



URBAN APARTMENTS

Urban Apartments are frequently praised for their cleanliness of space, but what of their approach to color? Thoughtfully Incorporating Color is More than an Aesthetic Decision; It has the potential to Shape Emotional Residents, Influence Mood, and Create Spatial Illusion. Research in psychology shows that colors through the Social, Cultural, and Psychological Reactors, Making them the Design Tools. Variations of Blue, for instance, have been shown to slow melatonin production, Keeping People More and Alert, WHILE Shades of Green Reality Strain on Our Nervous Systems, Helping Us FEEL Calmer and More Relaxed. Color in Architectural Spaces Can Even Affect Our Perception, Creating Illusion of Depth, Movement, and Texture that influence how we explore space. Cool Whites and GREEN a Sense of Openness, Making Spaces Appear Taller and More Expansive

Ground Floor

- Meeting Room
- Play Room
- Gym & Spa
- Cinema



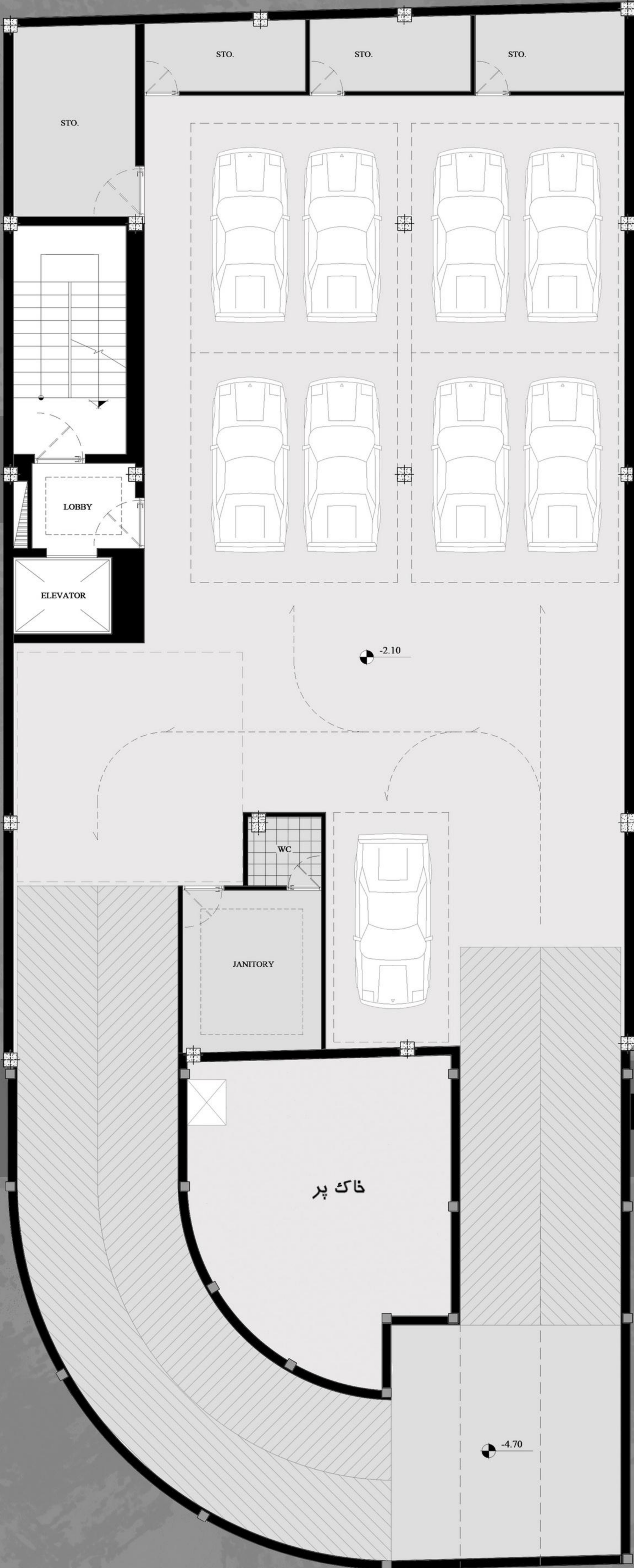
Residential Project

Niksa

Tehran, District 1, Ozgol Plan

-1 Basement

- Parking Lots: 9
- Janitory Unit
- Storages

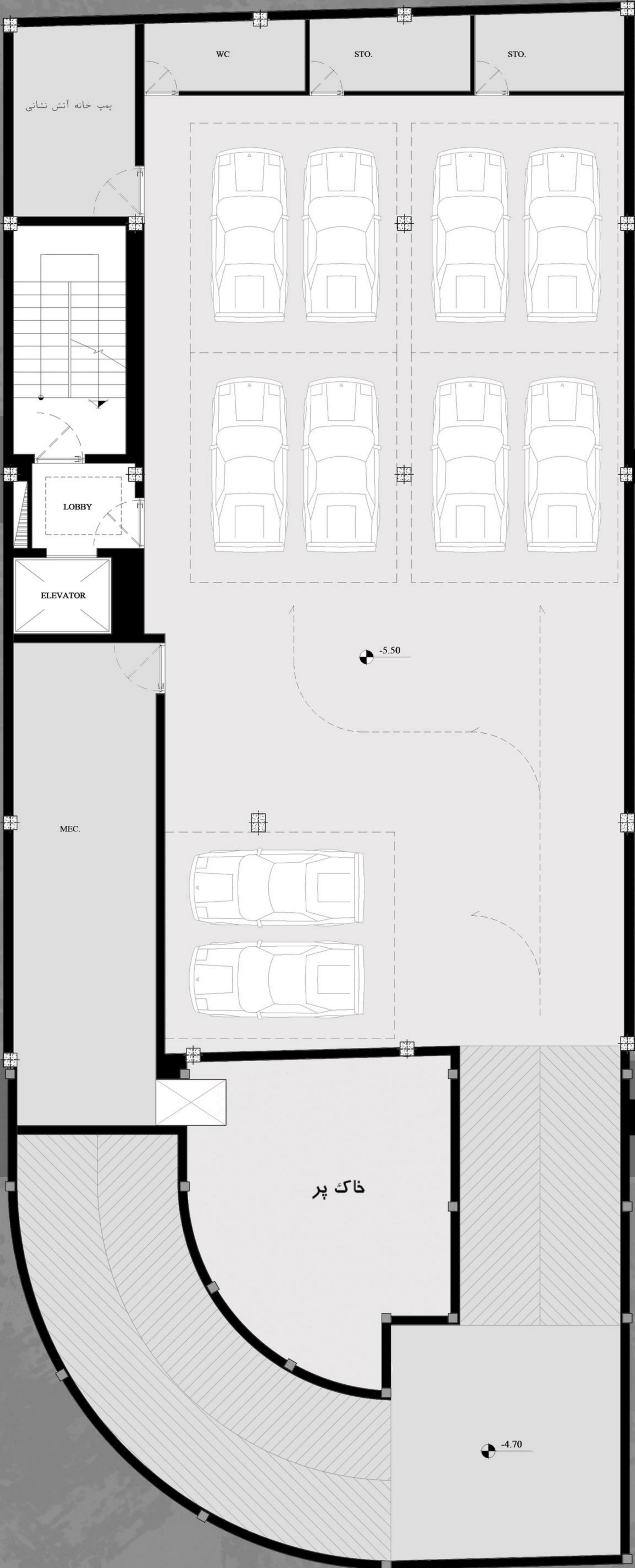


Residential Project

Niksa

-2 Basement

- Parking Lots: 10
- Mechanicals
- Storages



Iran, Tehran, District 1, Ozgol Plan

Ground Floor

- Meeting Room
- Play Room
- Gym & Spa
- Cinema



Typical Floor Plan

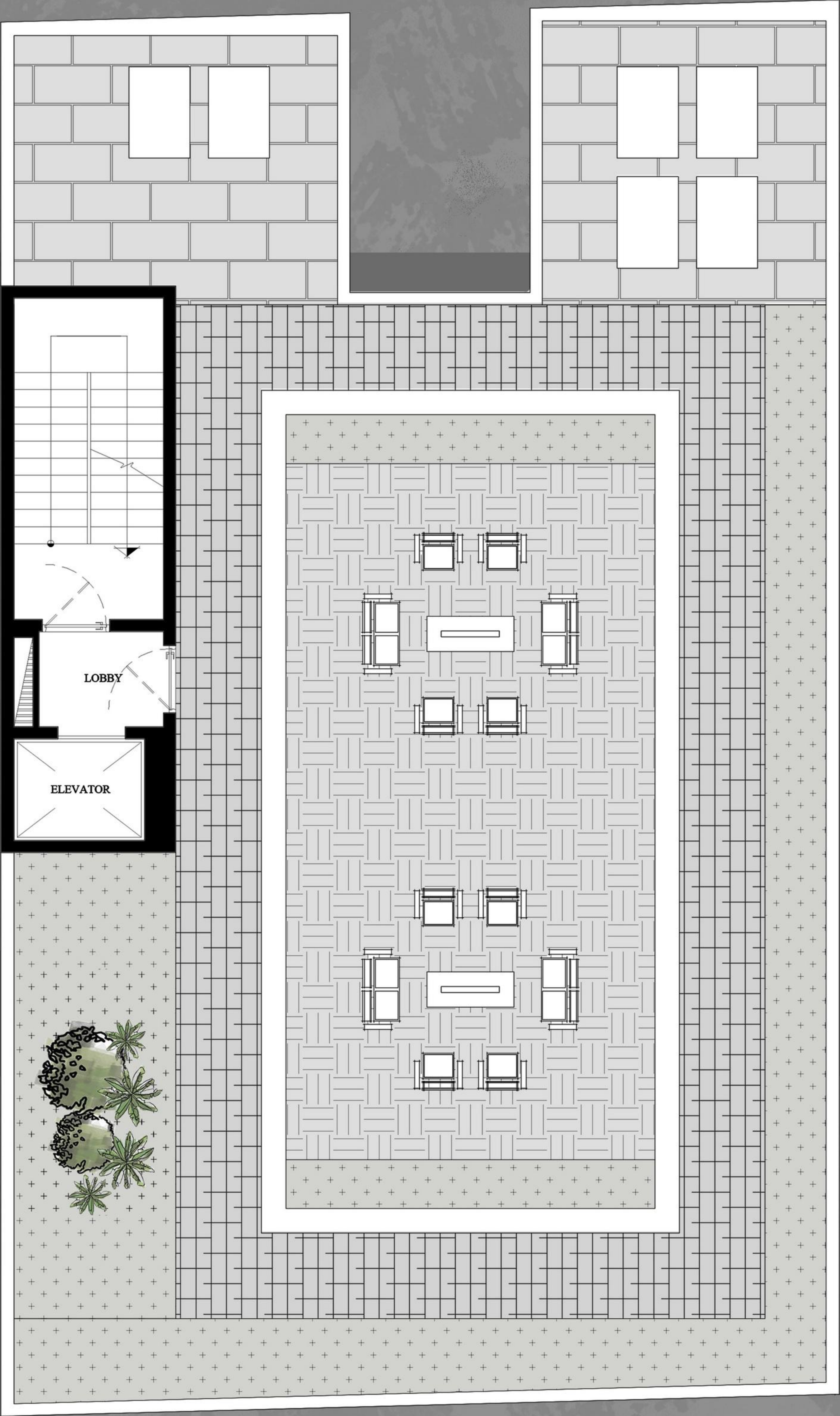
Interior: 262 m²
Balcony: 14 m²
Total: 276 m²

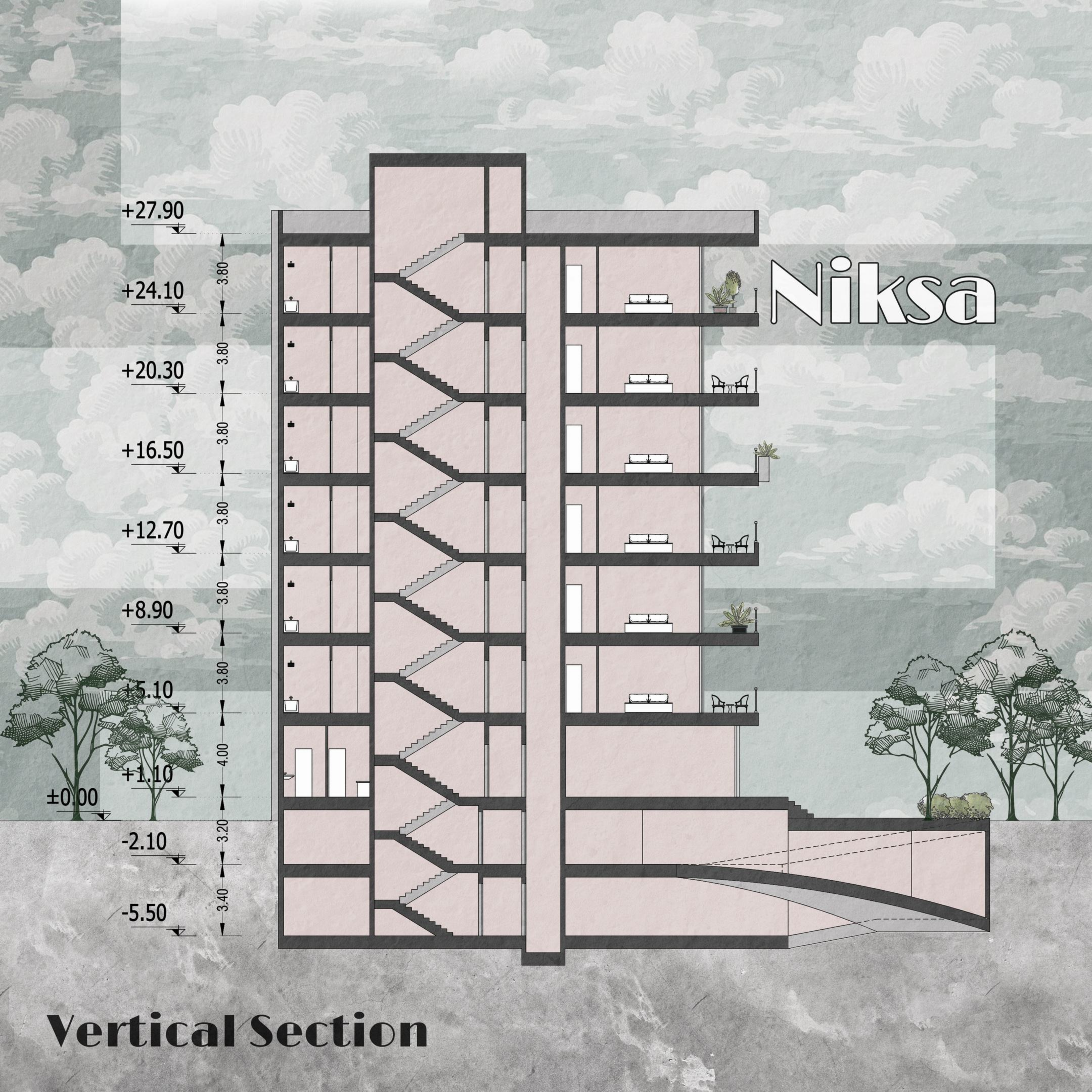


Residential Project

Niksa

Rooftop Plan





+27.90

+24.10

+20.30

+16.50

+12.70

+8.90

+5.10

+1.10

±0.00

-2.10

-5.50

3.80

3.80

3.80

3.80

3.80

3.80

4.00

3.20

3.40

Niksa

Vertical Section











K S A R E S I D E N C E



K S A R
R E S I D E N C E











WWW.NIXA













WANNIXA







WAVINIXA



WAVNIXA





WAVNIXA



WAVINIXA



WAVNIXA







NO.

B

1

<ELEVATOR





NO.

B2

<ELEVATOR



NO.



NO.



NO.



WV NIXA







WAVINIXA

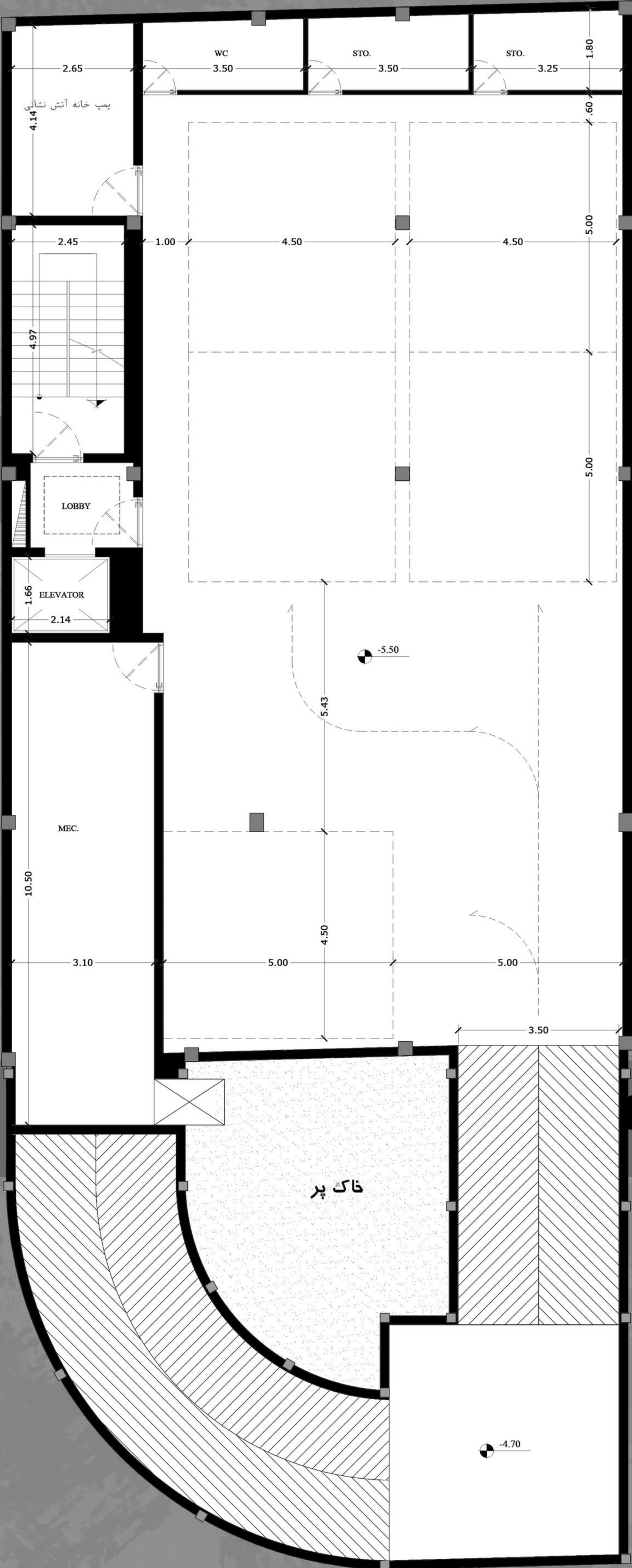
Residential Project

Niksa

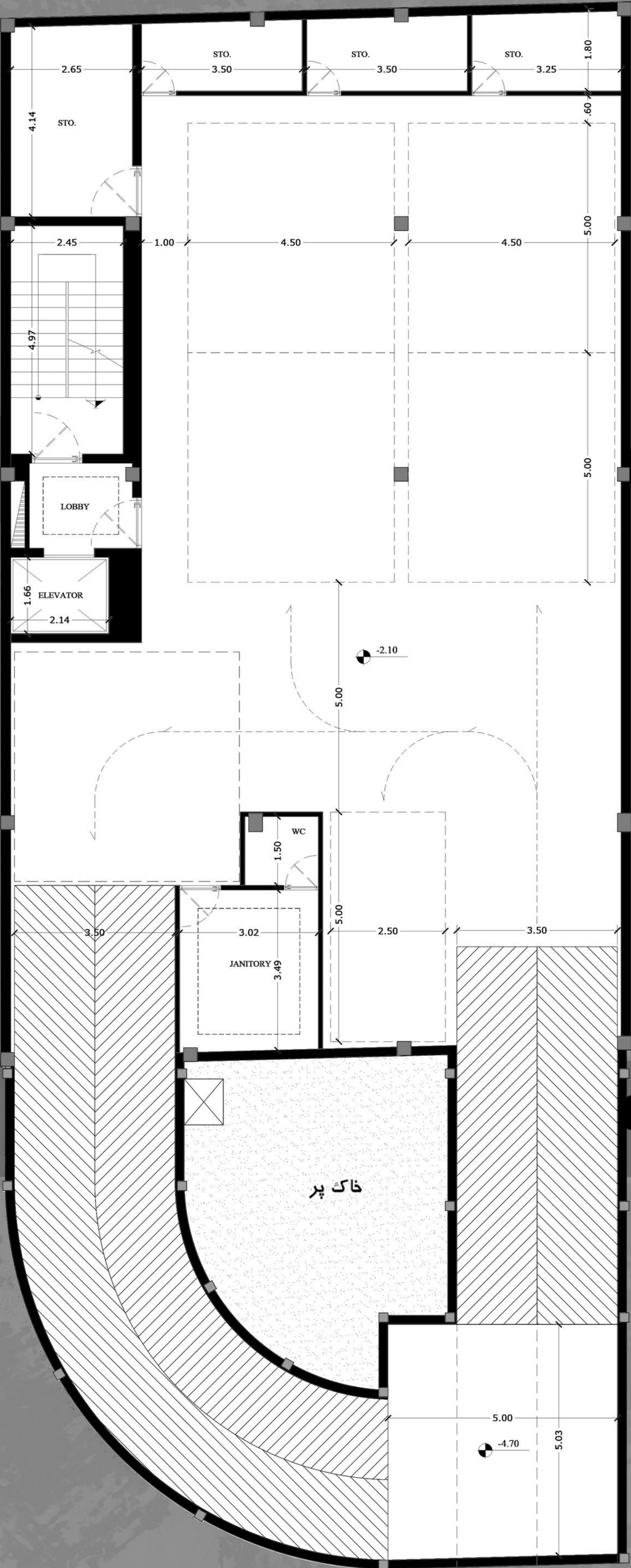
Iran, Tehran, District 1, Ozgol

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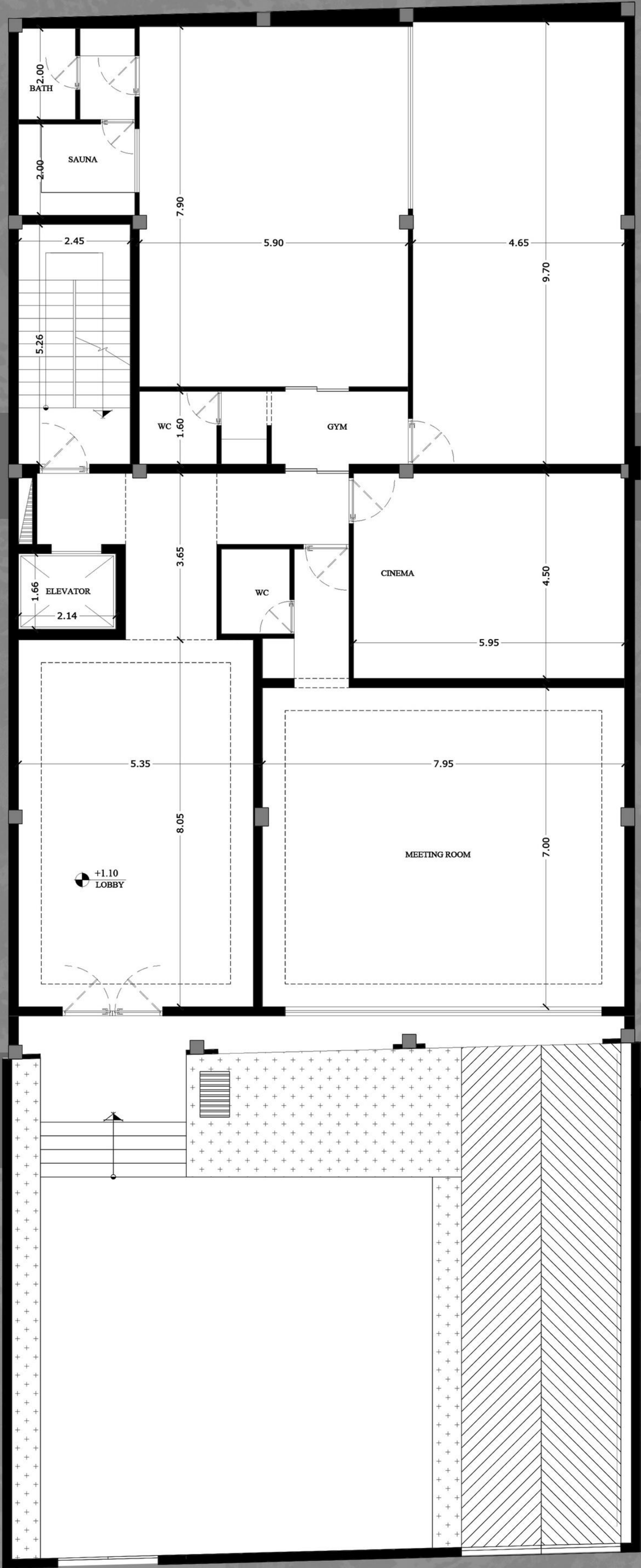


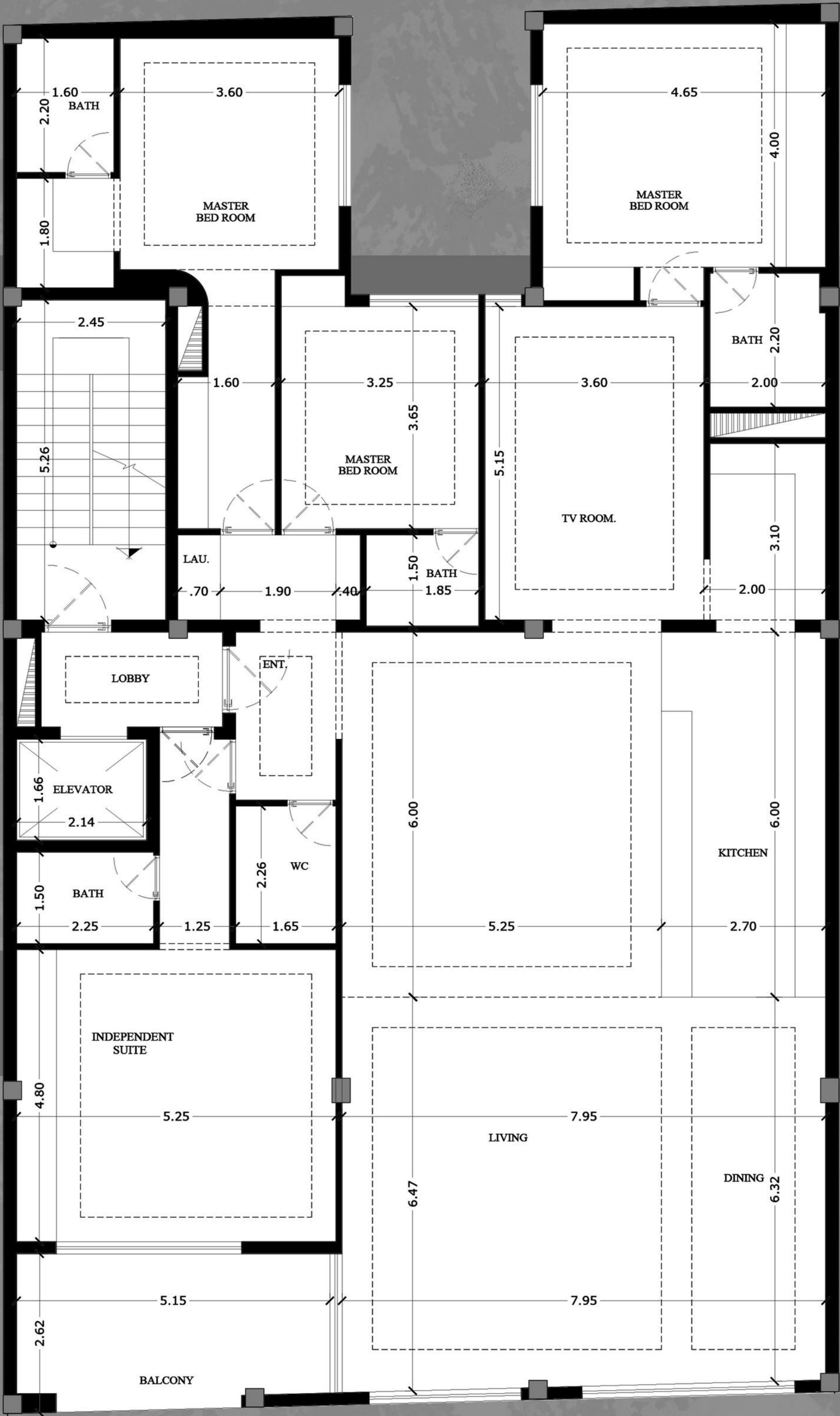
- 1 Basement
- Parking Lots: 9
 - Janitory Unit
 - Storages



Ground

- Meeting Room
- Play Room
- Gym & Spa
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Typical Dimentions

Interior: 262 m²
Balcony: 14 m²
Total: 276 m²





NIKSA
COMPETITION

جدول مساحت کلی مسابقه ساختمان "نیکسا"

مساحت کل طبقه مساحت	انبار		پارکینگ مزاحم	پارکینگ سالم	راه پله + آسانسور+لابی	مسکونی		کاربری طبقات
	مساحت	واحد	تعداد	تعداد	مساحت	مساحت کل	واحد	
409.14	-	2	4	6	-	-	-	زیرزمین ۲-
313.68	-	4	4	5	-	-	-	زیرزمین ۱-
313.68	-	-	-	-	-	-	-	همکف
301.00	-	-	-	-	25.00	276.00	1	اول
301.00	-	-	-	-	25.00	276.00	1	دوم
301.00	-	-	-	-	25.00	276.00	1	سوم
301.00	-	-	-	-	25.00	276.00	1	چهارم
301.00	-	-	-	-	25.00	276.00	1	پنجم
مساحت کل مجموعه	مجموع مساحت انبار		مجموع تعداد پارکینگ مزاحم	مجموع تعداد پارکینگ سالم	-	مجموع مساحت مسکونی	جمع	
2541.50	6		8	11	-	1380.00		

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