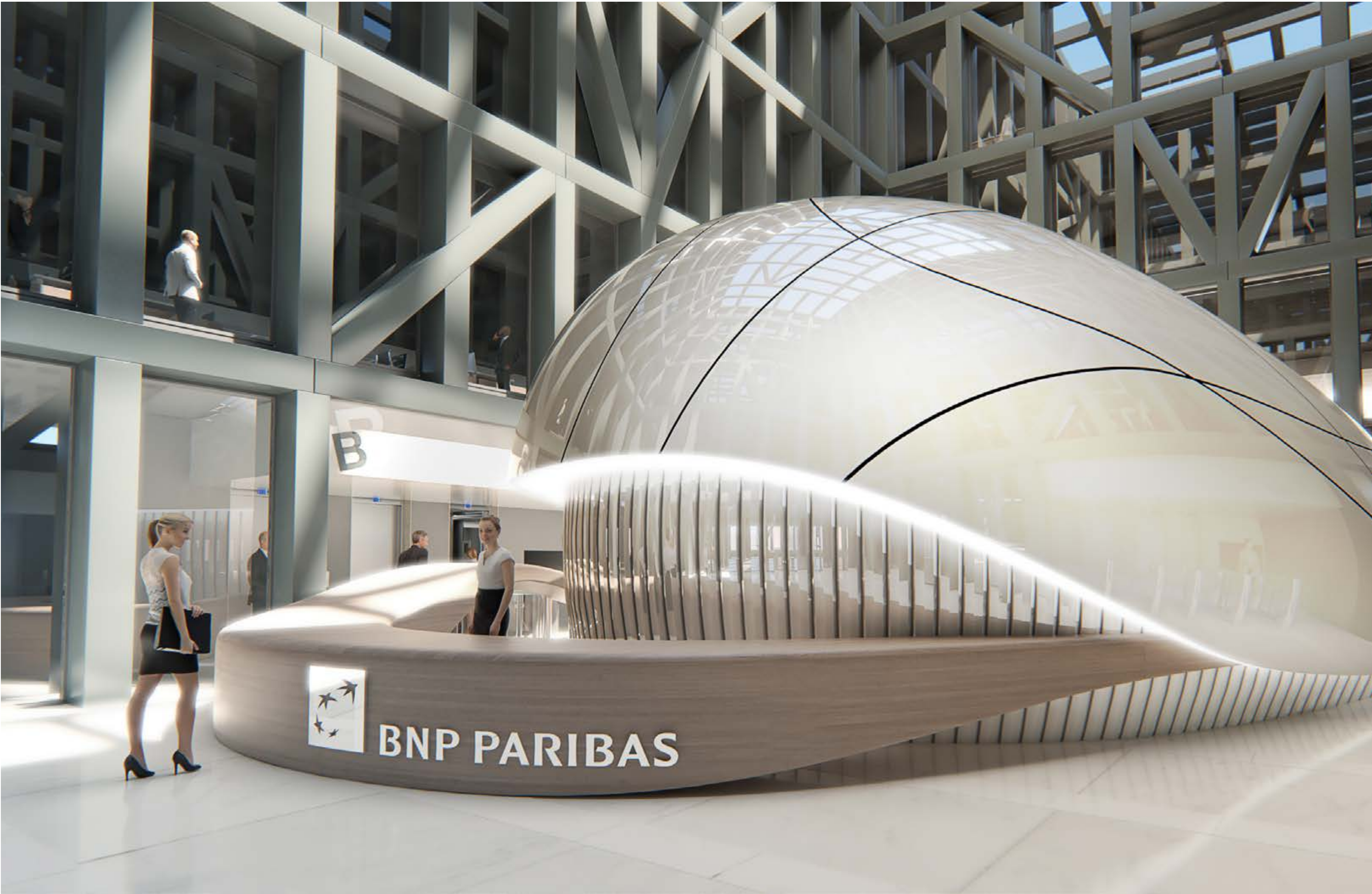
4.702 sqm **Area**
2016 **Year**
Built **Stage**
Global Media Group **Client**



URBO BUSINESS CENTRE

MATOSINHOS • PORTUGAL

15.000 sqm **Area**
2018 **Year**
Built **Stage**
BNP Paribas **Client**
CBRE **Partnership**

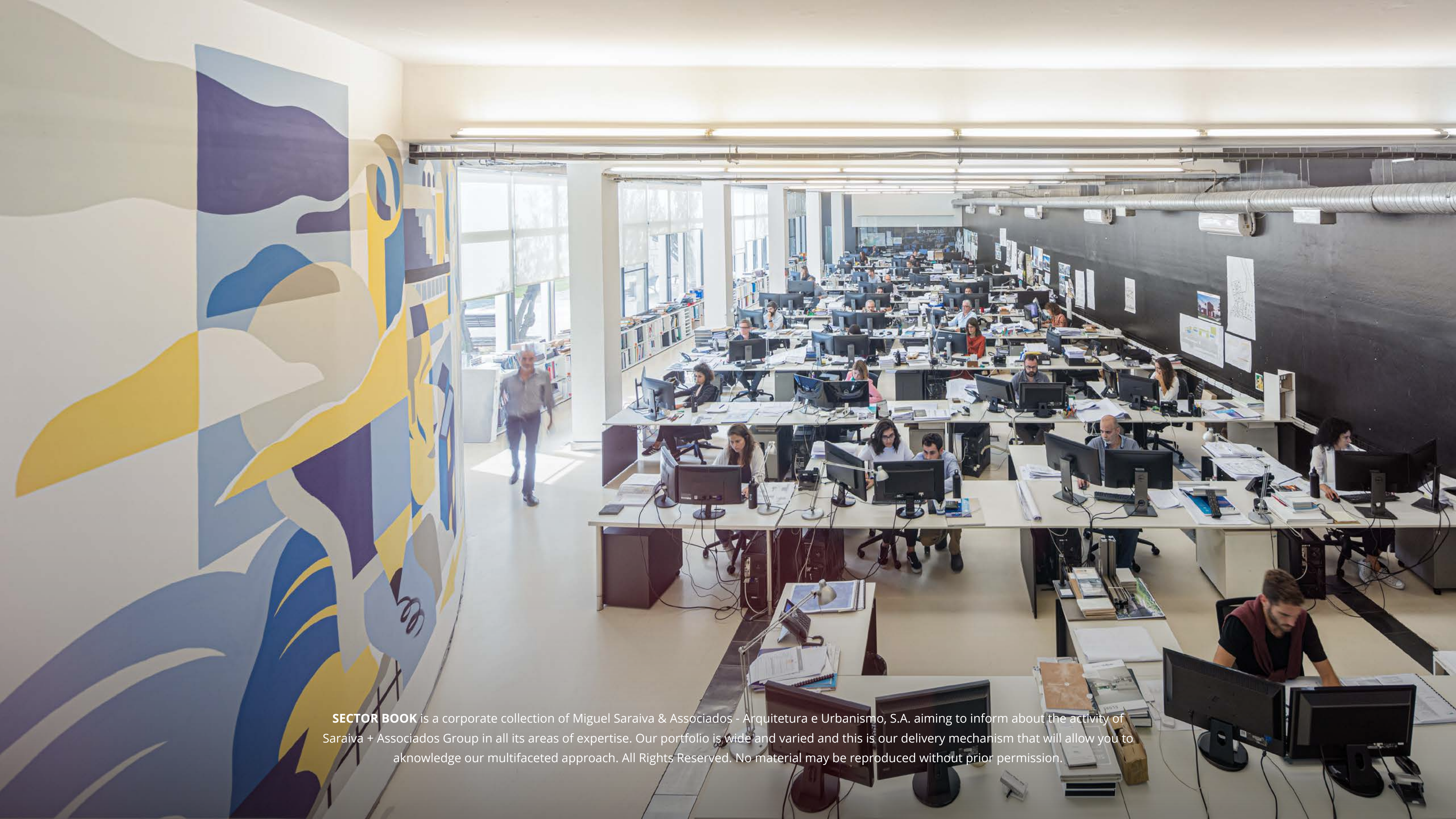


Company Awards

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.

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ARCHITECTURE + URBAN PLANNING