

COMPANY PROFILE

SELECTED PROJECTS

2023

COMMITTED TO CREATING HEALTHIER ENVIRONMENTS

Spectrum is a fully integrated Design Build firm based in Tbilisi, Georgia, operating globally and providing the following services: Architecture, Interior Design, Master Planning and Construction Management. We design and build unique and bespoke projects for commercial and residential sectors around the world. With the international talent of professionals, we create spaces that benefit our clients and create social and economic values for society. We offer fully integrated design-build services based on a deep respect for our planet's well-being. We relish the challenges inherent across a wide range of work, engaging our expertise and agility to deliver lasting, meaningful designs that bring value to our clients and contribute towards a healthier planet.

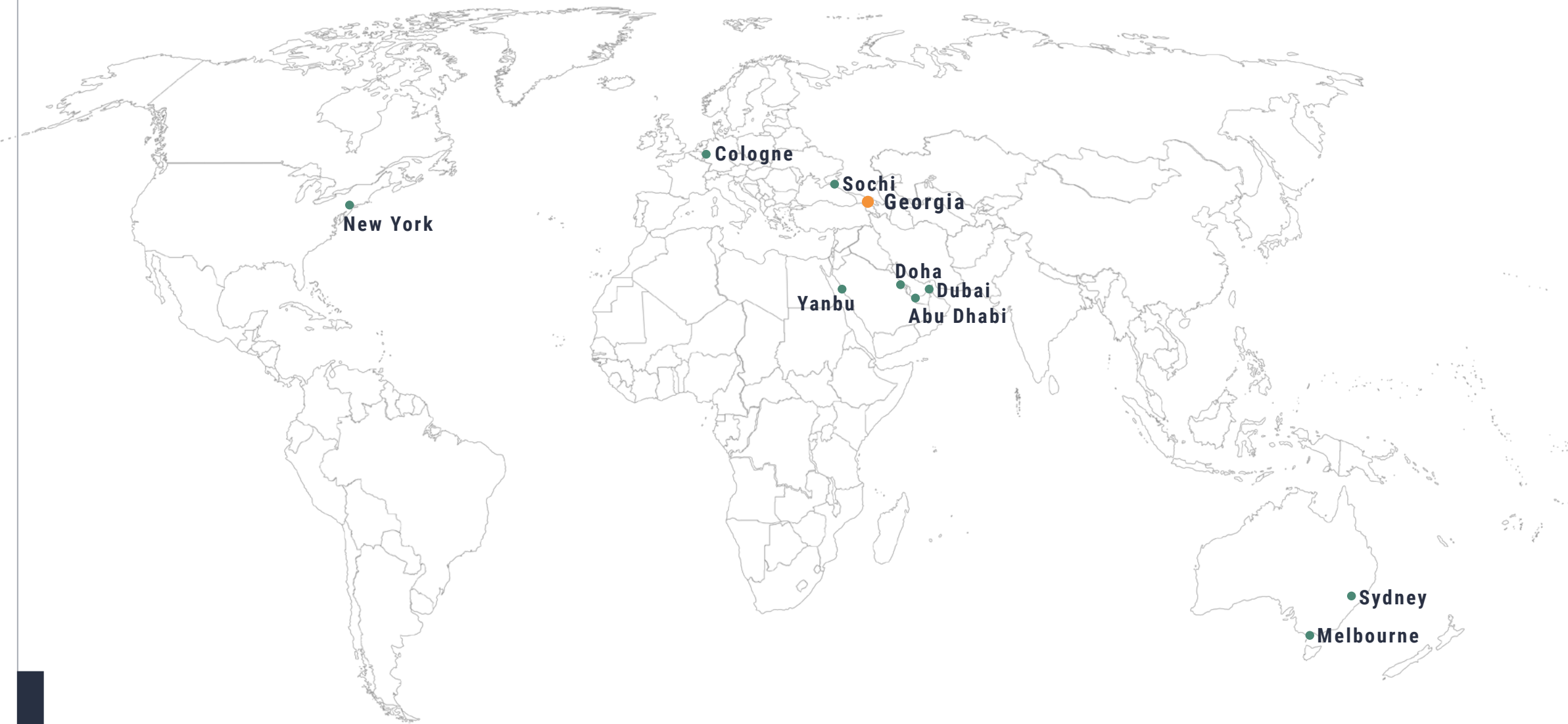


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— 01/06 COMMERCIAL

The aspirations that shape our design include strengthening the urban context, promoting sustainable environments, advancing the commercial success of development strategies.



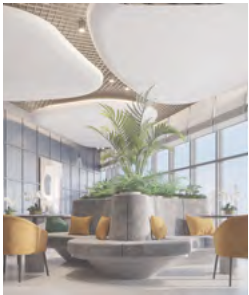
— 02/06 HIGH-RISE

We aim to create long-lasting values that embrace environmental impact, social and economical platforms with global reach and local context.



— 03/06 HOSPITALITY

We treat every hospitality project with the intention to create a unique, memorable and bespoke environment that will best serve guest needs.



— 04/06 COMMERCIAL INTERIORS

Our projects are characterized by strong conceptual legibility, ingenuity, and a rigorous approach to detailing – all underpinned by the principles of humane, enduring, sustainable design and never-ending innovation.



— 05/06 RESIDENTIAL INTERIORS

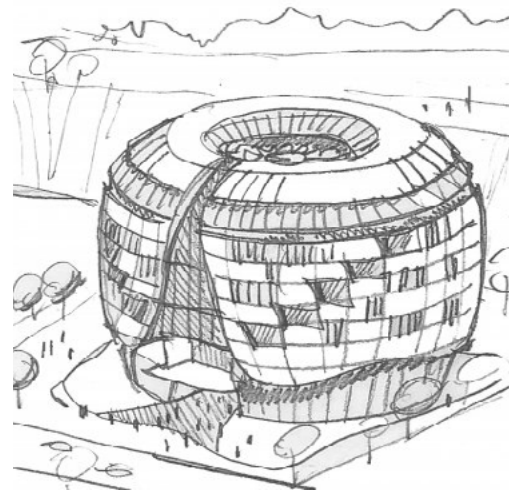
We strive to overcome clients’ expectations and create very contextual projects that respond to clients lifestyles, desires and support their well-being.



— 06/06 PRIVATE RESIDENCES

A healthy lifestyle combined with unique features of contextual and modern architecture is our signature ingredient.

WHAT DO WE OFFER ?



ARCHITECTURE

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

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.

MASTER PLANNING

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.

CONSTRUCTION

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.

+ Qualified Team

+ Diverse Experience

+ Premium Quality

+ Strategic Approach



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.

METHODOLOGY AND APPROACH

Sustainability seeks for a positive impact between the environment and construction. We are committed to contributing to the larger context and the ability to affect a positive change. We believe that every project is created with the purpose to bring a positive impact into the environment and support the long-lasting values and well-being of its habitants.

An environmentally-responsible approach We consider our duty to design long-lasting architectural solutions that mitigate their lifecycle impact on the environment and protect and enhance the well-being of the communities they serve. We recognize that each project has a unique and individual ecosystem, and we strive to integrate the project and client's objectives within broader social and environmental missions.



The process of designing every project starts with developing the vision, what and how should be conveyed while considering the context, status, special feel and impact of the project. From hand sketches to renderings and final drawings we serve our purpose and aim at delivering outstanding results.

CORE VALUES

— 01/05 Commitment

We acknowledge our social and professional responsibility towards our clients, environment and society at a large. Utilizing our entire resources to exceed our clients' expectations and create long-lasting values.

— 02/05 Expertise

The diverse, local and international expertise of our team, responsible and highly professional attitude, is the starting point of the successful implementation of our projects.

— 03/05 Vision

Our vision goes far beyond our everyday work contributing towards preserving our planets natural resources and setting healthier environment for the future generations.

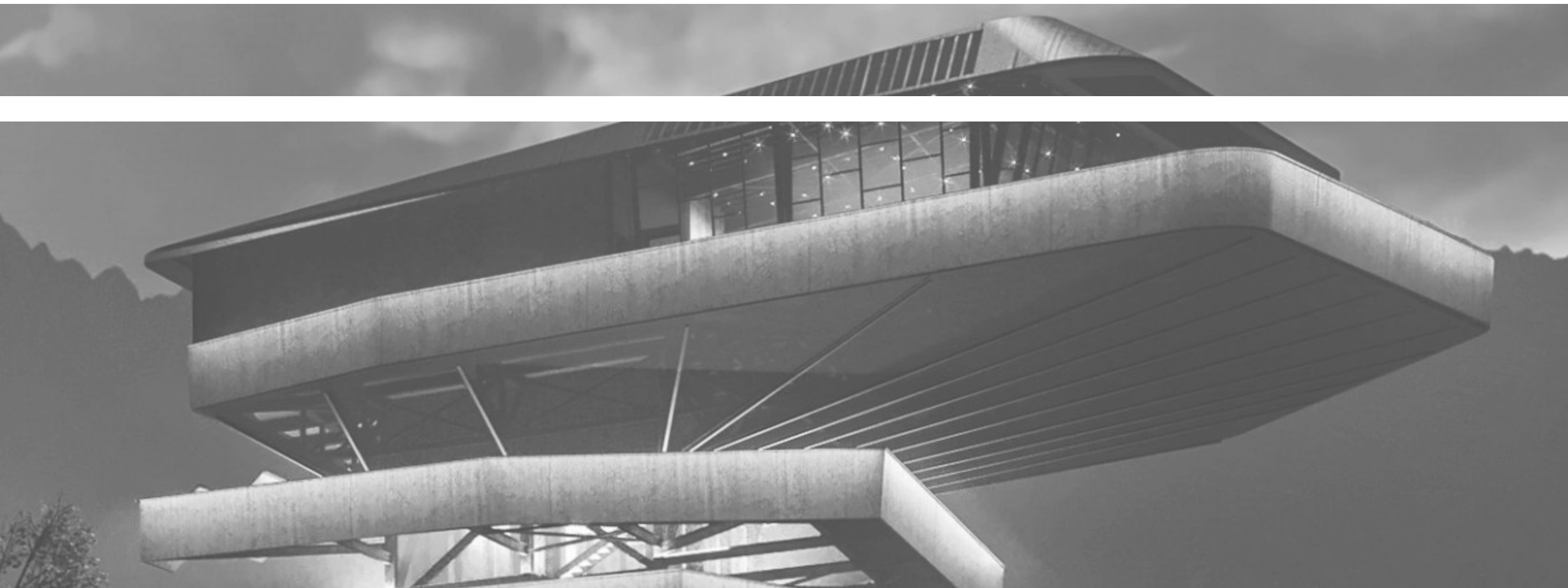
— 04/05 Collaboration

We listen, analyze, and consider the needs of our clients and collaborate to deliver and overcome expected results. Our methodology envisions design with clients rather than for the clients.

— 05/05 Transparency

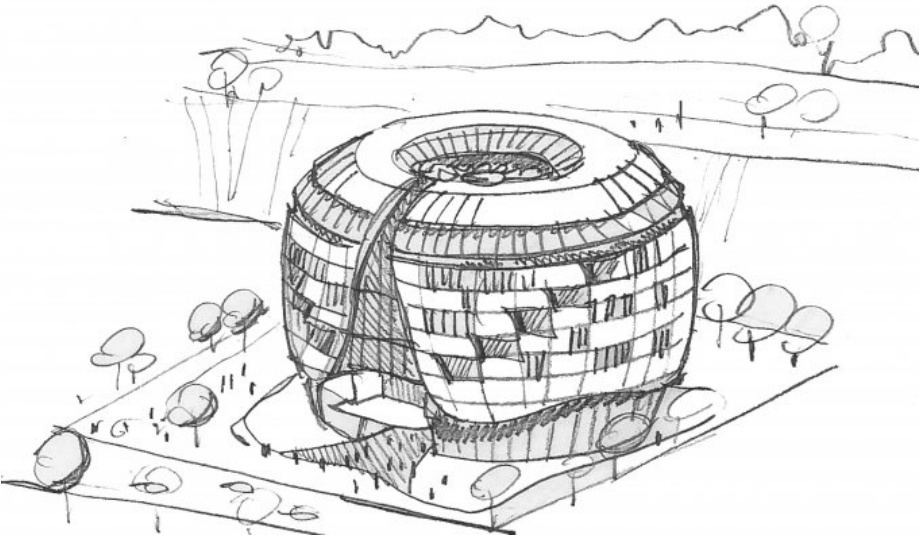
Our approach presents a complete transparent process from the starting point till the delivery of the final results.





COMMERCIAL

— The aspirations that shape our design include strengthening the urban context, promoting sustainable environments, advancing the commercial success of development strategies, and creating beautiful buildings that reflect the communities they serve.



The main concept

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.

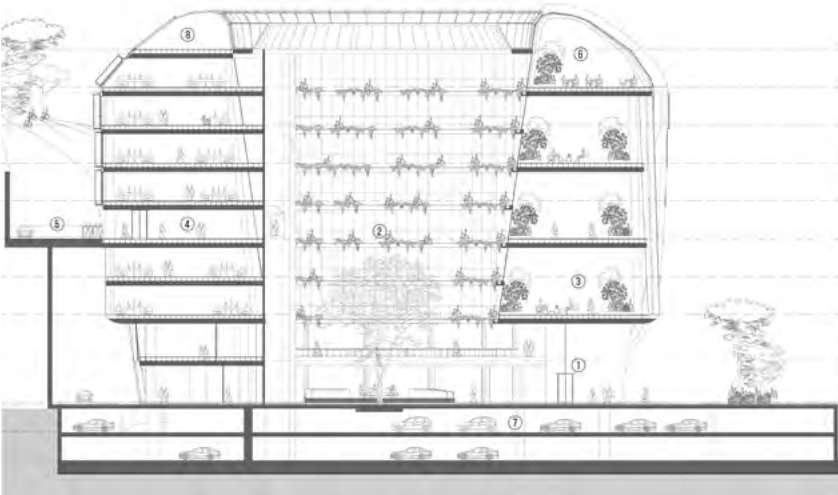
FACTS & FIGURES

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

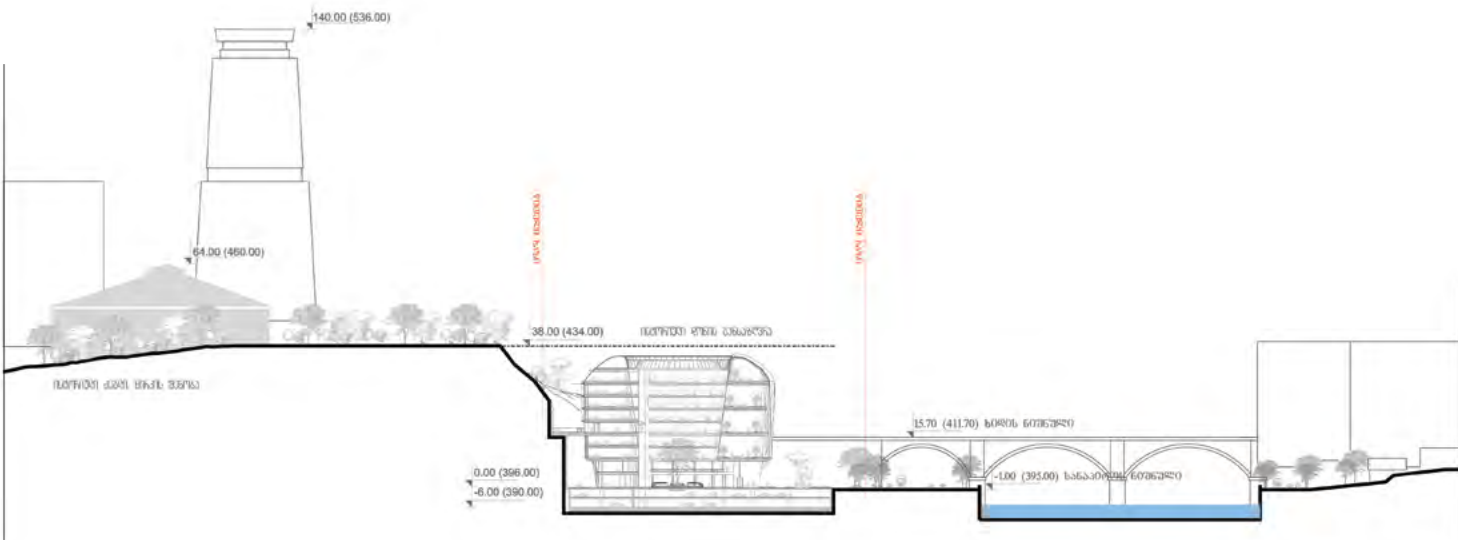
THE CONCEPT

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.

About 75% of the kinetic building's facade membrane is provided with stainless steel shutters connected to lighting sensors and automatically opens and closes according to the sunlight intensity. The notion of collaboration flows into the layout and planning of each floor of the building. Each level is conveniently connected via the ramp, along the atrium, and provides a comfortable and ample solution for internal circulation. The bespoke architectural layout purpose fits the bank regulations including the furniture is being designed



The section of the building



The section of the site

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.



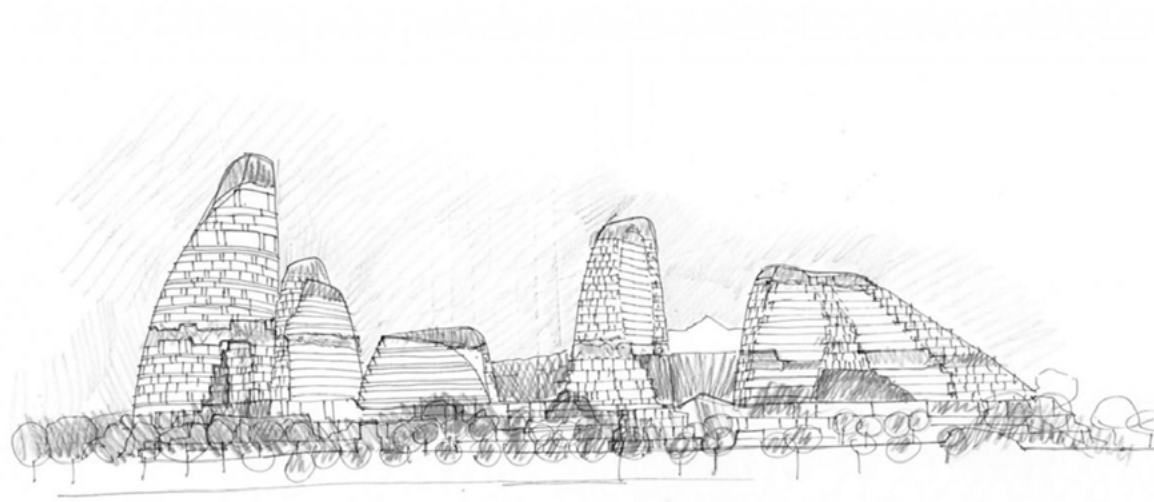
The main entrance

View of the atrium

Establishing a Landmark

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





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.

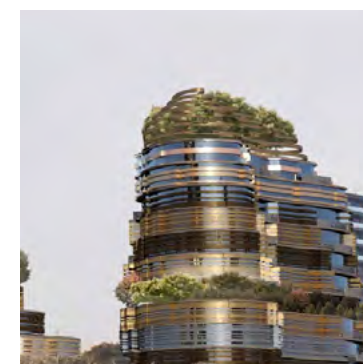
FACTS & FIGURES

Area	58 500 m ²
Number of storeys	33
Height	120m
Services	Architecture, Interior Design, Construction Management
Status	Ongoing



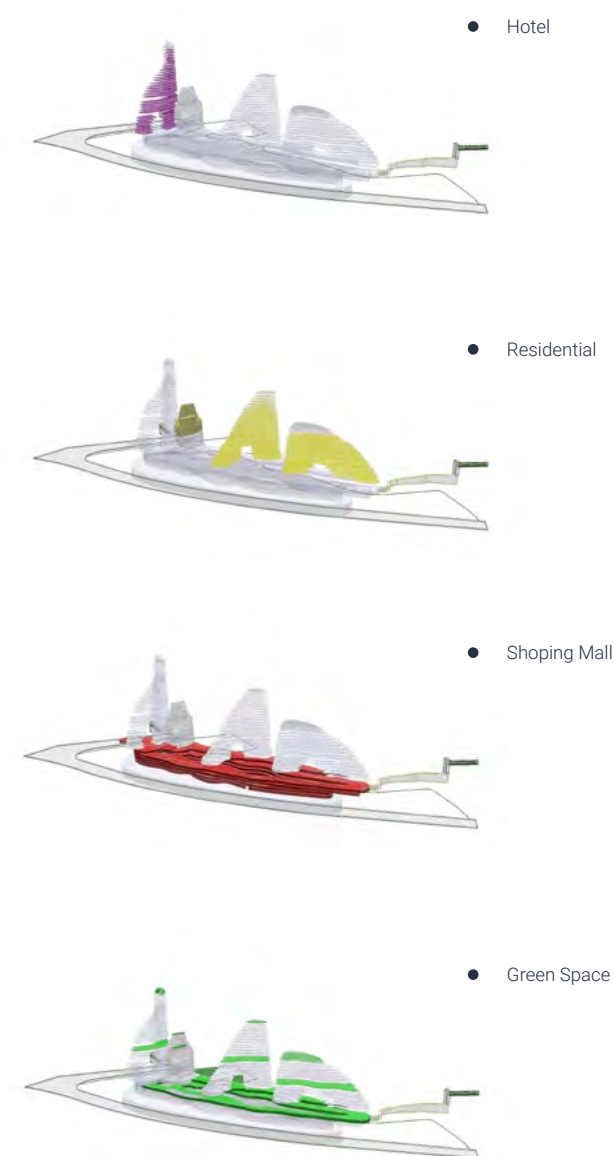
The site plan

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.

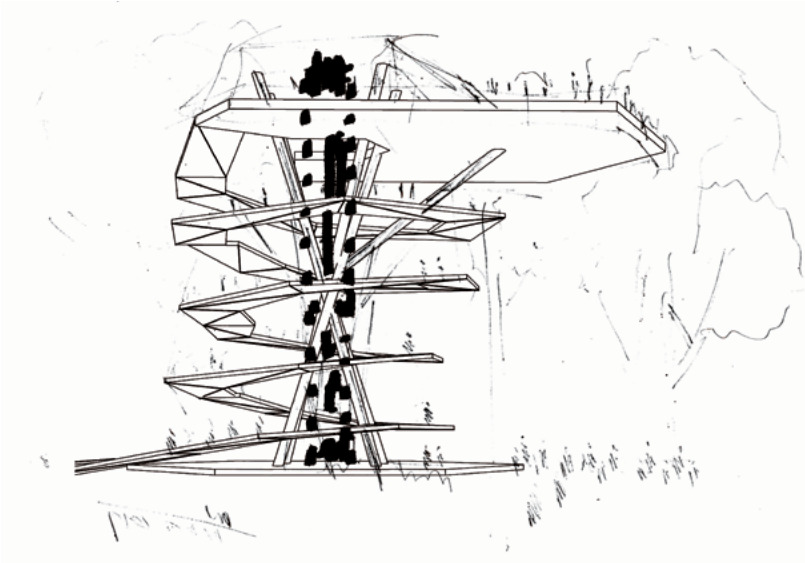




The view of the building from the left bank

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.



ELIA PARK

Kazbegi Municipality, Georgia

The main challenge for designing Elia Park space was to create a destination point and hub of attraction while minimally interfering with the existing landscape. The character of the park is more recreational type and offers its visitors a variety of facilities. Its convenient location plays a significant role in the functioning of the park.

The use of the park's functions is available in all seasons. Building materials, types, and details of structures are specially tailored to Kazbegi's harsh climatic conditions. Of the proposed materials, specially treated stainless steel, processed wood material, natural stone, and concrete finishes should be highlighted.

FACTS & FIGURES

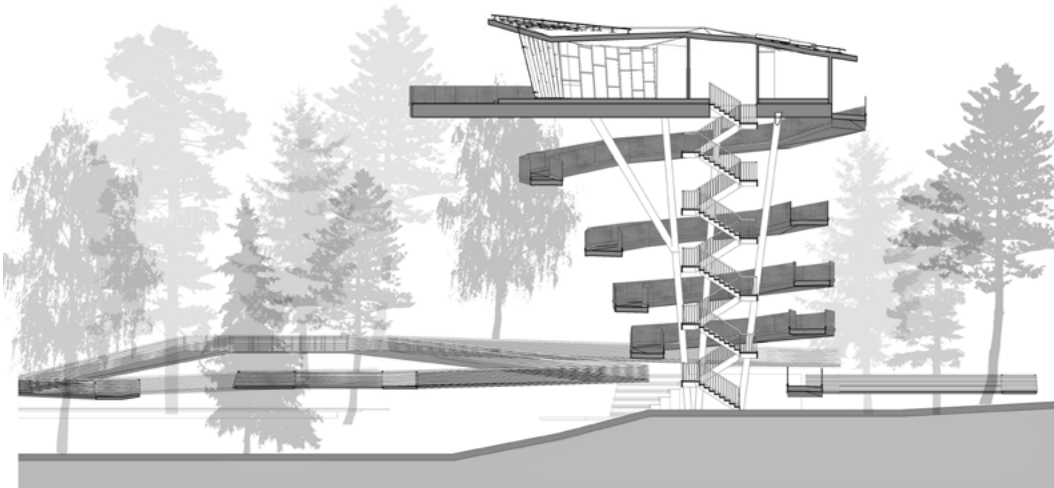
Services **Architecture , Interior design**

Area **15 590 m²**

Status **Ongoing**

FUNCTIONALITY

The project site consists of various functional zones: A children's playground, a reflecting pond, a restaurant with a terrace, a leisure area, an amphitheater, and a labyrinth. Proper orientation of the buildings in the park, planning of shades, warming arrangements, and bringing of other energy-saving elements ensure their energy efficiency. The pond of natural sediments and integrated irrigation system will supplement the optimal use of water resources. The concept of the park is represented by the minimal interference with the existing landscape and by the systemic situation of new shapes, which gives it special features and meaning.

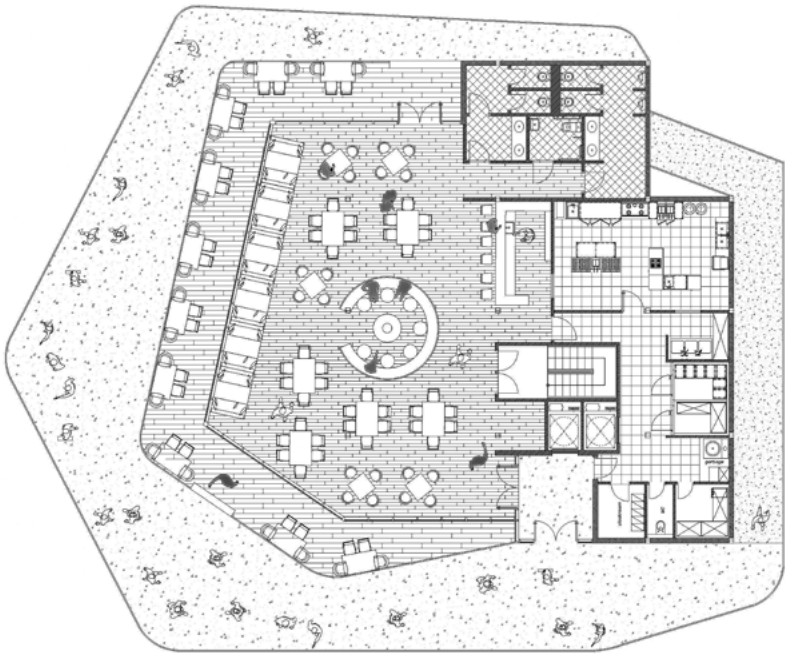


The section of the belvedere

The belvedere

The center of the park's projected area, both ideological and functional, is represented by the belvedere, which is a 33 meters high steel structure. There are two elevators located in the center of the belvedere and the ramp along the structure is aimed for pedestrian visitors to reach the top of the building and enjoy stunning views of Kazbegi. There is also an ethnic

restaurant for 80 people located on the top of the belvedere with panoramic views. The facade of the structure is finished with metal panels. The belvedere offers unforgettable views of Kazbegi to visitors, allows it to become one of the top landmarks of the region, and attracts lots of tourists and vacationers. It can become the funicular of Kazbegi.



The plan of the rooftop restaurant

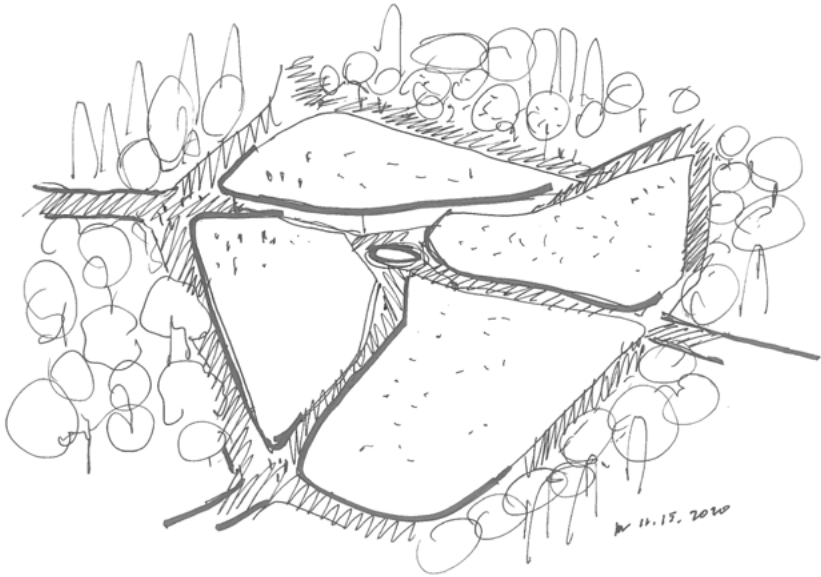


The view of the platform



A new landmark is born

The aim and ideology behind creating the belvedere in the center of the park were to create a landmark and destination point. While offering a viewing platform for mesmerizing views, the restaurant on the top is planned to become the hub of live for the region.



GERGETI PARK

Kazbegi Municipality, Georgia

The main concept of Gergeti Park is to create a unique recreational space for leisure, cultural tourism, and socialization; Creating functional areas that harmoniously interact with the nature and find common language with the given context and landscape.

The character, significance and importance of Gergeti Park make it one of the main destinations of the Kazbegi region. The emergence of various activities, the revival of the territory and the gain of previously non-existent multiple functions are the main points of the park design, which is characterized by a variety of entertainment areas: Children's playgrounds, sports areas, stadium, rope park, run path around the site, bike path and sliding walls of different complexity.

FACTS & FIGURES

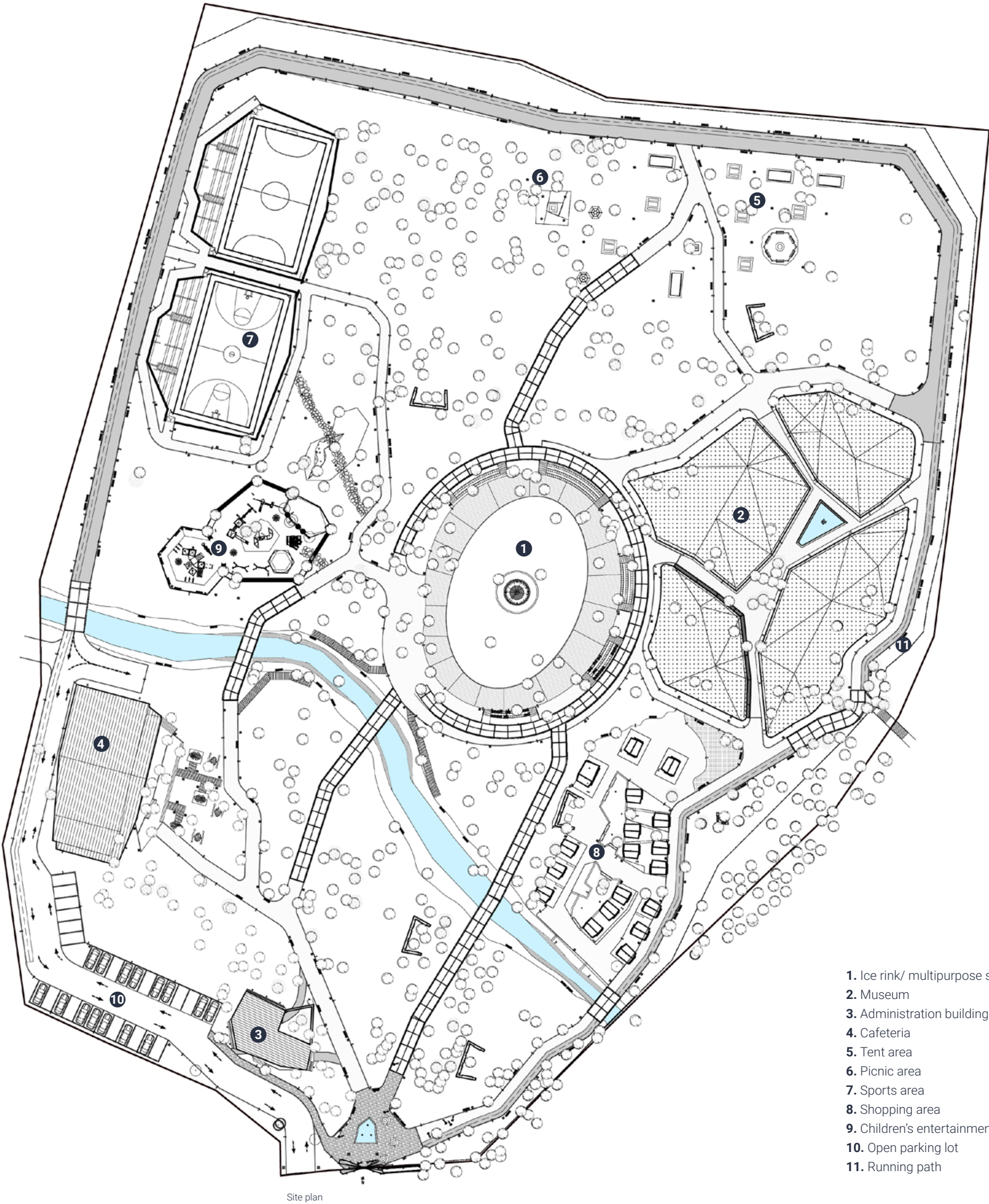
Area 36 957 m²
Status Ongoing
Services Architecture , Interior design

Gergeti Park’s strict geometric lines, integration of natural cover with architectural shapes and bringing in interesting functions add new traditions and life to the Kazbegi region.

THE CONCEPT

The center of the project site of the park is represented by a spruce tree, which has geometric, ideological and functional significance. The system of roots joins the center from all sides of the park. It should be noted, that it is a newly planted coniferous plant, which can be decorated for the Christmas and New Year or be a centerpiece for other events. There is a small river flowing down the park, with pedestrian bridges arranged. It creates a natural, pleasant environment and adds a special attractiveness to the area.

Access to the park is available from various locations and the whole area, as well as buildings, are adapted for people with disabilities. Different zones are also presented at Gergeti Park, for example, trade zone, picnic zone, camp zone, administration building and cafeteria with open terrace.



Site plan

- 1. Ice rink/ multipurpose space
- 2. Museum
- 3. Administration building
- 4. Cafeteria
- 5. Tent area
- 6. Picnic area
- 7. Sports area
- 8. Shopping area
- 9. Children's entertainment area
- 10. Open parking lot
- 11. Running path



The Top view of the ethnographic museum

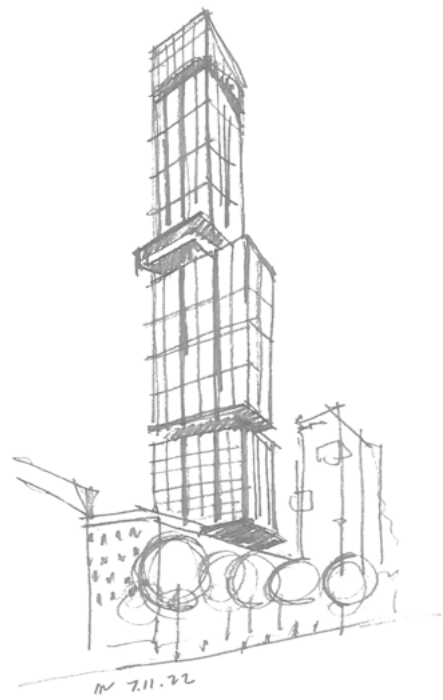
Connected with nature

The structure of the new ethnographic museum emerges from the landscape and creates a very contextual and aesthetical new destination



HIGH-RISE

— A consolidated group of professionals committed to creating and delivering world-class solutions enriched with local traditions, context and the latest technology. We aim to create long-lasting values that embrace environmental impact, social and economical platforms with global reach and local context.



MIXED-USE DEVELOPMENT

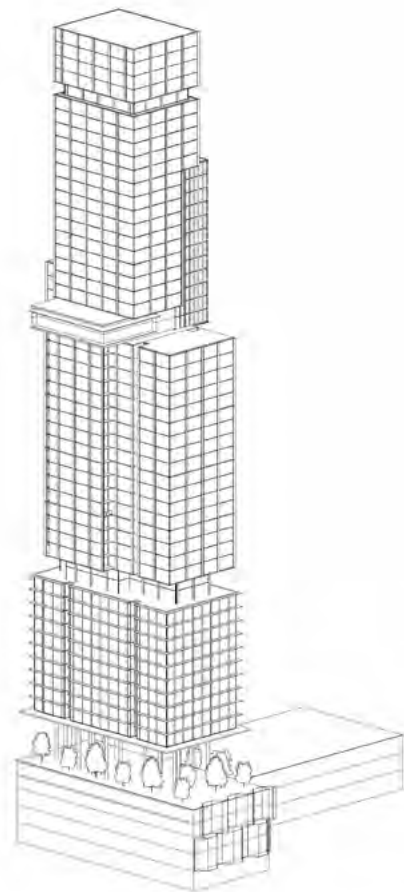
Tbilisi, Georgia

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



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, appealing and 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.

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. Our aim was to create an experience where you are constantly engaging with your surroundings as you move around the building.



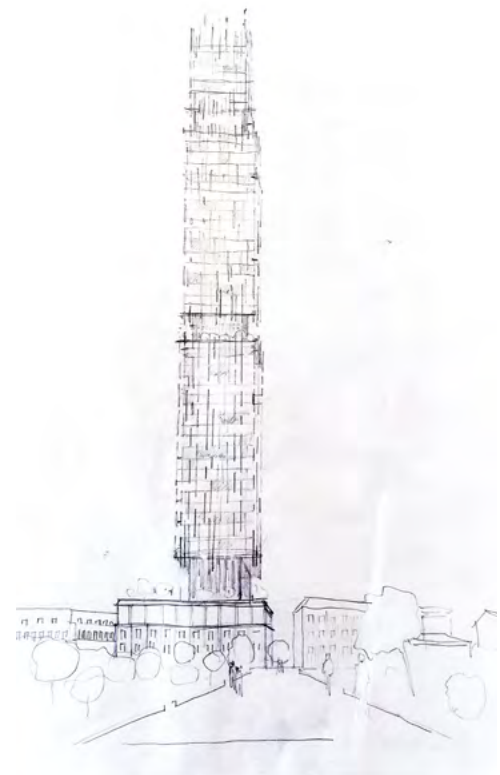
The view of the building



The view of the building



Rain tower



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.





Dubai towers



DUBAI TOWERS

Dubai, United Arab Emirates

The high-rise development in Dubai aims at harmoniously balancing living and public spaces, while creating visually appealing aesthetics that is influenced by local context and project location. The architecture balances modern, yet sophisticated character and finds a common language with the surrounding context.

The future inhabitants of the development will be joining a dynamic new neighborhood with a variety of shops, cafés and restaurants, as well as a rich program of exhibitions, performances and events. This comprehensive community embodies the concept of comfortable living, with essential amenities close by and a world of retail, leisure and entertainment on the doorstep. It is the ultimate address for a perfectly balanced lifestyle. Whether it's spending quality time with family, connecting with nature, or taking in stunning views on a leisurely stroll, this idyllic neighborhood is the ideal place to savor life's beautiful moments.

FACTS & FIGURES

Tower A
Area 2058 m²
Number of Storeys 23
Height 108.35m

Tower B
Area 1945 m²
Number of Storeys 30
Height 133.55m

Services **Architecture, Interior Design**
Status **Ongoing**



The view of outdoor lounge

Function

The new residential development to be built represents two towers with 25 and 35 stores, connected via a 5-story podium that hosts public areas, commercial and office spaces. The development takes into consideration the requirements, needs and expectations of the inhabitants and aims at delivering superior quality and value to the owners.

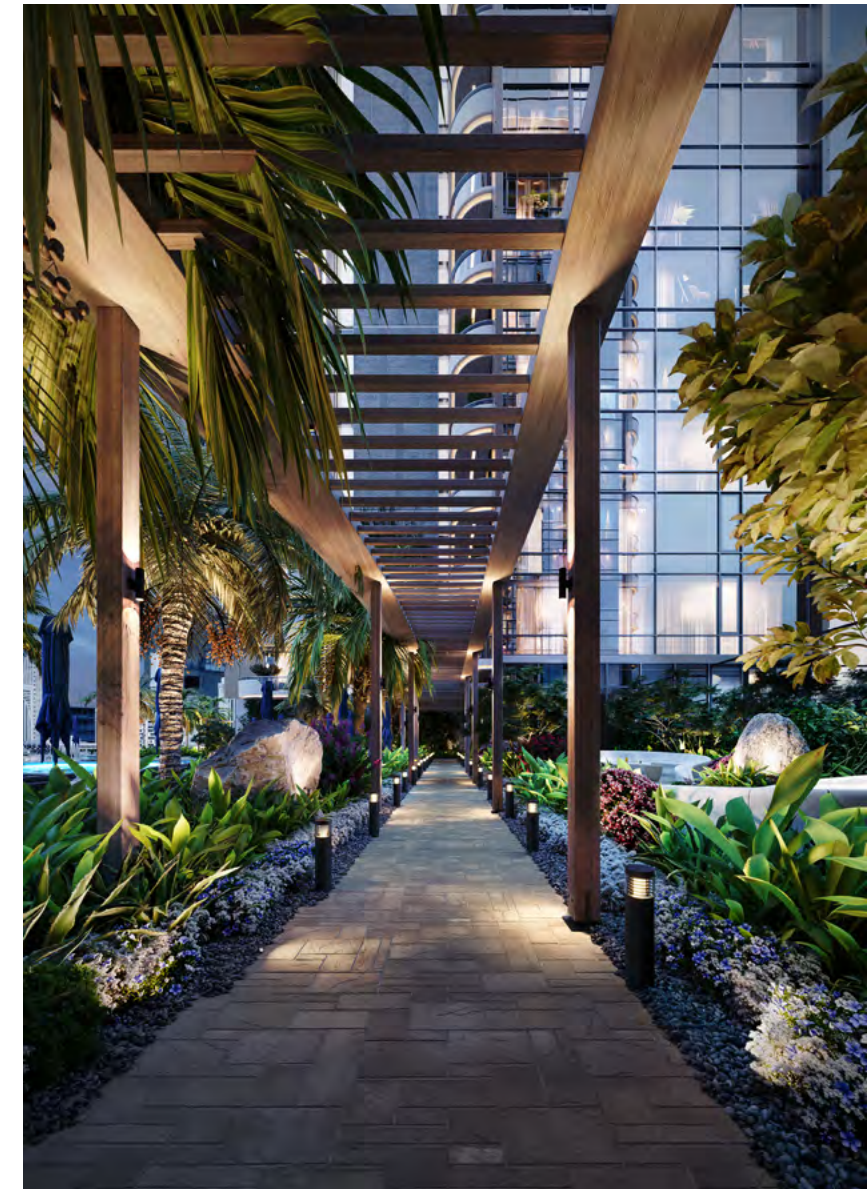
The apartments offer extraordinary views. Its design combines bright spaces with careful detailing – along with a sophisticated Sky Terrace in which to relax and enjoy mesmerizing views.



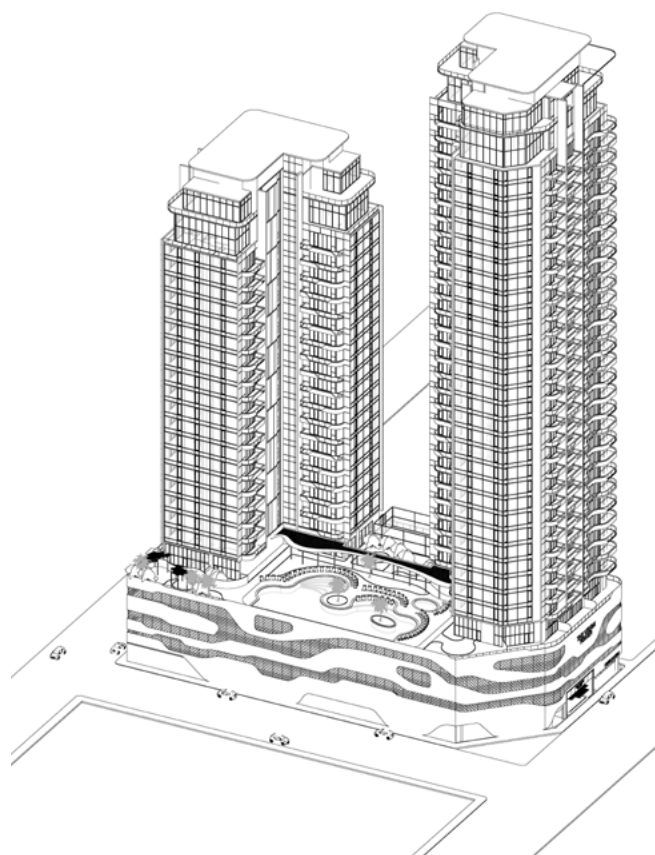
The plan of podium rooftop

LANDSCAPE

For the landscape was created a rich, engaging environment that respects the cityscape and provides both public parks and gardens alongside more intimate, characterful spaces for residents. Guiding their design has been the concept of ‘the journey home’ – the path residents take from public to personal space. Both hard and soft landscaping is used to differentiate between these spaces, easing the transition between them. The sophisticated use of lighting is used to signify a variety of different domains. In public spaces, it’s primarily functional, while in private gardens and terraces, it is used to create some drama and atmosphere. Landscaping at this level is as much about how people feel as what they see.



The view of the walkway



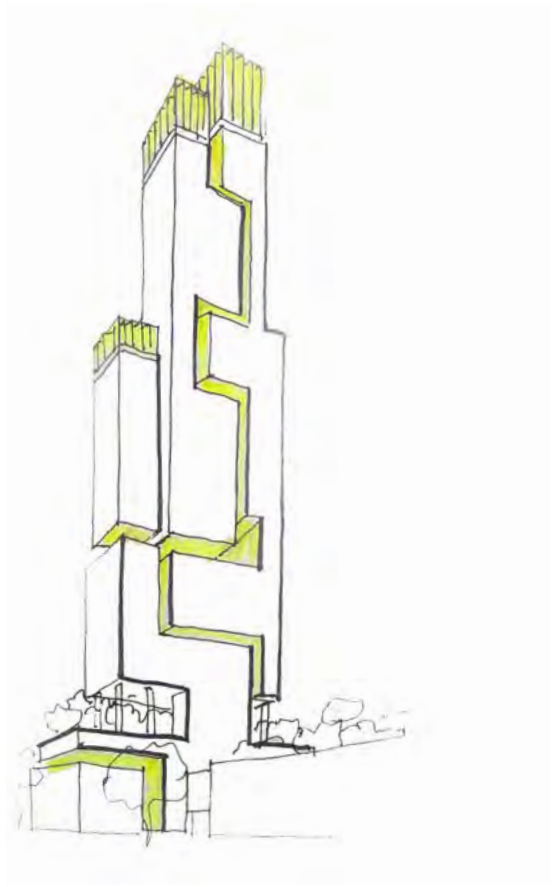
Axonometric view of the buildings

THE NEW DESTINATION

This is where the thinking behind the master plan finds its most eloquent expression; a place of dramatic new commercial and residential buildings set in open, fluid spaces, that lifts the spirits and creates an immediate sense of belonging.



The view of the buildings



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.



The view of the building

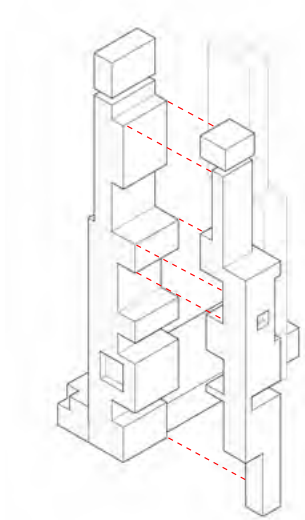


the closeup view of the building

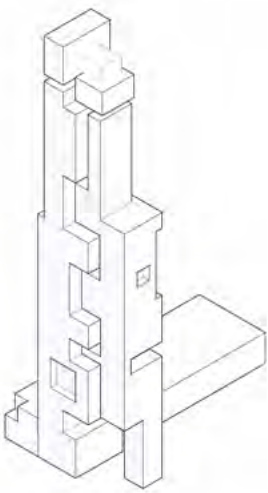
Experiences

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



HOSPITALITY

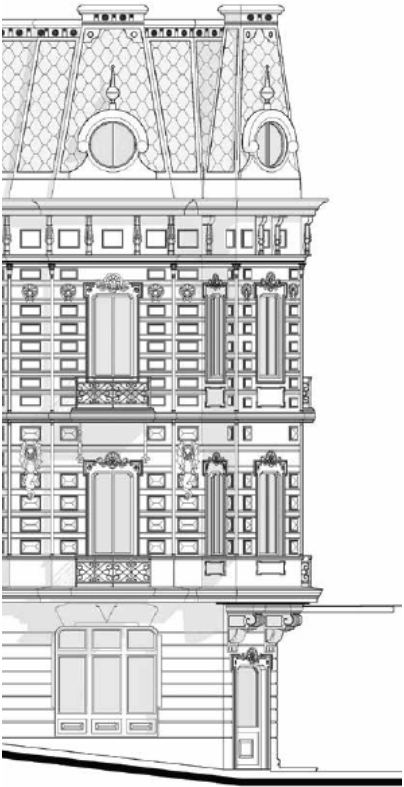
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click for the link

Creating Healthier Environment

SPECTRUM



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

CHARACTER

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. Hyatt Rustaveli includes a stunning pool with a terrace, gym and other spa facilities, where the guest can relax and get away from the urban routine. Every aspect of the design is carefully considered to create effortlessly luxurious living spaces that exceed expectations.



The facade of the building

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 view of the building from the Gribodovi street

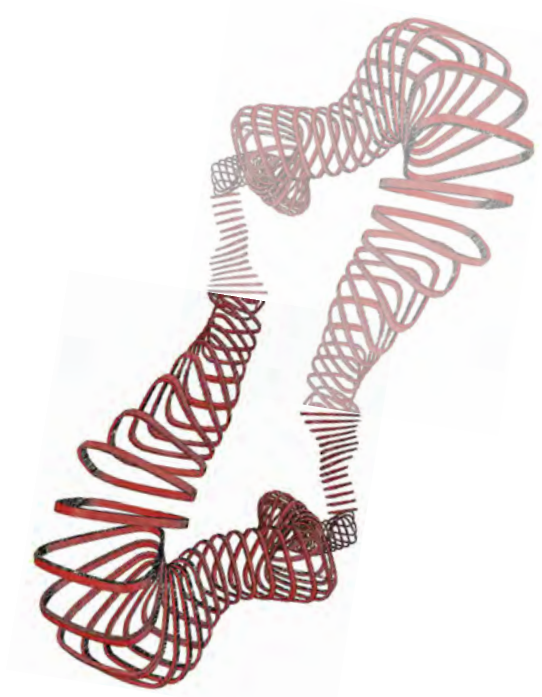


The view of the main entrance



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.



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

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 combination of brick, wood, colorful glass, blue velvet and greenish wood is set to create memorable and favorable space for gatherings.



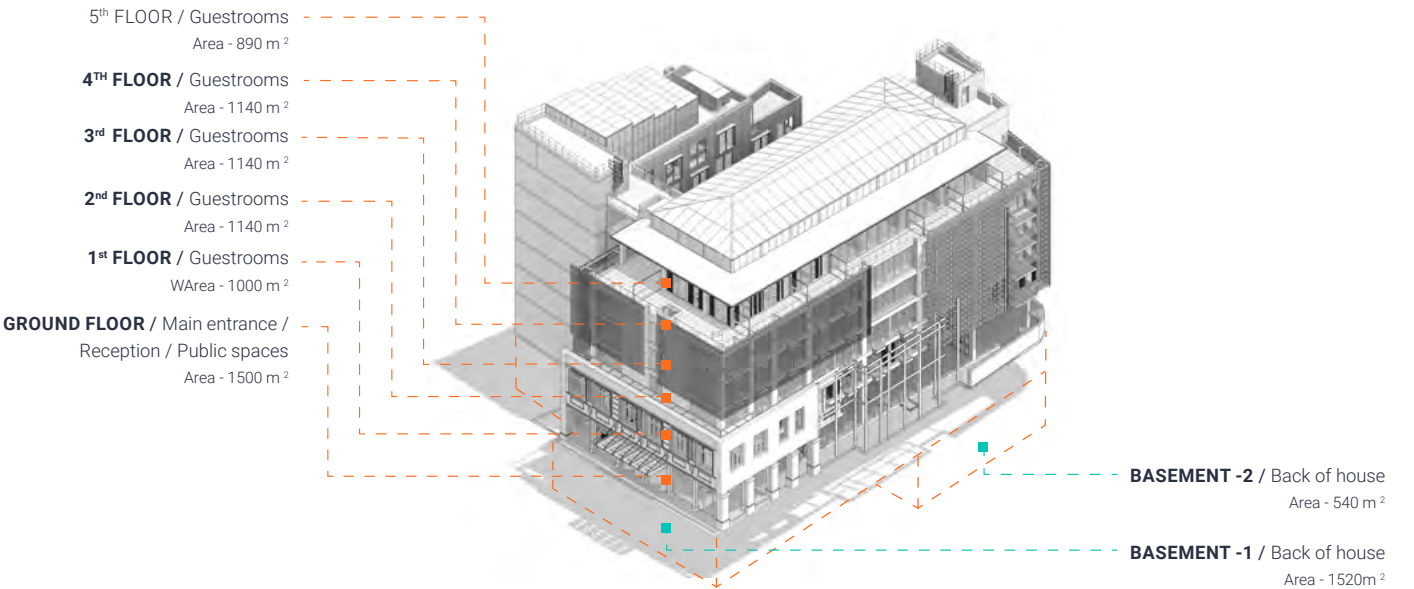
Front of house spaces



The view of Library and wine tasting

The building

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

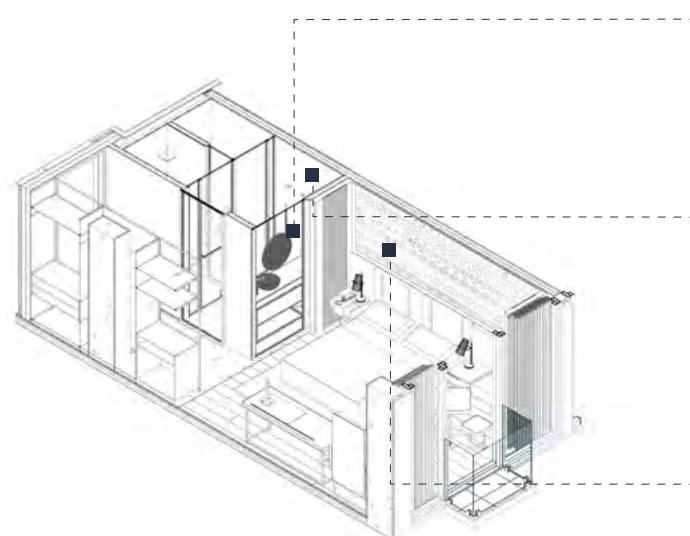


Standard guestroom render

Guestrooms

The guestroom layout was thoughtfully considered to take maximum advantage of the given space, and while carefully crafting the visual side, simultaneously making it well-planned and efficient. An open bathroom layout was proposed allowing sunlight directly into the area and making it more airy and free flowing integrated with the room. A palette of honest, natural and warm materials

is used to create a tranquil and memorable space, the place you want to keep coming back to. The flexible art display in the corridor presents a unique opportunity for the local art exhibition. Clean lines, thoughtful use of space and bespoke elements that take cues from the neighborhood are set to make guests feel at home away from home!



Axonometric view of the guestroom



Element 1

Mesh material, used on the glass partition wall, stands for the ancient Georgian Armour



Element 2

The wall tiles draw a parallel to the sulphuric baths, with which the city is well known. To add more traditional flavor, the 10th-century ornament was used as an inspiration for the tiles design.



Element 3

Bespoke artwork connects ancient symbols and the Georgian alphabet with modern sophistication

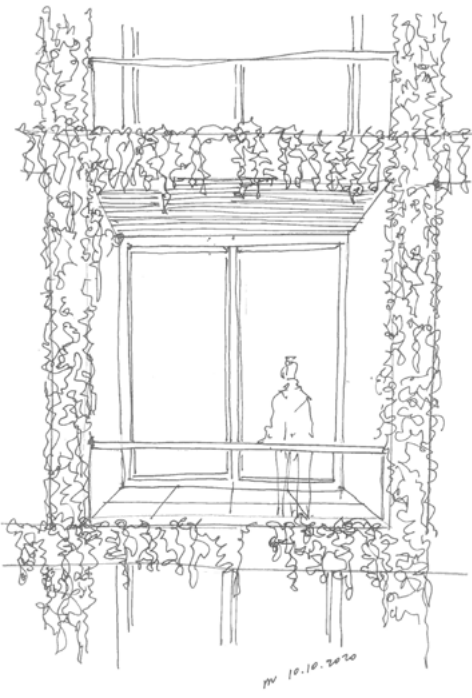
Infused with local character

All rooms have a common feature large, wall-to-wall Canopy, in milk chocolate color, over the bed and the headboard wall is decorated with high-quality printed fabric with Georgian alphabet on color backgrounds. The colors of the fabric have been carefully selected from various Georgian architectural and historical sources and there are 3 dominant colors used: bluish-turquoise; gold-brown; shiny terracotta.



Guestroom views





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.

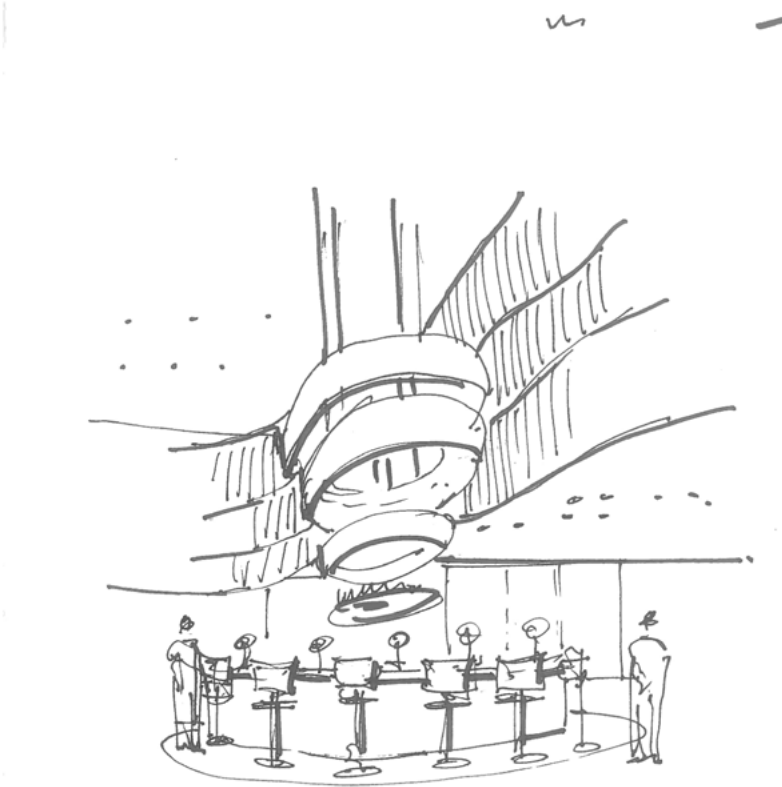
FACTS & FIGURES

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



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

FEEL THE BREEZE OF THE BLACK SEA RIVIERA

Premium lifestyle meets
Remarkable sophistication

The notion of coastal aesthetics of Black Sea Riviera in line with the look & feel of the premium business hotel guide selection of forms, textures and materials. At first glance minimalistic style leaves a special charm, sense of luxury and sophistication to the visitors. Natural materials are extensively used throughout the hotel as a common design language. All materials, fixtures, furniture and accessories are carefully selected to deliver a memorable guest experience.



The view of the bathroom

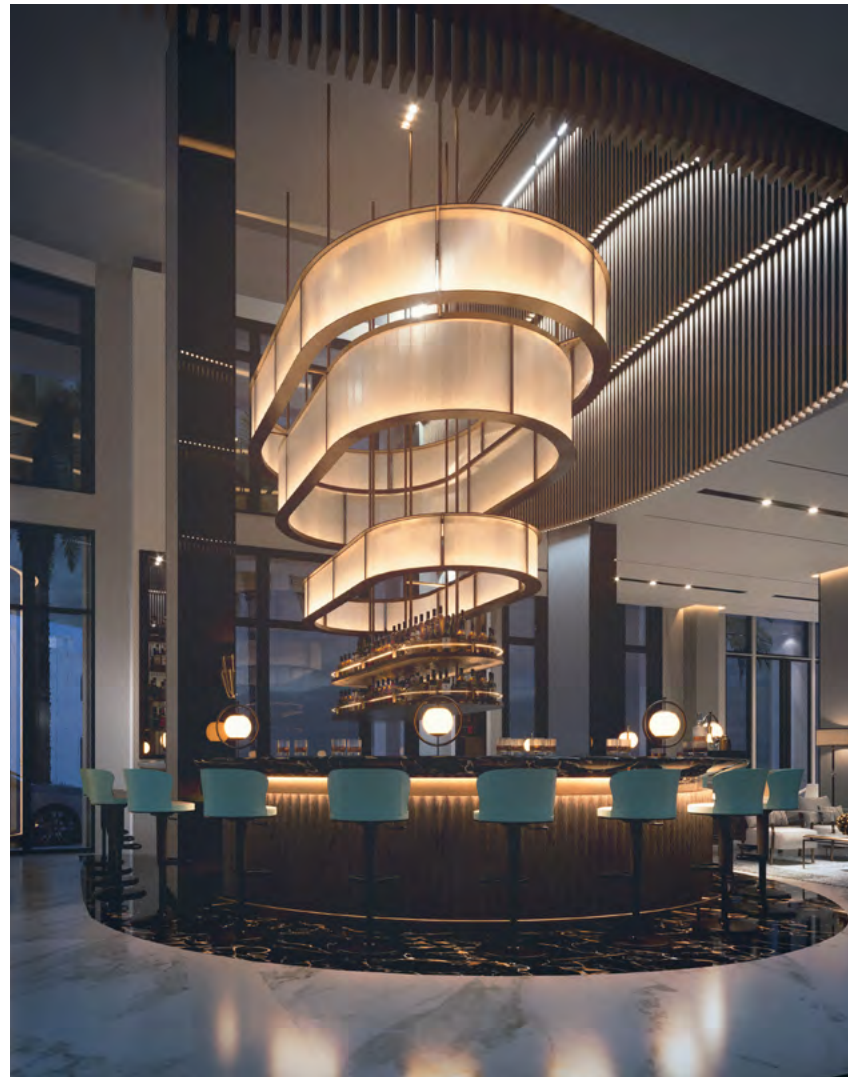


The view of the bathroom

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 palettes 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.



The view of the bar

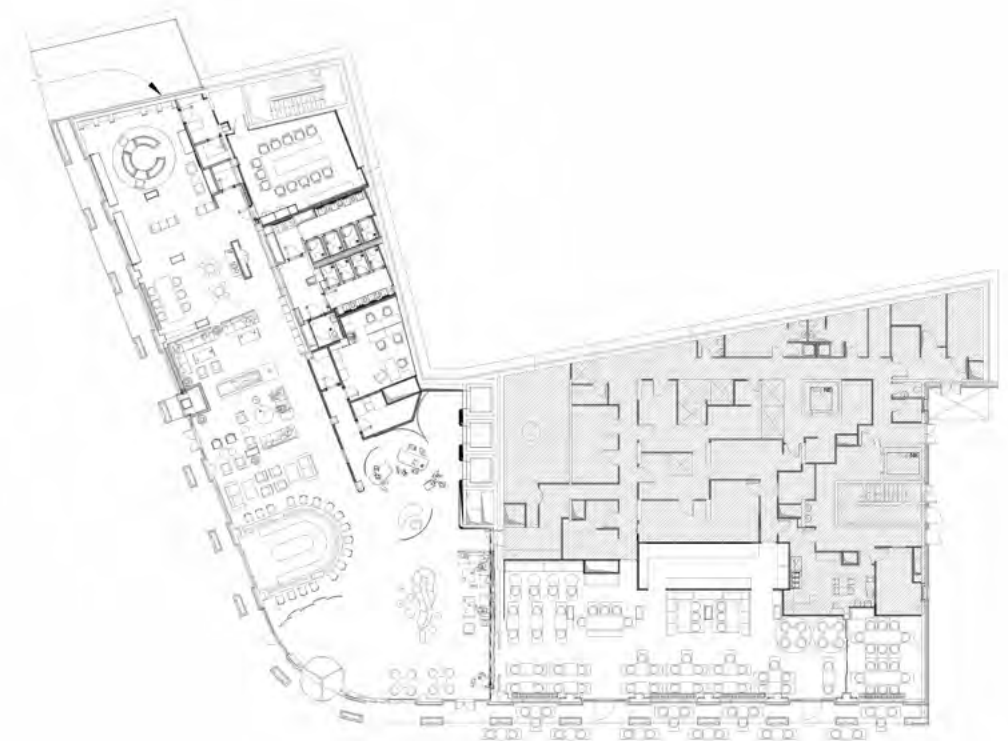


The view of the restaurant

Restaurant

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.



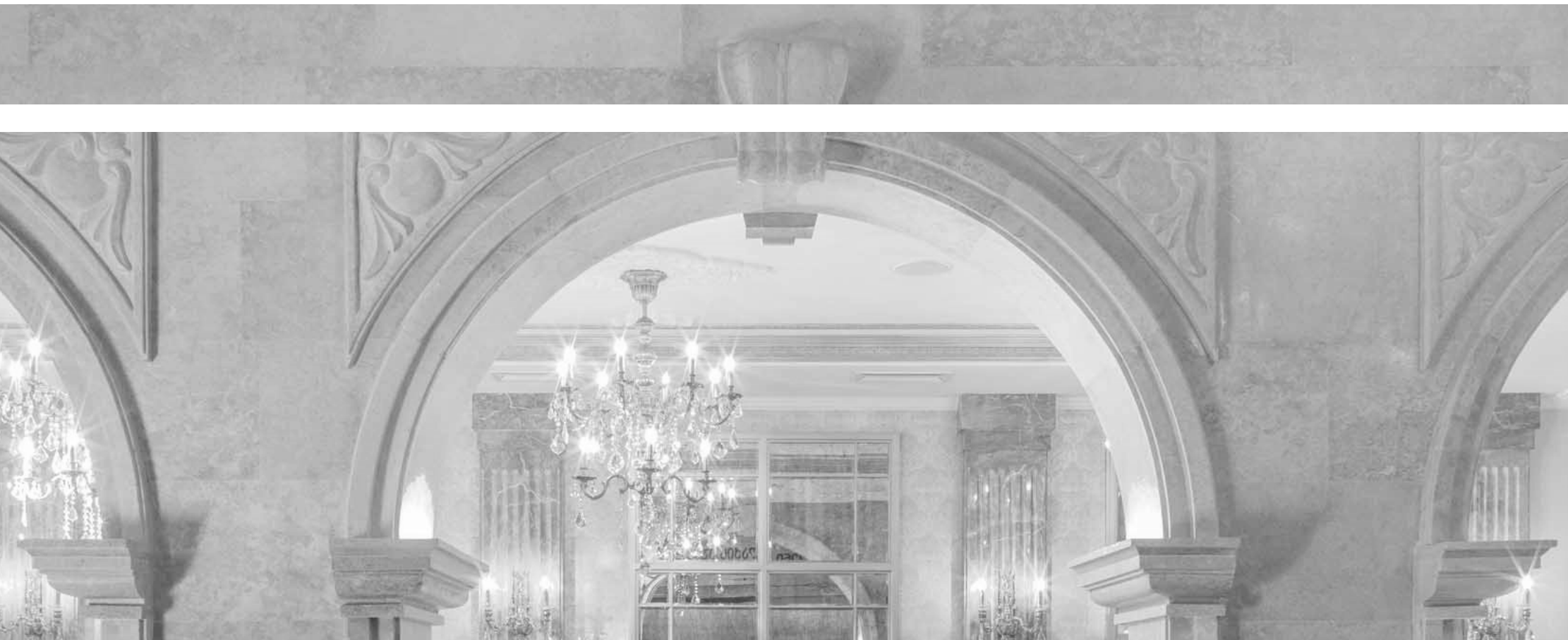
The main concept



The view of the reception lobby

Perfection delivered in details

The design takes the notion of the color psychology, setting the ground for a serene, neutral color scheme that is in line with the hotel architecture, and leaves space for creativity. Careful consideration of each and every element of the interior design alongside bespoke furniture and accessories is what adds special charm and original apparel to every space.



COMMERCIAL INTERIORS

— Interiors by SPECTRUM are characterized by strong conceptual legibility, ingenuity, and a rigorous approach to detailing – all underpinned by the principles of humane, enduring, sustainable design and never-ending 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

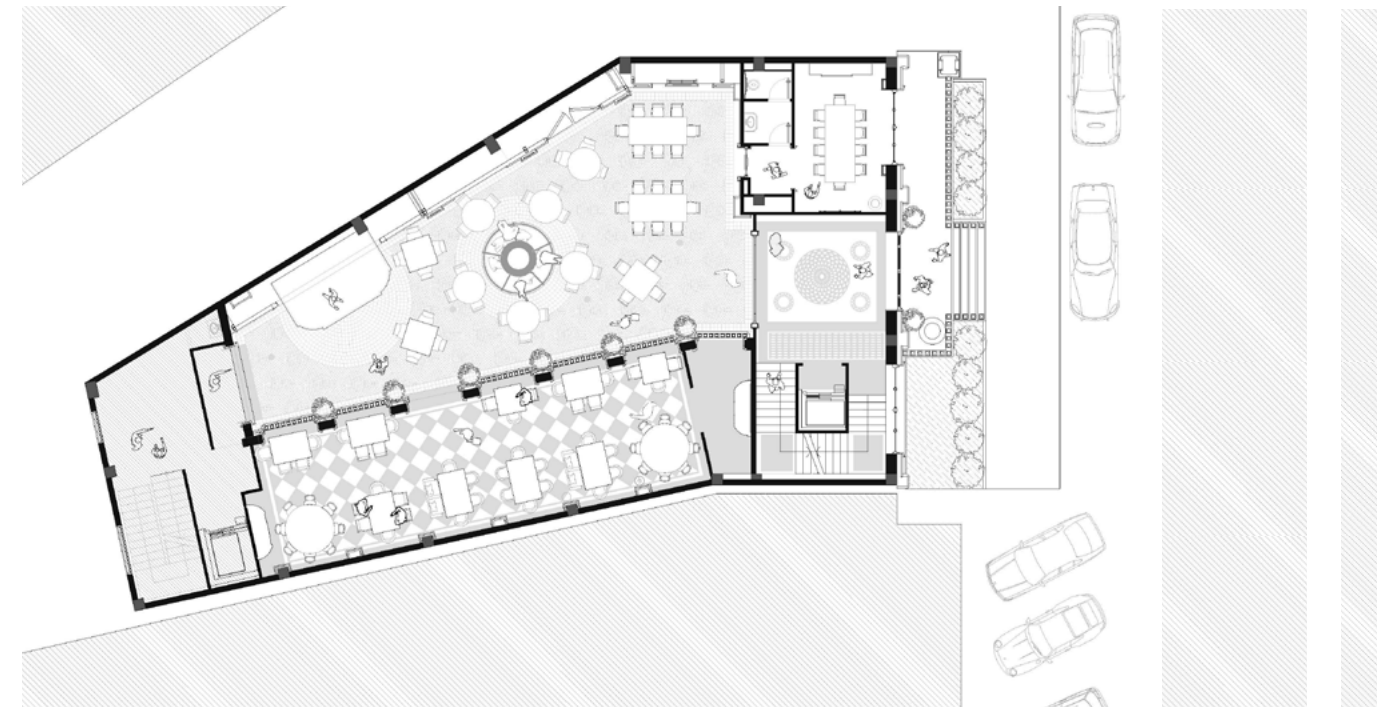
CONCEPT

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 restaurant

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.

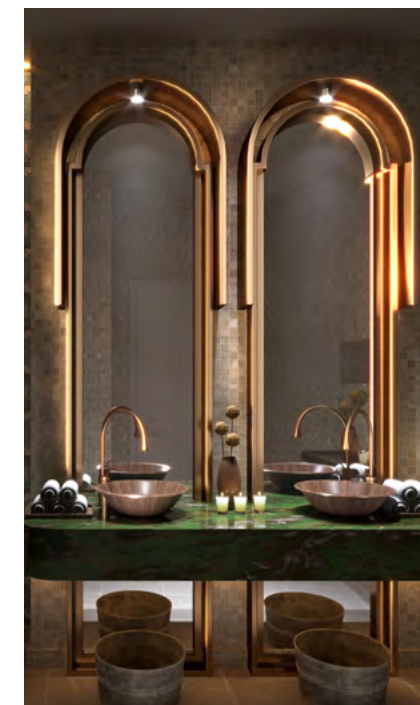
FACTS & FIGURES

Area 430 m²
Services Interior Design
Status Ongoing

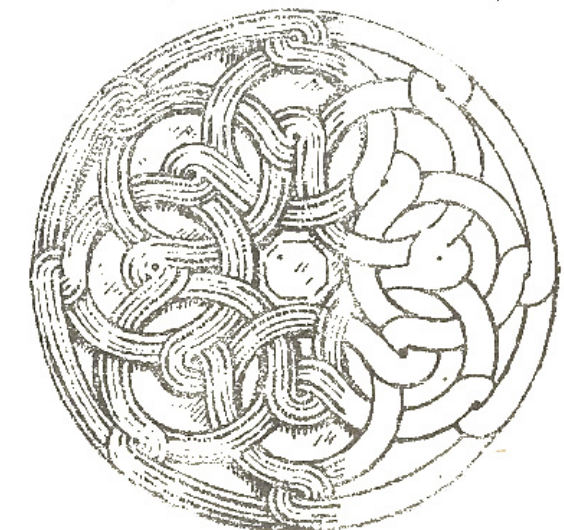


Views of the restaurant

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



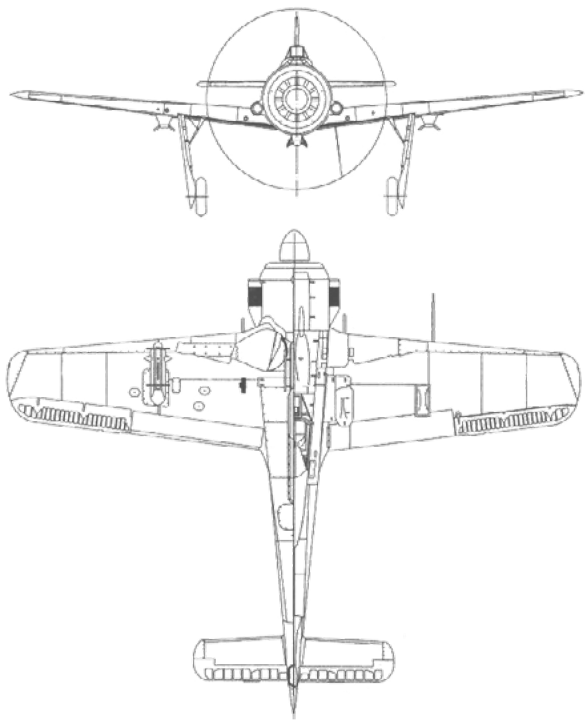
the artwork of craftsmanship, that creates a special ambiance. Arched shapes are used for the bar space to bring in more traditional flavor as they are commonly found in different architectural buildings of various periods in Georgia.



The view of restaurant sitting

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.



RESTAURANT “AVIATOR”

Gudauri, Georgia

The project of the restaurant rethinks loft interior design style, connects with aviation theme and converges strict, industrial style materials united with different design approaches, in order to create a bespoke and comfortable atmosphere to dine and relax.

The restaurant belongs to the hotel – “Gudauri Loft”, which is located in Georgia’s winter resort – Gudauri. The project is filled with modern and sophisticated details, that make the space very unique and characteristic to its own name of “Aviator” and location.

FACTS & FIGURES

Area 360 m²
Services Interior Design
Status Completed

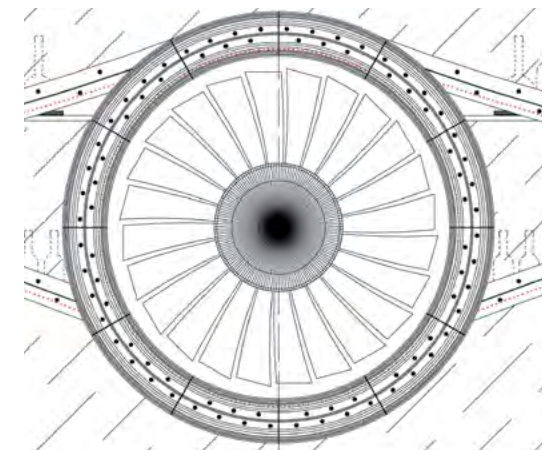


Views of restaurant interior

Based on several material relationships – wood, cement, brick and metal, our designers created a completely new space in the region. With a high ceiling and large, panoramic windows, lots of natural light gets in the interior space. Open space, dark tones, concrete, leather and solid wood textures create a cozy, comfortable and distinctive environment.



Strict, minimalist and laconic interiors feature functional, vintage furniture. Handmade metal decorative partitions, concrete columns, a natural stone bar



and an original, exclusively made metal fireplace create unforgettable experiences. The harmonious combination of different architectural solutions is the main concept of this interior.



The view of the bar

Clear for take off

The harmonious combination of different architectural solutions is the main concept of this interior. Open space, dark tones, concrete, leather, and solid wood textures create a cozy, comfortable and distinctive environment. Strict, minimalist, and sparse interiors feature functional, vintage furniture. Decorative, handmade partitions, concrete columns, a natural stone bar and an original, exclusively made metal fireplace, create an unforgettable experience.



RESIDENTIAL INTERIORS

— When it comes to residential interiors our approach remains the same – thorough consideration of each and every aspect from functionality to visual aesthetics to deliver best results and create value for the residents.



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 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.



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 view of the kitchen



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

UNIQUE COLOR PALETTE

Elegance & sophistication
redefined

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.

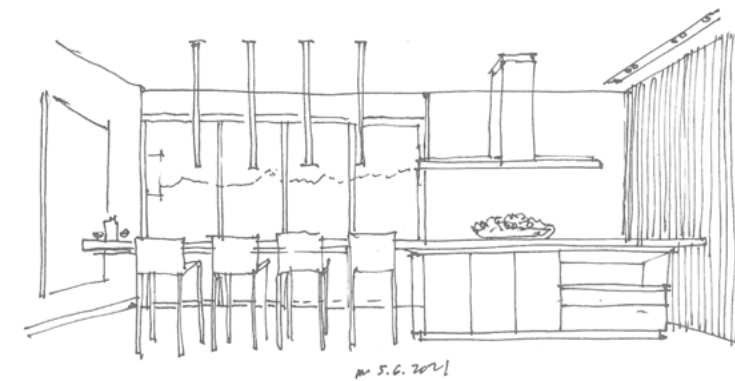


The view of the dining

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.





CHAVCHAVADZE RESIDENCE

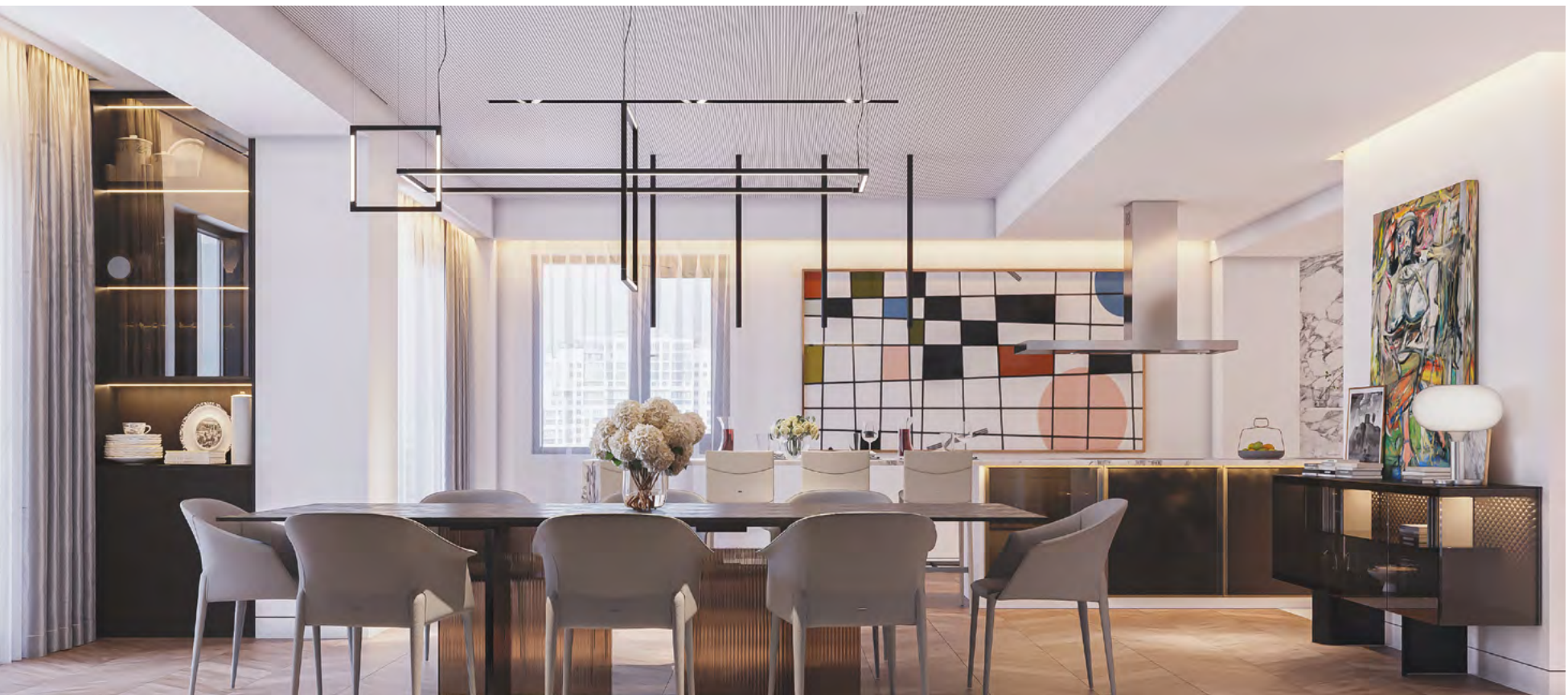
Tbilisi, Georgia

The interior unveils the gift of modern luxury- living in a state of comfort and convenience, wherein every detail serves one purpose- the comfort and wellbeing of the owner. Different decorative materials fill the ample, light-filled space to create a unique and refined environment that brides modern aesthetics with a touch of luxury.

An almost poetic appeal guide through the modern interior, wherein serenity is the overriding feeling at the sight. It impresses with its light and airy aesthetics, modern and welcoming atmosphere that is achieved with the use of light color pallet, natural materials, lustful furniture and decorative objects with a chic appeal. The combination of all these elements brings a luxurious atmosphere that is far from ostentatious. Instead, it is characterized by its refined and comfortable side that reigns in every room of the house, from the kitchen to the living room.

FACTS & FIGURES

Area 200 m²
Services Interior Design
Status Completed



Views of living spaces

The interplay of different materials and textures create a soothing and comfortable atmosphere. Carefully selected decorations and accessories bring special charm and create a unique environment. White marble, black fixtures, and high-end furniture all come together to experience a sense of enviable luxe into these large living spaces, bedroom designs and chic kitchen.



From choosing colors, materials and finishes, through to furniture, soft furnishings, art and accessories, we bring it all together into a single cohesive, well planned and designed interior scheme.

WHERE DESIGN COMES TO LIFE

The essence of
modern luxury living

Each area of the private house interior balances rich textures and tailored details to create space that is modern, comfortable, inviting, and infused with warmth and ease. "True luxury living - It's a natural process that sets about as a seed deep within the soul and blossoms through our everyday lifestyle choices."





PRIVATE HOUSE

Tbilisi, Georgia

The main aim of the interior design was to intellectually respond to the requirements of the different members of the family and create a unique space that delivers the essence of modern luxury living. Light and luxurious decor filled with top-notch materials and slick furniture are all set to impress in this elegant and classy interior.

Our interior designers have focused their attention on the finest details and included contrasting features to create a completely unique space. The distinctive surroundings stand out alongside the elegant marble-effect work surfaces and a monochromatic palette with quirky brass accents. The result is a triumph of practicality and persona.

FACTS & FIGURES

Area 500 m²
Number of Storeys 2
Services Interior Design
Status Completed



The view of kitchen/bedroom

The masculine color scheme with a subtle touch creates a unique experience. The mood takes priority in the interior. 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. Black-on-black fabrics ensure the textural experience is just as powerful as the visual one.



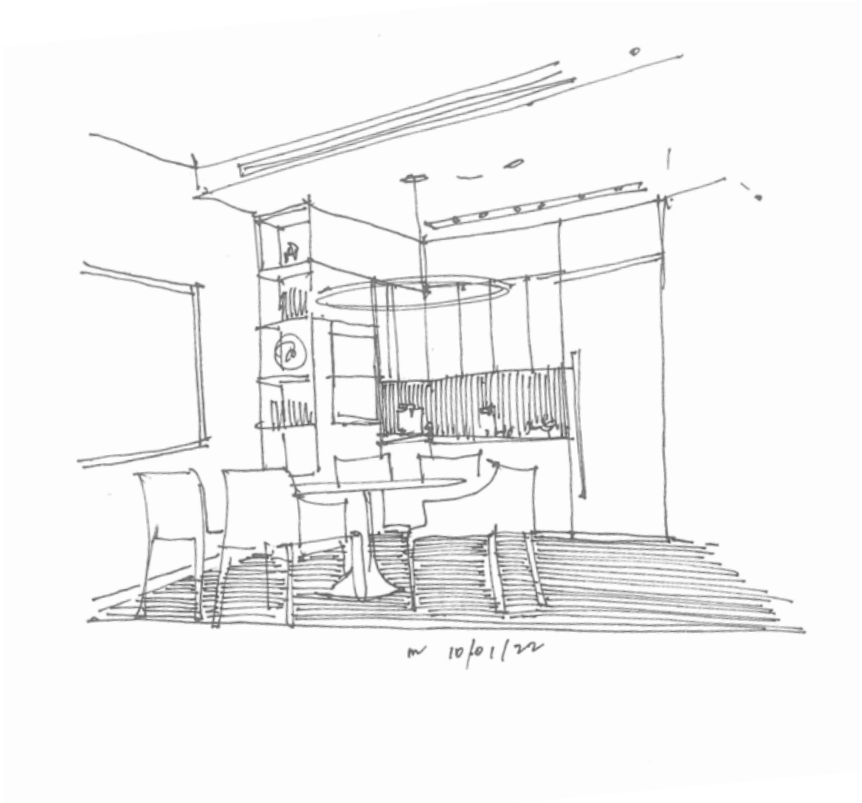
Modern, linear shapes and original elements create a comfortable and distinctive environment for the residents. The elegant, refined interior is distinguished by aesthetic and functional solutions. The bedroom with a masculine color pallet is balanced with decorative elements. Bespoke planter adds special charm and character to the interior.



The view of the living room

The gift of modern luxury

The interior unveils the gift of modern luxury- living in a state of comfort and convenience, wherein every detail serves one purpose- the comfort and well-being of the owner. Different decorative materials fill the ample, light-filled space to create a unique and refined environment that brides modern aesthetics with a touch of luxury.



DUBAI APARTMENT

Dubai, United Arab Emirates

The main goal of the project was to find a common language between the exterior of the building we had developed and the interiors, while overall creating a very desirable residential development that would have a unique character and contextual value.

While the building and open spaces have an exciting, lively rhythm, the apartment interiors have a more restrained feel of certainty and timelessness. The aesthetic manifests itself through the creative use of space, materials and detailing. Generous spaces and floor-to-ceiling windows together with materials such as marble and walnut parquet flooring quietly impart quality and class, reinforcing the sense of solidity and enduring good taste.

FACTS & FIGURES

Tower A
Saleable Area 16090 m²
Total units 178

Tower B
Saleable Area 20337.7 m²
Total units 238

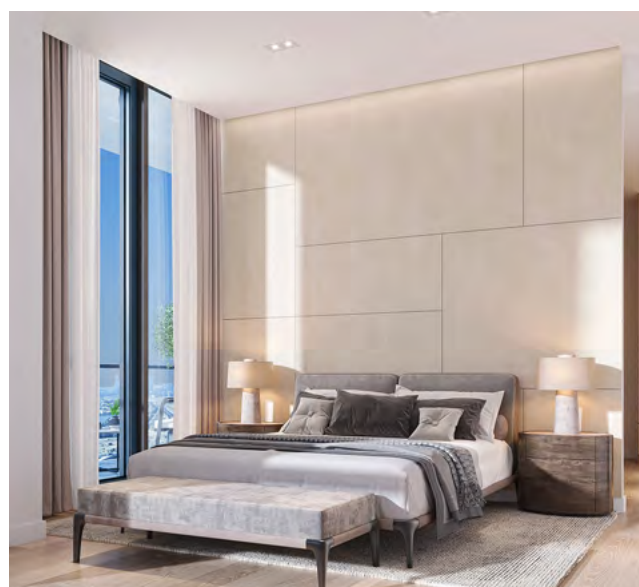
Services **Interior Design**
Status **Ongoing**



The view of reception lobby

Functionality

We have carefully thought about the way people would occupy the apartments, from the scale, proportion, and hierarchy of the rooms, through to the minor details and how things will operate on a day-to-day basis. Every aspect has been considered, from where to plug the kettle to the soft close of a door. The kitchens are bespoke elements within the apartments, custom designed with a range of layouts to suit each apartment. They are the focus of each home, defining the open-plan living space.



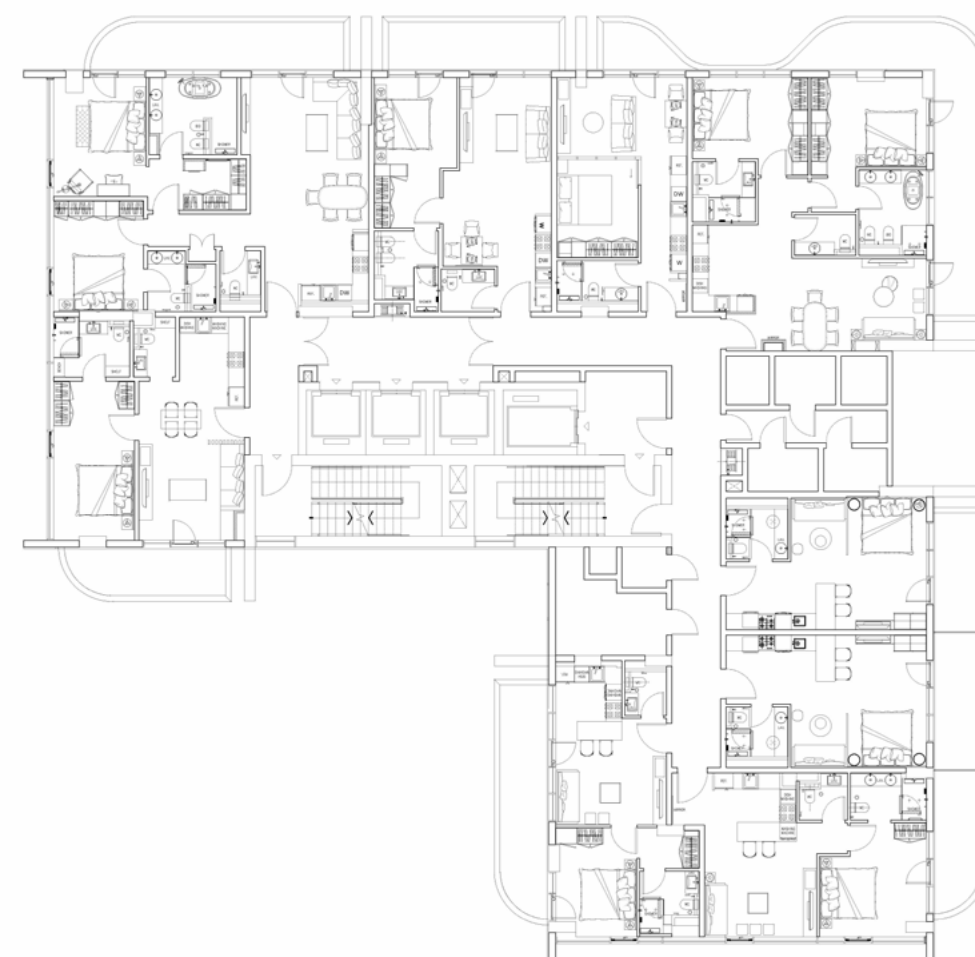
The view of bedroom / living space



Character

We wanted to design apartments that would provide an elegant yet discreet canvas on which residents could stamp their own personalities. The idea is that the residents should be able to imbue the space with their own personalities and colour palettes enable this. What about your approach to materials? The base materials visually echo the exterior of the building. We enriched the space palette with the warmth of timber, the elegance of porcelain, and highlighted the champagne metal detailing.

The approach for the residences remains the same for the communal spaces, as there is important for the residents to feel connected to the whole building, not just their own apartments. In the communal spaces is applied the same concept and similar materials as the rest of the interiors. Wherever the residents are - sitting in the library, walking through the ground floor lobby or on the promenade outside, it should always feel like home.



The plan of the typical floor



The view of the living space

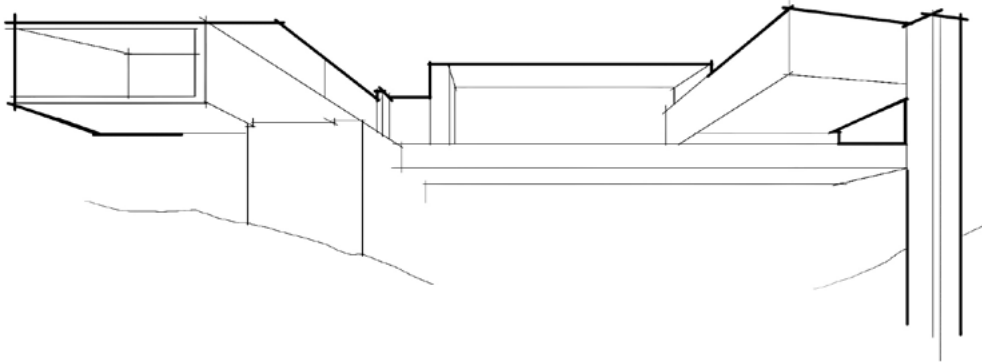
Comfort under control

A striking quality of the apartments is the attention to detail: the intricacy of design and the uncompromising level of craftsmanship. Enjoy a life of supreme comfort and ease in luxurious, light-filled spaces that have been meticulously designed to meet your every need.



DWELLING

— We value and understand the importance of each and every dwelling we design, by individuality, personal character, and its importance to its habitats. A healthy lifestyle combined with unique features of contextual and modern architecture is our signature ingredient.



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

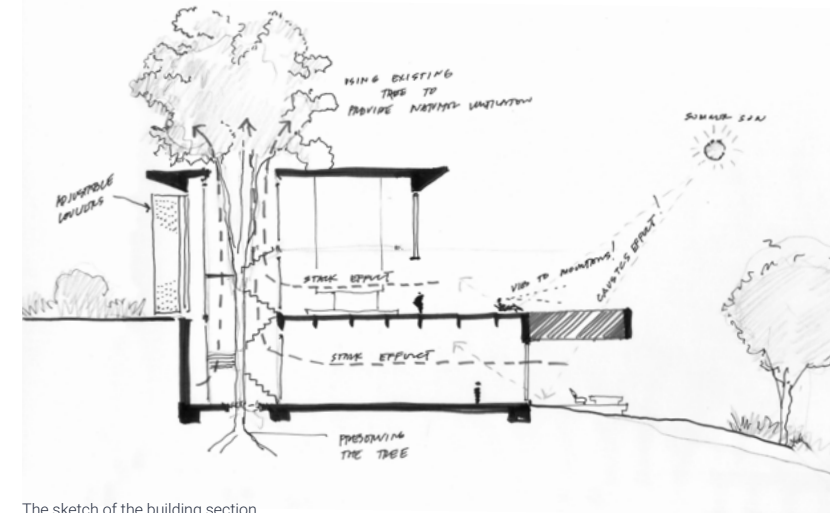
- Area 2700 m²
- Number of Storeys 3
- Height 14m
- Services **Architecture, Interior Design**
- Status **On going**



The view of the terrace

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 audacious curves. A sense of minimalism surrounding the space complements the forms and allows to better reflect car aesthetics. The office, edge of lounge and terrace are exposed to mesmerizing caustics that is reflected from the glass flooring of the pool. This itself will become an interesting feature to observe throughout the day. Ground floor allocates living space, VIP Guestroom, entertainment area and BOH. The living area creates flowing, airy open space with different arrangements of living area, TV area, library with ladder, dining area and dedicated piano area that can be observed from the living room extending the sweeping view.



The sketch of the building section

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.



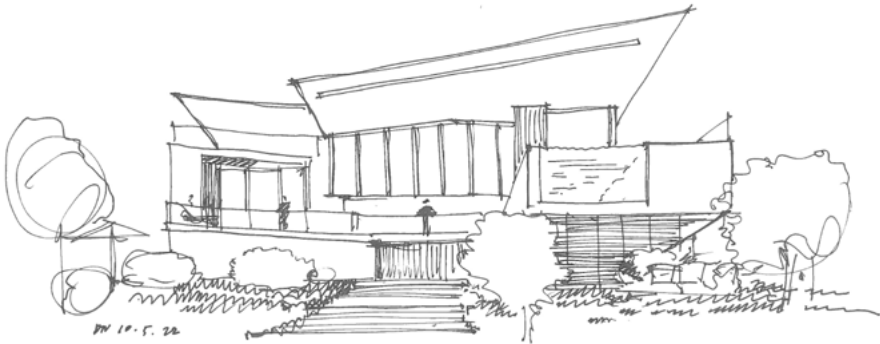
The view of living space



The view of the building

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.



LISI DWELLING

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**

Unique ambiance

"This set of concrete structural elements delivers the architecture of the house, and stands out on the facade and in the internal environments"



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 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 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.

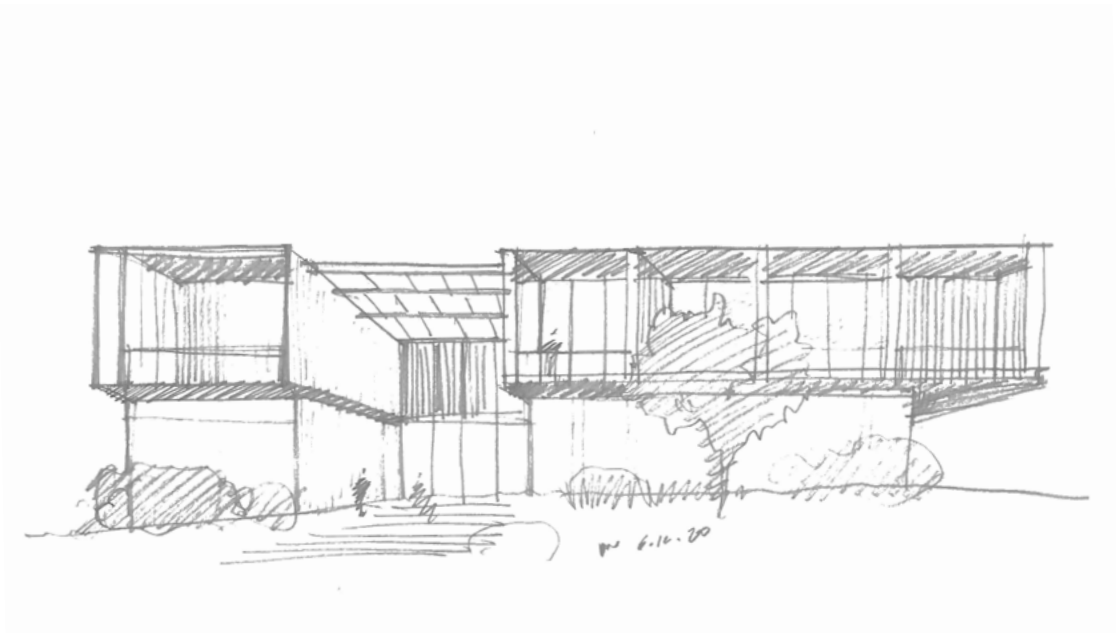




The view of the building

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.



PRIVATE HOUSE

Tbilisi, Georgia

The residential house with 6 bedrooms perfectly blends in the given context while supporting the requirements and the lifestyle of a big family.

The building's arrangement and the positioning of its various openings were intended to immerse the occupants in the surroundings, whilst the connection with nature is enhanced by the project's landscaping. The stairs arranged on the slope lead to the main floor entrance, where the living room, dining room, kitchen, cabinet, storage, guest bedroom and bathrooms are located. The second-floor design acknowledges both the importance of outdoor spaces and privacy by giving each bedroom its own separate balcony and allowing residents to retreat to their own corner or commune in the lounge area, which has a beautiful view of the patio.

FACTS & FIGURES

Area 890 m²
Number of Storeys 3
Services **Architecture, Landscape design**
Status **Ongoing**



Views of building

One of the most important details of this residential house project is the 50 sq. m patio, which is arranged on the South-East part of the house. A captivating patio design provides a modern home with a special sense of serenity and allows nature to become a major part of a home's makeup. Enclosed garden spaces act as personalized nature retreats that feed into adjacent interior spaces via the blurred boundaries of glass walls. The roof of the patio is made of steel structure and

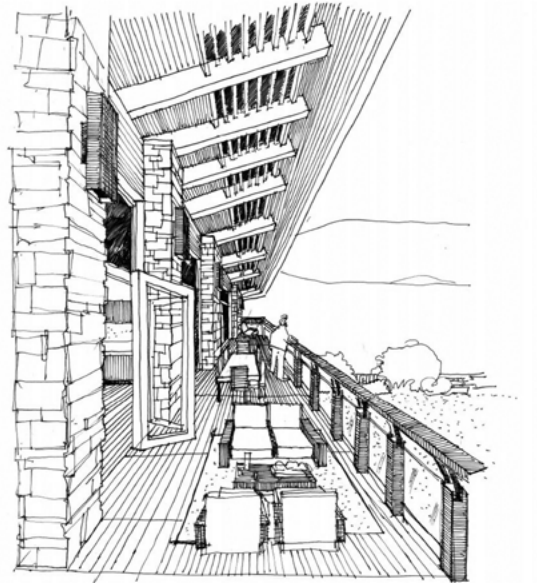


glass, providing constant sunlight and protection from the rain. The Facade The facade is balanced with glass combined with stainless steel panels, which gives the house its modernistic, contextual feel. Stainless steel panels change color according to climatic conditions, which makes the facade look different at different times.

Living with nature

"The development of this project took into account the strong relationship with nature, making it an integral part of the house and a key element in the enhancement of interior spatiality."





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.

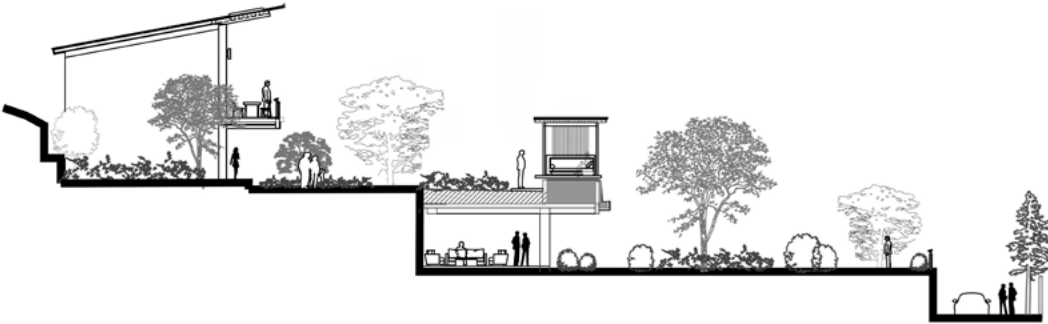
FACTS & FIGURES

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

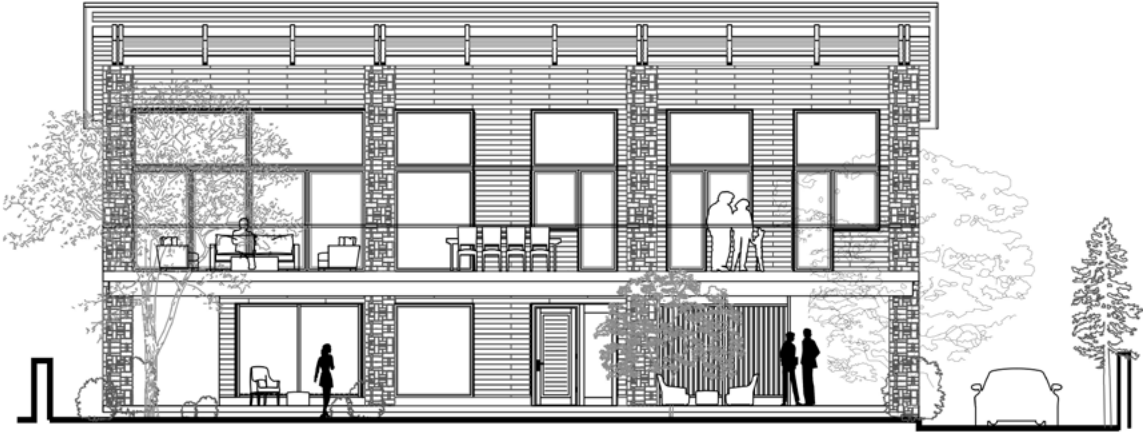
CHARACTER

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.

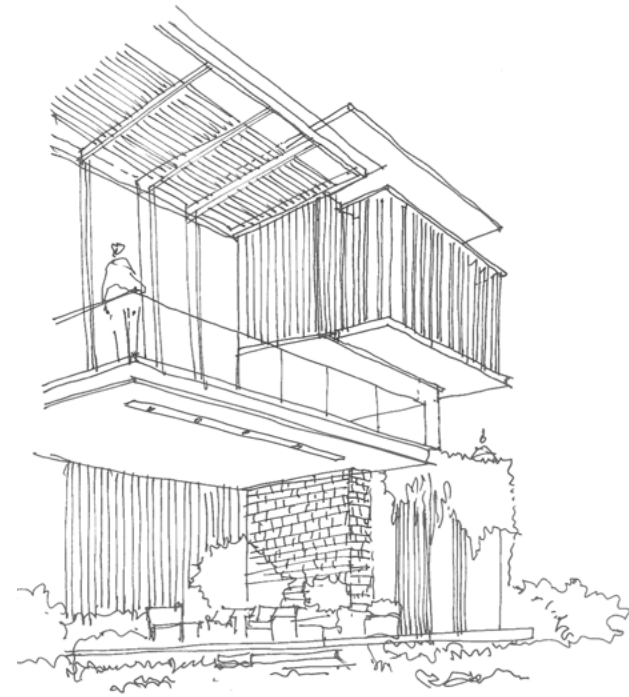


Views of the interior spaces

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.





BIOPHILIC HOUSE

Tbilisi, Georgia

The main intention behind the design was to create a biophilic house that would provide maximum comfort to the users and reconnect them to nature. Set in Nature the project rethinks our innate biological connection with nature.

Considering different patterns of Biophilic design creates an urban retreat for the residents. We have challenged ourselves to create a private sanctuary that would connect to nature and let it become part of the residence.

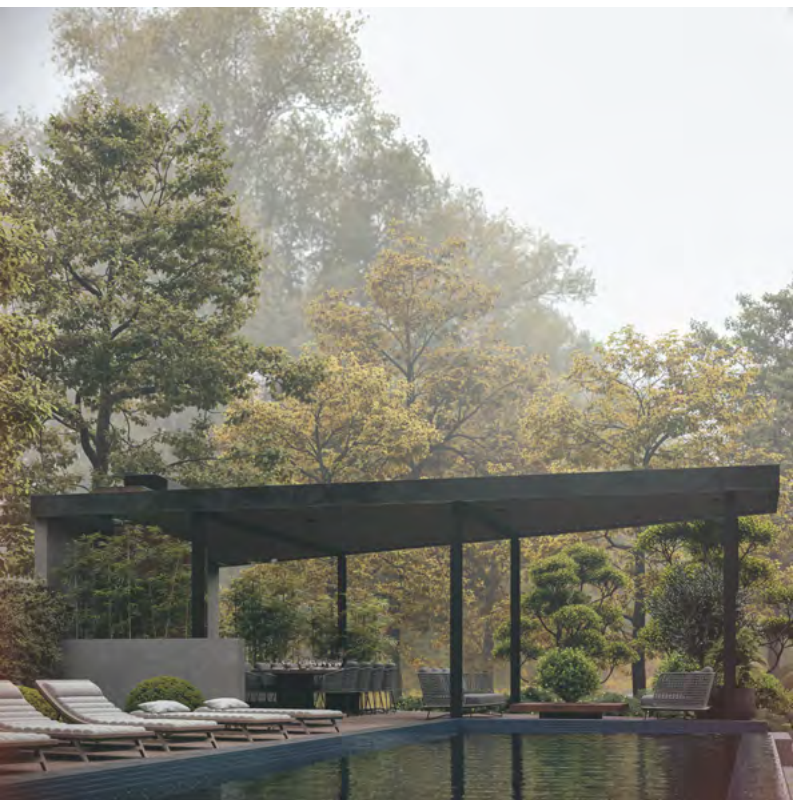
FACTS & FIGURES

Area 1260 m²
Number of Storeys 3
Services **Architecture**
Status **Ongoing**



Views of the house

Natural materials are used throughout the design, both the facade and interior. Wooden texture brings soothing warmth to the private house that is enriched with natural stone and mesh covered with greenery. The Winter garden is one of the main features of the house. It is located on the second floor. Each room surrounding it takes advantage of the amazing green



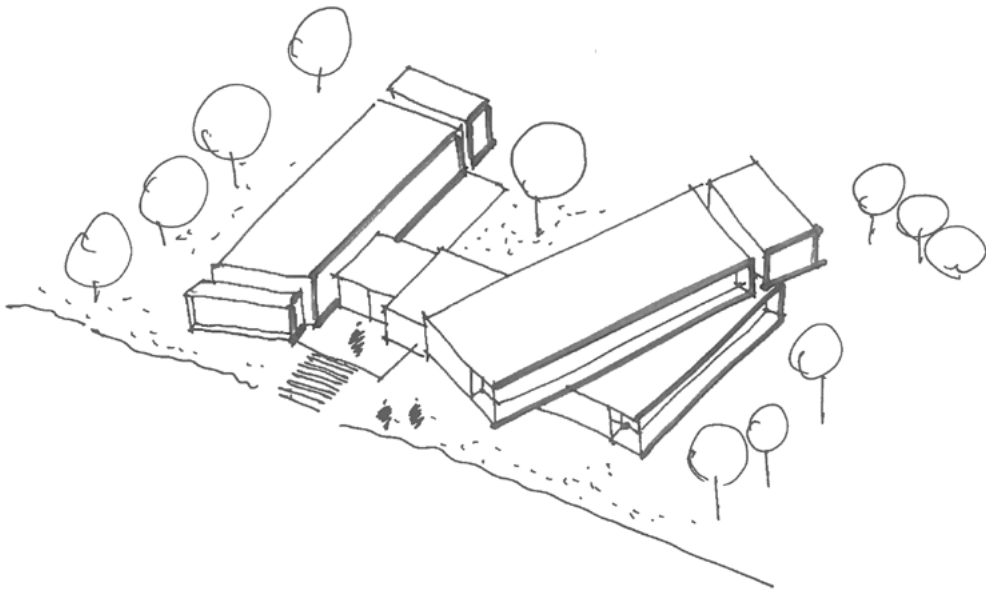
garden view. The garden serves as an oasis throughout the winter when using terraces and outdoor spaces are less actual. The house is allocated in a way to take maximum advantage of outdoor space and create an amazing stop to spend sphere time on fresh air.



The view of the building

Biophilic Approach

From visual & non-visual connection to nature, thermal variability, presence of water, dynamic & diffuse light, connection to the natural system, material connection to nature, biomorphic forms and patterns to complexity and order the design incorporates different patterns of biophilic design to achieve maximum comfort for residents, for their harmony and well-being.



PRIVATE HOUSE

Tbilisi, Georgia

The main intention behind the design was to create an architectural solution that would balance modern architecture, bespoke design and give a sense of isolation and privacy to the owners.

The modern, robust shape of the residence is enriched by metal screen with Georgian alphabet and ornaments that give unique character to the residence and at the same time bring privacy for the residents.

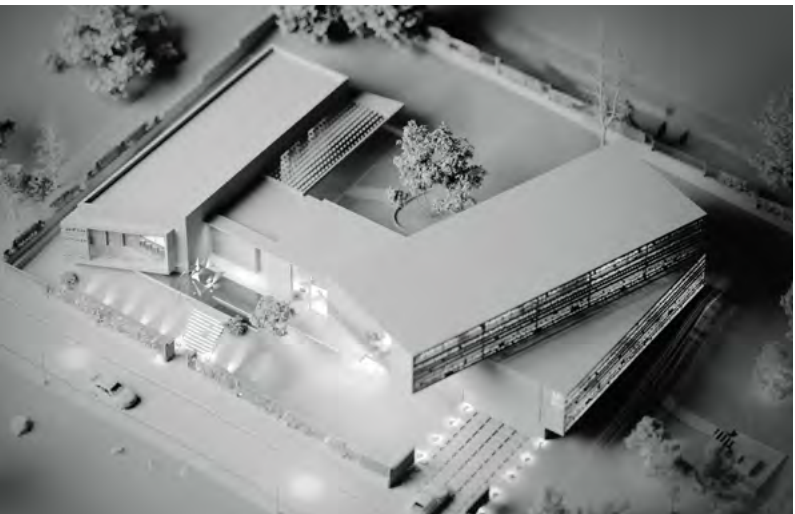
FACTS & FIGURES

- Area 550 m²
- Number of Storeys 3
- Height 11m
- Services **Architecture**
- Status **On going**



Views of the building

For the exterior, the material choice rests on raw concrete, wood and Corten steel. raw concrete as a base that would match all the additional materials and added the wood for a touch of warmth and sophistication. To mitigate the heavy, man-made concrete surfaces that are left exposed internally and externally, the interiors feature decorative elements along with modern artworks and upholstered furniture and soft fabrics. Inside, the use of concrete



continues throughout the house, where it has been combined with wooden paneling to create an organic and warm feel. A water mirror is used both at the entrance and in the interior of the house. Visually it is something that stands out because it is reflecting the rooms all the time and because that brings the idea of life, nature and biophilic touch literally through the house.

UNIQUE DETAILS

A first impression that leaves
no second thoughts

The concrete communicates simplicity and a modern lifestyle at the same time, but, ensuring the residence doesn't lose the sense of home, we have incorporated Corten steel and wooden textures as interesting materials to bring contemporaneity and add warmth.





WOOD CABIN

New York, US

With the goal to harmoniously blend into the existing landscape, we have created a wooden cottage that is perceived to be an indistinguishable part of the environment.

The wooden cottage was designed with the intention to connect the project with nature, take advantage of the backyard views and create a cozy atmosphere for the owners to escape urban hectic environment. The contrast between the wild nature and a safe, cozy interior space is emphasized throughout, strongly guiding the overall experience.

FACTS & FIGURES

Area 148 m²

Services Architecture, Interior Design

Status Ongoing



The view of the cabin

Simplicity, natural materials and minimalism are utilized to deliver peace and harmony. The overall experience is to offer owners a feeling of detachment from the outside world. Straight lines, modern architectural elements in combination with natural materials and a minimalistic approach to not exhaust the eye, creates unique and tranquil atmosphere. The glass curtain wall while bringing ample sunlight into the interior and presenting mesmerizing views, at the same time erases line between the interior and exterior. The house was designed with attention to energy efficiency and incorporates healthy home standards.



Views of interior spaces

Private Sanctuary

Each and every detail of the house is designed to deliver maximum comfort and coziness to the owner couple and enable them to relax, escape everyday fuss and comfortably spend leisure time on fresh air.



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