



SPECTRUM

WORLDWIDE DESTINATIONS



70+ Innovative Solutions

4+ International Awards

75+ Qualified Employees

WHAT DO WE OFFER ?

01/04 ARCHITECTURE

We offer consolidated services of architecture – exploring new ideas, testing and analyzing various solutions, and ultimately delivering unexpected results.

02/04 INTERIOR DESIGN

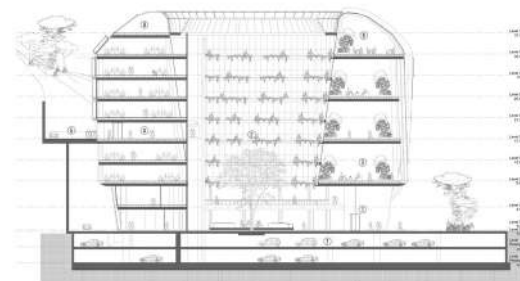
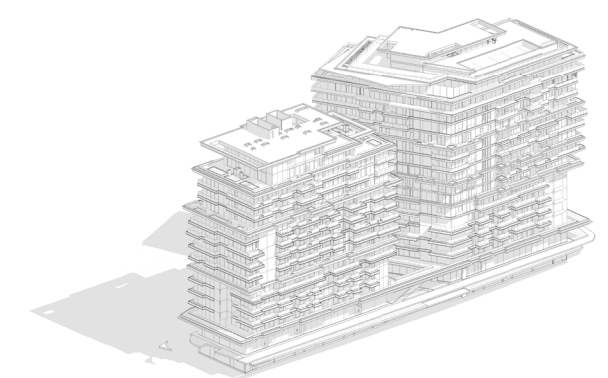
Our interiors are characterized by a rigorous approach to detailing and individuality, which remains intact despite the fact of whether they are small scale renovations or large, complex commercial applications.

03/04 MASTER PLANNING/ LANDSCAPE DESIGN

Our Master Planning capabilities produce a document that establishes a framework of the key development components that are easily understood by both clients and development authorities for their required approvals.

04/04 CONSTRUCTION MANAGEMENT

Our professionals possess the engineering and construction experience to provide realistic, cost-effective solutions to the everyday challenges that owners, contractors, engineers, and architects face throughout the construction process.





METHODOLOGY AND APPROACH

APPROACH

One of the key aspects and characteristics of our methodology is the deep understanding and consideration of the project location, its traditions, culture and surrounding context.

This gives us the ability to clearly analyze the specific parameters of any given location, its function and create unique designs that can seamlessly blend within the given context. Thorough consideration of ecology, environment, local context and traditions are the core and start point for the formation of any project.

CHARACTERISTICS

Our design work is characterized by strong conceptual design legibility, innovation and a rigorous approach to detailing

All underpinned by the principles of humane, enduring and sustainable design and never-ending technical innovation. We pride ourselves on delivering sustainable solutions, stimulating environments to extend boundaries with bold and bespoke design that rejuvenate society.

INSPIRATION

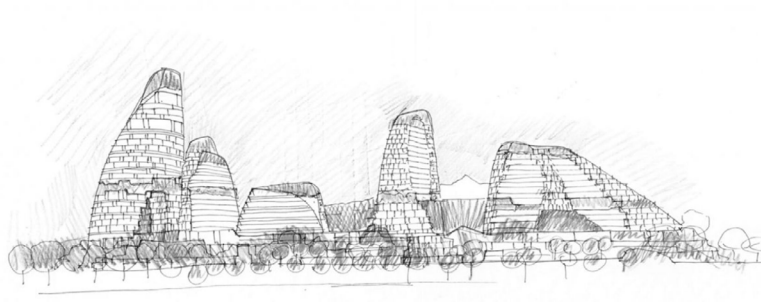
Our design methodology evolves around seeking inspiration in nature whether it is texture, color, composition, lighting or general ambiance.

Design process and direction is often influenced by the surrounding context of the landscape as we admire all the nuances and details seeking to incorporate within our design.

SUSTAINABILITY

Our design philosophy is based on deep respect and consideration for our planet's well-being and resources.

Spectrum is proud to create and advance sustainable, ecologically responsible environments and enrich our projects with the latest technological solutions that ensure sustainability and growth.



ARAGVI MULTI-FUNCTIONAL COMPLEX

TBILISI, GEORGIA

The concept of multi-functional development aims to maximize the environment, rebuild and develop green recreational zones. Situated in one of the capital's fastest-growing and most desirable locations, Aragvi Multi-functional Center is aimed to become a new destination for the city, with a Shopping center, recreational zones, pools, and many other cultural and sport attractions for locals and tourists.

From its central location on the Mtkvari Embankment, the site is perfectly placed to capture the unique beauty and personality of Tbilisi. The idea of concept of the project is based on the nature of the local landscape, which envisages the maximum harmonic recording of the existing environment. It is also expressed in the formation of an architectural context that is reflected in its forms, textures and colors. Configuration, proportion and geometry of buildings are defined by the existing context and relief.

FACTS & FIGURES

- Area 58 500 m²
- Number of storeys 33
- Height 120m
- Services Architecture, Interior Design, Construction Management
- Status Ongoing

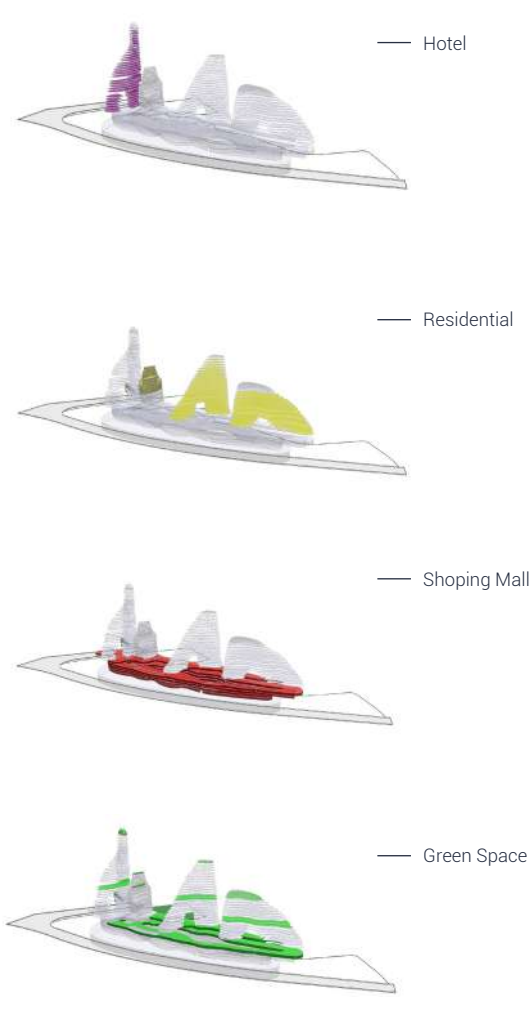


The site plan

The design volumes repeat the form of the hills, characteristic of the relief and landscape of the area. The proposed color scheme would seamlessly match the surrounding natural landscape and will blend into an existing site. Special consideration is given to all existing trees and plantation on site to preserve and maintain at maximum extinct. The multi-functional complex consists of 4 volumes located on 4 -story podium: hotel, shopping center, office space and 2 living capacities. The Shopping Podium (the unifying podium for the whole complex) - is approximately 40-45 000 sq.m.



Views of the project

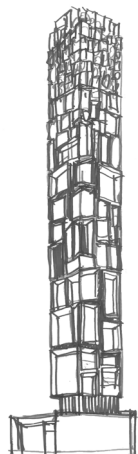


The building comprises of a semi-open construction of 5 floors, with a mega atrium in the center, which is open to the atmosphere. The podium fills a large cavity currently formed in the location and repeats and continues the existing contour of the relief. The project blends in with the landscape providing an intelligent response to the surrounding environment. It merges culturally and historically with the Old City with a new state of the art sophisticated, but yet moderate building composition.



Shapes, forms and textures forming unique structure

Aragvi Multi-functional Complex is envisioned to be a world-class mixed-use development with a unique architectural style and modern lifestyle with state of art facilities within the reach of residents.



EQAL TOWER

RIYADH, KSA

The Mixed-Use Development in Riyadh masterfully blends iconic architectural design with its urban setting. By thoughtfully integrating with the surrounding architectural context and urban fabric, the development ensures a harmonious and cohesive design.

The tower's cutting-edge design features modern forms and facades, establishing a new benchmark for the city's architectural landscape. This distinctive concept not only elevates the skyline's visual appeal but also represents Riyadh's progressive stance on architecture and urban development.

FACTS & FIGURES

- Area 46 150 m²
- Number of Storeys 59
- Height 235,5 m
- Services Architecture, Construction Management
- Status Ongoing

REDEFINING SKYLINES
RIYADH'S NEW STANDARD IN ARCHITECTURAL EXCELLENCE.

The project aims to seamlessly blend luxury, cultural sensitivity, and sustainability. The design vision is to draw inspiration from Riyadh's history, merging contemporary elegance with traditional elements. This vision not only aligns with Riyadh's unique cultural context but also positions the development as an iconic, sustainable, and culturally resonant landmark in the heart of the city.



CONTEXT

Situated in the prestigious Olaya District, the tower draws inspiration from Riyadh's rich cultural heritage and its transformation into a global metropolitan hub. The design pays homage to the city's unique identity by incorporating elements that reflect the desert landscape, local craftsmanship, and vernacular architecture, reimagined through a modern lens. The development respects the scale and rhythm of its surroundings, creating a seamless dialogue with neighboring structures while establishing itself as a landmark of innovation



View of the building



Night view of the building

FUNCTIONS

The tower seamlessly blends five distinct property sectors—residential, hospitality, office, retail, and entertainment into a unified masterpiece. Every function is thoughtfully integrated, creating a harmonious environment that enhances the building's overall purpose. The development redefines modern living, offering spaces where every interaction feels meaningful, and every moment resonates with the rhythm of city life.

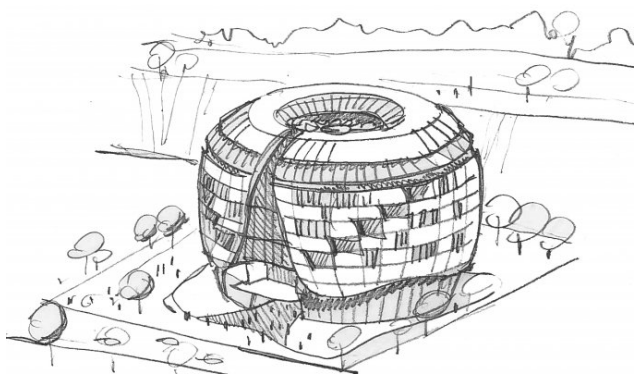


Axonometric view of the building



INSPIRATION

The architecture draws inspiration from the delicate yet resilient desert flower, *Cistanche phelypaea*. The tower emerges as a symbol of beauty and endurance against the arid backdrop. The exterior of it mirrors the intricate and organic patterns found in the petals of the *Cistanche phelypaea*, creating a stunning facade that pays homage to the natural elegance. The tower's silhouette mimics the graceful curves and contours of the desert bloom, embracing a harmonious blend of nature and contemporary design. The color palette reflects the warm tones of the desert landscape,



NATIONAL BANK OF GEORGIA HQ

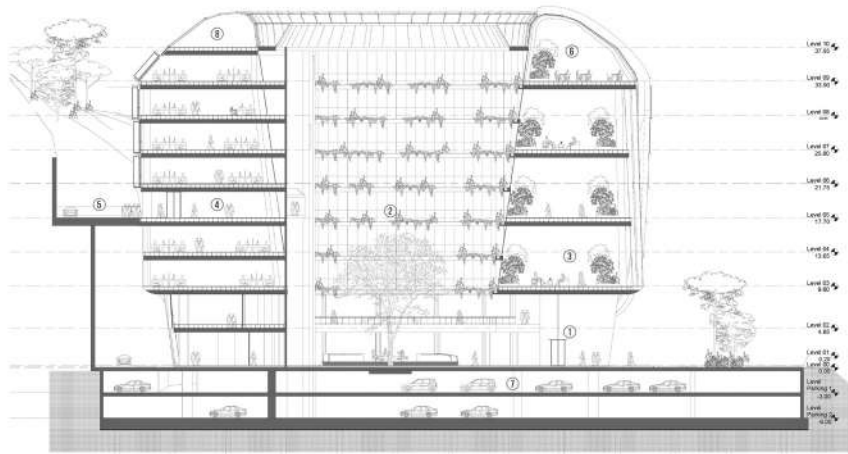
TBILISI, GEORGIA

The main concept for the Headquarters of the National bank of Georgia project is the synthesis of its shape, aesthetics, ideology, and function. The ideology of the building is related to its geometric shape of the circle, which is considered to be a continuous source of eternity and constant existence.

The ideal shape of the circle is associated with sustainability and the analytical nature of the function of the National Bank, which is linked to the country's economic development and stability. The outer diameter of the circle is 60 meters while the inner diameter is 28 meters, which forms an internal atrium in the building.

FACTS & FIGURES

- Area 8 779 m²
- Number of Storeys 12
- Height 42m
- Services Architecture, Interior Design
- Status On hold



The section of the building

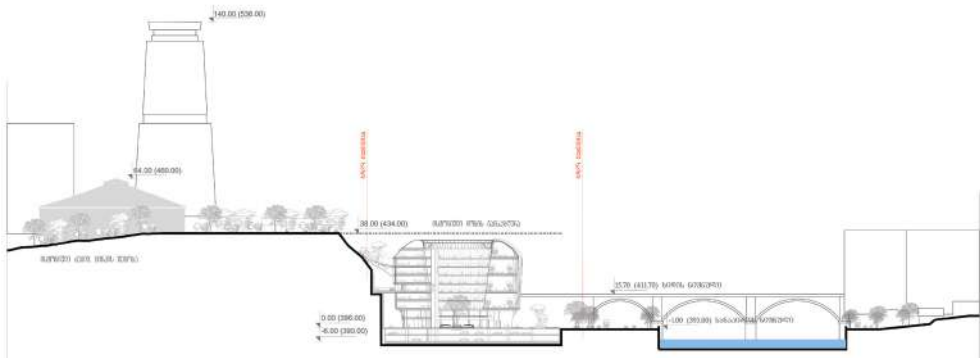


THE CONCEPT

In establishing the functional and architectural character of the project, the concept of determining energy efficiency criteria plays one of the main roles. The concept is represented by the system of solar panels, which leads to the extraction of a large amount of electricity by the working of the heat pumps.

THE SKYLIGHT & KEY FEATURES

The glass skylight of the atrium is represented by the National Bank's own logo, which once again highlights its direct connection to the function of the building. One of the key elements of the building is the panoramic (smart) lift systems located in the atrium offering bank employees minimum waiting time and remarkable trips while enjoying an atrium space filled with natural daylight and views. The striking facade of the building is defined by an externally located two-story atrium space revealing to the city an internal content and providing an external connection to the urban texture of the historical neighborhood.

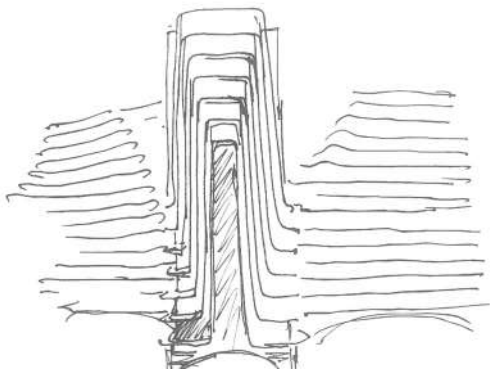


The section of the site



ESTABLISHING A LANDMARK

The ideology of the building is related to its geometric shape of the circle - continuous source of eternity and constant existence.



NEXT COLLECTION

GREEN CAPE, GEORGIA

The design of the multifunctional complex “Next Collection” is distinguished by organic architecture that seamlessly blends with the Green Cape landscape, perfectly fits the topography of the area and creates spaces that are both functional and visually appealing.

The design embraces natural forms, materials, and patterns, fluid and organic design in order to create a building and inner spaces that are both functional and visually striking. The result is a structure that appears to have grown organically from its surrounding, rather than being imposed upon it.

FACTS & FIGURES

- Area 20366 m²
- Number of Storeys 15
- Height 58,5 m
- Services Green Facade, Construction Management
- Status Ongoing

FUNCTIONALITY

The exterior of the building is characterized by organic architecture - sweeping curves and undulating shapes, creating a sense of movement and fluidity that is at once dynamic and harmonious with the surrounding landscape. The building is clad in smooth, white panels that create a sleek, futuristic look that is both elegant and modern. Inside, the building features a range of flexible, multi-functional spaces that can be used for a variety of events and activities.



The view of the building



The view of the terrace

CURATED ELEGANCE

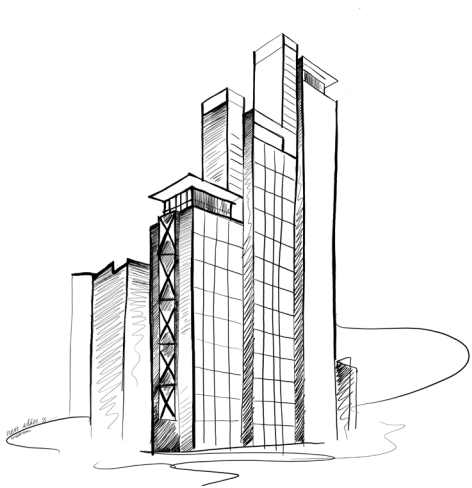
The project is distinguished by its location. Climatic conditions favor landscape planning - a wide variety of species are selected for patios, terraces and rooftop greening. The design of the facade of the hotel is drawn out with a technical and detailed combination. The ratio of interior and exterior design is contrasted with unity, which creates a sense of balance in the overall visual.

One of the most striking features of the building is the approach to take advantage of the views and its use of natural light, which floods the interior through large windows. This creates a sense of openness and connection to the outside world that is both calming and energizing



Axonometric view of the building





NEXT ADDRESS

BATUMI, GEORGIA

The design of the multifunctional complex “Next Address” is distinguished by organic architecture that seamlessly blends with the Green Cape landscape, perfectly fits the topography of the area and creates spaces that are both functional and visually appealing.

The design embraces natural forms, materials, and patterns, fluid and organic design in order to create a building and inner spaces that are both functional and visually striking. The result is a structure that appears to have grown organically from its surrounding, rather than being imposed upon it.

FACTS & FIGURES

| | | | |
|-------------------|-----------|-------------------|-------------------------------|
| Area | 118 622m² | Height | 158m |
| Tower A | | Tower C | |
| Number of Storeys | 33 | Number of Storeys | 57 |
| Height | 120m | Height | 198m |
| Tower B | | Services | Architecture, Interior Design |
| Number of Storeys | 45 | Status | Ongoing |

EXPERIENCE

Residents of this exceptional complex are treated to unparalleled living experiences, with unobstructed panoramic views of the majestic Black Sea from their private balconies and dramatic mountain vistas from the rear. The expansive design of the development maximizes its natural surroundings, creating a sense of tranquility and connection to nature. The rooftop is a standout feature, offering a luxurious swimming pool, a fine dining restaurant, and a stylish bar—perfect for residents seeking a unique blend of relaxation and entertainment, all while enjoying breathtaking views. The terraces and rooftop gardens are meticulously landscaped with a variety of plants, adding beauty and contributing to a refreshing microclimate.



The view of the pool



STRUCTURE

The complex showcases modern architecture with a sleek facade and geometric design, using local materials to harmonize with its coastal setting. Each apartment is optimized for stunning Black Sea and mountain views, with symmetrical layouts, private terraces, and ample natural light. The ground floor features lively commercial spaces, while the rooftop offers a luxurious swimming pool, a sophisticated restaurant, and a chic bar with panoramic views. An underground parking facility ensures secure and convenient vehicle storage.



View of the terrace

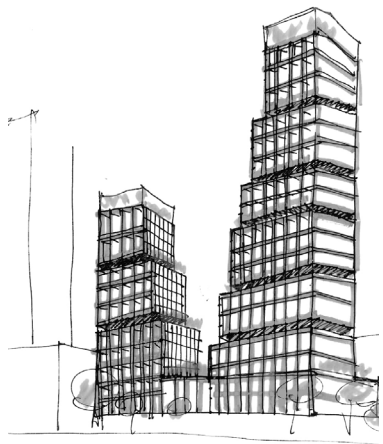


Axonometric view of the building



A VISIONARY LANDMARK PROJECT FOR SUSTAINABLE URBAN REVITALIZATION

" We are passionate about making a meaningful contribution to the city we call home. The building is poised to become the face of a modern, revitalized city and be established as a landmark. Each and every aspect is carefully planned to create contextual and appealing aesthetics. With the project our aim was to develop a long-lasting standard that integrates environmental impact with social and economic platforms, as well as global reach and local context. "



THE EMERALD

AL REEM ISLAND, ABU DHABI, UAE

The design of the multifunctional complex The Emerald, In the heart of Abu Dhabi, is set to grace the city, reflecting its opulence and beauty. Nestled in the embrace of Abu Dhabi’s captivating coastal landscape, the new residential development emerges as a shimmering gem, inspired by the breathtaking beauty of the nearby mangroves. As a testament to the city’s commitment to sustainable development and harmonious living, this residential building stands tall, radiating the allure of emerald and celebrating the vibrant mangrove ecosystem that surrounds it.

At night the structure is transformed, that enhances the spotlight of the architectural masterpieces. The building is carefully thought throughout day and night to create outstanding effects and set the ground for establishing a landmark.

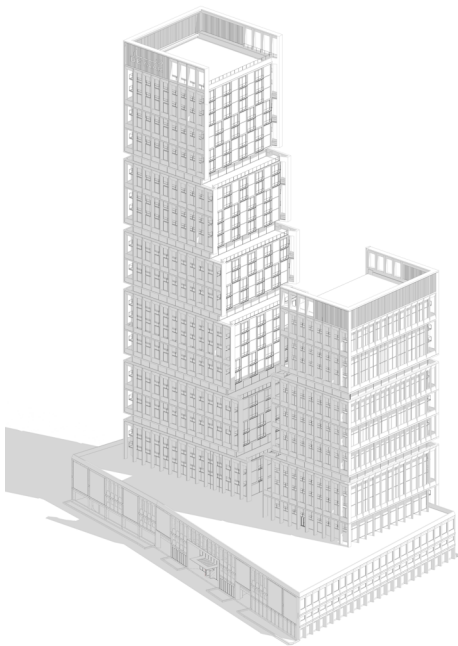
FACTS & FIGURES

Total Area **62854 m²**
Number of Storeys **A - 33 B - 18**
Services **Architecture**
 Interior design
Status **Ongoing**

INSPIRATION

The design draws inspiration from the unique interplay of colors found in the nearby mangrove forests. The rich, verdant hues of emerald, blended with subtle earth tones, create a visual harmony that mirrors the natural splendor of the mangrove ecosystem. The façade reflects the ever-changing shades of green and imbues the structure with a sense of movement and life. In various shades of green, the shimmering panels

reflect the hues of the surrounding environment, creating a dynamic and captivating visual experience. The play of light and shadow accentuates the building's form, imbuing it with an ethereal glow at dawn and dusk. Floor-to-ceiling windows and expansive balconies blur the boundaries between indoors and outdoors, allowing residents to bask in the mesmerizing scenery.



Axonometric view of the building

“The Emerald Towers stands as a testament to Abu Dhabi’s commitment to sustainable development, striking a harmonious balance between luxury living and environmental stewardship. As the emerald jewel of the city, this residential building not only celebrates the beauty of the mangroves but also serves as a reminder of the interconnectedness between nature and urban life. With its timeless design and commitment to preserving the natural ecosystem, the development beckons residents and visitors to embrace a serene and sustainable way of living in the heart of Abu Dhabi.”



The view of the building

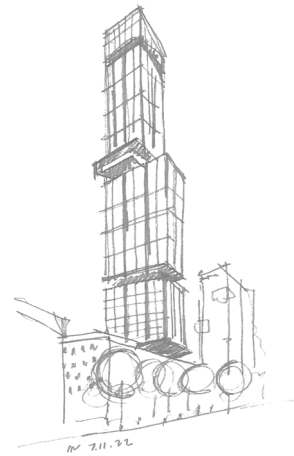


The view of the building



UNVEILING THE JEWEL OF ABU DHABI

The residential development is poised to become a jewel in Abu Dhabi, captivating both residents and visitors alike with its striking design and luxurious living experience.



MIXED-USE DEVELOPMENT

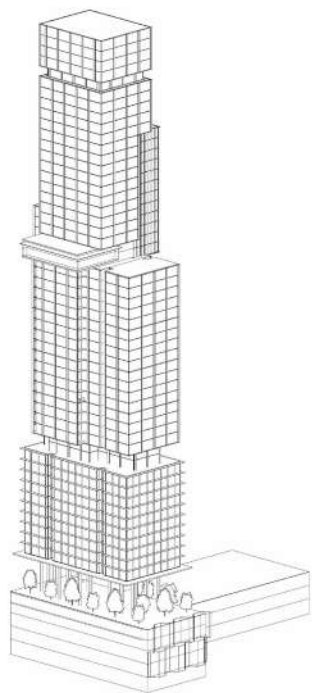
TBILISI, GEORGIA

The aim of the mixed-use development was to create unique aesthetics, that would be poised to become the face of a modern, revitalized city, that would set the pace and create a timeless landmark for the city. The most striking feature of the proposed building is its form, space allocation and modern technological solutions that come together to form a unique structure.

We were really excited to be given the opportunity to design a significant residential building adjacent to an existing developed environment. The tall and impressive glass and steel structure has a unique quality; It was challenging to tie-in with the skyline, the building needed to have a very different visual aesthetic that reflected the transition to residential.

FACTS & FIGURES

- Area 58000 m²
- Number of Storeys 59
- Height 201 m
- Services Architecture
- Status Ongoing



Axonomic view of the building

“We see this multifunctional high-rise in Tbilisi as more than a building—it is a vertical extension of the city’s soul. Rooted in context and rising with intent, it merges the historic rhythm of Tbilisi with a forward-thinking design vision, creating a landmark that serves as a catalyst for urban transformation and cultural connection.”

FUNCTION

At night the structure is transformed, that enhances the spotlight of the architectural masterpieces. While on the early development stage, the building it carefully thought throughout day and night to create outstanding effects and set the ground for establishing a landmark. Thoughtful landscaping will provide a tranquil counterpoint to the bustle of vibrant city living. Small forms, inviting waterside settings, creative installations, meadow-edged paths... all have their own special atmosphere and offer a variety of outdoor ‘rooms’ and spaces for relaxation. At night the mood changes

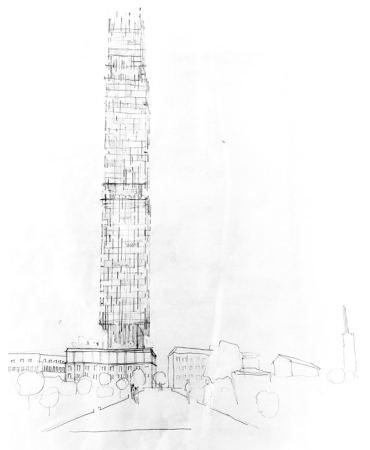
again when dramatic lighting creates an exciting backdrop to an evening out. In warmer months, a profusion of blooms delights the senses. In winter, careful planting provides an ever-changing gallery of natural forms. As the built environment evolves, so does the landscape. The space, light and material that will be present in the apartments will aid in creating unique spaces for residents. The presence and use of natural light is fundamental – from the minute you walk into the building to the time when you open the door to your apartment.



The view of the building



The view of the building



RAIN TOWER

BATUMI, GEORGIA

Located in the premium location of Batumi, the facade design takes inspiration from nature – raindrops, that are often present in the seaside climate of Batumi. The extravagant, yet elegant design allows the building to become a landmark and one of the most desirable spots in the city.

The design is artfully balancing very refined, more traditional forms on the lower level that perfectly blends into the given context, while the skyscraper offers sleek, technologically advanced design. The facade of the “Rain Tower” echoes the aesthetics of raindrops and creates a spectacular design to observe. Every aspect of this development has been meticulously conceived to achieve a delicate balance that pays homage to the classic architecture of old Batumi while also setting a new standard for the future.

FACTS & FIGURES

- Area 65500 m²
- Number of Storeys 90
- Height 311m
- Services Architecture
- Status Ongoing

“ What distinguishes our work is the enormous amount of time for detailing we devote to shaping the entire living experience, ensuring that the places we create have enduring value. What makes the Rain Tower opportunity so compelling and exciting is that it's a blank canvas, a rare find in the center of a vibrant city. “

THE CONTEXT

Every aspect of this development has been meticulously conceived to achieve a delicate balance that pays homage to the classic architecture of old Batumi while also setting a new standard for the future. In its planning and architecture, the project benefits from the visionary thinking and a multidisciplinary approach. In fact the word 'regeneration'

doesn't adequately describe the comprehensive transformation. What makes the Rain Tower opportunity so compelling and exciting is that it's a blank canvas, a rare find in the center of a vibrant city. word 'regeneration' doesn't adequately describe the comprehensive



THE CONCEPT

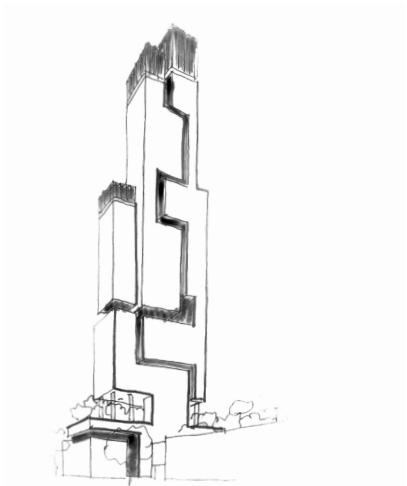
Batumi is a humid subtropical coastal city with warm summers and snowless winters. Rain is one of the natural phenomena characteristic of other subtropical cities. When creating the project, we wanted the idea of rain to be the leitmotif of the design of the building . The rain is fascinating because of its philosophical and psychological load and is very close to the environment of Batumi. The rain that anti-mood by the fear of people, it cools, calms and rains then the rainbow rises. Many poems and songs have been written about it, in Georgian as well as in the cultures of other countries, the challenges of the rain depicted in the architecture are a kind of monument to the phenomenon of this natural event, which distinguishes Batumi. There are many hidden or overt messages embedded in the building as a whole, each person will read it differently. Rain Tower will become a favorite building of all tourists, a proud building of all Batumi residents and Georgians, and undoubtedly one of the strongest international attraction centers for Batumi. Taking into account the project volumes, the building took the form of a vertically developed - skyscraper. The building consists of a base and a tower part. The base of the building is a 6-story rectangular volume, which includes and in proportion the system merges together with the development. Stylistically, it is a modern building, its proportions and the arrangement of the architectural design of the facade planes are similar to those of a classical building. Sports field of Gogebashvili street. 2-light portico at the entrance to the hotel. The tower part of the building 3 volume is divided, the total volume with three-story, narrowed sections visually separates itself. One capacity per function.





A VISIONARY LANDMARK PROJECT FOR SUSTAINABLE URBAN REVITALIZATION

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MIXED-USE DEVELOPMENT

TBILISI, GEORGIA

The design aims to capture the unique spirit and create a landmark within the city with an elegant and powerful sculptural form. Several options were presented for the concept design of the mixed-use high-rise project. While in the early planning stage the concepts with different styles were perfectly blended into the landscape while creating a landmark for the whole city.

The structure has a split effect with green pockets that creates modern and extravagant aesthetics with a touch of sustainability.

FACTS & FIGURES

- Area 42000 m²
- Number of Storeys 52
- Height 178m
- Services Architecture
- Status Ongoing

FUNCTION

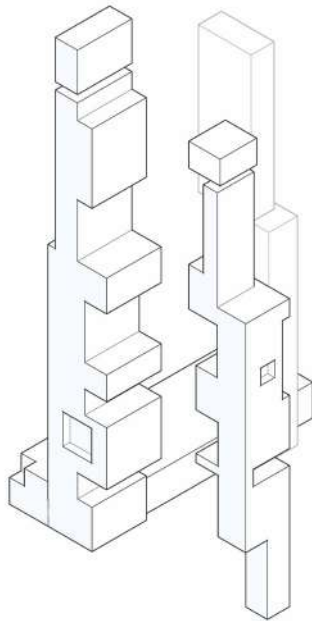
The tower puts together five branches of property development: residential property, hotel, office spaces, commercial, and entertainment functions. The functions will be spread in a building to complement and harmonize with one another.

At night the structures are transformed to give even more spotlight to the architectural masterpieces. The lit structure catches the eye from a distance and highlights the unique forms and modern architectural solutions of the building.

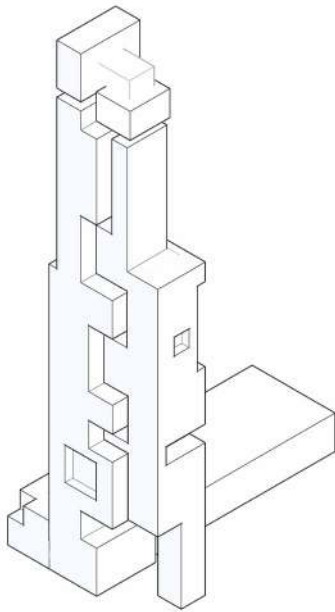
EXPERIENCES

The very essence of a modern neighborhood comes from what takes place in its public spaces, by the way people interact with each other in the rhythms and patterns of daily life. It's what you experience the minute you step out of your door; and it lies at the heart of what life will be like in the new development. The idea of a heightened sense of arrival in a vibrant and energetic city and entering into the calm of a residential building. The immediacy this juxtaposition creates is

intoxicating, and there will be nowhere else quite like this in the city. A structure that will engage at a human scale, welcoming at street level, and at the same time exude a feeling of solidity and permanence, clearly signifying the shift from the polished commercial to the rooted residential. The aim is that people eel uplifted as they move around both the exterior and interior of the building and engage with the surrounding. Creating a sense of place, a sense of wellbeing and belonging for residents.



Axonometric scheme



Axonometric scheme



NEXT CORAL

DUBAI, DUBAI ISLANDS

In the realm of architectural innovation, a captivating vision is emerging from the heart of Dubai - Next Coral - a residential development inspired by the intricate beauty of coral reefs. This visionary concept intertwines the organic wonders of marine life with innovation, creating a harmonious fusion of nature and human design.

As NEXT's inaugural project in Dubai, the vision behind the design was to craft an iconic landmark and a definitive design statement that would transcend time and captivate the essence of innovation and luxury.

FACTS & FIGURES

- Area 3 061 m²
- Number of Storeys 11
- Height 44 m
- Services Architecture, Interior Design,
Landscape Design
- Status Ongoing

ARCHITECTURE

The architecture exhibits unique and visually captivating features and evolves around organic design, incorporating the intricate patterns, curves, and textures found in coral reefs. Building facades, interior spaces, and landscaping reflect the organic and flowing forms of coral, creating a harmonious relationship between nature and human-made structures.

At the heart of this design lies a profound respect for the delicate elegance of coral formations. Like nature's intricate artists, the inspiration was drawn from the rhythmic undulations, intricate patterns, and captivating textures found beneath the ocean's surface. This inspiration echoes through the contours of the structures, the meandering pathways, and the play of light and shadow within.



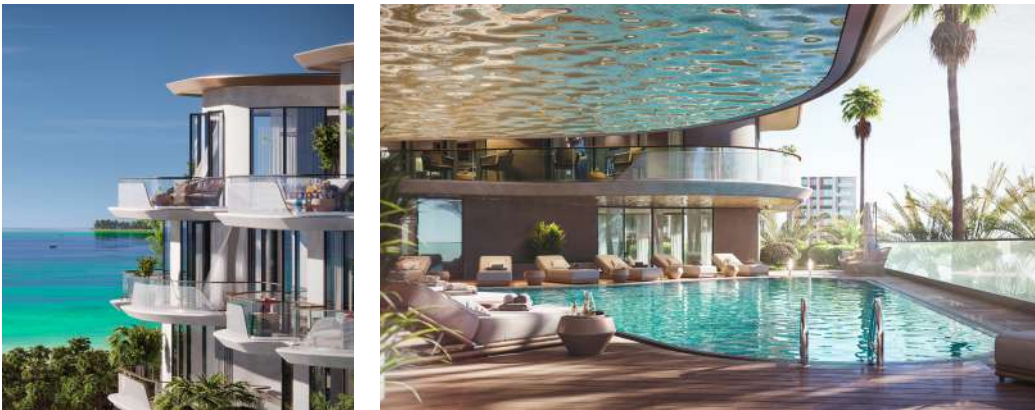
Views of the building

CONTEXT

Biophilic design principles play a significant role, in integrating natural elements and patterns into the living spaces. An interior design would incorporate flowing lines, soft color palettes, and biomimetic textures to evoke the serenity and beauty of coral reefs.

Central to NEXT Coral design is the symbiotic relationship between architectural aesthetics and sustainability. A commitment to sustainable materials ensures that the development pays homage to the environment it's inspired by.

Following the commitment to sustainability, the architecture incorporates energy-efficient features that would not only reduce the environmental impact but also contribute to the futuristic and innovative image of the development.

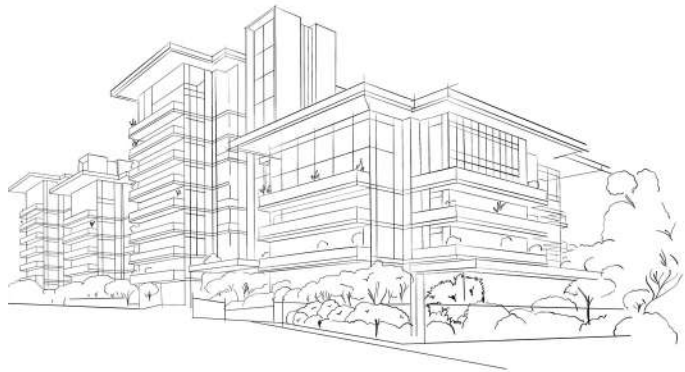


Views of the building



THE NEW DESTINATION

The coral-inspired vision of the Luxury residences is a testament to Dubai's unceasing quest for innovation and its respect for the natural world. This architectural endeavor captures the essence of time, growth, and interconnectedness, echoing the wisdom of coral reefs that have thrived for centuries. The project would not only contribute to Dubai's architectural marvels but also serve as one of the symbols of the city's commitment to creating a more sustainable and awe-inspiring future.



NEXT AMANI

TATU CITY, KENYA

NEXT Amani is a visionary residential complex that redefines urban living in Tatu City, Kenya. Spanning over an 8,085.3 square meter plot, the development features four distinct residential blocks that harmonize modern architecture with the serene natural surroundings. The design emphasizes elegance, functionality, and a strong connection to nature, creating a vibrant and self-sustaining community.

Designed to reflect the highest standards of contemporary architecture. Combining sleek, modern design with natural surroundings, this development creates an iconic living space where residents enjoy both elegance and nature.

FACTS & FIGURES

- Total Area - **8,085.3 m²**
- Number of Blocks - **4**
- Parking - **206 vehicles (2 basement floors)**
- Tatu City Size - **5000 acres**
- Services **Architecture**
- Status **Ongoing**



Views of the building

CONCEPT

The architectural concept is a masterful play of geometric lines and varying heights, oriented towards the northeast park area. Residential blocks vary in height. This creates an interesting silhouette when approaching the structure from the main road. They have strict hardline geometry and create solid forms. The yard, on the contrary, offers more fluid, rounded shapes, that blend into the natural landscape. The target was to create an exploitable outdoor area on the ground floor, while also providing a connection to the natural park. The pool deck, nestled amid greenery adjacent to the park, offers a serene retreat for residents to unwind and enjoy nature’s tranquility.



FEATURES AND AMENITIES

The complex features four residential blocks with visually captivating and balanced designs. Inner courtyards and communal spaces enhance community living. With two basement levels dedicated to parking, the development provides ample space for 206 cars. Elegant lobbies, enchanting courtyards, multi-tiered yards, a tranquil pool area, and a playful children’s zone are just a few of the features that make this development unique. A signature restaurant on the ground floor adds vibrancy to the complex, offering culinary delights for residents and visitors. The ground floor of NEXT Amani includes a mix of apartments, a gym, and commercial space. The restaurant, strategically located along the main road, enhances the development's appeal. Each apartment is designed for functionality, comfort, and aesthetic appeal.



EMBRACING NATURE

NEXT Amani is more than just a residential complex; it is a modern urban oasis that offers a perfect blend of contemporary design, luxurious amenities, and a strong connection to nature. This development provides an unparalleled living experience for those seeking a vibrant, self-sustaining community within the natural surroundings.



NEXT GARDEN

GONIO, GEORGIA

Nestled along the pristine Black Sea coast in Gonio, this architectural gem stands out with its innovative design and seamless integration into the natural landscape. The building features a modern aesthetic characterized by clean, linear, and geometric shapes.

The facade's minimalist approach and carefully selected materials blend harmoniously with the local environment, reflecting a sophisticated balance between contemporary design and natural beauty.

FACTS & FIGURES

| | | | |
|-------------------|-----------------------|----------|-------------------------------|
| Total Area | 16 000 m ² | Services | Architecture, Interior Design |
| Number of Storeys | - 1 | | Masterplan, Landscape Design |
| Height | - 4 - 7 m | Status | Ongoing |
| Villas | - 34 | | |

EXPERIENCE

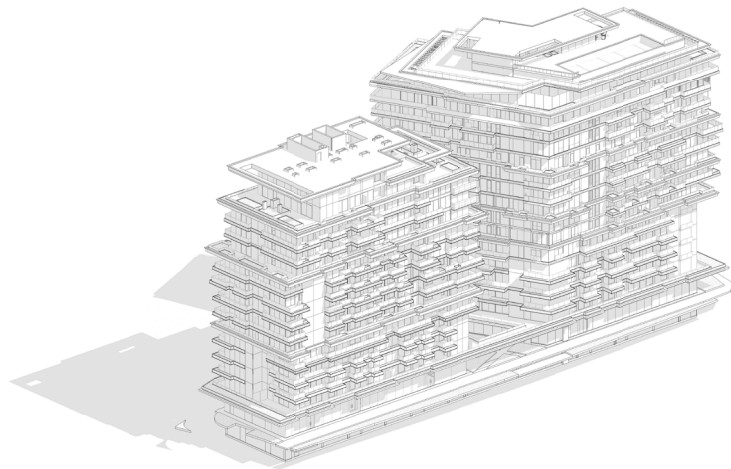
Residents of this exceptional complex are treated to unparalleled living experiences, with unobstructed panoramic views of the majestic Black Sea from their private balconies and dramatic mountain vistas from the rear. The expansive design of the development maximizes its natural surroundings, creating a sense of tranquility and connection to nature. The rooftop is a standout feature, offering a luxurious swimming pool, a fine dining restaurant, and a stylish bar—perfect for residents seeking a unique blend of relaxation and entertainment, all while enjoying breathtaking views. The terraces and rooftop gardens are meticulously landscaped with a variety of plants, adding beauty and contributing to a refreshing microclimate.



The view of the pool

STRUCTURE

The complex showcases modern architecture with a sleek facade and geometric design, using local materials to harmonize with its coastal setting. Each apartment is optimized for stunning Black Sea and mountain views, with symmetrical layouts, private terraces, and ample natural light. The ground floor features lively commercial spaces, while the rooftop offers a luxurious swimming pool, a sophisticated restaurant, and a chic bar with panoramic views. An underground parking facility ensures secure and convenient vehicle storage.

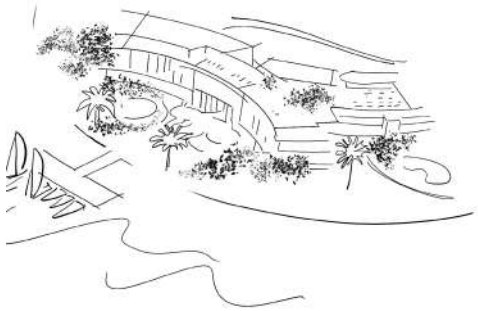


Axonometric view of the building



THE PERFECT ESCAPE

Enjoy unobstructed Black Sea and mountain views from private balconies. The rooftop offers a luxurious swimming pool, restaurant, and bar for ultimate relaxation and entertainment. Lush greenery enhances the serene outdoor atmosphere, while nearby historic Gonio-Apsaros Fortress adds a cultural touch, making this complex a perfect retreat.



LIFESTYLE HOTEL

YANBU, SAUDI ARABIA

The project of the lifestyle hotel is developed alongside three upcoming projects of Beach Club, Diving & Visitor Center and the Beach retreat. Together an amazing ecosystem is created for leisure, relaxation and exploration.

Resort aesthetics, traditional and natural elements, quirky details will be used to create a memorable and demandable environment for different guest types. The building consists of G+3 floors and the rooftop. Huge atrium that creates a look through the hotel splits the building into two zones. On the ground floor are intellectually allocated public spaces.

FACTS & FIGURES

- Area 14 000 m²
- Number of Storeys 6
- Height 27 m
- Services Architecture, Interior Design
- Status Ongoing

APPROACH

With the modern interpretation of local style, the lifestyle hotel introduces Yanbu's architecture to its visitors, which is characterized by natural raw materials, curved shapes and different textures. Building materials and styles are selected according to the rich cultural and historical heritage of the region.

The guestrooms welcome and embrace guests with its warm and inviting aura, which looks, feels and breathes Yanbu. 3 types of guestrooms story-tell 3 Souls of Yanbu - "By the Sea", "Yanby Oasis" and "Yanbu Industrial".



View of the stairs

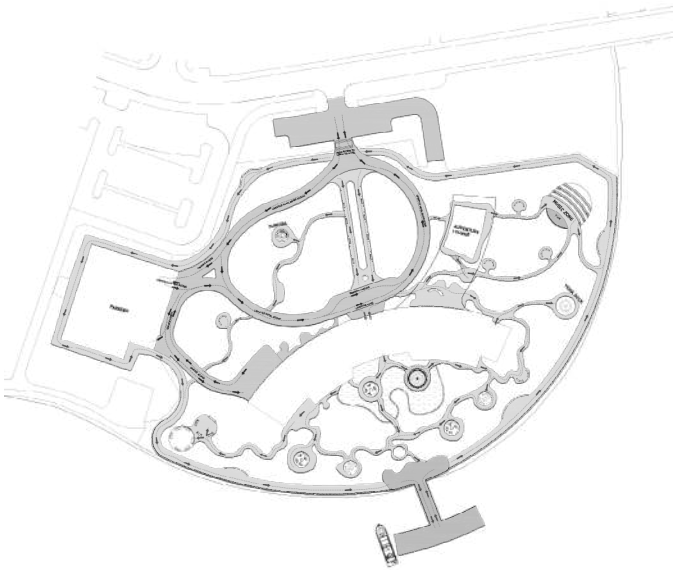


The view of the living room

GUEST JOURNEY

The guest journey is carefully envisioned, from their very entrance to the hotel, the scenery they encounter, the first impressions, check-in process, room encounter, facilities and activities throughout their stay.

Guests arriving by car enter the hotel and get the mesmerizing scenery with a landscape wherein water features are harmoniously blended with the land and different elements, like fountain, sculptures and sundial are the very first features the guests can view.





THE NEW DESTINATION

A lifestyle hotel project is underway alongside upcoming projects including a Beach Club, Diving & Visitor Center, and a Beach Retreat, forming an exciting ecosystem for leisure and exploration. With resort aesthetics and a blend of traditional and natural elements, the hotel will offer a memorable experience.



WELLNESS RESORT

YANBU, SAUDI ARABIA

Wellness resort, strategically positioned to offer stunning sea views, immerse guests in the island's beauty from the moment they enter their sanctuary.

Embracing the captivating beauty of nature's marvel, our design mirrors the shell's organic textures and soothing color gradients. Soft hues of iridescent whites, subtle pearly tones, and gentle oceanic blues interplay, reflecting the shell's serene and timeless allure. Textures echo the intricate details found upon the

FACTS & FIGURES

| | |
|---------------------|---|
| Total Area | 10 000 m ² |
| Number of Storeys - | 1 |
| Services | Architecture Interior Design Landscape Design |
| Status | Ongoing |

EXPERIENCES

The design philosophy enhances the guest experience by reserving the stunning sea views as a delightful surprise within the private sanctuaries of the villas. This thoughtful arrangement deepens the sense of arrival and fosters a peaceful ambiance throughout the resort.



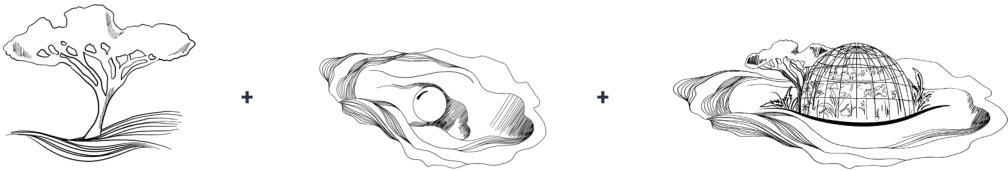
View of the guestroom



The view of the pool

STRUCTURE

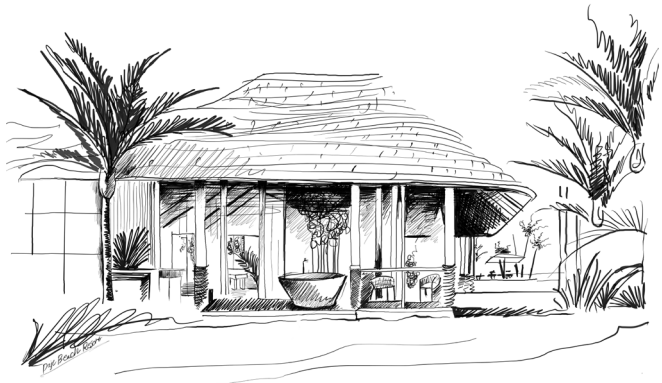
The resort's architecture embraces soft curves and natural materials, fostering a seamless flow between indoor and outdoor spaces. The lobby is a sanctuary of tranquility, combining warm woods, stone accents, and modern aesthetics. Soft earthy tones and ambient lighting create an inviting atmosphere, while plush seating arrangements provide intimate spaces for relaxation and conversation. The villas continue this design language with rustic charm and modern elegance,.





THE PERFECT ESCAPE

The retreat's architecture features soft curves and natural materials, creating a harmonious flow between indoor and outdoor spaces. This sanctuary offers a perfect escape, where the blend of nature and design fosters a deep sense of well-being and rejuvenation.



PAJE BEACH RESORT

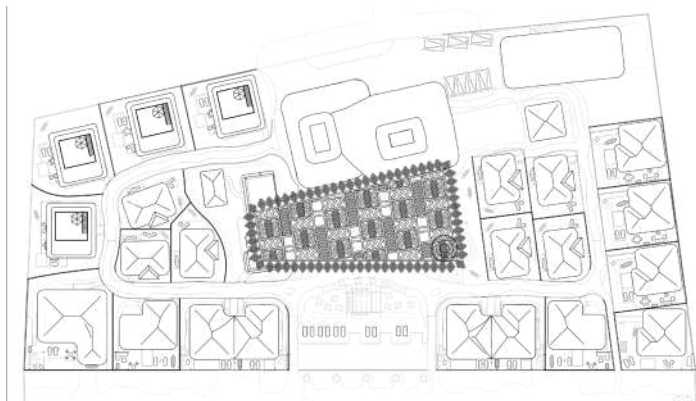
PAJE BEACH, ZANZIBAR

The conceptual design for Paje Beach Resort draws inspiration from the natural beauty of Paje, creating an ambiance that reflects the allure of powder-white beaches and the tranquility of the Indian Ocean. This vision aims to provide an unforgettable setting, where guests can immerse themselves in a harmonious blend of luxury and natural splendor.

This project is envisioned as a showcase of cultural artistry. Every facet of the conceptualized Paje Beach Resort exudes a story through carefully selected colors, textures, patterns, and art elements, contributing to a distinct character that defines the project.

FACTS & FIGURES

Area 10 000 m²
Number of Storeys 2
Height 3-10 m
Services Architecture, Interior Design
Landscape
Status Ongoing



CONTEXT

Conceptually designed to elevate the dining experience, Paje Beach Resort's signature restaurant and terrace are meticulously crafted to offer an exceptional culinary journey. The restaurant features a sophisticated blend of contemporary elegance and local charm, with an open layout that invites guests to enjoy panoramic views of the turquoise waters and lush surroundings.



View of the restaurant



View of the restaurant

PUBLIC SPACES

Restaurant and Terrace Conceptually designed to elevate the dining experience, Paje Beach Resort's signature restaurant and terrace aim to cater to resort guests while becoming distinguished culinary destinations within Zanzibar.



The view of the pool

OUTDOOR SPACES

Envision a central outdoor pool and bar at Paje Beach Resort, acting as focal points for relaxation and socialization. Surrounded by lush greenery and thoughtfully designed pathways, this space is conceived for memorable moments and leisure. One of the distinctive features of the project is its wooden bespoke canopy, which creates an illustrative interplay of sunlight and shadows. Also our envisioned Envi Garden designed for comfort and unforgettable experiences midst nature's beauty.



PETRA SEA RESORT

TSIKHISDZIRI, GEORGIA

The conceptual design for Petra Sea Resort in Tskhisdziri, Georgia, draws inspiration from the rich cultural heritage and scenic beauty of the coastal village. This vision reflects a seamless blend of contemporary and minimalist design principles, where every element is carefully crafted to create an iconic and timeless architectural statement.

The resort is designed to serve both local and foreign clients, offering state-of-the-art facilities that resonate with the company's high standards and values. The architectural approach embodies sleekness and meticulous attention to detail, ensuring that the form of the building follows its intended function. Material selection is thoughtfully curated to enhance the practical functionality of the resort while maintaining an aesthetic that is universally appreciated.

FACTS & FIGURES

| | | | |
|-------------------|------------------|----------|-------------------------|
| Area | 61388 m² | Services | Architecture, Landscape |
| Number of Storeys | A-25 B-23 | Status | Ongoing |
| Height | A-87 m B-80 m | | |

“ This project is truly remarkable due to its innovative approach and the impact it aims to create. What distinguishes our work is the unique combination of creativity, expertise, and dedication that drives every aspect of the project. The result is a project that not only stands out for its quality but also for the positive change it fosters. ”

CONTEXT

The design process began with a deep exploration of the surrounding natural beauty. The Black Sea's shimmering waters, with their ever-changing hues, served as an initial muse. This choice would ensure that the buildings would harmonize with their breathtaking seaside backdrop.

The façade design was a crucial aspect of the project. To capture the essence of sea plants swaying with the current, a unique pattern of undulating balconies and terraces was developed. These organic curves and irregular shapes not only provided visual intrigue but also functional outdoor spaces for residents to enjoy the stunning views of the sea.



THE BUILDING

The Seascape Towers are set to become a monumental testament to the timeless beauty and serene power of the sea. Drawing inspiration from the delicate yet dynamic movements of sea plants and the vast, ever-changing ocean, this architectural masterpiece is designed to embody both elegance and sustainability. More than just a residential complex, the Seascape Towers will offer its residents a sanctuary—an extraordinary place to live that immerses them in the tranquility and majesty of the sea. Its striking design will invite both residents and visitors to experience the ocean's magic in an innovative way, with every aspect of the towers reflecting a deep connection to the water and the natural world. The story of the Seascape Towers is more than just the story of a building; it is a reflection of a passionate and enduring love for the sea, rooted in a commitment to preserving its pristine beauty and ensuring that future generations can continue to marvel at its wonders. This architectural marvel will stand as a symbol of the harmonious relationship between human ingenuity and nature, showcasing a new paradigm in modern living that honors both environmental sustainability and the sublime artistry of the ocean's wonders. With its stunning design, Seascape Towers will not only redefine the skyline but also redefine what it means to live in harmony with the world's most beautiful and vital natural element—the sea





REFINED ELEGANT CONTEXTUAL MODERN LUXURY AESTHETIC SUSTAINABLE

Reflecting the essence of luxury, elegance, and harmony, sparkling as a jewel amidst the urban landscape. Storytelling serenity through delicate and elegant aesthetics, offering a calm and visually pleasing experience accompanied by high-quality design.



MUMBAI TOWER

MUMBAI, INDIA

The design of this high-rise in Mumbai exemplifies a harmonious fusion of sleek modernity and timeless Art Deco sophistication. Rising gracefully against the city's dynamic skyline, the building embodies an aesthetic that is both forward-thinking and rooted in architectural heritage, creating a landmark of enduring appeal. At the core of the design approach is the concept of simplicity with impact. The structure's streamlined form, defined by clean lines and a slender profile, reflects a commitment to modern minimalism. This sleek geometry is balanced by Art Deco-inspired details, such as vertical embellishments, symmetrical patterns, and metallic accents that lend an air of elegance and refinement.

FACTS & FIGURES

- Area 16 706 m²
- Number of Storeys A-27
- Height A-103
- Services Architecture, Landscape
- Status Ongoing

ALL IN A FLOW

The location and surroundings drive design and environmental decisions. The lobby area full of ample sunlight, at night acts as a streetlamp giving out the energy and welcoming atmosphere. Carefully selected color pallets, materials and bespoke furniture create an atmosphere to define a positive stay. A sophisticated palette of natural materials creates a relaxing and soothing atmosphere, articulated by greenish folding doors with eye-catching colorful stained glass accents.



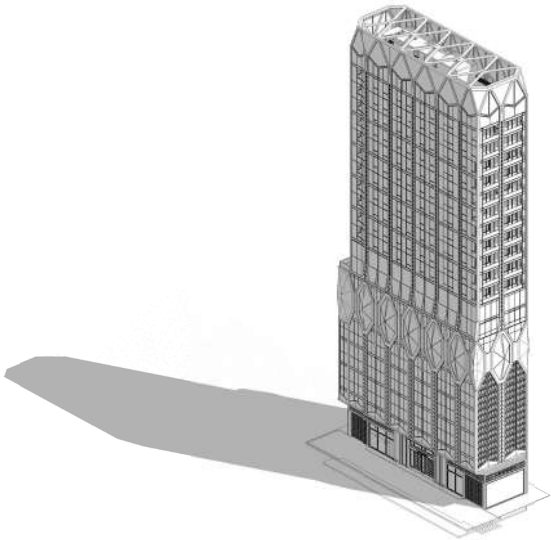
The view of project



The view of project

SLEEK INNOVATION

The approach also incorporates sustainable practices, ensuring the building is as forward-thinking in its performance as it is in its aesthetics. Energy-efficient systems, smart technologies, and environmentally conscious materials are seamlessly woven into the design, creating a structure that is as responsible as it is beautiful. This high-rise is more than a residential building—it is a statement of architectural excellence, blending sleek innovation with timeless charm. Designed to stand the test of time, it offers a living experience that reflects the spirit of Mumbai: vibrant, elegant, and ever-evolving.

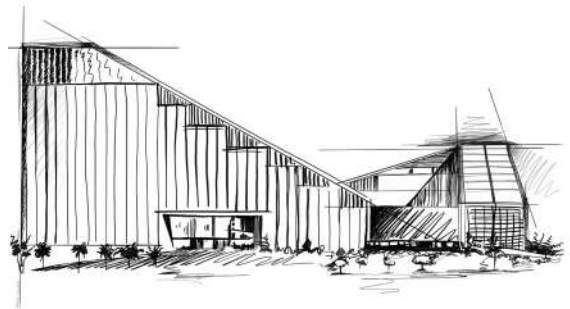


Axonometric view of the building



A MODERN TRIBUTE TO TIMELESS ELEGANCE

These subtle nods to the golden age of design create a visual dialogue between past and present, making the building a true icon of timeless aesthetics. The façade features a curated palette of premium materials, including reflective glass, natural stone, and metallic finishes, chosen to enhance the building's interplay with light and shadow. Vertical and horizontal elements are thoughtfully proportioned to emphasize height and dynamism, while offering a sense of stability and harmony.



OFFICE BUILDING

AL NAHYAN, ABU DHABI

The modern architecture of an office building embodies the principles of sleek minimalism, functional efficiency, and a harmonious blend of form and function.

The facade showcases a sense of simplicity and elegance, with crisp edges and smooth surfaces. These clean lines create a visually pleasing and uncluttered appearance. The building architecture embraces the integration of large windows and abundant natural light. Floor-to-ceiling glass panels allow ample daylight to flood the interior spaces, creating a connection between the inside and outside environments. This emphasis on natural light promotes a sense of well-being and enhances the overall work environment.

FACTS & FIGURES

- Area 20 335 m²
- Number of Storeys 15
- Height 58,5 m
- Services Green Facade,
Construction Management
- Status Ongoing

FUNCTION

The architectural style embodies a contemporary and minimalist approach, while simultaneously possessing qualities that are iconic, timeless, and universally appreciated. The aesthetics of the architecture are derived from the intended function of the building, and also emphasizes the principle of form follows function. Moreover, the design epitomizes elegance, showcasing thorough attention to detail, considerate material choices, and a prioritization of practical functionality.



Day view of facade



Axonometric view of the building

CONTEXT

We have envisioned open floor plans that maximize flexibility and encourage collaboration. Thus, promoting communication, teamwork, and a sense of community among employees. Here, walls and partitions are minimized, creating expansive and adaptable spaces that can be easily reconfigured to accommodate changing needs. The proposed building design embodies sustainability. Green building practices, energy-efficient systems, and environmentally friendly materials are integrated into the design. Features such as solar panels, rainwater harvesting systems, and efficient HVAC systems contribute to reducing the building's carbon footprint and promoting a healthier work environment.



Day view of facade

THE BUILDING

The modern architecture of an office building embodies the principles of sleek minimalism, functional efficiency, and a harmonious blend of form and function. It is a testament to contemporary design sensibilities and a reflection of the evolving needs of the professional world.





HYATT

TBILISI, GEORGIA

Located in the heart of Tbilisi new Hyatt Rustaveli hotel perfectly coordinates physical functions and emotional aesthetics, radiating the architecture and interior. The architectural vision for Hyatt balances an international and cultural feel with the dynamic nature of the historical and diverse buildings of Rustaveli Avenue.

The historical facade of the building was kept and added 4 story volumes, which seamlessly links with the general architecture of the space. The added volume carefully responds to the street-scape and urban realm, with strong aesthetics responding to the wider city context. All the ornaments used on the historical facade will be fully restored and maintain an existing aesthetic value.

FACTS & FIGURES

Area 3302 m²
Number of Storeys 9
Height 38m
Services Architecture, Interior Design,
Construction Management
Status Ongoing

SLEEK INNOVATION

Stepping into the hotel the visitor is immediately enveloped by a sense of privacy and calm. Every element of the experience has been considered and crafted to exceed the highest expectations. The design approach has been to make extensive use of natural and classical materials, with contemporary detailing to create a balance of old and new. The most interesting feature of the interior design is a partially open atrium, in the center of the first floor, which serves as an inner garden and at the same time as a breakfast area for Hotel guests. The Interior flows seamlessly to the exterior, converting the character into

curved forms and uninterrupted sky glazing. The atrium is covered with metal and glass structure, with unique wavy aesthetics. The innovative use of the roof structure makes the place comfortable to spend time in any weather conditions. Intelligent planning opens out space and lets the daylight flood in. Generally, the interior is designed with a classic sophisticated palette of materials executed with the finest contemporary details to blend design and practicality. The Hotel offers exclusive facilities to its visitors to enjoy the ultimate in five-star luxury living.



The facade of the building



The view of project

VALUE

Contemporary creativity is set against a backdrop of classical riches. The keynote for the design is contemporary opulence: respect for traditional craftsmanship and high-quality materials, allied with a modern urban sensibility.

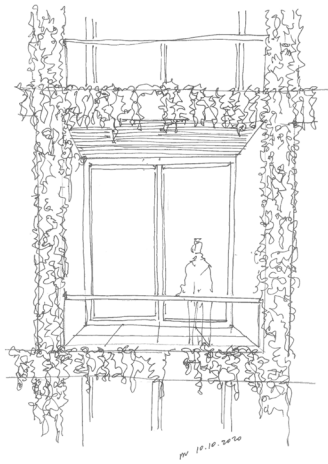


The facade of the building



Bridging historical and modern

Within the surrounding historical context, the main challenge was to set the dialogue between old and new and balance historical value with modern requirements and aesthetics. The entire approach is infused with the respect for traditional craftsmanship and historical value allied with a modern urban sensibility.



RADISSON COLLECTION

TSINANDALI, GEORGIA

The green Facade of the “Radisson Tsinandali” Hotel makes the first building in Georgia fully covered in a natural green layer. It bridges new modern structures with historical context. The main concept of the design takes the notion of the local context, the historical garden of Chavchavadze, ancient buildings existing at the location and the intention to seamlessly connect the new hotel with the historical context.

By coming up with the green facade, we have created the extension of the natural environment formed with a new green layer that surrounds the entire structure.

FACTS & FIGURES

- Area 4500 m²
- Number of Storeys 5
- Height 17m
- Services Green Facade,
Construction Management
- Status Ongoing



A MODERN TRIBUTE TO TIMELESS ELEGANCE

These subtle nods to the golden age of design create a visual dialogue between past and present, making the building a true icon of timeless aesthetics. The façade features a curated palette of premium materials, including reflective glass, natural stone, and metallic finishes, chosen to enhance the building's interplay with light and shadow. Vertical and horizontal elements are thoughtfully proportioned to emphasize height and dynamism, while offering a sense of stability and harmony.



Views of the building

BIOPHILIA & SUSTAINABILITY

The green facade is the most striking element of the building as it contributes to bringing nature into the resort's landscape. The green facade allows Radisson Hotel to reach far healthier living conditions for both visitors of the hotel and the wider surrounding. It further reduces energy consumption and protects the building from harsh sunlight during the summer.



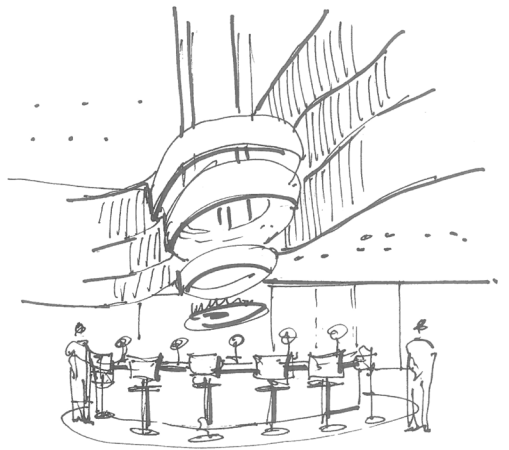
CONCEPT

The idea of having new structure disappear in the historical Chavchavadze garden was generated from the notation of not adding a new element to the garden, but rather creating the extension of the natural environment formed with a new green layer that surrounds the entire structure. Within the surrounding historical context, the idea of making the new building disappear was conveyed by screening the entire building in a seamless array of natural plantations.



BRIDGING HISTORICAL AND MODERN

Within the surrounding historical context, the idea of making the new building disappear was conveyed by screening the entire building in a seamless array of natural plantations.



RADISSON COLLECTION

SOCHI, RUSSIA

Radisson Collection Sochi is located on the territory of the Krasmashevsky sanatorium, a unique complex on the Black Sea Riviera, in the center of Sochi. The design aims to deliver a timeless style, while guaranteeing comfort and convenience for guests regardless the purpose of their stay.

The look and feel of affordable luxury, modern elegance, laconic minimalisms will be delivered by selection of natural forms and materials, creating a timeless ambiance.

FACTS & FIGURES

Area 18000 m²

Number of Storeys 9

Height 34 m

Services Interior design

Status Ongoing

CURATED ELEGANCE

The layout of the restaurant considers the different needs and interests of the guest therefore proposes different seating arrangements and allocations .The restaurant hosts Stoke- modern grill that positions itself as classic, reinvented; It reflects on primal cooking methods inspired by the Amazonia. The given concept was converged with Radisson Collection standards and overall design direction of the hotel to create unique ambiance that finds common language with the overall design and respond to the needs and requirements of the guests.



The view of the open kitchen



The view of the restaurant

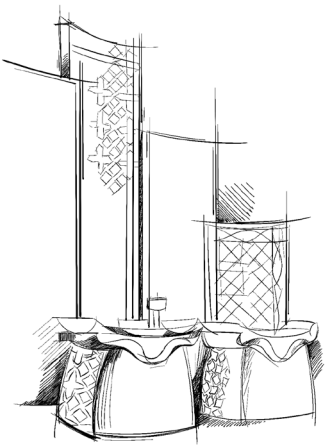
PUBLIC SPACES

Each space is designed with careful thought for the function, practicality and the sense it should evoke. From the lobby, bar, and restaurant to bedroom suites - planning, shapes, forms, textures and color pallets all support the intention to deliver a proper sense of place; A place where premium lifestyle meets sophistication, areas with authentic local influence supporting the vibrant social scene and memorable experiences. The elegant and adaptable public spaces represent a free flow that seamlessly transforms into one to another. While considering Radisson Collection standards, the layout is offered with the careful thought about the guest's comfort and their memorable experience. Every piece of furniture, accessories , textures and materials are carefully selected and designed to deliver a premium lifestyle with remarkable sophistication.



REFINED ELEGANT CONTEXTUAL MODERN LUXURY AESTHETIC SUSTAINABLE

Reflecting the essence of luxury, elegance, and harmony, sparkling as a jewel amidst the urban landscape. Storytelling serenity through delicate and elegant aesthetics, offering a calm and visually pleasing experience accompanied by high-quality design.



HOTEL INDIGO

RIYADH, KSA

Renowned for its innovative approach, the hotel Indigo seamlessly weaves local cultural elements and the surrounding environment into its interior concepts, creating an immersive and unforgettable experience for its guests.

Our primary goal was to tell the story of the neighborhood through design, with every element meticulously curated to convey a sense of place. The interior spaces resonate with a distinctive personality, often drawing inspiration from the local history, art, and architecture. Guests find themselves surrounded by a living canvas that mirrors the spirit of the community, fostering a sense of connection and belonging.

FACTS & FIGURES

- Area 8000 m²
- Number of Storeys 6
- Height 24 m
- Services Interior Design, Construction Management
- Status Ongoing



Views of the project

UNIQUE BAR

The bar design serves as a signature element of the restaurant, embodying a modern and intriguing aesthetic. It stands as the focal point and creates a striking first impression for visitors as they ascend the stairs. Decorative elements extend seamlessly from the bar to the ceiling, harmoniously enhancing the overall ambiance and creating a captivating atmosphere.



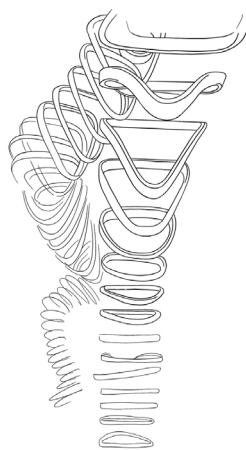
DESIGN APPROACH

Every corner of the hotel, from the lobby to the guestrooms, is thoughtfully infused with design elements that narrate a compelling story, inviting guests on a journey of exploration and discovery. Subtle nods to iconic neighborhood structures are seamlessly integrated into the design, creating a dialogue between the hotel and its surroundings.



STORYTELLING, BY DESIGN

The vibrant lobby of Indigo Hotel in Riyadh is more than just an entryway—it's a narrative brought to life through design. Every detail tells a story, weaving the rich cultural tapestry of Riyadh with the hotel's contemporary spirit. Bold patterns, local artistry, and dynamic lighting create a welcoming atmosphere that reflects the city's energy. Spaces flow seamlessly, encouraging interaction and discovery, while bespoke furniture and curated decor celebrate tradition with a modern twist. The lobby serves as a lively stage where guests feel instantly connected to the essence of Riyadh, making every arrival an unforgettable experience.



CANOPY BY HILTON

TBILISI, GEORGIA

The design vision for the hotel directly relates to the neighborhood the project is located in. The Canopy approach to guest experience was transmitted into the design elements, enriching with cultural vibrancy, ensuring a unique and memorable guest stay. The design methodology takes into consideration the characteristics of different guest types and delivers individual spaces, where each and every guest can Find a Home Away From Home!

The welcoming and adaptable public spaces represent a free flow that seamlessly transforms into one another. While considering Canopy standards, each space is infused with contextual elements, neighborhood, cultural inspirations and local art. Carefully selected and designed furniture, accessories, textures and materials make all just fit together.

FACTS & FIGURES

- Area 8000 m²
- Number of Storeys 6
- Height 24 m
- Services Interior Design, Construction Management
- Status Ongoing

GUEST JOURNEY

Guests are welcomed into an immersive and exploratory journey from the moment they enter the hotel, with every element of the design meticulously crafted to engage and inspire throughout their stay. Each aspect of the interior tells a unique story, weaving together narratives that reinterpret and celebrate the character of the surrounding neighborhood. The location and its natural, cultural, and architectural context profoundly influence both the design concept and environmental choices, ensuring a seamless connection between the hotel and its surroundings. Thoughtfully curated color palettes, locally inspired materials, and bespoke furniture come together to create a harmonious and inviting atmosphere.



The view of Library and wine tasting



Views of the building

CURATED ELEGANCE

While most of the architectural elements of the old building are lost, in recognition of its history and to remind visitors that they are in the historical building, the feeling of the old facade was transmitted to the inner side of the facade wall and so that it resembles the old style of the original building. Based on the Latest Architecture of record, tried to find a balance between architectural solutions and material selection for the facade. With the aim to find practical solutions for balconies, roof deck, roof itself, the skylight, and the main entrance, we achieved a very sophisticated and refined appearance.

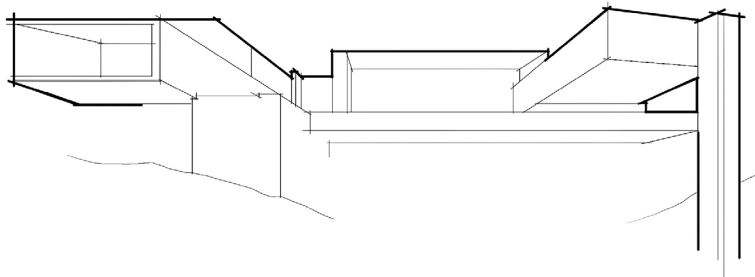


Axonometric view of the building



THE NEW HUB OF LIFE IS CREATED

A sophisticated palette of natural materials create relaxing and soothing atmosphere, articulated by greenish folding doors with eye-catching colorful stained glass accents. The combination of brick, wood, colorful glass, blue velvet and greenish wood is set to create memorable and favorable space for gatherings.



OCEAN VIEW RESIDENCE

AUSTRALIA, MORETON BAY

The main concept behind the design of the residential house was to create a long-term residence as an architecturally pleasing, permanent home, with the opportunity to welcome guests for a comfortable stay and host large, formal events.

Architecturally designed multi-level residence with wide sweeping open spaces and grand atrium takes the advantage of natural, raw finishes, spectacular views, function and practicality. Views are utilized throughout the residence. Functions are distributed in a way to leave the space as a major feature while concentrating on practicality and usability.

FACTS & FIGURES

Area 2700 m²
Number of Storeys 3
Height 14m
Services Architecture, Interior Design
Status On going

FUNCTIONALITY

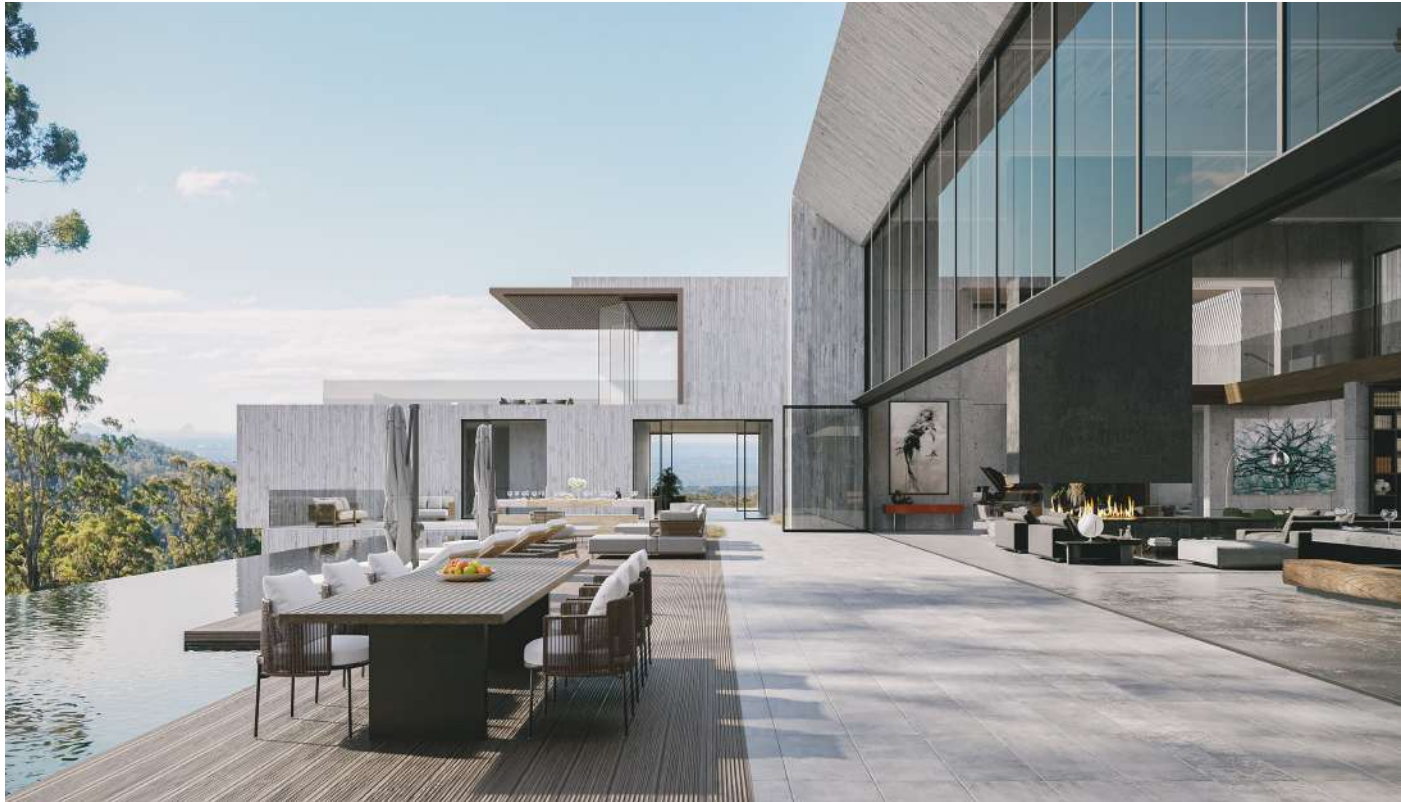
Preserving the existing tree and bringing nature inside is one of the interesting design elements the house features. The atrium allows for additional sunlight, while the natural element presents a biophilic approach, highlighting the intention of creating the "Urban Oasis". Basement Basement floor allocates showroom, Board room, office, lounge and wine cellar, in line with Man's cave and cinema. The showroom design, allocating 14 cars, is set as an expression of indulgence, passion, power, speed and unmatched extravagance. With dark tones as the main feature, decorative lighting is set to enhance the qualities of the prized possessions and showcase their aesthetics.



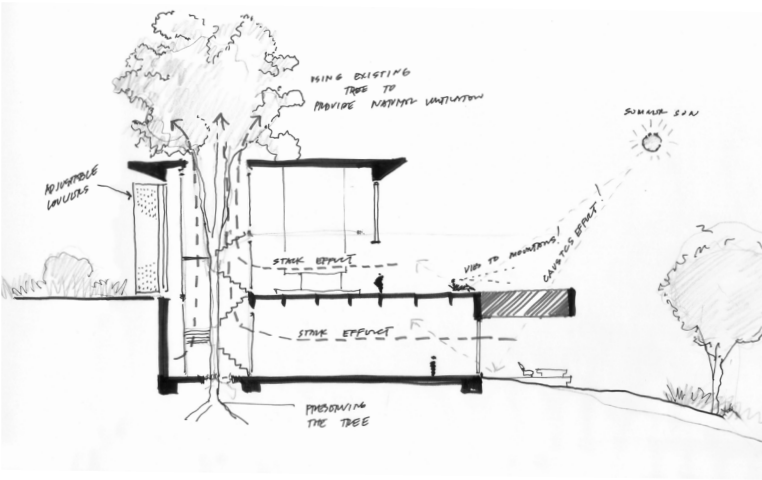
The view of the project

INDOOR & OUTDOOR LIVING

Massive terrace overlooking mesmerizing views eliminates line between indoors and outdoors. With comfortable arrangements of furniture and sunken lounge, it promotes spending maximum time outdoors. While ideal for family and friend gatherings, the arrangement is comfortable to host large parties and events. The first floor of the building is divided into two wings. The Master bedroom suite is located on the North-East side and the Suites are located on North-West of the house. Both wings are connected via a sky-bridge that creates amazing places where views can be enjoyed.



The view of the project



The sketch of the building section



Views of the building

The house's walls are constructed entirely from board-marked concrete, which was specified to provide a tonality and texture that complements the natural surroundings. The concrete surfaces extend inside, creating a strong connection between the internal and external spaces. Internal spaces are unified by a consistent palette of materials and design details, including the black floor tiles and suspended wooden cabinetry. A wooden bar area extends into the living space, with its angular shape echoing the forms of the building's exterior.



THINKING BEYOND THE ORDINARY

We aimed at harmonizing the exterior and interior, erasing the boundaries between them and creating unique space for indoor-outdoor living. We interpreted the architecture of the building as a robust, yet refined concrete structure, that is visually echoed throughout the interior from the macro to the micro, from the materials through to the color palette.



PRIVATE HOUSE

TSAVKISI, GEORGIA

The house, which was designed for a young owner, has modern, robust and expressive aesthetics that comes in line with the functionality – to distribute private and social areas in the most comfortable manner while considering the requirements and lifestyle of the owner.

The material choice – concrete, wood and Corten steel as the main materials aims to stay compatible with the surrounding landscape while corresponding to the preferences of the client. The Minimalist aesthetics radiate a warm, earthy and traditional essence that creates a soothing sight to behold. The sliding glass doors and oversized windows let in ample sunlight while connecting the interior with the outer surrounding.

FACTS & FIGURES

Area **877 m²**

Number of Storeys **2**

Height **7m**

Services **Architecture**

Status **Completed**



Views of the building

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The view of the building

ROBUST DESIGN ENRICHED WITH MODERN ART

The robust concrete walls contrast with the abundant use of glass, which allows daylight to flood into the spaces and ensures constant visual contact with the lush vegetation. The exterior and interiors are enriched with modern art elements that add special spirit and character to the residence.



TSKNETI DWELLING

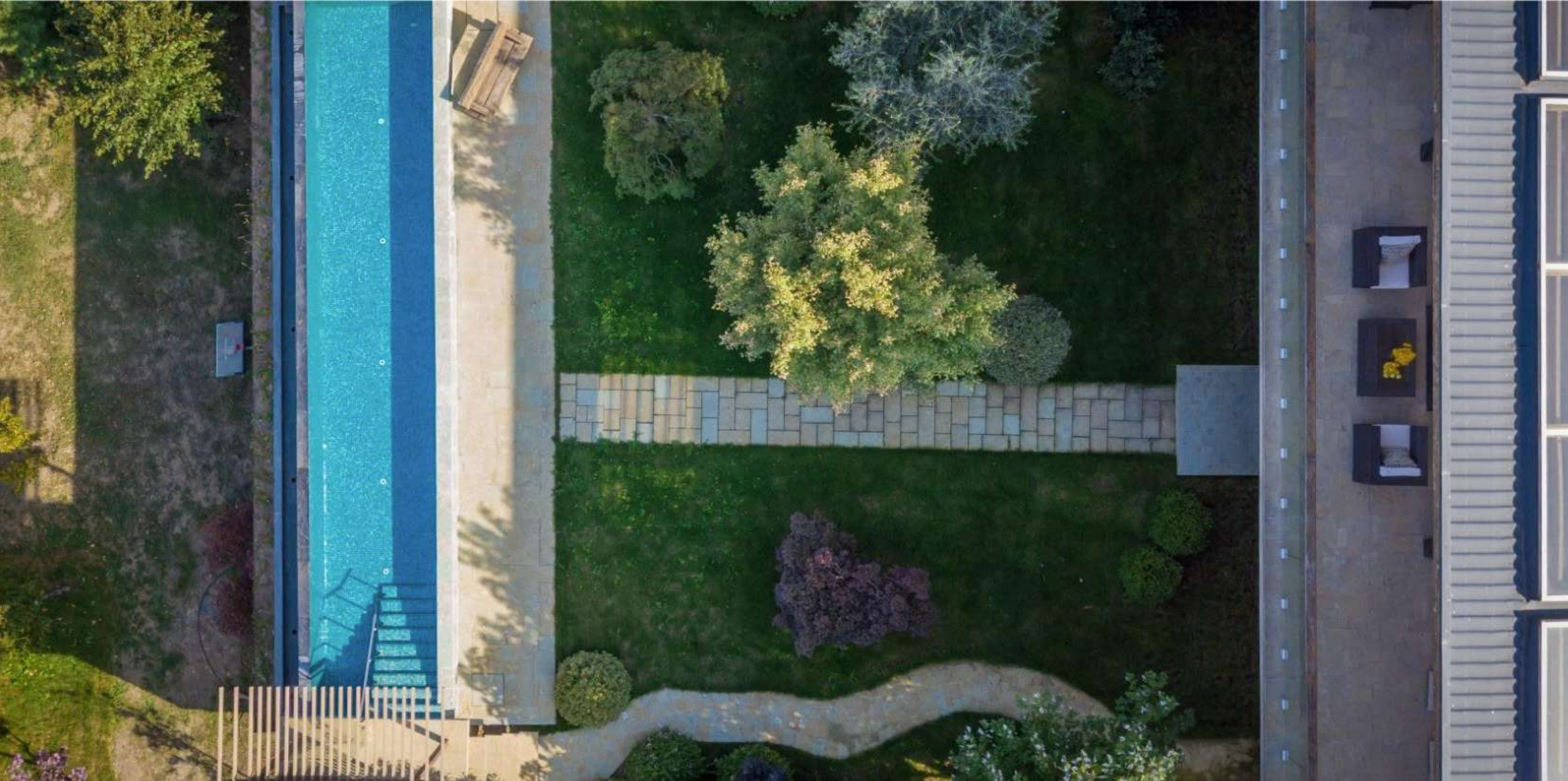
TBILISI, GEORGIA

One of the most concerns with the project was to scale the house and yard respecting the surrounding landscape. Set into sloping terrain, the house is arranged over a double level, with the front yard deepening as it steps down the hill.

The residence is implemented in an admirable natural site. The facade is balanced with a classic finish of wood combined with local textured limestone, that gives the house its modernistic, contextual feel. The oversized terrace encourages the occupants to step outside and enjoy the breathtaking views of Tbilisi. Innovative roofing technology is used at the terrace of the house, which electronically regulates the slanting angle of the sunlight and at the same time protects the terrace from the rain. The project includes a stunning infinite pool directly situated on the first level of the yard, facing the beautiful view of nature.

FACTS & FIGURES

Area 350 m²
Number of Storeys 2
Height 10m
Services Architecture, Interior Design,
Procurement, Construction
Status Completed



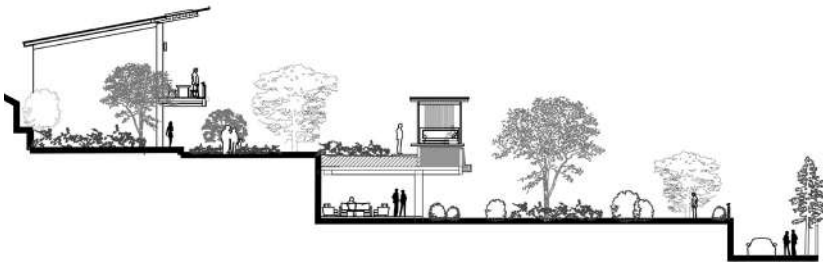
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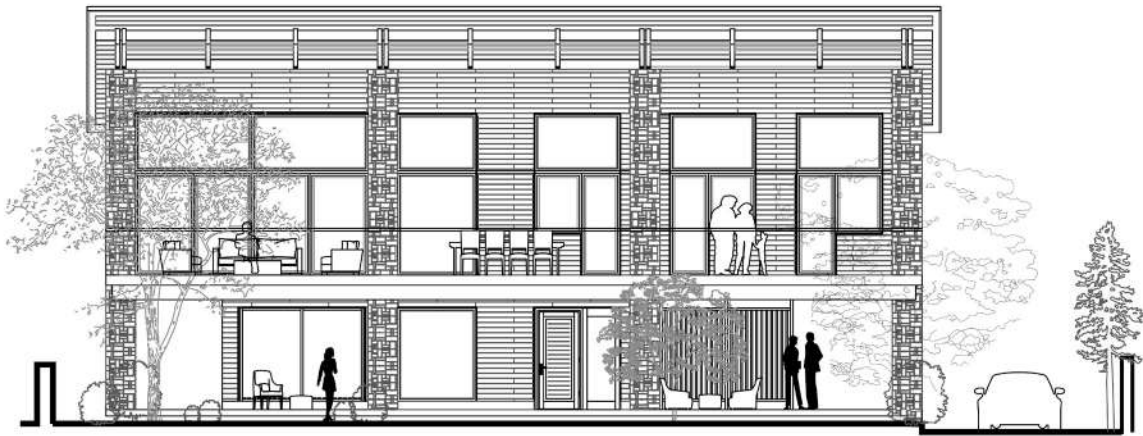
CHARACTER

Each detail of the design serves one purpose – to feel the comfort and coziness of home. Soothing color pallet, rich wooden accents, natural shades and materials altogether create a unique space to relax the mind and enjoy every day.

One of the main features of the interior, an extensive collection of works of art owned by the client, blends naturally in different spaces and creates an integral part of the design. All the decorations belong to different periods of time and various cultures. They possess character and deliver stories from the past. Crafted with natural materials—metal, stone, copper, and wood—the decorations bring a special aura to every room of the house through their antiquity, ornaments, and characteristics of different cultures.



The section of the site



The facade of the building

INTERIORS

The rich wooden accents and natural tones bring soothing warmth and weight to the entire interior. The tonal combination creates a look of confidence, edge, and utmost sophistication. Upon a first look into the living room, you are instantly struck by the warm wood ceiling and sweeping wide windows. The Colour is calming, furniture is minimal. There is nothing overcomplicated to distract the eye and exhaust the mind yet there is a crisp and confident sense of style, one of complete peaceful self-assurance. The dining room and living room are wide open with the dominant fireplace coated with a natural stone pattern, creating a timeless design, set to continue having its moment long into the future. The staircase design is open and light, free of risers to allow the natural daylight and garden view to penetrate from the vast window at its side. Skylights above the staircase give plenty of sun to both levels of the home.

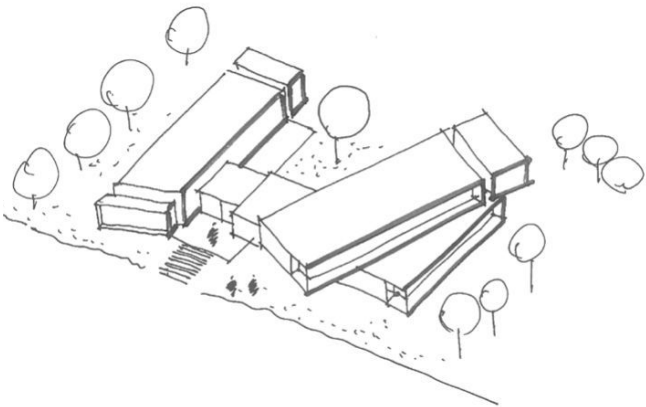


Views of the interior spaces

THE HOUSE WITH UNIQUE CHARACTER

With respect to the environment and the desire to harmonize with nature, we conceived modern, luxury homes that blend into the landscape. Each and every detail of the house is carefully designed to form a house with a unique character.





LISI RESIDENCE

TBILISI, GEORGIA

The main purpose of the project was to create an ultramodern, minimalistic residence, that would encompass functionality and comfort for the owners and be a representative of the modern luxury lifestyle.

This dynamically shaped structure is lined on either side with full-height glazing that provides panoramic views of the landscape through the nearby treetops. An infinity pool sits at the back of the house. From the entrance, one can only see an aesthetic flat raw concrete house. Then, after the main door, you can live the spirit of the house feeling that the interior merges the exterior, creating a unique ambiance. At the arrival it is impossible to imagine what it hides, the entrance is simple and keeps a mystery.

FACTS & FIGURES

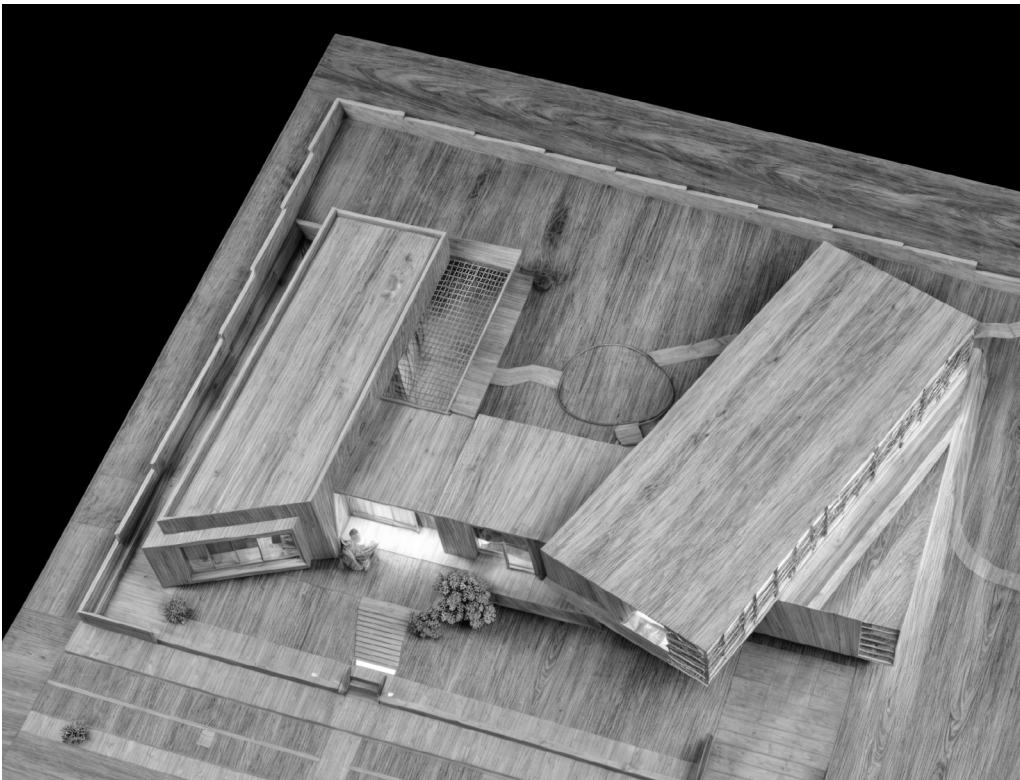
- Area 968 m²
- Number of Storeys 3
- Height 11 m
- Services Architecture
- Status Completed



Views of the building

CHARACTER

The project's concept brings elegance through simplicity as the exterior blends sleek lines with a neutral color palette. The plan has evolved through a series of functions after carefully considering the functionality and practicality of the villa. The project's spaces were designed by changing the development strategy accordingly which enabled the creation of diverse spaces as per the user's specific desires.



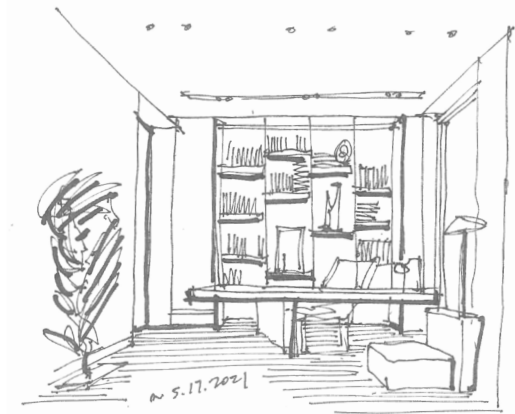
FACADE

The facade has been designed using alphabets and symbols from the Georgian language to create a sense of unique identity. The characters were placed in such a way that it creates a sense of rhythm and progression across the exterior. During the day, natural light rays enter into the house through the perforations and give rise to an interesting play of shadows; while artificial lighting pierces out during the night and hence makes the façade change dynamically during different times of the day.



INDOOR & OUTDOOR LIVING

At first glance, the house has a rather introverted scheme – however, through patios and terraces accompanying the spaces in the different levels, it seeks and effectively relates to the exterior. On the third level down from the entrance there are three bedrooms. Two of these share a landing, while the primary suite occupies the other half of the plan with a generous walk-in closet and a private terrace.



PRIVATE PENTHOUSE

TBILISI, GEORGIA

Designed to cater to a new generation of homeowners seeking an international-standard premium lifestyle, the interior has facilities that focus on health and pleasure. This unique facility is a place for relaxation, entertainment, physical activity, and spending leisure time with family and friends.

A soft and serene neutral color palette as well as a variety of stones and textures creates a deeply luxurious yet comfortable ambiance. The living space of an individual house project is tailored to the needs of the modern family with a reasonably distributed layout. The unique color scheme, different natural materials like stone and wood create an elegant and sophisticated space, which is enriched with decorative elements.

FACTS & FIGURES

Area 210 m²

Services Interior Design, Construction

Status Ongoing



The view of the library

CHARACTER

The mood takes priority in every corner of the interior. The harmonious interplay of materials and textures support the aim to converge strong and subtle aesthetics and create a unique and harmonious environment for the residents. The integration of modern artworks add special spirit and character to different spaces and in combination create a living space that has its own spirit.

“ The way interiors influence mood and sense of well-being is at the center of our approach. These should be calm, uplifting spaces. But we also need to bear in mind with residential buildings that we are creating backdrops for people’s lives. We want to engage them without intruding. “

SENSE OF PLACE

Filled with a combination of moody colors over high-end contemporary furnishings and some special examples of statement lighting, the interior looks like secret-style lairs. Beautiful feature walls including a sophisticated mural, gorgeous nouveau flooring designs that would draw your eyes constantly to your feet, and large examples of eye-catching wall art abound.





DESIGNED FOR MODERN LIFESTYLE

Every detail within the residence is meticulously curated to achieve a harmonious balance between the owners' lifestyle, aspirations, and the interplay of diverse textures and decorative elements. The design reflects a thoughtful intent to seamlessly blend a unique ambiance with comfort, modernity with a cozy atmosphere, and simplicity with functionality.



PRIVATE RESIDENCE

TBILISI, GEORGIA

The interior design of this modern apartment in Tbilisi is a harmonious blend of contemporary architecture and refined comfort, offering a sophisticated yet inviting living experience. The design approach focuses on integrating sleek, minimalist lines with warm, textural accents to create spaces that are both visually striking and deeply personal.

At its core, the design emphasizes balance—contrasting the clean geometry of modern forms with the richness of natural materials and thoughtfully curated details. The open-plan layout enhances the flow between spaces, maximizing light and offering a sense of openness.

FACTS & FIGURES

Area 2273 m²

Number of Storeys 3

Services **Architecture,**
Interior Design

Status **On going**



Views of the building

MODERN LIFESTYLE

The interior design of this modern villa reflects a seamless integration of cutting-edge technology, contemporary aesthetics, and luxurious comfort. Designed for those who value both functionality and beauty, the villa's interiors are a statement of refined taste and innovative living. Technology is at the core of the design, with smart home systems integrated into every



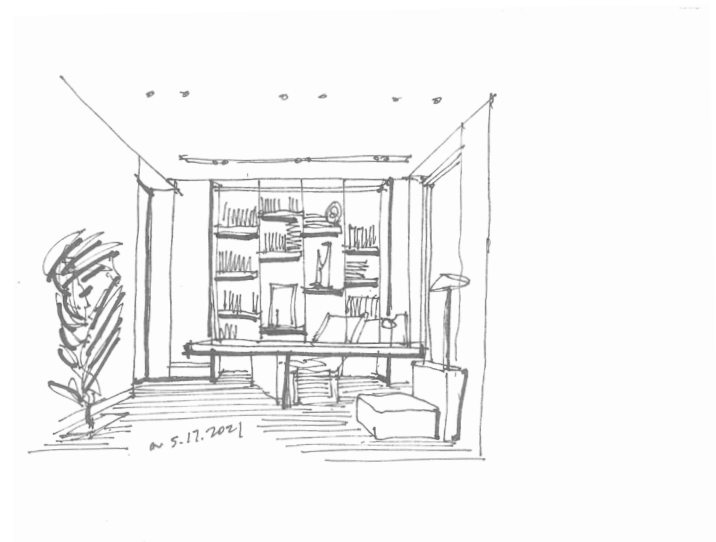
CURATED ELEGANCE

Sleek architectural lines define the space, creating a sense of openness and flow throughout the villa. Natural light pours in through expansive windows, highlighting premium materials like polished stone, warm wood finishes, and bespoke metallic accents. The color palette is sophisticated yet inviting, blending neutral tones with subtle hints of warmth to evoke a serene ambiance.



A HARMONY OF INNOVATION AND ELEGANCE

Luxury is woven into every detail, from designer furniture that combines form and function to artisanal features like a statement fireplace and curated artworks that lend personality and depth to the space. The villa's interiors strike a balance between opulence and practicality, with spaces designed to inspire creativity, relaxation, and connection. This villa's interior design is more than just beautiful—it's a celebration of contemporary living, where style meets technology, and innovation enhances everyday life.



PRIVATE PENTHOUSE

TBILISI, GEORGIA

Located in one of the most attractive districts of Tbilisi, this apartment is distinguished by the elements of its urban interior and unique range of colors and materials, which combine classic elements with modern trends.

Natural light flows freely into the blue-shaded space, creating a calm and sophisticated environment. The main goal of this project was to create a sophisticated and elegant design for a luxury real estate market.

FACTS & FIGURES

Area 980 m²

Services Architecture, Interior Design

Status Completed

ELEGANCE & SOPHISTICATION

The kitchen and dining rooms are undoubtedly the heart and soul of the entire household. Designers employed a subtle, contemporary style for these areas, which are structured with a variety of materials in gradations of the blue and green palette that creates a strong sense of dramatic but yet calm feeling. All furniture was custom designed and made to fit the requirements of the family within all areas of living space. The interiors of this unique penthouse ultimately culminate in a space, where every member of the family is able to locate preferred space and place for comfort and contemplation.



ESTABLISHING A LANDMARK

The design of the penthouse reflects both warmth and classical touch, as well as the desire to create an uncompromising functionality out of every element within the space. To elegantly exhibit all aspects of classical design, we utilized sophisticated elements and simplified the complex lines by interpreting classical beauty with a modern approach.





PRIVATE ESTATE

RIYADH, KSA

The palace-style residence in Riyadh, Saudi Arabia, is a masterpiece of refined interior design that harmoniously bridges tradition and modernity. Every detail has been meticulously curated to create an ambiance of timeless luxury.

Ornate classical elements—grand arches, intricate moldings, and hand-carved details—blend seamlessly with sleek, modern forms and a carefully selected palette of exquisite materials.

FACTS & FIGURES

Area 7780 m²

Number of Storeys 4

Services Interior Design

Status On going

DESIGN APPROACH

The design embodies a visionary approach, seamlessly intertwining classical influences with contemporary sensibilities to create a home of enduring beauty and functionality. At the heart of the design philosophy is a commitment to honoring the rich cultural heritage of the region while embracing the sophistication and innovation of modern living.



View of the living room



The view of the dining

THE DESIGN EMBODIES A VISIONARY

The integration of space and function plays a pivotal role in the design strategy. Large, interconnected areas with seamless indoor-outdoor transitions reflect the lifestyle of openness and hospitality, a hallmark of Arabian culture. Carefully considered zoning ensures privacy in personal quarters, while public spaces radiate grandeur for hosting and entertaining. Materials and textures are curated with an emphasis on quality and harmony.

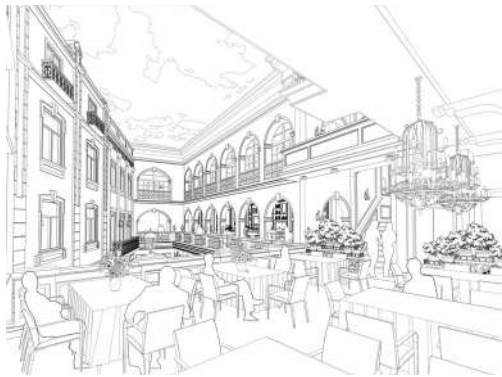


The view of the dinning room



A SYMPHONY OF TIMELESS ELEGANCE

Here classical grandeur meets contemporary sophistication. Expansive living areas, serene private spaces, and light-filled corridors create a flow that feels both majestic and inviting. This fusion of classical and modern design offers a unique interpretation of luxury, tailored for those who value tradition but aspire for innovation.



RESTAURANT “KALAKI”

TBILISI, GEORGIA

One of the main aims of this project was to incorporate different architectural styles into one area while creating a unique place for special occasions. The fundamental design and concept of the project surpass the typical designation of a luxurious restaurant and its main function. It offers an unparalleled meeting space where people socialize in a magical atmosphere, allowing them to escape from hectic city life.

Combining luxurious European settings and styles with local traditions, Restaurant “Kalaki” offers an extraordinary environment for gatherings, relaxation, and communication. The restaurant provides a totally unique experience, creating unforgettable memories for its visitors. Its story is told through classic materials, lighting, and historical context, which is purposefully imitated in the interior.

FACTS & FIGURES

- Area 850 m²
- Number of Storeys 4
- Height 19m
- Services Architecture, Interior design,
Procurement, Construction
- Status Completed

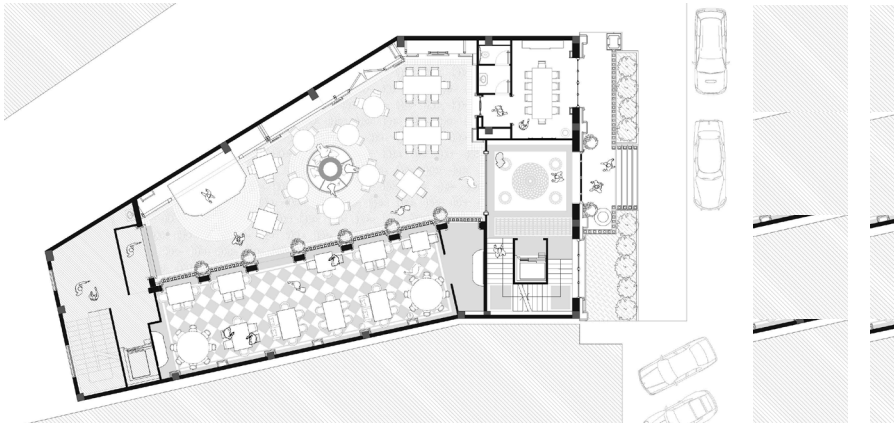
CONCEPT

The fundamental design and concept of the project surpass the typical designation of a luxurious restaurant and its main function. It offers an unparalleled meeting space where people socialize in a magical atmosphere, which lets them escape from hectic city life. The name of the restaurant – Kalaki, in Georgian means “city.” The idea of the space is to create a city within a city with a timeless atmosphere that enables visitors to travel through space, in history and culture and interpret the reality in different lenses.

Sol Omnia Lucet – the Latin caption at the entrance, translates into sun shines for all, it sums up the main idea of the project – creating a restaurant, where everybody finds their own individual space to experience time. The entire concept of the restaurant and fine dining revolves around the main atrium, the heart of the project, which resembles the typical inner yard of old Tbilisi, residential neighborhoods where inhabitants meet and socialize.



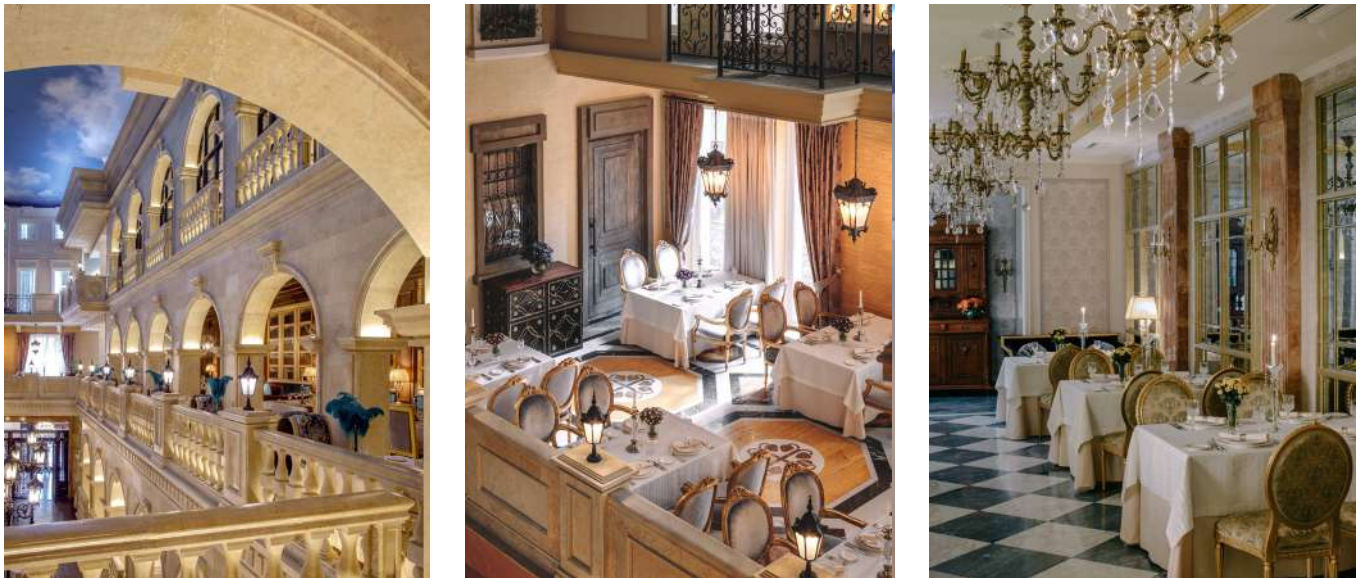
The main facade of the building



The plan of the ground floor

EXPLORATION

Different dining halls are connected via the inner courtyard and offer different dining experiences for various settings and functional gatherings. These planning principles encourage visitors to move around during the evening and explore the space from different perspectives, offering spaces from romantic gateways to casual outdoor seating that enables visitors to experience a continuous sense of exploration and excitement at every visit. A 100-year-old pine right at the entrance of the building was purposefully maintained to enjoy the natural conditions offered by the location. Now this pine adds a green glow to the facade of the restaurant. The Atrium, artificial sky and outdoor facades used indoors to add a certain theatrical nature to space. Giving visitors the feeling of being part of some performance. From its food and drinks to the furniture design, this place is designed to awaken feelings. The Restaurant offers a truly unique experience combining luxurious European settings and styles with local traditions, it creates an unforgettable experience and leaves memories for visitors.



Views of the interior spaces

THE CITY INSIDE THE CITY

The city inside the city, where time is insignificant, is a place where you can enjoy the magical atmosphere completely distracted from stressful urban routine. It's the story told through classic materials, lighting and historical context, which is purposefully imitated in the interior.





RESTAURANT “MOSAVALI”

DOHA, QATAR

The design of the exclusive restaurant aims to present Georgian spirit, culture and traditions, therefore allures Georgia within. In the interior are presented rich wooden decorative panels for ceilings and walls, marble, metal and textile details, which come together to create a distinctive and memorable environment.

The project harmoniously combines ethnic style and comfort, while offering exclusive meeting and dining space where people socialize in a magical atmosphere. The fundamental design and concept of the project surpass the typical designation of a luxurious restaurant and its main function with the design vision based on the idea of combining the exclusive environment with cultural heritage.

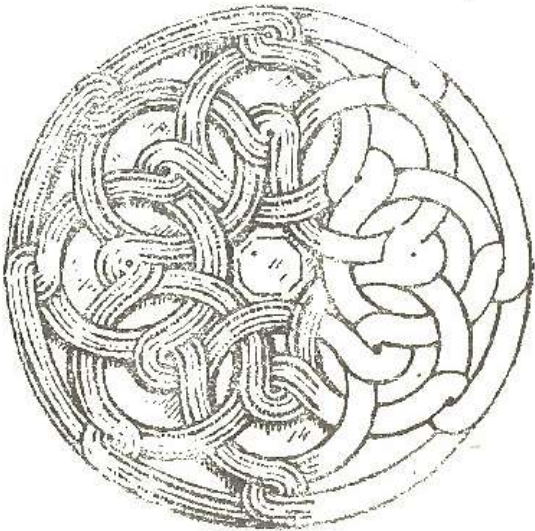
FACTS & FIGURES

Area 430 m²
Services Interior Design
Status Ongoing



Views of the bar

Located in the Oasis Mall in Doha, Georgian restaurant serves a purpose to create unique space wherein guests get acquainted with Georgian fusion cuisine and explore cultural heritage via design elements. Rich wooden decorative panels for ceilings and walls, marble, metal and textile details, which come together to create a distinctive and memorable environment are presented in this exclusive interior. Georgian ornaments with the variety of motives are used on the walls.

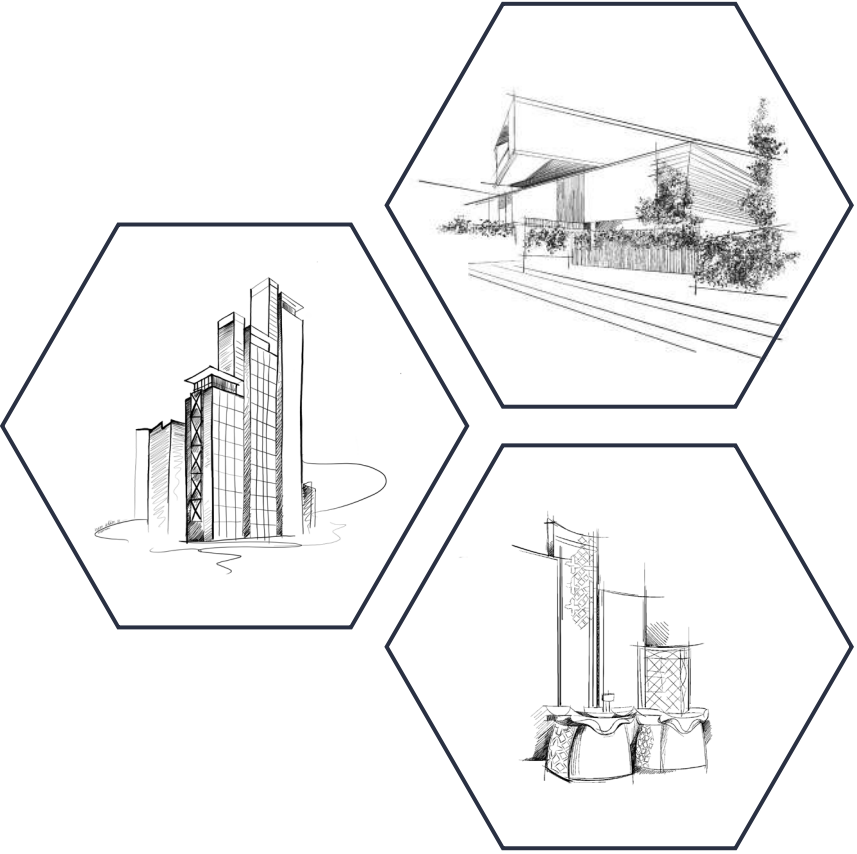
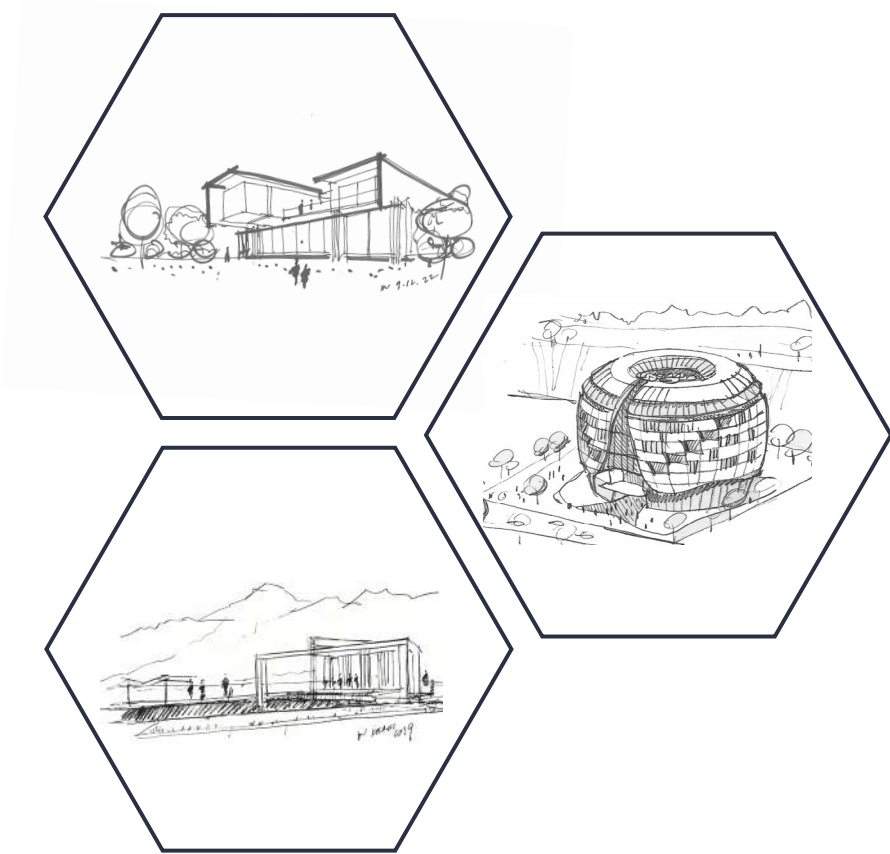


Decorative partition walls give a special character to the overall design. Curved wooden ceiling with ornaments brings traditional Georgian highlights into the interior, creating special character via the artwork of craftsmanship, that creates a special ambiance. Arched shapes are used for the bar space to bring in more traditional flavor as they are commonly found in different architectural buildings of various periods in Georgia.



FUSION RESTAURANT UNVEILING CULTURAL AESTHETICS

Each and every detail in the design approach has its story and meaning behind it. The unique features are the bespoke details, which are functional as well as aesthetically pleasant and innovative, what has a direct and indirect connection to Georgian culture, history and traditions.



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