



AVIN-RESIDENCE 

BY: THE NO STUDIO

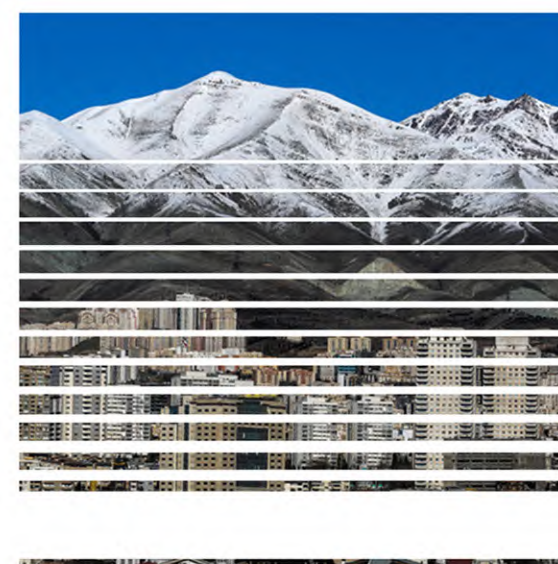
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AVIN AT A GLANCE

THE SUMMARY OF STRATEGIES



01 DISTANCE FROM THE CITY

Stepping back from urban density to create privacy, calm and openness.

02 FLOATING GREEN TERRACES

Suspended planted terraces extend living spaces toward nature and the sky.

03 MAXIMUM NORTHERN VIEWS

Opening the residence toward the northern mountains and preserving long views.

04 ART AS LUXURY

Art as a distinctive, non-repeatable layer of luxury and identity.



TABLE OF CONTENT

01 **THE STRATEGY**

Where the luxury starts

02 **THE FACADE**

The process
3d Simulation

03 **PLANING**

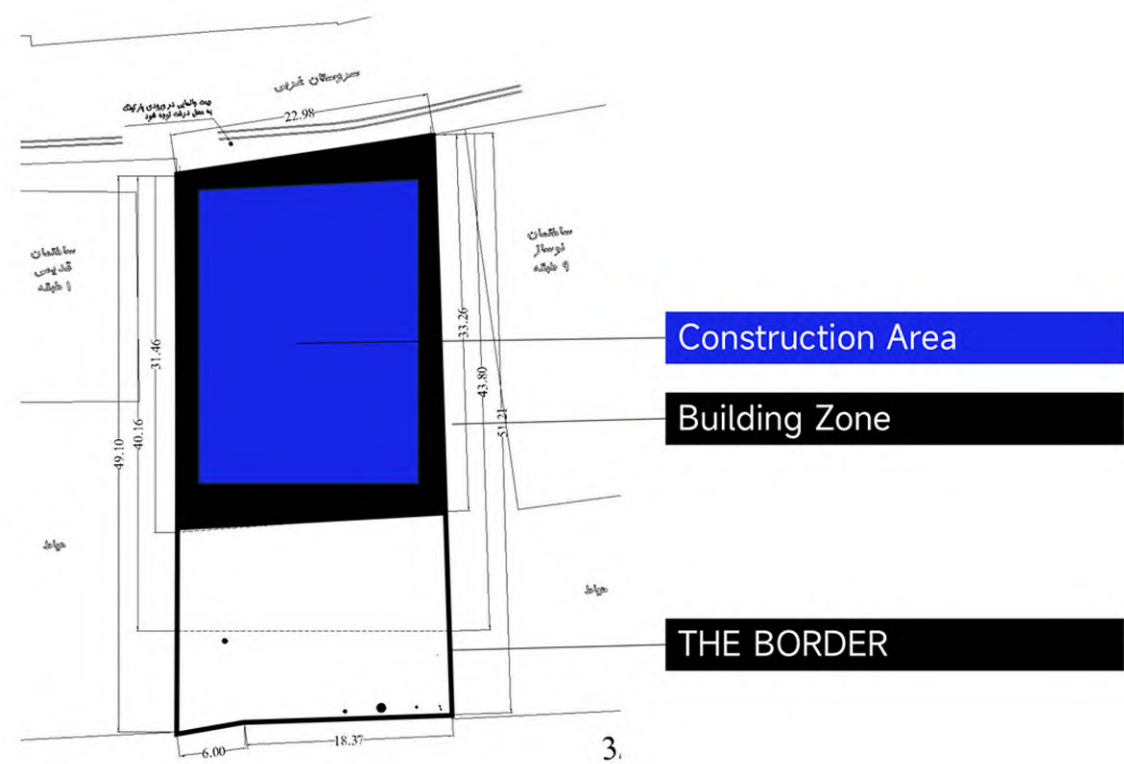
2d Floor Plans
Two Strategy

04 **INTERIORS**

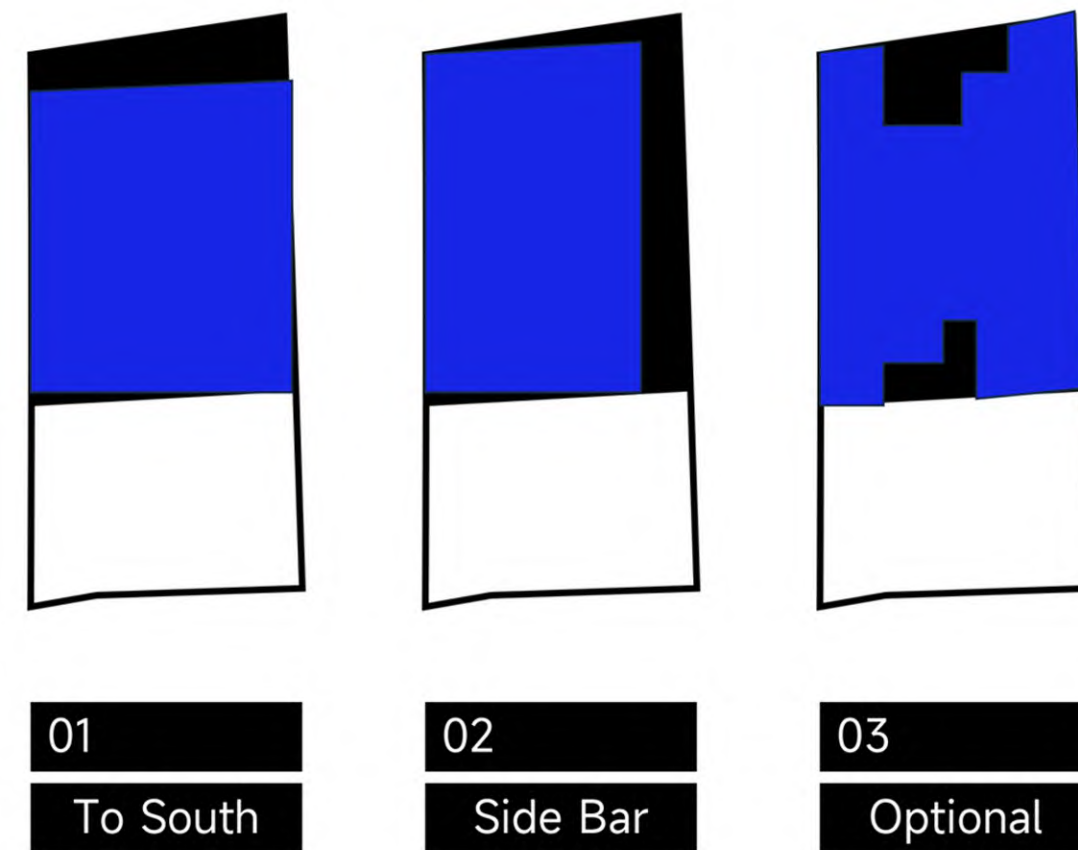
Art will be the savior
3d Simulation

01 - THE STRATEGY

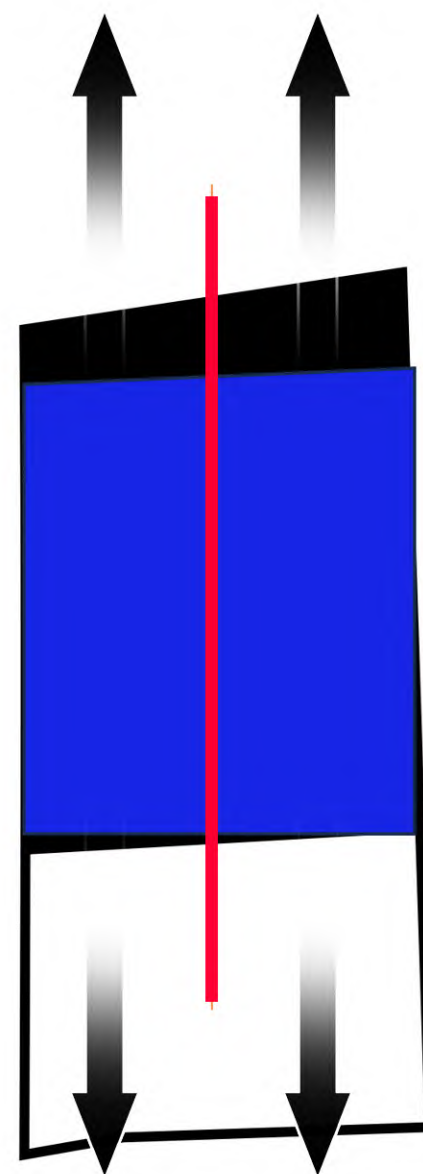
Luxury begins in the mind.



THE MOST IMPORTANT DECISION



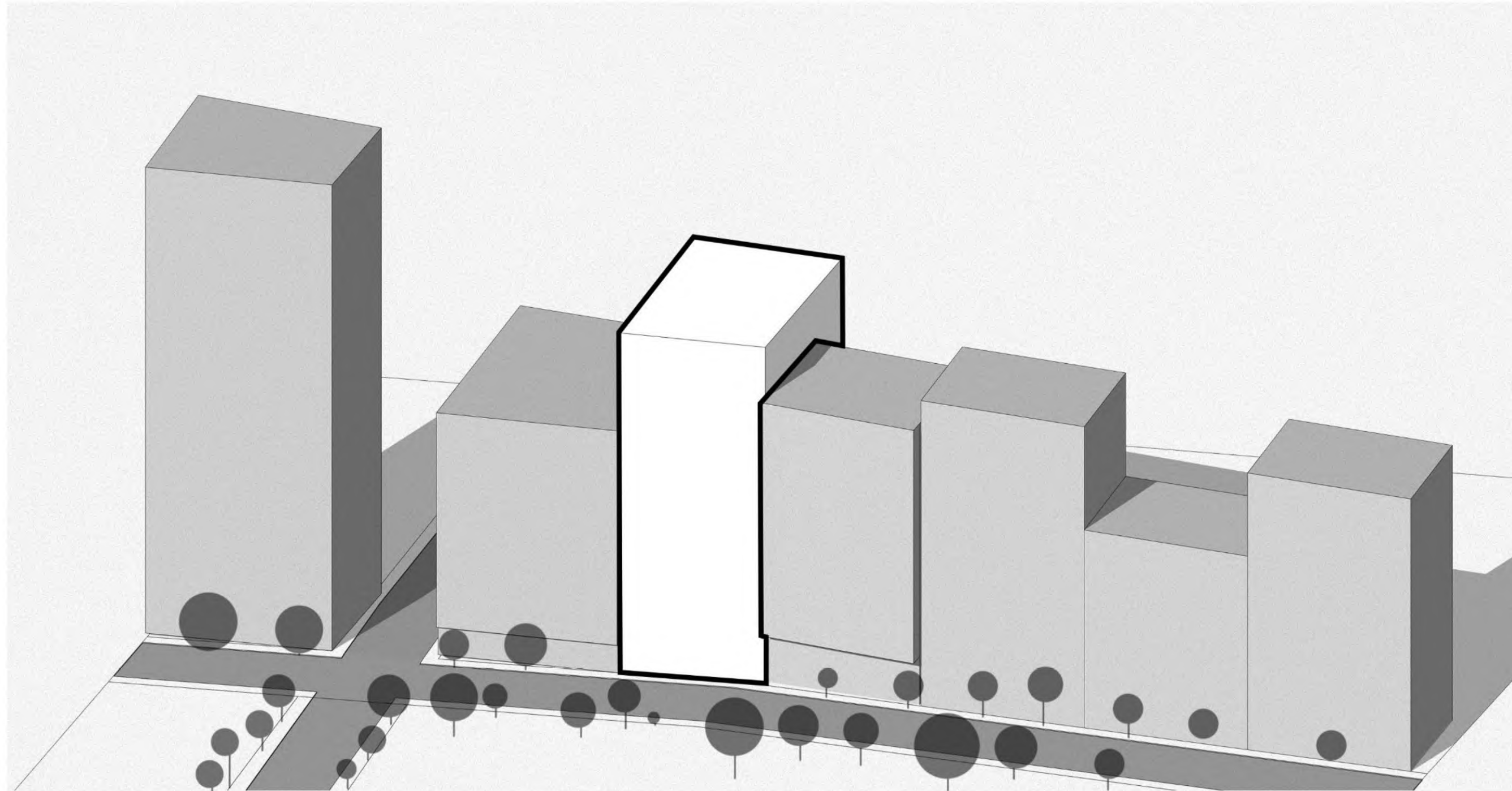
Of the three strategies proposed for the orientation of the building mass, the strategy that was ultimately accepted was to set the project back from the street edge and stick to its southern side. This decision was made in order to create a special entrance and differentiate the building from other surrounding structures.



E-W

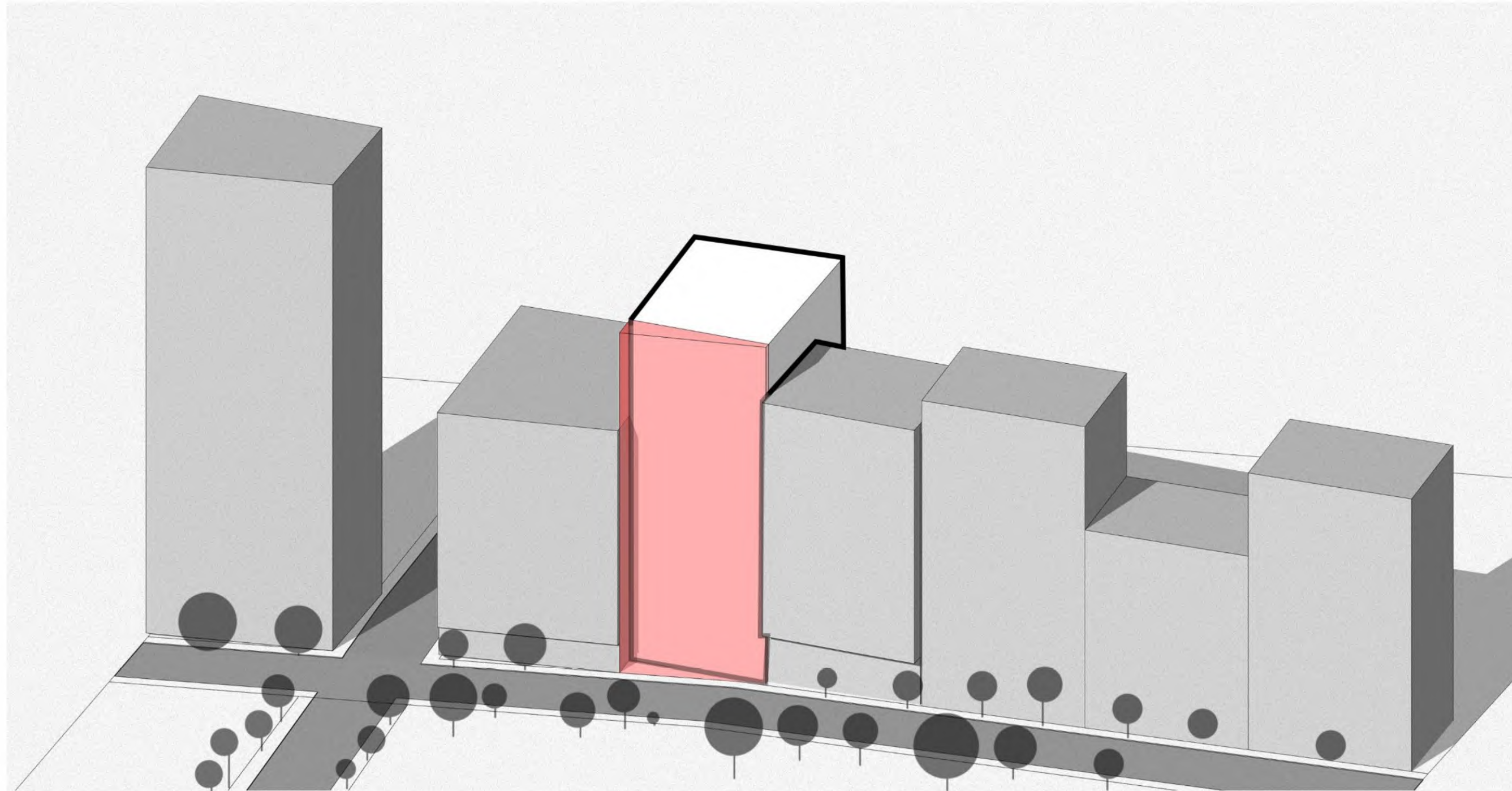
DEVISION

The east-west division of the unit results in both units on the same floor having views to the north and south at the same time. We no longer have the challenge of a north or south unit. Both units equally benefit from the view of the northern mountains and the energetic light of the south.



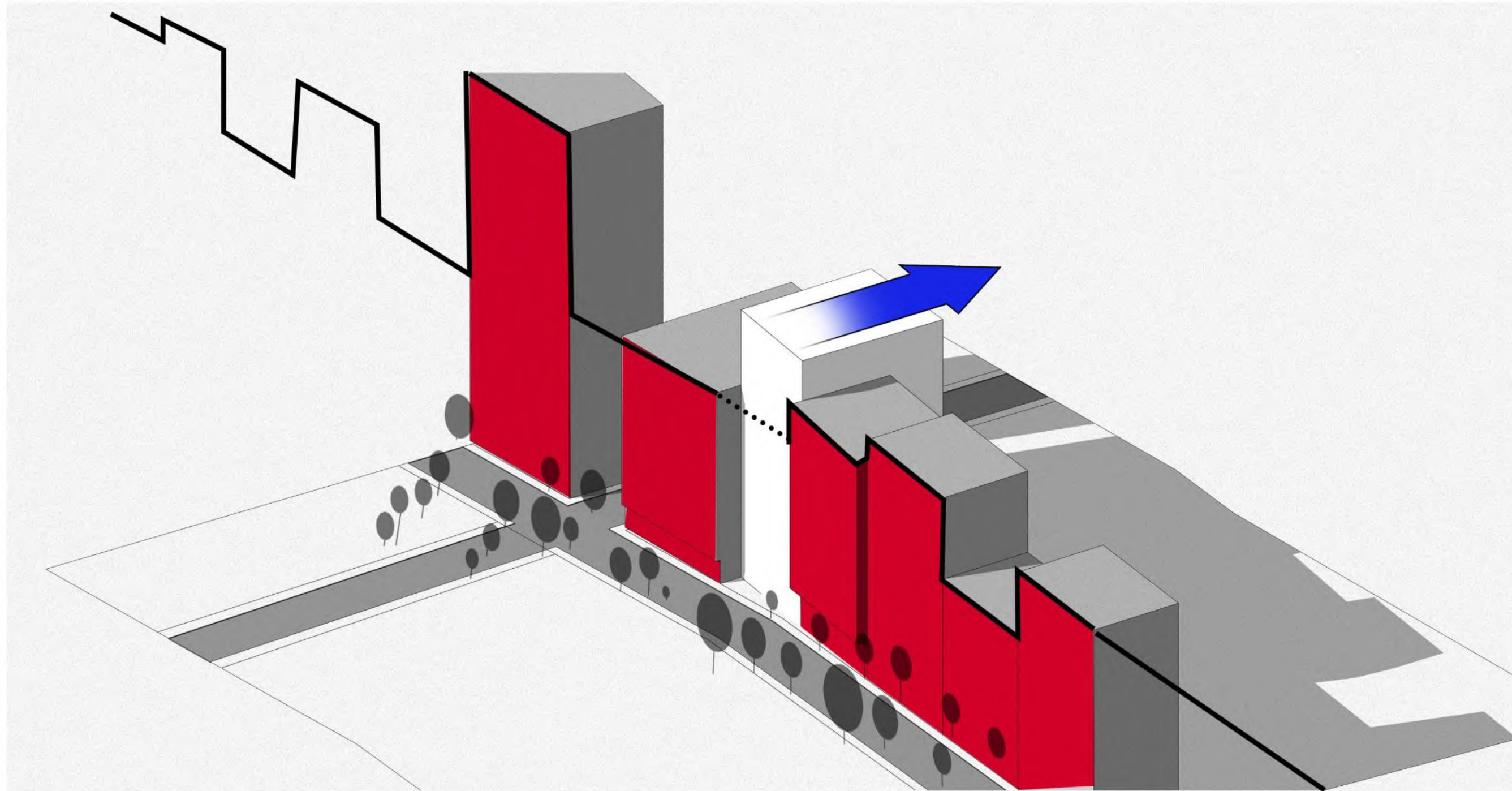
THE SITUATION

The project's bonding box is located in the south of an alley with a conventional apartment-type structure. 11 floors above ground create such conditions for the project.



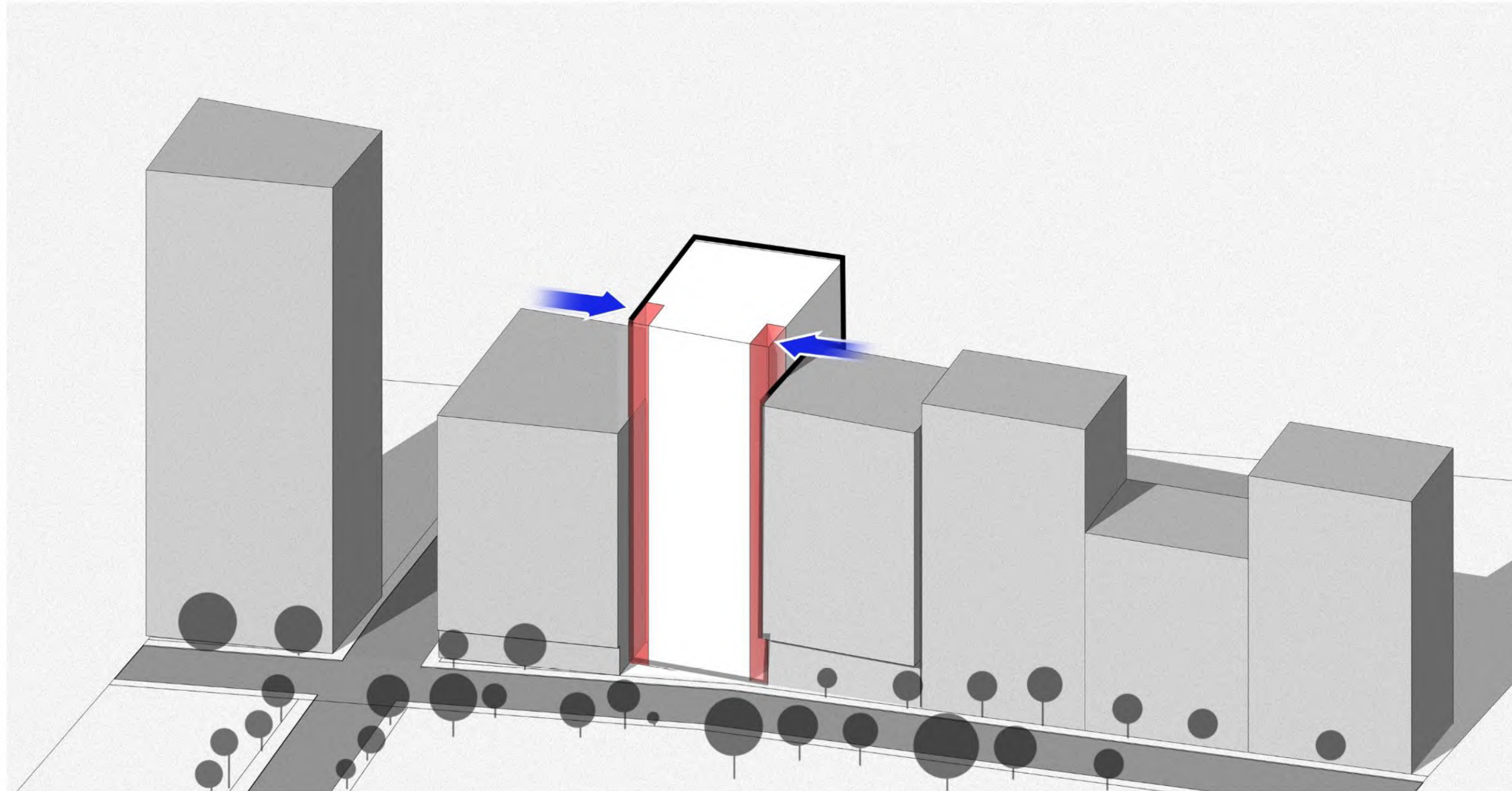
WE HAVE PAID OUR SHARE.

By setting the building back from the street, the project lost eighteen meters on each floor. The potential created in this section and the added value of the project, however, compensated for this shortcoming.



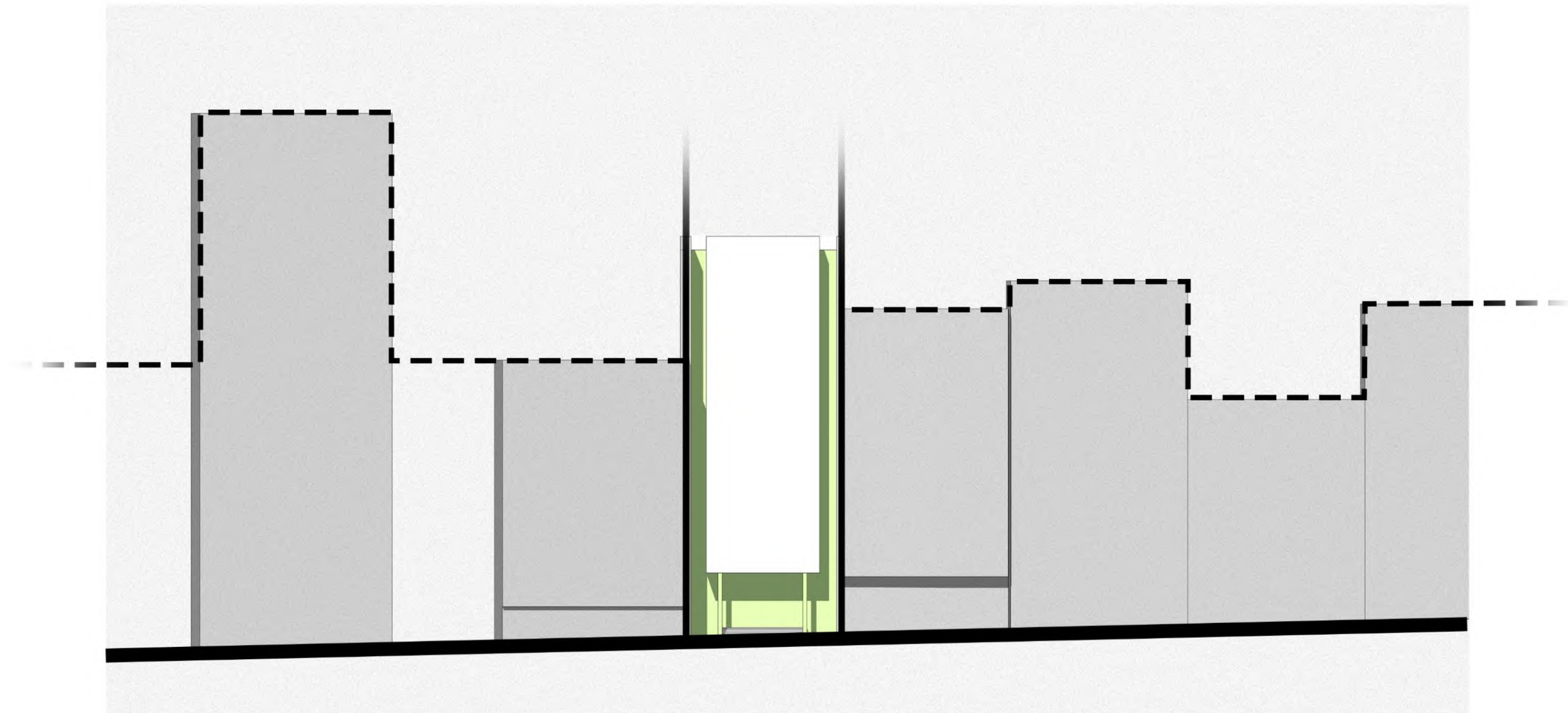
TO MAKE A DIFFERENCE.

This decision was made because of the fundamental difference with the urban structure. Where the project separated itself from the surrounding buildings and the city by setting back. Of course, this separation comes at a cost. But once we made this decision, we can continue to complete it.



EMPHASIS ON DISTANCE.

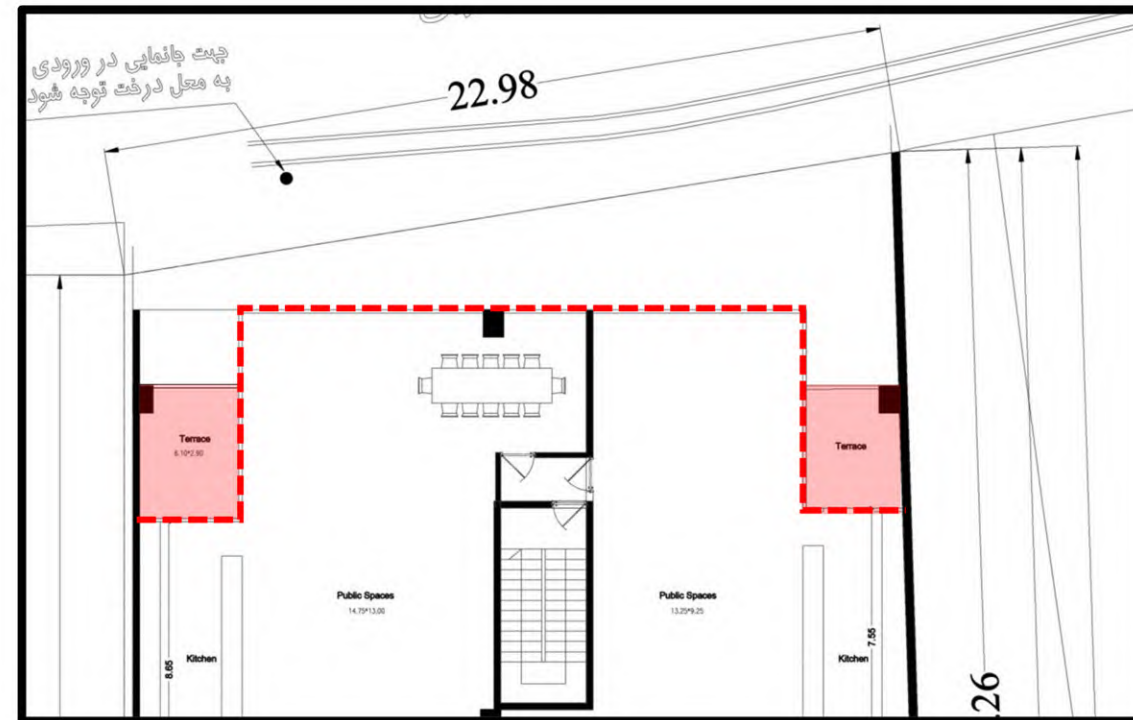
Separation from the city has a critical message. The urban structure will be the main question of the project. Is the north-south and street layout the right decision? In order to emphasize and strengthen this idea and separate the building from the surroundings, a separation is created by placing terraces on the sides and creating a gap between the building and the buildings of the alley.



WE ARE A GREEN GAP. A VALLEY IN THE HEIGHTS.

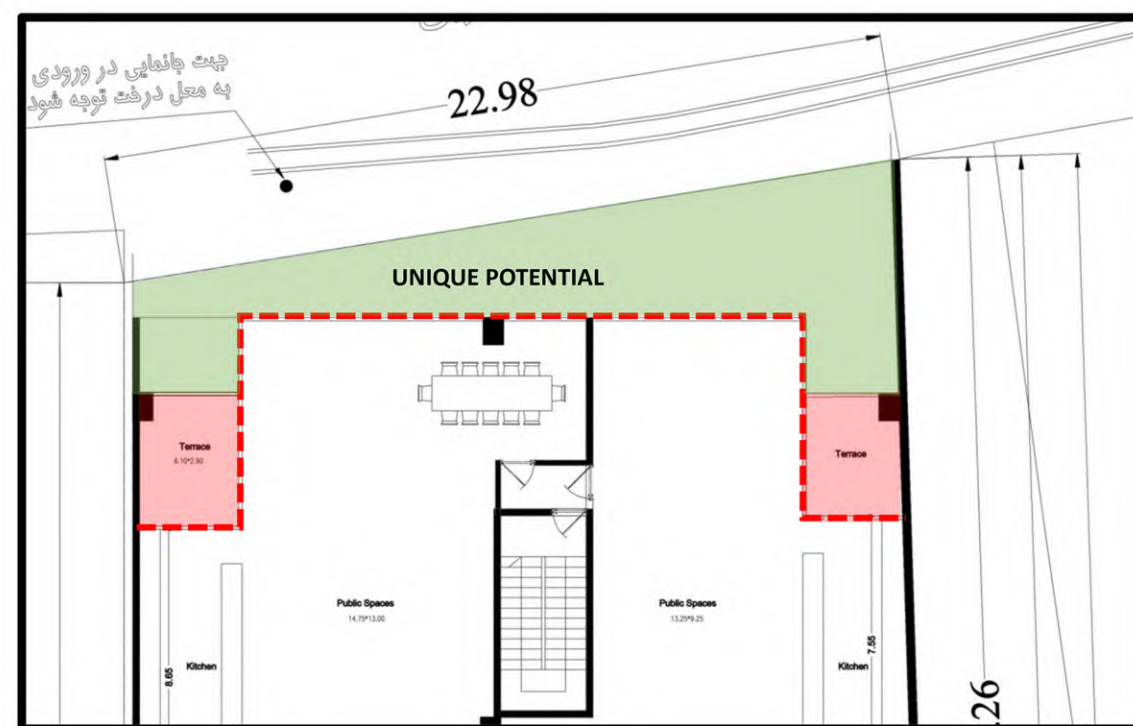
So there is a gap between us and the city. An empty space. We fill this empty space with greenery, something the city has forgotten.

01



THE STRATEGY BEHIND

02



THE STRATEGY BEHIND

The Process

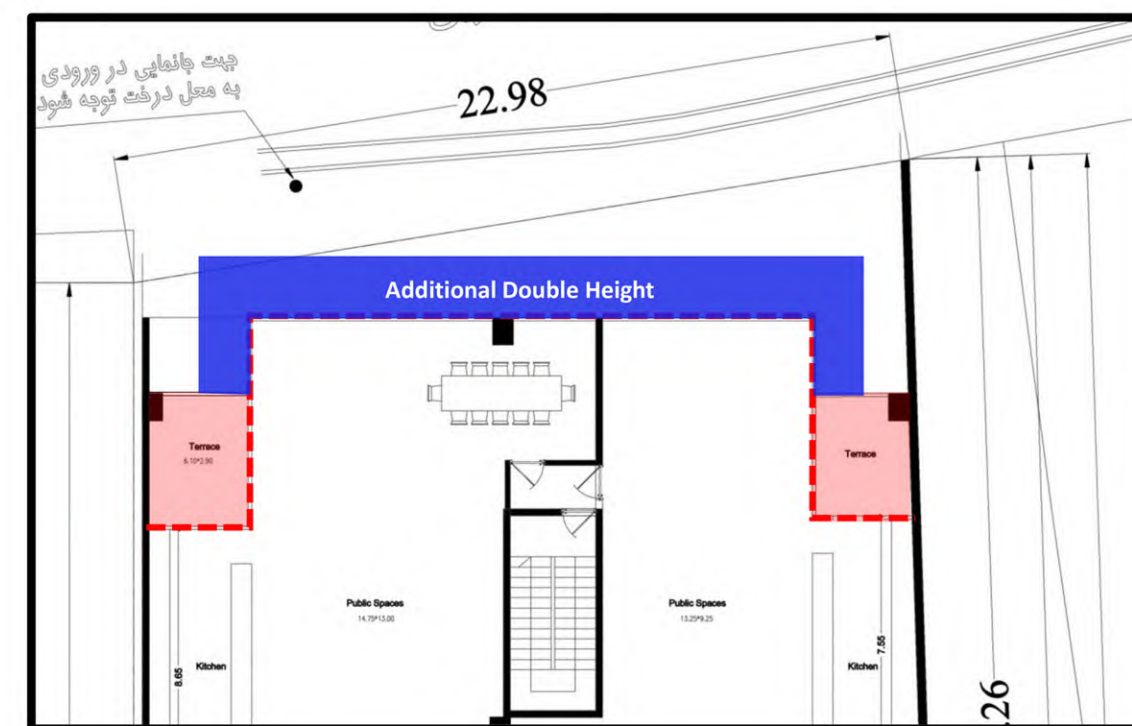
We don't have a facade design in the project. The facade is formed from an internal strategy.

01- Location of terraces and facade edge line

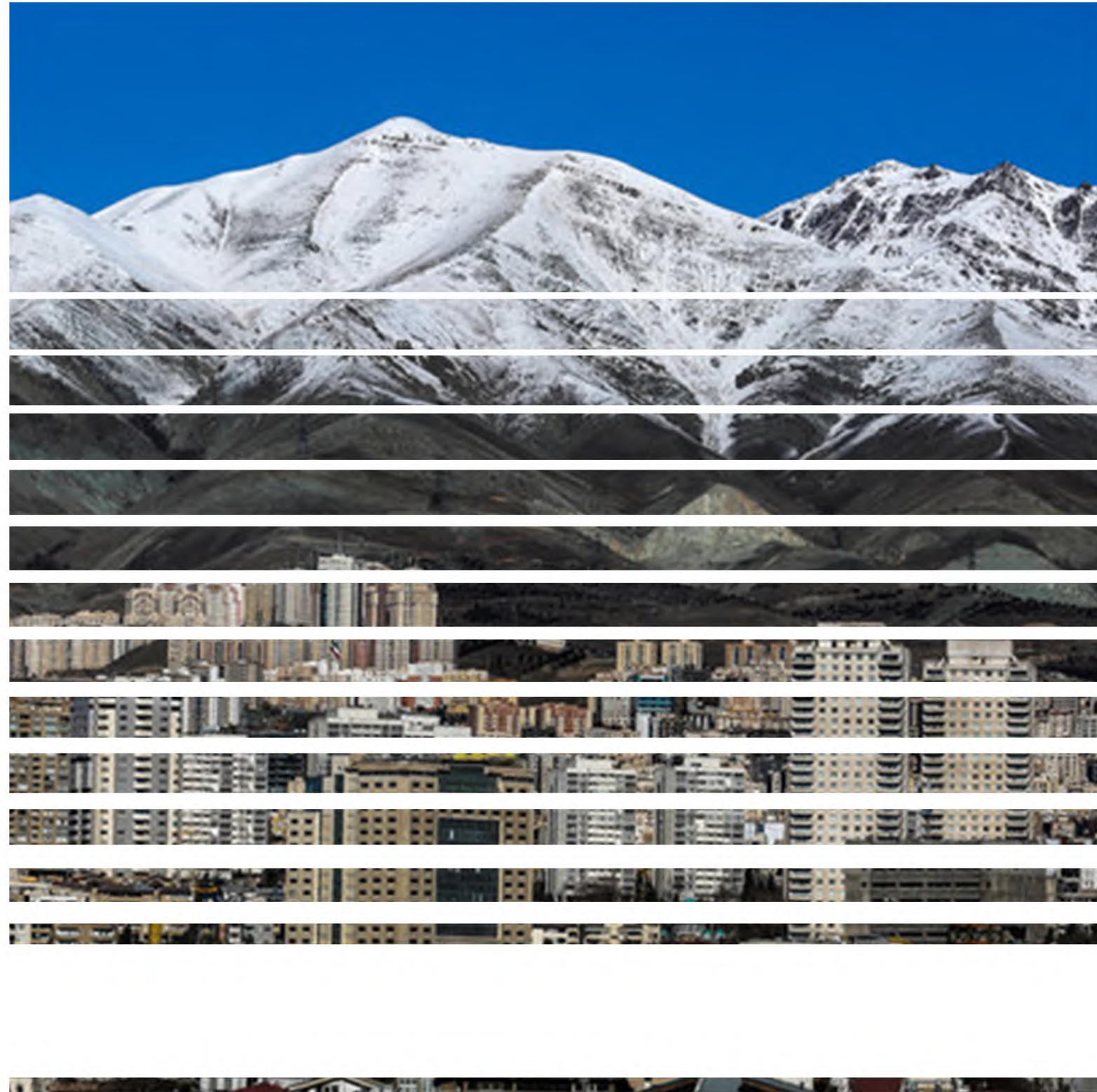
02- Retreating from the edge of the earth brings great potential

03- Double-height terraces can be part of this empty space, where they can differentiate the project by adding quality to the facade and return lost square footage to the building.

03



THE STRATEGY BEHIND



THE STRATEGY BEHIND

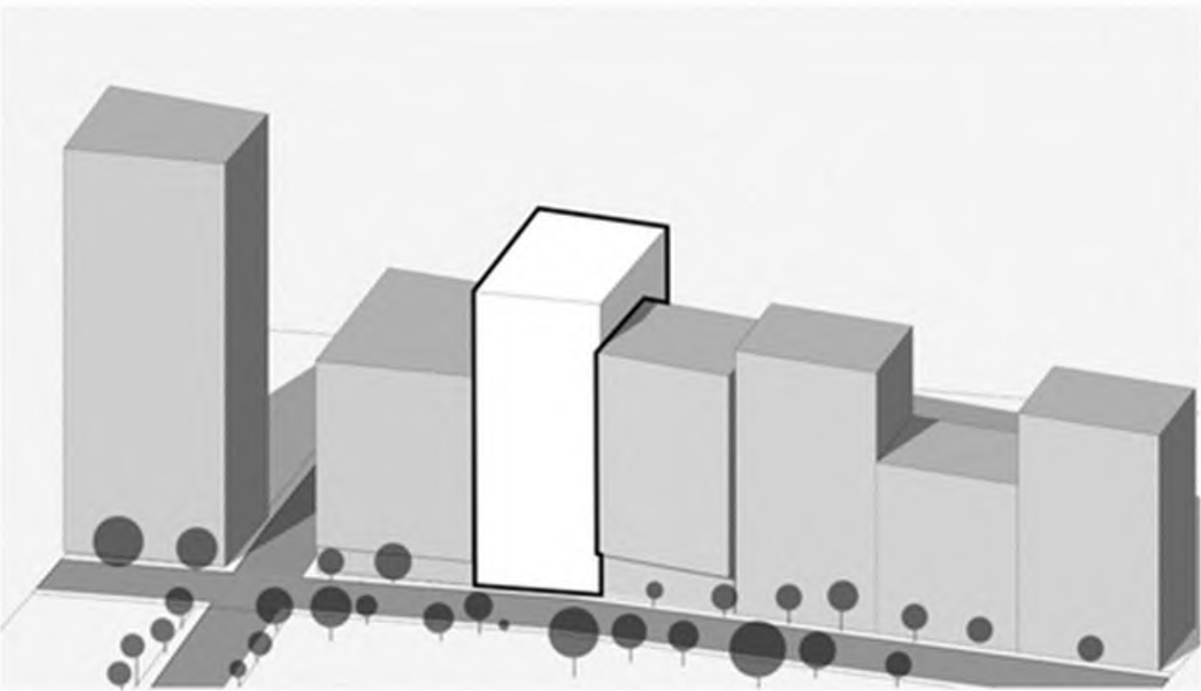
As we go up the floors, we have a better view of the northern heights of Tehran. At the same time, the terraces on the lower floors require more privacy due to their proximity to the street. Therefore, the height of the rigid shelter is higher on the lower floors and reaches zero on the upper floors.

FROM STRATEGY TO FORM

How the project's site decisions become its architectural language.

DISTANCE

Creating separation from surrounding urban density.

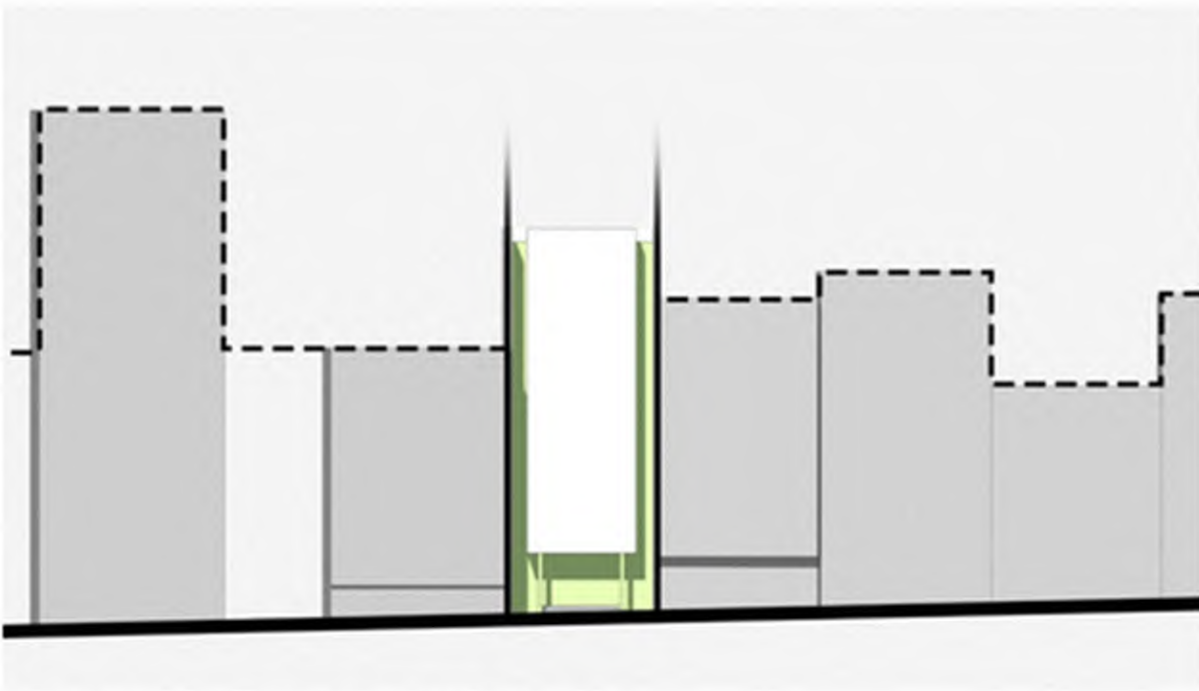


SITUATION

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GREEN GAP

Turning the gap into landscape and a vertical garden.

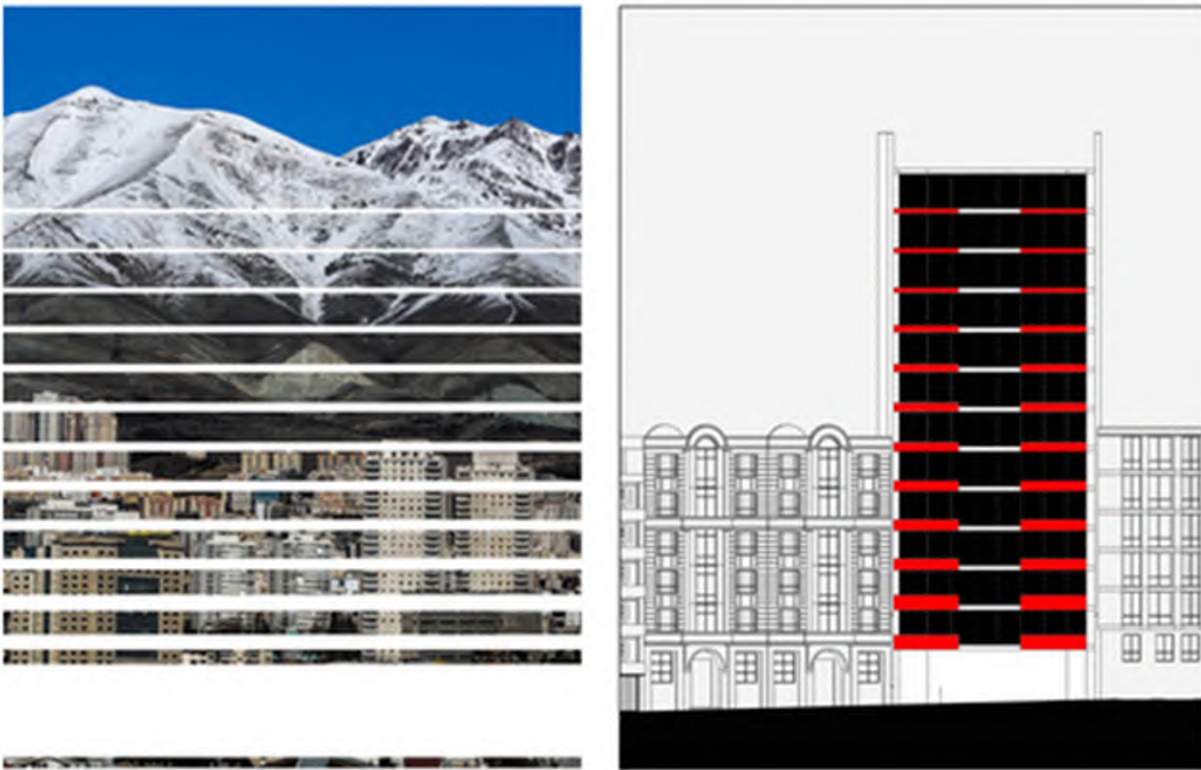


ARE A GREEN GAP. A VALLEY IN THE HEIGHTS.

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FORM

Translating the strategy into the building mass and terraces.



BEHIND

S O . . .

Facade design is not about composition. It is about an area that depends on the narrative behind it.



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Art will be the savior
3d Simulation



THE IMAGINATION

Ultimately, what is called the facade is, for the audience, suspended terraces of greenery located at a height.



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THE ALTERNATIVE

In the second alternative, the terraces can be seen as complete white volumes without wood material in their roof.



FROM THE PASSERBY

What the audience will see from the street.



THE ENTRANCE

The entrance to the project is a set of steps that allow the audience to enter the porch before entering. A place for pause and expression of art.



THE INSTALATION

In a world where luxury is limited to materials and competition between the most expensive, art as an invaluable element brings another dimension of luxury.



SHOWTIME

The suspended terraces give the project an eye-catching look at night.



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THE SOUTH

The courtyard facade is designed in the same style as the northern facade.



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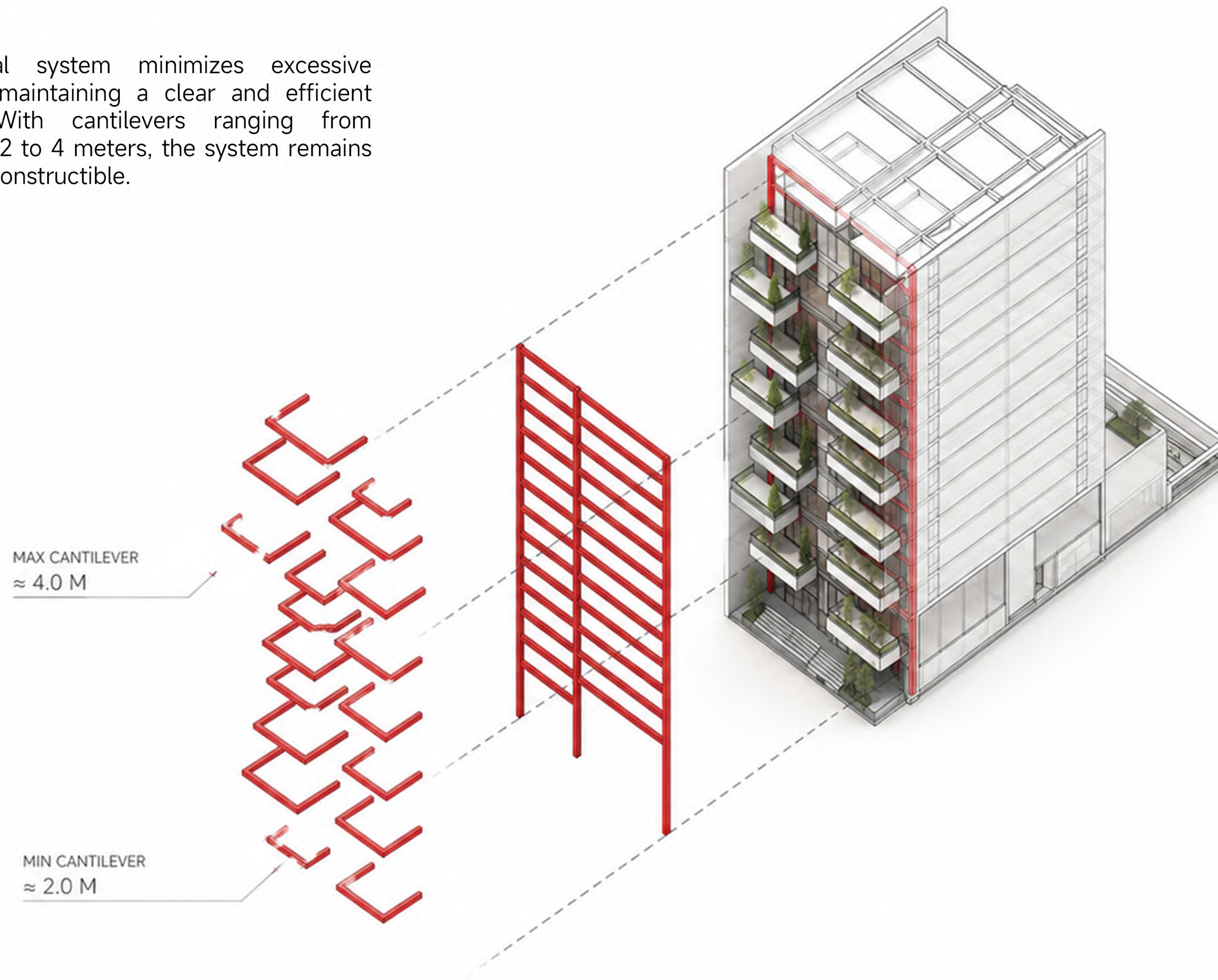


BACKYARD

The backyard and the southern neighbors' side are located on the first basement level, with two party hall spaces and a swimming pool.

STRUCTURE

The structural system minimizes excessive cantilevering, maintaining a clear and efficient load path. With cantilevers ranging from approximately 2 to 4 meters, the system remains practical and constructible.



MATERIAL DIAGRAM



01 Limestone
White Limestone
Stone Cladding



02 Wood
Wooden Ceiling
(Thermowood)



03 Glass Railing
Clear Tempered
Glass Railing



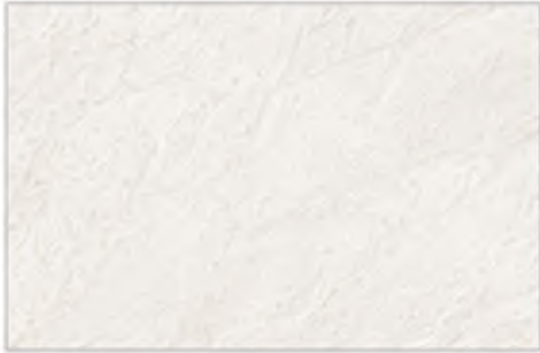
04 Glazing
Clear Insulated
Glass



05 Aluminum Frame
Gray Aluminum
Window Frame



MATERIAL PALETTE



01
LIMESTONE



02
WOOD



03
GLASS RAILING



04
GLAZING



05
ALUMINUM FRAME



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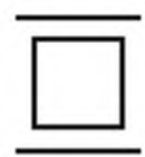
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PROJECT DATA

Key project figures — final values supplied for the client presentation.



12,197

m²

TOTAL BUILT AREA



6,534

m²

NET RESIDENTIAL AREA



11

FLOORS

ABOVE GROUND FLOOR



4

FLOORS

BELOW GROUND



71

PARKING

PARKING SPACES

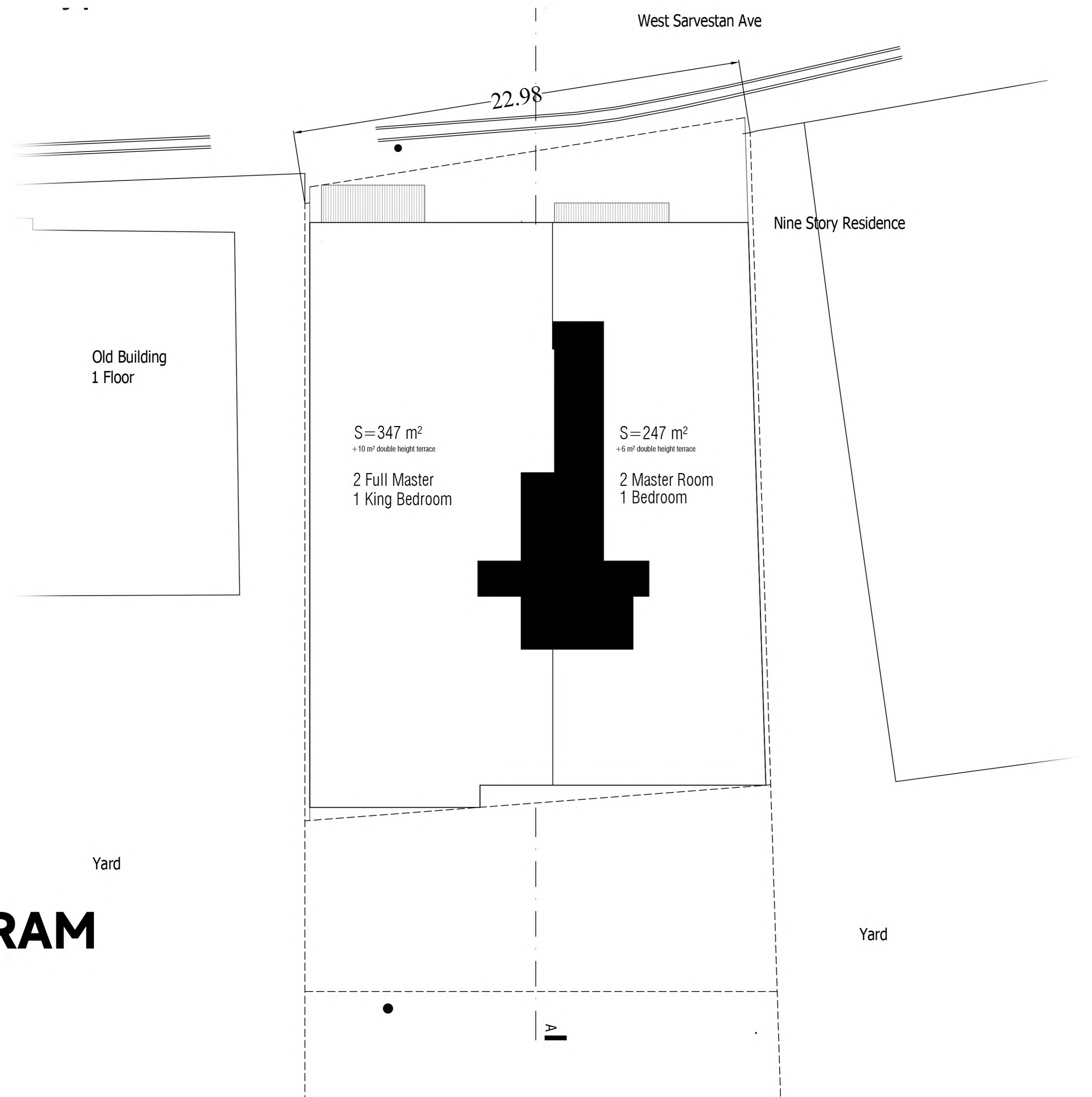


22

UNITS

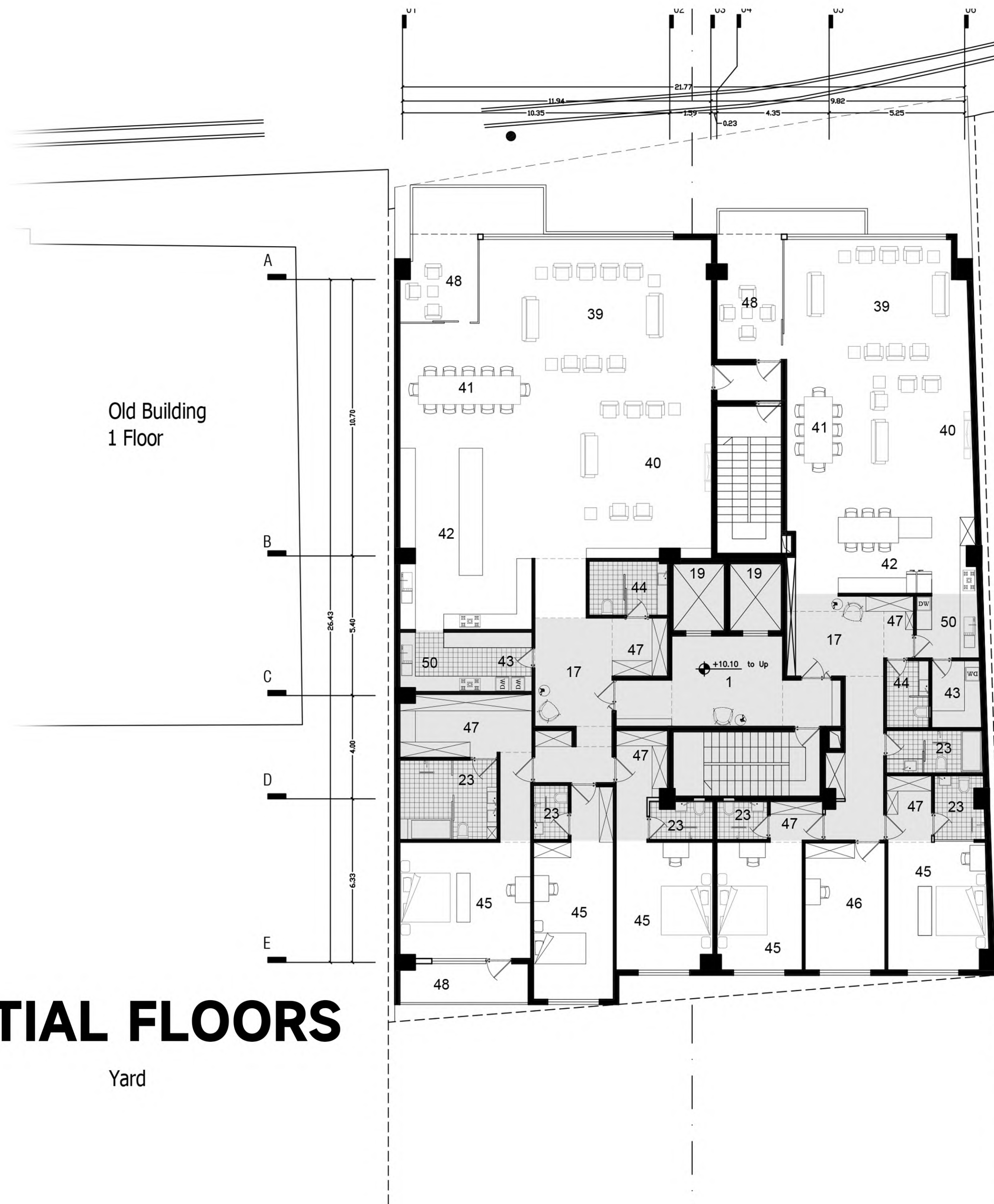
RESIDENTIAL UNITS

PLANING DIAGRAM TYPE-A

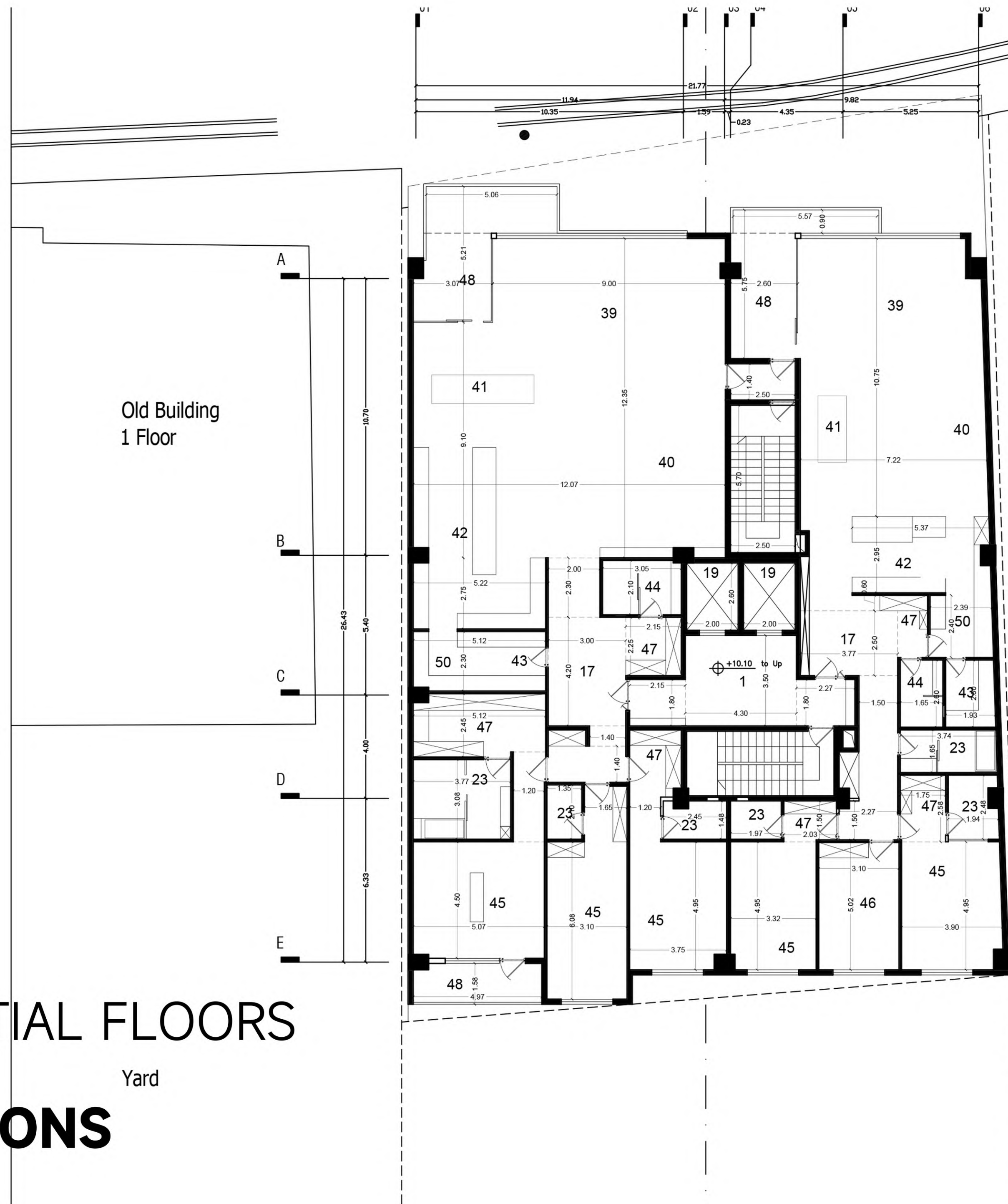


RESIDENTIAL FLOORS TYPE A

Yard

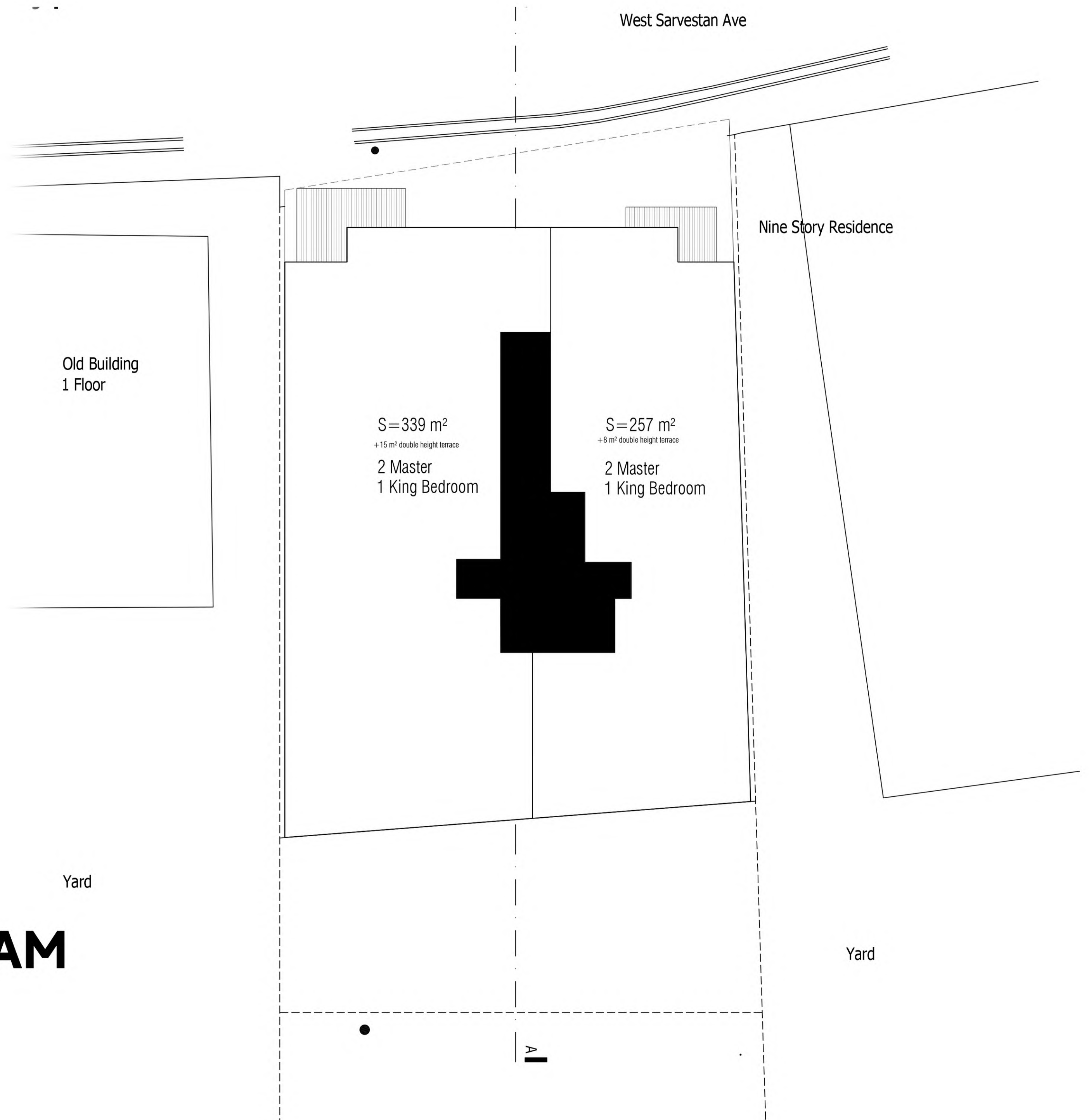


- Lobby 1
- Reception & Concierge 2
- Post Boxes 3
- Coffee Lounge 4
- Bar 5
- Command Room 6
- Balcony 7
- Cold Bar 8
- Pool 9
- Jacuzzi 10
- Kitchenette 11
- Parking Entrance 12
- Business Lounge 13
- Manager 14
- Sport Club Reception 15
- Changing Room 16
- Foyer 17
- GYM 18
- Elevation 19
- Massage Room 20
- Couples Massage Suite 21
- W.C 22
- Bath/Shower 23
- Pilates 24
- Janitor 25
- Cinema 26
- Wellness Club 27
- Network Monitoring 28
- Powder Room 29
- Buffet & Bar 30
- Party Saloon 31
- Sauna 32
- Emergency Exit 33
- Storage 34
- Services 35
- Equipment 36
- Carwash 37
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- Hall 39
- Living Room 40
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- Terrace 48
- Coffee Bar 49
- Back 50



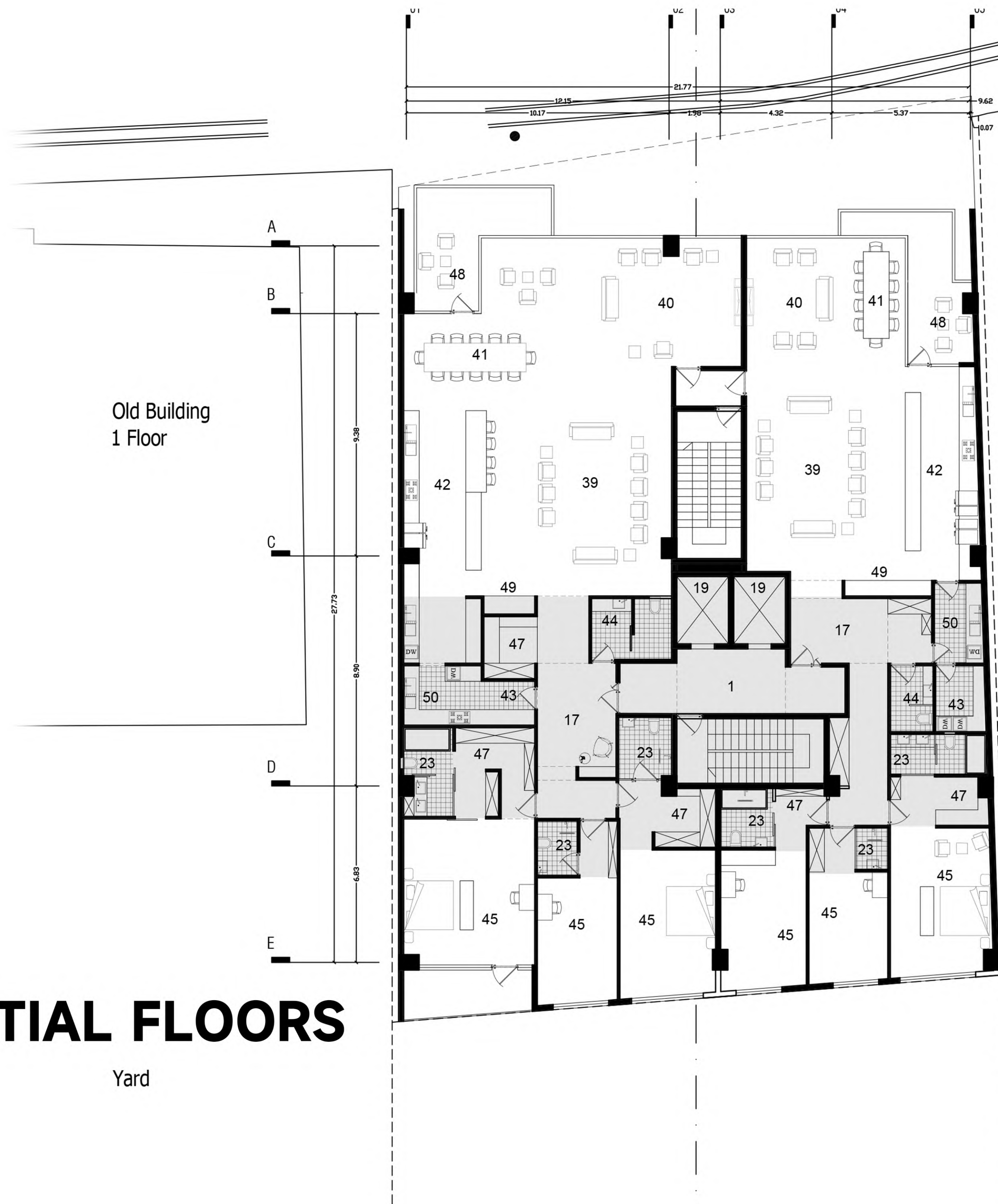
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	Closet	47
	Terrace	48
Yard	Coffee Bar	49
	Back	50

PLANING DIAGRAM TYPE-B



RESIDENTIAL FLOORS TYPE-B

Yard



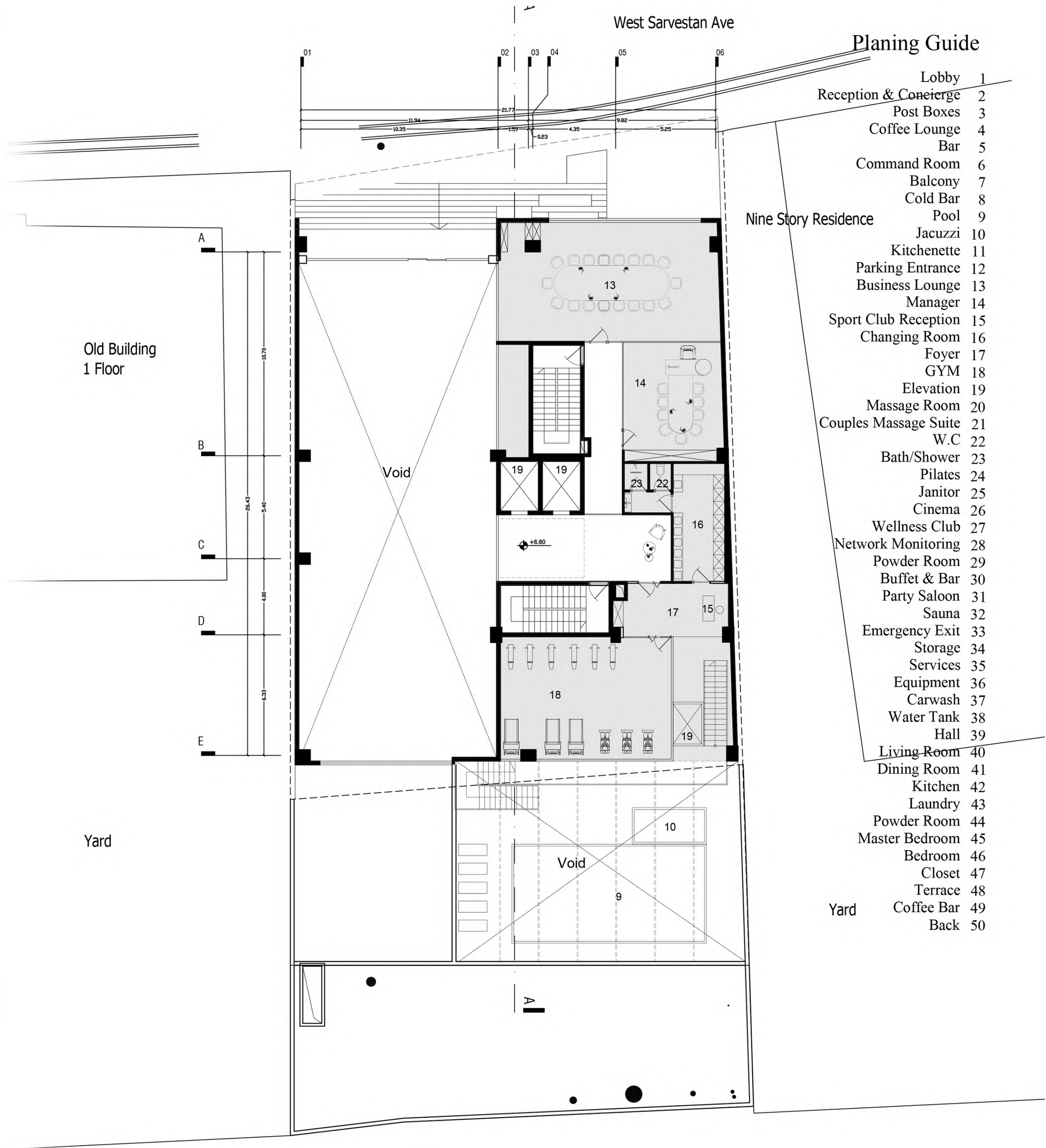
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Yard

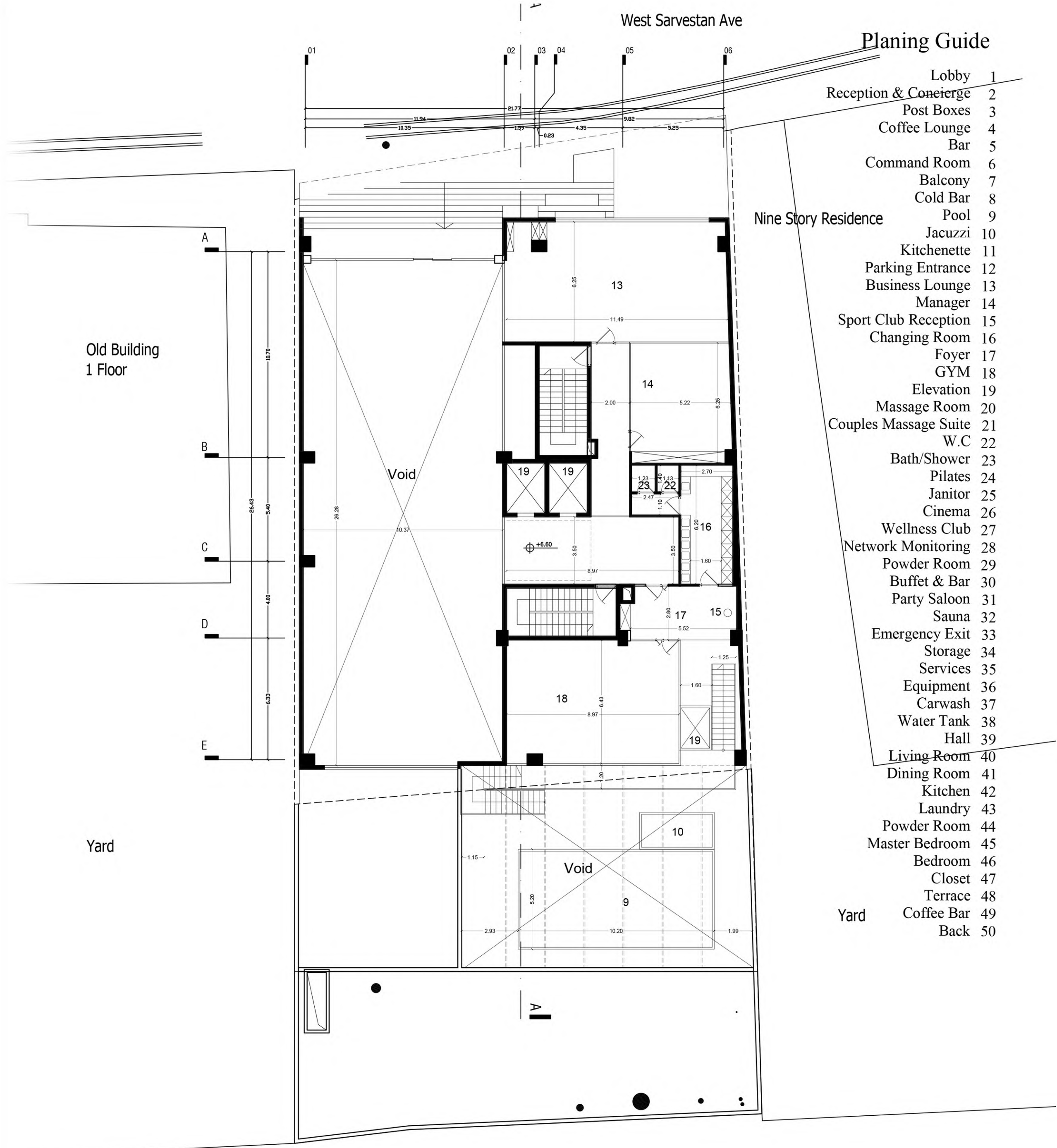


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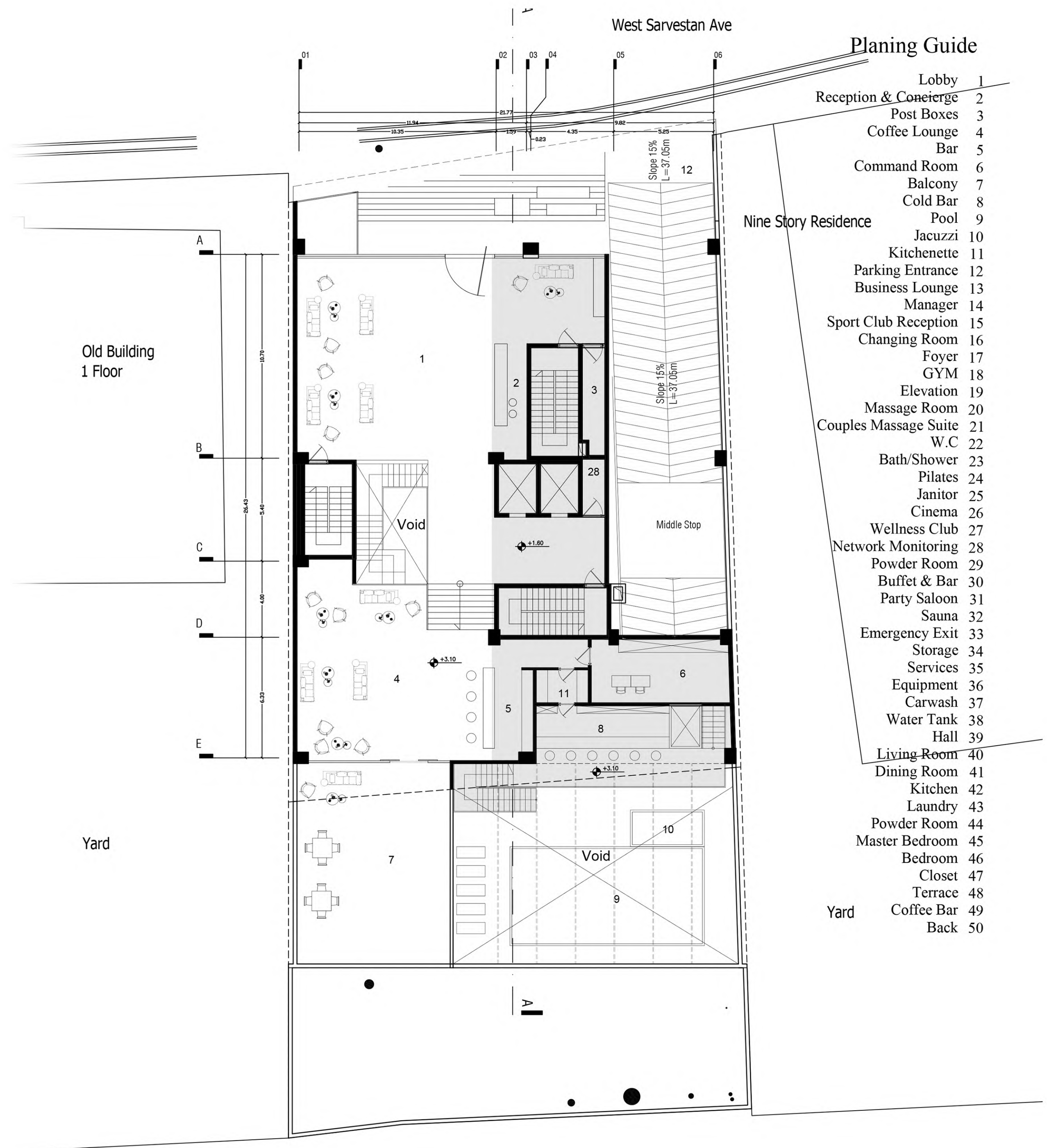
MEZZANINE FLOOR



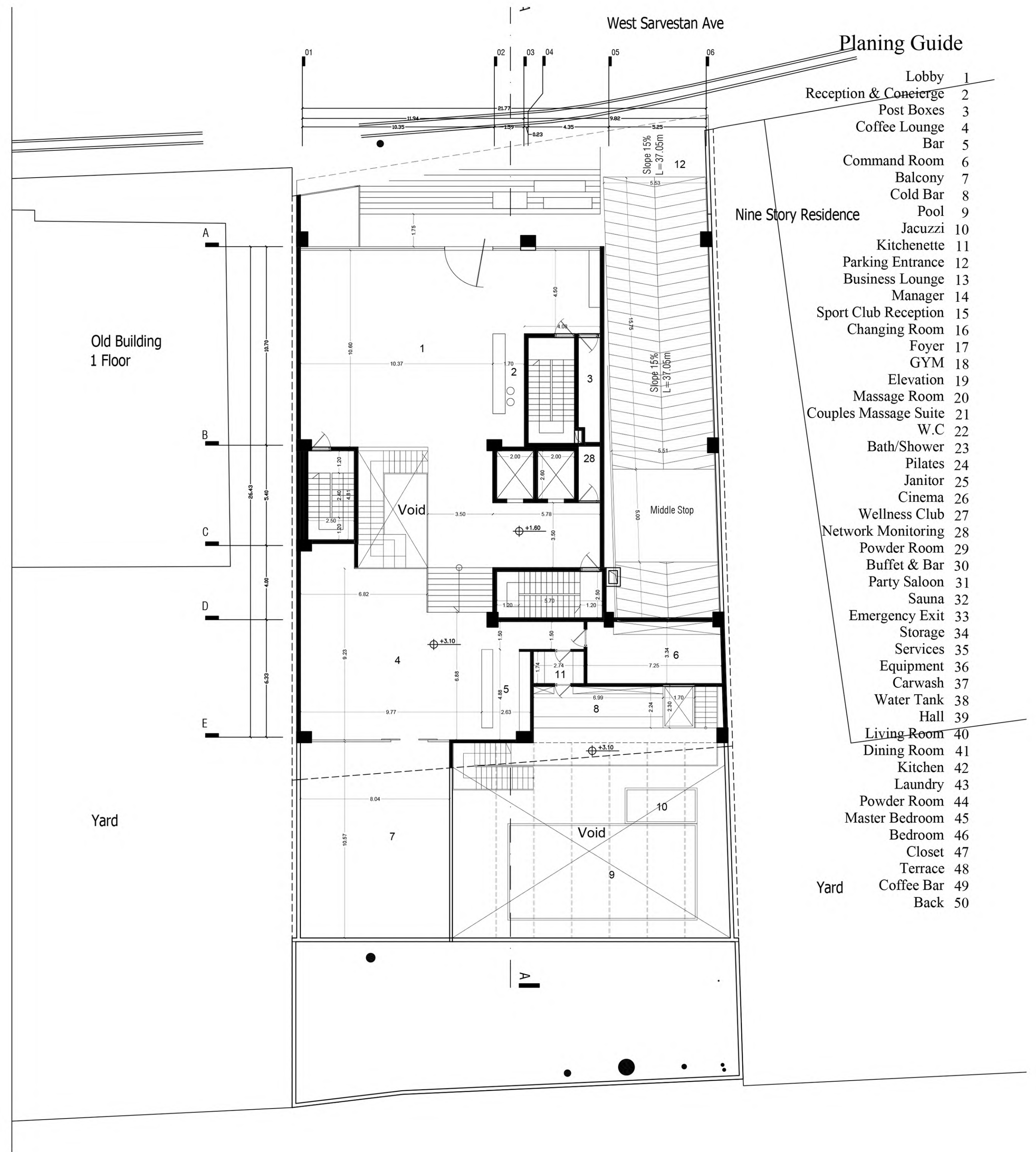
MEZZANINE FLOOR DIMENSIONS



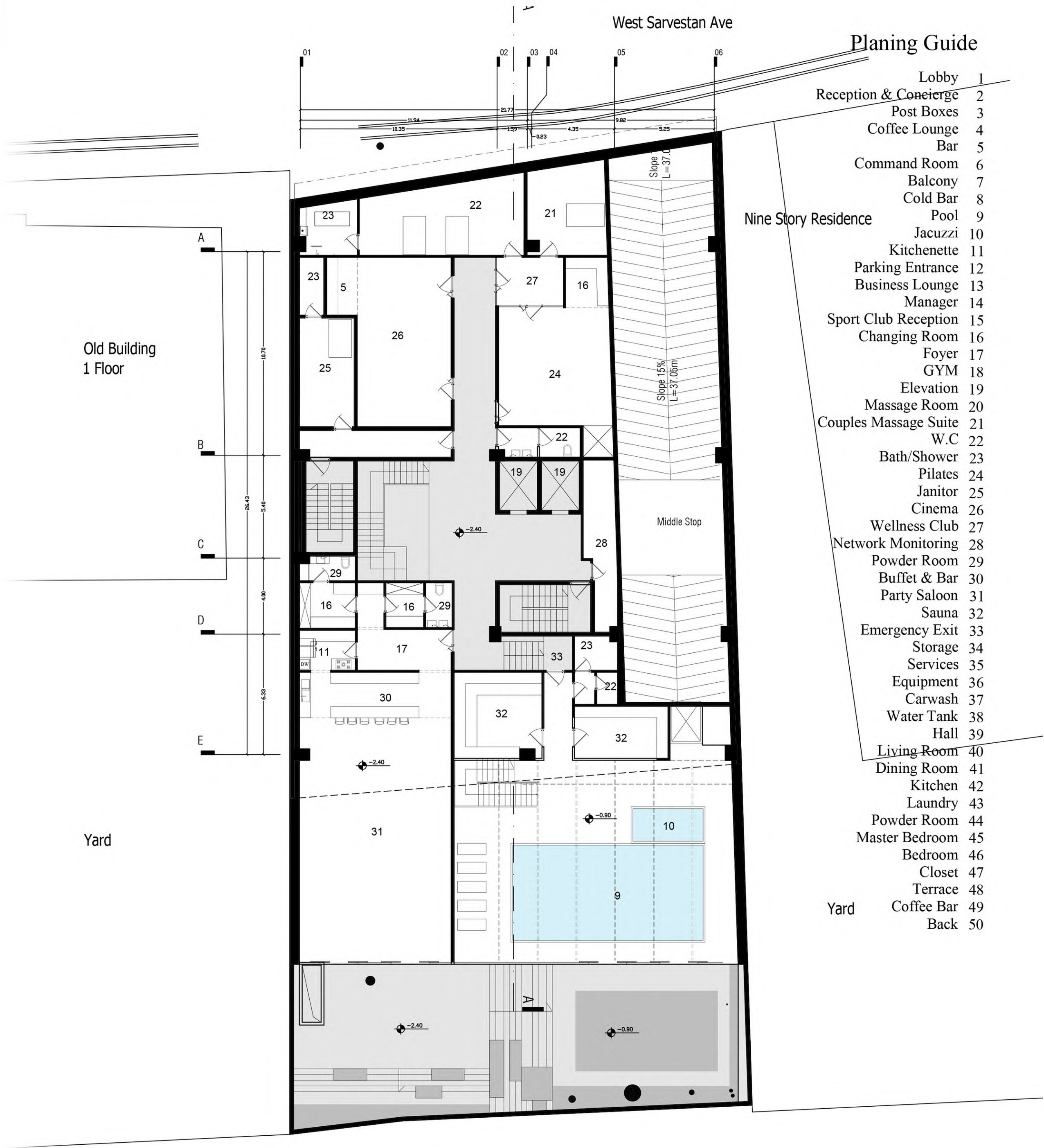
GROUND FLOOR



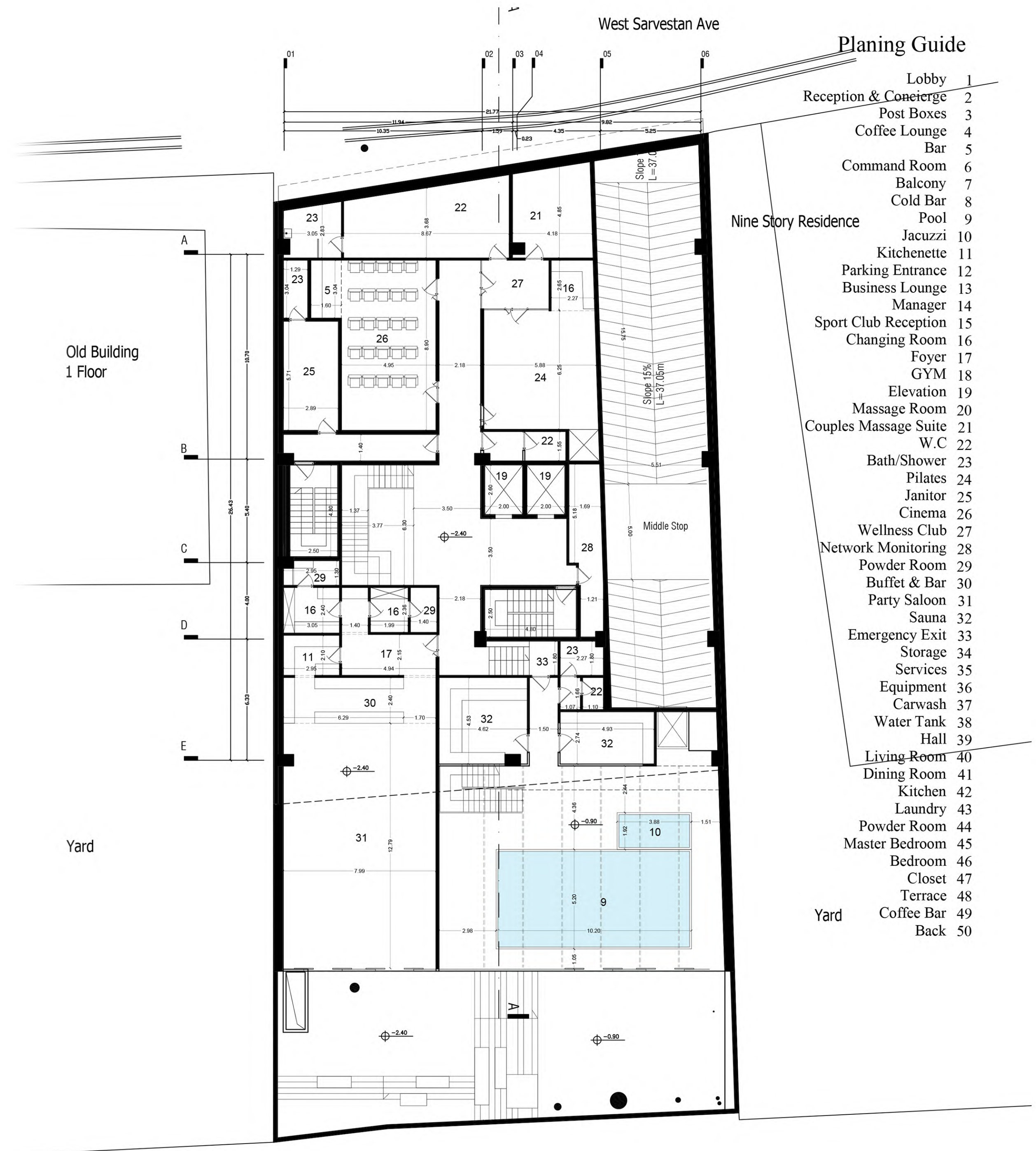
GROUND FLOOR DIMENTIONS



BASEMENT-01



BASEMENT-01 DIMENTIONS

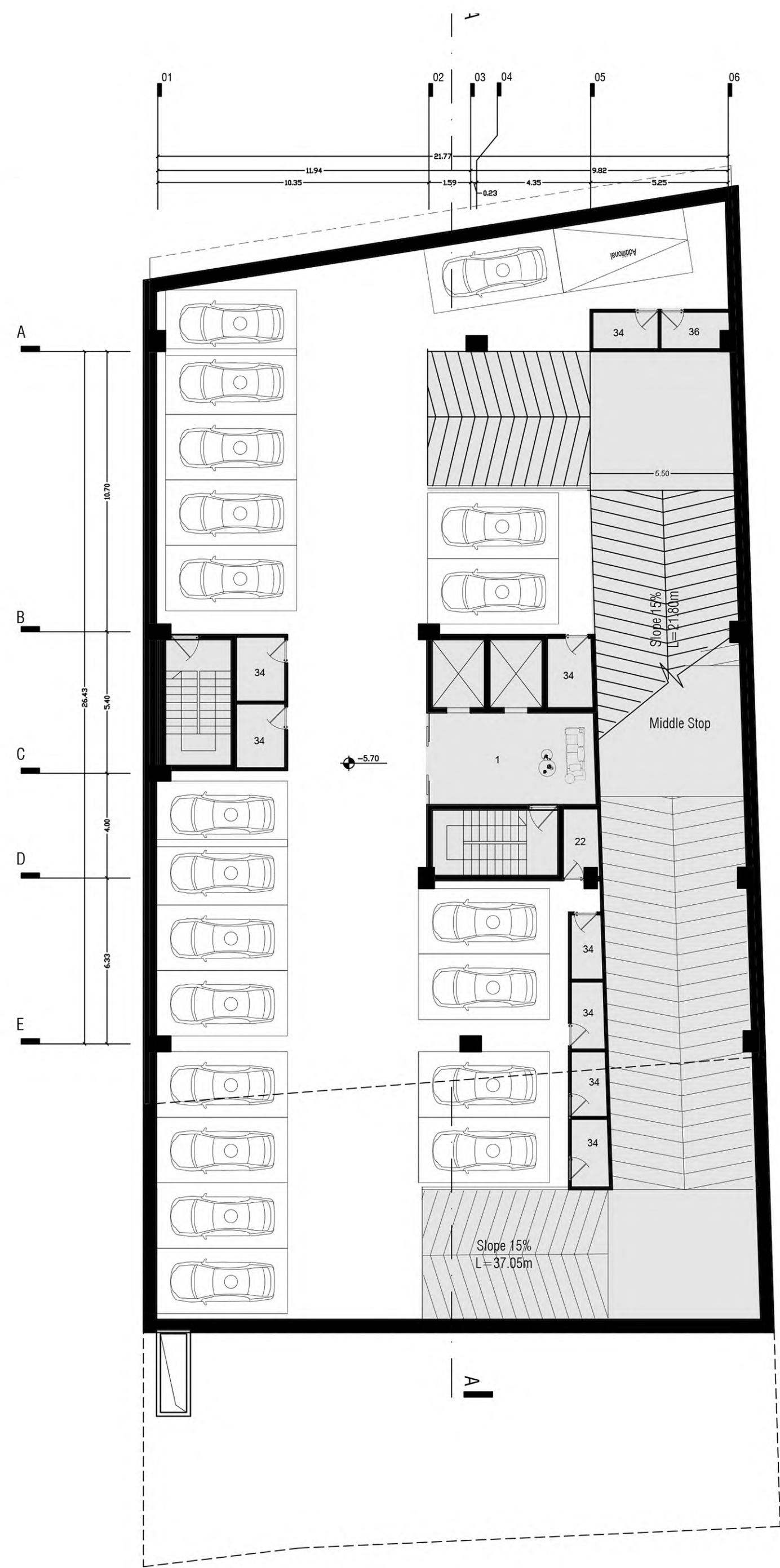


Basement-02

20 +1 Parking
20 +5 Parking
19 +6 Parking

Total Parking:
71 (59+12)

BASEMENT-02



Planing Guide

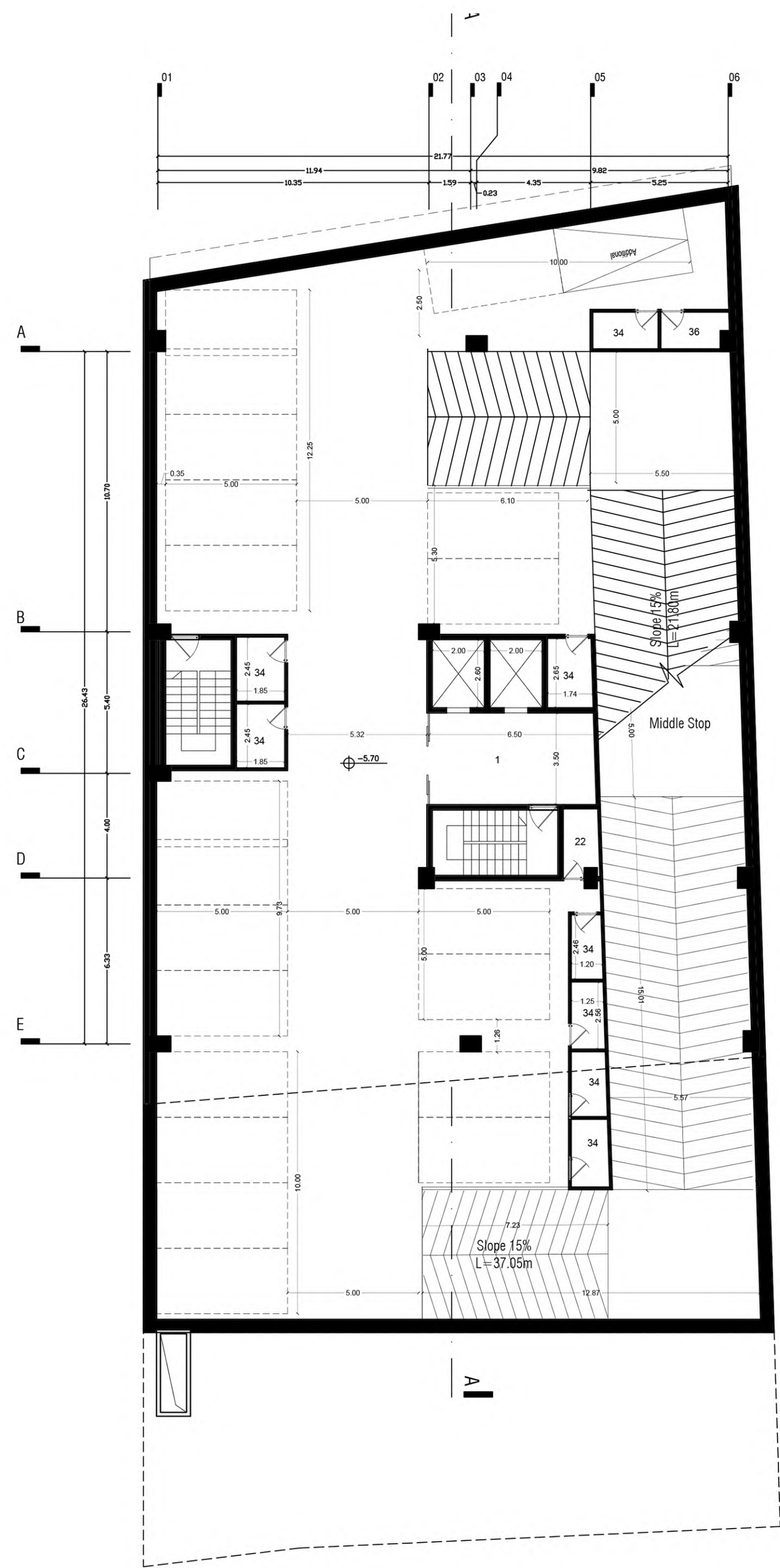
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- Terrace 48
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- Back 50

Basement-02

- 20 +1 Parking
- 20 +5 Parking
- 19 +6 Parking

Total Parking:
71 (59+12)

BASEMENT-02
DIMENTIONS



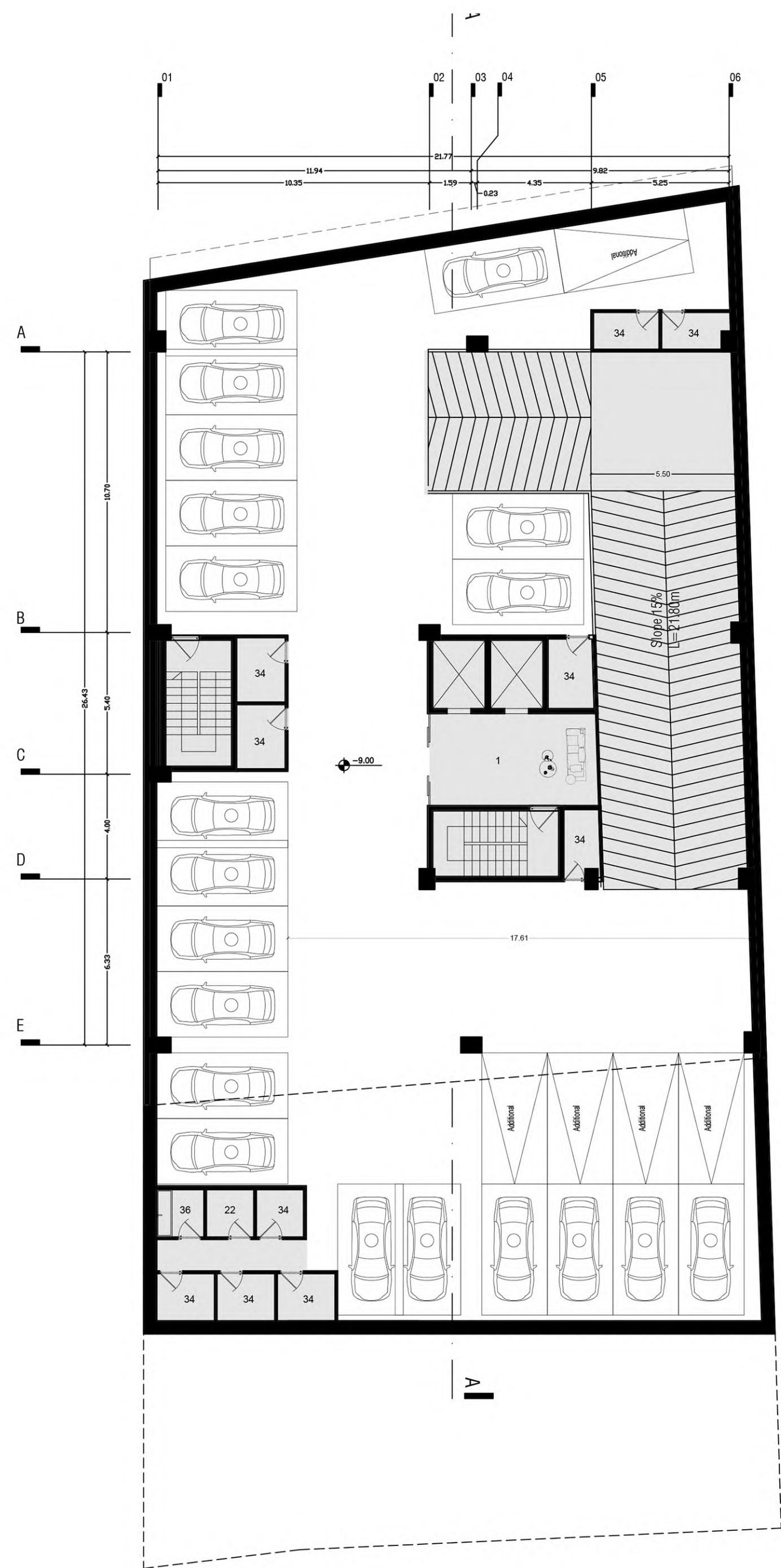
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Kitchen	42
Laundry	43
Powder Room	44
Master Bedroom	45
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Closet	47
Terrace	48
Coffee Bar	49
Back	50

Basement-03

- 20 +1 Parking
- 20 +5 Parking
- 19 +6 Parking

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71 (59+12)

BASEMENT-03



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Basement-03

20 +1 Parking

20 +5 Parking

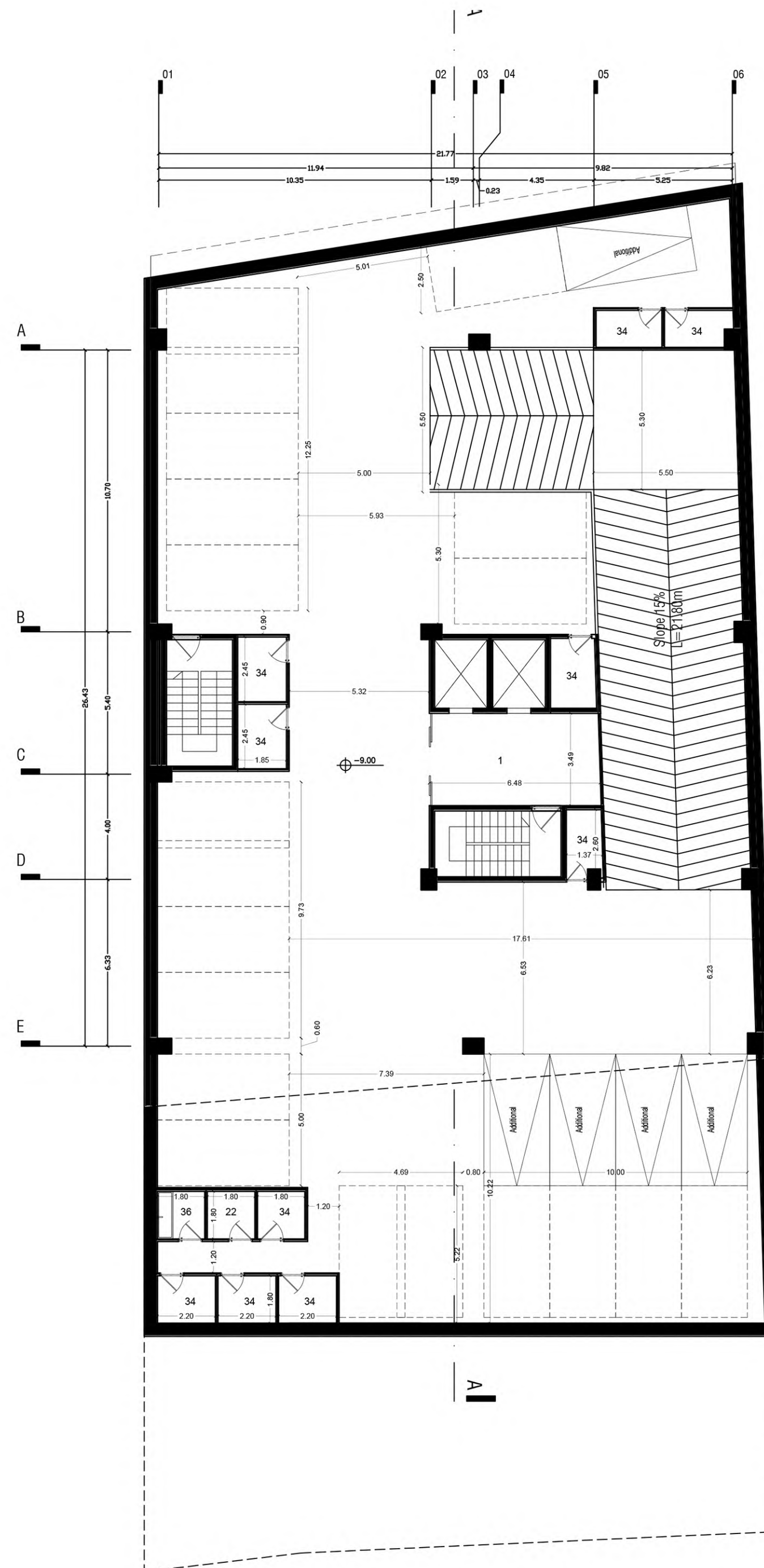
19 +6 Parking

Total Parking:

71 (59+12)

BASEMENT-03

DIMENSIONS



Planing Guide

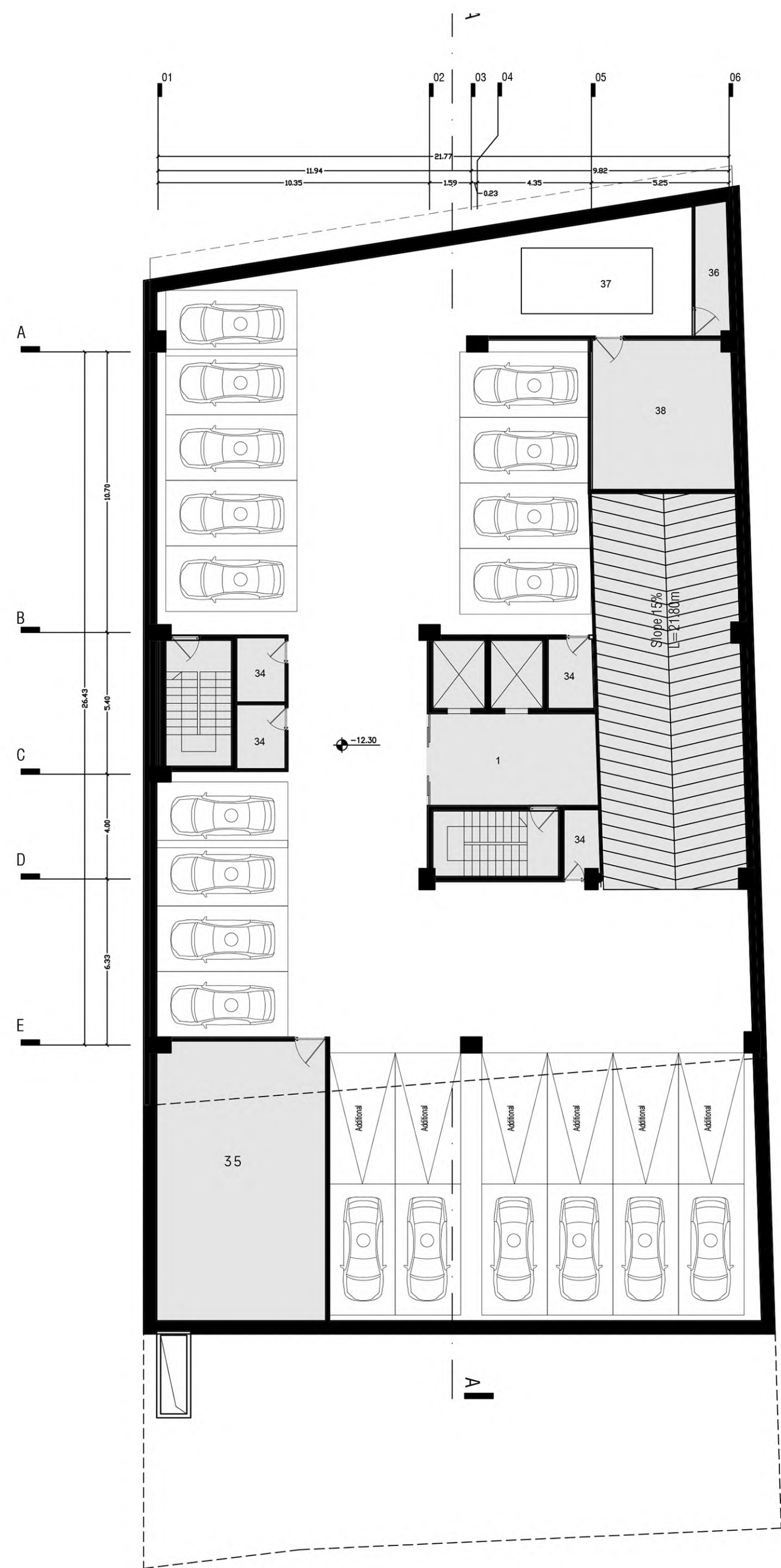
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Bedroom	46
Closet	47
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Coffee Bar	49
Back	50

Basement-04

20 +1 Parking
20 +5 Parking
19 +6 Parking

Total Parking:
71 (59+12)

BASEMENT-04



Planing Guide

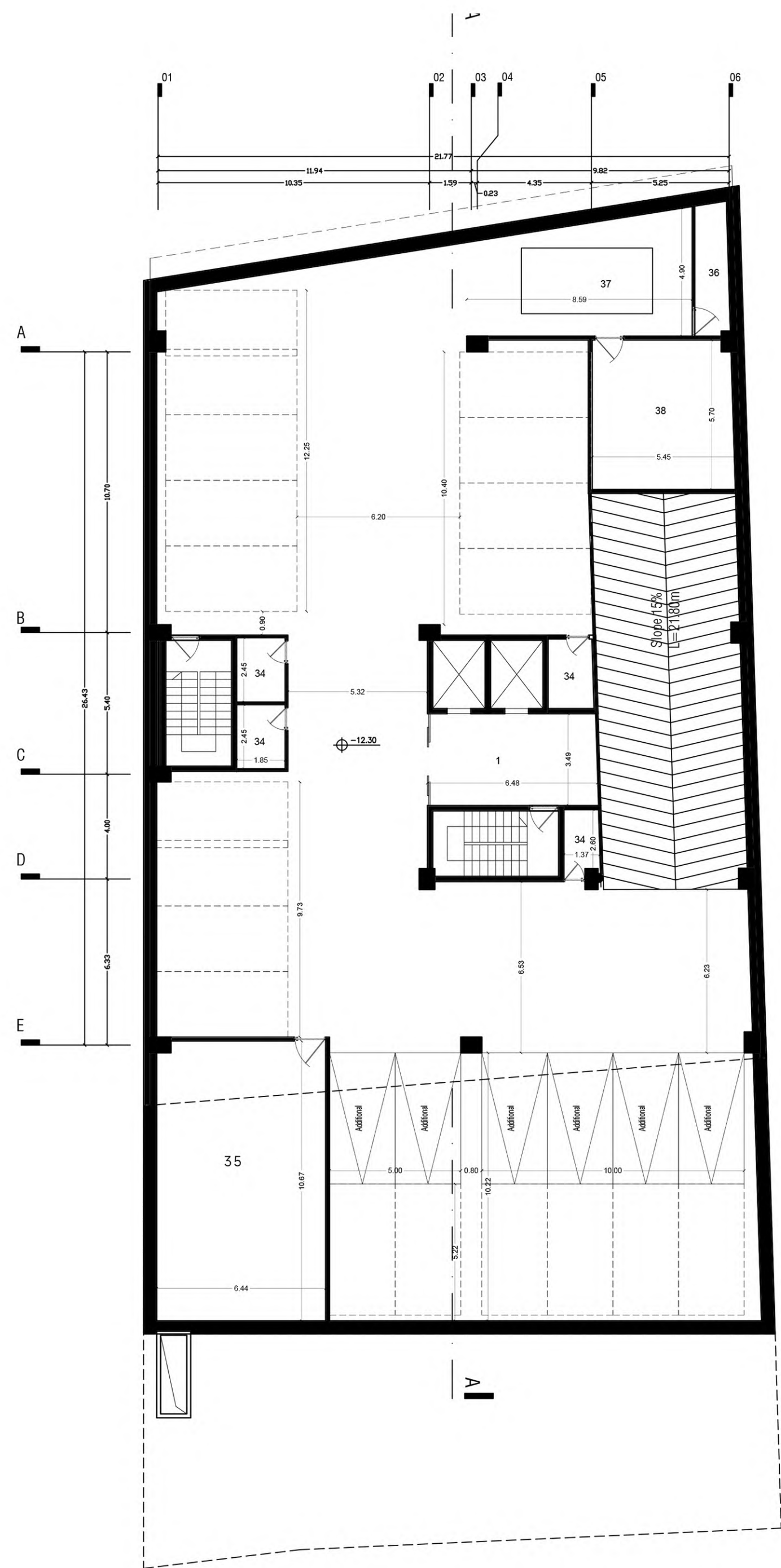
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- Back 50

Basement-04

- 20 +1 Parking
- 20 +5 Parking
- 19 +6 Parking

Total Parking:
71 (59+12)

BASEMENT-04
DIMENTIONS

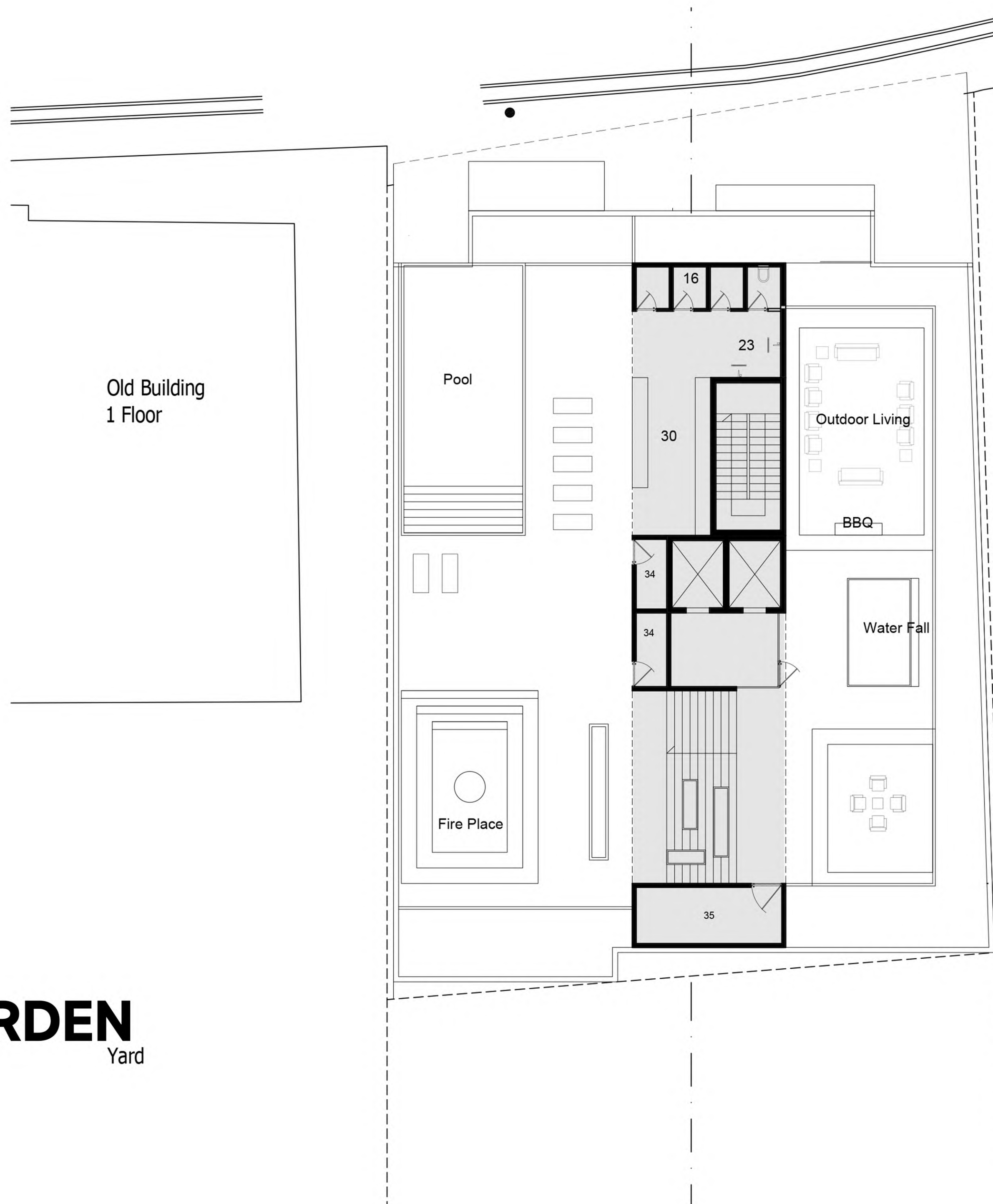


Planing Guide

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Foyer	17
GYM	18
Elevation	19
Massage Room	20
Couples Massage Suite	21
W.C	22
Bath/Shower	23
Pilates	24
Janitor	25
Cinema	26
Wellness Club	27
Network Monitoring	28
Powder Room	29
Buffet & Bar	30
Party Saloon	31
Sauna	32
Emergency Exit	33
Storage	34
Services	35
Equipment	36
Carwash	37
Water Tank	38
Hall	39
Living Room	40
Dining Room	41
Kitchen	42
Laundry	43
Powder Room	44
Master Bedroom	45
Bedroom	46
Closet	47
Terrace	48
Coffee Bar	49
Back	50

ROOFGARDEN

Yard



Lobby	1
Reception & Concierge	2
Post Boxes	3
Coffee Lounge	4
Bar	5
Command Room	6
Balcony	7
Cold Bar	8
Pool	9
Jacuzzi	10
Kitchenette	11
Parking Entrance	12
Business Lounge	13
Manager	14
Sport Club Reception	15
Changing Room	16
Foyer	17
GYM	18
Elevation	19
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Back	50

Yard

Nine Story Residence

Old Building
1 Floor

Pool

Fire Place

Outdoor Living

BBQ

Water Fall

35

16

23

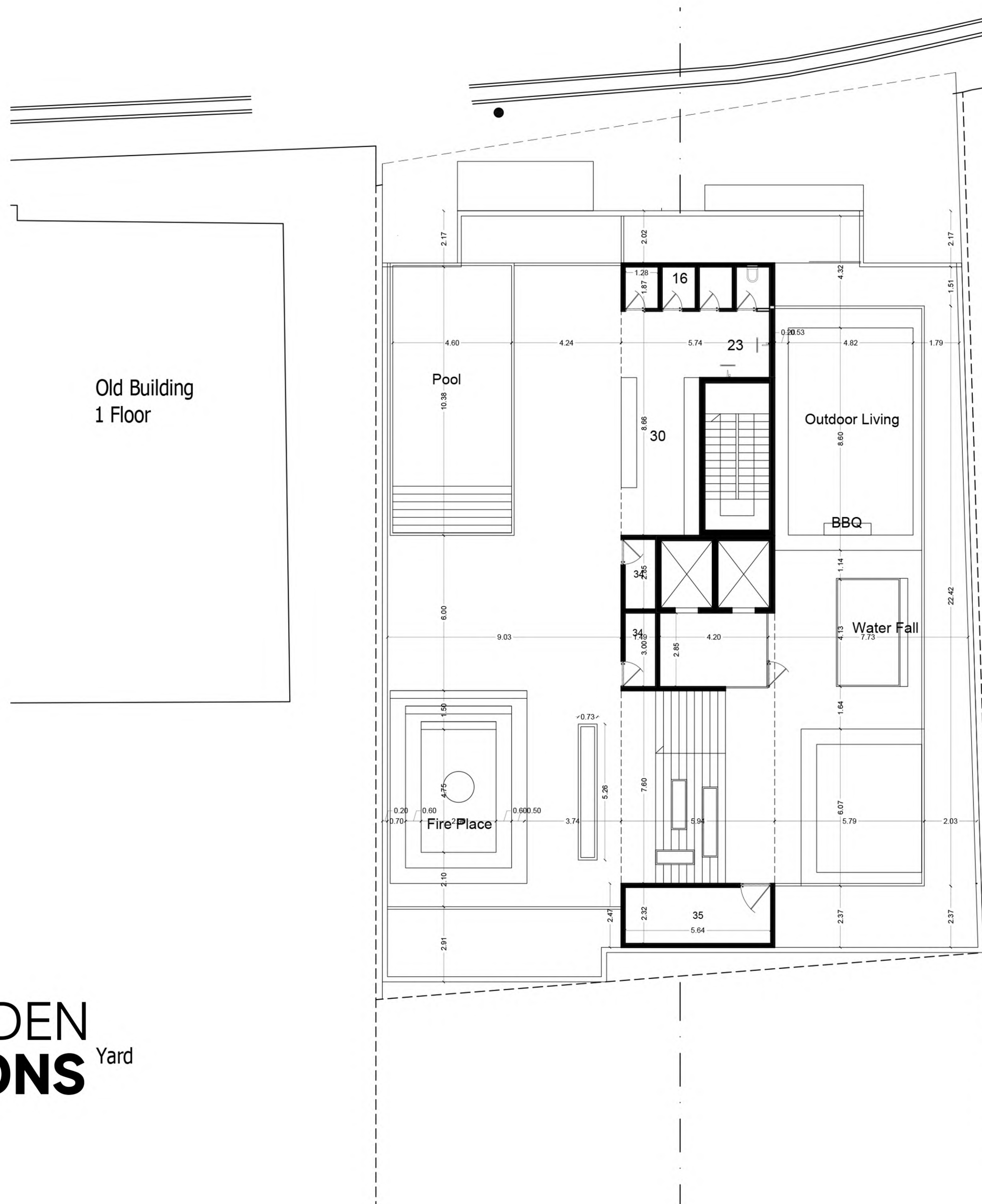
30

34

34

ROOFGARDEN DIMENSIONS

Yard



Old Building
1 Floor

Nine Story Residence

Lobby	1
Reception & Concierge	2
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Coffee Bar	49
Back	50

Yard



TABLE OF CONTENT

01 **THE STRATEGY**

Where the luxury starts

02 **THE FACADE**

The process
3d Simulation

03 **PLANING**

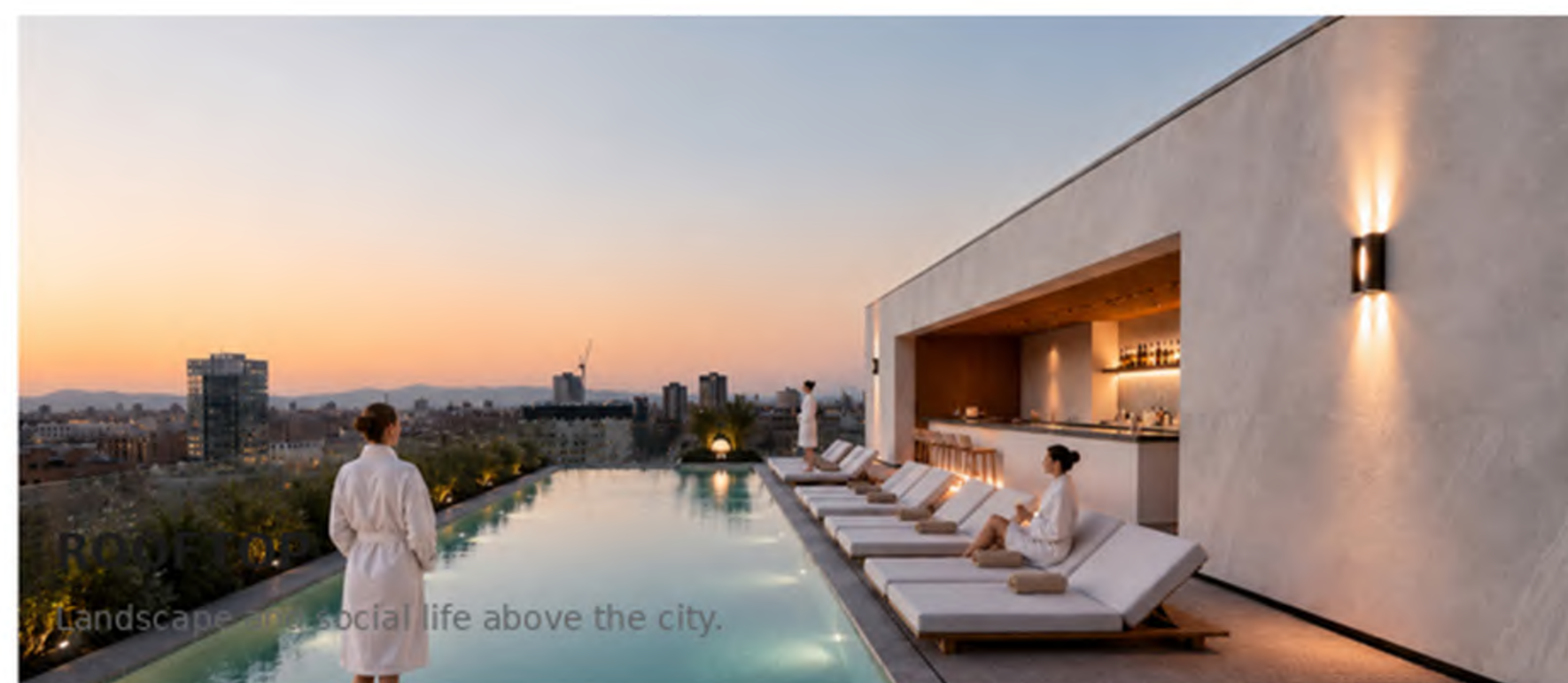
2d Floor Plans
Two Strategy

04 **INTERIORS**

Art will be the savior
3d Simulation

LIFESTYLE

A complete residential experience — from arrival to shared amenities and rooftop life.



01 - ARRIVAL LOBBY

First impression



ARRIVAL LOBBY

The vast and large space is an attempt to end the focus on materials and competition for more and more expensive things, and to value authenticity and correctness.



ARRIVAL LOBBY

The vast and large space is an attempt to end the focus on materials and competition for more and more expensive things, and to value authenticity and correctness.



RECEPTION

At the beginning of the entrance and not in a space that takes away from the spaciousness of the space. On the main route to reach and control the elevator of the units.



ELEVATOR LOBBY

The elevator lobby is designed to be out of sight and private for the user waiting for the elevator to arrive.



COFFEE LOUNGE

A space that is separated from other spaces by a break in the lobby floor and has taken on its own definition. The connection with the southern balcony gives this space a special quality.



COFFEE LOUNGE

A space that is separated from other spaces by a break in the lobby floor and has taken on its own definition. The connection with the southern balcony gives this space a special quality.



THE NEXUS

A sculptural transitional space connecting the main lobby to the shared amenities below. A continuous stair spirals around a central art installation, creating a distinctive spatial experience.

MATERIAL DIAGRAM

INTERIORS - LOBBY



- 01 WHITE MARBLE
Wall & Feature Wall Surface
- 02 BLACK MARBLE
Feature Wall Inlay
- 03 LIGHT GREY MARBLE
Flooring
- 04 STAINLESS STEEL
Lighting & Details
- 05 ACRYLIC / MATTE WHITE SURFACE
Wall Panel
- 06 BLACK ACCENT
Metal Profile & Track
- 07 CLEAR GLASS
Railing & Partitions



OBJECTS & FIXTURES



01
SCULPTURAL PENDANT
Feature Lighting



02
PENDANT LIGHT
Accent Lighting



03
TRACK LIGHT
General Lighting



04
WALL LIGHT
Ambient Lighting



05
MODULAR SOFA
Lobby Seating



06
COFFEE TABLE
Lobby Table

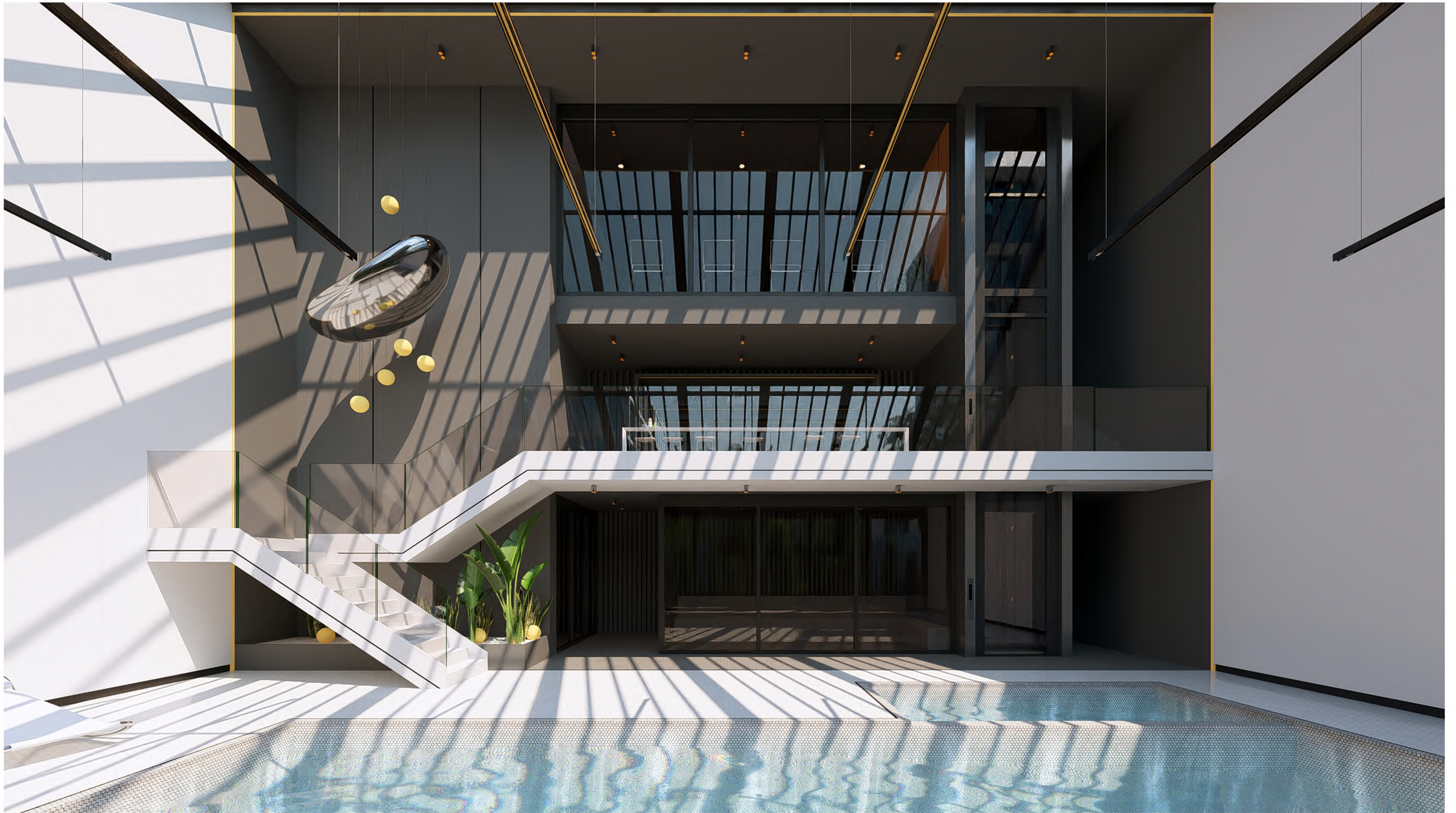


07
DECORATIVE PLANTER
Green Accent



08
GLASS RAILING
Stair & Safety

0 2 - P O O L & G Y M
SOLARIS



THE SOUL OF ENERGY

A vibrant space where sunlight becomes a source of energy, movement, and vitality. Natural light pours through the skylight, connecting the pool and gym in a dynamic atmosphere.



THE SOUL OF ENERGY

A vibrant space where sunlight becomes a source of energy, movement, and vitality. Natural light pours through the skylight, connecting the pool and gym in a dynamic atmosphere.



TO THE SKY

An open architectural space that dissolves the boundary between interior and sky, drawing the vastness of the outdoors into the heart of the building.

A gesture of openness and elevation, where light, air, and the sky become part of the spatial experience.



THE BAR

A social extension of the pool, serving drinks while overlooking the water and the energy of the space.

Positioned at the mezzanine level, it creates an elevated vantage point and a relaxed moment of pause.



THE SOUL OF ENERGY

A vibrant space where sunlight becomes a source of energy, movement, and vitality. Natural light pours through the skylight, connecting the pool and gym in a dynamic atmosphere.

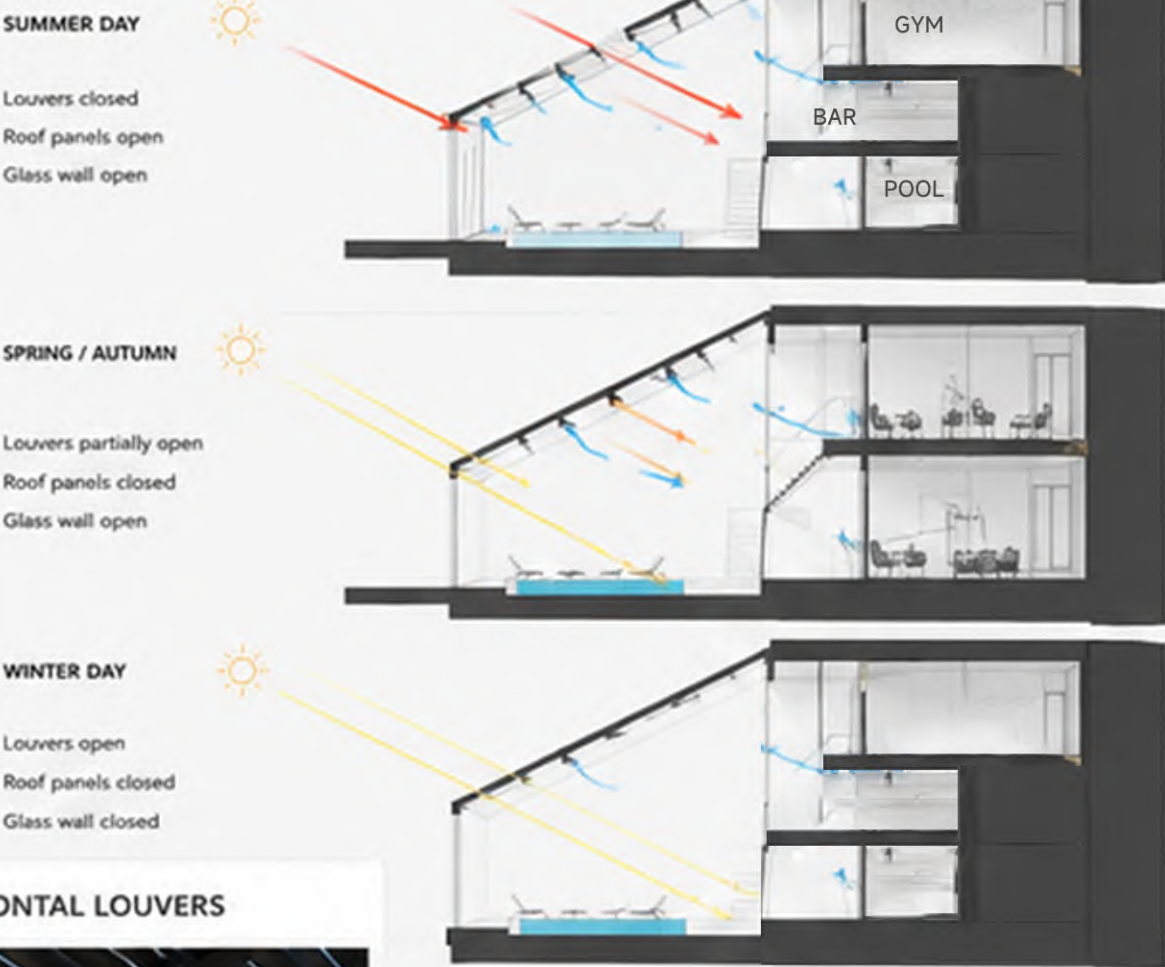
INDOOR POOL ATRIUM - CLIMATE CONTROL STRATEGY



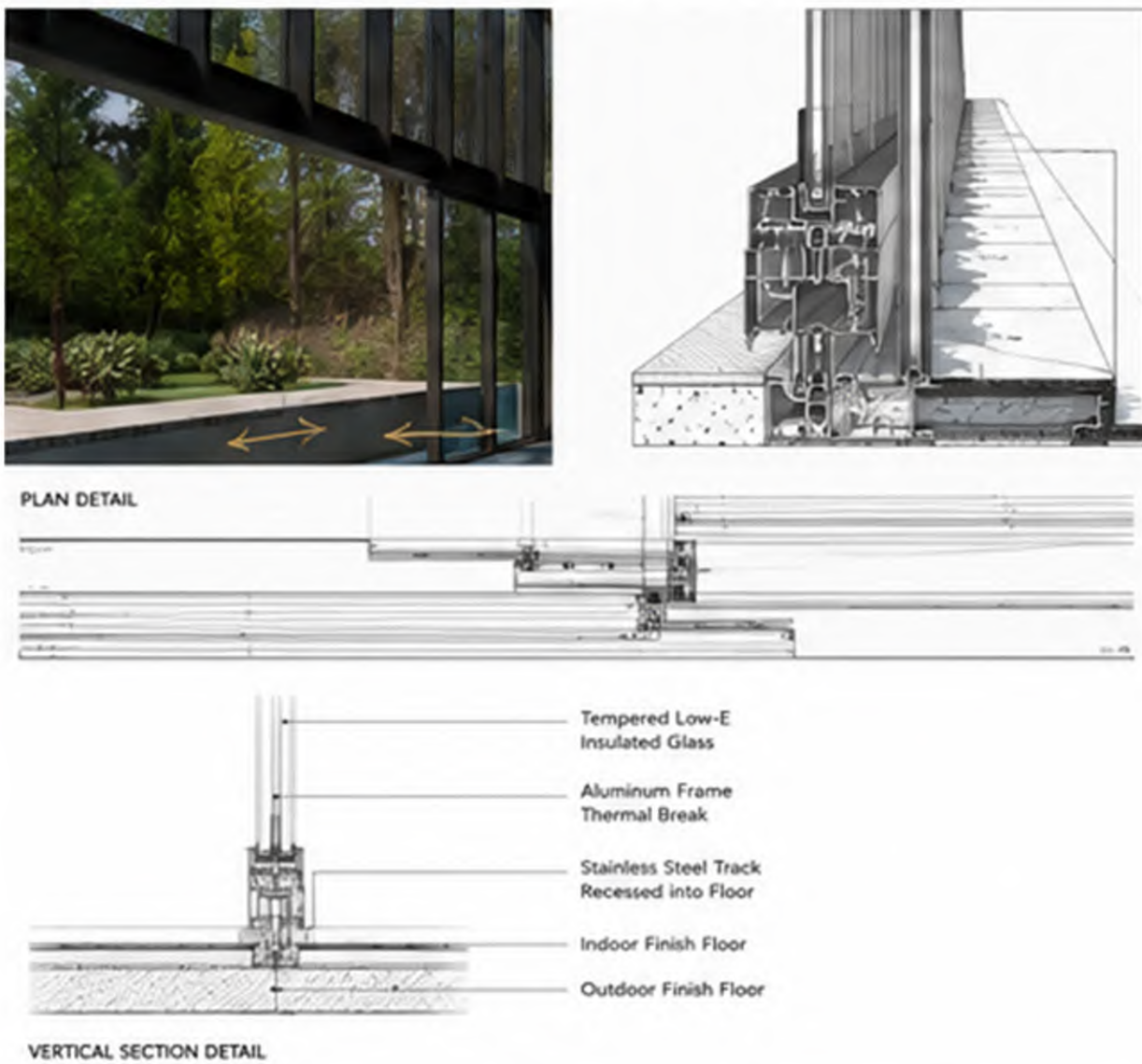
CLIMATE CONTROL STRATEGY

- 1 FULLY OPENABLE GLASS WALLS
Maximize natural ventilation and connect to the garden
- 2 RETRACTABLE GLASS ROOF
Motorized opening panels for heat exhaust and fresh air intake
- 3 ADJUSTABLE HORIZONTAL LOUVERS
Shading control to reduce solar heat gain and glare

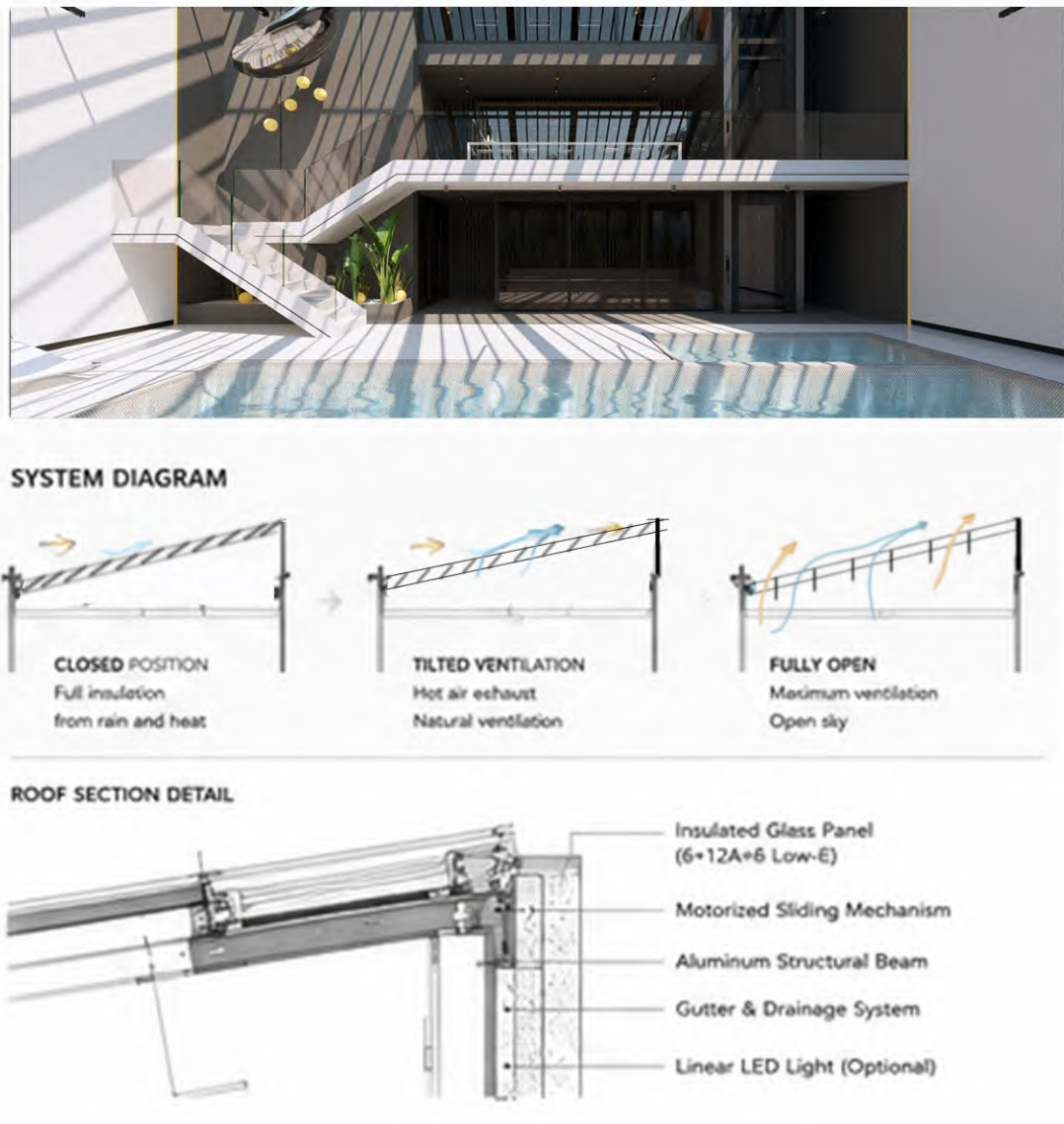
SEASONAL OPERATION DIAGRAMS



1 FULLY OPENABLE GLASS WALLS (LIFT & SLIDE SYSTEM)



2 RETRACTABLE GLASS ROOF SYSTEM



3 ADJUSTABLE HORIZONTAL LOUVERS



POOL CEILING
DETAIL
STRATEGY

SYSTEM INTEGRATION



SMART CONTROL SYSTEM
Centralized control for roof, louvers, and glass walls



WIND & RAIN SENSORS
Automatic closing in harsh conditions

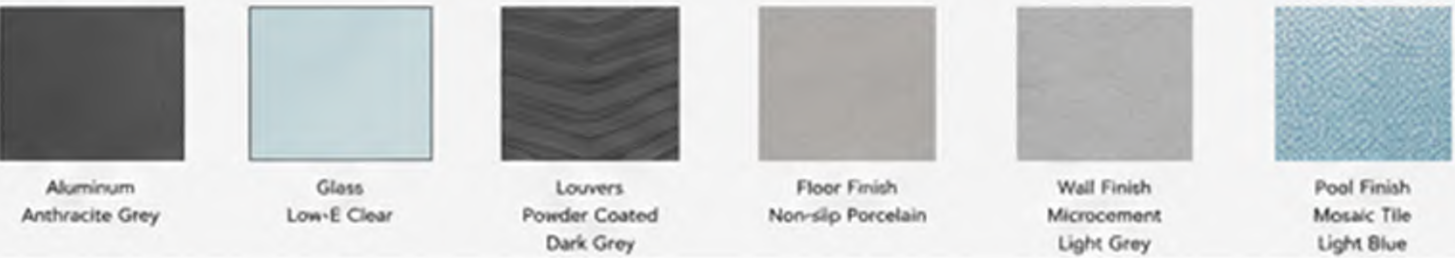


TEMPERATURE & HUMIDITY SENSOR
Optimized comfort and energy efficiency



MOBILE / WALL PANEL CONTROL
User-friendly interface for residents

MATERIAL PALETTE





THE FITNESS DECK

An elevated fitness space overlooking the pool, creating a continuous visual and spatial connection between movement and water. Positioned on the upper mezzanine, it turns exercise into an immersive experience within the larger wellness environment.



THE FITNESS DECK

An elevated fitness space overlooking the pool, creating a continuous visual and spatial connection between movement and water. Positioned on the upper mezzanine, it turns exercise into an immersive experience within the larger wellness environment.



THE PERFORMANCE ZONE

A dynamic fitness environment combining cardio and strength training in one integrated space. Designed to support both endurance and power, with an energetic atmosphere focused on movement and performance.

03 - R O O F & B A C K Y A R D
GREEN SPIRIT

ROOFTOP LIFESTYLE

A continuous rooftop landscape for leisure, gathering and retreat.



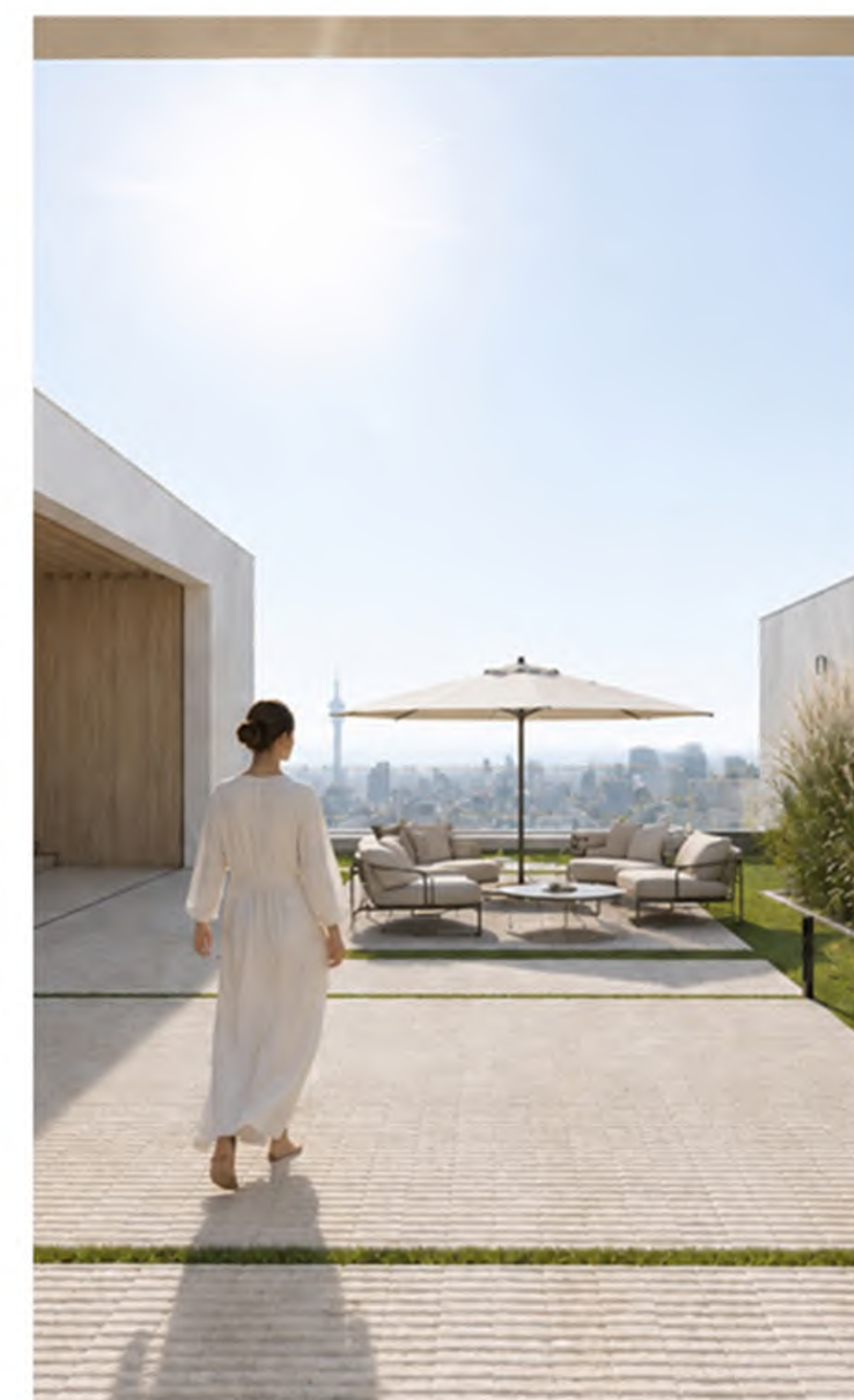
SKY DECK



SKY DECK



FIRE COURT



SOCIAL DECK



THE GREEN COURT

A quiet southern garden designed primarily to bring the presence of nature into the heart of the project. Less defined by function, it creates a continuous green atmosphere that softens and enriches the surrounding spaces.



THE SKY DECK

An elevated rooftop retreat where an infinity pool meets the horizon, extending the experience of the landscape into the sky. A dedicated bar completes the setting, creating a relaxed social space above the city.



THE SKY DECK

An elevated rooftop retreat where an infinity pool meets the horizon, extending the experience of the landscape into the sky. A dedicated bar completes the setting, creating a relaxed social space above the city.



THE SKY DECK

An elevated rooftop retreat where an infinity pool meets the horizon, extending the experience of the landscape into the sky. A dedicated bar completes the setting, creating a relaxed social space above the city.



THE FIRE COURT

A secluded rooftop fire lounge connected to the infinity pool, offering warmth, intimacy, and a sense of retreat. Carefully screened for privacy, it creates a quiet destination within the open landscape of the rooftop.



THE SOCIAL DECK

A relaxed rooftop gathering space designed for connection, conversation, and shared moments. Surrounded by the open sky and landscape, it becomes a natural setting for intimate gatherings and social experiences.



THE FIRE COURT

A secluded rooftop fire lounge connected to the infinity pool, offering warmth, intimacy, and a sense of retreat. Carefully screened for privacy, it creates a quiet destination within the open landscape of the rooftop.

0 4 - R E S I D E N T I A L
LIVING WITHIN EDGES

RESIDENTIAL LIFESTYLE

Light, view and calm define the private living experience.



ARRIVAL

A quiet transition from shared spaces to private living.



LIGHT

Natural light shaping the everyday living space.



VIEW

Living spaces oriented toward openness and connection.



CALM

A restrained material palette for a calm residential atmosphere.

ARRIVAL / LIGHT / VIEW / CALM



THE ARRIVAL LOBBY

A refined private threshold between the elevator and each residence, designed as a personalized arrival space. A moment of welcome and transition, creating privacy while setting the tone for the home beyond.



THE ARRIVAL LOBBY

A refined private threshold between the elevator and each residence, designed as a personalized arrival space. A moment of welcome and transition, creating privacy while setting the tone for the home beyond.



THE LIVING ROOM

A generous living space oriented toward the northern mountains, extending seamlessly into the terrace and landscape beyond. A fluid visual connection to the kitchen creates continuity between living, gathering, and the surrounding views.



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MATERIAL DIAGRAM

INTERIORS - LIVING & DINING



- 01 **ACRYLIC WHITE**
Wall & Ceiling Paint
- 02 **WOOD VENEER**
Wall Panel & Furniture
- 03 **MICROCEMENT**
Feature Wall
- 04 **LIGHT GREY MARBLE**
Flooring
- 05 **BLACK METAL**
Window Frame & Details
- 06 **STAINLESS STEEL**
Details
- 07 **CLEAR GLASS**
Window & Partition

OBJECTS & FIXTURES



01
PENDANT LIGHT
Dining Area



02
PENDANT LIGHT
Dining Accent



03
RECESSED LINEAR LIGHT
Ceiling Lighting



04
FLOOR LAMP
Living Area



05
SOFA
Living Area



06
LOUNGE CHAIR
Living Area



07
COFFEE TABLE
Living Area



08
DINING TABLE & CHAIRS
Dining Area



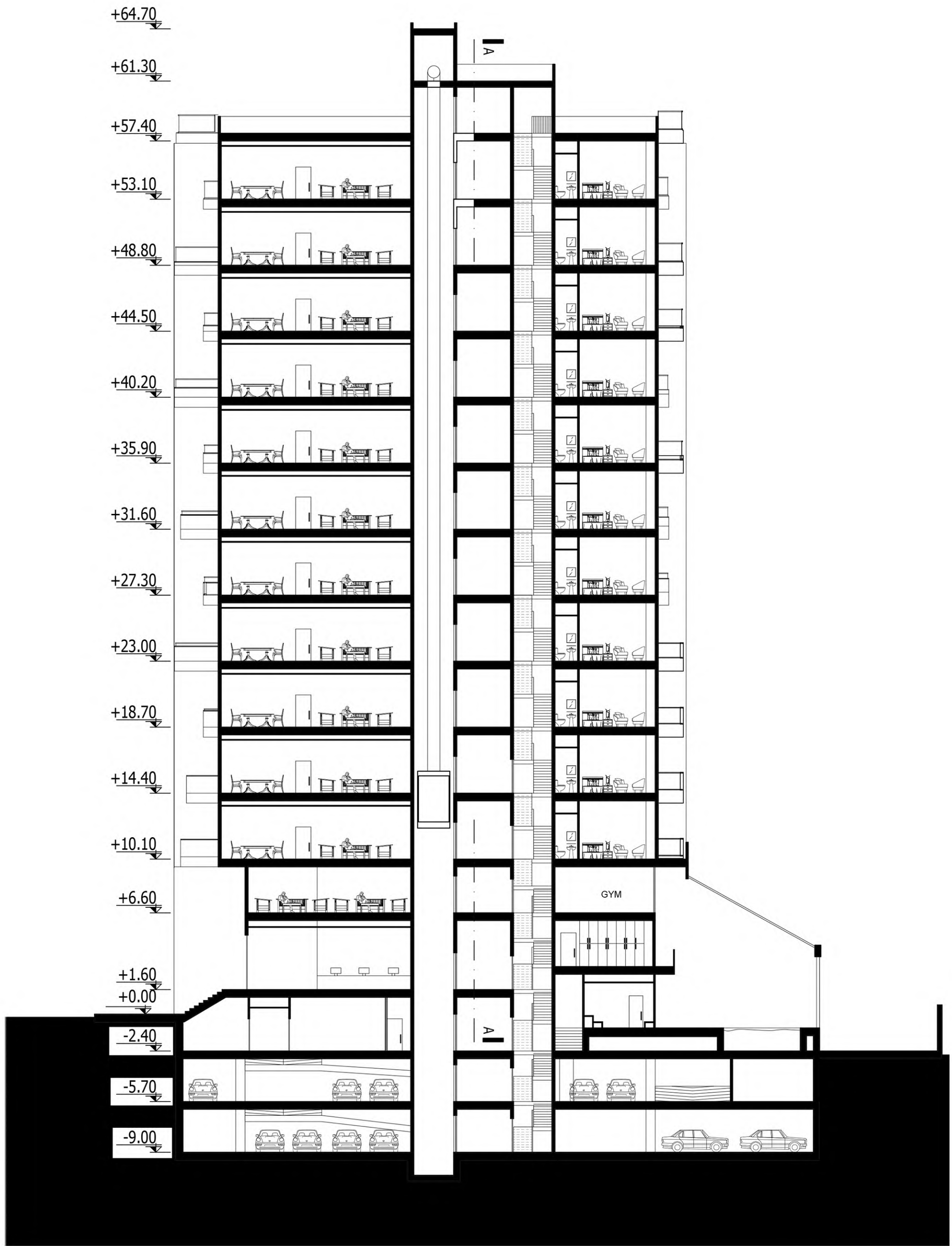
09
DECORATIVE PLANTER
Green Accent



10
SHEER CURTAINS
Window Treatment

D O C U M E N T S

SECTION



جدول مساحت کلی مسابقه آوین

کاربری / طبقات	مسکونی			راه پله + آسانسور+لابی	پارکینگ سالم	پارکینگ مزاحم	انبار		مساحت کل طبقه	دبل هایت
	واحد	مساحت		مساحت	تعداد	تعداد	واحد	مساحت	مساحت	
زیرزمین ۴-	-	-	-	-	19	6	4	18.20	982.59	
زیرزمین ۳-	-	-	-	-	20	5	10	47.50	982.59	
زیرزمین ۲-	-	-	-	-	20	1	9	38.00	982.59	
زیرزمین ۱-	-	-	-	-	-	-	-	-	982.59	
همکف	-	-	-	-	-	-	-	-	622.00	
نیم طبقه	-	-	-	-	-	-	-	-	347.90	
اول	2	000.00	واحد ۱ : 347.00 واحد ۲ : 247.00	69.30	-	-	-	-	663.40	16.00
دوم	2	000.00	واحد ۱ : 347.00 واحد ۲ : 247.00	69.30	-	-	-	-	663.40	16.00
سوم	2	000.00	واحد ۱ : 347.00 واحد ۲ : 247.00	69.30	-	-	-	-	663.40	16.00
چهارم	2	000.00	واحد ۱ : 347.00 واحد ۲ : 247.00	69.30	-	-	-	-	663.40	16.00
پنجم	2	000.00	واحد ۱ : 347.00 واحد ۲ : 247.00	69.30	-	-	-	-	663.40	16.00
ششم	2	000.00	واحد ۱ : 347.00 واحد ۲ : 247.00	69.30	-	-	-	-	663.40	16.00
هفتم	2	000.00	واحد ۱ : 347.00 واحد ۲ : 247.00	69.30	-	-	-	-	663.40	16.00
هشتم	2	000.00	واحد ۱ : 347.00 واحد ۲ : 247.00	69.30	-	-	-	-	663.40	16.00
نهم	2	000.00	واحد ۱ : 347.00 واحد ۲ : 247.00	69.30	-	-	-	-	663.40	16.00
دهم	2	000.00	واحد ۱ : 347.00 واحد ۲ : 247.00	69.30	-	-	-	-	663.40	16.00
یازدهم	2	000.00	واحد ۱ : 347.00 واحد ۲ : 247.00	69.30	-	-	-	-	663.40	16.00
جمع	مجموع مساحت مسکونی		-	-	مجموع تعداد پارکینگ سالم	مجموع تعداد پارکینگ مزاحم	مجموع مساحت انبار		مساحت کل مجموعه	176.00
	22	6534.00	-	-	59	12	23	103.70	12197.66	

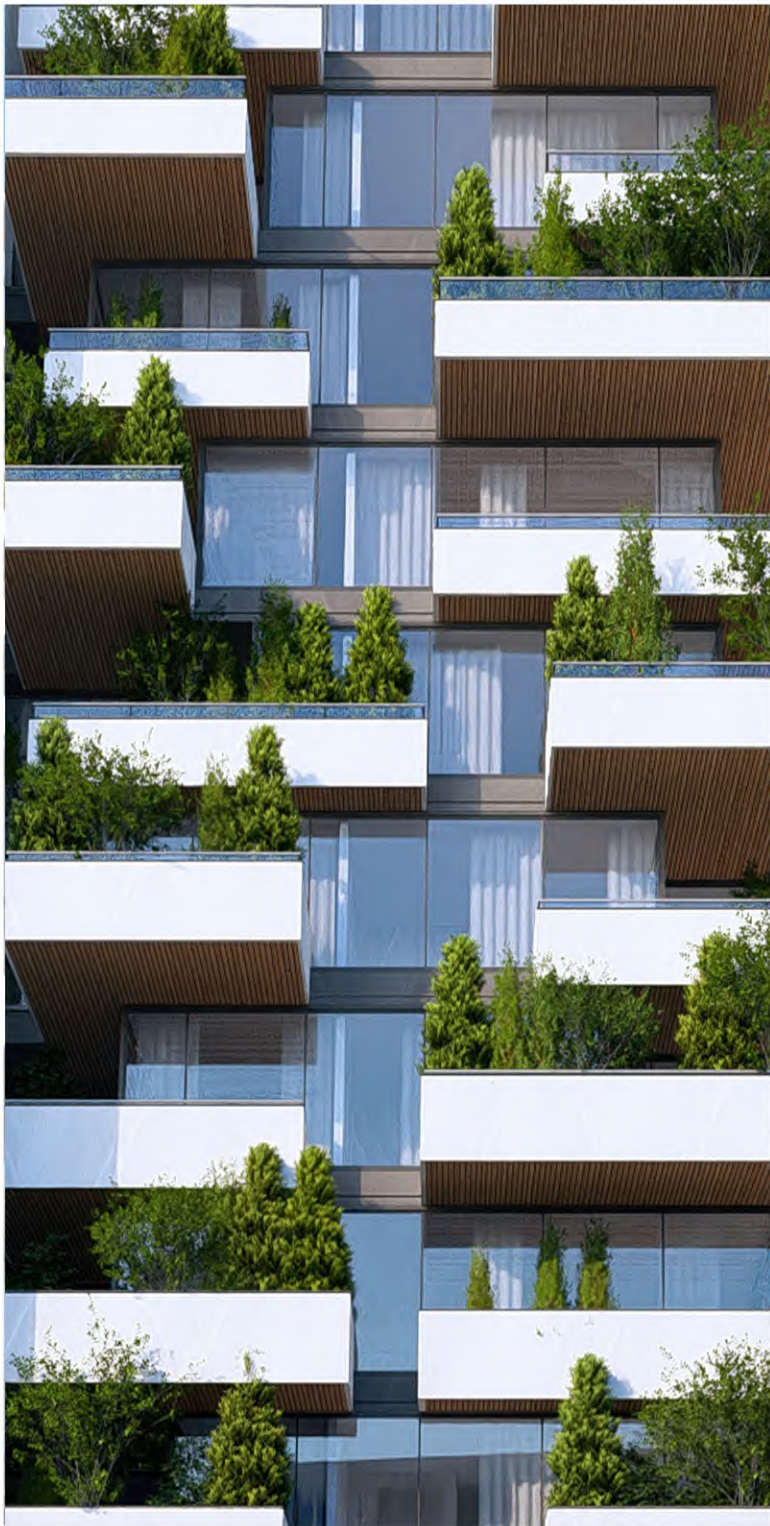
دیوارهای مشترک بین فضای مسکونی و مشاعات(راه پله،آسانسور و لابی) جزء مساحت مسکونی محاسبه می شود

نیازی به پر کردن خانه های با علامت (-) نیست

لطفاً پلی لاین مساحت کل طبقه و واحدهای مسکونی در فایل اتوکد ترسیم شود

THE COMPLETE EXPERIENCE

A glimpse of the architecture, landscape and life within AVIN RESIDENCE.



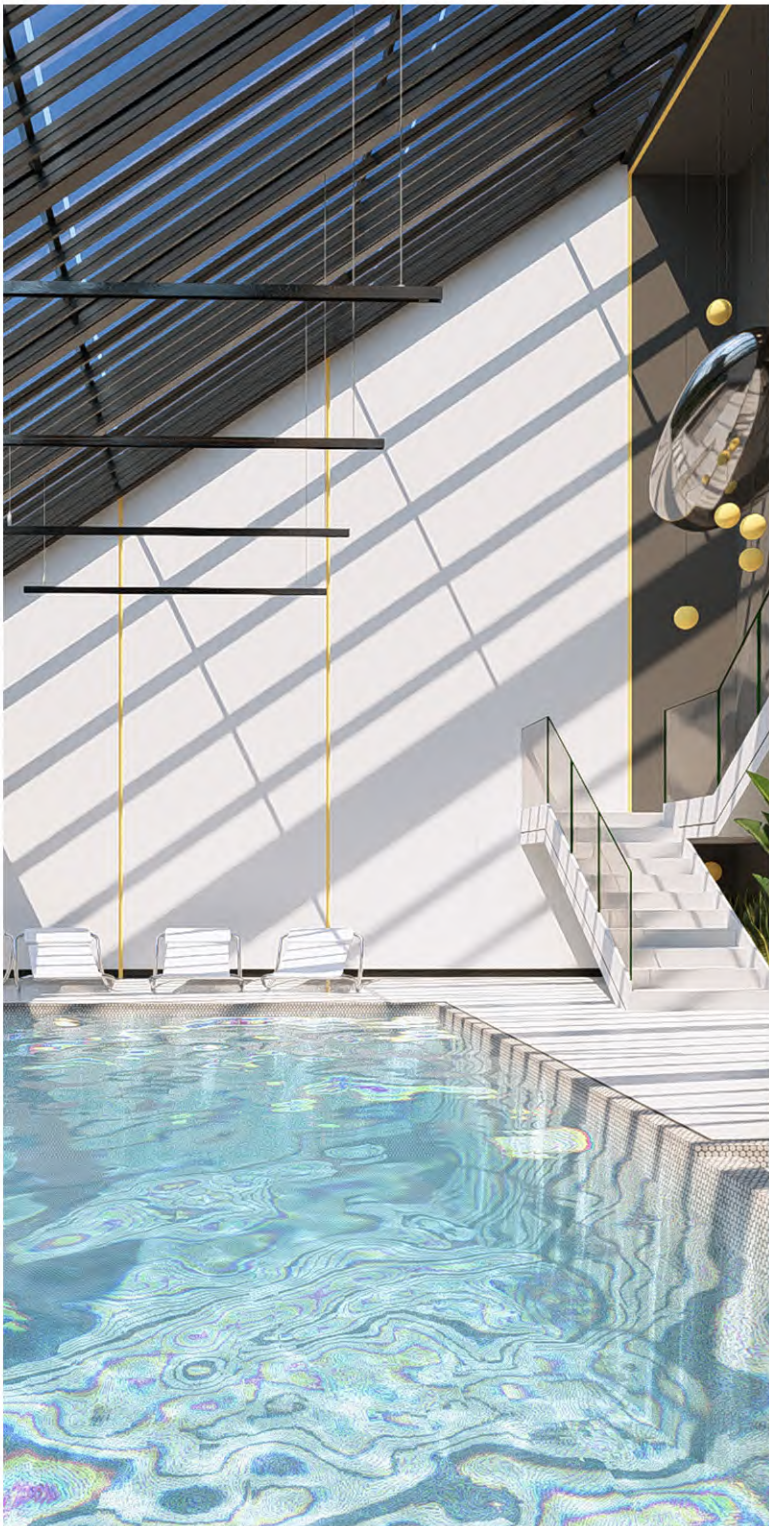
01 FACADE



02 LOBBY



03 ROOFTOP



04 POOL



05 RESIDENCE

A V I N R E S I D E N C E
A NEW PERSPECTIVE ON THE WAY WE LIVE

