

SDV & Partners

REAL ESTATE | WORKPLACE | ADVISORY

Flexible spaces
Designed for the *future*.

WELCOME

REAL ESTATE
DEVELOPMENT

WORKPLACE
STRATEGY

DESIGN
&
ARCHITECTURE

FURNITURE
&
FF&E

HOSPITALITY
&
COLIVING

No Excuses
Only Solutions

MADRID • MIAMI • LISBON • BARCELONA

ABOUT US

SDV & PARTNERS is a boutique Design & Build firm specialized in transforming real estate assets into high-value spaces prepared for today's market. With offices in Madrid, Miami, Lisbon and Barcelona, the firm develops projects that integrate architecture, construction and strategic asset positioning, ensuring efficient execution aligned with each client's objectives.

Over the past decade, SDV & PARTNERS has delivered projects across corporate workplaces, flexible offices, hospitality, retail and high-end residential sectors, collaborating with clients such as Iberdrola Inmobiliaria, Mapfre, Westin Palace Madrid, Vincci Hotels, Signify and GMP.

Today, the firm continues its international expansion, with a strong focus on Latin America, creating contemporary and carefully crafted environments for clients who value excellence, precision and a truly tailored service.

WE DESIGN SPACES
BUILT TO EVOLVE...



SOME OF OUR CLIENTS

& MORE...



SOME OF OUR CLIENTS

SDV & PARTNERS SDV & Partners emerges as a bridge of innovation, connecting our clients' expectations with the new market needs in terms of quality and deadlines..



OUR GOAL

Our goal is to meet client expectations in everything related to the development and management of their real estate investments, throughout the asset's entire lifecycle, preparing them for the future.



OUR COMPROMISE

The cult of quality as a central element of our work philosophy is reflected in the detailed attention we pay to every aspect of the project. It is the only possible path to excellence and the future, and we would like to share it with you..



ABOUT US

SDV & Partners is an expert firm in construction and FF&E projects with national and international coverage. We specialize in Hotels, Retail, Restaurants, Corporate Headquarters, Office Buildings, and Luxury Residential Projects.

At **SDV & PARTNERS**, we integrate strategy, design, construction and project management to transform real estate assets into high-value environments.

We act as a single point of accountability throughout the entire project lifecycle, ensuring alignment between vision, budget, schedule and execution.



+50.000m²
Projects
delivered



SPAIN | PORTUGAL
USA
International
presence



**COMMITMENT
TO DEADLINES**
& The highest quality
in every project

& MORE...

SERVICES

Integrated solutions
to create *value* in every space.



PROPERTY & ASSET MANAGEMENT

SDV manages every asset from design to maintenance, preparing it for the future and improving its profitability.



CONSTRUCTION

SDV & PARTNERS core service, covering new construction and building rehabilitation.



ARCHITECTURE & INTERIOR DESIGN

Turnkey Project, interior design and furnishing of spaces.



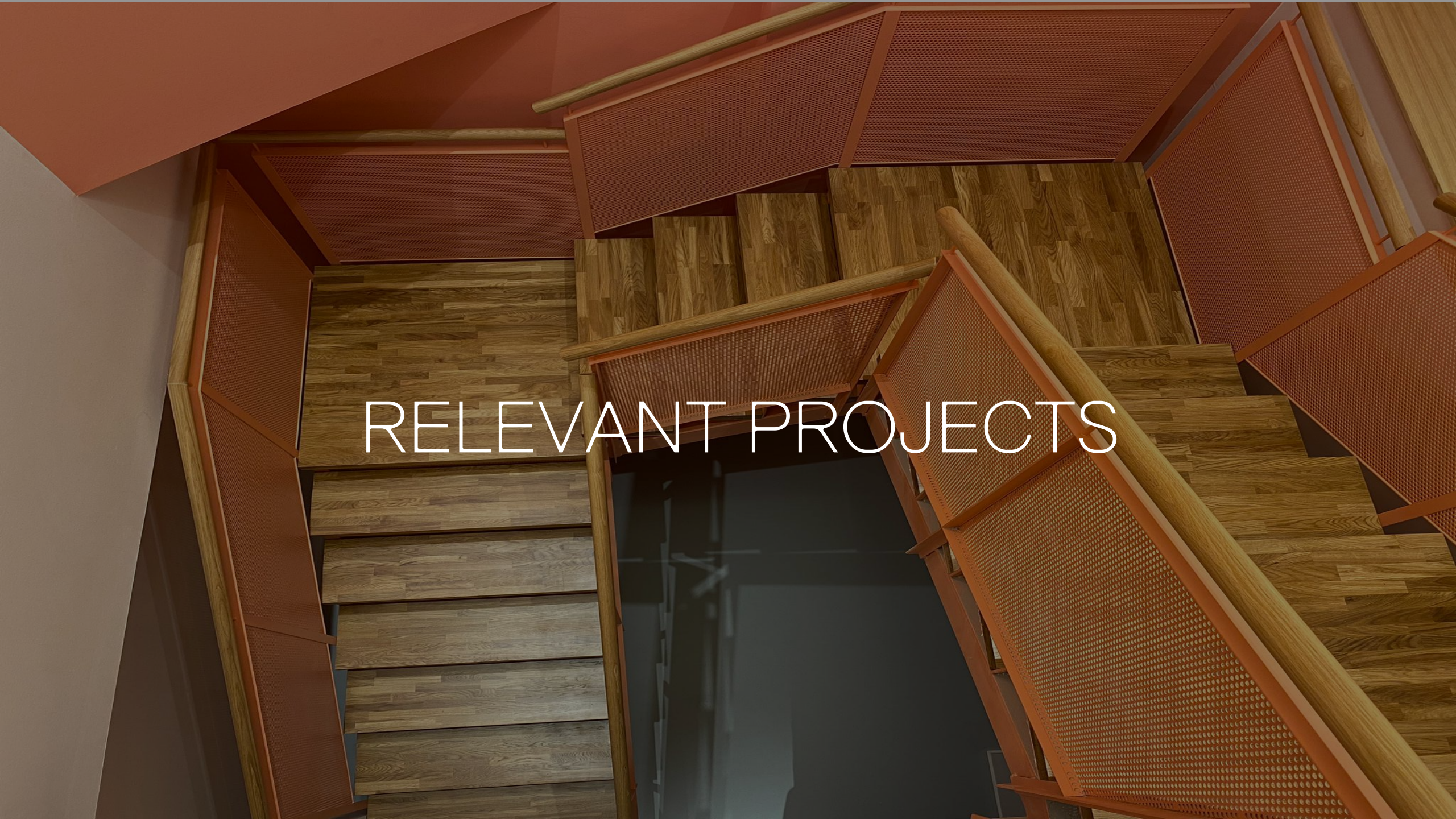
LANDSCAPING

Landscaping design and maintenance of green areas

SDV & Partners

REAL ESTATE | WORKPLACE | ADVISORY

MADRID – MIAMI
LISBOA – BARCELONA

A photograph of a modern staircase with wooden steps and railings. The staircase is set against a red ceiling and a red perforated metal screen. The text "RELEVANT PROJECTS" is overlaid in the center.

RELEVANT PROJECTS

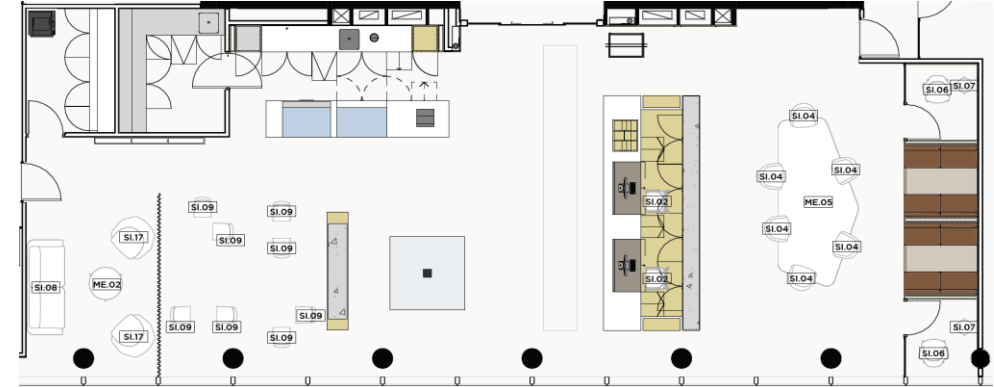
SPACES LLEVANT

COWORKING

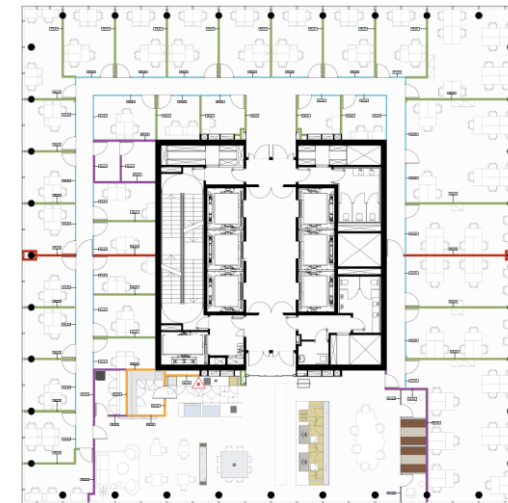


SDV & Partners

BUSINESS CLUB



LOCATION: Barcelona | AREA: 2.000 m2
CLIENT: Spaces | SERVICE: D&B
BUILDING: Torre Llevant



SPACES BILBAO

COWORKING



SDV & Partners

LOCATION: Bilbao | AREA: 1.570 m2 | CLIENT: IWG | SERVICE: D&B

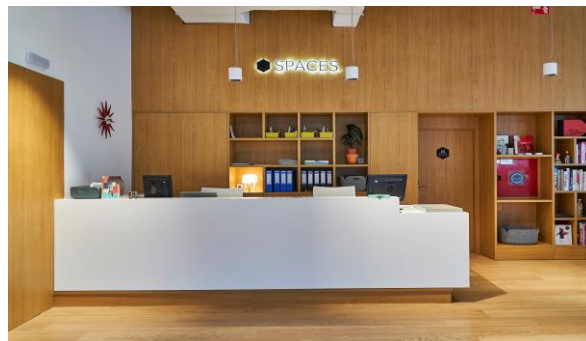
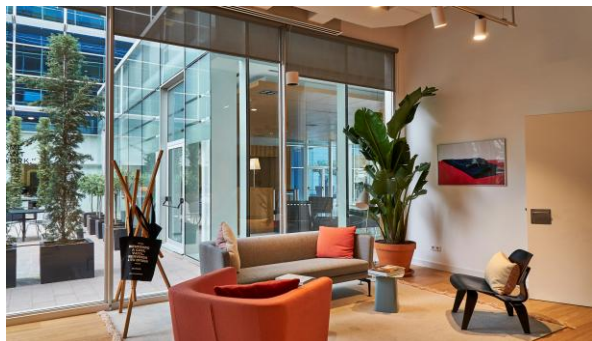


SPACES 22@ COWORKING



SDV & Partners

LOCATION: Barcelona | AREA: 2.300 m2 | CLIENT: IWG | SERVICE: :D&B



BUSINESS CAFÉ

COLLABORATION SPACE

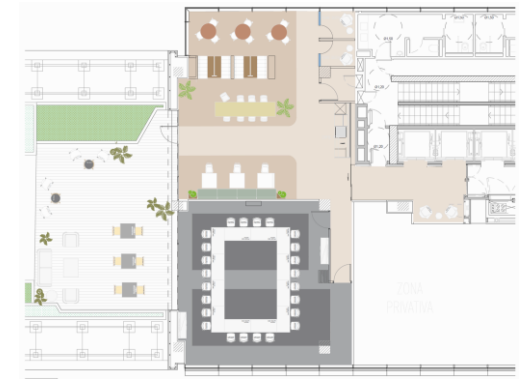


SDV & Partners

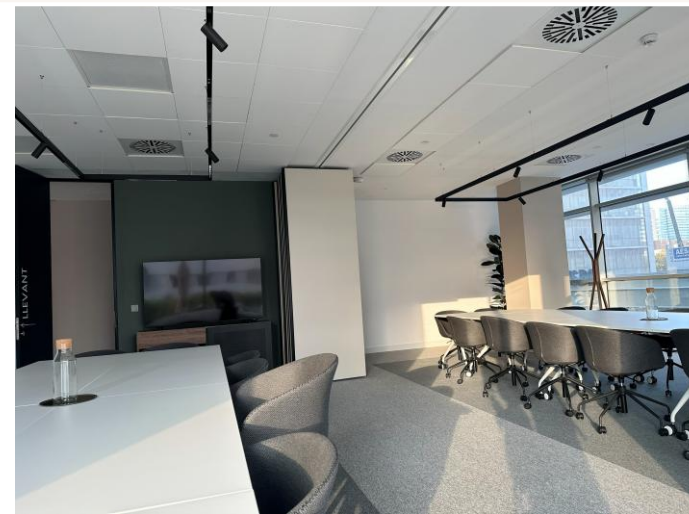
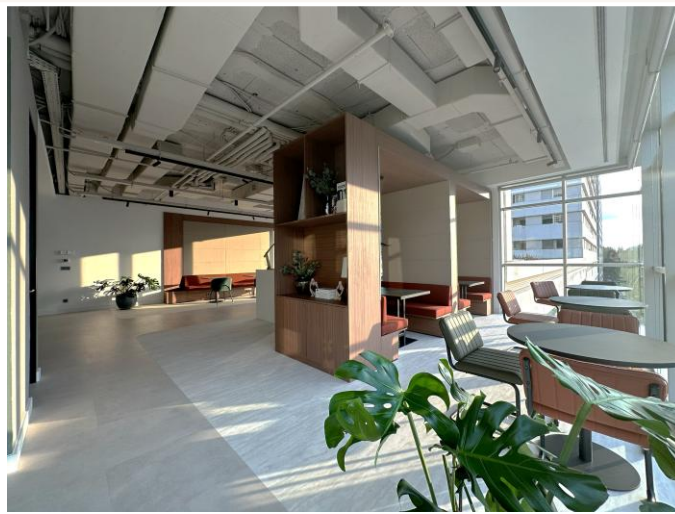
LAYOUT CON DOS SALAS



LAYOUT CON SALAS UNIFICADAS



LOCATION: Barcelona | AREA: 350m2 | CLIENT: Inmocaixa | SERVICE: Design & Build





SDV & Partners



LOCATION: Madrid | AREA: 1.700 m2 | CLIENT: Signify | SERVICE: Design & Build



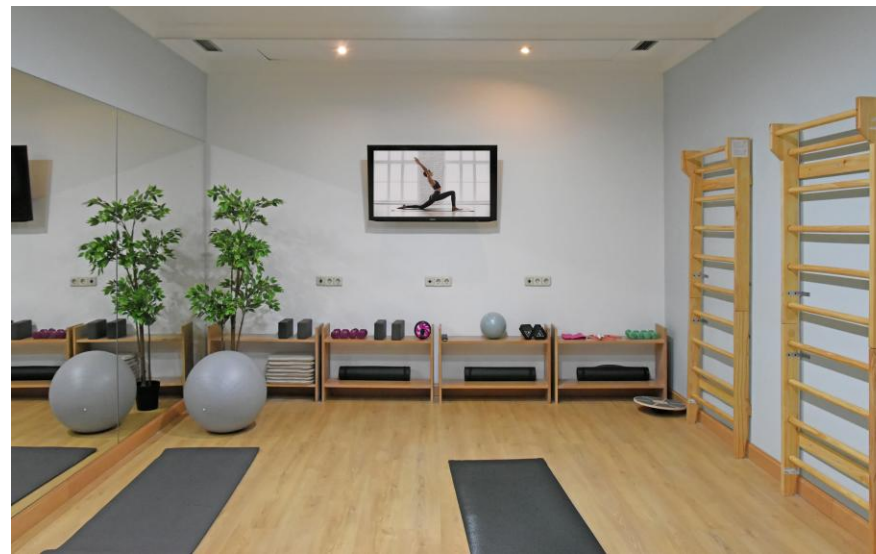
DOVE VIVO
COLIVING



SDV & Partners



LOCATION: Madrid | AREA: 1.627m2 | CLIENT: DOVE VIVO | SERVICE: D&B



HOTEL PESTANA

REHABILITATION

SDV & Partners

LOCATION: Madrid
BUILDING: Pestana hotel
SERVICE: Rehabilitation





HOTEL PALACE REHABILITATION

SDV & Partners



LOCATION: Madrid
BUILDING: Westin Palace
SERVICE: Rehabilitation



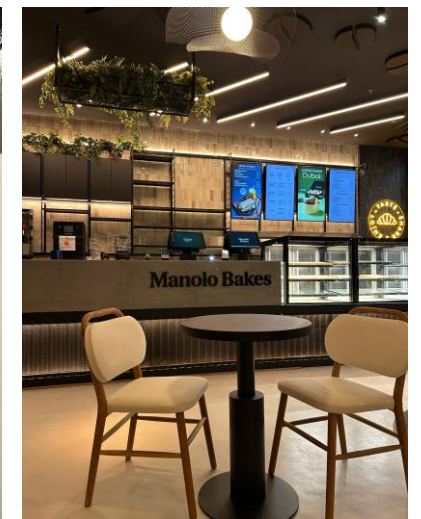
MANOLO BAKES

FOOD SERVICE LOCATION

SDV & Partners



LOCATION: Madrid
BUILDING: C.C. H2O
SERVICE: D&B



RESIDENTIAL PROJECT

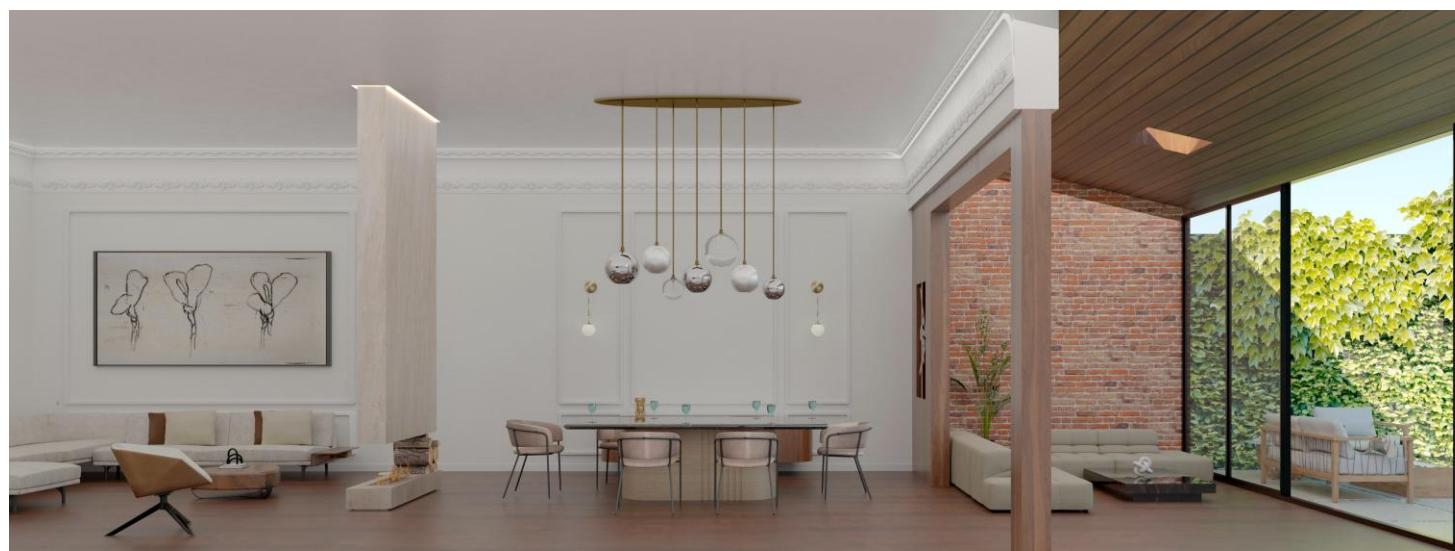
INTERIOR DESIGN



SDV & Partners



LOCATION: Barcelona
BUILDING: Residencial
SERVICE: Interior Design



TOWNHOUSES CAÑAVERAL

RESIDENTIAL



SDV & Partners

LOCATION: Madrid
PROJECT:
TOWNHOUSES
SERVICE:
Construction



AWARDS AND RECOGNITIONS

RECOGNIZED FOR EXCELLENCE IN DESIGN & BUILD, WORKPLACE AND REAL ESTATE TRANSFORMATION

SDV & Partners



WORKPLACE AWARD 2020

Recognition for our contribution to the development of flexible workplace environments in Spain.



LA RAZON AWARD 2023

Recognized as a leading company in construction and fit-out Project for real estate investors.

RECOMMENDATION LETTER

INMOCRITERIA BUSINESS DIRECTOR

SDV & Partners

A quien corresponda,

Por medio de la presente, yo, D. Arturo Martínez Martín, me complace recomendar a SDV & PARTNERS como socio estratégico en el desarrollo y la transformación de activos inmobiliarios.

Desde 2023, SDV & PARTNERS ha sido un partner clave en el desarrollo de la cartera de activos de InmoCaixa (filial inmobiliaria 100% Criteria Caixa) a nivel nacional, aportando no solo su capacidad técnica en servicios de Design & Build, sino también una visión estratégica orientada a maximizar el valor de los activos.

A lo largo de esta colaboración, han participado en proyectos de especial relevancia de nuestra cartera inmobiliaria, entre los que destacan los ejecutados en Visionary Building y Condesa de Venadito, 1 en Madrid, en EurocomSur en Málaga y en Torre Pujades en Barcelona. En estos proyectos, SDV & PARTNERS no solo ha ejecutado con altos estándares de calidad, sino que ha contribuido activamente en procesos de comercialización, logrando impulsar significativamente la ocupación de los activos, como es el caso de Torre Pujades (22@-Barcelona), donde desempeñaron un papel clave en la incorporación de inquilinos y en la activación comercial del edificio.

Su capacidad para integrar diseño, ejecución y visión comercial, junto con su compromiso, profesionalidad y orientación a resultados, los convierte en un socio altamente fiable para cualquier organización que busque desarrollar, reposicionar o maximizar el valor de su cartera inmobiliaria.

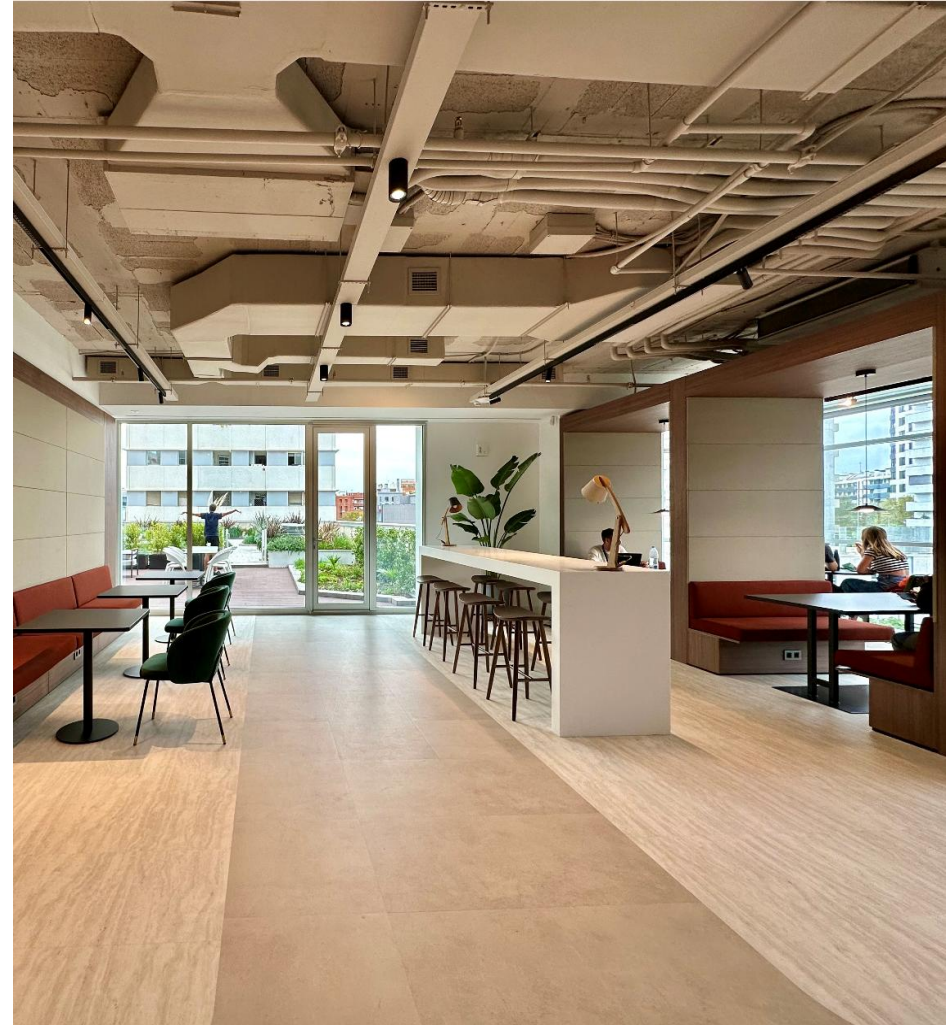
Por todo ello, no dudo en recomendar a SDV & PARTNERS a cualquier empresa que deba abordar el desarrollo de activos inmobiliarios con un enfoque estratégico y de alto nivel.

Sin otro particular, quedo a su disposición para cualquier aclaración adicional.

Atentamente,



D. Arturo Martínez
Martín
Director Negocio Oficinas



RECOMMENDATION LETTER

SDV & Partners

IWG GLOBAL VICE PRESIDENT

December 21st, 2025.

To whom it may concern,
Through this letter I, Philippe Jimenez, Global Vice President Field Sales, would like to state that the Company SDV & Partners has been one of our main Design & Build Partner since 2016, with the widest portfolio of projects successfully implemented for the Company, proving to be a reliable and trustworthy partner for IWG. Till the date, SDV & Partners has carried out the projects listed below:

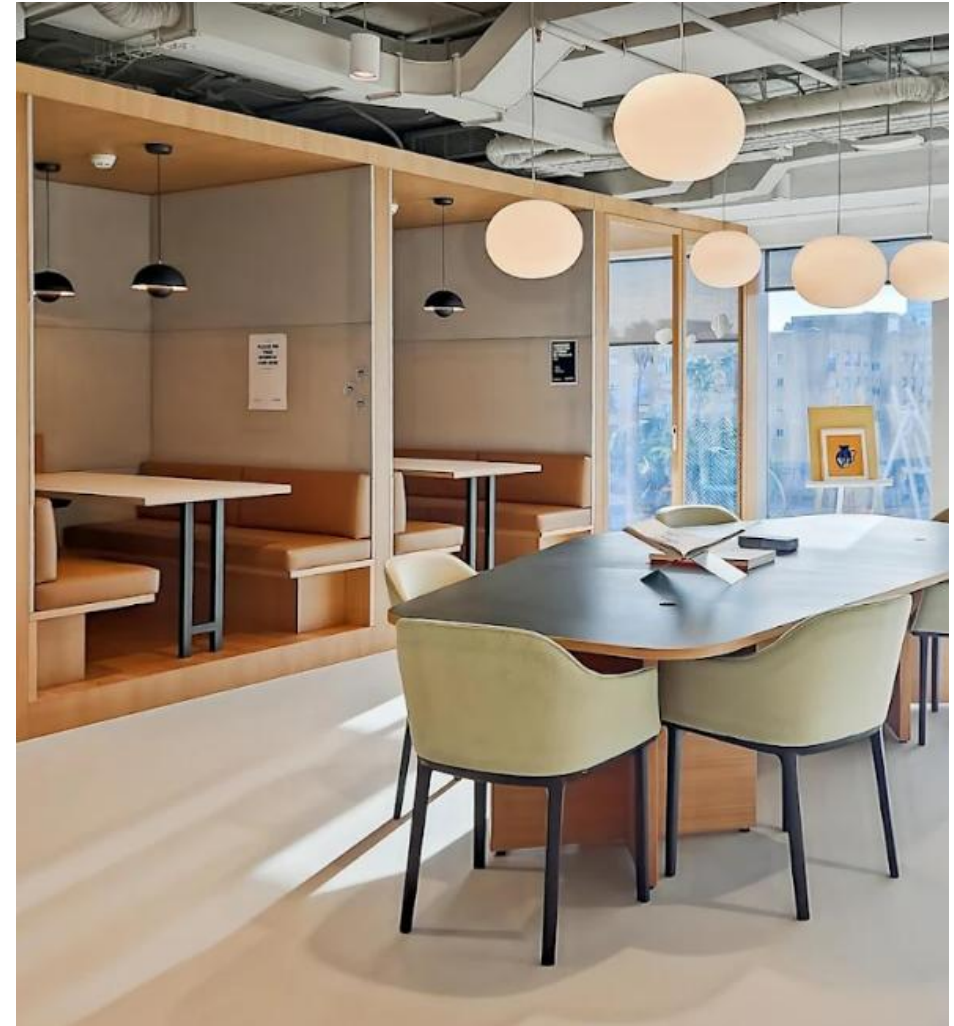
Project Management Spaces Rio,	3,500 m2
Design & Build IWG Headquarters,	3,800 m2
Design & Build Spaces 22 @	2,500 m2
Design & Build Spaces Atocha,	3,400 m2
Design & Build Spaces Maria de Malina,	3,006 m2
Design & Build Regus Murcia,	1,200 m2
Design & Build Regus Ortega y Gasset,	900 m2
Project Management Regus Zaragoza,	1,200 m2
Design & Build Regus Diversia,	700 m2
Design & Build Spaces 22@ Expansión,	300 m2
Design & Build Refurb Regus Campo de la Naciones,	1,500 m2
Design & Build Refurb World Trade Center,	650 m2
Design & Build Refurb Regus Diagonal,	1,200 m2
Design & Build Spaces Alcobendas,	2,500 m2
Design & Build Refurb Regus Valencia,	1,500 m2
Design & Build Regus Sarria Expansion,	900 m2
Design & Build Regus Rivas Square Garden,	1,200 m2
Design & Build Regus Santander	800 m2
Design & Build Regus Sant Cugat	1,900 m2
Design & Build HQ Gobelas	900 m2
Design & Build SPACES Polaris	1,600 m2
Design & Build Regus Camas Sevilla	2,800 m2
Design & Build SPACES Las Rozas	2,500 m2
Design & Build SPACES Torre Llevant	3,200 m2

If you have any further queries, please contact me:

Kind Regards,



Phillipe Jimenez Potente
Global Vice President Field Sales
Philippe.Jimenez@iwgplc.com



SUMMARY OF COMPLETED PROJECTS

SDV & Partners

- ✓ 2017 REGUS ORTEGAY GASSET - MADRID - PROJECT MANAGEMENT - 900 M2
- ✓ 2017 REGUS ZARAGOZA - ZARAGOZA - PROJECT MANAGEMENT - 1.200 M2
- ✓ 2017 SPACES 22@ - BARCELONA - DESIGN & BUILD - 2.500 M2
- ✓ 2017 BOULANGERIE FIRMIN BAKERY- MADRID - design & build - 200 M2
- ✓ 2017 IWG HEADQUARTERS - BARCELONA - DESIGN & BUILD - 3.800 M2
- ✓ 2017 SPACES 22@ EXPANSION - BARCELONA - DESIGN & BUILD - 300 M2
- ✓ 2018 LSC REPORTING - BARCELONA - DESIGN & BUILD - 600 m2
- ✓ 2018 SPACES RIO - MADRID - PROJECT MANAGEMENT - 3.500 M2
- ✓ 2018 SPACES RETIRO - MADRID - DESIGN & BUILD - 3.400 M2
- ✓ 2018 REGUS DIVERSIA - MADRID - DESIGN & BUILD - 700 M2
- ✓ 2018 REGUS MURCIA - MURCIA - DESIGN & BUILD - 1.280 M2
- ✓ 2018 SPACES MARIA DE MOLINA - MADRID - DESIGN & BUILD - 3.005 M2
- ✓ 2018 REGUS CAMPO DE LAS NACIONES- MADRID - DESIGN & BUILD - 1.500 M2
- ✓ 2019 WTC- BARCELONA - DESIGN & BUILD - 250 M2
- ✓ 2019 REGUS DIAGONAL - BARCELONA - DESIGN & BUILD - 500 M2
- ✓ 2019 SPACES ABANDO - BILBAO - DESIGN & BUILD - 2.557 M2
- ✓ 2019 19 TOWNHOUSES - EL CAÑAVERAL, MADRID - DESIGN & BUILD - 3.900 M2
- ✓ 2019 COLIVING DOVE VIVO - SAN LORENZO, MADRID - DESIGN & BUILD - 1.627 M2
- ✓ 2020 WESTING PALACE - MADRID-INTERIOR REBURBISHMENT-620M2
- ✓ 2020 RESIDENCIAL - POZUELO DE ALARCÓN, MADRID - DESIGN & BUILD - 500 M2
- ✓ 2020 HQ GOBELAS - MADRID - DESIGN & BUILD - 960,00 M2
- ✓ 2021 SPACES ATOCHA ESTACIÓN- MÉNDEZ ÁLVARO, MADRID - DESIGN & BUILD - 1600.00 M2
- ✓ 2021 HQ SANTS - BARCELONA- DESIGN & BUILD - 420 M2
- ✓ 2021 REGUS DIAGONAL - BARCELONA - DESIGN & BUILD - 1.600,00 M2
- ✓ 2021 FIRTS WORPLACE REFORM - MADRID - DESIGN & BUILD - 820,00 M2
- ✓ 2022 SPACES ALCOBENDAS - ALCOBENDAS, MADRID - EXPANSIÓN- 2.405,00 M2
- ✓ 2022 SPACES ATOCHA -MADRID - EXPANSION- 850,00 M2
- ✓ 2022 FIRST WOREPLACES- POZUELO, MADRID - 452,00 M2
- ✓ 2022 HQ SANTS- BARCELONA- DESIGN & BUILD - 420 M2
- ✓ 2022 REGUS SOROLLA - VALENCIA- DESIGN & BUILD - 625 M2
- ✓ 2023 REGUS SQUARE GARDEN- RIVAS, MADRID - DESIGN & BUILD - 1.232 M2
- ✓ 2023 SHARED ACCES- ELECTRICAL REFURBISHED
- ✓ 2023 HQ GOBELAS - MADRID - DESIGN & BUILD - 1.058,00 M2
- ✓ 2023 SPACES POLARIS - MANOTERAS, MADRID - DESIGN & BUILD - 1.600,00 M2
- ✓ 2023 VISIONARY BUILDING - MADRID - DESIGN & BUILD - 320,00 M2
- ✓ 2023 BUSINESS CAFÉ - TORRE PUJADES, BARCELONA - DESIGN & BUILD - 250,00 M2
- ✓ 2023 REGUS SARRIÀ-, BARCELONA - DESIGN & BUILD - 712,00 M2
- ✓ 2023 REGUS SANT CUGAT-, BARCELONA - DESIGN & BUILD - 1.354,00 M2
- ✓ 2023 MACE EDIF. LOS CUBOS-MADRID - DESIGN & BUILD - 377,00 M2
- ✓ 2024 LUDOTECA BASE AÉREA 4 VIENTOS - MADRID- DESIGN & BUILD - 377,00 M2
- ✓ 2024 2024 SHARED ACCES- ELECTRICAL REFURBISHED- EXPANSION
- ✓ 2024 TORRE MAPFRE P26-27 - BARCELONA- DESIGN & BUILD - 2.655,00 M2
- ✓ 2024 BUSINESS CAFÉ TORRE PUJADES - BARCELONA - DESIGN & BUILD - 325M2
- ✓ 2024 NEWCO CALL CENTER - BARCELONA - DESIGN & BUILD - 1.800,00 M2
- ✓ 2024 SPACES LLEVANT- BARCELONA - DESIGN & BUILD - 3.200,00 M2
- ✓ 2024 LUXURY RESIDENCIAL - BARCELONA - INTERIOR DESIGN - YUKON FORMIGUERA- 610 M2
- ✓ 2024 REGUS SEVILLA - SEVILLA - DESIGN & BUILD - 1.087,00M2
- ✓ 2024 CUATRECASAS OFFICE- PORTUGAL, LISBOA - DESIGN & BUILD - 265 M2
- ✓ 2025 REGUS ATRIA - MADRID - DESIGN & BUILD - 670,00 M2
- ✓ 2025 SPACES LAS ROZAS - MADRID - DESIGN & BUILD - 1.679,00 M2
- ✓ 2025 PROSEGUR SANTA SABINA - MADRID - DESIGN & BUILD - 340,00 M2
- ✓ 2025 PROSEGUR VICÁLVARO ASEOS - MADRID - DESIGN & BUILD - 65,00 M2
- ✓ 2025 VISTAPRINT- TORRE PUJADES - BARCELONA - DESIGN & BUILD - 1.317,00 M2
- ✓ 2025 PPG OFICINAS- TORRE PUJADES - BARCELONA - DESIGN & BUILD - 260,00 M2
- ✓ 2025 MANOLO BAKES- MADRID- DESIGN & BUILD - 110,00 M2
- ✓ 2026 REGUS COLÓN- MADRID- DESIGN & BUILD - 1.177,00 M2
- ✓ 2026 SIGNIFY- MADRID- DESIGN & BUILD - 1.700,00 M2
- ✓ 2026 OFICINA MAPFRE- MADRID- DESIGN & BUILD - 98,00 M2
- ✓ 2026 SPACES TRIANGLE- MADRID- DESIGN & BUILD - 2.442,00 M2
- ✓ 2026 REGUS MATARÓ- MADRID- DESIGN & BUILD - 640,00 M2
- ✓ 2026 CENTRO AXA - BARCELONA - DESIGN & BUILD - 352,00 M2

SDV & Partners

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