

NOVIN

2026

by **NOIROFFICE**, An Architectural Design Studio
Based In Tehran, IRAN

www.niuroffice.com



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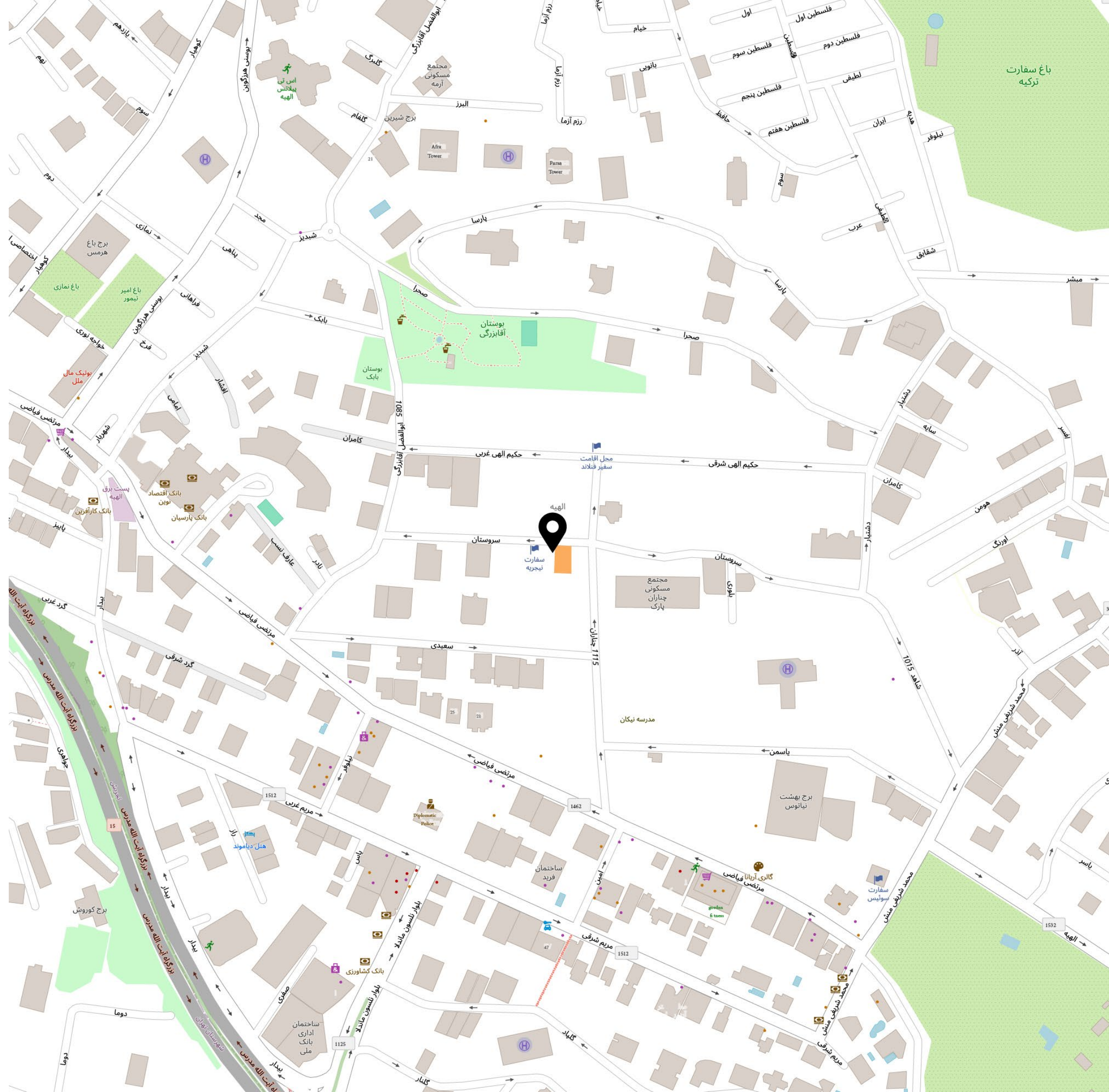
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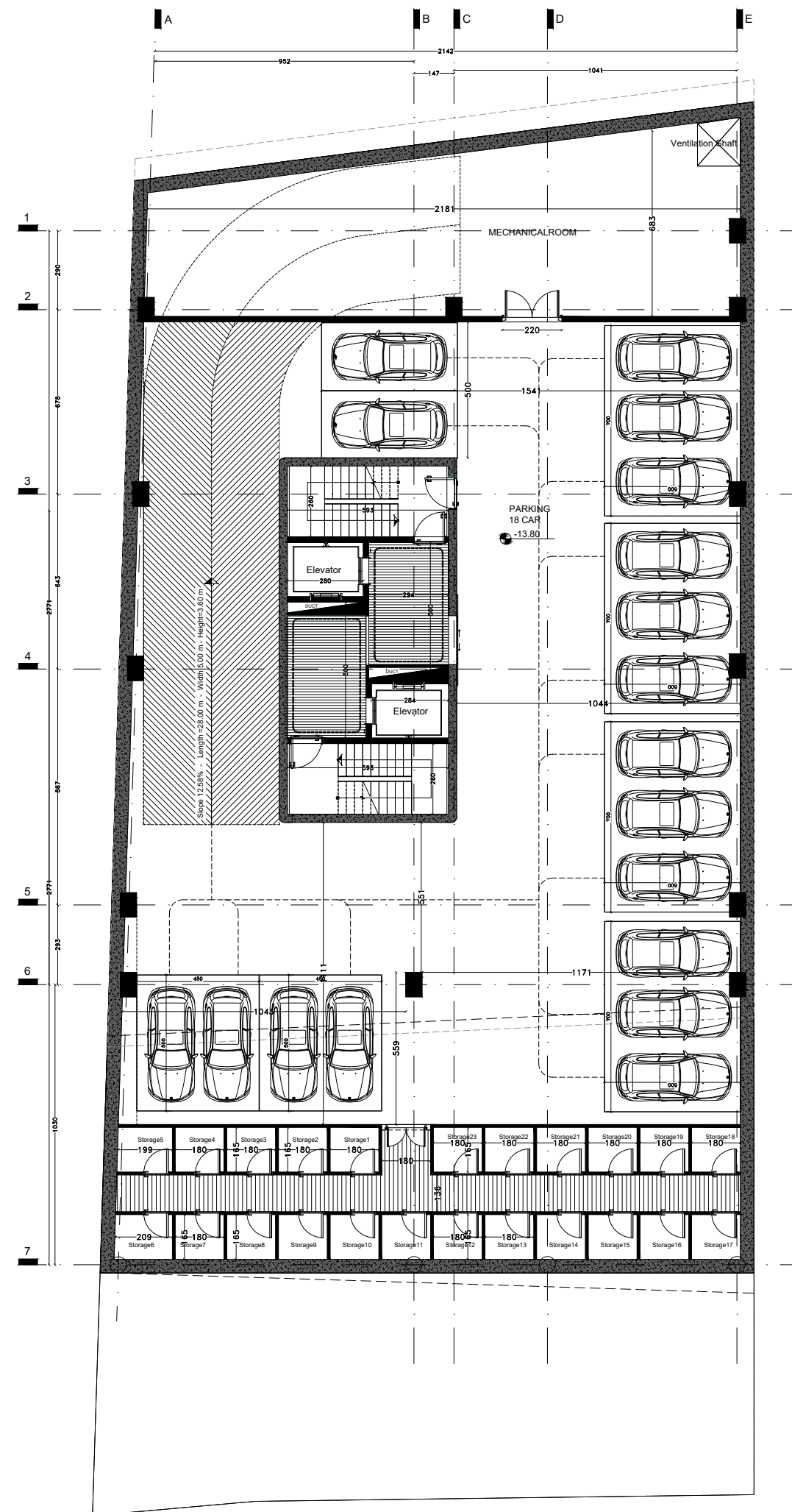
Established in 2004, Noir Office is an innovative and dynamic architecture and design studio that prides itself on crafting extraordinary spaces that leave a lasting impression. With a passion for creativity and an unwavering commitment to excellence, we have been transforming the way people experience architecture and design for over a decade. At Noir Office, we believe that architecture and design have the power to shape lives. We understand that every space has a unique purpose and tells a story of its own. Our philosophy revolves around seamlessly blending functionality, aesthetics, and the essence of the client's vision into a harmonious masterpiece. Whether it's a modern commercial building, a cozy residential home, or an awe-inspiring interior, we approach each

project as a blank canvas with endless possibilities. With years of experience under our belt, our team of highly skilled architects and designers possesses the expertise to take on diverse and challenging projects. From conceptualization to execution, we meticulously plan and execute each step, ensuring that every detail is thoughtfully considered. Our portfolio showcases a wide array of successful projects, and it's the satisfaction of our clients that motivates us to continually raise the bar. Creativity lies at the core of everything we do. We are not afraid to push boundaries, challenge conventions, and explore new realms in architecture and design. Our studio fosters a culture of innovation and artistic expression, allowing us to infuse each project with a unique touch that reflects the individuality

of our clients. As stewards of the environment, we take sustainability seriously. Incorporating eco-friendly practices and materials into our designs is not just a responsibility but a commitment we make towards a greener and more sustainable future. We believe that architecture should embrace nature, minimize environmental impact, and enhance the well-being of the occupants. Whether you are an individual dreaming of your perfect home, a business looking to redefine your workspace, or an organization seeking visionary designs, Noir Office welcomes you to embark on an architectural journey with us. Together, we will bring your aspirations to life, leaving a legacy of remarkable spaces that inspire and endure.

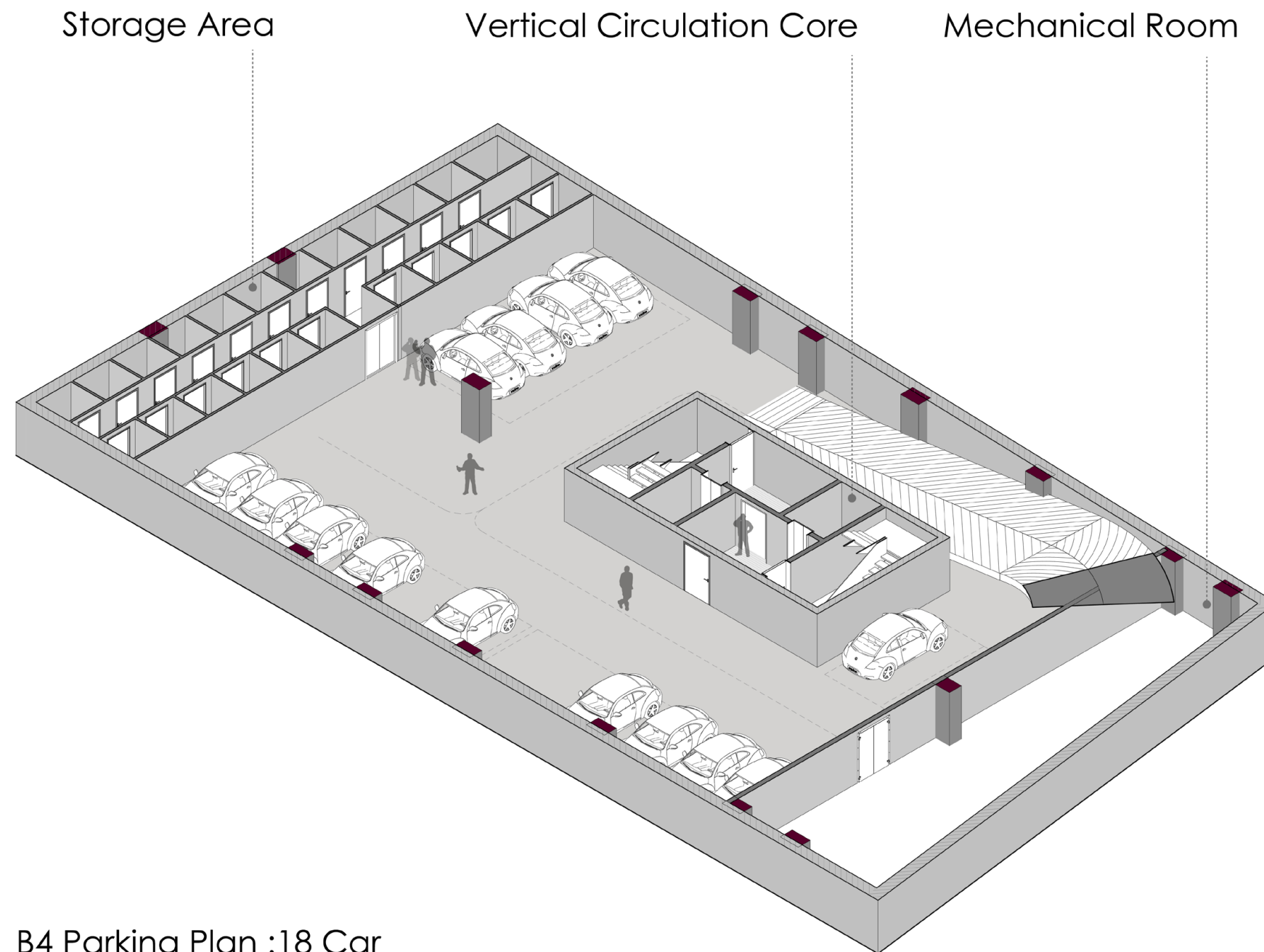


PLAN



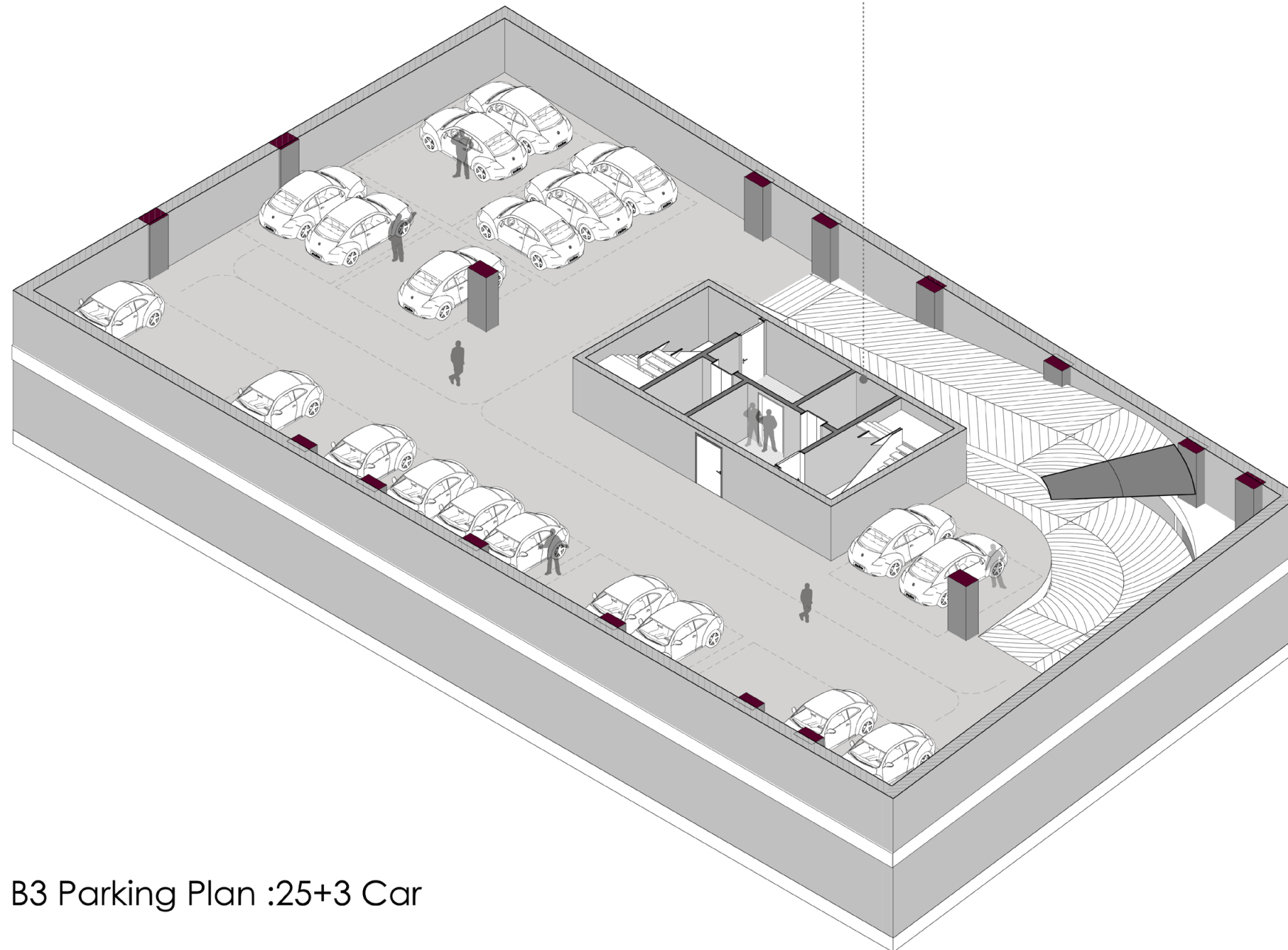
(-4) BASEMENT FLOOR PLAN

Parking : 18 Storage : 23





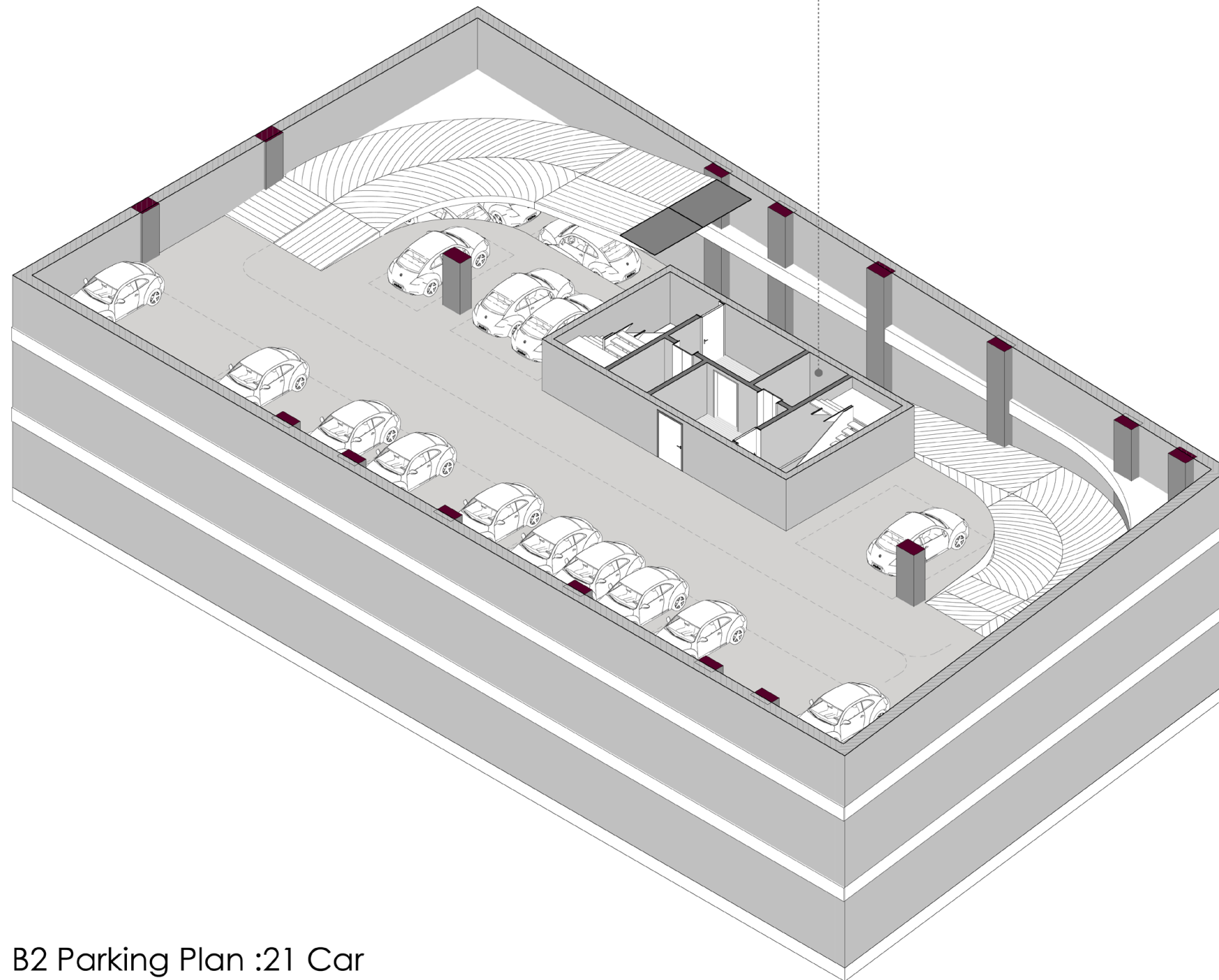
Vertical Circulation Core



B3 Parking Plan :25+3 Car

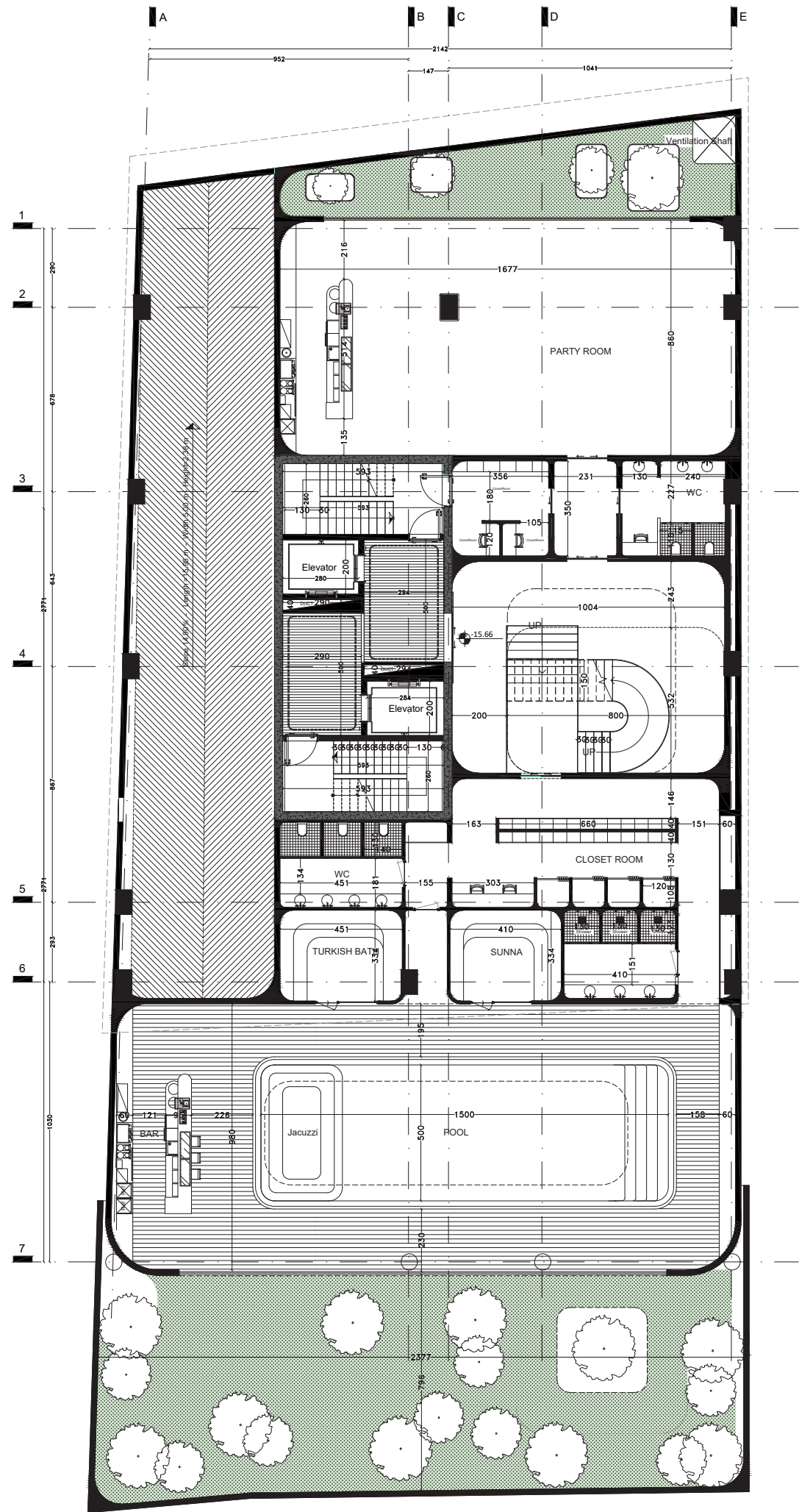


Vertical Circulation Core



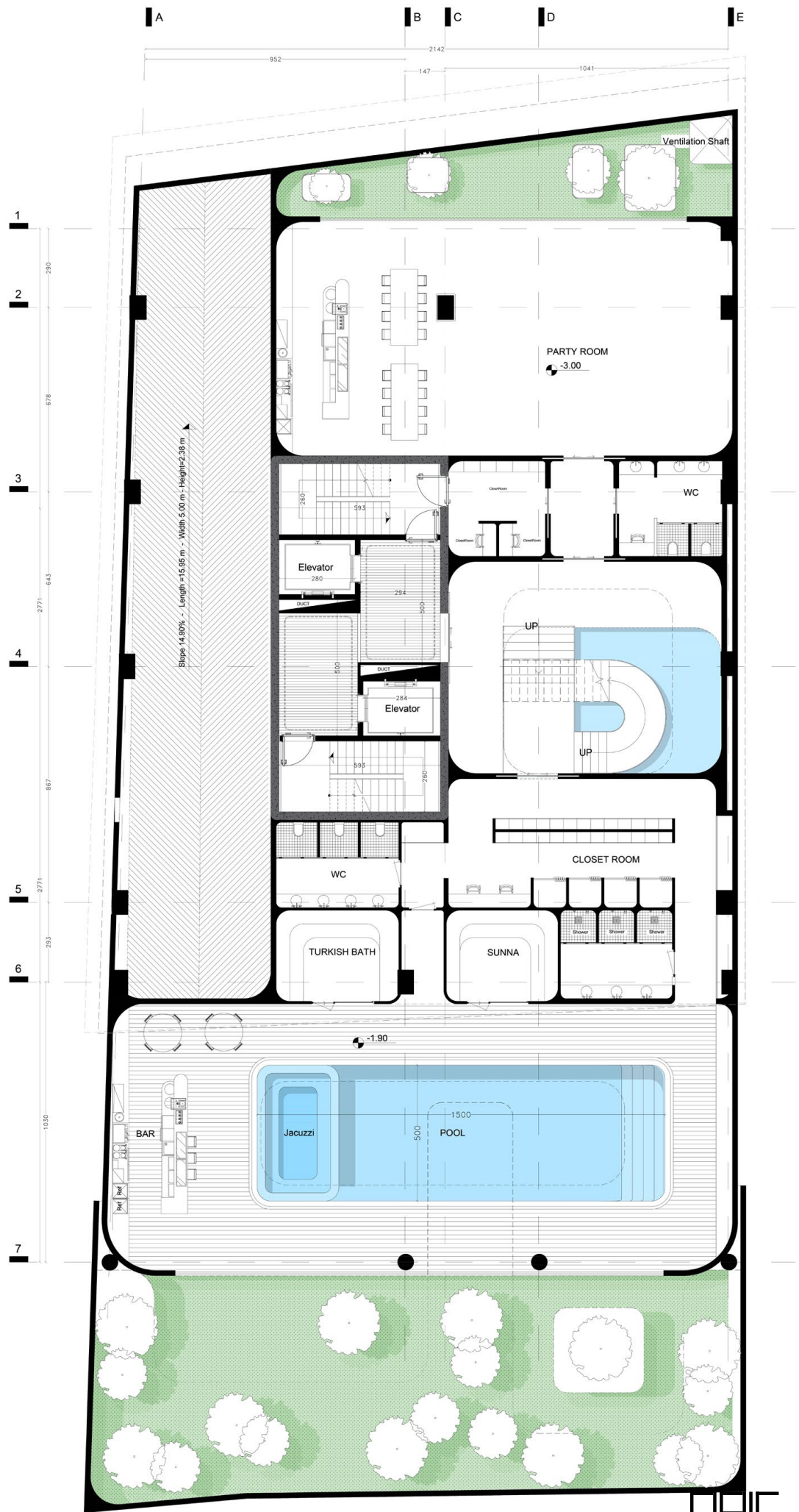
B2 Parking Plan :21 Car

Dimension
Plan



(-1) BASEMENT FLOOR PLAN

Furniture
Plan



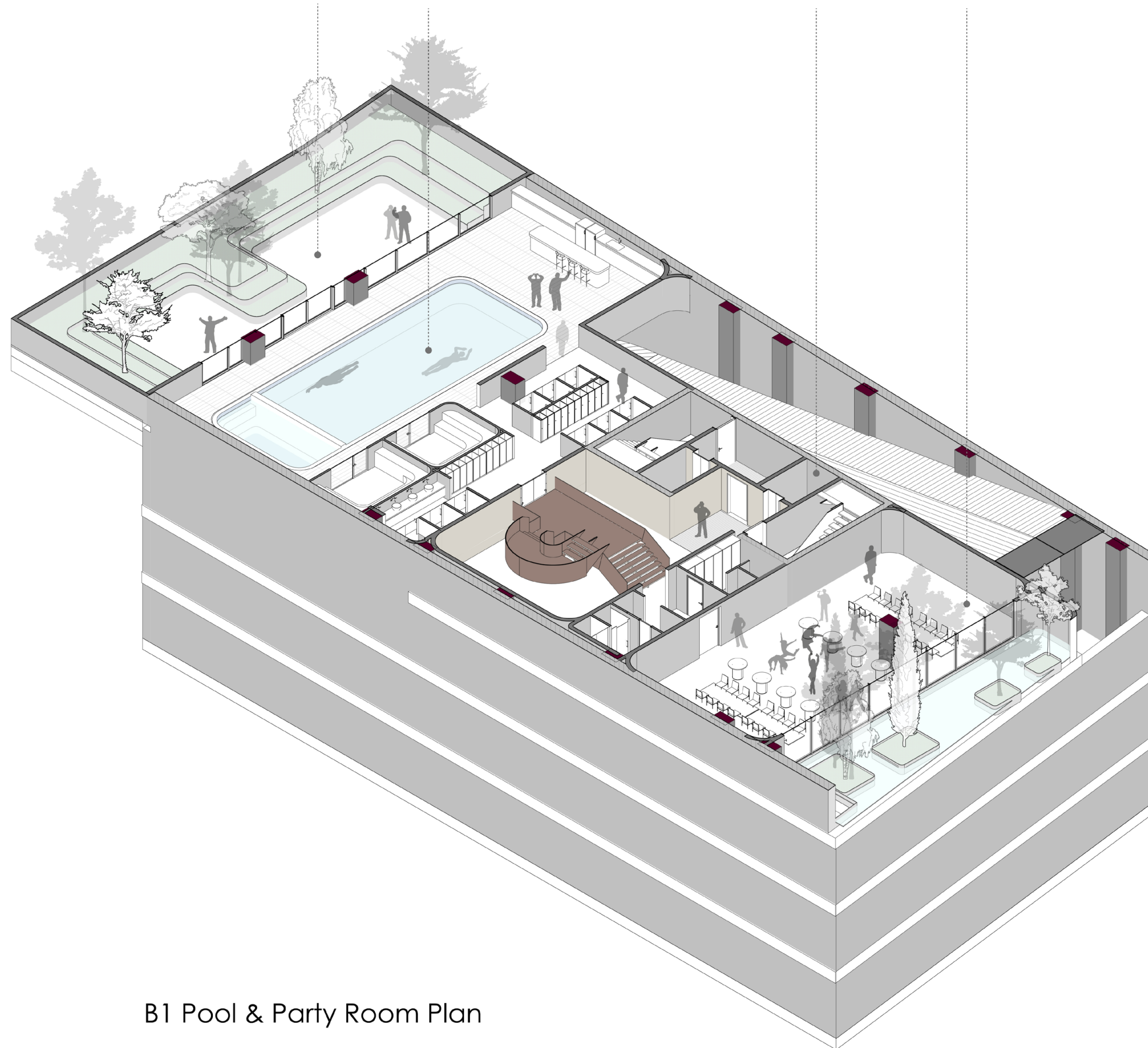
(-1) BASEMENT FLOOR PLAN

Sunken Garden Courtyard

Pool

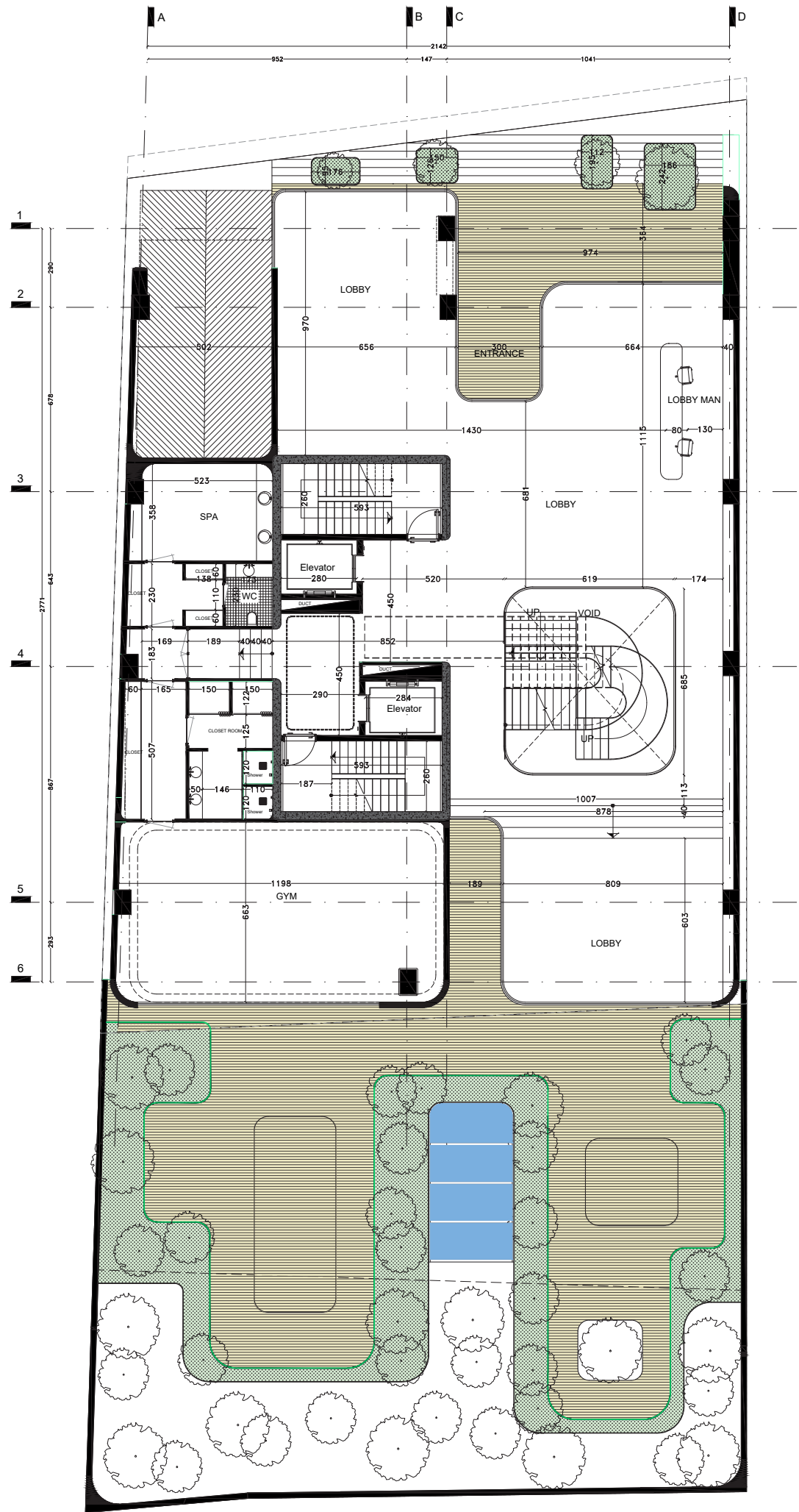
Vertical Circulation Core

Party Room



B1 Pool & Party Room Plan

Dimension
Plan

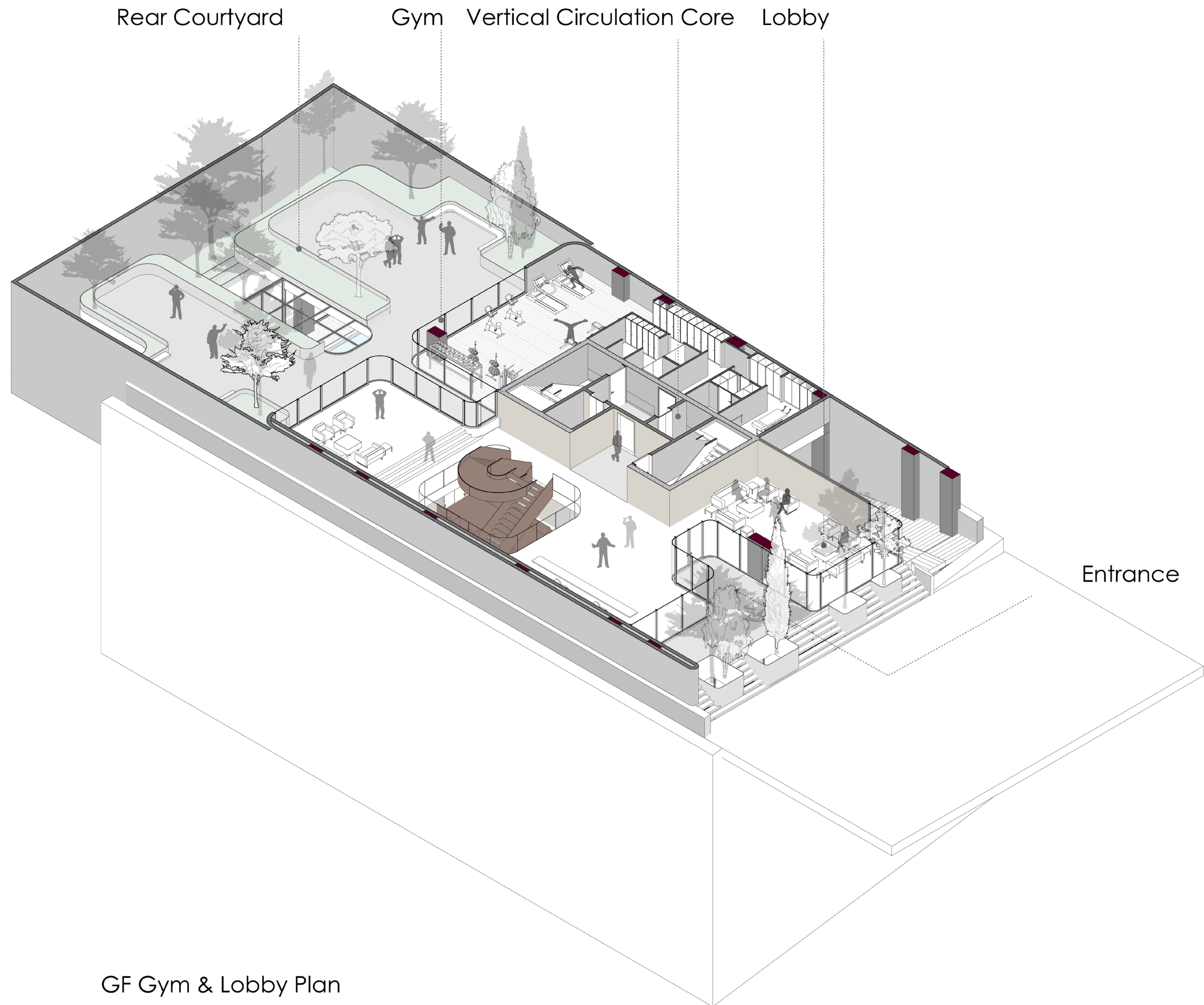


GROUND FLOOR PLAN

Furniture
Plan



GROUND FLOOR PLAN



Rear Courtyard

Gym

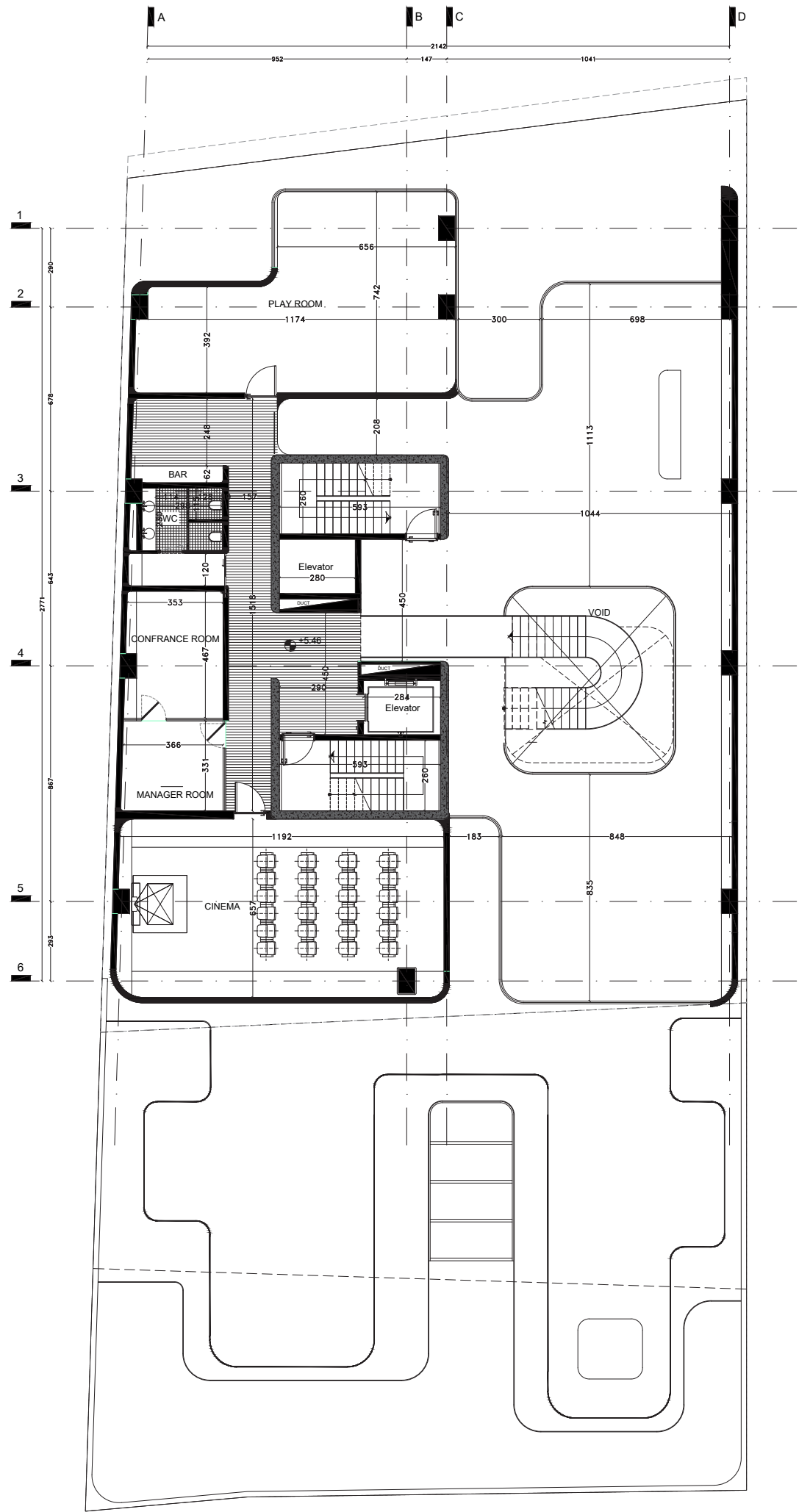
Vertical Circulation Core

Lobby

Entrance

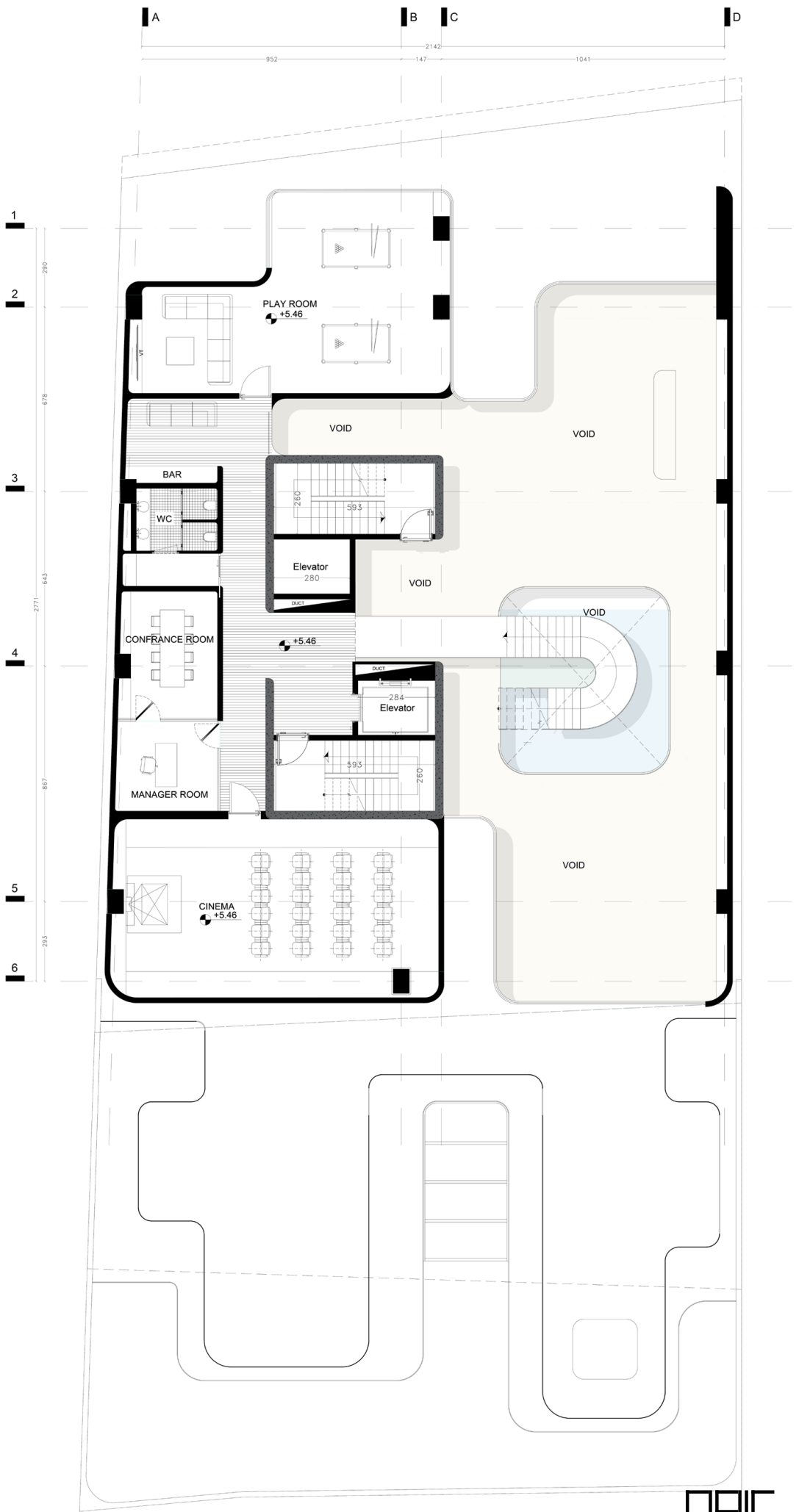
GF Gym & Lobby Plan

Dimension
Plan



Mezzanine FLOOR PLAN

Furniture
Plan



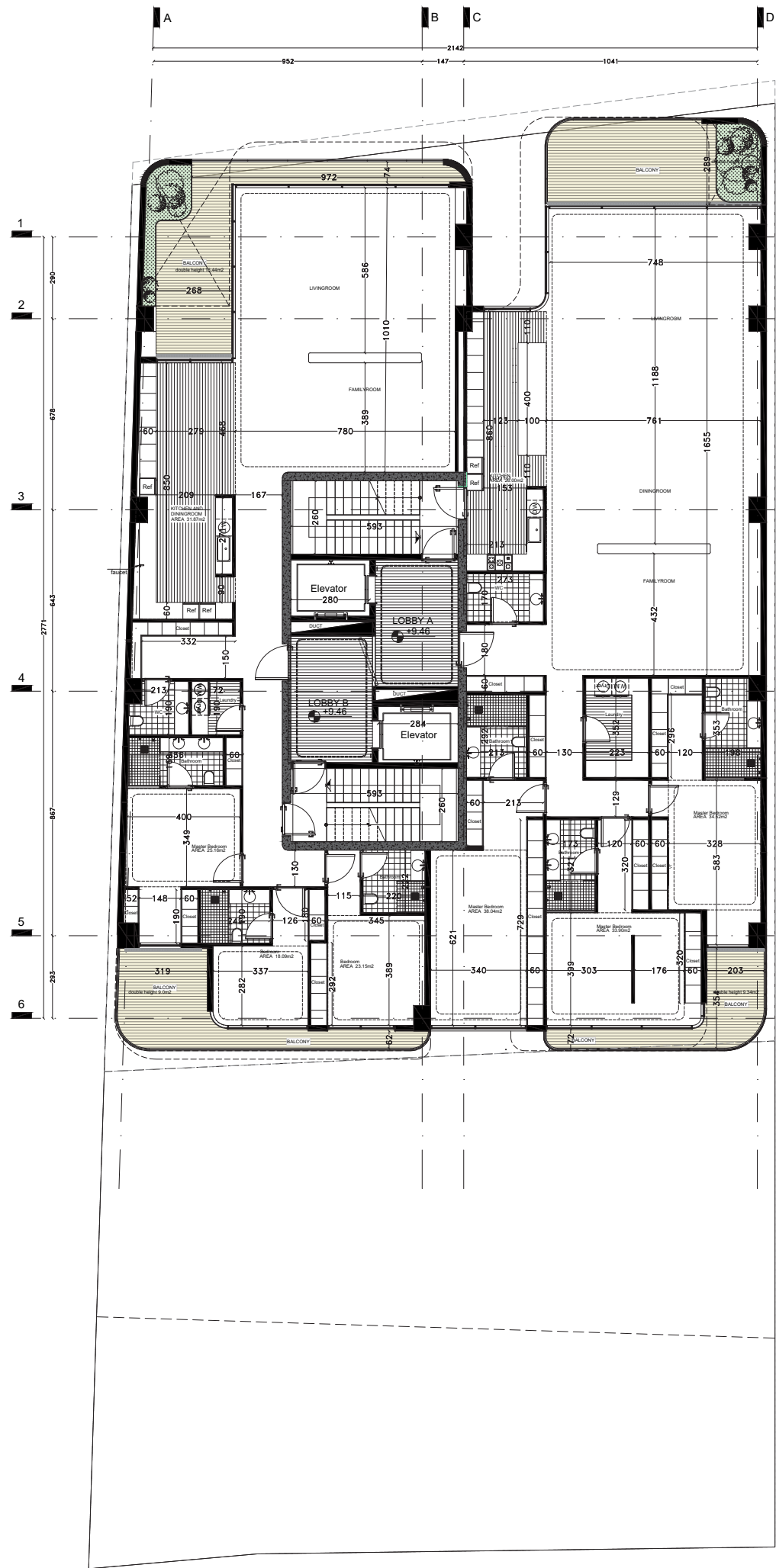
Mezzanine FLOOR PLAN

Cinema Vertical Circulation Core Entertainment



Mezzanine – Cinema, Entertainment & Office Plan

Dimension
Plan



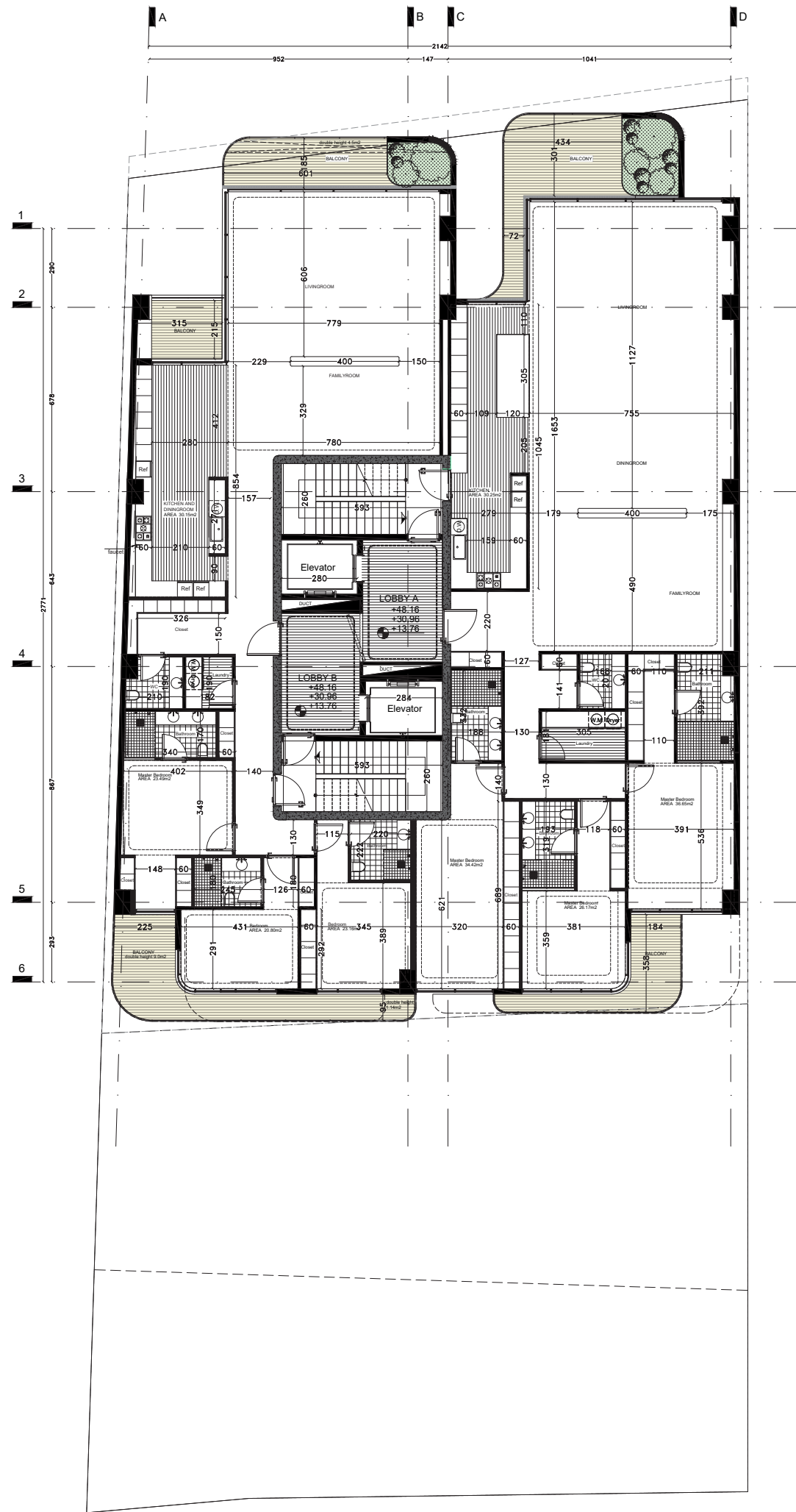
FIRST FLOOR PLAN

Furniture
Plan



FIRST FLOOR PLAN

Dimension
Plan



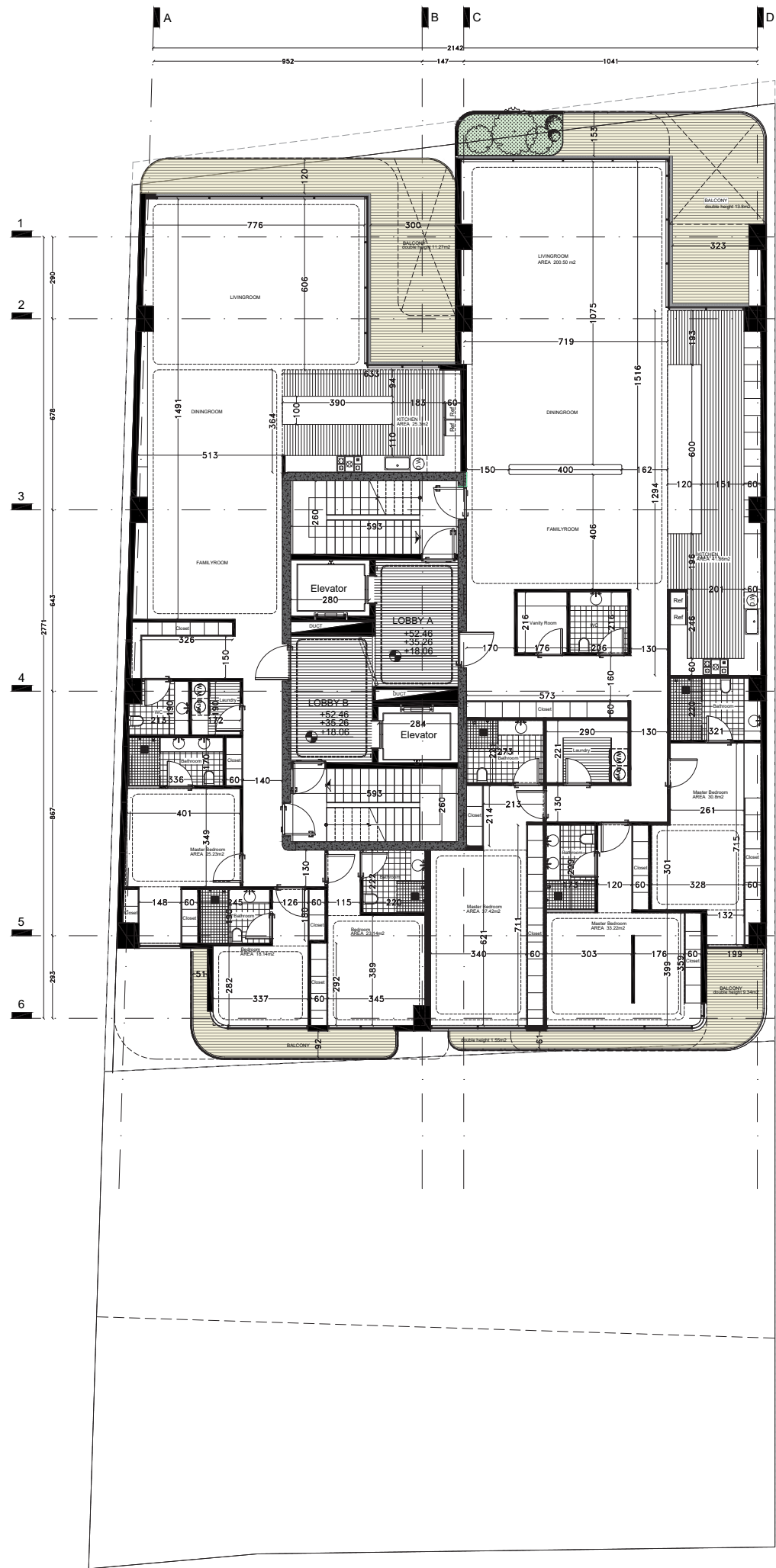
SECOND FLOOR PLAN
SIXTH FLOOR PLAN
TENTH FLOOR PLAN

Furniture
Plan



SECOND FLOOR PLAN
SIXTH FLOOR PLAN
TENTH FLOOR PLAN

Dimension
Plan



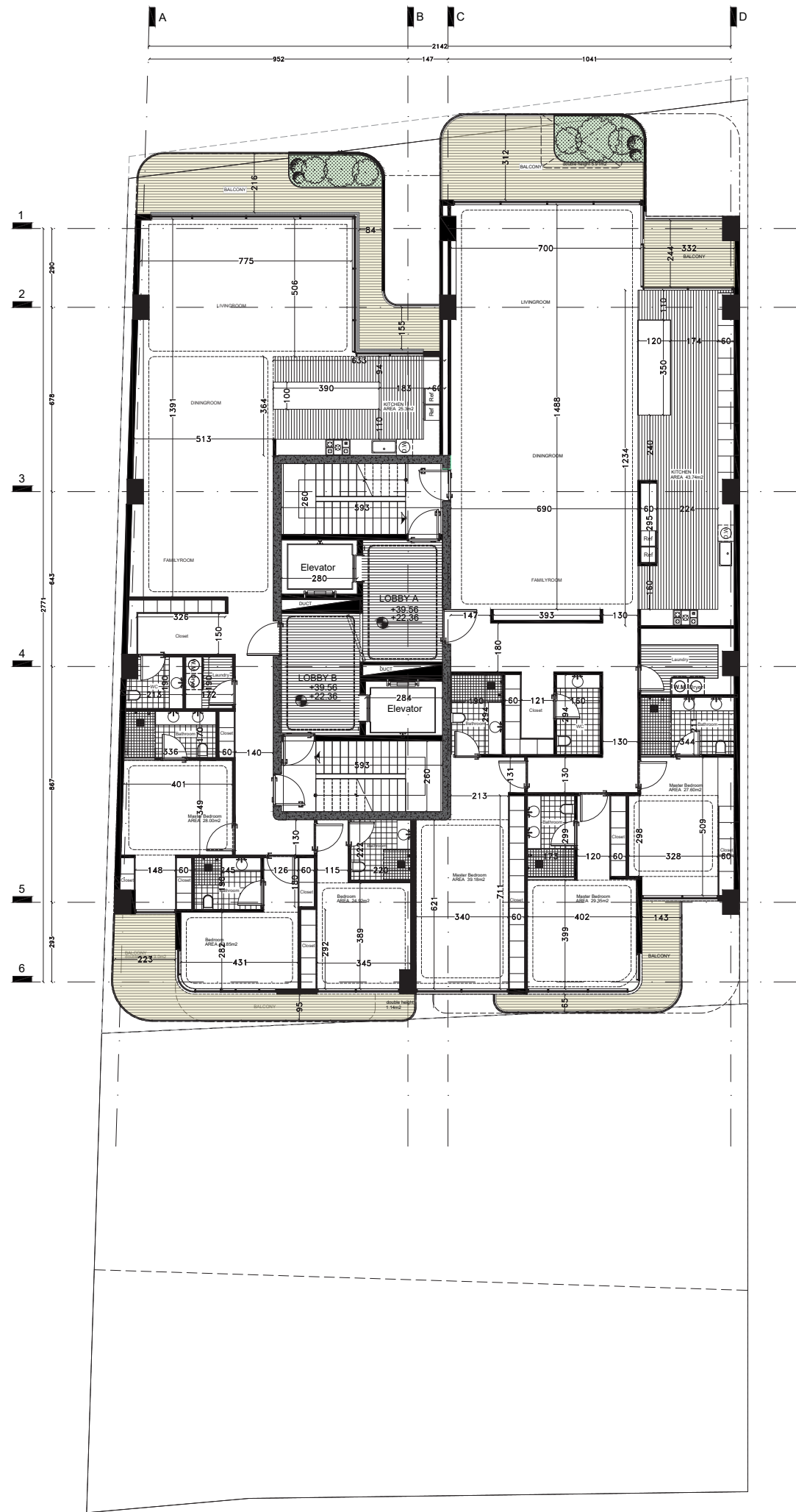
THIRD FLOOR PLAN
SEVENTH FLOOR PLAN
ELEVENTH FLOOR PLAN

Furniture
Plan



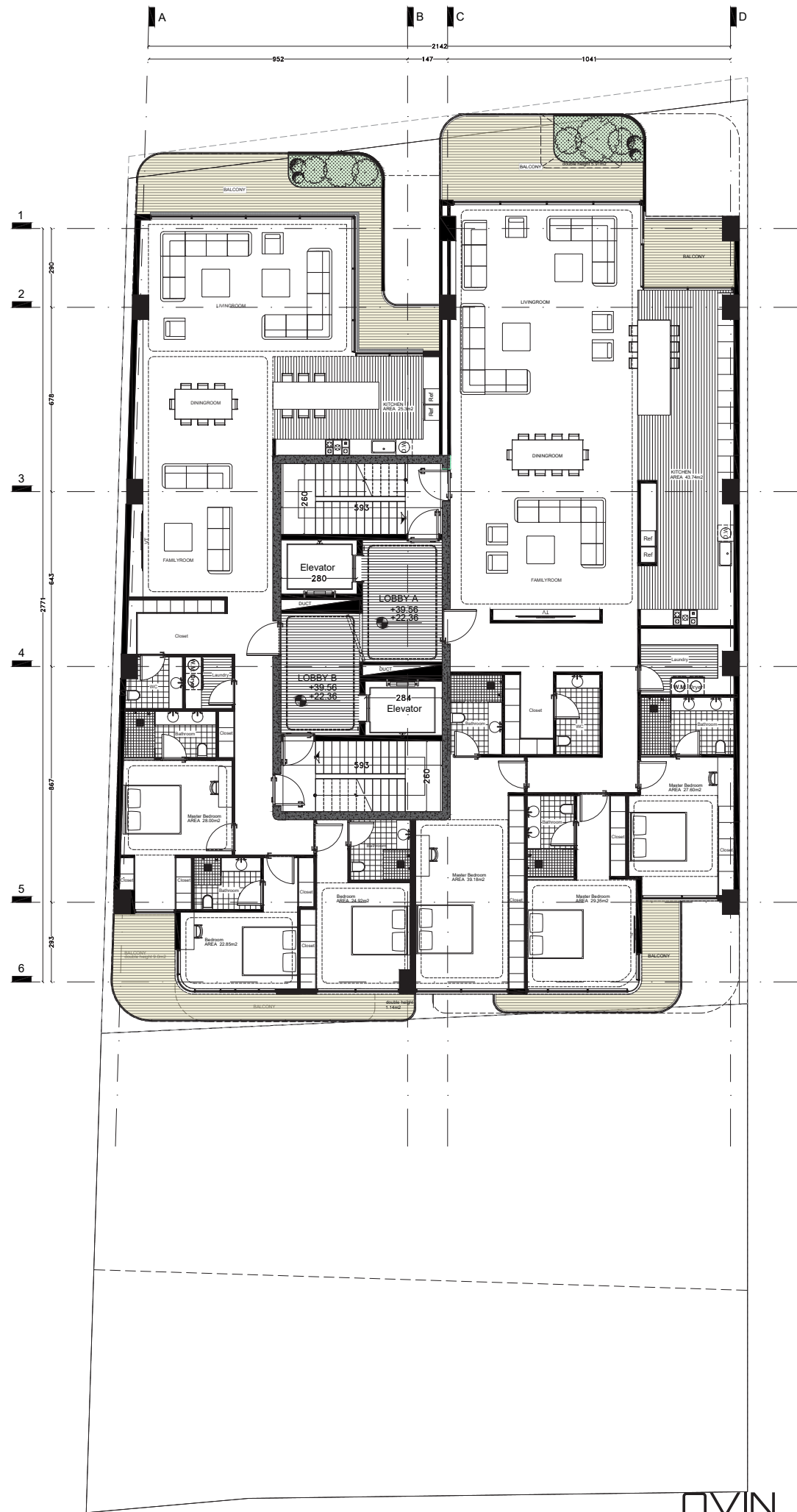
THIRD FLOOR PLAN
SEVENTH FLOOR PLAN
ELEVENTH FLOOR PLAN

Dimension
Plan



FORTH FLOOR PLAN
EIGHTH FLOOR PLAN

Furniture
Plan



FORTH FLOOR PLAN
EIGHTH FLOOR PLAN

[illegible]

This architectural floor plan depicts a residential building with a central core and two symmetrical wings. The central core contains two elevators (labeled 280 and 284) and two lobby areas (LOBBY A and LOBBY B, both at +48.16). The wings feature various living spaces, including livingrooms, diningrooms, familyrooms, and master bedrooms. Each unit also includes a kitchen, a bathroom, and a balcony. The plan is annotated with numerous dimensions and room labels, providing a detailed view of the building's layout and structure.

The floor plan is divided into a grid system with columns labeled A, B, C, and D, and rows labeled 1, 2, 3, 4, 5, and 6. The plan shows a central core with elevators and stairs, surrounded by various rooms. Key areas include:

- Central Core:** Elevator 280, Lobby A (+48.16), Lobby B (+48.16), Elevator 284, and a central staircase.
- Rooms:** Living Room, Dining Room, Family Room, Master Bedroom, and several smaller bedrooms.
- Balconies:** Multiple balconies are shown, some with dimensions like 1.340 and 1.340.
- Other Features:** A large circular staircase, a central corridor, and various service areas.

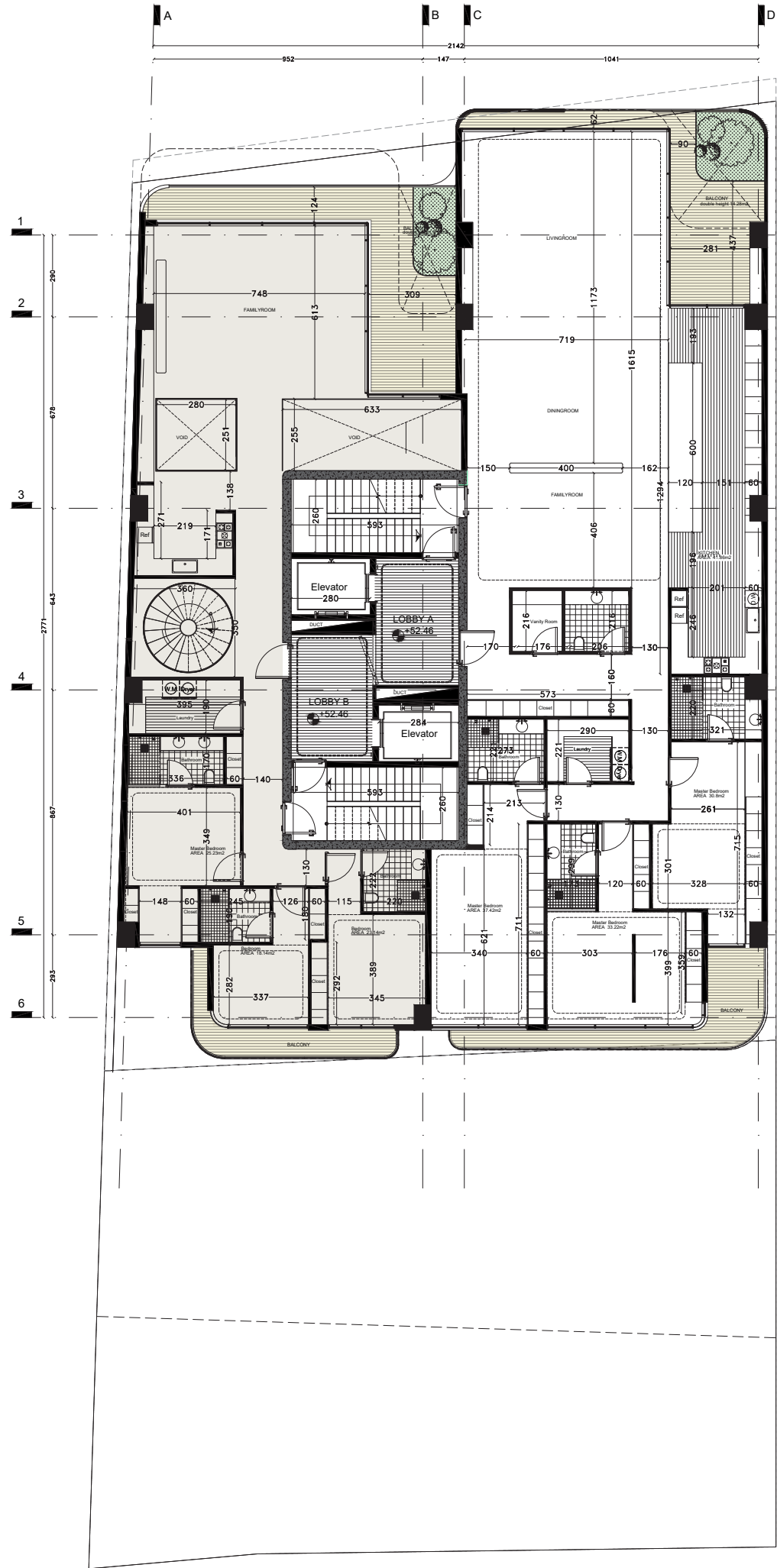
Dimensions are provided along the top and left edges:

- Top Dimensions:** 952, 147, 1041.
- Left Dimensions:** 280, 678, 643, 2771, 487, 283.

IVIN

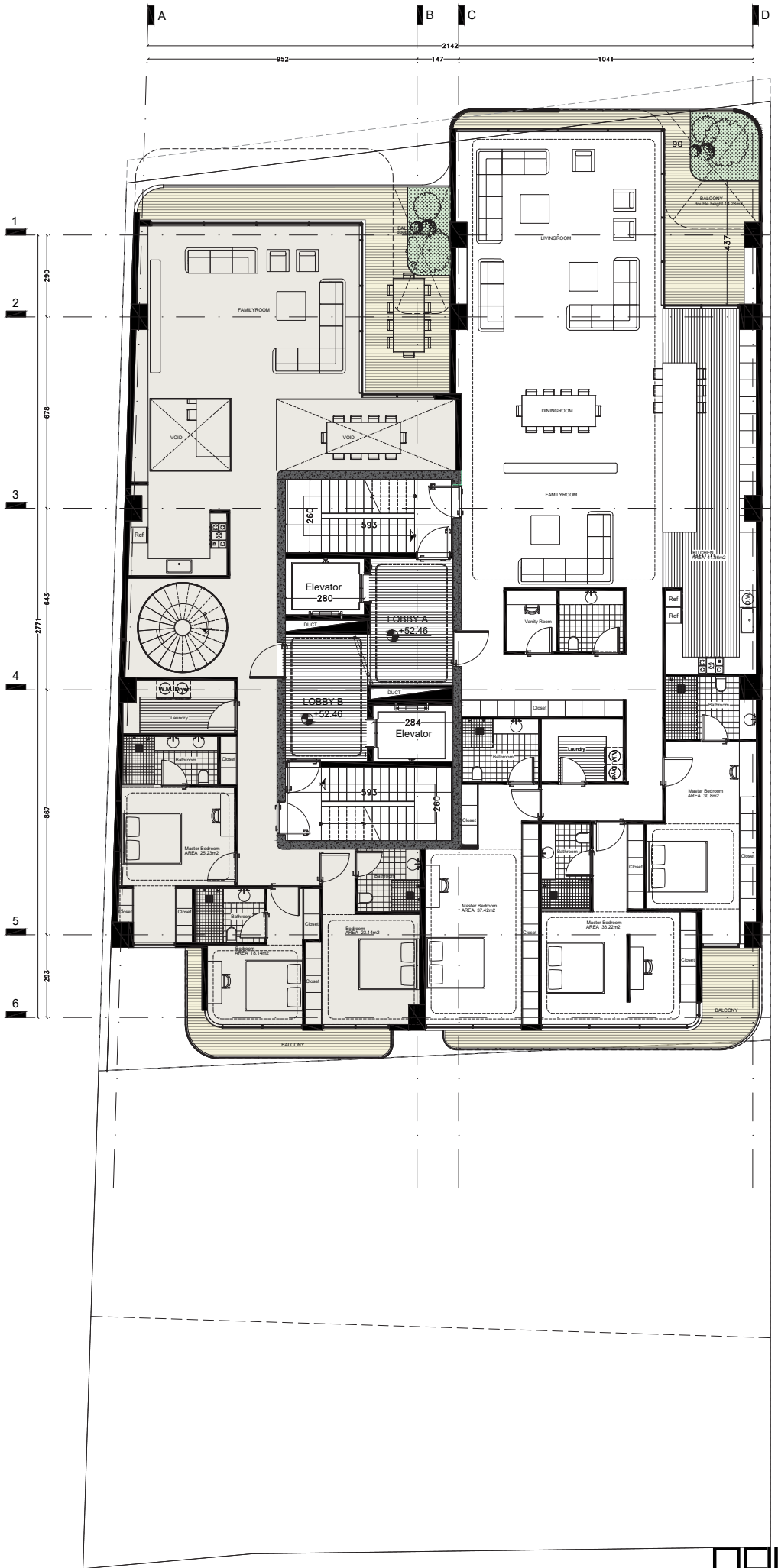
Duplex
Alternative

Dimension
Plan



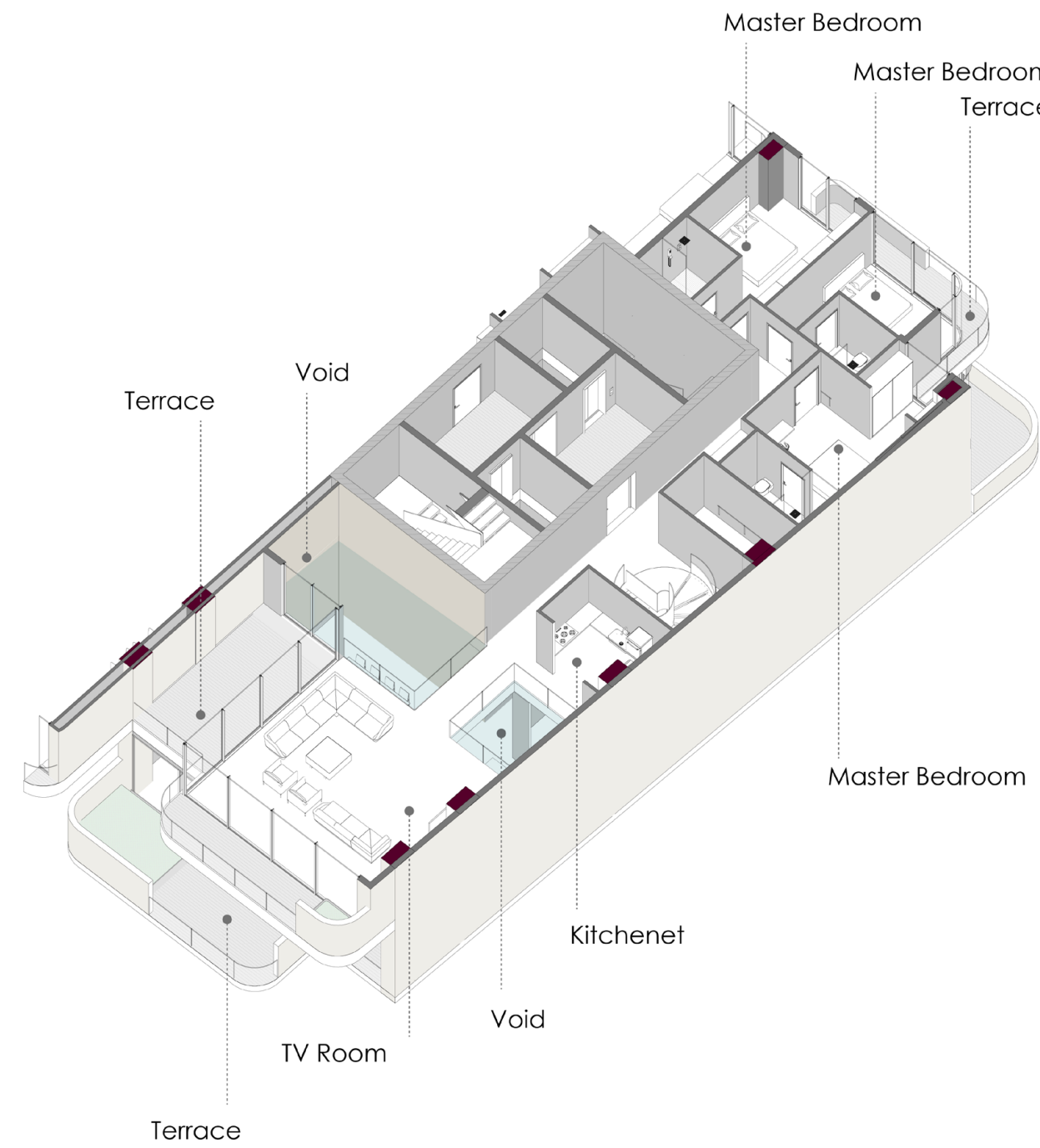
ELEVENTH FLOOR PLAN

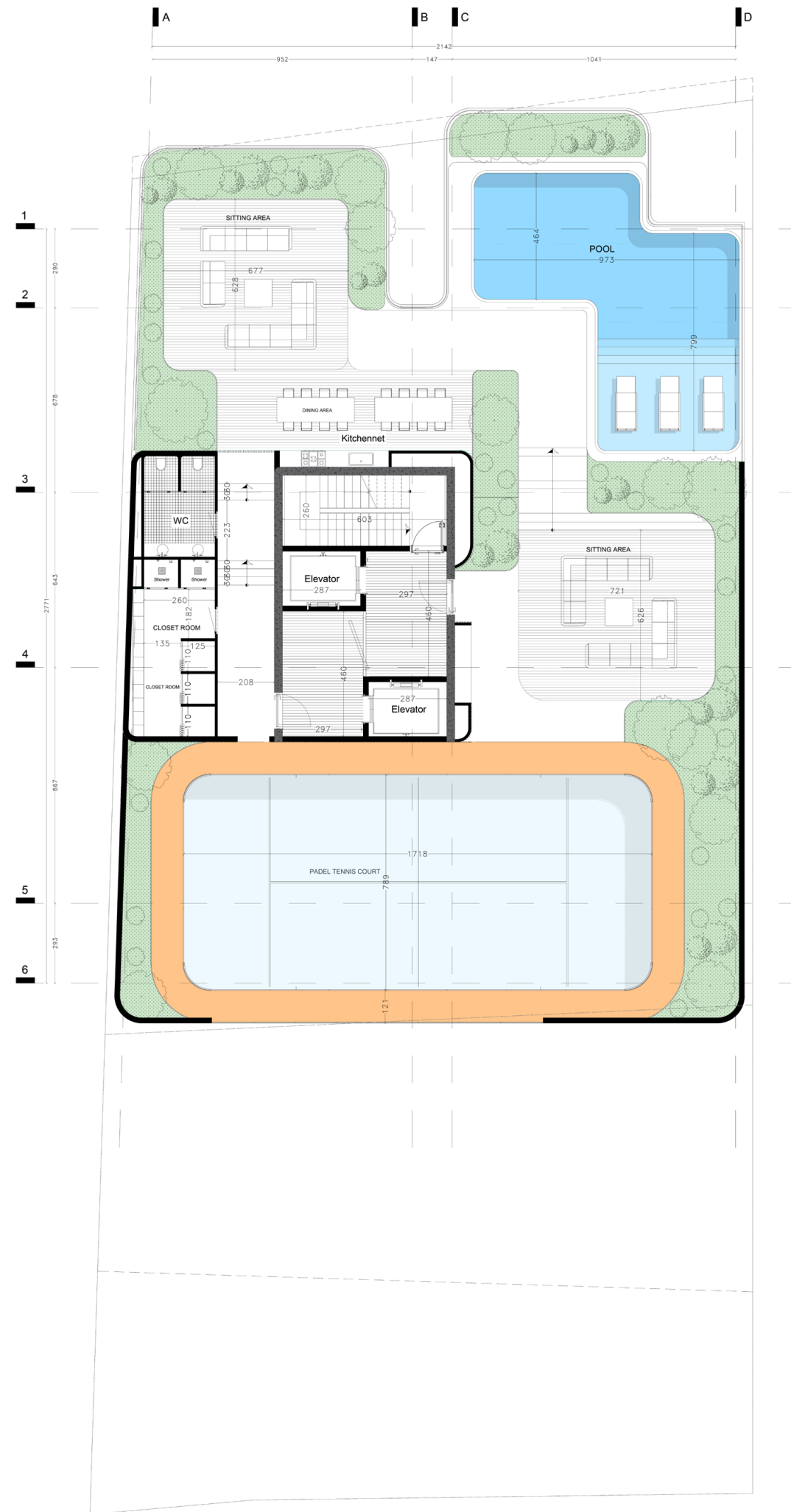
Furniture
Plan



ELEVENTH FLOOR PLAN

Duplex
Alternative



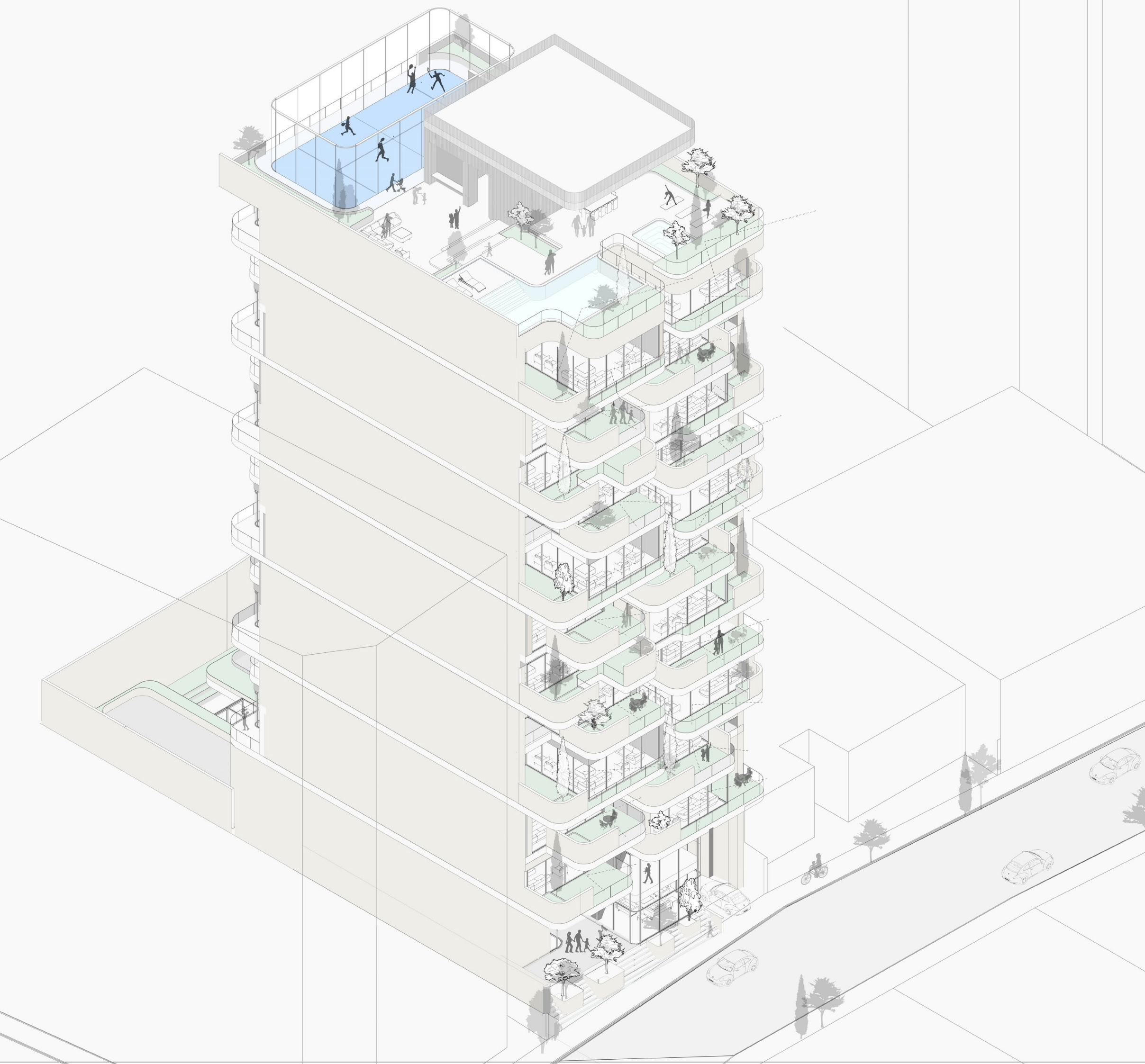


ROOF PLAN

Area Schedule

جدول مساحت کلی مسابقه آوین										
کاربری	مسکونی			راه پله + آسانسور، لابی	پارکینگ سالم	پارکینگ مزاحم	انبار		مساحت کل طبقه	
	واحد	مساحت					واحد	مساحت	مساحت	کنسول روی گذر
زیرزمین ۴-	-	-	-	-	18	00	23	129.66	973.66	
زیرزمین ۳-	-	-	-	-	25	03	0	00.00	973.66	
زیرزمین ۲-	-	-	-	-	21	00	0	00.00	973.66	
زیرزمین ۱-	-	-	-	-	00	00	0	00.00	934.11	
همکف	-	-	-	-	-	-	-	-	1088.64 770.90 317.74	
اول	2	602.11	واحد ۱ : 329.16 واحد ۲ : 272.95	72.92	-	-	-	-	675.03	00.80
دوم	2	604.53	واحد ۱ : 337.73 واحد ۲ : 266.80	72.92	-	-	-	-	677.45	00.80
سوم	2	613.47	واحد ۱ : 345.81 واحد ۲ : 267.66	72.92	-	-	-	-	686.39	00.80
چهارم	2	609.40	واحد ۱ : 339.91 واحد ۲ : 269.49	72.92	-	-	-	-	682.32	00.80
پنجم	2	593.10	واحد ۱ : 331.55 واحد ۲ : 261.55	72.92	-	-	-	-	666.02	00.80
ششم	2	604.53	واحد ۱ : 337.73 واحد ۲ : 266.80	72.92	-	-	-	-	677.45	00.80
هفتم	2	613.47	واحد ۱ : 345.81 واحد ۲ : 267.66	72.92	-	-	-	-	686.39	00.80
هشتم	2	609.40	واحد ۱ : 339.91 واحد ۲ : 269.49	72.92	-	-	-	-	682.32	00.80
نهم	2	593.10	واحد ۱ : 331.55 واحد ۲ : 261.55	72.92	-	-	-	-	666.02	00.80
دهم	2	604.53	واحد ۱ : 337.73 واحد ۲ : 266.80	72.92	-	-	-	-	677.45	00.80
یازدهم	2	613.47	واحد ۱ : 345.81 واحد ۲ : 267.66	72.92	-	-	-	-	686.39	00.80
جمع	مجموع مسکونی			-	مجموع تعداد پارکینگ سالم	مجموع تعداد پارکینگ مزاحم	مجموع مساحت انبار		مساحت کل مجموعه	000.00
	22	6,661.11		-	64	3	23	129.66	12,407.14	
دیوارهای مشترک بین فضای مسکونی و مشاعات(راه پله، آسانسور و لابی) جزء مساحت مسکونی محاسبه می شود نیازی به پر کردن گانه های با علامت (-) نیست لطفاً پلی لاین مساحت کل طبقه و واحدهای مسکونی در فایل اتوکد ترسیم شود										

Architectural Drawings



Terraced Living Façade

Rather than treating the façade as an applied architectural layer, the project generates its expression through the strategic displacement of floor plates and the formation of deep terraces. These spatial shifts create a sequence of elevated outdoor rooms, carefully oriented toward the Alborz Mountains and the northern skyline of Tehran, while allowing the building's elevation to emerge naturally from its sectional organization.

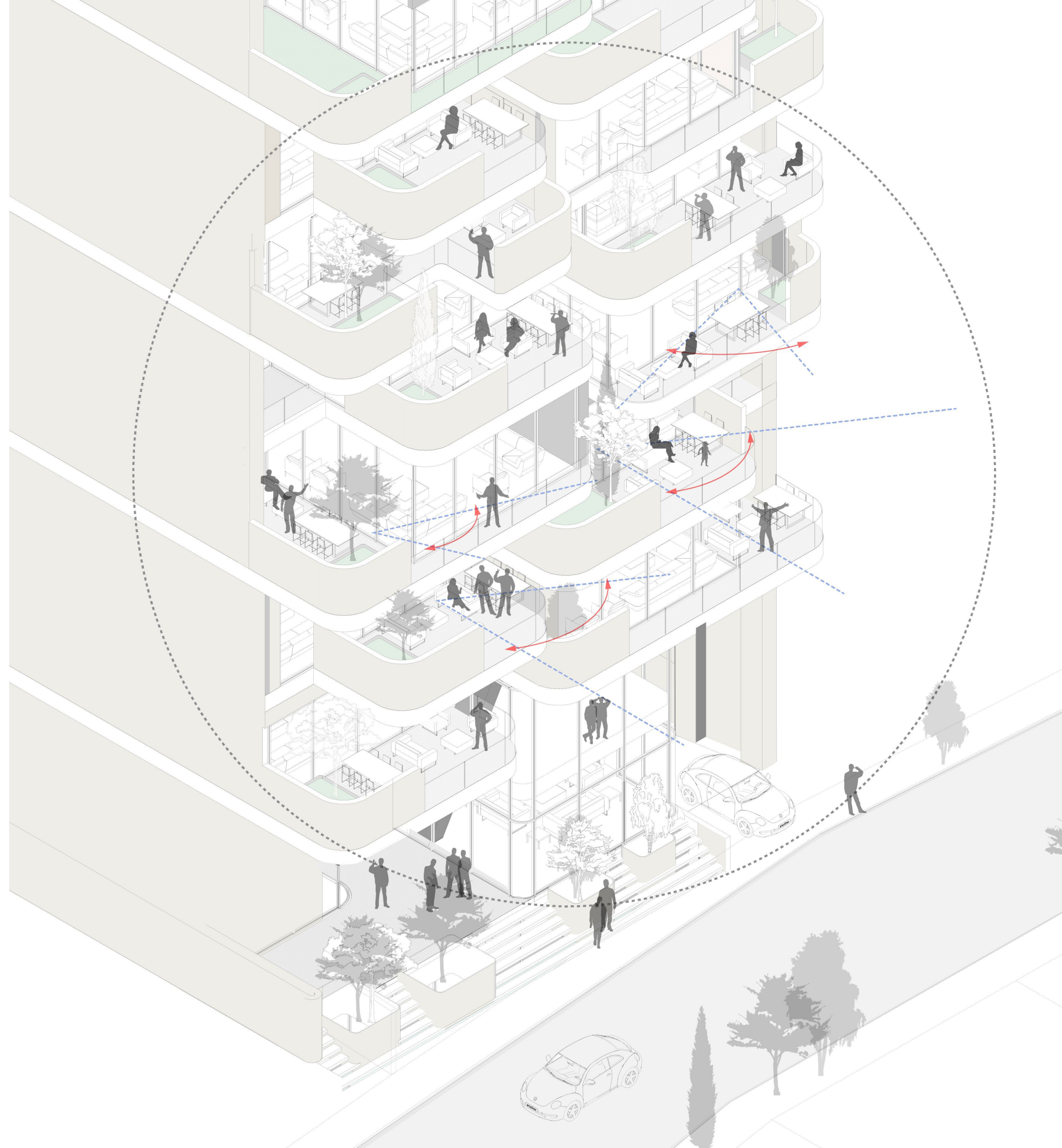
The terraces establish a vertical landscape that begins at street level and gradually extends upward toward the roof, transforming the building envelope into a living and dynamic urban edge. Integrated planting reinforces the visual continuity between architecture, landscape, and the city, giving the façade a constantly evolving character. Selective vertical walls are introduced as extensions of the architectural mass, providing privacy and spatial enclosure for the terraces while simultaneously supporting vegetation and framing specific views. The result is a façade that is not merely designed as an image, but produced through the interaction of inhabitable terraces, framed vistas, privacy, greenery, and urban life—creating a porous yet protected interface between the residence and the city.

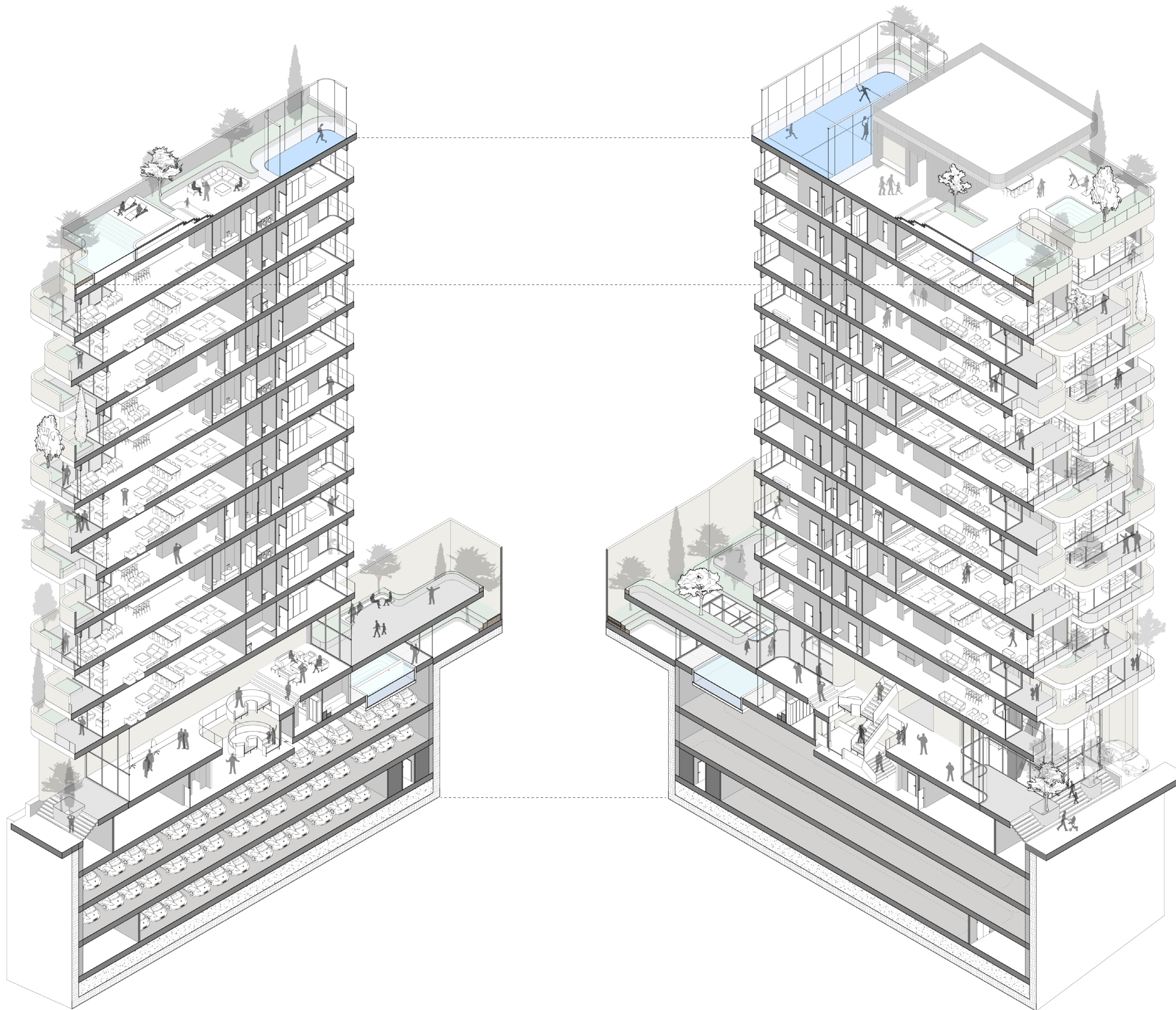
Inhabited Terrace Layer

At a closer architectural scale, the terraces are articulated as inhabitable extensions of the interior spaces, with sufficient depth and flexibility to accommodate different everyday settings—from breakfast areas and intimate dining corners to small outdoor lounges and private seating zones.

The arrangement of furniture and planting demonstrates the terraces' adaptability while revealing the carefully controlled relationship between adjacent levels. Offset floor plates, solid side walls, integrated landscape elements, and selective screening are used to maintain visual privacy between neighboring units and vertically stacked terraces without compromising openness, daylight, or long-distance views.

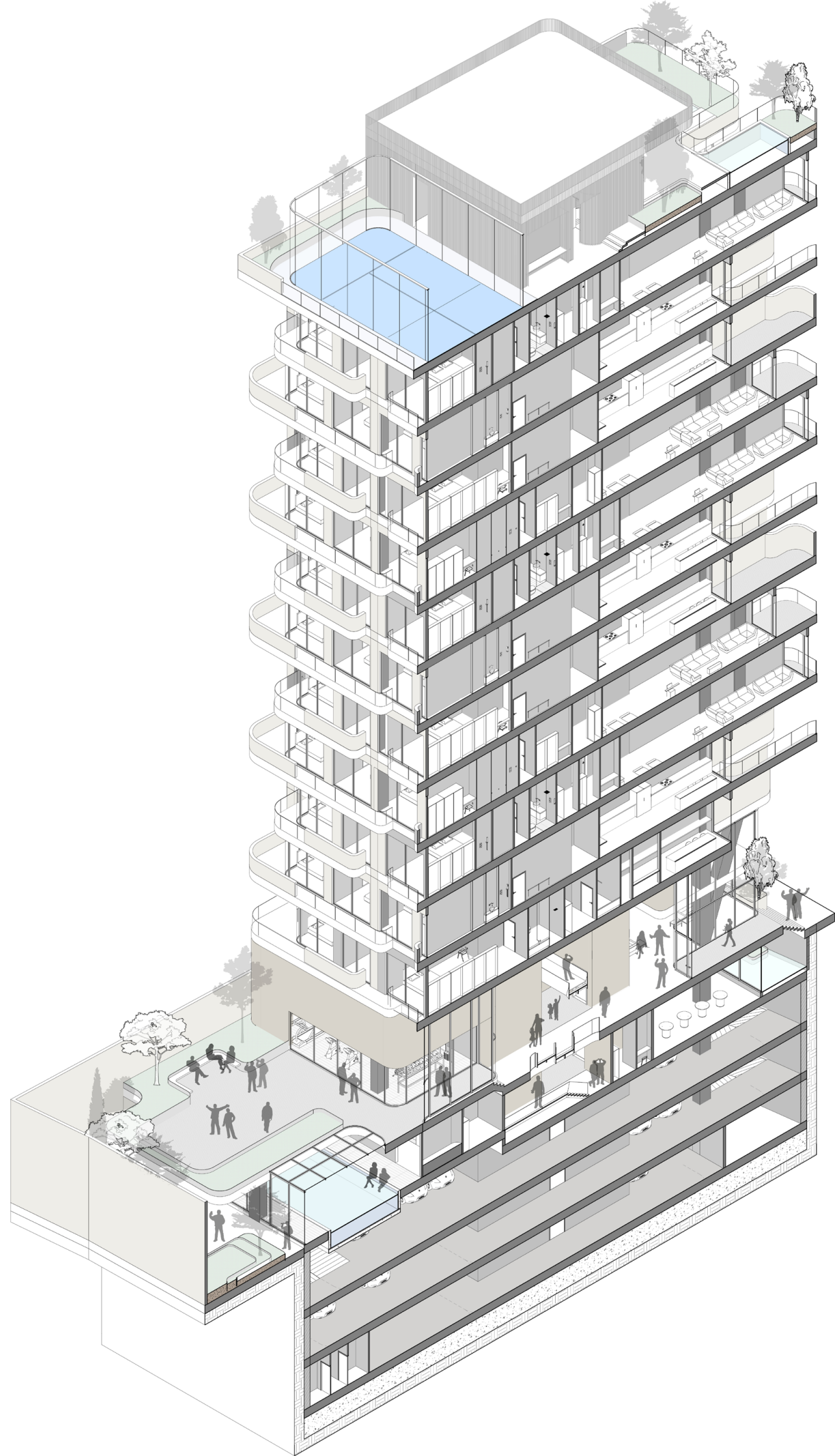
This layered configuration creates a balance between domestic intimacy and spatial openness, transforming each terrace into a private outdoor room while preserving the overall continuity and liveliness of the building's green façade.





Spatial Continuity

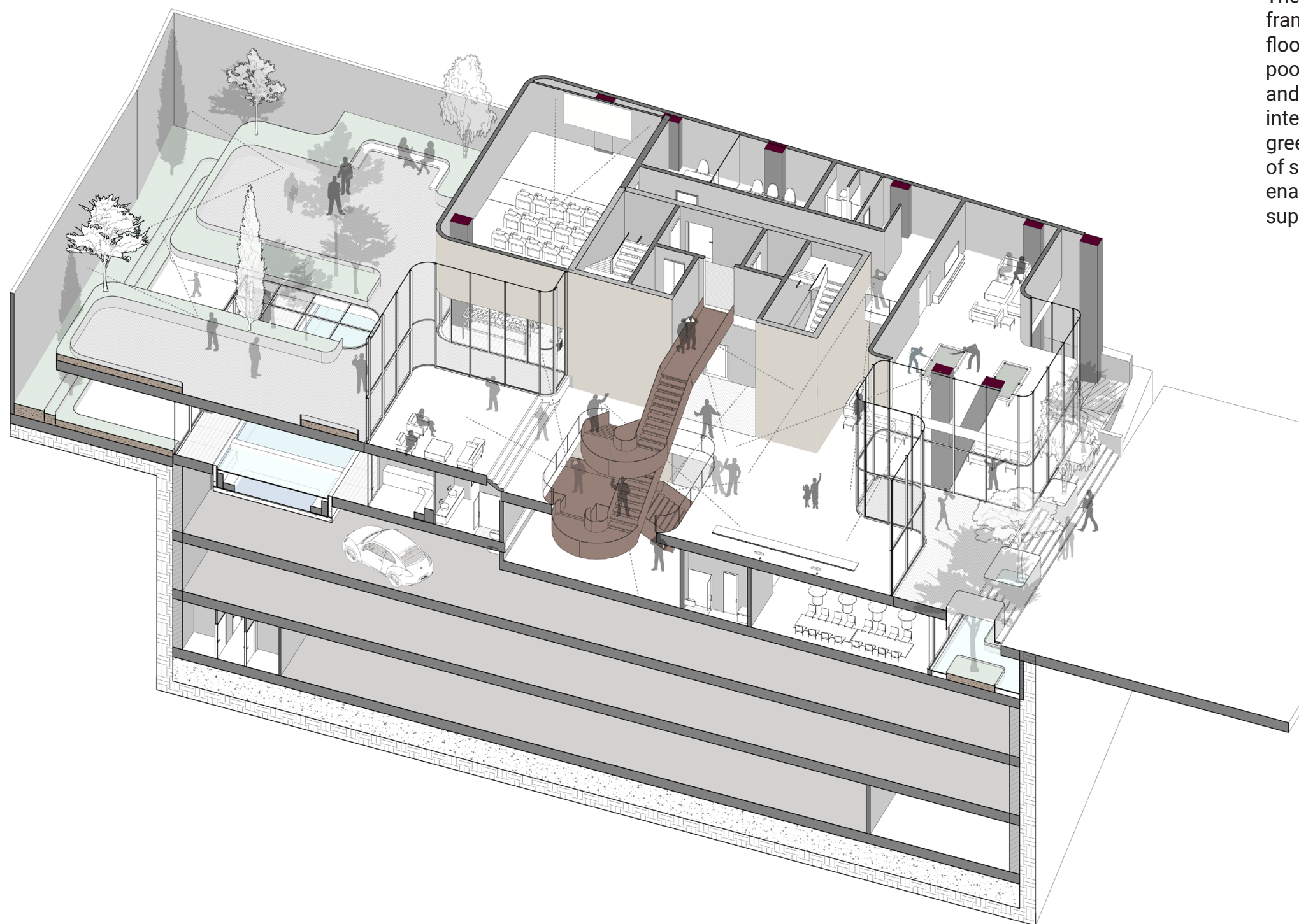
The sectional isometric reveals how the living character of the façade extends beyond the building envelope. Running parallel to the front elevation, this spatial and landscape continuity is carried into the interior wall of the lobby, and ultimately reaches the sunken rear garden, pool, and outdoor landscape, creating a continuous architectural experience from the urban edge to the heart of the site.



Rear Sectional Isometric

This sectional isometric illustrates the rear zone of the project, showing how the architectural wall is drawn from the front façade into the depth of the site to shape the backyard, pool, and skylight above the pool area. It also clarifies how the rear open space is formed and partially cantilevered in continuity with the logic of the main elevation.

Although the rear façade holds less urban significance due to its more limited visibility and the presence of adjacent buildings obstructing direct views, it is designed with the same architectural language as the principal façade. Through the introduction of smaller terraces and layered openings, the vocabulary of the main elevation is extended to the back, ensuring a coherent and unified design expression throughout the project.



Spatial Void & Visual Continuity

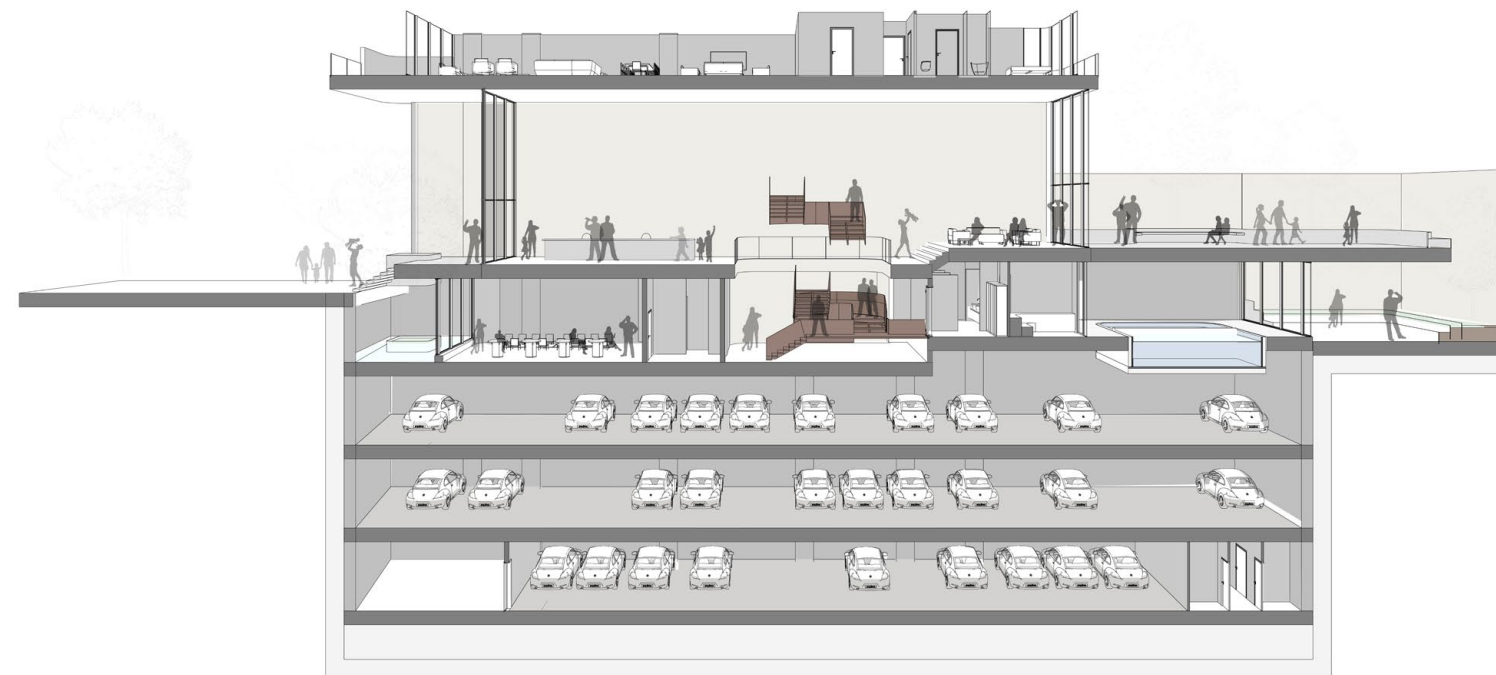
This sectional isometric illustrates how a central void is carved within the shared spaces, creating a continuous spatial relationship across multiple levels. A sculptural staircase acts as the primary vertical connector, linking the communal areas with the sunken garden, rear courtyard, pool skylight, and intermediate levels.

The sectional composition establishes carefully framed visual connections between different floors, while landscape elements around the pool and courtyard provide the necessary privacy and visual screening. Through the controlled interplay of voids, level shifts, circulation, and greenery, the design maintains a strong sense of spatial and architectural continuity, while also enabling clear visual orientation and passive supervision across the shared spaces.

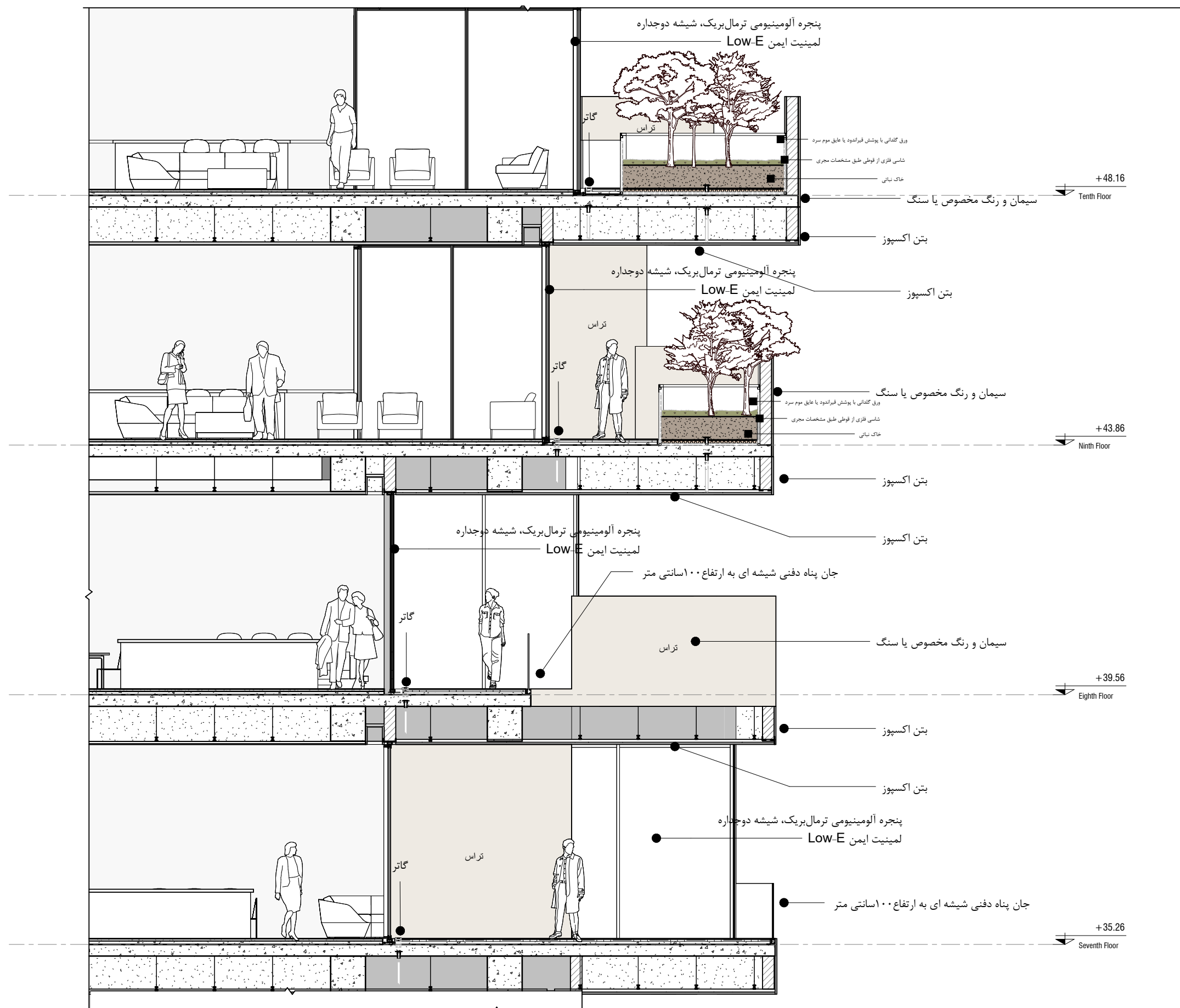
Sectional Perspective — Shared Spaces

These paired sectional perspectives illustrate the spatial relationship between the project's shared lower-level spaces, revealing the central void as a vertical connector between Level 1-, the pool level, the ground floor, and the mezzanine above.

A sculptural staircase acts as the primary architectural element linking these levels, while the varying heights required by spaces such as the pool, access ramps, and intermediate parking zones are integrated through a carefully coordinated sequence of level shifts. Rather than treating these differences as isolated technical constraints, the section uses them to create a continuous spatial experience in which circulation, structure, and communal functions remain visually and architecturally connected.

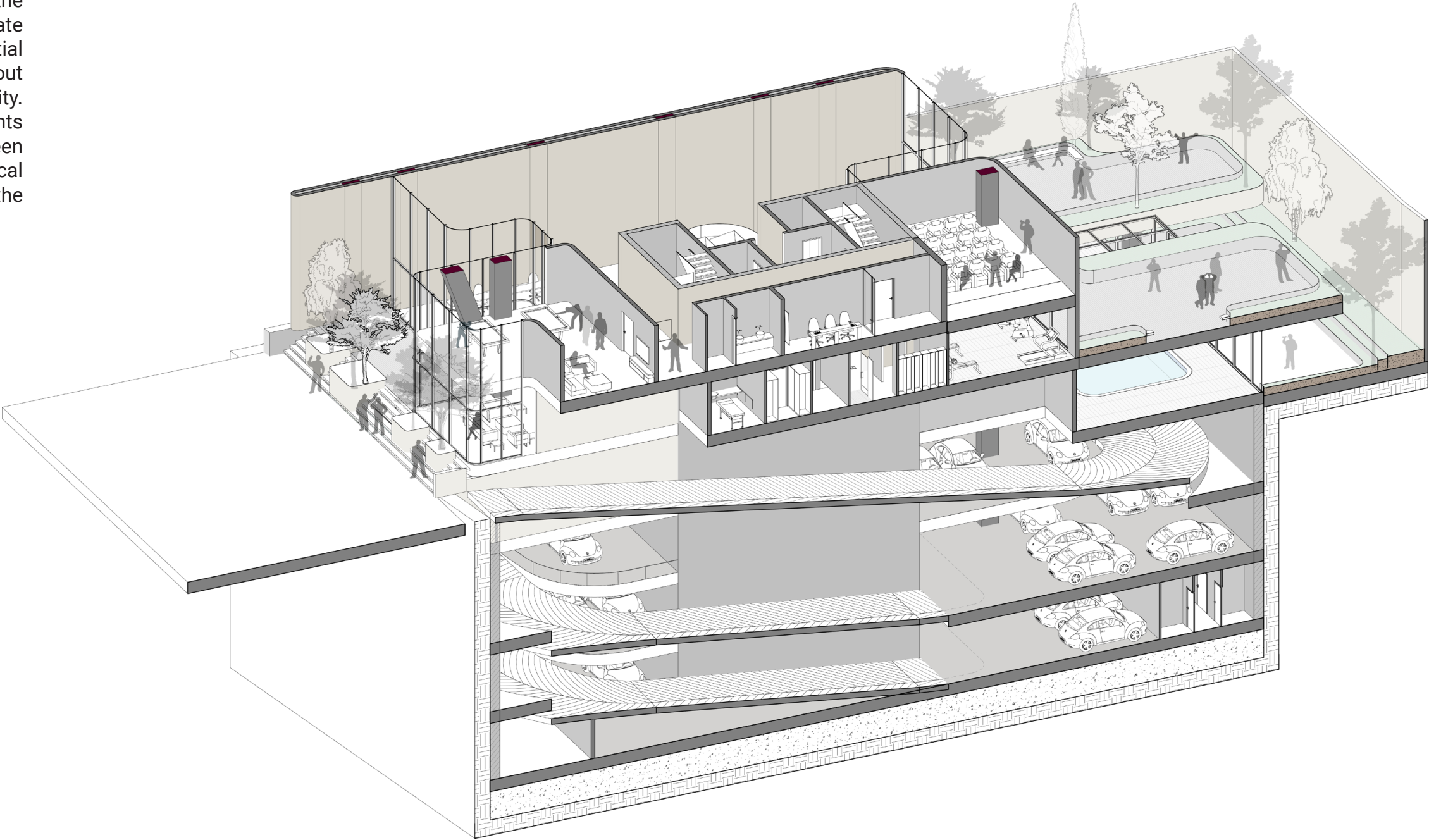




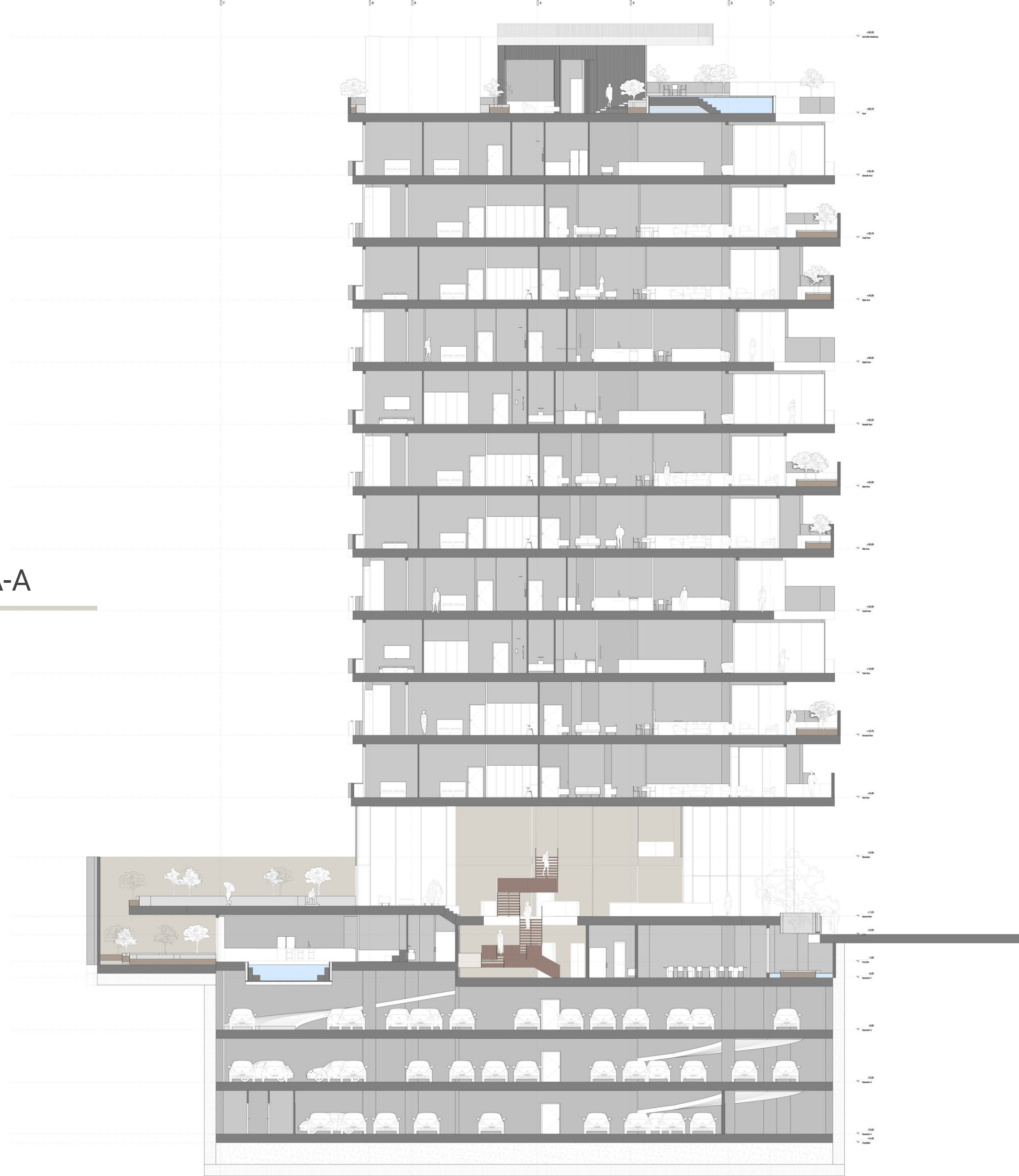


Integrated Level Resolution

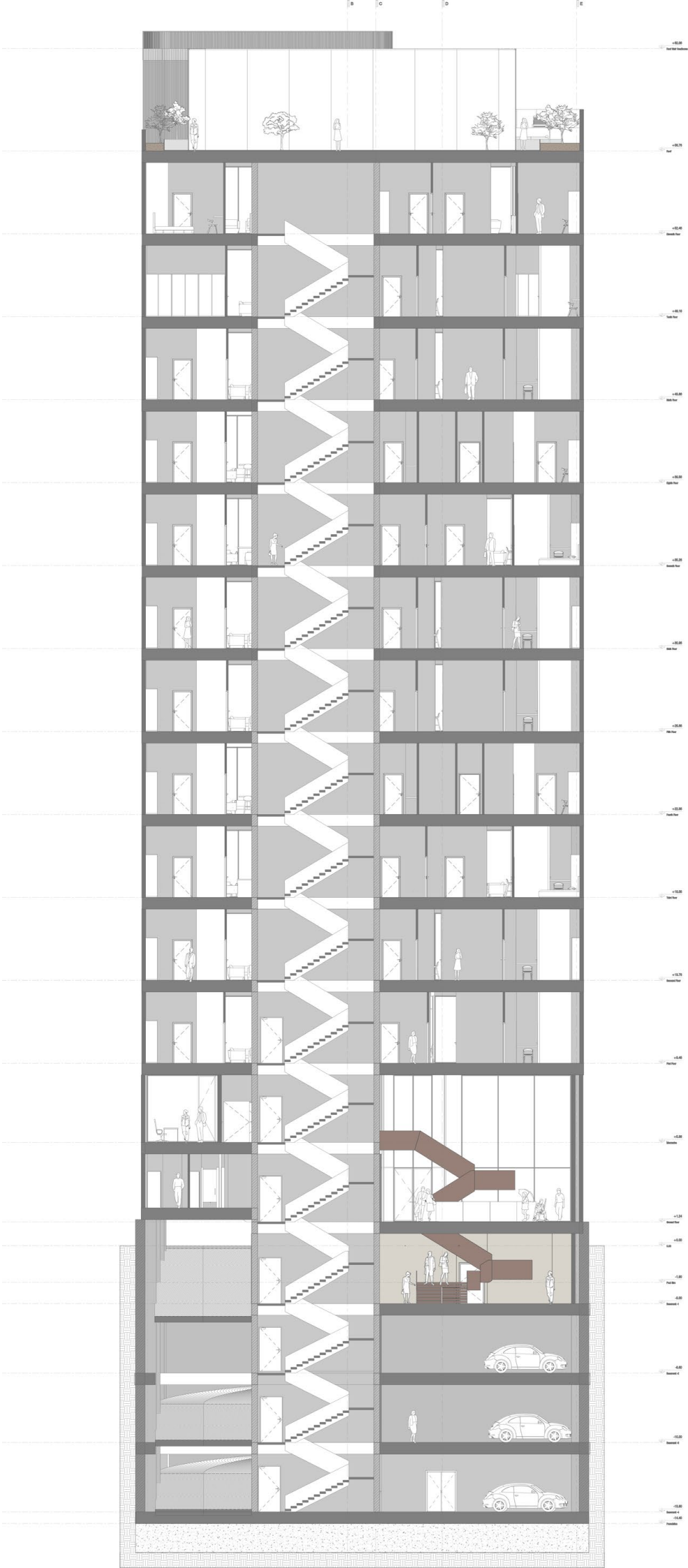
This sectional isometric demonstrates how the project's complex level transitions are resolved while maintaining clear, unobstructed circulation and approximately 2.6 meters of effective headroom along the ramps. Strategic shifts between the pool, gym, parking, and intermediate levels accommodate their different spatial and technical requirements without compromising architectural quality. Instead, these sectional adjustments reinforce the spatial relationships between the shared programs, turning technical constraints into an integral part of the project's architectural continuity.



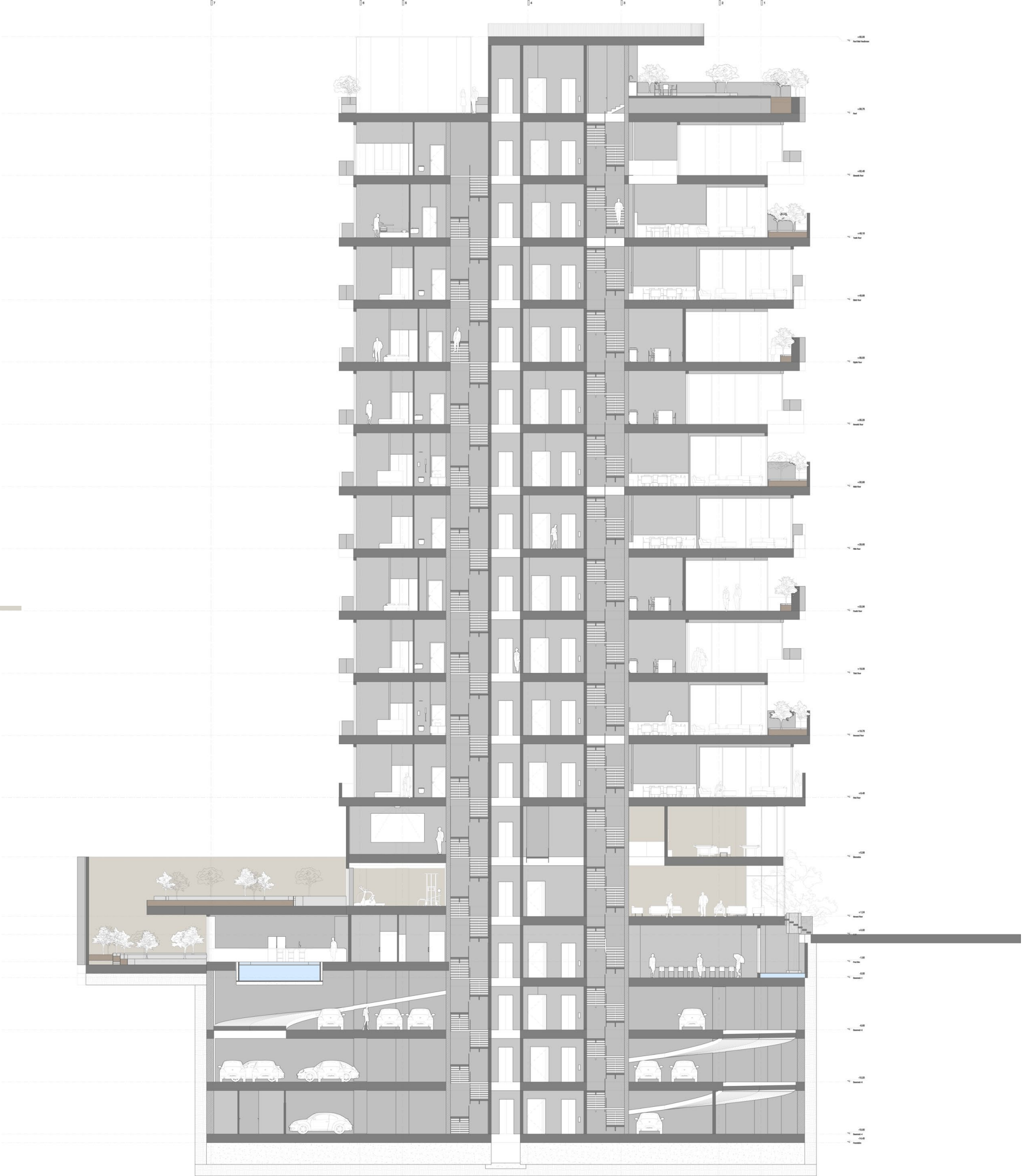
Section A-A



Section B-B

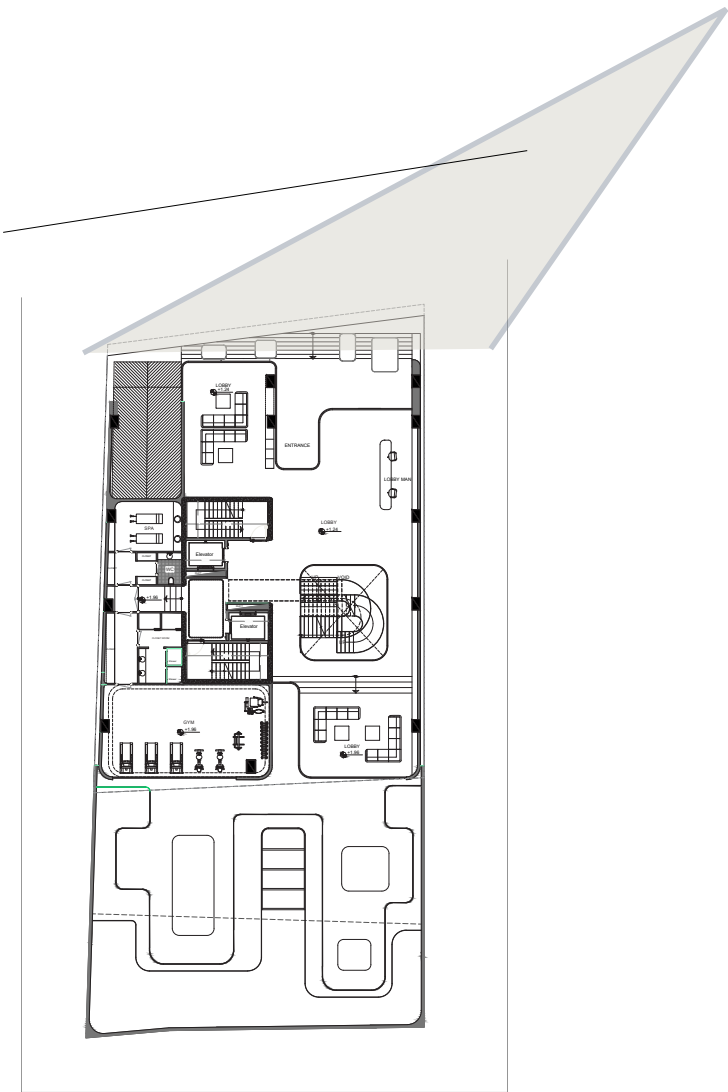


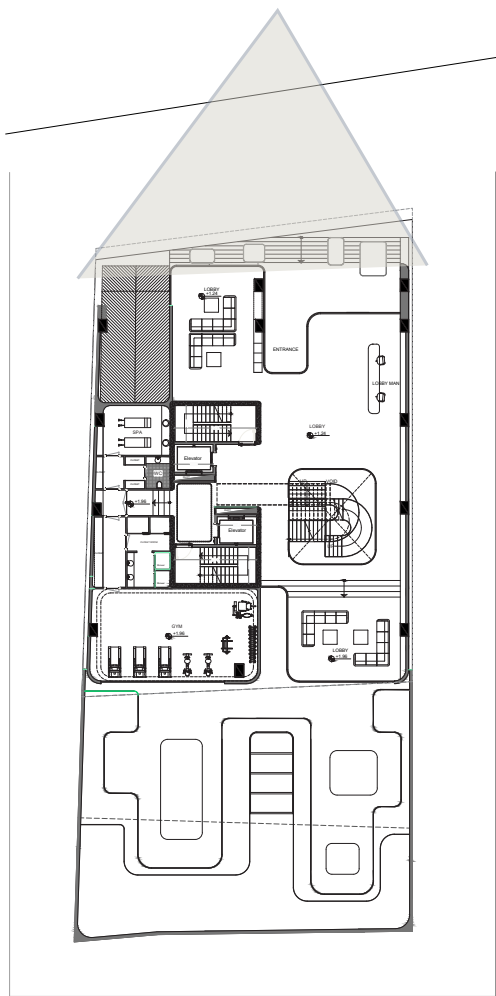
Section C-C

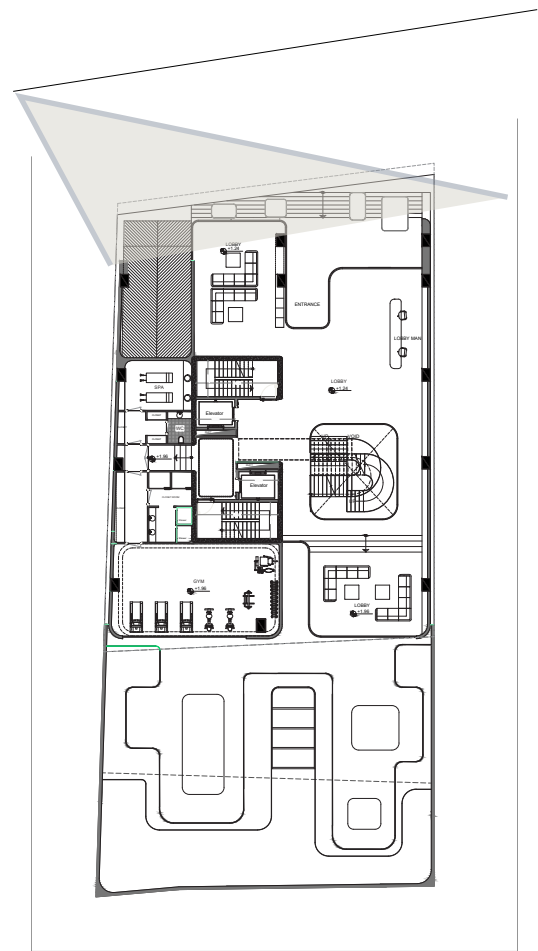


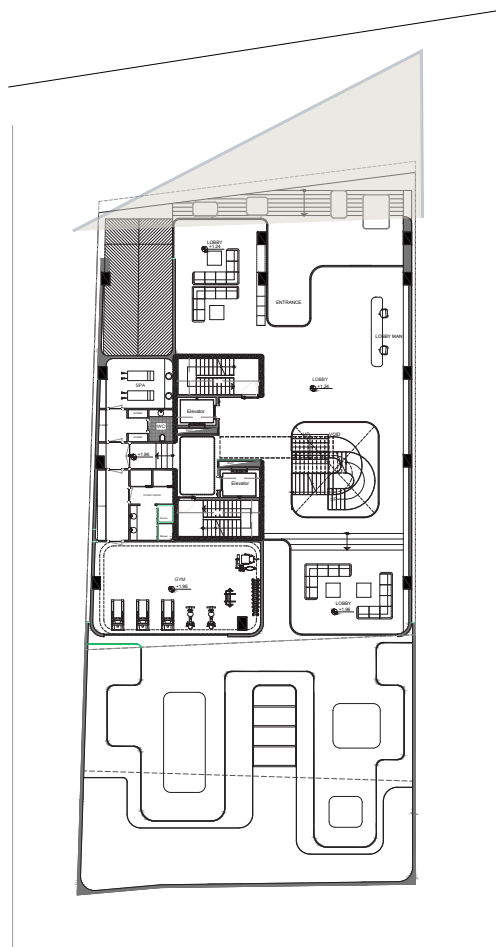
ARCHITECTURAL VISUALIZATIONS

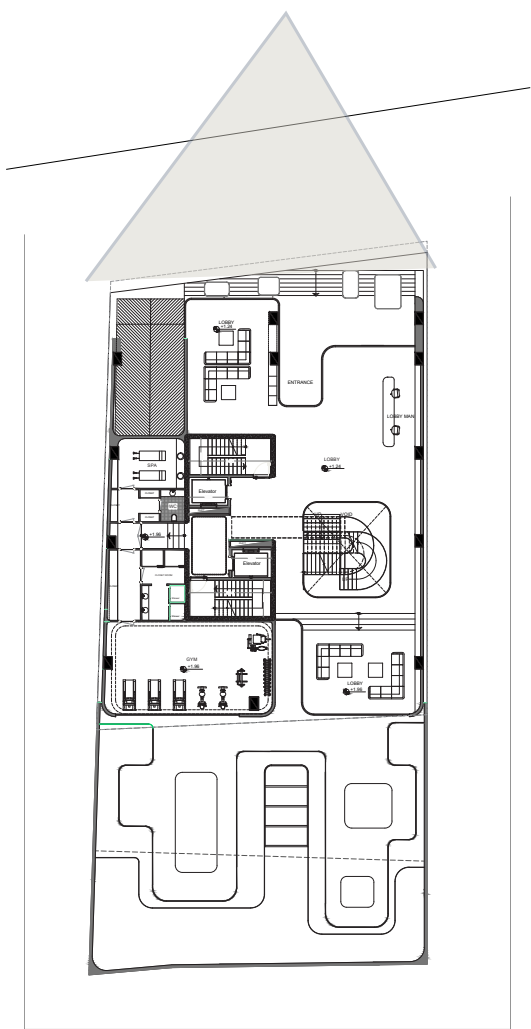
Alt 01
Glass and Masonry Guardrail



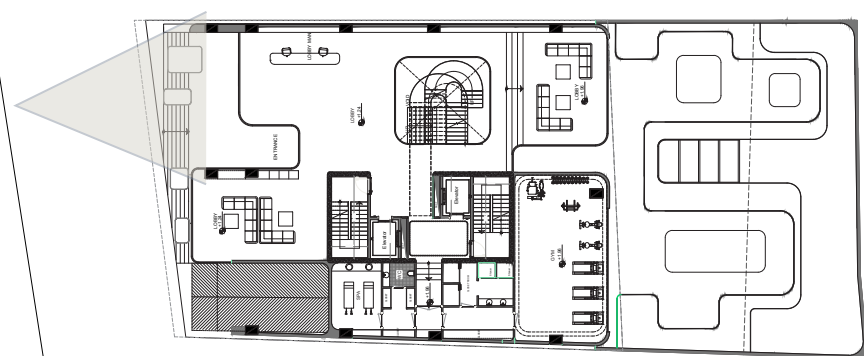


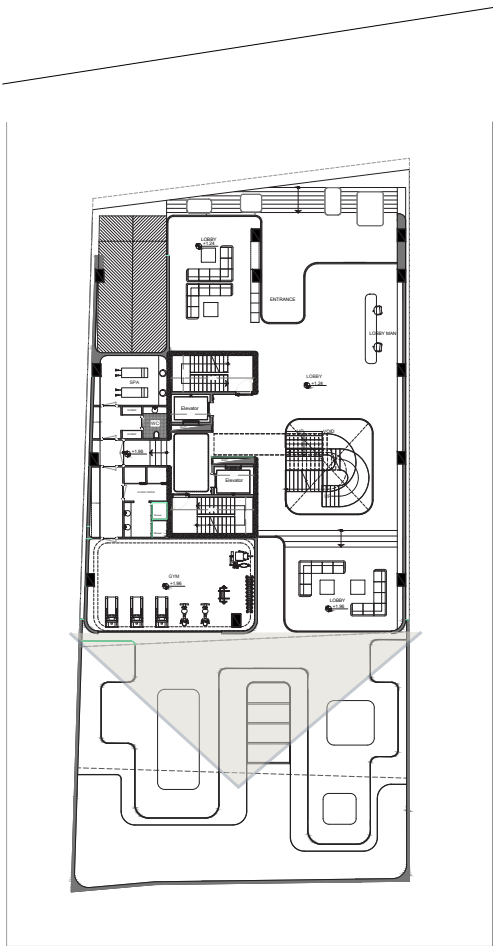


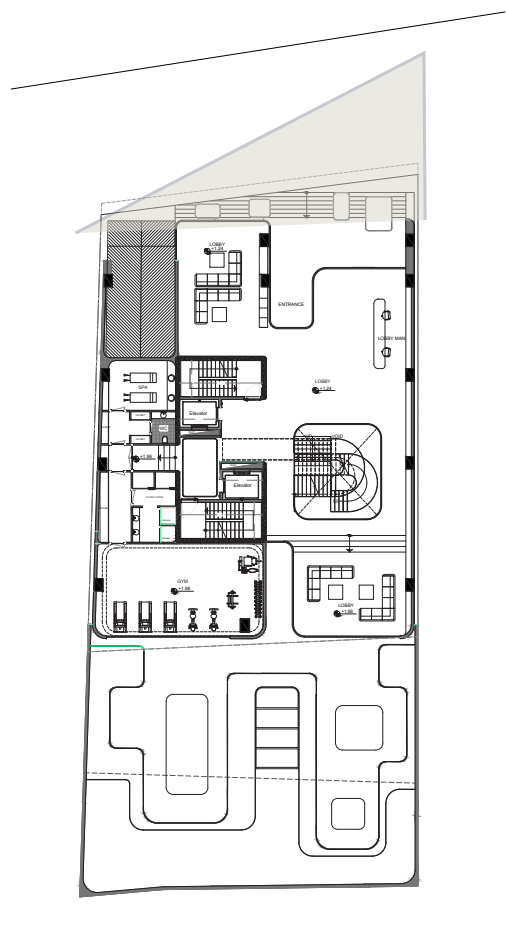




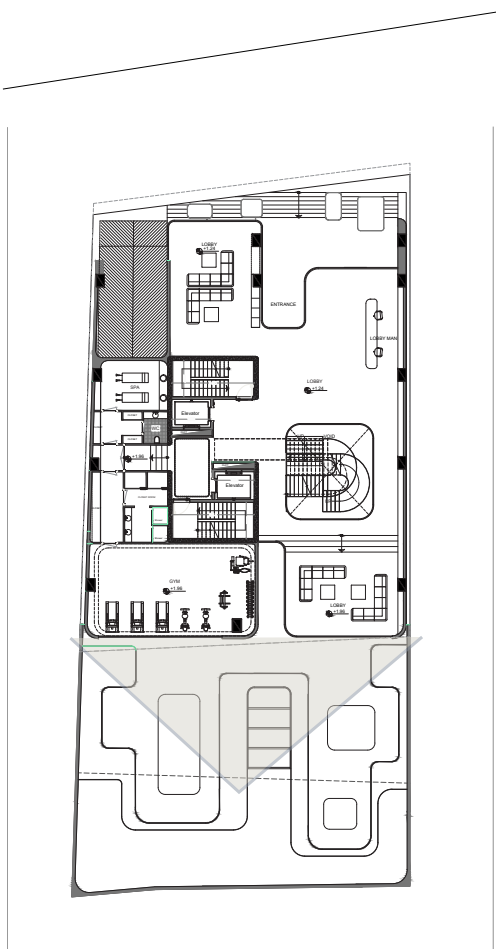




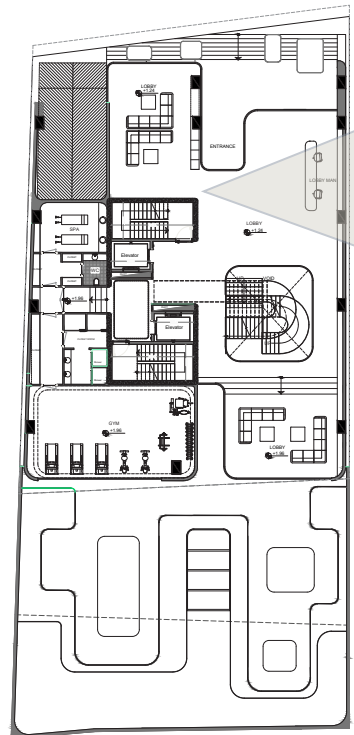


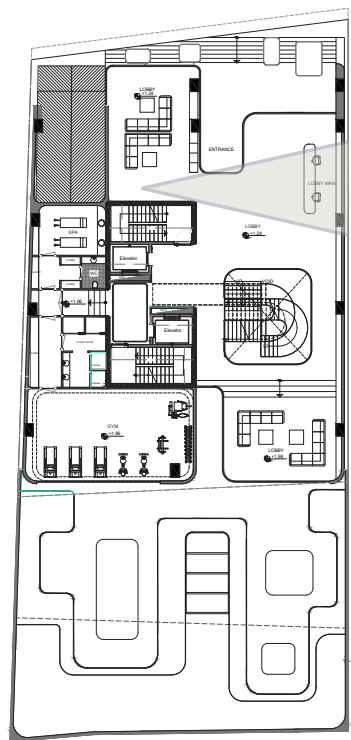


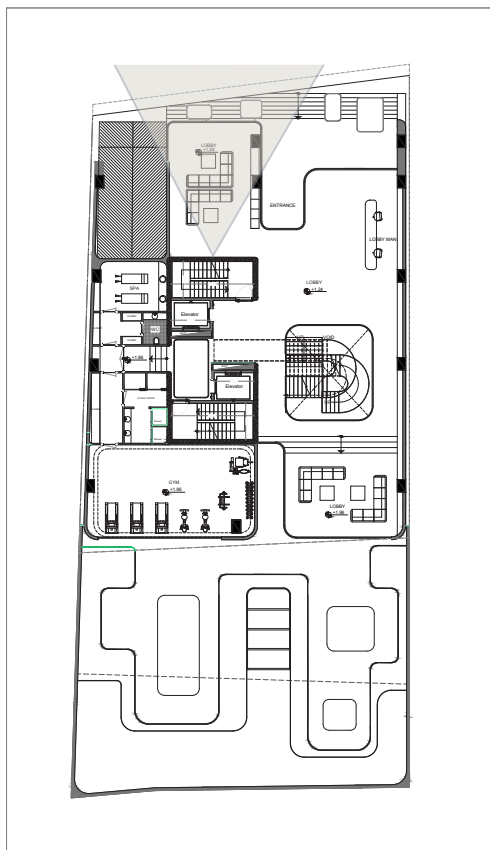


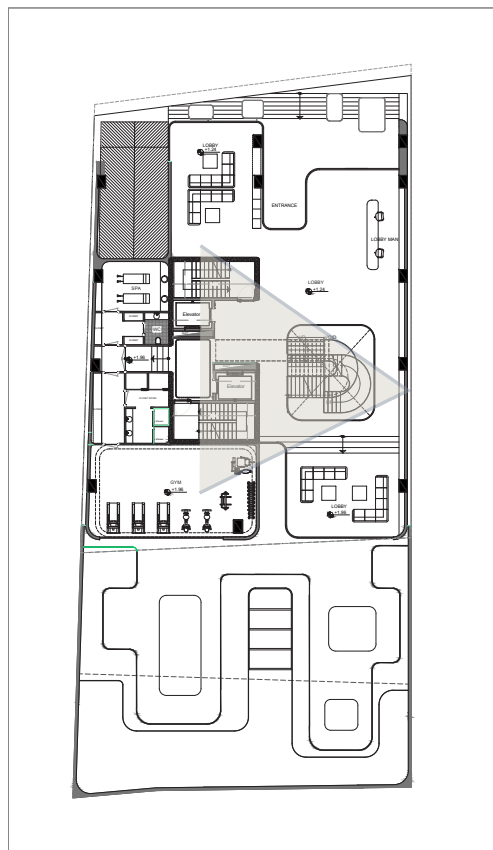


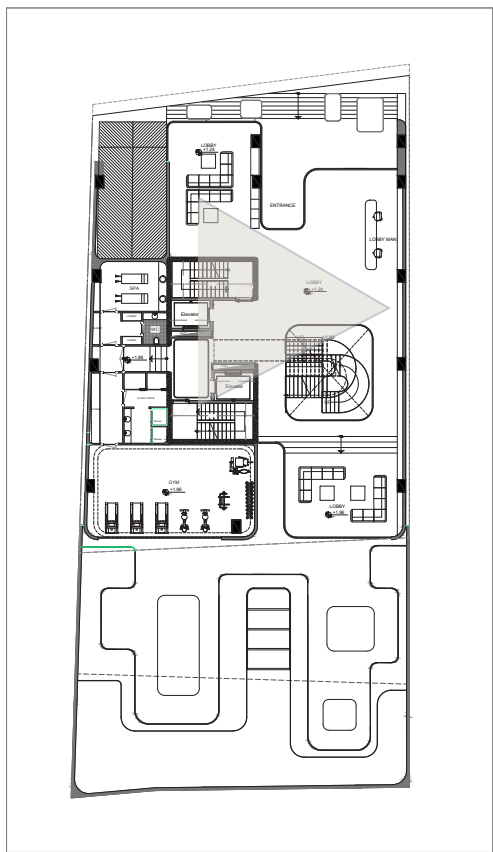
- Ceiling: Gypsum Board Ceiling
- Walls: Plaster, Oak Wood Cladding, Leather Wall Panel
- Lobby Flooring: Travertine & Oak Parquet Flooring

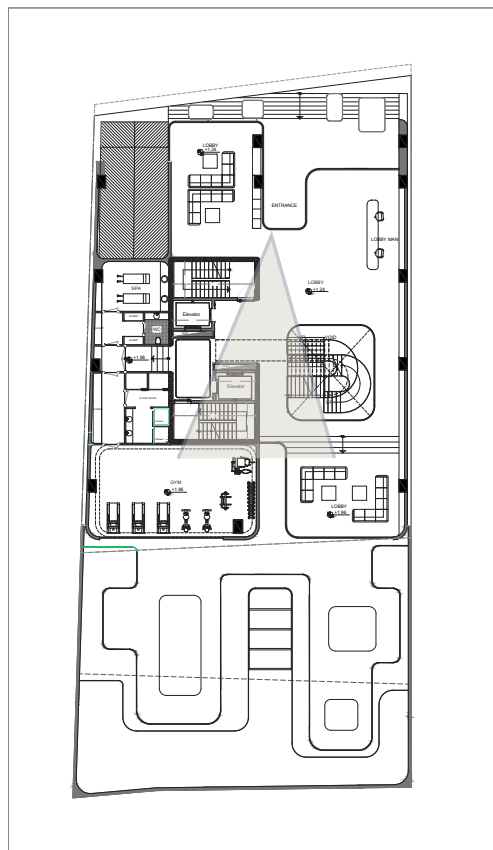


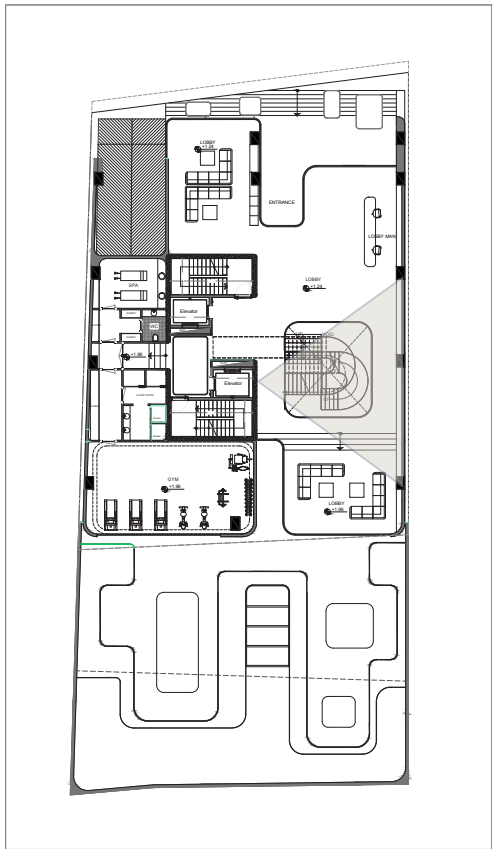


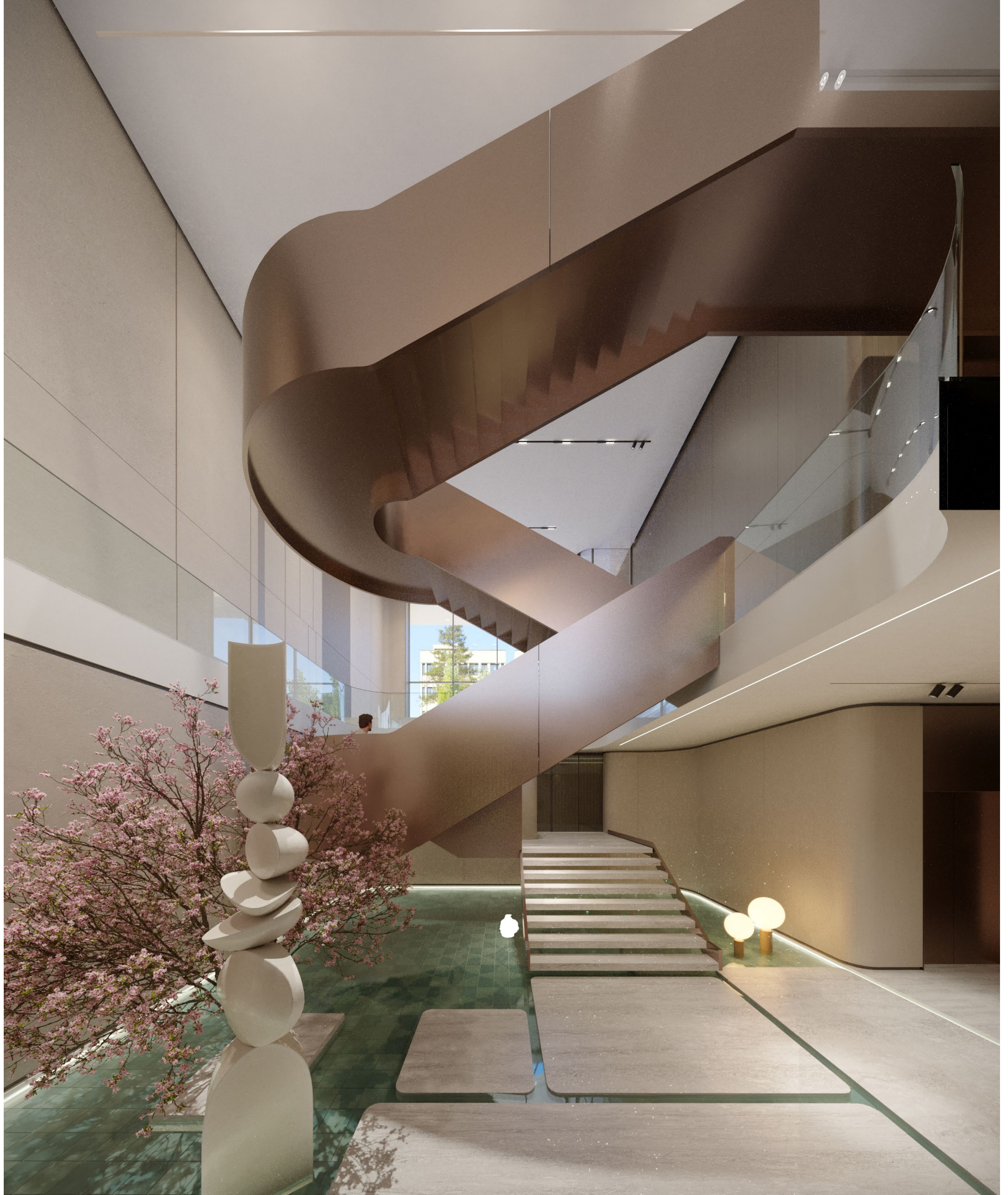
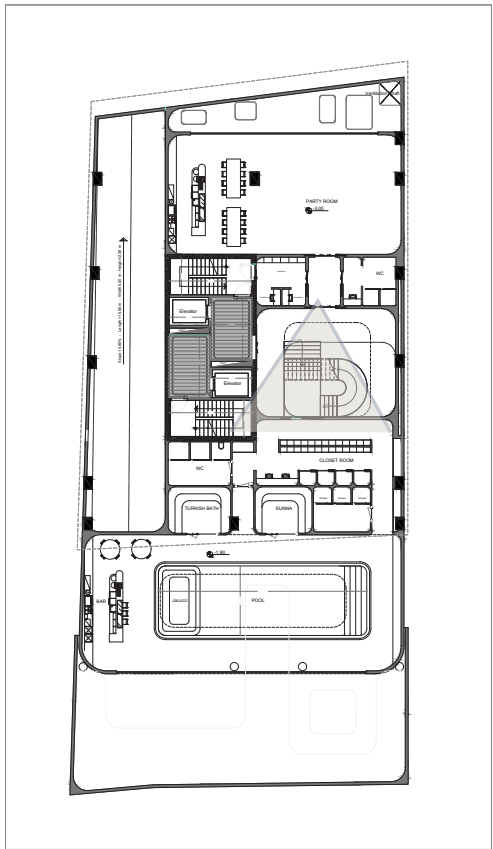


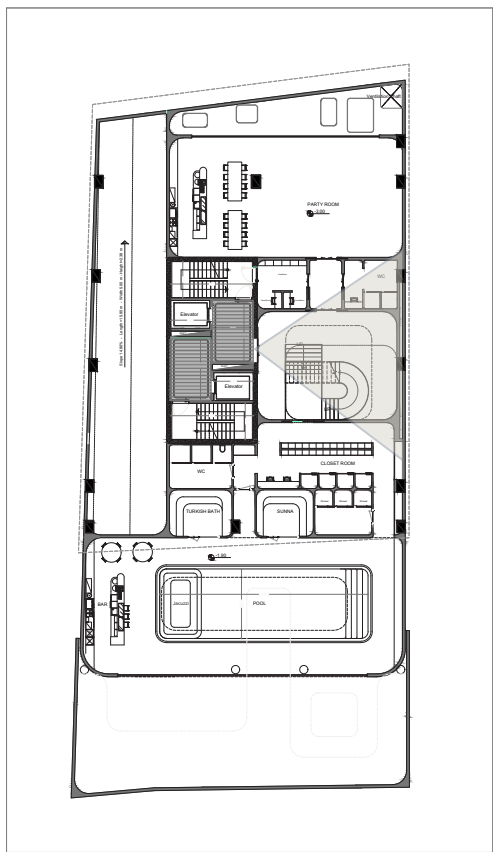




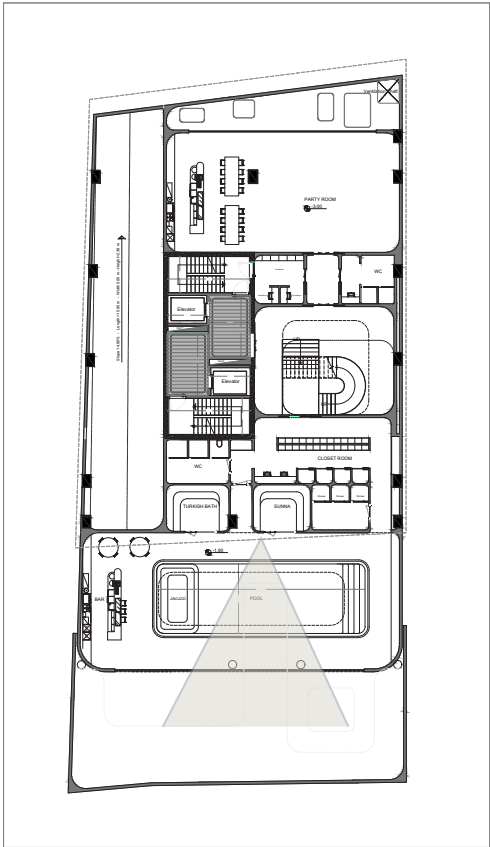


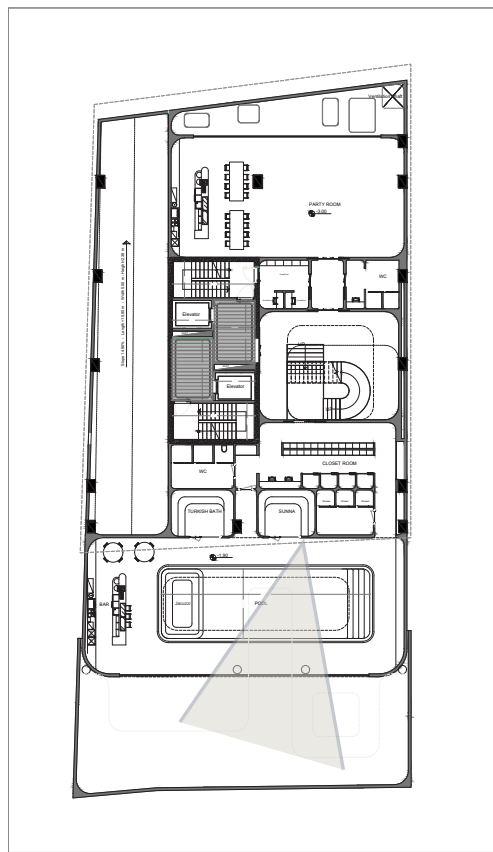


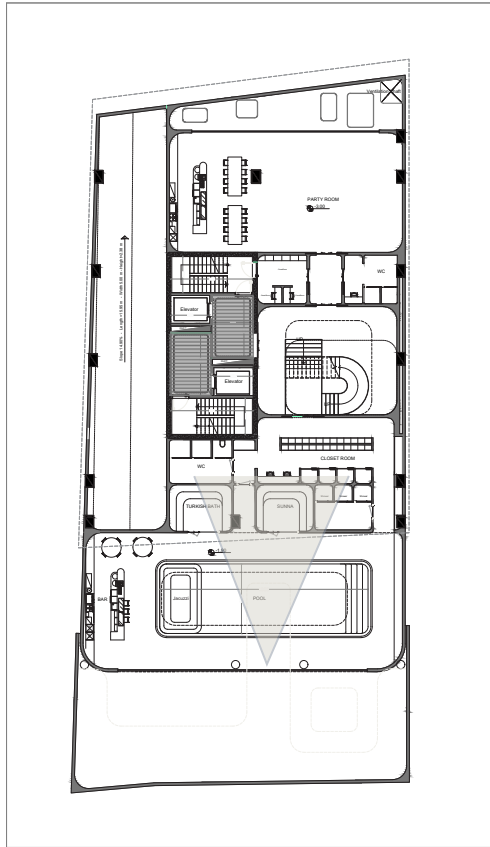


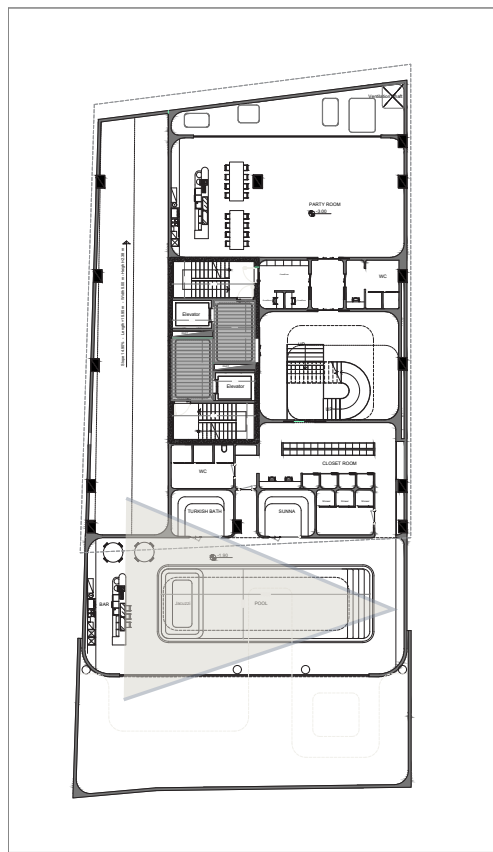


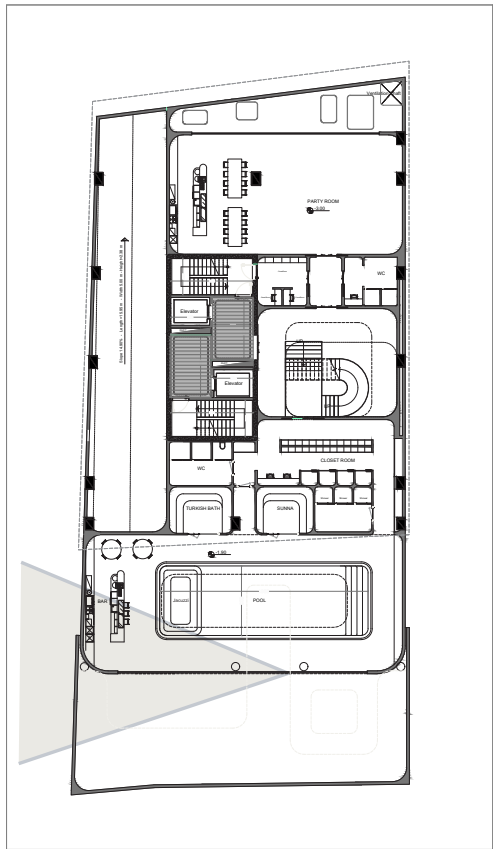
- Pool: Pixel Mosaic Ceramic Tiles
- Ceiling: Aluminum
- Walls: Travertine Stone
- Flooring: Travertine Stone
- Sauna: Wood and Stone

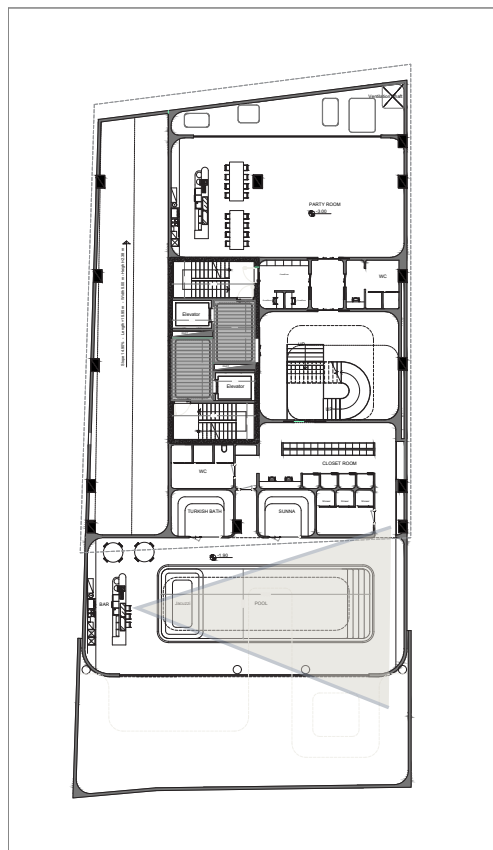


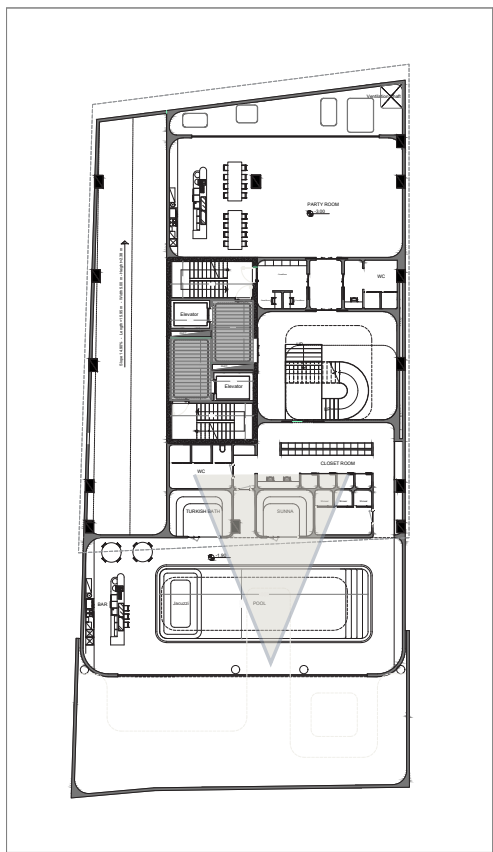






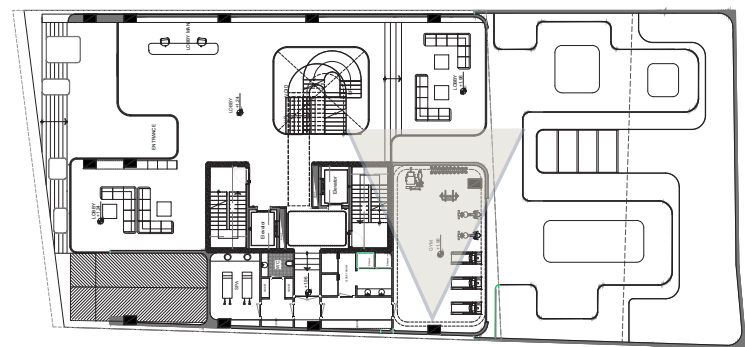






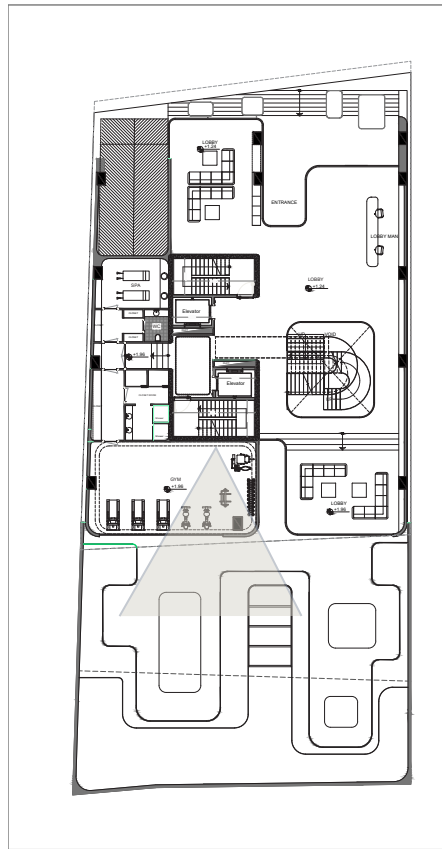


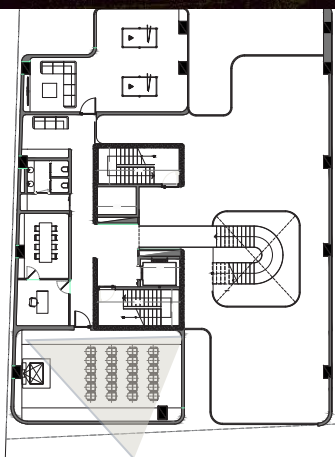




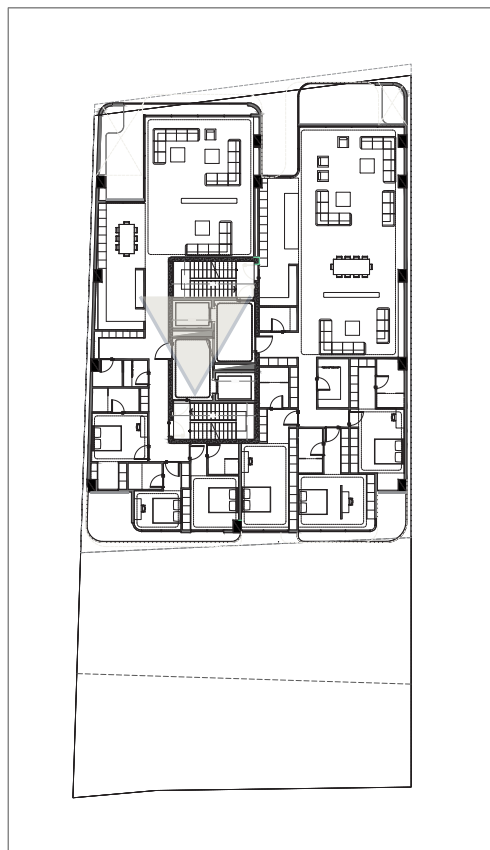


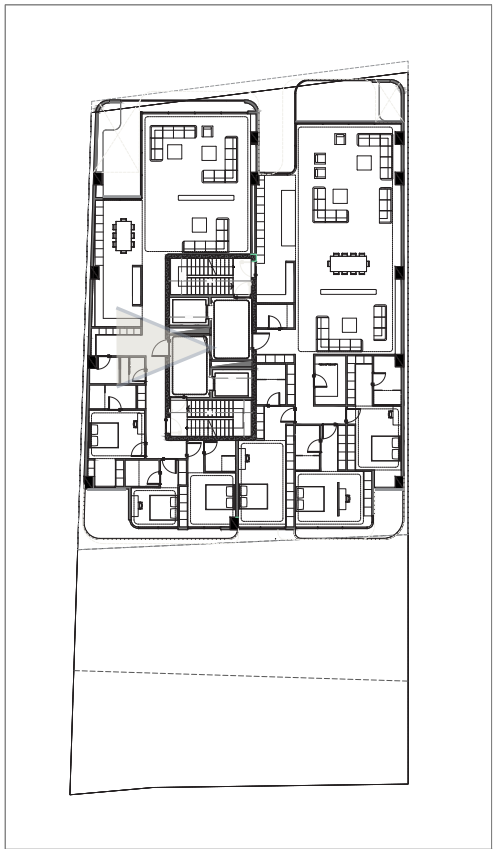
- Ceiling: Louvered Aluminum Ceiling
- Walls: Satin Glass and Wood
- Flooring: Sport Epoxy Flooring

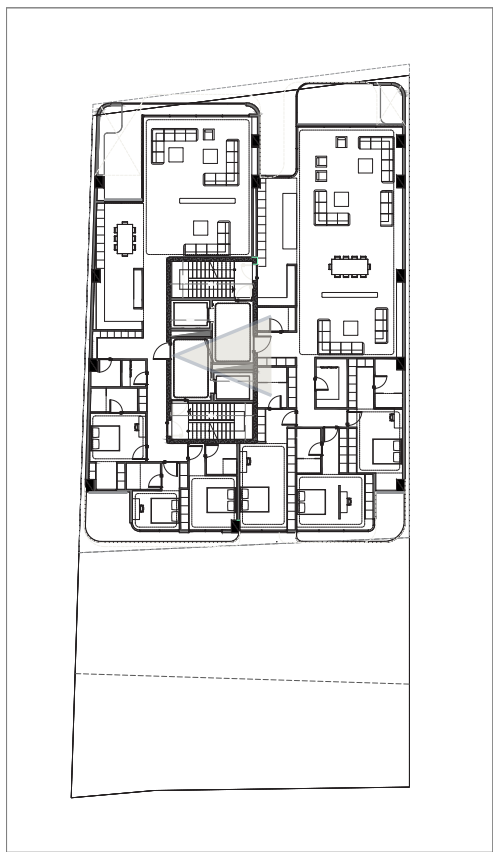


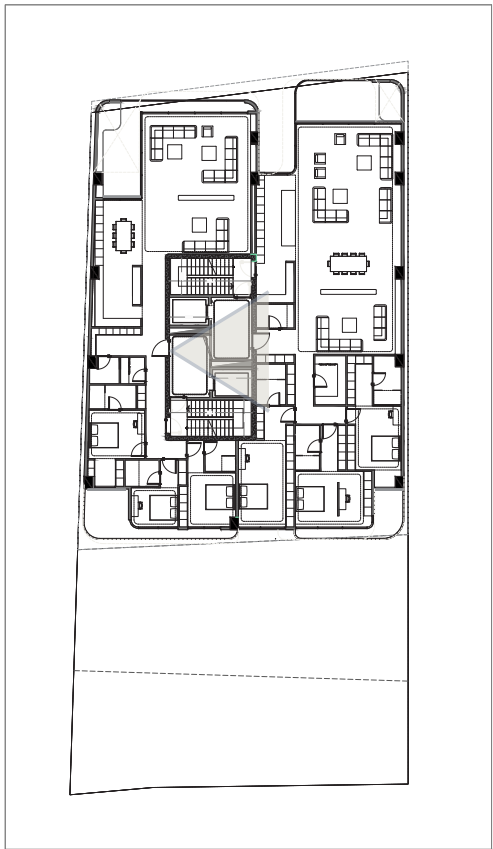


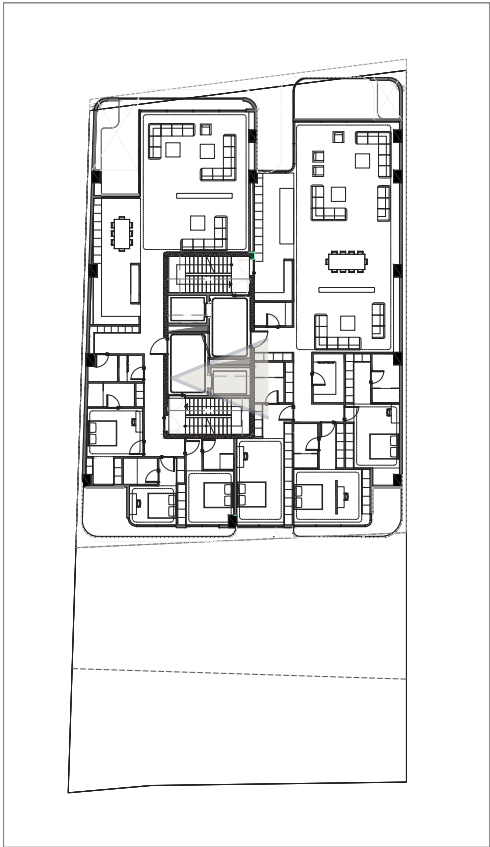
- Ceiling: Gypsum Board Ceiling
- Walls: Gypsum Board and Wood
- Flooring: Travertine Stone Flooring

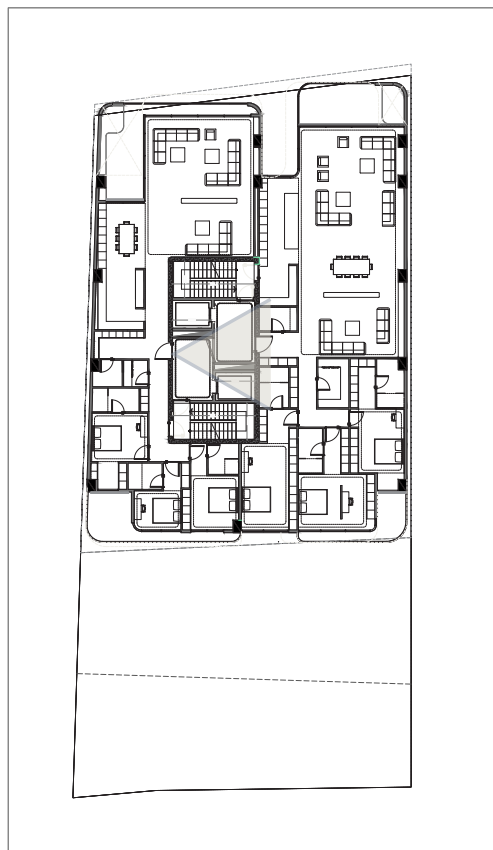


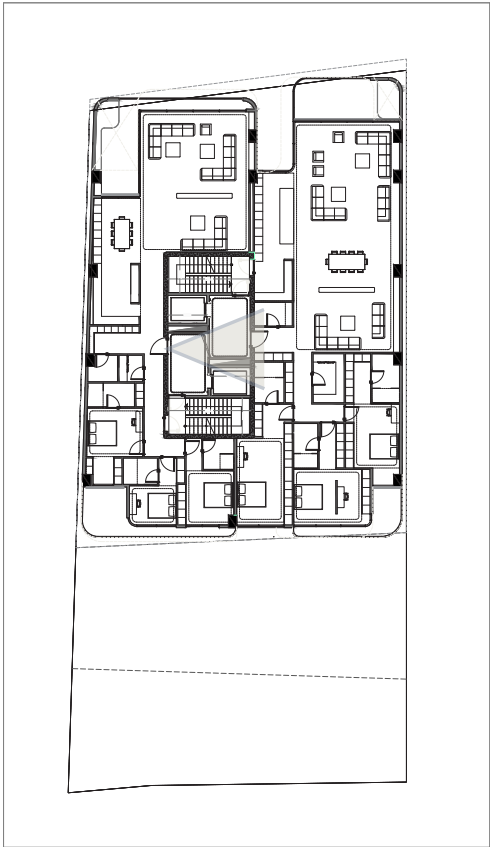


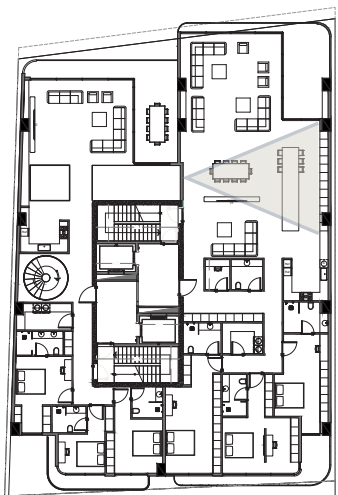


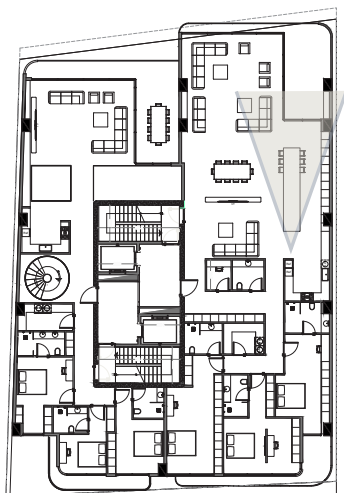




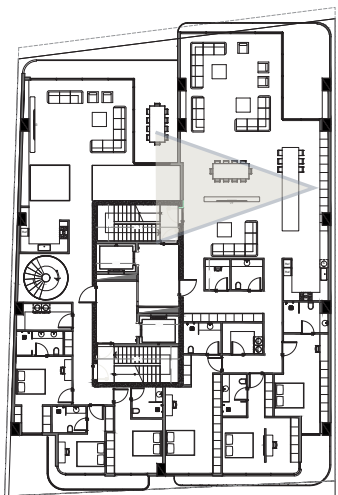


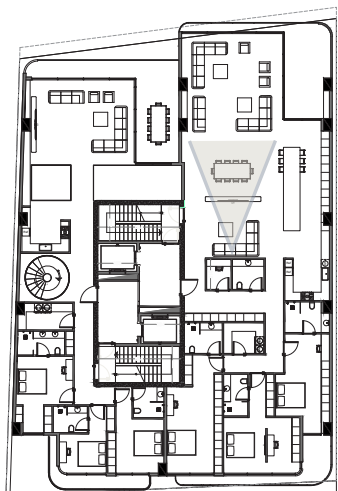


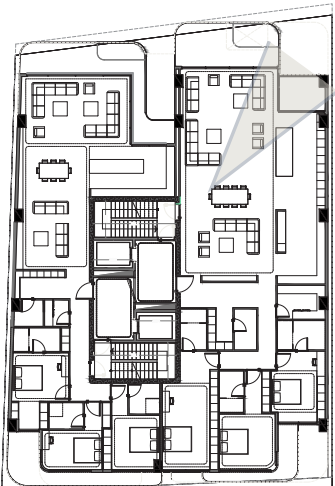


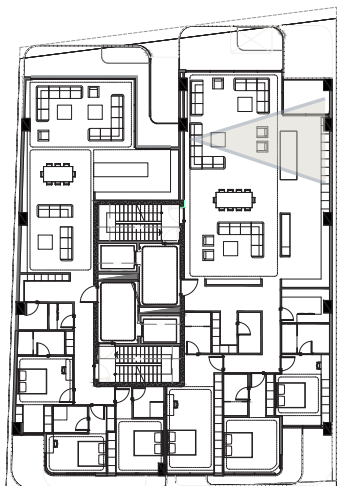


- Floor: Parquet and Travertine
- Walls: Fabric and Leather Finish
- Ceiling: Gypsum Board Ceiling
- Partitions: Sheet Metal Partitions



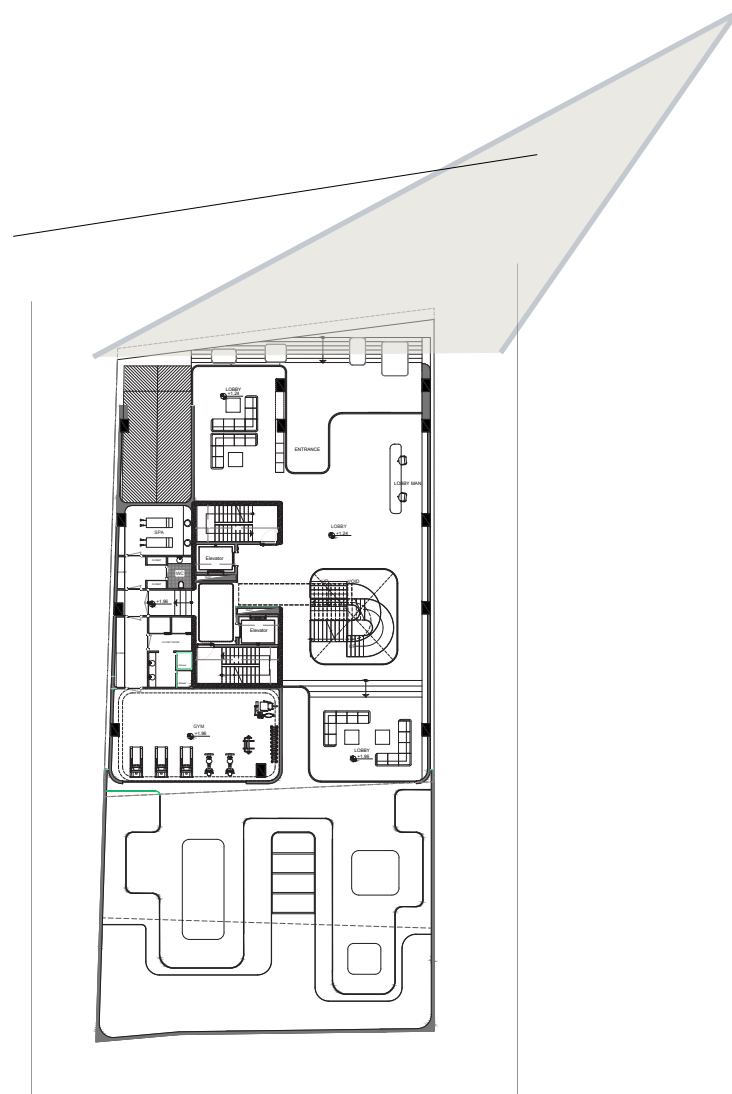


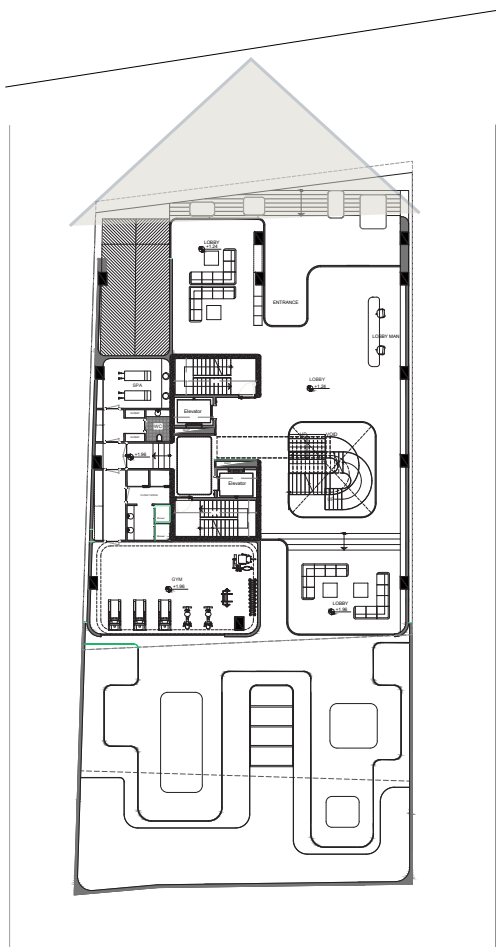


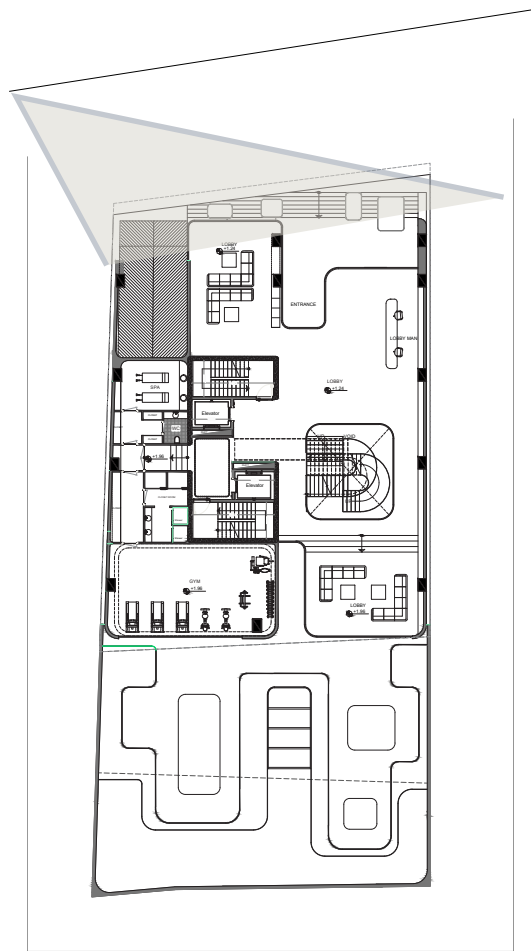




Alt 02 Glass Guardrail

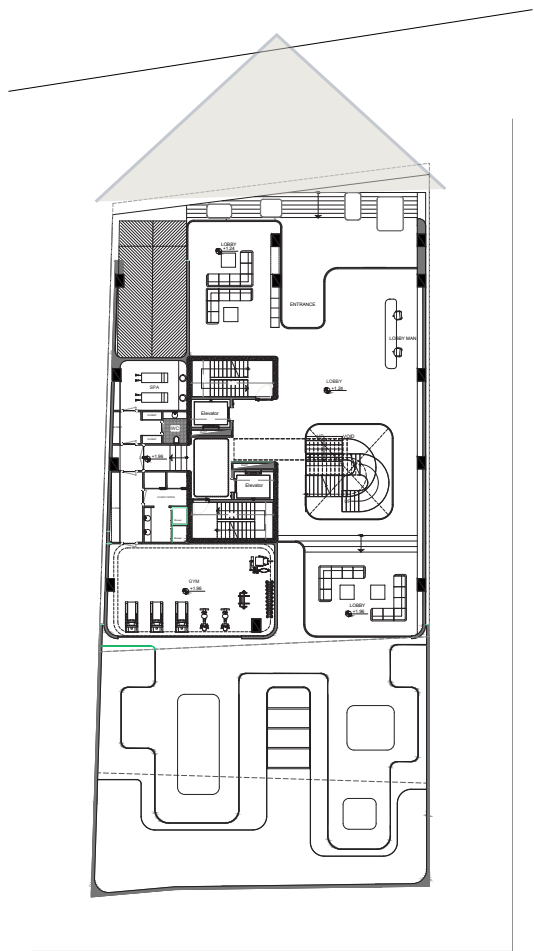




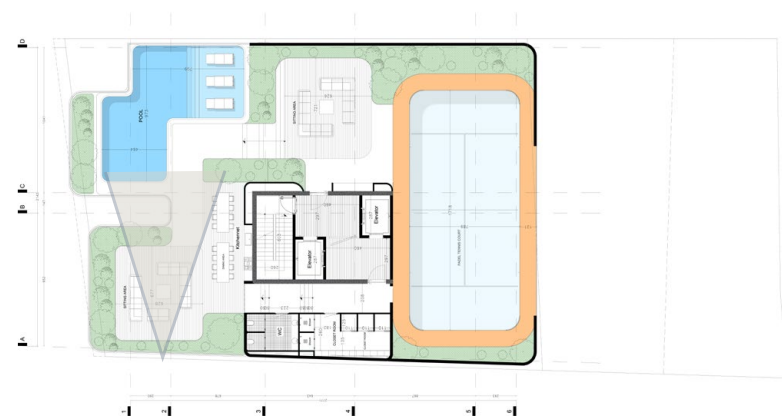


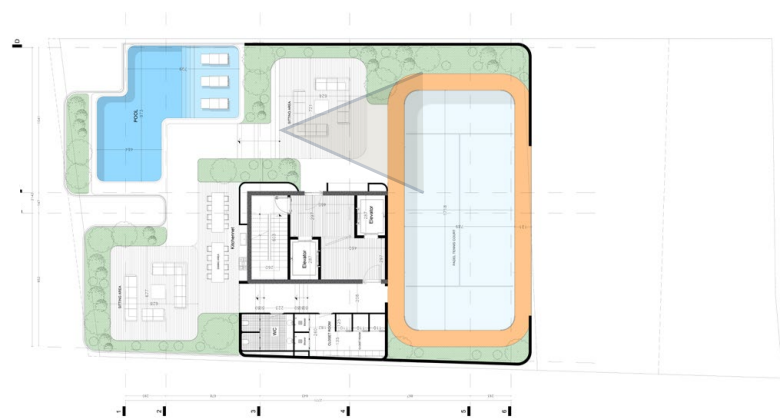
Alt 03

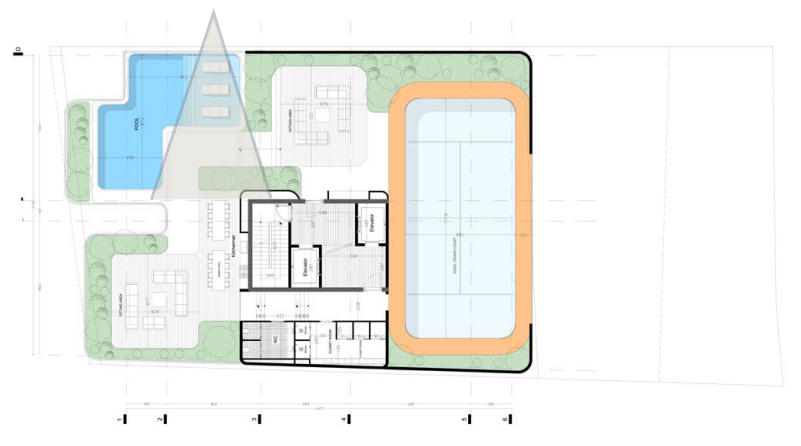
Rectilinear Terraces



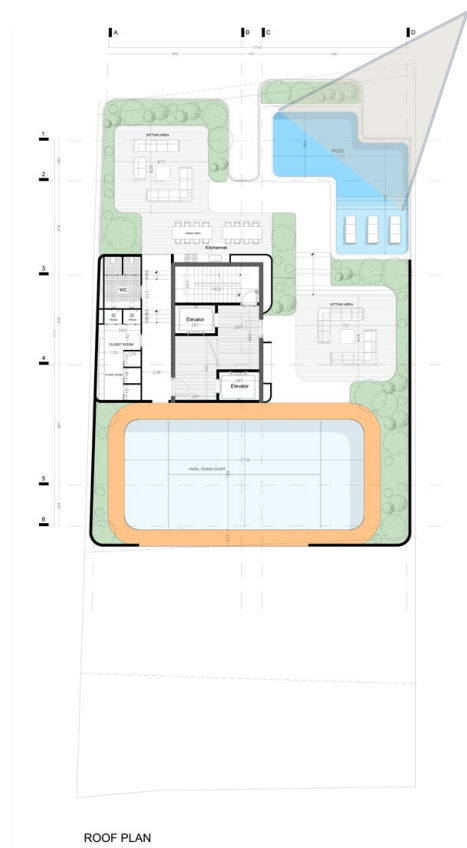








- Wall: Aluminum Louvers
- Floor: Wood Flooring
- Pool: Pixel Mosaic Ceramic Tiles
- Padel Court: Specialized Padel Court Paint
- Padel Court Wall: Glass Wall



فضا	رینز فضا	دیوار			کف	سقف	توضیحات
لابی ورودی	—	OAK WOOD Cladding	Leather Wall Panel & Fabric Panel	Plaster & Microcement	Travertine & Oak Parquet Flooring	Gypsum Board ceiling	
سینما	—	دیوار پارچه ای , wood panel			موکت تیره	کناف	
استخر	سونا خشک	ترموود Thermo Magnolia – STS Saun			ترموود	ترموود	
	سونا بخار	Travertine			Travertine	ترموود	
	استخر	Travertine			Pixel Mosaic Ceramic Tiles	Aluminum Louver	
باشگاه	سالن	Microcement	Oak Mdf	Plaster	Sport Epoxy Flooring	Aluminum Louver	
روف گاردن	فضای باز	Aluminum Louvers		Padel Glass Wall	Wood Flooring & Specialized Padel Court	—	
لابی طبقات	—	Oak Wood Panel		Microcement		Gypsum Board ceiling	
مسکونی	نشیمن	Oak Wood Panel & Fabric and Leather Finish & Microcement			Travertine, Parquet	Gypsum Board ceiling	
	اتاق خواب	mdf & Gypsum Board			Parquet	Gypsum Board ceiling	