



**SANSÓN ARQUITECTOS**

Architecture Firm of the Year

Connecta Awards 2025

**PORTFOLIO • ARCHITECTURE • 2026**



ARCHITECTURE WITH PURPOSE

For more than two decades, **Sansón Arquitectos** has led the design of spaces that strengthen business competitiveness and elevate the quality of urban life in Nicaragua.

We combine strategy, sustainability and innovation to ensure every project generates real value — functional, economic and social.

With a consolidated trajectory in corporate, multifamily and urban development architecture, our commitment remains constant: to create architecture that transforms and transcends.



### Mario Sansón — CEO

Architect and real estate development strategist.

### Master in Architectural Design

Universitat Politècnica de Catalunya, Barcelona

### Master in Real Estate Project Management

UNIR, Spain

### Connecta Awards 2025

Architecture Firm of the Year

**First**

LEED Gold certified building in Nicaragua (BCIE)

**+150,000**

m<sup>2</sup> designed

**+150**

projects delivered

**+20**

mid- and high-rise buildings

**High-impact architecture in corporate, multifamily and coastal developments.**



Recognition as Architecture Firm of the Year reinforces over 20 years of excellence in high-impact projects.

# WHAT WE DO

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## DESIGN WITH BUSINESS INSIGHT



### ARCHITECTURAL & ENGINEERING DESIGN

Corporate buildings, vertical multifamily housing and coastal residential towers, industrial architecture and strategic urban developments.

We integrate architectural design with specialized engineering to ensure performance, efficiency and value in real-estate assets.



### DEVELOPMENT & PLANNING

Master plans, land-use strategy and comprehensive project definition from early concept through feasibility.



### INVESTMENT-DRIVEN PROJECTS

Architectural design aligned with financial models to maximize return on investment and optimize asset competitiveness.



### INVESTOR ADVISORY

Strategic guidance to structure, assess and optimize projects that deliver sustainable financial outcomes.

# BCIE HEADQUARTERS — NICARAGUA

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**Client:**  
BCIE

**Location:**  
Managua, Nicaragua

**Area:**  
4,450 m<sup>2</sup> — 6 floors

**Completion:**  
2022





Façade with Ceiba — local identity and concept reference



First LEED Gold certified building in Nicaragua.

High-performance smart building with BMS control.

Façades inspired by Ceiba shadow patterns for solar control.



Rooftop with solar panels — sustainability visible



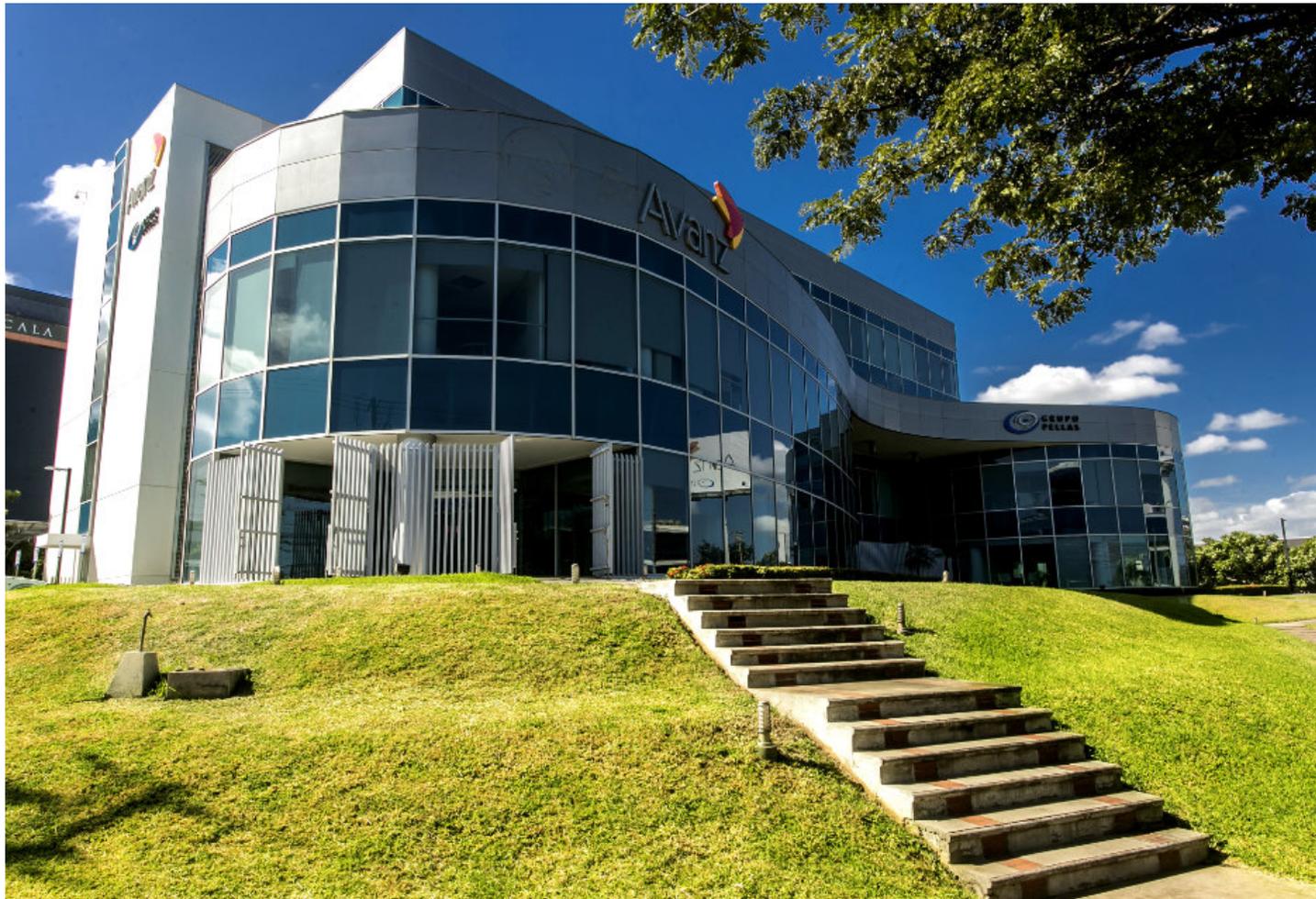
Aerial view — urban scale and presence

Corporate identity reinforced through contemporary design.

**Architecture aligned with institutional positioning and asset performance.**

# AVANZ / PROCREDIT HEADQUARTERS

C – CORPORATE | FINANCIAL SERVICES



**Client:**  
ProCredit / AVANZ

**Location:**  
Managua, Nicaragua

**Area:**  
7,361 m<sup>2</sup> – 6 floors

**Completion:**  
2010

**Role:**  
Lead Architect & Lead  
Interior Designer

**Firm:**  
Roberto Sansón  
Arquitectos Asociados



Green arrival plaza separating cars from the main façade for a more pedestrian-friendly corporate identity.

**A modern corporate landmark with a welcoming curved volume and a façade free of visible parking.**

# EL CENTRO II

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## C - CORPORATE OFFICES | MULTI-TENANT LEASING



**Client:**  
El Centro

**Location:**  
Managua, Nicaragua

**Area:**  
8,300 m<sup>2</sup> – 8 stories

**Completion:**  
2015



Compact core enabling efficient vertical circulation and maximizing leasable floor area.

Passive solar control elements integrated into the facade to reduce heat load.

Flexible and divisible floor plates supporting diverse tenant fit-outs.

Seamless integration within the established El Centro corporate campus.

**90% rentable efficiency achieved through passive solar control and optimized core design – a benchmark for multi-tenant corporate leasing in managua.**

# MINIFLATS 1 & 2

R — LUXURY RESIDENTIAL |  
CONDOMINIUMS

**Client:**  
INVERSIONES  
INMOBILIARIAS  
PIDACOMO

**Location:**  
Managua, Nicaragua

**Area:**  
2,200 m<sup>2</sup> — 6 levels  
(each building)

**Completion:**  
2016





Premium lagoon and volcano views from social areas and master suites.

Large livable terraces enhancing premium outdoor living.

Warm contemporary architecture with natural materials and luxury finishes.

Efficient layouts maximizing comfort, daylight, and cross-ventilation.



Privacy and serenity within Nicaragua's most exclusive condominium.

Dining room area

Master Bedroom

**The lake as horizon. The volcano as a daily sculpture.  
North-oriented architecture: the lake and the volcano always in front.**

# TORRE MAYOR – MI VIEJO SANTO DOMINGO

## R – LUXURY RESIDENTIAL TOWER



**Client:** INVERSIONES  
INMOBILIARIAS  
PIDACOMO

**Location:**  
Mi Viejo Santo Domingo,  
Managua

**Project Area:**  
8,000 m<sup>2</sup>

**Status:**  
Construction initiated –  
currently suspended

**Height:**  
9 levels

**Units:**  
1, 2 & 3-bedroom apartments  
+ penthouses



Landmark final chapter of the Mi Viejo Santo Domingo development.

Premium vertical living with privileged panoramic views.

Flexible unit configurations for contemporary lifestyles.

**The residential icon that crowns the district with scale and vertical presence.**

# LE BAIE

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## R — OCEANFRONT RESIDENTIAL BUILDING

**Client:**  
Global Real Estate

**Location:**  
San Juan del Sur, Nicaragua

**Area:**  
2,700 m<sup>2</sup>

**Area per building:**  
900 m<sup>2</sup>

**Status:**  
Built — 2018

**Complex:**  
3 buildings — 3 levels —  
6 units per building





Aerial view of the complex.



Stepped architecture adapting to the steep hillside terrain.

Curved volumetry inspired by the ocean movement and coastline.

Full ocean views from all residential levels.

Clear glass railings to ensure unobstructed visual continuity.



View from the terrace.



Curved fascias and roofs.

A coastal landmark visible from the bay.

**Organic architecture shaped by the movement of the sea and the mountain slope, enabling a direct visual connection with the bay from every residence.**

# LA SANTAMARÍA E-2

R — LUXURY OCEAN-VIEW  
RESIDENCES

**Owner / Developer:**  
La Santamaría S.A.

**Location:**  
San Juan del Sur, Nicaragua

**Project area:**  
2,500 m<sup>2</sup>

**Levels / Units:**  
6 levels — 11 apartments

**Status:**  
Design stage

Luxury architecture designed to live the ocean from its terraces.

**Client:** New Century

**Land Area:** 105 hectare

**Estimated Housing Units:**  
2,633

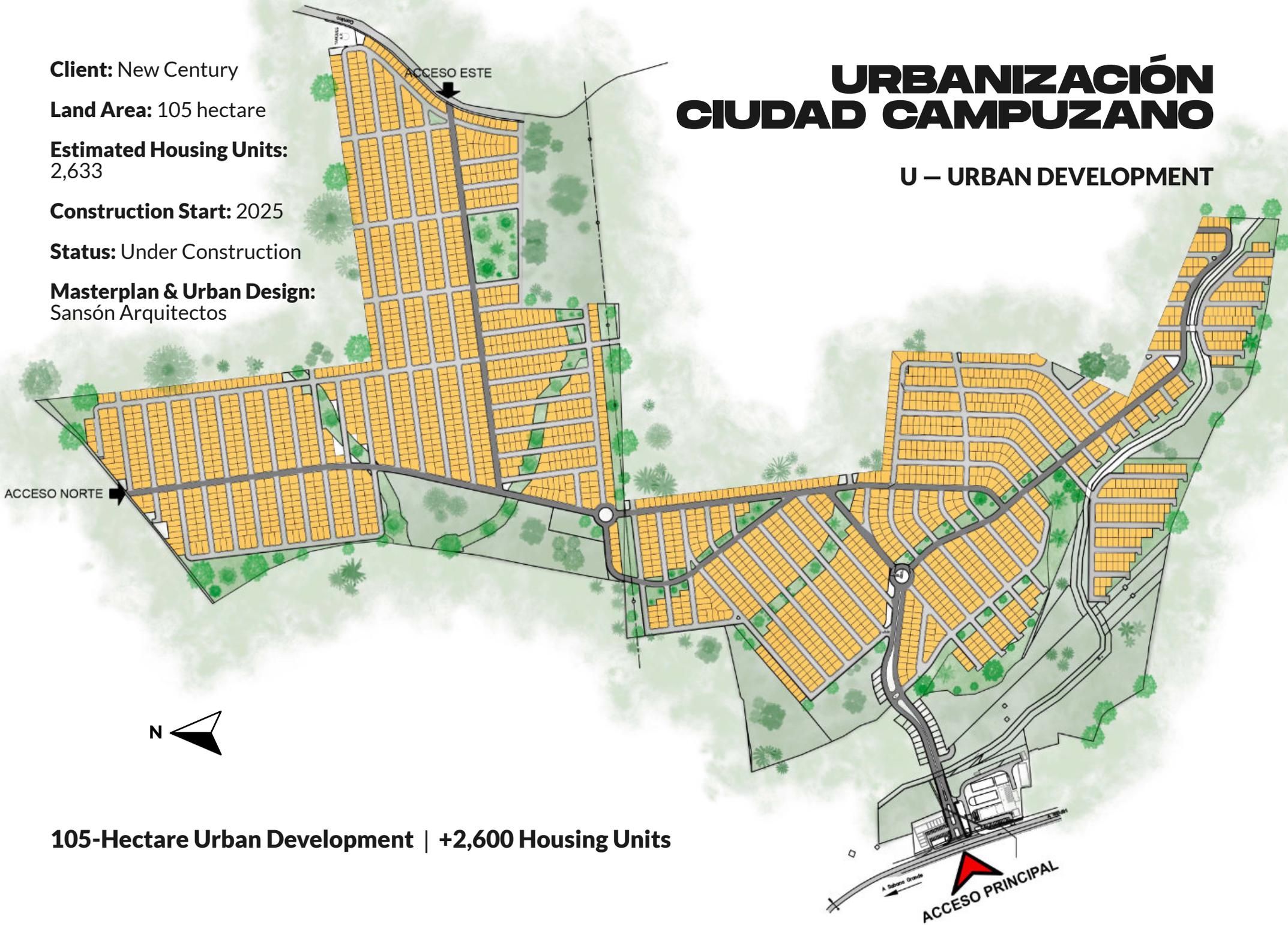
**Construction Start:** 2025

**Status:** Under Construction

**Masterplan & Urban Design:**  
Sansón Arquitectos

# URBANIZACIÓN CIUDAD CAMPUZANO

U – URBAN DEVELOPMENT



**105-Hectare Urban Development | +2,600 Housing Units**



Access with integrated tree



Boulevard and housing in development

▼  
**High-impact primary access.**

A wide dual-lane boulevard that defines a clear and strong arrival.

**Urban design with intention.**

Street structure and spatial hierarchy that provide order and urban quality.

**Nature as a place identity.**

Preservation and integration of existing trees as recognizable elements of the urban environment.

**Smart and adaptive urban planning.**

Solutions aligned with terrain and site conditions, turning constraints into opportunities.

**A driver of growth for Nindirí**

A large-scale development that supports modernization and orderly expansion of the local area.

**Urbanism that transforms territory, preserves nature and builds a future of large-scale, well-structured growth.**

# TALLER EXPRESS

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C – COMMERCIAL & INDUSTRIAL ARCHITECTURE

**Client:** Casa Pellas

**Location:** Masaya, Nicaragua

**Area:** 900 m<sup>2</sup>

**Completion:** 2025



Complete renovation of an existing industrial structure.

Contemporary architecture aligned with the new Taller Express corporate identity.

Comprehensive renovation that transforms existing assets into corporate value.

# NPF — NEW VEHICLE PREPARATION FACILITY

## C - COMMERCIAL + OPERATIONAL ARCHITECTURE



Contemporary operational architecture enhancing the new-car delivery experience, aligned with Grupo Pellas' quality standards.

**Client:** Casa Pellas

**Area:** 1,700m<sup>2</sup>

**Location:** Managua

**Year:** 2025

**Status:** Design stage



Continuous C-shaped circulation enabling smooth, interference-free operations.

Open structure with passive solar-control strategies and landscaping support for comfort and efficiency.

Architectural image that reflects the innovation and dynamism of the automotive industry.

# HEMCO CONTROL AND ENERGY BUILDING

## C – INDUSTRIAL & TECHNICAL ARCHITECTURE



**Client:** HEMCO Mineros Nicaragua

**Location:** Bonanza, RACCN – Nicaragua

**Area:** 900 m<sup>2</sup>

**Year:** 2025

**Status:** In design



Three specialized levels: power systems, operational control, and administrative management.

Strategic building enhancing efficiency, safety, and operational continuity within the mining complex.

Institutional architecture that communicates precision, technology, and forward-looking vision

**A strategic facility that integrates power, control, and management, aligned with HEMCO's technology-driven vision and continued growth.**

# MELANIA LACAYO SCHOOL

E – SPECIAL EDUCATION

Client: MINED  
(Ministry of Education)

Location: Masaya

Status: Under construction

Completion Year: 2026

Built Area: 4,263 m<sup>2</sup>

Comprehensive campus designed exclusively for Special Education needs.





Guided circulation with tactile flooring and clear visual cues.



Architecture tailored for multiple special needs: cognitive, sensory, mobility and behavioral.

Intuitive circulation with podotactile pathways and color cues for orientation and autonomy.

Outdoor learning and recreational spaces supporting therapeutic and adaptable play.



Controlled sensory environment supporting exploration and development.



Standard classroom designed for visual and hearing accessibility.

**A pioneering public school in Nicaragua, designed from the ground up to provide safe, accessible and inclusive learning environments for students with disabilities.**

# ADDITIONAL PROJECTS

Complementary works developed by **Sansón Arquitectos** that expand the portfolio presented in this catalog, representing our architectural authorship in industrial, healthcare, residential, and commercial sectors in Nicaragua.



## INDUSTRIAL

Blokon Nindirí Plant – Industrial Warehouse	I	New Century, CED CIA LTDA	2026	Under Construction	Nindirí, Nicaragua	2100 m <sup>2</sup>
CCN León – Storage Warehouse	I	Compañía Cervecera de Nicaragua	2026	Under Construction	León, Nicaragua	2710 m <sup>2</sup>
CCN Rivas – Storage Warehouse	I	Compañía Cervecera de Nicaragua	2026	Under Construction	Rivas, Nicaragua	2314 m <sup>2</sup>
CCN Ocotal – Storage Warehouse	I	Compañía Cervecera de Nicaragua	2025	Under Construction	Ocotal, Nicaragua	1900 m <sup>2</sup>
Agricorp Power Generation Plant	I	Agricorp	2016	Built	Chinandega, Nicaragua	699 m <sup>2</sup>



## HEALTHCARE

Hospital Rehabilitation Design Program	H	Ministerio de Salud (MINSa)	2023	Built	Rivas / San Carlos / Bluefields, Nicaragua	6438 m <sup>2</sup>
Carlos Roberto Huembes Polyclinic	H	Policía Nacional de Nicaragua	2017	Built	Managua, Nicaragua	4800 m <sup>2</sup>
7 Sur Polyclinic	H	INSS	2025	Design Phase	Managua, Nicaragua	1600 m <sup>2</sup>
IPSA Waste Laboratory	H	IPSA	2017	Built	Managua, Nicaragua	1300 m <sup>2</sup>
IPSA Veterinary and Pesticide Quality Control Laboratory	H	IPSA	2017	Built	Managua, Nicaragua	1907 m <sup>2</sup>
IPSA Microbiology Laboratory – Specialties Coordination	H	IPSA	2016	Built	Managua, Nicaragua	1048 m <sup>2</sup>



## RESIDENTIAL & COMMERCIAL

Sabana Apartments – 17 Buildings, 3 Stories Each	R	New Century, SABANA S.A.	2024	Under Construction	Managua, Nicaragua	13600m <sup>2</sup>
Las Cimas – 7-Story Apartment Building	R	IMPRODESA	2014	Design Phase	Managua, Nicaragua	3500 m <sup>2</sup>
Vista Azul – Two 9-Story Apartment Buildings	R	IBASA	2010	Design Phase	Managua, Nicaragua	9100 m <sup>2</sup>
Entheos Building – Corporate Center & Office-Warehouses	C	Richardson Inversiones S.S.	2014	Built	Managua, Nicaragua	3650 m <sup>2</sup>
Central Plaza – First Commercial Plaza in Juigalpa	C	Private Developer	2025	Built	Juigalpa, Chontales, Nicaragua	2500 m <sup>2</sup>



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