

**CAPABILITY STATEMENT**



**SAOTA**



# GLOBAL REGIONS



SAOTA has a global footprint with projects on 6 continents.

We have a clear understanding of the place of design in the world, and how to design and deliver architectural projects in diverse markets.



# COMPANY PROFILE

SAOTA, a leading firm of architects is driven by the dynamic combination of Stefan Antoni, Philip Olmesdahl, Greg Truen, Phillippe Fouché and Mark Bullivant who share a potent vision easily distinguished in their design.

This, paired with both an innovative and dedicated approach to the design, documentation and execution of projects globally, has seen SAOTA become an internationally sought-after brand.

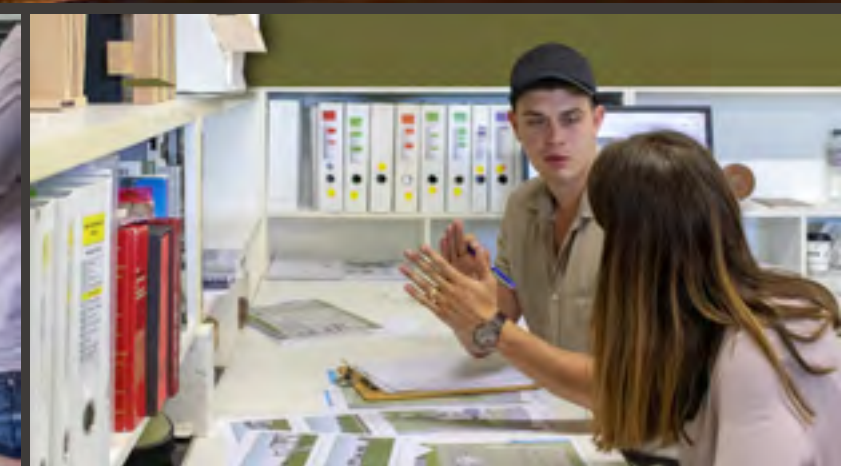
SAOTA has a global footprint with projects on 6 continents. We have a clear understanding of the place of design in the world and how to deliver architectural projects in diverse markets.

This success is driven by a design philosophy that connects function and form, and the pursuit of true architectural design to create appropriate solutions. The focus on achieving maximum value has also led to global invitations to design, build and create highly prestigious projects.

The philosophy of practice is embodied in the spirit of enquiry that flourishes amongst its staff. This spirit not only guides the firm, but enables it to maintain its position as definitive designers in a highly competitive and fast-changing industry. Increased exposure to the global marketplace has seen SAOTA flourish as cities and contexts allow for infinite inspiration which can be seen radiating from the approach to design.

SAOTA is also focused on using the most current computer technology in its design process, both to understand the design and to communicate the design to our clients. To this end we are world leaders in the use of Revit and have also developed virtual reality tools for use in our process.

***“We strive to promote a service marked by excellence both in our buildings and in addressing the needs of our clients, with the focus on high standards & elegance.”***



SAOTA



# SINGLE RESIDENTIAL



OVD 919

Cape Town South Africa

SAOTA



# SINGLE RESIDENTIAL

## OVD 919

Cape Town South Africa

The site is positioned on the mountain ridge below Lions Head with views of Robben Island to the North and Camps Bay and the Twelve Apostles to the South.

Working with a relatively steep site and the fact that the southern boundary is shared with a National Park, the design took on a sensitive approach. The secondary spaces were positioned at the lower levels with care taken to limit excavation.

From the road these levels are concealed by a large North facing landscape wall – its customised angular design achieves a natural result. Strategically positioned penetrations within the landscape wall permit natural light and ventilation to the rooms beyond but glazing is set back and thereby concealed.

The building is limited to only two storeys above the ridge. The main living areas, pool terrace and garden are below with the family bedrooms strategically positioned at the uppermost level for privacy.

The 'layering' of the house permits different experiences in different spaces. From the main stairs the linearity of the customised cast bronze coffee bar leads one into the 'heart of the home' - the Kitchen. The Kitchen in turn spills into the Dining Room and the Summer Lounge with its high ceiling of ribbed concrete.



SAOTA



# SINGLE RESIDENTIAL



KLOOF 119A Cape Town South Africa

SAOTA



# SINGLE RESIDENTIAL

## KLOOF 119A

Cape Town South Africa

This SAOTA designed family home is positioned below Lion's Head; with views of Table Mountain, Lion's Head, Signal Hill, the city of Cape Town and the mountains of the Boland and the winelands in the distance, the architecture is shaped to take in as much of the surrounding as is possible.

The strongest gesture is the inverted pyramid roof which creates a clerestory window around the upper level. It allows the building to open up, capturing views of Table Mountain and Lion's Head that would otherwise have been lost.

This has also opened up views of the sky bringing the sun and moon into the home, heightening the connection to nature and its cycles.

The house presents a stone wall, built in a traditional Cape way, to the busy city street that it sits on, revealing very little about its interior. At night, the inverted pyramid roof glows creating a giant lightbox adding to the intrigue.

One enters the house through the large metal front door, which sits between the house proper and the stone wall, into a small entrance lobby connected to a courtyard garden. From this restrained quiet space a few steps take you up into the living space with its cinematic bold views over the city.



SAOTA



**SINGLE RESIDENTIAL**

**STRADELLA** Los Angeles USA

SAOTA





# SINGLE RESIDENTIAL

## STRADELLA

Los Angeles USA

SAOTA's first completed project in Los Angeles, Stradella, is a remodel of an existing 1970's house on a beautiful promontory in Bel Air.

The original layout of site and dwelling were well planned to ensure privacy from the street and to address spectacular views over the LA basin, capturing the full panorama from Downtown to Century City, with mountains to the east and ocean to the south.

On the client's instruction to expunge all traces of the original Spanish style architecture, SAOTA decided to strip the existing house back to its timber skeleton, maximize the square footage and, by reinforcing or extending where necessary, create generous openings to draw the beautiful West Coast

light, the rolling vistas and the verdant setting deep into the floorplan. This concept of "inviting the outside in" encapsulates the SAOTA approach, and at Stradella these informed design decisions ranging from space planning to façade design, landscaping, lighting, window configuration and shading details.





# SINGLE RESIDENTIAL

BEYOND Cape Town South Africa

SAOTA



# SINGLE RESIDENTIAL

## BEYOND

Cape Town South Africa

Beyond is a contemporary setting for life and art, where the full comfort of a modern home is potently married to an elemental architecture drawn from its dramatic setting.

Perched on the shoulders of Lion's Head, the home, designed by SAOTA, springs from a steep hillside that drops off to the famous sequence of Clifton's white beaches to the Twelve Apostles beyond.

Entry from Nettleton Road - the most sought-after street in South Africa - gives a carefully composed impression of four lower stories with tantalising glimpses of two more levels towering above.

The lower levels play host to six generous bedrooms, three of which can be interlinked

for a family suite, and to a double volume entertainment space complete with spa, games and cinema. Principal living is at the very top of the building – an expansive, double-height open plan space which houses kitchen, bar, dining, living and family rooms as well as a winter lounge, study and art studio at a mezzanine level.

The glazed lines between inside and out peel back to blur the boundaries in a continuous transparent space which links a generous back garden opening directly onto Table Mountain National Park to a pool which stretches out towards the sea in front



SAOTA



# SINGLE RESIDENTIAL



## SILVER PINWOOD

Moscow Russia

Situated in a unique residential area of Moscow, this contemporary family residence was designed as an array of spaces configured around an internal courtyard, roofed by a series of skylights to fill the home with natural light.



## LAKE HOUSE

Geneva Switzerland

A contemporary residence and office with guest annex, on Lake Geneva, Switzerland. Powerful sculptural forms and lines, and the use of bold colours and sheer materials result in a taut composition.



## DILIDO

Miami USA

The setting for this Miami house is on a pie shaped lot on the southern tip of Dilido Island with superb views of the islands, downtown and South Beach. The house spills out onto the longer, waterfront elevation and draws on the jet-set lifestyle of Biscayne Bay, to evoke the experience of being on the deck of a super yacht.



## BORA HEADQUARTERS

Mallorca Spain

This relaxed resort-style home and work environment, a short flight from Germany, blends into its surrounding bucolic landscape through its use of form and locally inspired materials.



# MULTI RESIDENTIAL



EPIQUE Bodrum Turkey

SAOT



# MULTI RESIDENTIAL

## EPIQUE

Bodrum Turkey

Yalikavak, 18 kilometers from Bodrum, on the Aegean Coast. Considered to be one of the most elite villages on the Bodrum Peninsula.

A contemporary residential development on the prestigious coast of Yalikavak in Bodrum, Turkey, redefining the concept of "personal luxury" in this region. The project consists of 75 private villas, designed to capture a sense of timeless luxury with a specific emphasis on integration into the landscape.

These villas have a dedicated beach and related clubhouse facilities, and share the peninsula with a 100 berth marina, primarily for villa owners.

*STATUS: Under Construction*





# MULTI RESIDENTIAL



## **TEK** Dakar Senegal

The development in the Mermoz-Sacré-Coeur district in Dakar is comprised of three multi storey luxury apartment blocks: Tarou, Encore and Kebe.

## **PUNE** Pune India

This contemporary development has luxury duplexes, penthouses and apartments organised around distinctive garden courts. Amenities include: a gym, spa, clubhouse, library, cinema and an amphitheatre.

## **LUXURY LIVING** Koh Samui Thailand

Situated on a very steep hillside site this development comprises four luxury villas overlooking the northern shore of Koh Samui. A combination of climactic conditions and the need for privacy within a tight site informed the expressive roof design.

## **ILORI** Lagos Nigeria

The proposed six storey apartment building is situated on the western edge of the iconic Ikoyi Golf club in Lagos.



# HOTELS AND RESORTS



RADISSON BLU HOTEL

Dakar Senegal

SAOTA



# HOTELS AND RESORTS

## RADISSON BLU HOTEL

Dakar Senegal

Overlooking the Atlantic Ocean and tucked away in the Fann Corniche, an area in the south of the city that houses exclusive villas and international embassies, the Radisson Blu Hotel is a contemporary expression of Senegalese style.

The hotel was commissioned by the Teyliom Group and forms part of a larger development that includes designer retail stores, apartments, spas, cinemas and a bowling alley.

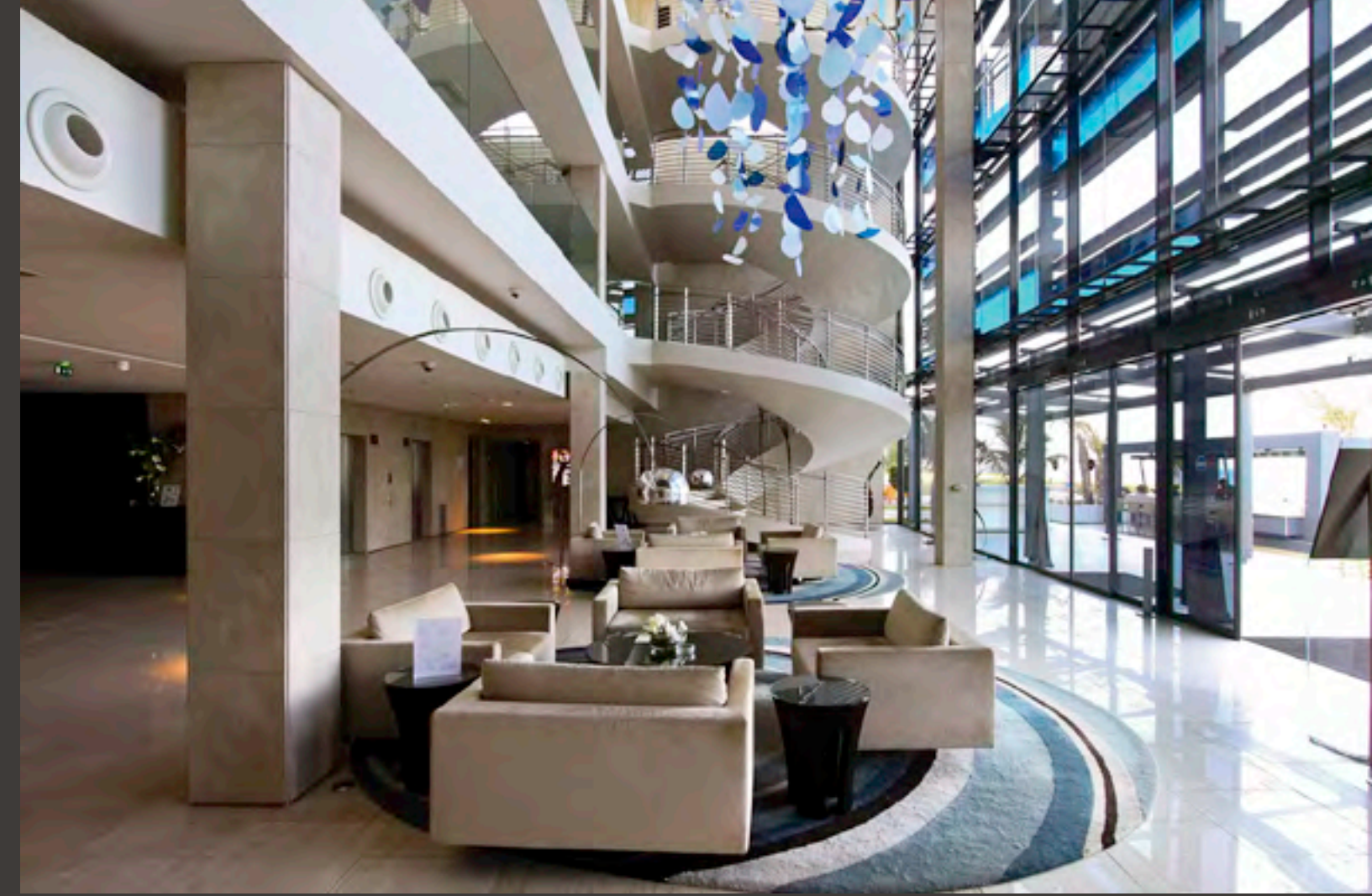
The brief called for 180 suites, a fine-dining restaurant, an all-day restaurant, conference facilities, meeting rooms and admin facilities.

The site is accessed by the Route De la Corniche Ouest and the historically significant

Place du Souvenir borders the site towards the south. The corniche is an important public facility and a condition of the development was that the bulk of the building needed to be developed below road level.

The angled diagram of the building was developed to take full advantage of the ocean views towards the west.

The dramatic entrance with quadruple-volume foyer space and spiral staircase is the primary node connecting the rooms to the pool and restaurant levels below, as well as the conferencing facilities.



SAOTA



# HOTELS AND RESORTS



**POPENGUINE**  
Popenguine Senegal

The eco-village of Popenguine is a coastal gem in Senegal. The site of a luxury resort, the dramatic arrival vista reveals a signature building emerging from the landscape.



**COSTA RICA RESORT**  
Costa Rica Central America

The Hotel Suites are located in clusters; in a variety of prime locations throughout the site. Integration and experience of landscape is of utmost importance.



**ZILWA**  
St Anne Island Seychelles

Zilwa is a five star luxury hotel and residential resort. Comprising two exclusive hotels, marina restaurant and retail facilities, beach and sports clubs, hillside villas and fractional units.



**HOTEL CONAKRY**  
Conakry Guinea

The first in a roll out of a new three star branded chain of hotels in West Africa. A strong and sheer sculptural form. The bedrooms sit over a crusty and raw base containing the Front of House facilities including conference areas.



# HOTELS AND RESORTS



## **SINDIA CAMP**

Sindia Senegal

A modern take on a tented African camp, this retreat located on a private estate in Sinndia, Senegal was designed around the striking baobab trees. The play on sleek design with rough materials allowed for an authentic yet luxurious feel.

## **PORTONОВI**

Kumbor Montenegro

Set in a historic part of Montenegro, within a greater development aimed at redefining the existing hospitality industry, this Beach Club facility and related apartments is an interpretation of the past, inspired by local medieval architecture.

## **HOTEL POINTE-NOIRE**

Pointe-Noire Congo

A three star business hotel incorporating public and conference facilities with distant sea views.

## **JARDIN HOTEL**

Abidjan Ivory Coast

A business hotel that includes a public and conference facilities in a generous elevated podium deck.



# COMMERCIAL AND RETAIL



ALEX JUNCTION Johannesburg South Africa

SAOTA



# COMMERCIAL AND RETAIL

## ALEX JUNTION

Johannesburg South Africa

The site is situated on two parcels of land, bounded by Second Avenue, Third Avenue and Watt Street, and has historically been used as a taxi rank. Alexandra Township is one of South Africa's oldest townships and contributes to many facets of urban life in Johannesburg.

The site is close to the highway and is positioned on the main entry point into Alexandra. Historically there have been shops along Watt Street and Second Avenue and as such the site is the town centre.

Block A houses the holding rank as well as the long-distance rank which connects Alexandra to other towns in Southern Africa. This building also houses the administration facilities of the taxi organisations and has

workshop and washing spaces. Trading stalls face onto the colonnade that runs along Second Avenue.

Block B holds the retail component with its shops, mall space, service basement and the taxi rank. A small square faces onto Third Avenue with a food court facing onto it.

The food court and square connects with the community in a more informal manner; linking the building with its vibrant surroundings.



SAOTA



COMMERCIAL AND RETAIL

KINGSWAY TOWER Lagos Nigeria

SAOJA



# COMMERCIAL AND RETAIL

## KINGSWAY TOWER

Lagos Nigeria

A striking office building in a busy commercial area comprising basement parking, ground floor retail and restaurants and offices. The façade is covered by a screen to add both aesthetic value and shading, limiting the amount of direct sunlight.

This iconic tower is positioned within the heart of a busy commercial node in the affluent Ikoyi district in Lagos, Nigeria. The building is designed as a mixed use high rise comprising basement parking, ground floor retail and multi-level offices.

The podium, a bold undulating coffered slab, curves up towards the main entrance corner as if to frame and shelter the restless activity below. The climatically responsive Kingsway Tower is strategically orientated in a north

south position to reduce the solar load. The striking façade consists of an innovative shading screen and greenery along its spine enabling a more controlled interior environment and importantly establishing a distinct aesthetic value to allow the building to maintain a distinct identity in a rapidly transforming surrounding.

*STATUS: Under Construction*



SACTA



# COMMERCIAL AND RETAIL



## **DT1** Luanda Angola

Situated on a water facing site on the Ilha. A corporate office for an international oil company. The main level of open plan offices float over a double volume arrival foyer, with public facilities and boardrooms facing the lagoon.

## **OCULUS** Stockholm Sweden

A boutique hotel coupled with premium penthouse suites right on the water's edge in Sweden.

## **MTN HEADQUARTERS** Abidjan Ivory Coast

A 15 000m<sup>2</sup> office building which will become the gateway for a new office park development in the culturally rich Abidjan, Ivory Coast.

## **FOCUS** Dakar Senegal

An eight-storey, A-grade office development. The building has been designed to good principles of environmental design by limiting openings to the east and west façade, and incorporating a well-shaded north and south façade and a generous overhanging roof.



# PUBLIC AND CULTURAL



MANKGAILE PRIMARY SCHOOL

Limpopo South Africa



# PUBLIC AND CULTURAL

## MANKGAILE PRIMARY SCHOOL

Limpopo South Africa

Sponsored by PetroSA, this school commands the focal position in the village of Mankgaile in Limpopo, and replaces a rudimentary set of dilapidated buildings.

The site is on a commanding position overlooking the village. Being the most important building in the village and as it will be used as the village community centre, place of gathering and functions and sporting events it was felt that the building needed to have a presence and a stature for the community. A formal and symmetrical arrangement was felt to be most appropriate to reinforce this aspect.

The school is arranged along a rear spine acting virtually as a street connecting the centre public square or Forum and the

two outer classroom courtyards. The main entrance is through gates on the Southern end of the spine. Being double volume in height with portions permitting filtered light it provides for a certain air of drama.

The Forum forms the centre and heart of the school and opens onto the grand veranda and covered loggia walkway overlooking the sports field.

The colonnade is made up of steel posts with a pergola of latte providing shade in the afternoons and together with the filtered light forms a very light and permeable layer to the heavier and solid building behind. Toilets are positioned to allow for easy access for school or non-school events.





# PUBLIC AND CULTURAL



WALLACEDENE

Cape Town South Africa

SAOTA



# PUBLIC AND CULTURAL

## WALLACEDENE

Cape Town South Africa

This project, still in concept phase, is located in the eastern suburb of Wallacedene, the poorest informal housing settlement in Cape Town.

The brief was to design a multi-use community centre for both early childhood development and skills development training.

The building needed to accommodate a number of classrooms for children between the ages of one and five, as well as a multi-function school hall to be used after school hours by members of the community.

The building will belong to the community, which made it important to design a public open space where the community can interact with each other and their surrounding context.

The challenge was to create something that is both secure and welcoming.

The triangular site is situated on a prominent corner in the centre of the township. The building has a grand, colourful presence with a wall of children's art fired onto ceramic tiles.

While creating a secure road edge, the playfulness of the internal architecture is hinted at through the classroom facade. The built-up edges break away and lead you in, under full sight of the glazed security office.





# PUBLIC AND CULTURAL

## UCT NEB

Cape Town South Africa

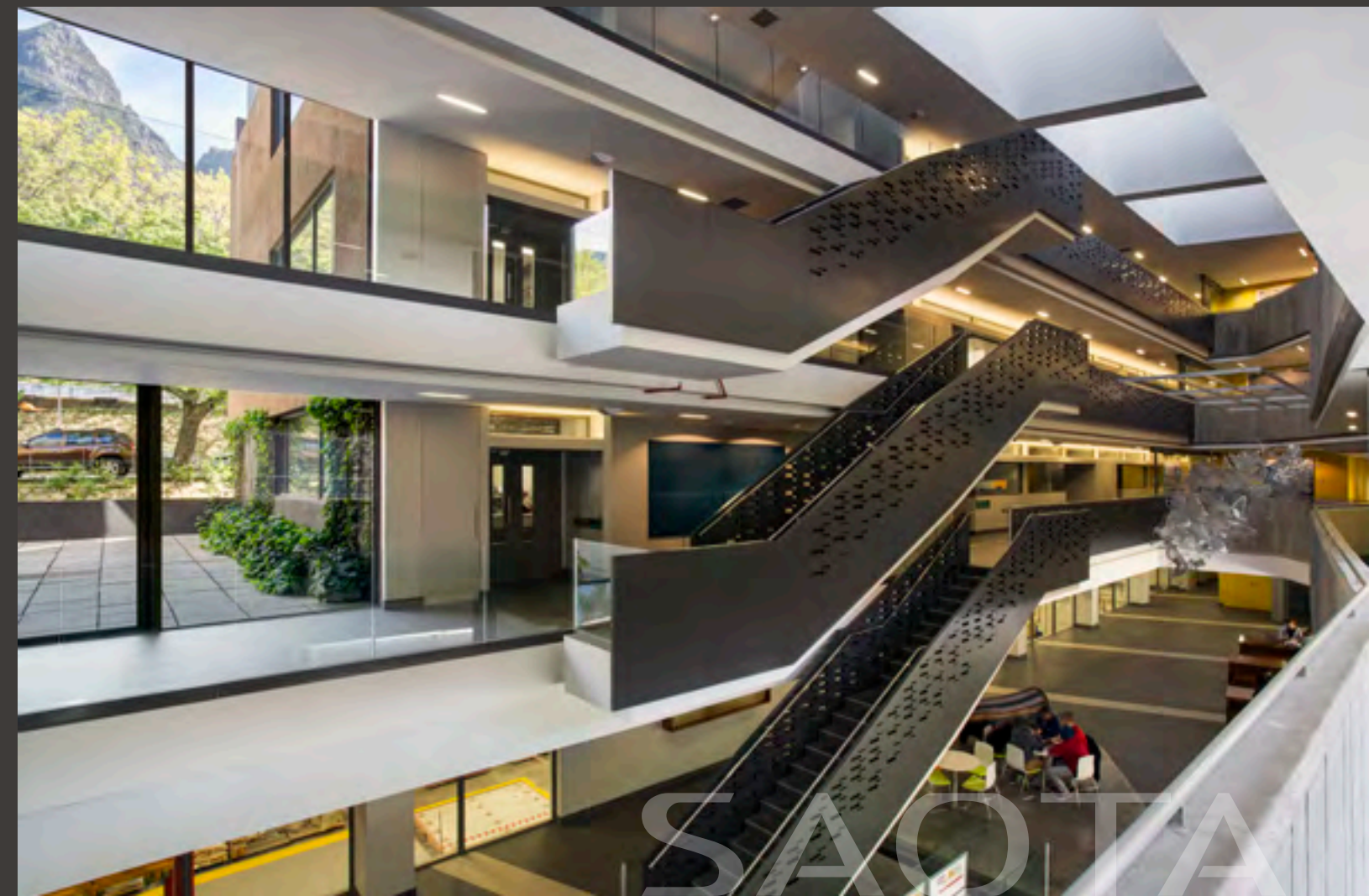
This building creates a focus to the Faculty of Engineering and the Built Environment within The University of Cape Town (UCT). The elevations appear as tectonic plates in response to Table Mountain. Large openings visually connect the mountain to the learning spaces.

The development includes primarily academic offices and laboratories, as well as formal and social learning spaces. Departments are arranged around a southern-lit atrium and a prominent east-west break in the building, which allows views to the mountain. The laboratories are situated on the western edge of the building, while the southern and eastern edges are predominantly used as office space. The lower atrium and adjacent courtyard are activated by a social learning

space on the entrance level that overlooks the activities in the civil engineering laboratories below.

The upper campus building vocabulary and proportions are underlying in the architectural palette, although they have been reinterpreted and expressed in a more contemporary way. Inspired by the mountains behind (and the tectonic movement that created them), the external walls are expressed as heavy plates that delaminate towards the south, opening the internal spaces towards the mountain views, and allowing new connections to be made to the campus fabric and landscape.

The prevalent UCT tiled roof is deconstructed and expressed as planes that float over the traditionally rendered walls





# PUBLIC AND CULTURAL

## NMMU

Port Elizabeth South Africa

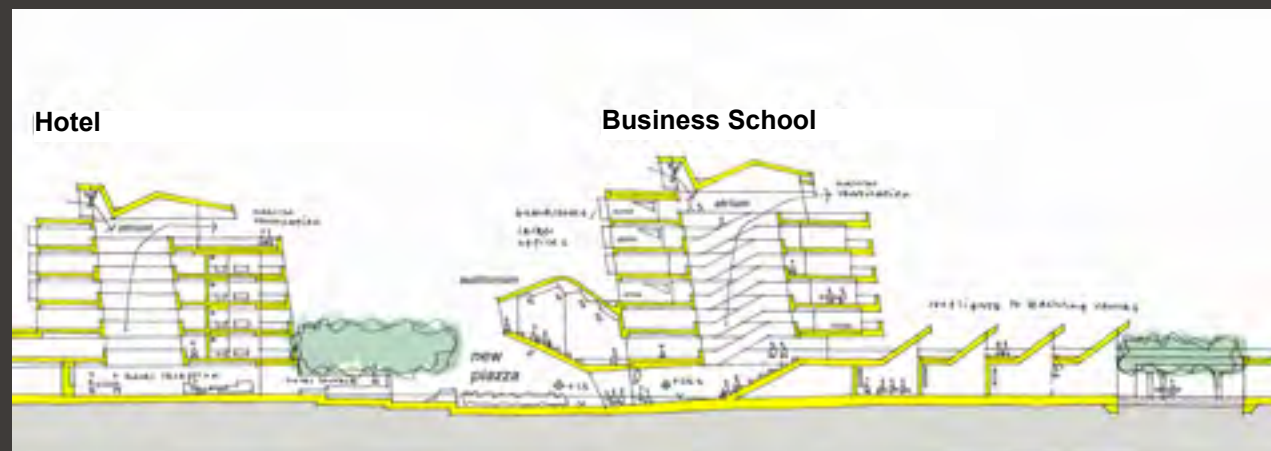
Nelson Mandela Metropolitan University is the largest Higher Education institution in the Eastern and Southern Cape with an enrolment of 27 000 students located over six different campuses.

The proposed Business School is located on a prominent site within an existing campus in the centre of Port Elizabeth. The Business School provides 4,500m<sup>2</sup> of accommodation, including auditoria, lecture venues and syndicate rooms; classrooms, multi-media facilities and departmental offices.

The design of the Business School focuses on the visual and physical integration with the existing campus. Vehicular access and circulation patterns have been carefully developed to enhance the extent and quality

of the pedestrian realm. The proposed buildings frame and punctuate the landscaped spaces whilst providing shelter from prevailing winds. The architectural response places emphasis on the visual and material contrast of adaptable, flexible learning spaces with functionally specific venues.

The proposal aims to be environmentally responsible through the use of shaded façades, the collection of solar and wind energy sources, water retention and recycling and though natural ventilation of internal spaces.



SAOTA



# MASTER PLANNING



ABATTA

Abidjan Senegal

SAOTA



# MASTER PLANNING

## ABATTA

Abidjan Senegal

This residential estate is located on the lagoon outside Abidjan, in an area with several real estate programs in progress.

Designed around an identifiable system; the hierarchy of roads and public open spaces are easily accessible and recognisable by the users.

The main axis roads, flanked with green avenues for pedestrians and a commercial sector, provide access to a large urban park and clubhouse zone adjacent the lagoon.

Secondary roads branch off to access the residential zones, comprising of a

combination of single and double storey villa types and a series of private green spaces. The villas are positioned strategically in order to maximise privacy in a typically dense development. There is a distinctive architectural style of simple lines and white solid forms, with intermittent timber panels, screens and pergolas introduced to soften it.

The roofs are lifted and tilted to bring natural light into the internal spaces, as well as enhance the rhythm of the roofs to avoid repetitiveness in this large residential development.





# MASTER PLANNING

## SINDIA RESORT

Sindia Senegal

A structurally striking private resort placed on the edge of a man made water feature in the Senegalese countryside.

Inspired by the nomadic Fulbe architecture of Senegal, Sindia forms part of a larger estate in the Dakar desert.





# MASTER PLANNING



## EPIQUE

Bodrum Turkey

Yalikavak, 18 kilometre from Bodrum, on the Aegean Coast. Considered to be one of the most elite villages on the Bodrum Peninsula. The project consists of 75 private villas, designed to capture a sense of timeless luxury with a specific emphasis on integration into the landscape.



## LANZERAC

Cape Town South Africa

Lanzerac is an historic wine estate on the fringe of Stellenbosch in the Cape Winelands. A new Spa, Café and 35 contemporary residential units, varying in size, are aimed to sensitively integrate with the buildings on the estate.



## MONT CHOISY

Grand Baie Mauritius

Located on the northern tip of Mauritius in Grand Baie, Le Parc de Mont Choisy is the only residential golf and beach estate in the North of Mauritius.



## LE ST GERAN

Le St Geran Mauritius

The One & Only brand, synonymous with luxury and sophistication, is renowned for hotels and resorts that effortlessly integrate into their environments; each property offers a unique look and feel, embracing the local culture of a region.



# SPECIAL CAPABILITIES

## DESIGN

Our architectural designers are highly skilled and experienced, allowing schemes to be conceptualised in dynamic, yet legible presentations. The design process can therefore develop swiftly with the precise method of achieving objectives and testing the solutions comprehensively. SAOTA have done a substantial amount of projects abroad and have skills in achieving the project requirements set. The design architects are backed up by an advanced computer aided drawing office capable of detailed 3D analysis and presentation.

## TECHNICAL

The office has developed advanced technical skills related to, i) Construction Detailing, ii) Building Services and iii) Contract Administration of projects. Further, in working on projects abroad the office has had experience with multi-disciplinary project teams made up of consultants from companies from various countries.

## SYSTEMS

SAOTA have developed advanced systems for co-ordination of the projects across all stages of the architects service. This ensures that client presentations, design reviews, Technical Documentation, Tendering and Contract Administration are managed to the highest quality standards.

SAOTA also uses REVIT, the leading Building Information Modelling (BIM) software available allowing us to develop and document a building in a 3 dimensional environment. Any changes are immediately co-ordinated through the entire documentation package. It also gives us unprecedented control over the co-ordination of structure and services when working with consultants using the same platform.

Lumion is used as an architectural visualization tool which allows us to build a 3D environment and create images of each project. Furthermore impressive video presentations and live walkthroughs are created.

Together with Tenebris Lab Director, Gerard Slee, SAOTA developed LUX Walker, a software enabling designers and clients to experience their designs in virtual reality. It's a workflow tool that renders a realistic, true-to-life scale representation of a 3D model that clients can easily interact with.





# SELECTED AWARDS

2019	TIDA International House of the Year	AU Double Bay	2010	MIPIM International Awards - Commendation	SN Dakar Towers
2019	Idea-Tops Global Nomination Award	ZA Kloof 119A	2009	Cape Institute for Architecture	ZA Head 1815
2018	Spice Lifestyle Honors Company of the Year	SAOTA	2009	Cape Institute for Architecture	ZA Victoria 73
2018	SAPOA Award for Innovative Excellence	ZA Clifton Terraces	2009	Cape Institute for Architecture	ZA Hatfield 109
2017	Cape Institute for Architecture - Commendation	ZA Invermark	2009	Retail Design Development Awards - Finalist	ZA Alex Junction
2016	Architizer A+ Awards: Popular Choice Award	ZA OVD919	2009	House & Leisure House of the Year Award	ZA First Crescent
2015	International Property Awards – Best Residential Development	SC Pangia Beach	2009	OPEN THINKBOX / FIRST FIX - Winner	ZA Parkwood Library
2014	SAPOA Award for Innovative Excellence	ZA New Engineering Building UCT	2009	Libera Invited Competition - Winner	HR Dubrovnik
2014	Miami Chamber of Commerce	US MIA Star	2006	South African Institute of Architects	ZA Mankgaile
2013	Cape Institute for Architecture	ZA Boma	2003	South African Institute of Architects	ZA Fisherman's 19
2012	SAIA Award for Excellence	ZA Voelklip	2003	Cape Institute for Architecture	ZA Fisherman's 19
2011	SAIA Award of Merit	CH Lake House & ZA Voelklip	1998	South African Institute of Architects	ZA Contursi Special Mention
2011	Cape Institute for Architecture	CH Lake House	1995	SAIA South Africa Institute of Architects	ZA Santer
2011	Cape Institute for Architecture	ZA Voelklip			
2011	KZN Institute for Architecture	ZA Havaan D			
2010	SAIA Award for Excellence	ZA Hatfield 109			
2010	SAIA Award of Merit	ZA Hatfield 109			



Architizer A+ Awards



SAOTA



# SELECTED MEDIA COVERAGE





# MEET THE TEAM

## DIRECTORS



Stefan Antoni



Greg Truen



Philip Olmesdahl



Phillippe Fouche



Mark Bullivant



Logen Gordon

## SENIOR ASSOCIATES



Tamaryn Fourie



Roxanne Kaye



Bobby Hugill



Dominik George



Danielle Reimers



Joe Schützer-Weissmann

## ASSOCIATES

## JUNIOR ASSOCIATES



Enslin Joubert



Grant Hall



Erin Gibbs



Philip Bartman



