

# Housing

by **N L A**



Rethinking housing has been one of the constants of our activity. First in its relationship with the city in which the interaction with other urban functions have influence on its proper implementation. The notion of human scale, neighborhood and environmental sustainability are factors to take into account in your project. On the other hand the optimization of the program and its suitability for the target market guide the organization

of square meters available. The ongoing search for solutions and materials guided by cost-benefit parameters and ease of maintenance/conservation are all factors which, when put together, result in humanized, environmentally efficient and financially attractive developments.



# Monte Estoril Ocean Residence

Estoril | 2015

- + Building surface 5.800 m<sup>2</sup>
- + 14 dwellings





# A Fábrica

Algarve | 2008

Tourist apartments, 'Best refurbishment' award – "CONSTRUIR 2008"  
Awards

- + Building area 13.165 m<sup>2</sup>
- + 50 dwellings







# Marina de Lagos

Condominiums, Apartments and Villas

Algarve | 2006

- + Building area 24.235 m<sup>2</sup>
- + 281 dwellings











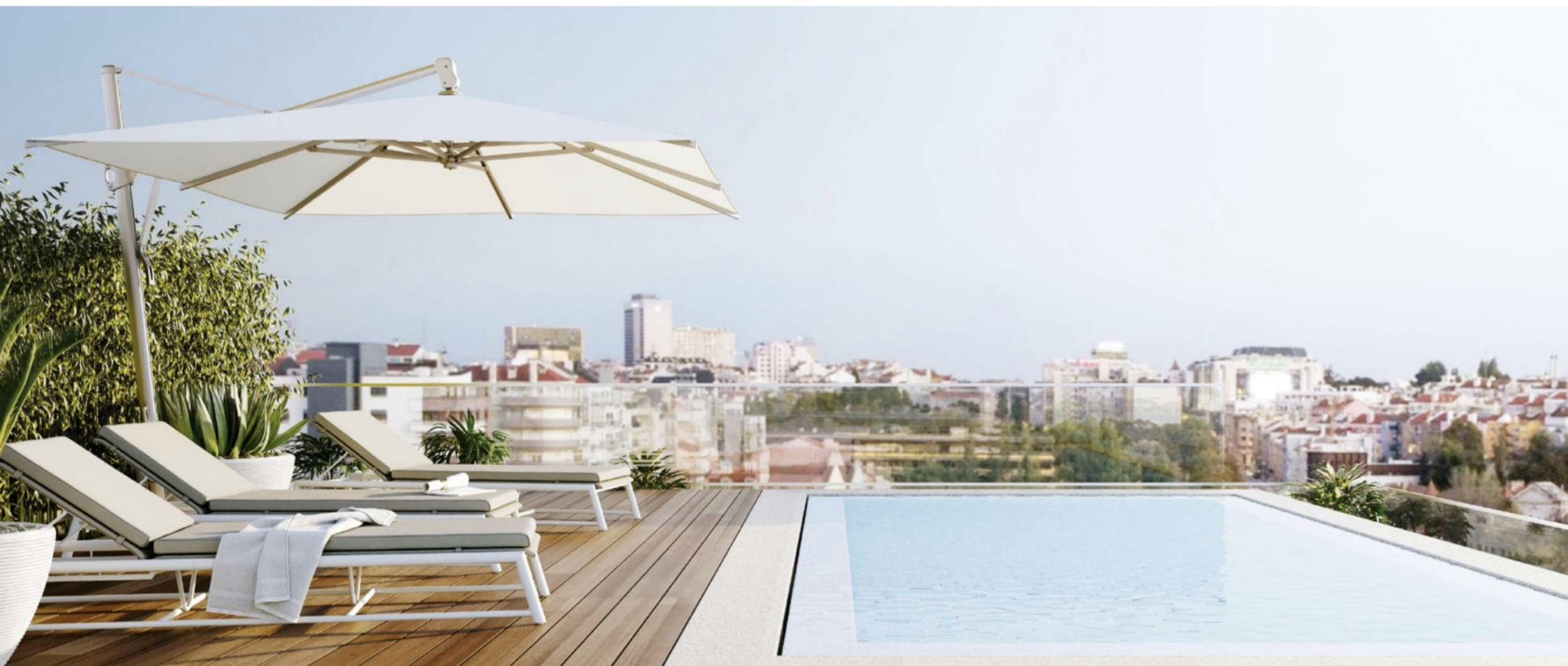


# Besix Red - Duuo

Lisbon | 2019

- + Building area 50.000 m<sup>2</sup>
- + 280 dwellings







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3



# Quinta Marques Gomes

Vila Nova de Gaia | 2020

- + Building area 13.700 m<sup>2</sup>
- + 48 dwellings





# Dom Pedro Residence

Vilamoura | 2018 - ongoing

- + Building area 14.890m<sup>2</sup>
- + 166 dwellings





# Miraflores II

Lisboa | 2019

Apartaments, Retail

+ Building area 22.154 m<sup>2</sup>

+ 106 dwellings





# Moscavide Residence

Lisboa | 2018

- + Building area 20.530m<sup>2</sup>
- + 96 dwellings









# Forus Park Residence

Massamá | 2019

Apartments, Retail

- + Building area 8.300 m<sup>2</sup>
- + 40 dwellings



# Ponte de Frielas Residence

Loures | 2017

+ Building area 55.400 m<sup>2</sup>

+ 330 dwellings



# Rua do Ataíde

Lisbon | 2017 - ongoing

+ Building area 1.010 m<sup>2</sup>



# Encosta do Mosteiro

Residential, Retail and Offices

+ Building area 26.500 m<sup>2</sup>

+ 240 dwellings

Restelo | 2006







# Seixal Baía

Seixal | 2010



+ Building area 32.300 m<sup>2</sup>

+ 312 dwellings



# Brasil Apartments in São Paulo Coast

Brazil | 2014

- + Building area 8.800 m<sup>2</sup>
- + 36 dwellings





# Pantai Kelapa

Dili, East Timor | 2014

- + Building area 1.600 m<sup>2</sup>
- + 12 dwellings



# Sustainability

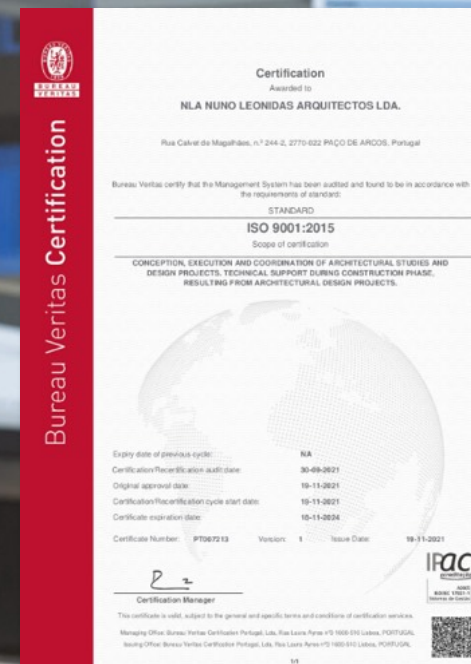


Sustainability should not be viewed as a FAD, but a standing commitment of every project at all stages. Solar energy, natural ventilation, correct building layout and implantation on site, thermal insulation of the envelope and solar shading are tools we use, to different extents, in almost all our projects. Our target is to design buildings as responsive environment & energy systems capable of using to their benefit all the environmental factors available, at low operating costs. Maximized energy efficiency made possible by this strategy, together with sound environmental performance, will result in new living standards and increased competitive advantage for the buildings. Master plans, as they dictate the design of future buildings, are the first element required to implement these principles. Bearing this in mind we adopted the specific methodology successfully applied by NLA in Europe's largest Sustainable Master Plan – the Ecocentre Masterplan of Ispra, Italy.

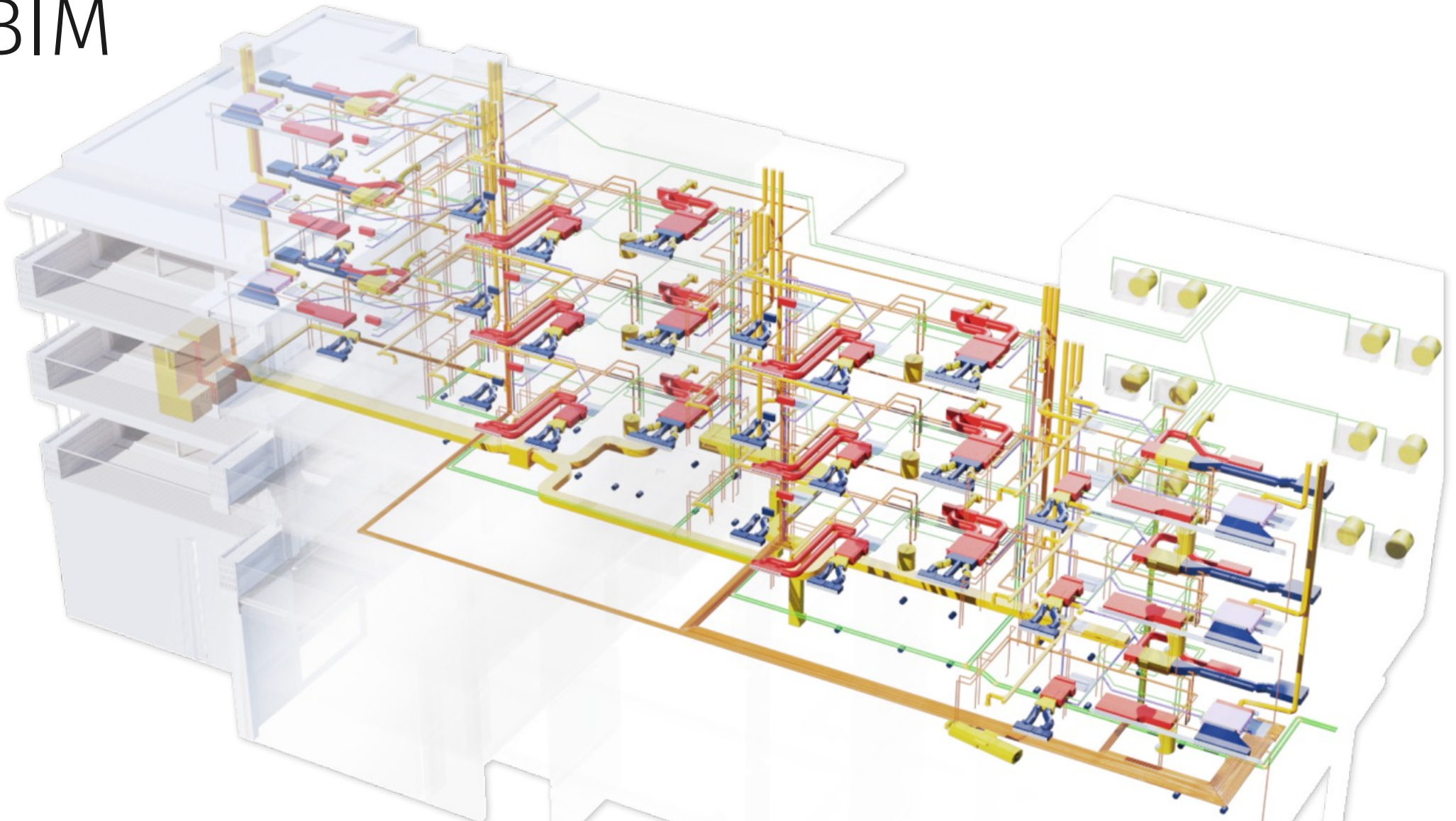
# Quality

At NLA, each client is unique, with unique expectations and needs, to whom we offer a top level of customized service, through a rigorous methodology, one which looks at every single opportunity as unique, searching for optimal technological and innovative solutions with a strict compliance with timelines and a permanent cost control exercise. Our multi-disciplinary team is highly qualified and experienced, enabling us to follow all design stages, from early conception to final completion.

We count on the commitment, involvement and dedication of our collaborators and partners to achieve a common goal: Excellence. The Board at NLA is committed to make available the necessary resources so that the Quality Policy can be implemented by all our staff and partners, and the strategic objectives met, such policies being one of the keystones of NLA' strategic orientation.



# BIM



With exponential worldwide BIM growth, NLA is on the frontline to master all its tools. We hold a team of architects and BIM specialists who work daily to achieve more coherent and sustainable projects and buildings. A dedicated procedures' strategy and standards is followed, allowing for better productivity and optimal inter-operability amongst teams. The main software is Autodesk Revit, with LOD (Level of Development) comprised between 200 and 300. We use Navisworks for BIM models' coordination, and we are introducing Civil 3D and Dynamo. Online platform Autodesk BIM 360 DOCS enables the client to keep track of the models' development. This cloud service manages the various uploads, viewing and sharing information and keeping an updated register of all files. Different team work in direct contact with one another based on latest versions even if stationed in different countries.

# Project locations

- "MONTE ESTORIL OCEAN RESIDENCE"
- "A FÁBRICA"
- "MARINA DE LAGOS"
- "DUJOO"
- "QUINTA MATOS GOMES"
- "MIRAFLORES II"
- "MOSCAVIDE RESIDENCE"
- "FORUS PARK RESIDENCE"
- "PONTE DE FRIELAS RESIDENCE"
- "ENCOSTA DO MOSTEIRO"
- "SEIXAL BAÍA"

"APARTAMENTOS BRASIL,  
NA COSTA DE SÃO PAULO"

APARTAMENTS PANTAI KELAPA

## NLA Worldwide



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