

ZAND
ARCHITECTS
STUDIO
ZAND
ARCHITECTS
STUDIO

Architecture is not just about building. It's a means of improving people's quality of life.

"DIEBEDO FRANCIS KERE"

ABOUT ZAND ARCHITECTS STUDIO



NOSHAHR VISION TOWER

High Rise Building / Residential
2B+G+M+12F+R
Nowshahr, Mazandaran, Iran
2020

PURE RESIDENCE

High Rise Building / Residential
3B+G+M+11F+R
Tehran, Iran
2021



M5 RESIDENCE

Mid Rise Building / Residential
1B+G+4F+R
Lavasan, Tehran, Iran
2017



VH RESIDENCE

Mid Rise Building / Residential
1B+G+3F+R
Lavasan, Tehran, Iran
2017



CASPIAN MODE

Commercial Center
1B+G+1F+M+R
Royan, Mazandaran, Iran
2017



....more Info : Page No. 110



J OFFICE

Mid Rise Building / Offices
4B+G+M+3F+R
Lavasan, Tehran, Iran
2013



SHAREN BOUTIQUE HOTEL

Mid Rise Building / Commercial
3B+G+M+11F+R
Salman Shahr, Mazandaran, Iran
2021



VISIO PARK

Commercial Center
G+1F+R
Dinkelsbühl, Königshain, Germany
2019



YASAMAN DEVELOPMENT

Master Plan
Mixed Use Complex
Royan, Mazandaran, Iran
2021



TOSKA TOK COMPLEX

8 Villas (4 Different Types)
1B+G+1F+R
Nowshahr, Mazandaran, Iran
2019



ROSE RESIDENCE

4 Different Types Villa
1B+G+1F+R
Lavasan, Tehran, Iran
2024





2H VILLA

Single Family House / Villa
1B+G+1F+R
Nowshahr, Mazandaran, Iran
2013



BEHDAD VILLA

Single Family House / Villa
1B+G+1F+R
Nowshahr, Mazandaran, Iran
2018

SAMAN.1 VILLA

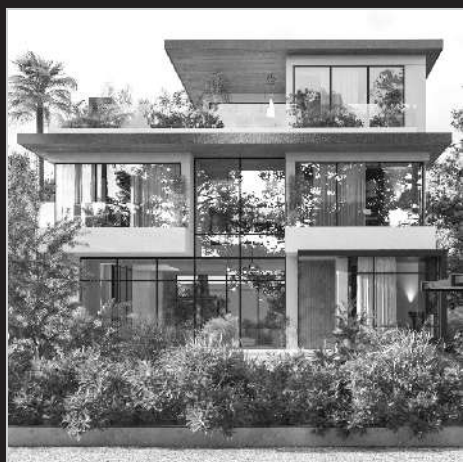
Single Family House / Villa
1B+G+1F+R
Lavasan, Tehran, Iran
2022



....more Info : Page No. 262

YASS VILLA

Single Family House / Villa
1B+G+2F+R
Lavasan, Tehran, Iran
2023



VILLA NO. 376

Single Family House / Villa
G+2F+R
Amirdasht, Mazandaran, Iran
2024

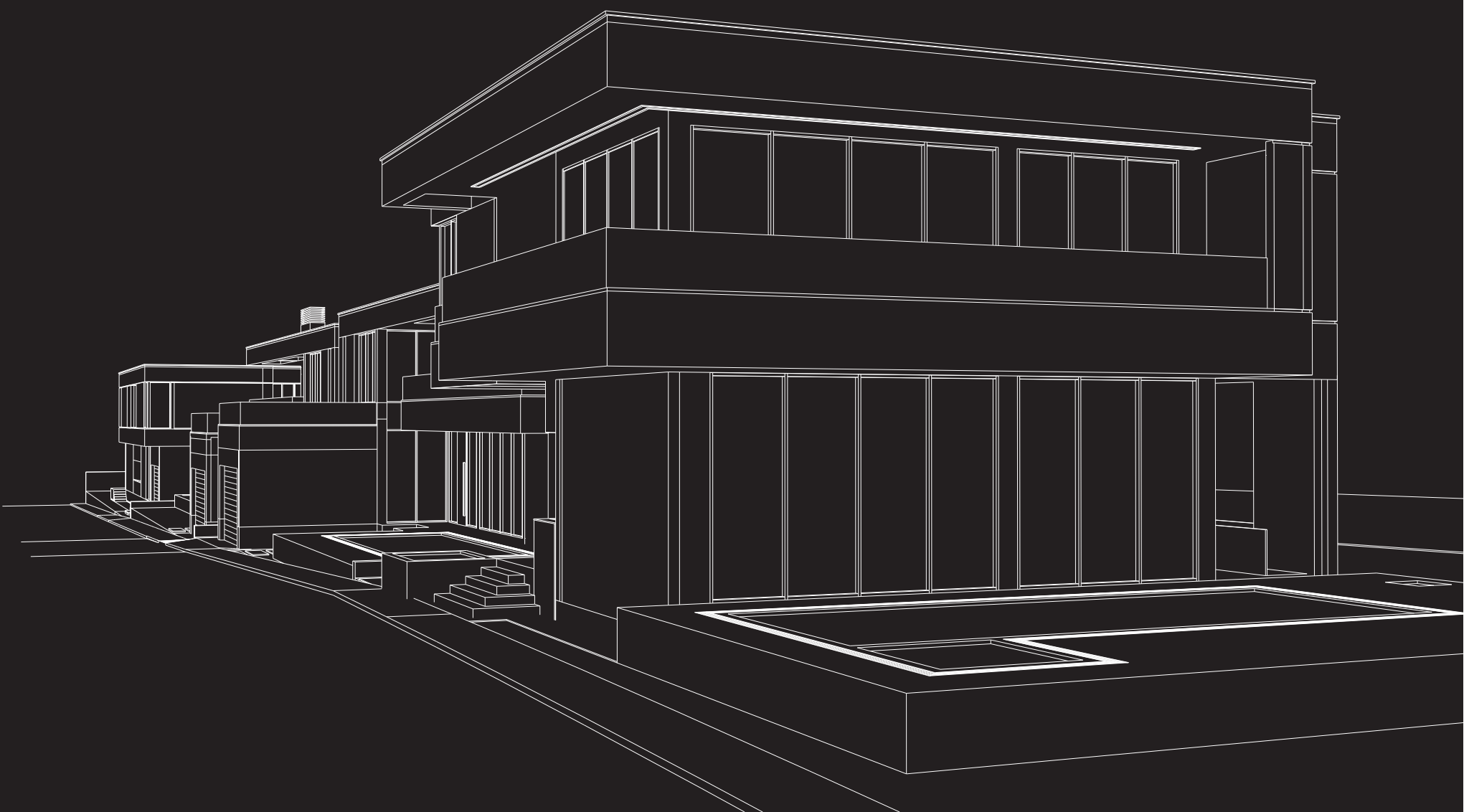
....more Info : Page No. 196

and ...

To Be Continued







Amir Ali Zand obtained a Master's degree in Architecture in 1998 from the Faculty of Art and Architecture at Tehran Azad University (Central Branch). He is the founder of **Zand Architects**. The firm's initial phase of operations took place in Tehran from 1998 to 2003, focusing on the design and supervision of various types of projects, primarily residential.

Following the founder's immigration to Canada in 2003, he began working professionally in architectural consulting and design. After obtaining BCIN certification, he started his own practice in architectural design in Ontario. His work in Canada continued until 2012, during which he gained in-depth knowledge of North American regulations and construction principles, and collaborated with several well-known architectural firms on numerous residential and commercial projects across Canada and abroad.

After moving back home in 2012, Zand Architects established a new office in Lavasan, focusing on both design and construction disciplines. In this new chapter of his professional journey, by assembling an experienced and creative team and drawing on extensive domestic and international expertise, the firm has been actively engaged in consulting, design, construction, and supervision of diverse projects-including single-family homes, residential complexes, apartment buildings, master plans for residential and mixed-use developments, office buildings, commercial spaces, hospitality venues, recreational facilities, cultural centers, and sports complexes-up to the present.

Among the firm's distinctive features is its integrated design-construction process, which results from continuous collaboration between the design and construction teams throughout the entire building phase. Additionally, the firm is known for its strong sense of teamwork, mastery of contemporary knowledge, familiarity with domestic regulations, employment of experienced engineers across various disciplines, and its collaborative approach with clients.

The following sections will introduce the firm's scope of services and activities, along with a selection of completed and ongoing projects by the firm.



📷 zandarchitects
🌐 www.zandarchitects.com
✉ info@zandarchitects.com

AREAS OF EXPERTISE:

- Conducting all baseline studies, including site analysis and evaluation, physical planning, climatic studies, feasibility studies, economic studies, massing and building placement, and deriving the main concept, as well as developing a timeline for various phases (Phase Zero).
- Formulating architectural ideas, preparing preliminary designs, and conceptual drawings based on baseline studies, analyzing vertical and horizontal diagrams of the initial mass, and the interconnections between spaces.
- Preliminary design in compliance with existing regulations and standards, based on initial reports from relevant engineering disciplines, selecting construction materials, and preparing all first-stage drawings for submission to decision-making authorities to obtain all required official approvals (Phase One).
- Interior space design utilizing materials and furnishings designed for each space's function, through 3D modeling and realistic renders, followed by compiling a material List (Finishes specification table).
- Refining first-stage design documents, developing and updating approved Designs Based on Supplementary Information from Related Disciplines, and preparing all second-stage construction documents and drawings for submission to the engineering organization for approvals and delivery to construction sites to commencement and advancement of construction activities (Phase Two).
- Full Supervision of all construction stages as a resident supervisor (permanent presence at the construction site in full coordination with the project consultant through an on-site technical office) and High-level supervision over the proper execution of the project (On-site presence at construction sites as needed and in coordination with the execution management) (Phase Three).
- Managing projects with various functions based on scheduled timelines.
- Preparing reports, tender documents, and other required documents related to third-stage services for all types of projects.
- Executive management in the form of contract management throughout all internal and external construction phases for various types of buildings with diverse functions.





NOSHAHR VISION TOWER

Location: Noshahr, Mazandaran, Iran

Lot Area: 2225 sq.m.

Total Building Area: 16000 sq.m.

Floors & Function

1st & 2nd Basement Floors: Parking, Ramp, House Keeper, Main Laundry, Storage, Mechanical Room.

Ground & Mezzanine Floor: Entrance, Lobby & Reception, Swimming Pool & Jacuzzi, Gym & Yoga, Bowling Hall, Home Theater & Building Manager.

1st To 5th Floors: 2 Units (1 Bed Rooms) & 6 Units (2 Bed Rooms)

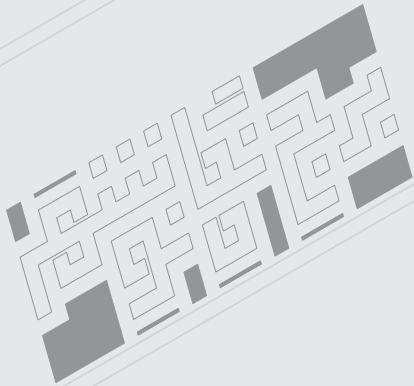
6th & 7th Floors: 4 Units (3 Bed Rooms) & 6 Units (2 Bed Rooms)

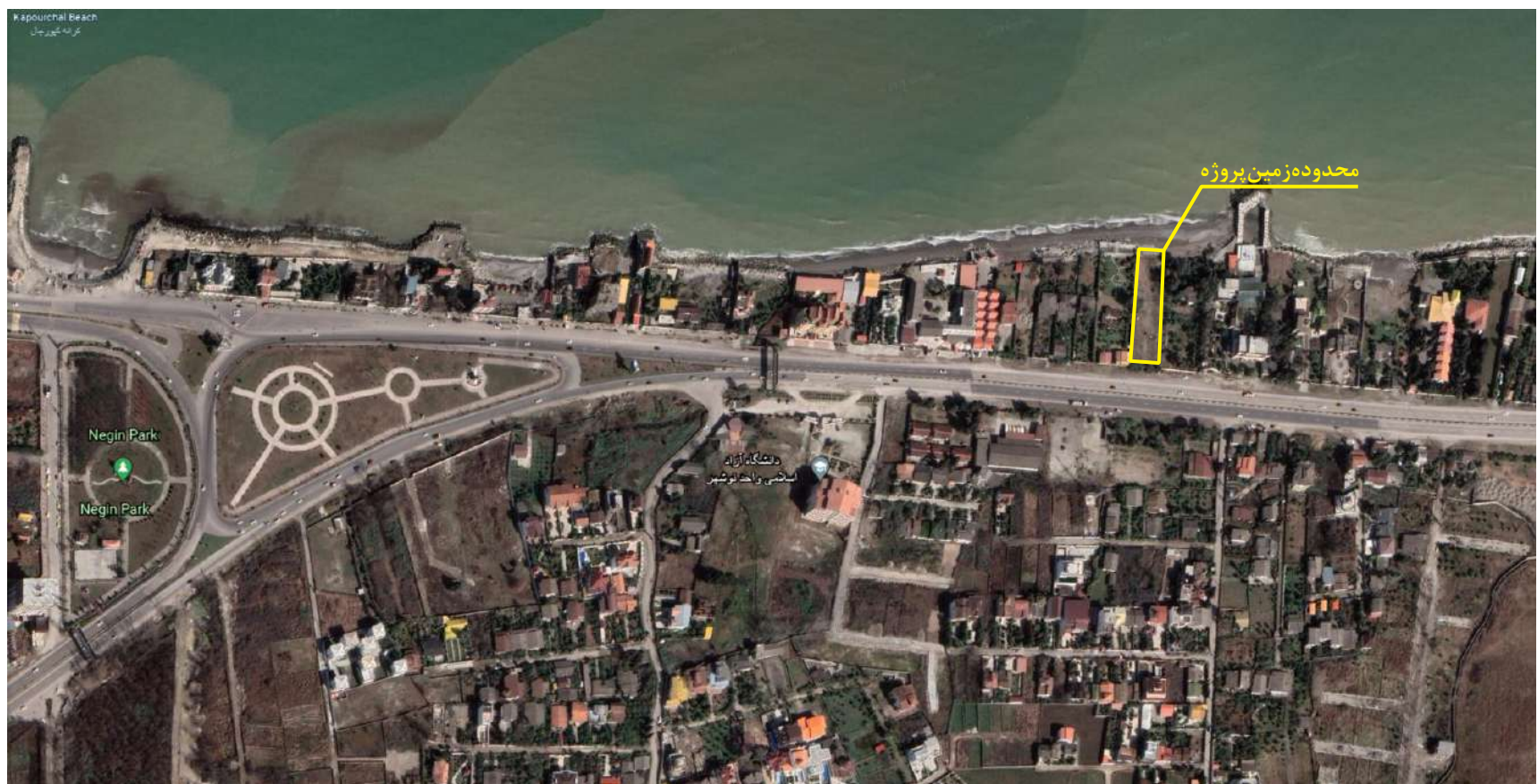
8th & 9th Floors: 2 Units (4 Bed Rooms & Duplex) & 2 Units (5 Bed Rooms & Duplex)

10th Floor: 2 Units (4 Bed Rooms)

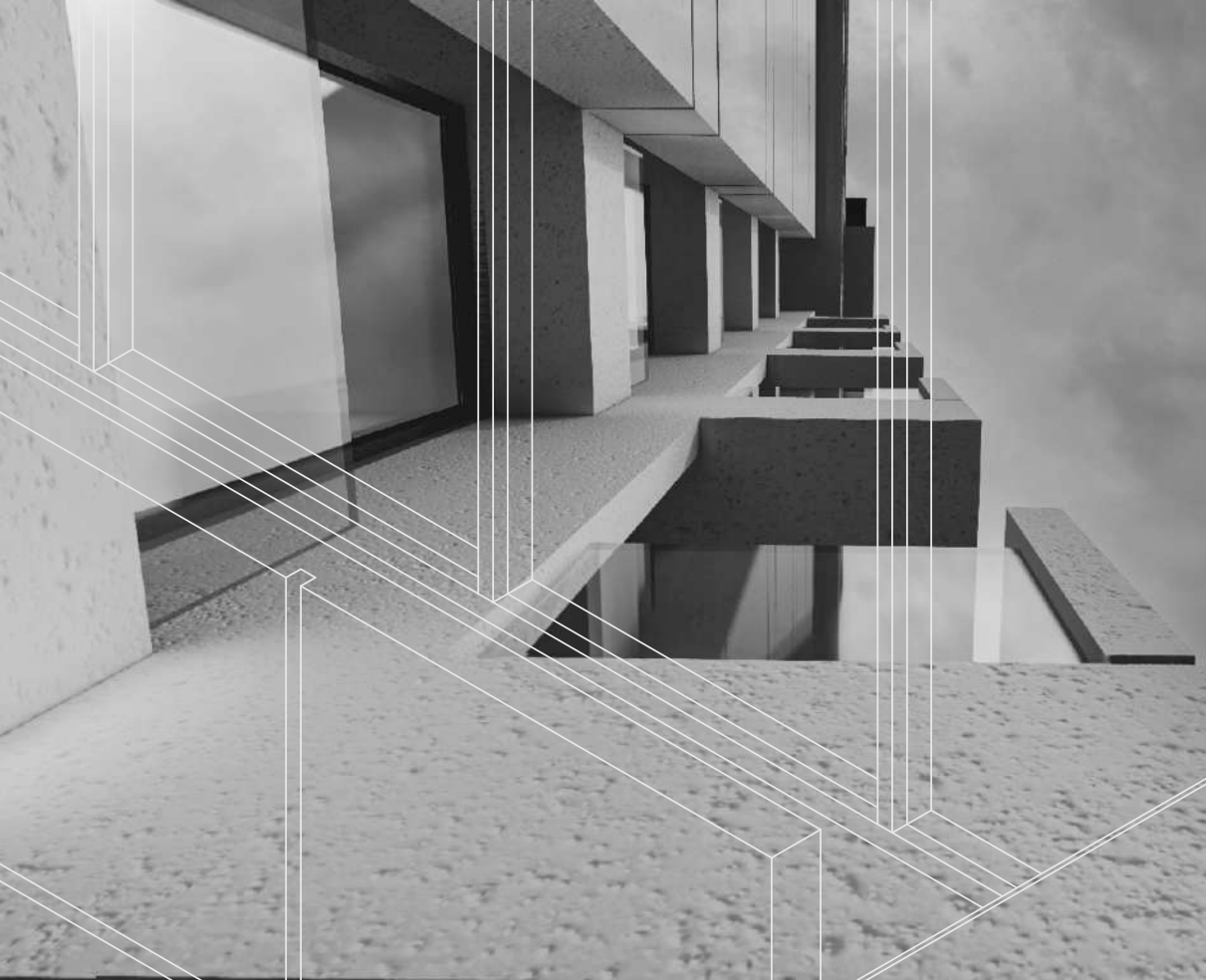
11th Floor: 1 Units (5 Bed Rooms & Penthouse)

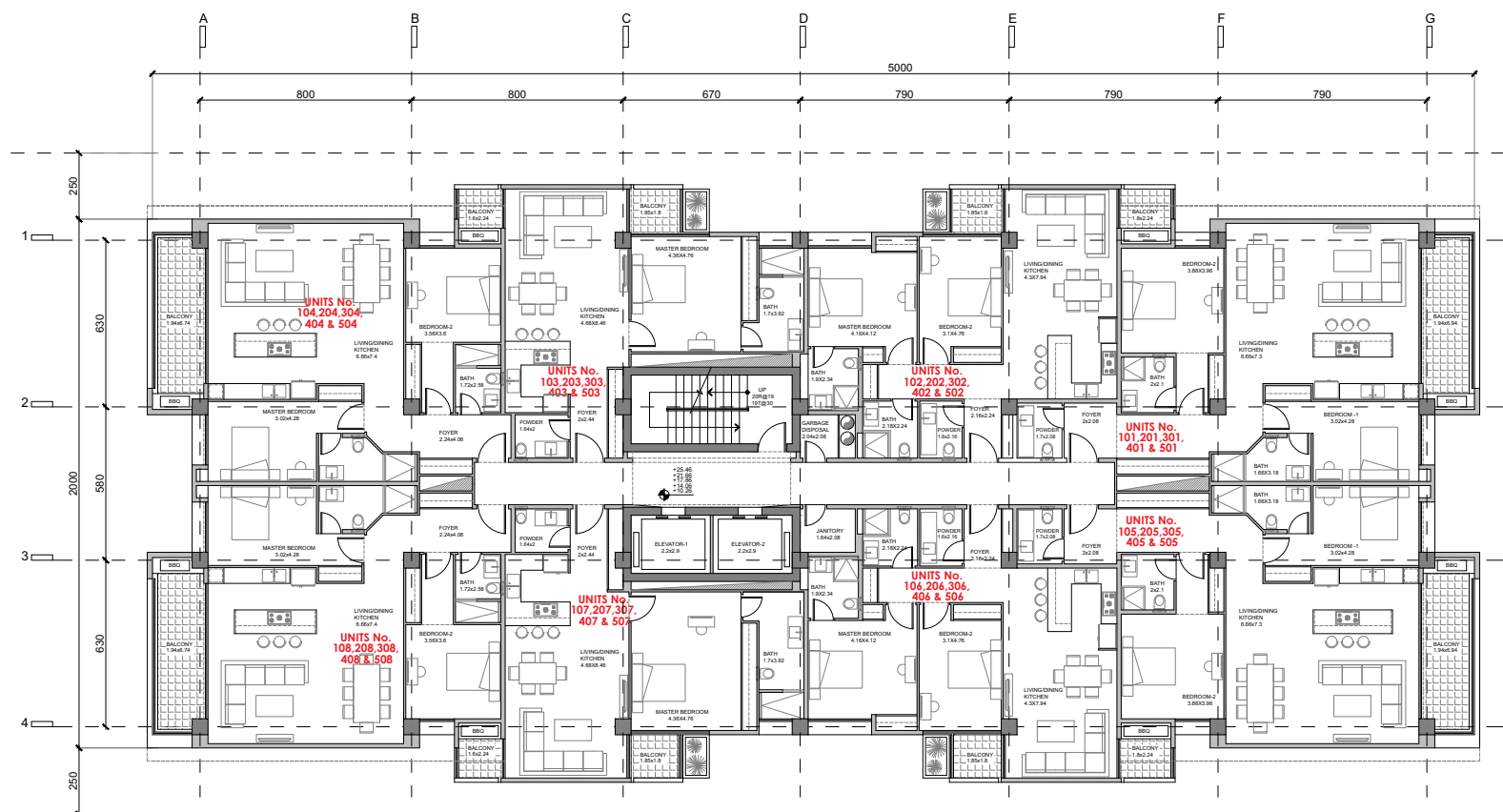
12th Floor: V.I.P. Lounge, Billiard Room, Massage ,Infinity Swimming Pool, Sea & Mountain View Terrace, Sauna & ...



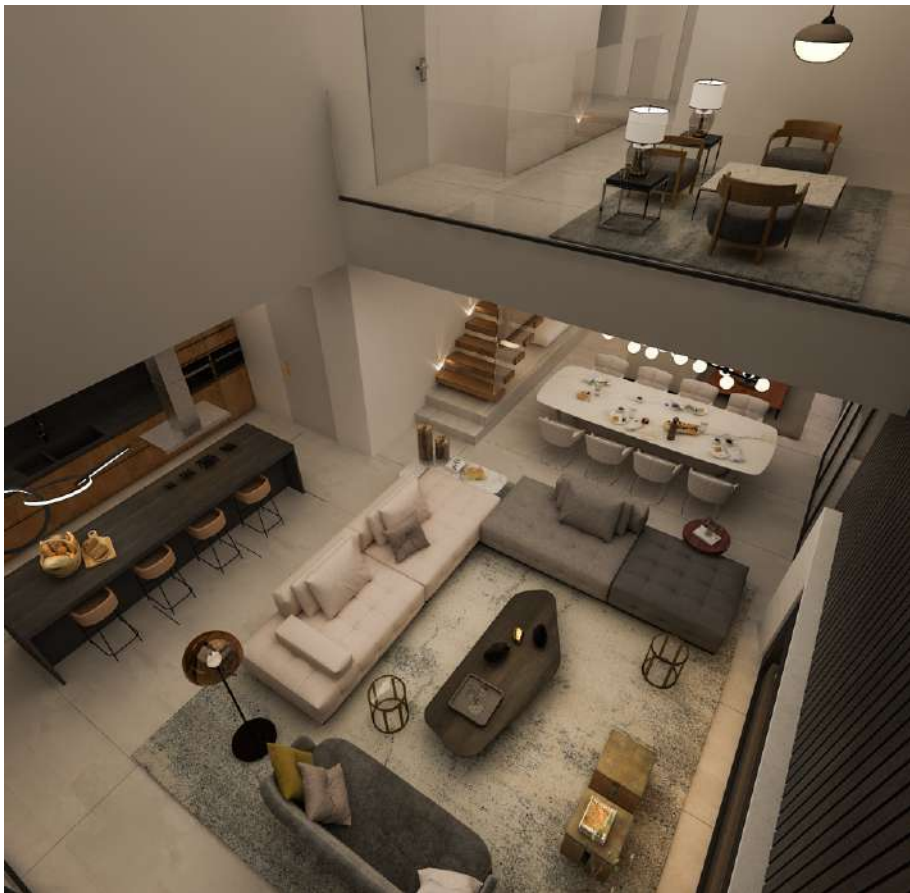
















VISION
TOWER



PURE RESIDENCE

PURE RESIDENCE COMPLEX

Location: Ashrafi Esfahani Ave. Tehran, Iran

Lot Area: 1907 sq.m.

Total Building Area: 17500 sq.m.

Floors & Function

1st, 2nd & 3rd Basement Floors: Parking, Ramp, Storage, House Keeper, Main Laundry, Gym, Yoga, Swimming Pool & Jacuzzi & Party Room & ...

Ground & Mezzanine Floor: Main Entrance, Lobby, Billiard Room, Kid's Area, Home Theater, 4 Duplex Residential Units, Building Manager Room & ...

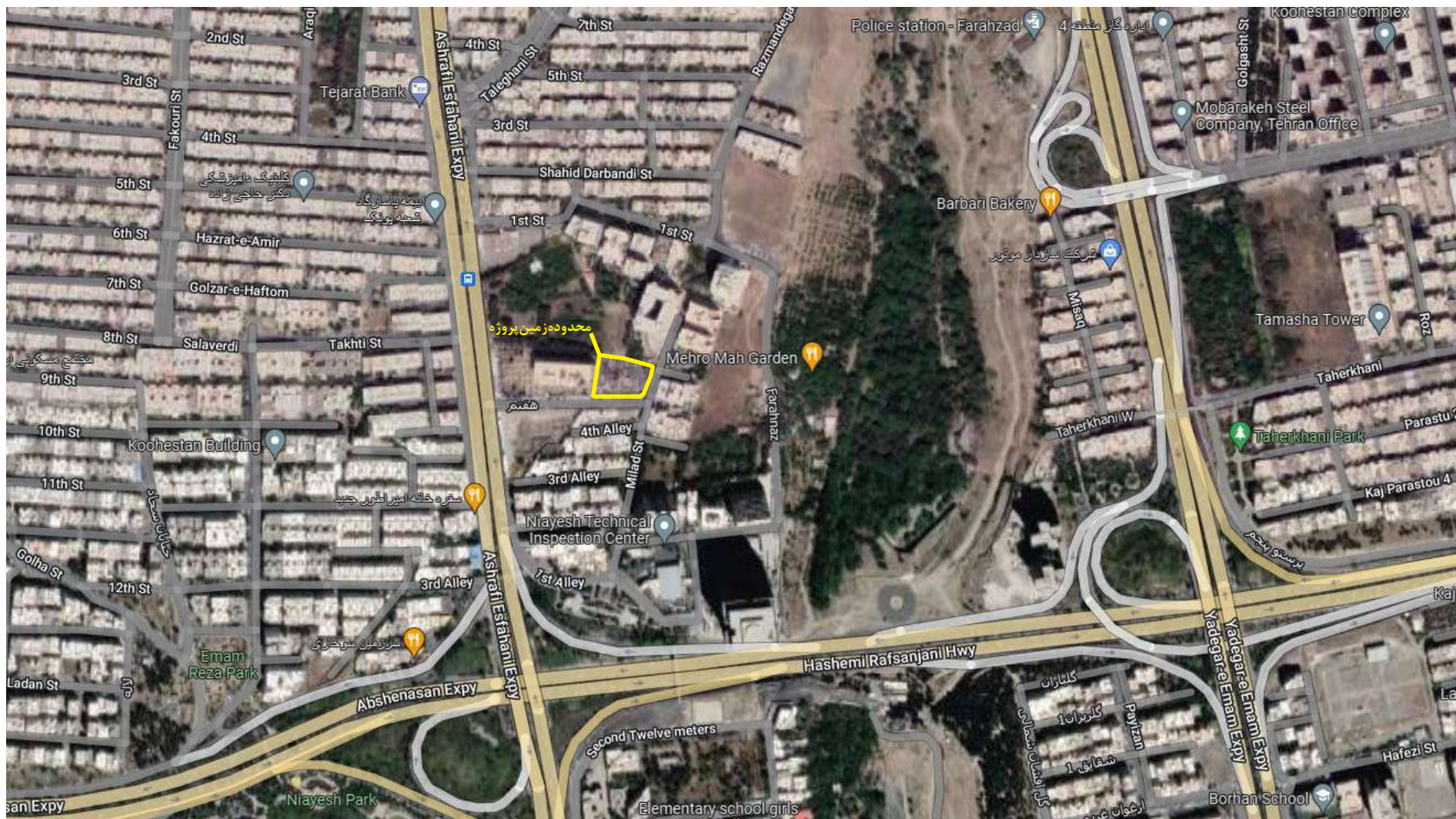
1st To 8th Floors: 3 Units (2 Bed Rooms), 1 Unit (3 Bed Rooms), 1 Unit (3 Bed Rooms & Duplex)

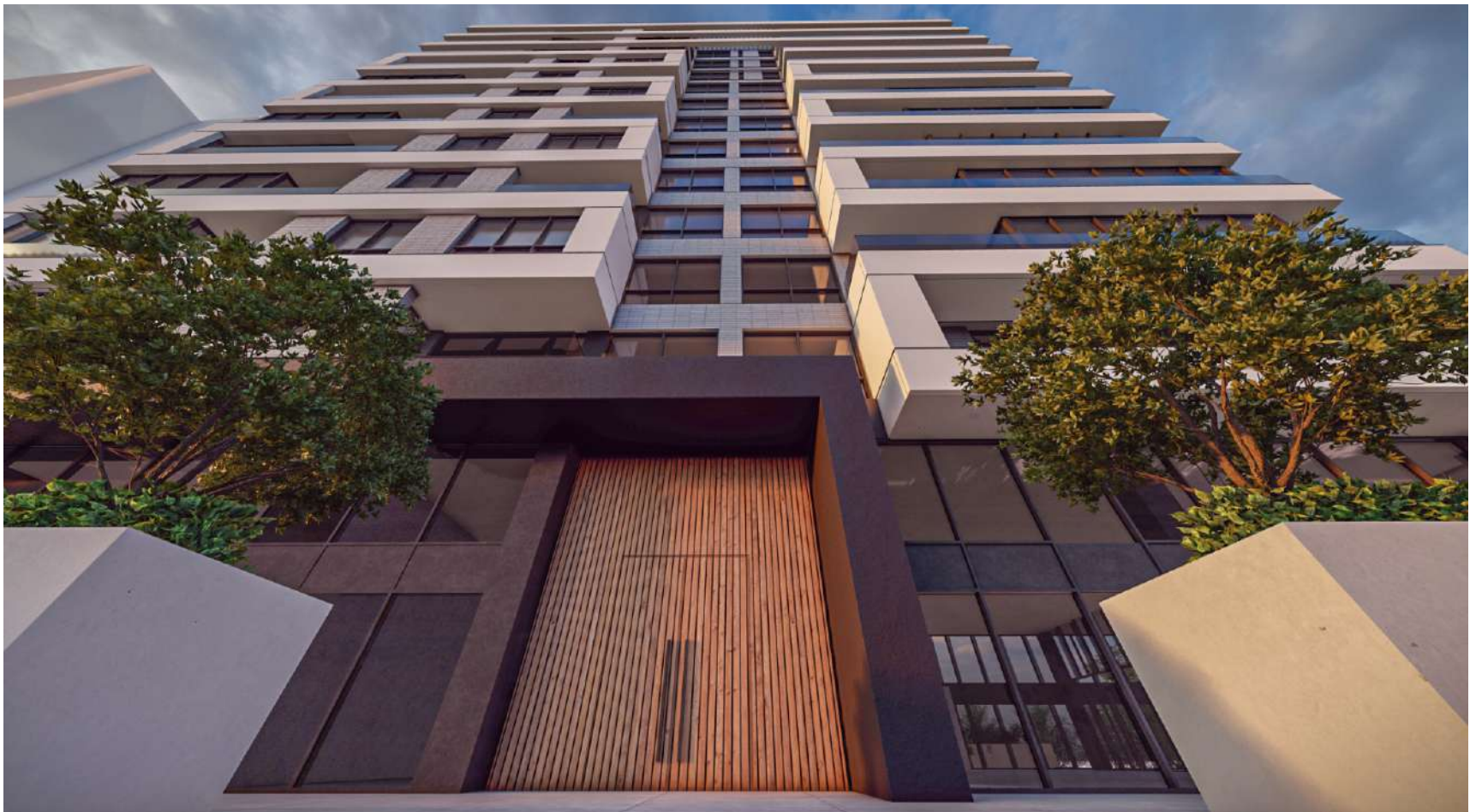
9th, 10th & 11th Floors: 3 Units (3 Bed Rooms) & 1 Unit (4 Bed Rooms)

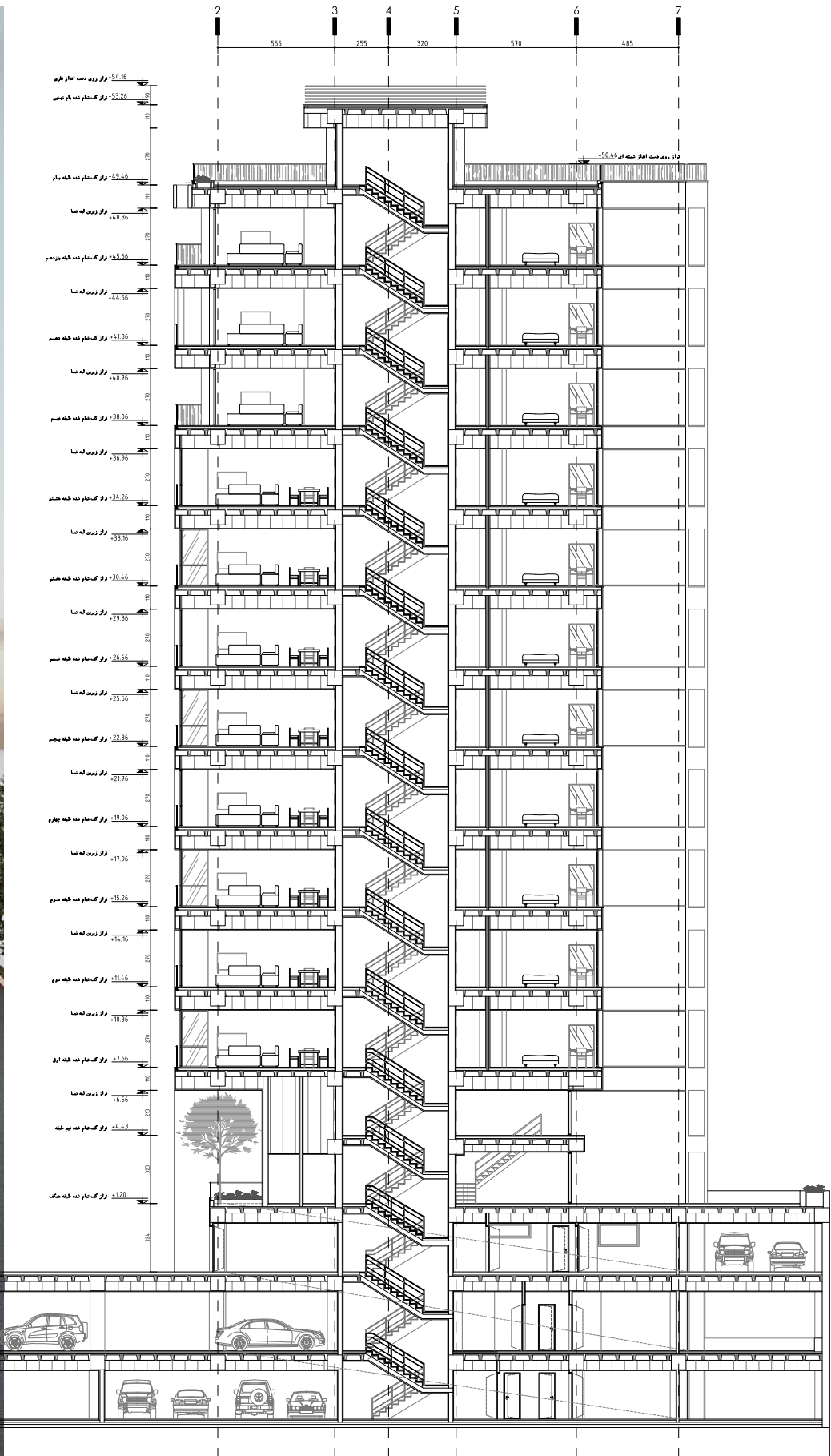
Roof Floor: Amphitheater, Lift Utility & Roof Garden





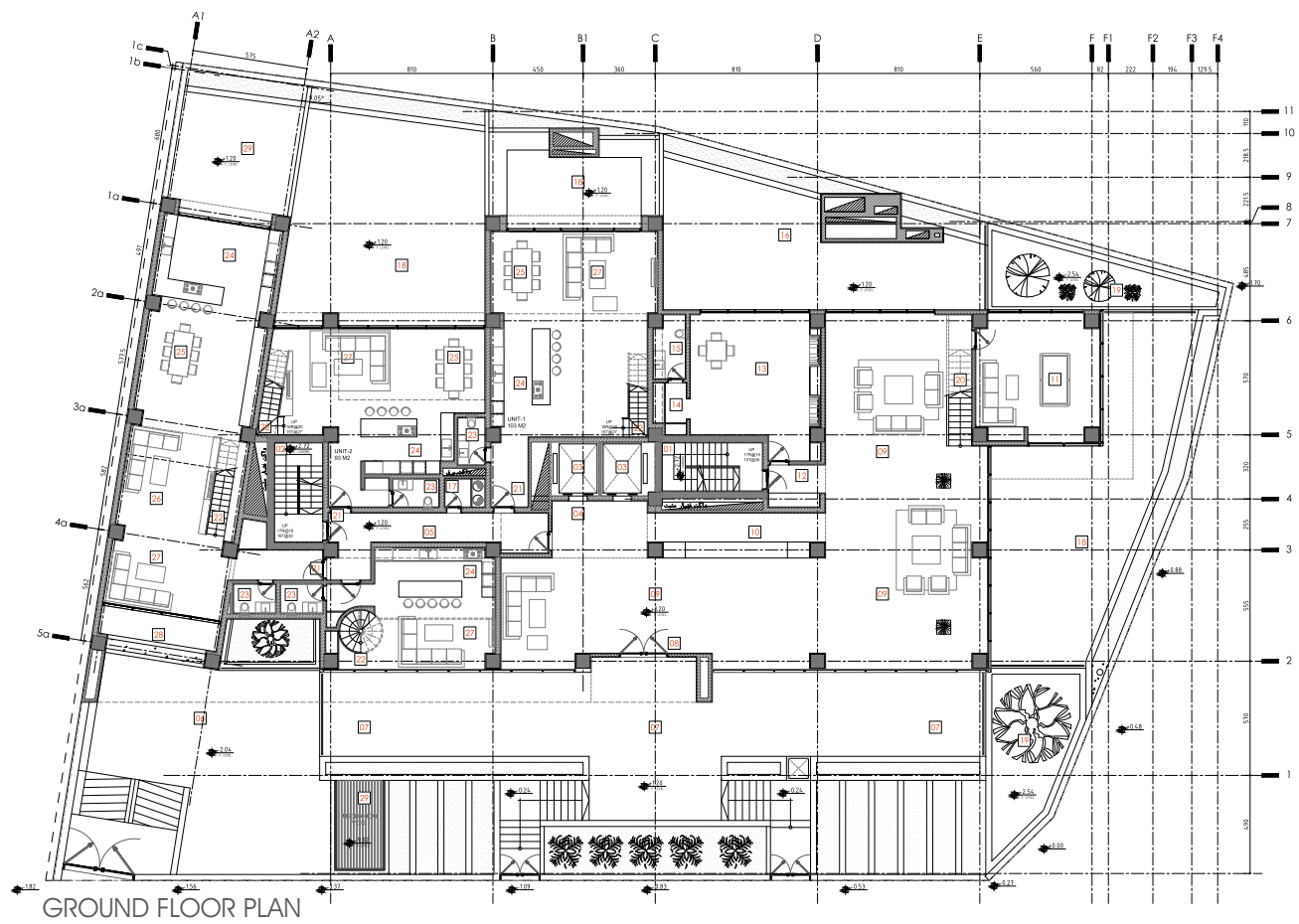




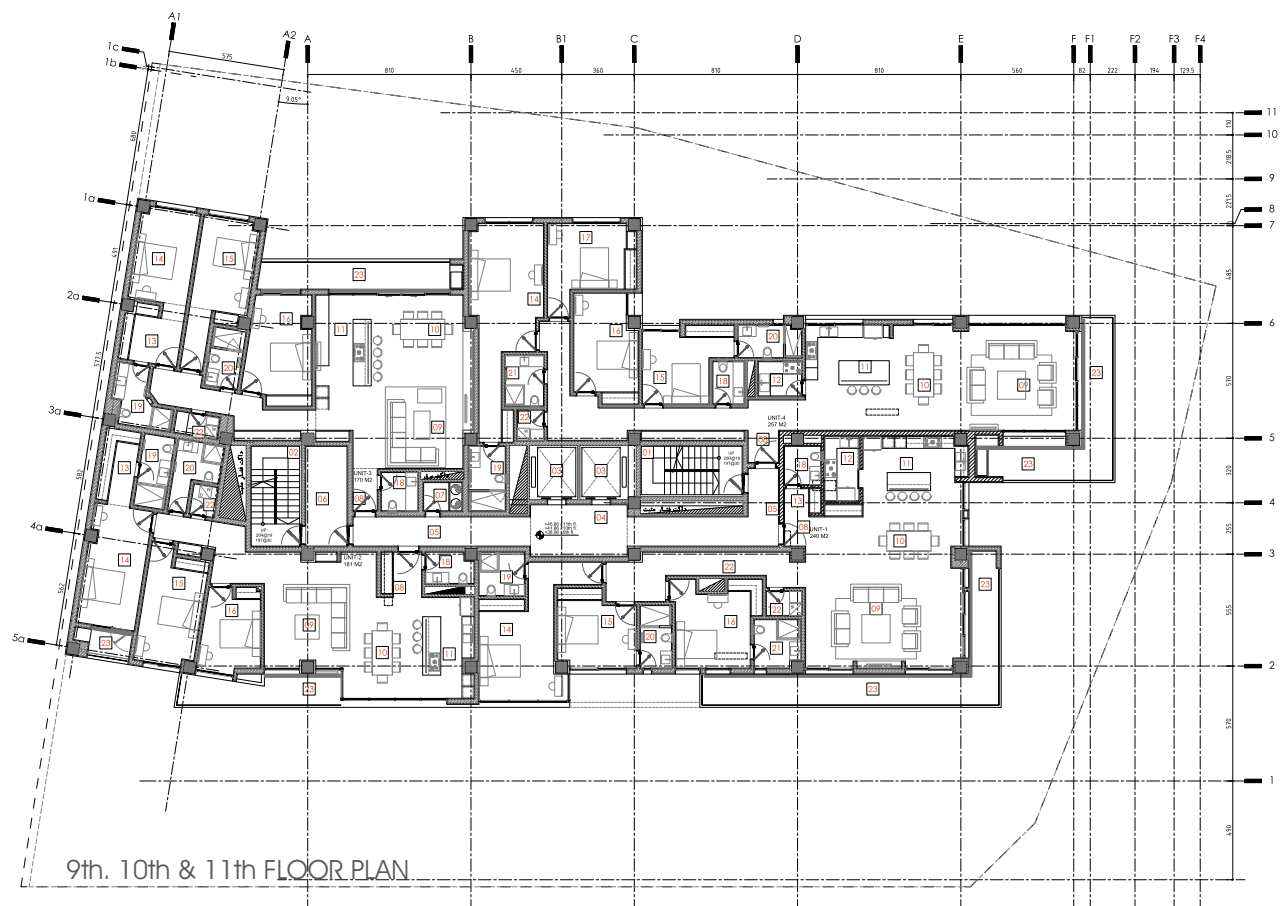




- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29



- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23

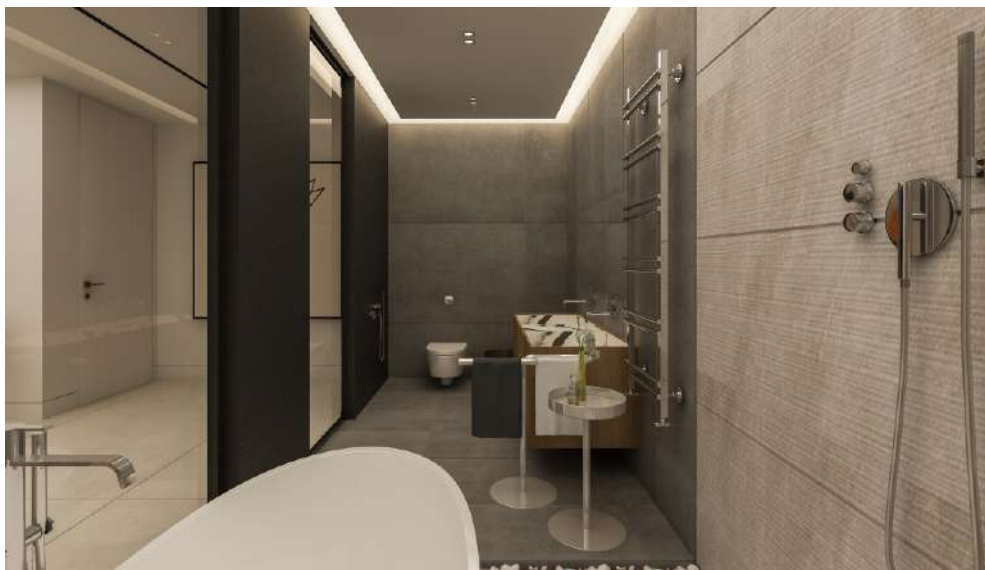


















PURE
RESIDENCE





M5 RESIDENCE BUILDING

Location: Sahraye Naran Ave. Badr Ave.

7th. Niki St. Lavasan, Tehran, Iran

Lot Area: 1090 sq.m.

Total Building Area: 1990 sq.m.

Floors & Function

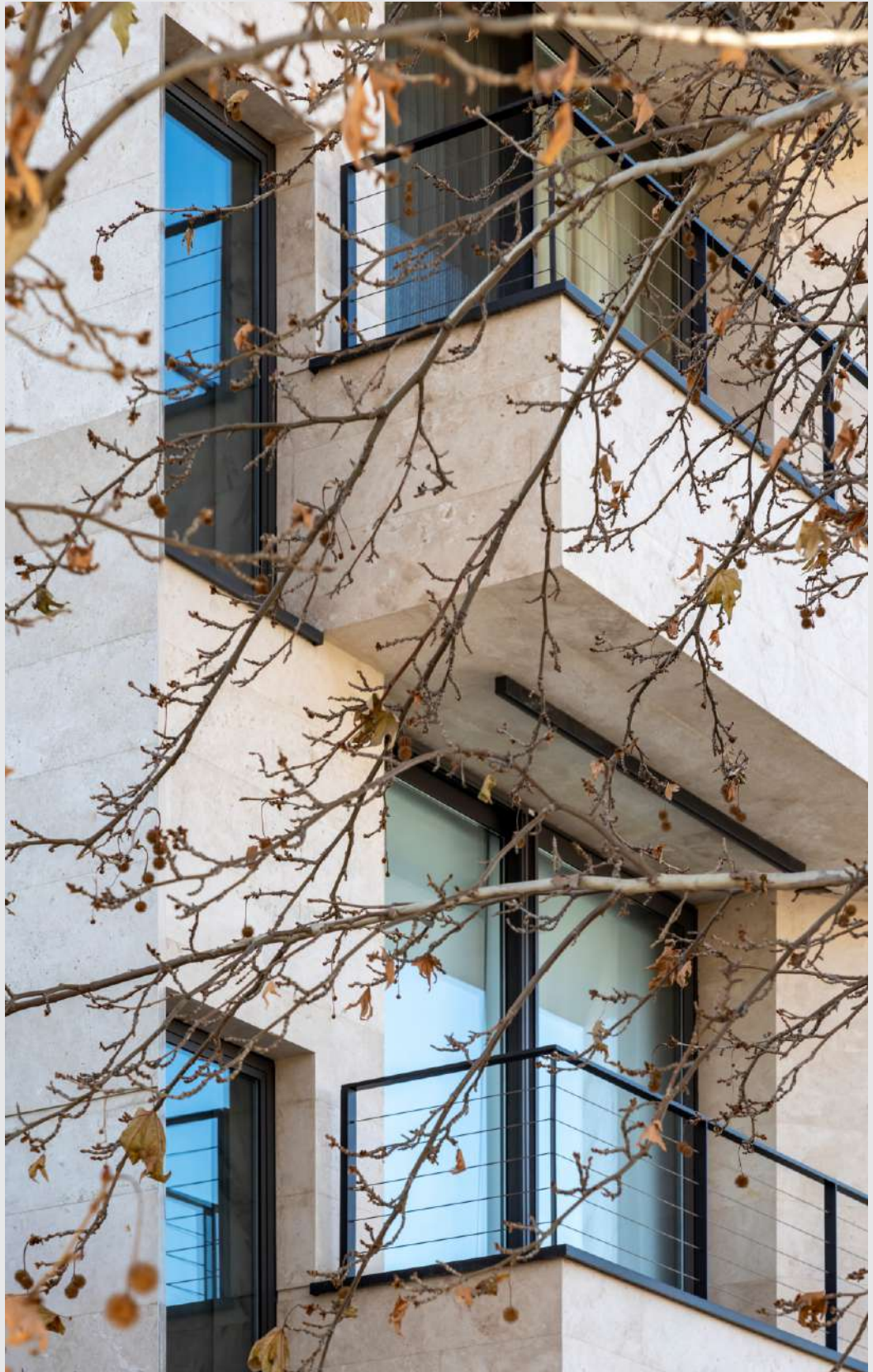
1st Basement Floors: Parking, Ramp, Storage, Mechanical & Electrical Room, Home Theater, Swimming Pool, Jacuzzi & Sauna.

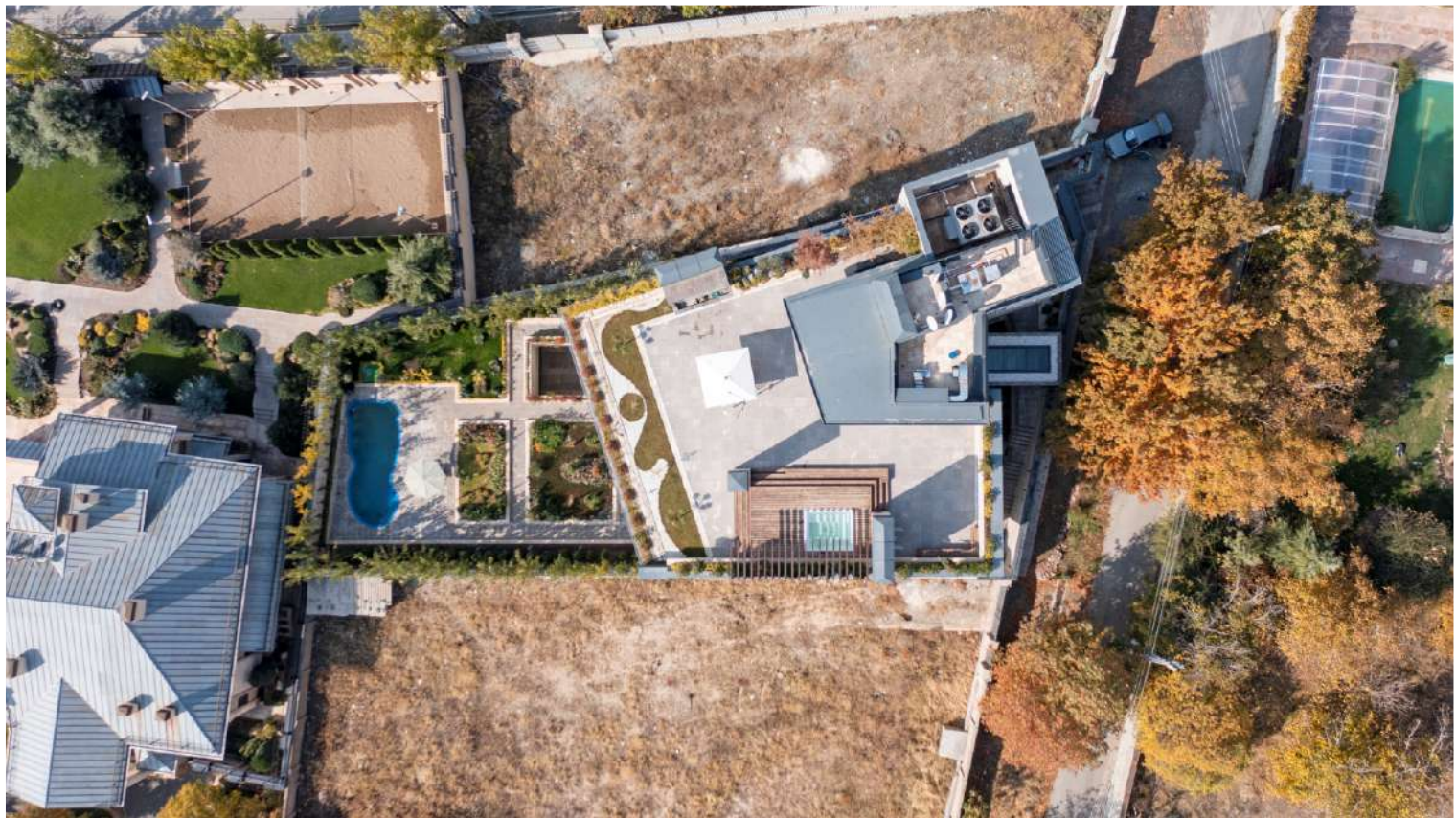
Ground Floor: Main Entrance, House Keeper, Lobby, Yard, Open Swimming Pool, 1 unit (3 Master Bed Rooms).

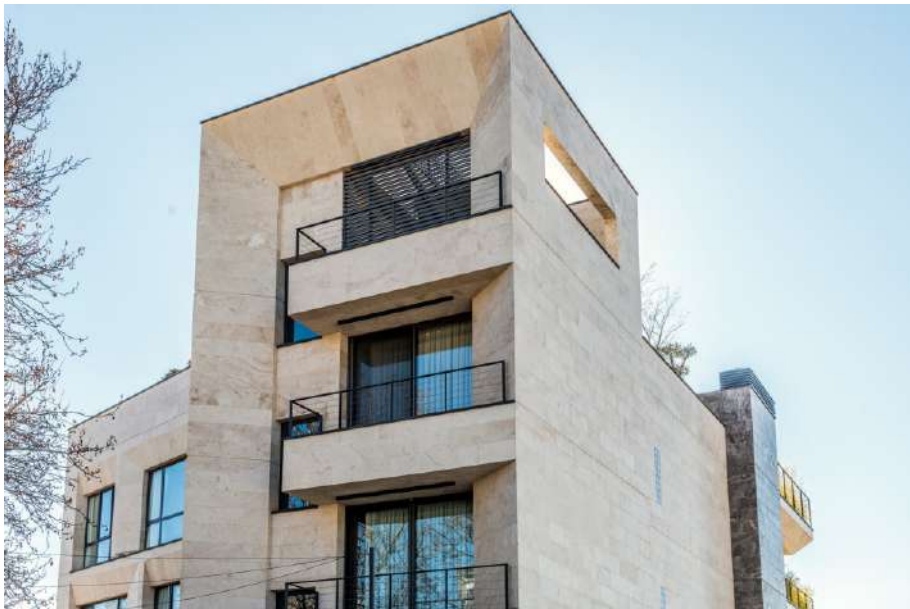
1st Floor: 1 Unit (3 Master Bed Rooms).

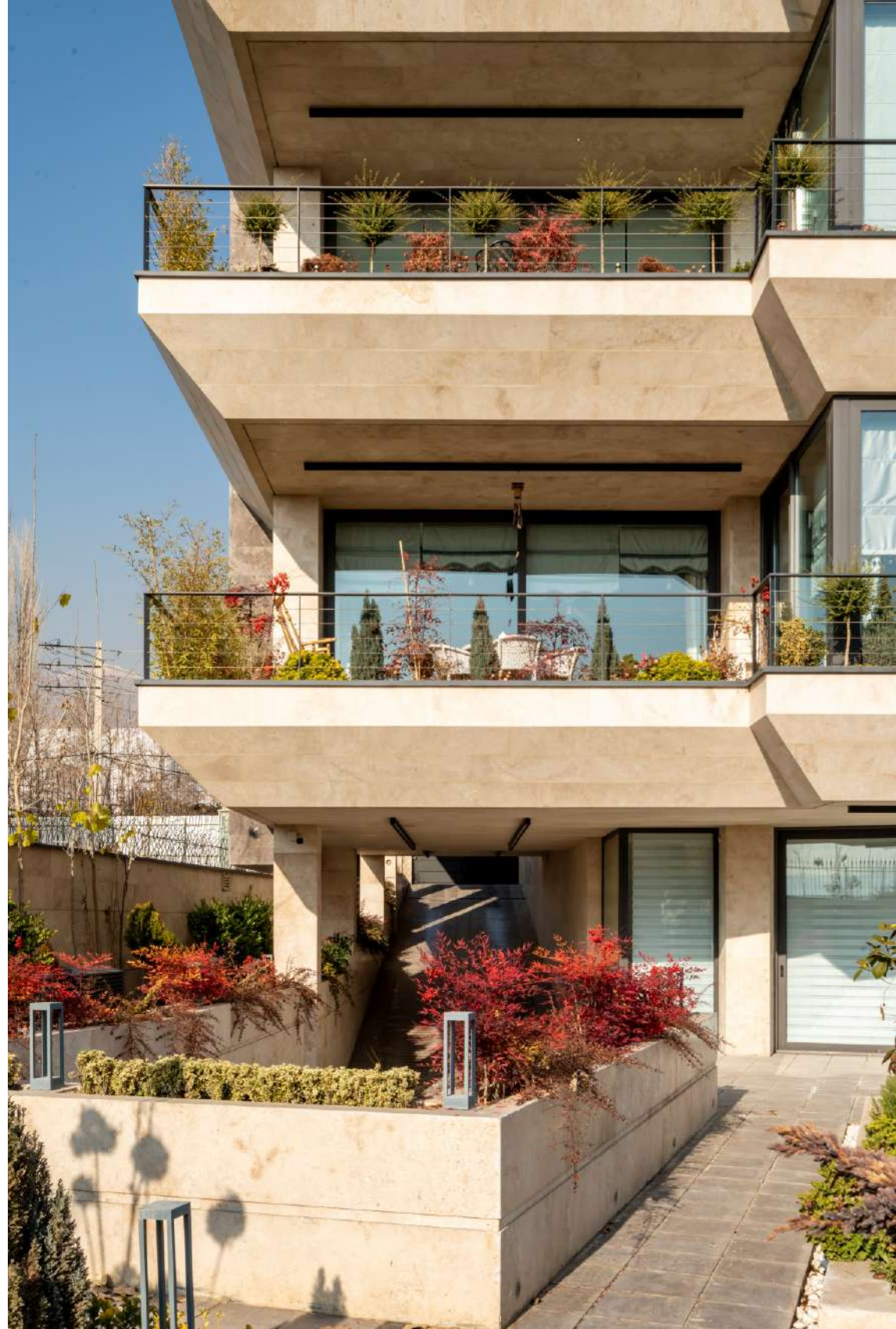
2nd & 3rd Floors: 1 Unit (4 Master Bed Rooms).

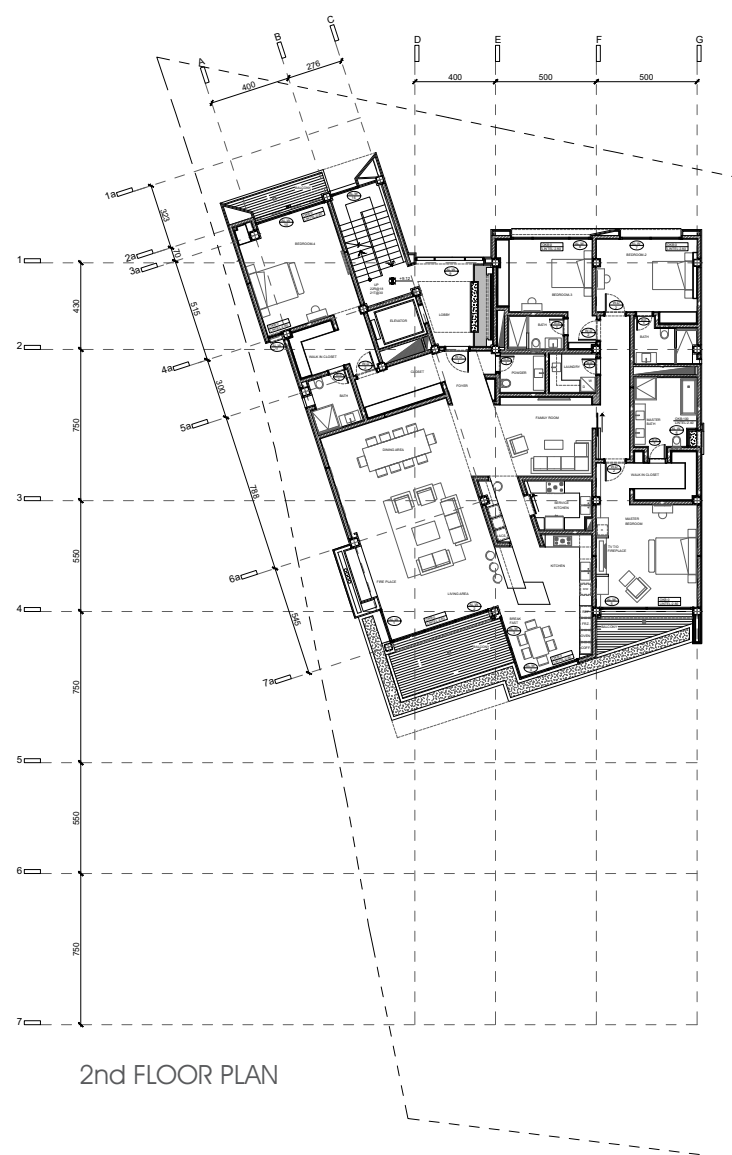
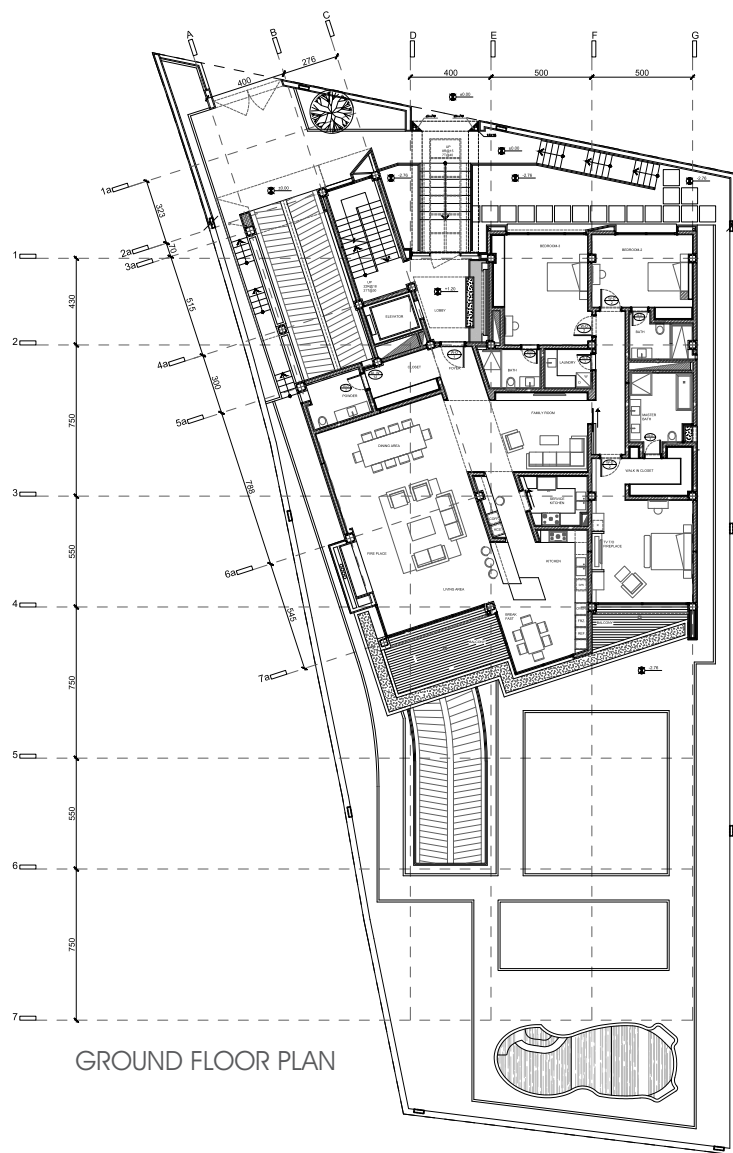
4th Floor: Roof Garden, Open Bar, Fire Place & Open Jacuzzi.





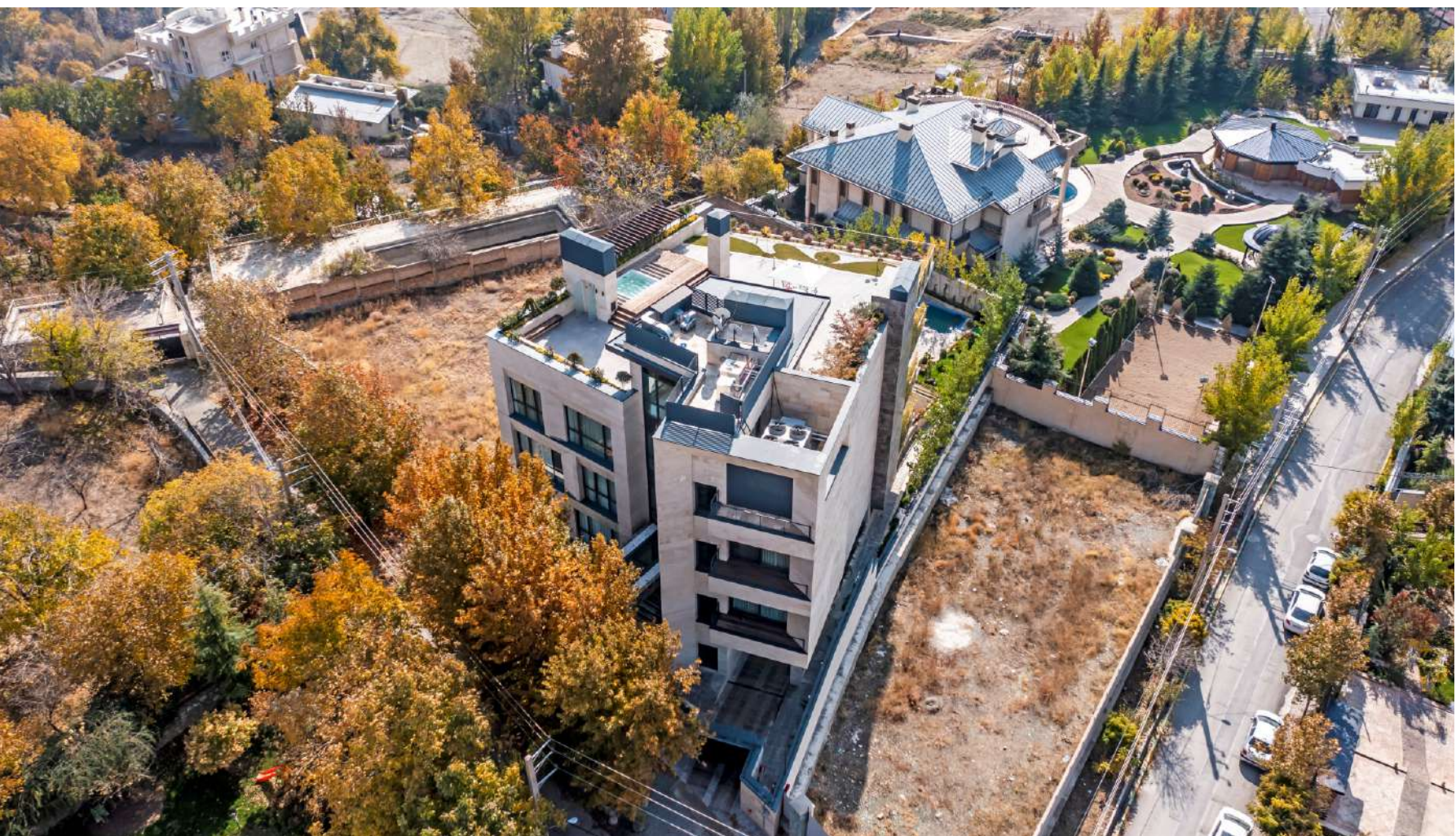
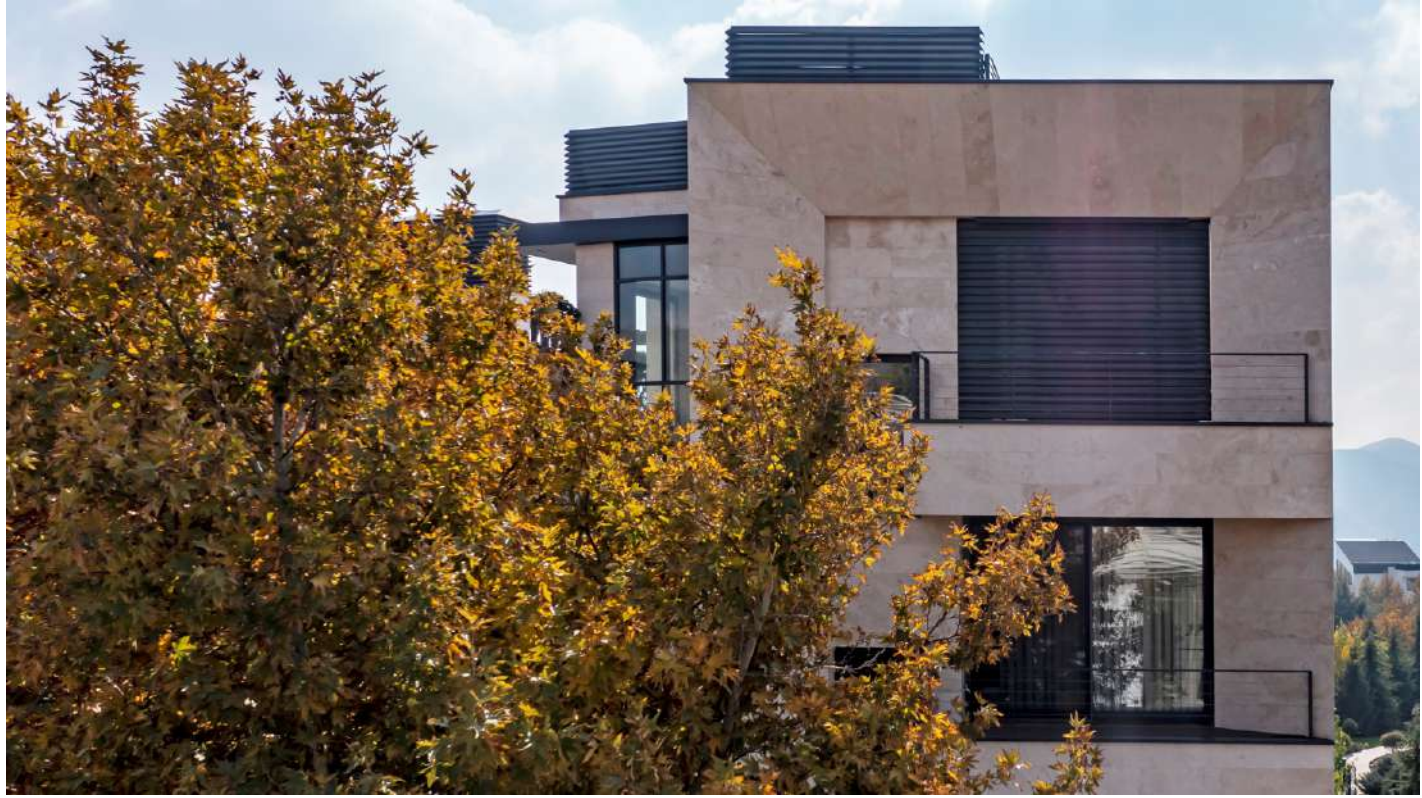


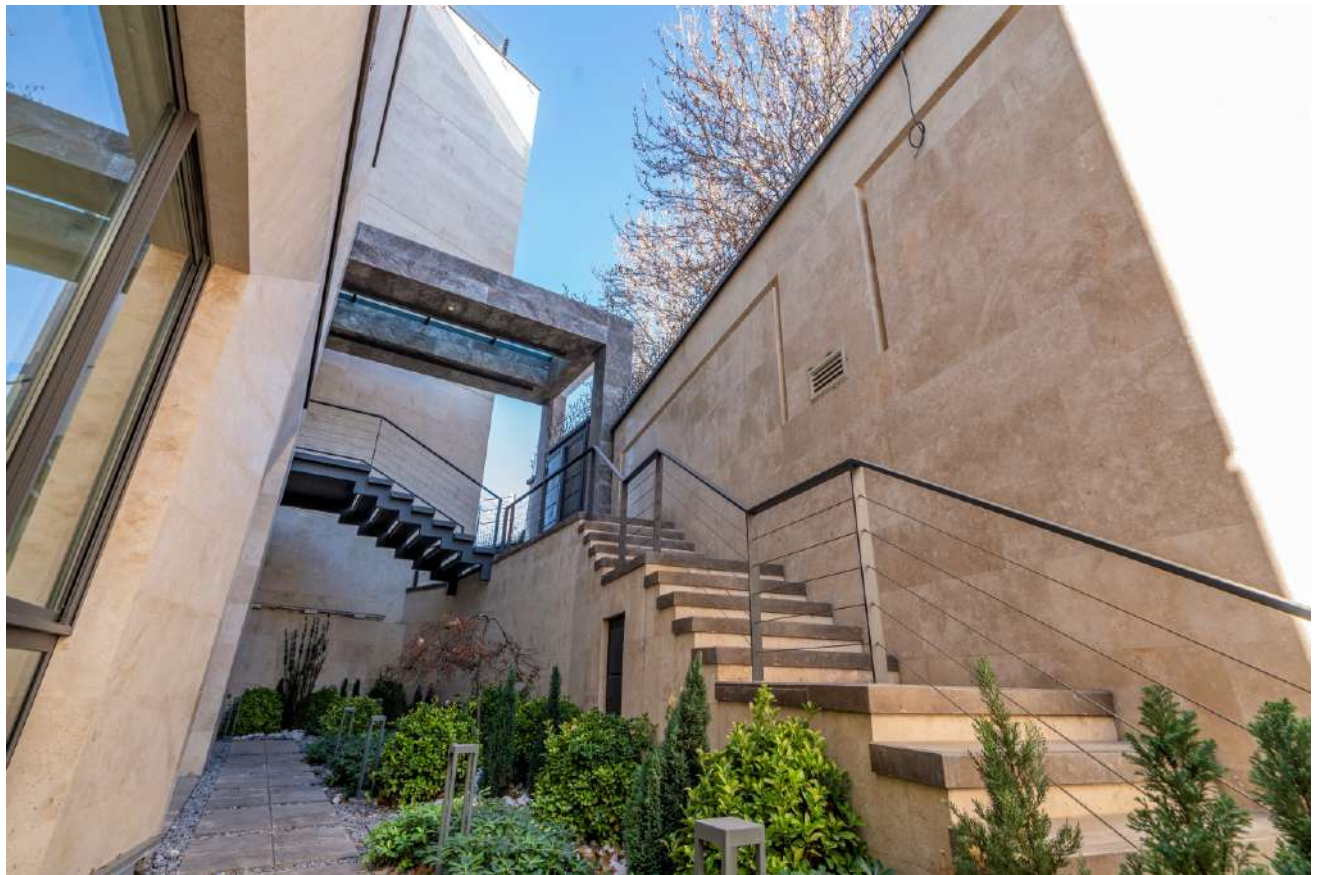
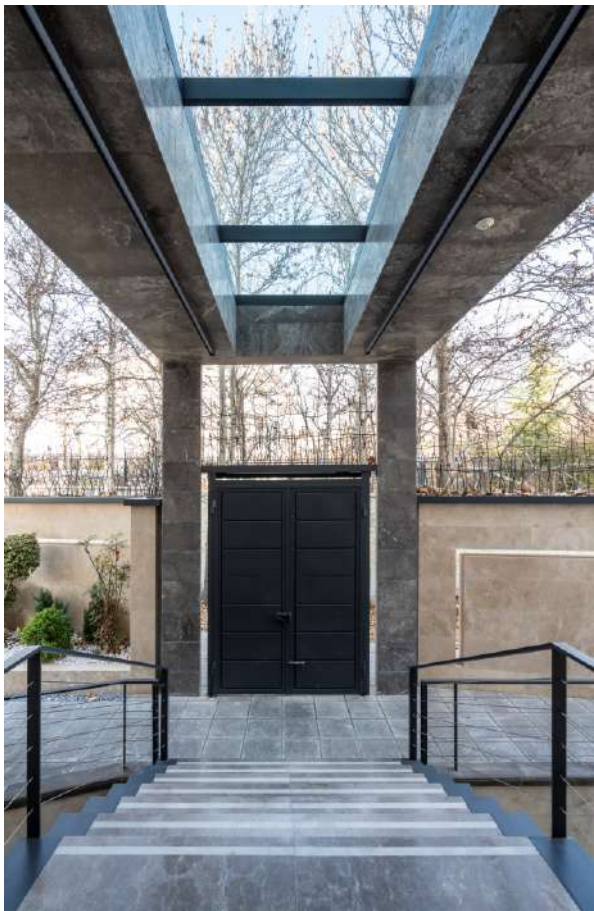


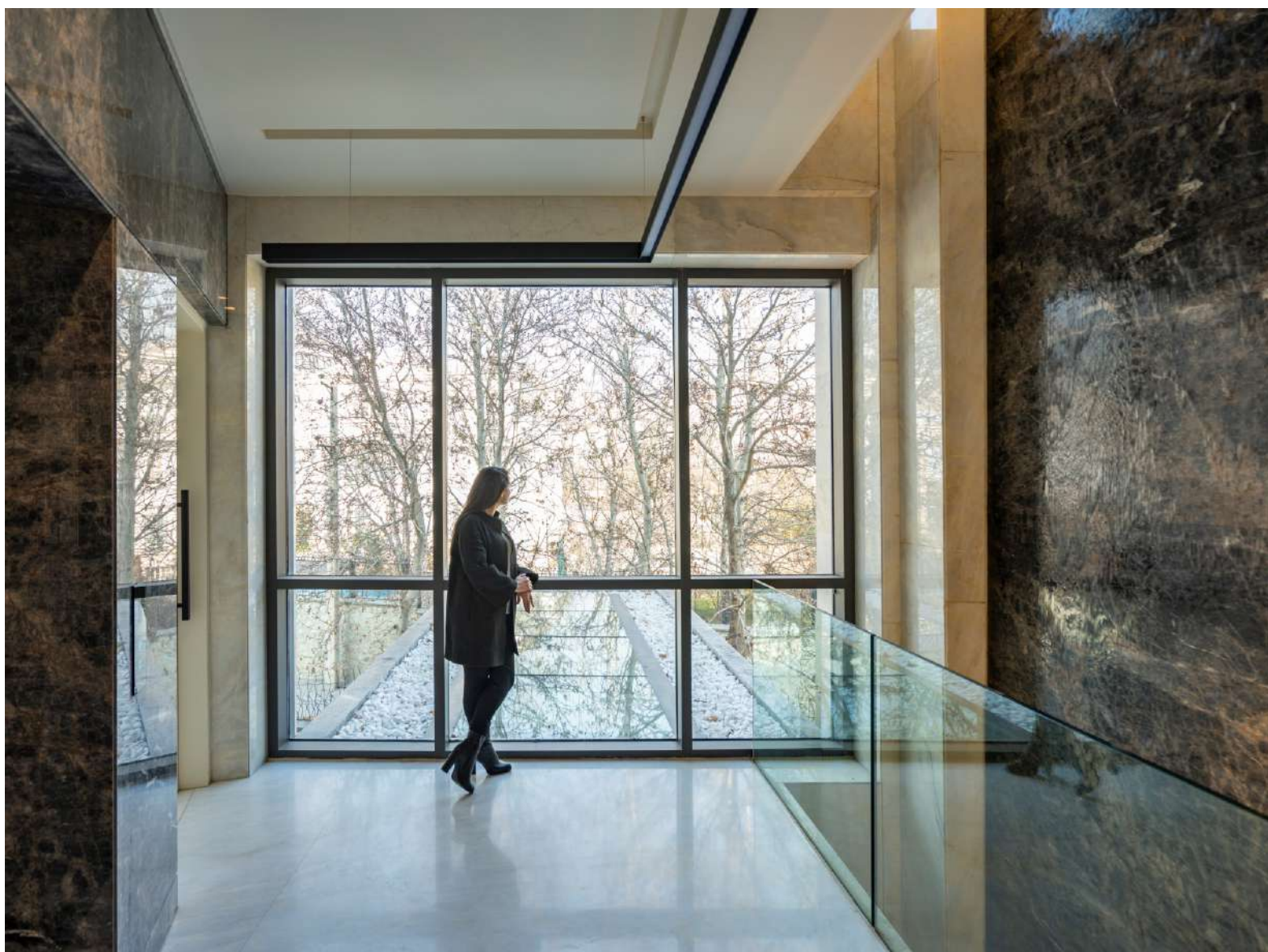
















MB
RESIDENCE



VH RESIDENCE



Location: Golbahar Ave, Lavasan, Tehran, Iran
 Lot Area: 925 sq.m.
 Total Building Area: 1025 sq.m.

Floors & Function

1st Basement Floor: House Keeper, Ramp, Parking,

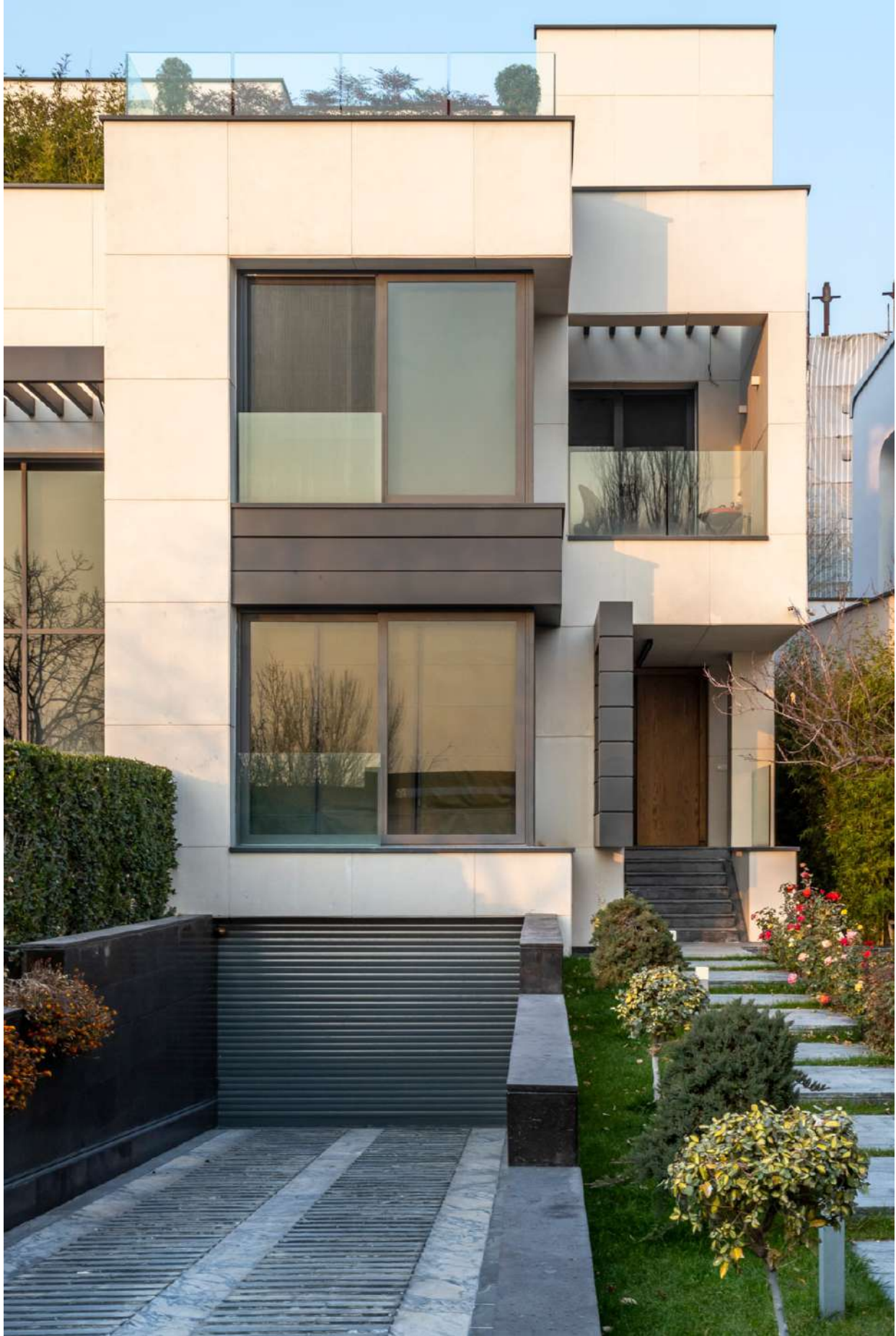
Storage, Mechanical & Electrical Room, Sauna,
 1 Unit (2 Bed Rooms).

Ground Floor: Entrance, Car Entrance, Yard, Ramp,
 Infinity Pool, Lobby, 1 Unit (1 Master Bed Room
 + 2 Bed Rooms) & Terrace.

1st Floor: 1 Unit (1 Master Bed Room + 2 Bed Rooms)
 & Terrace.

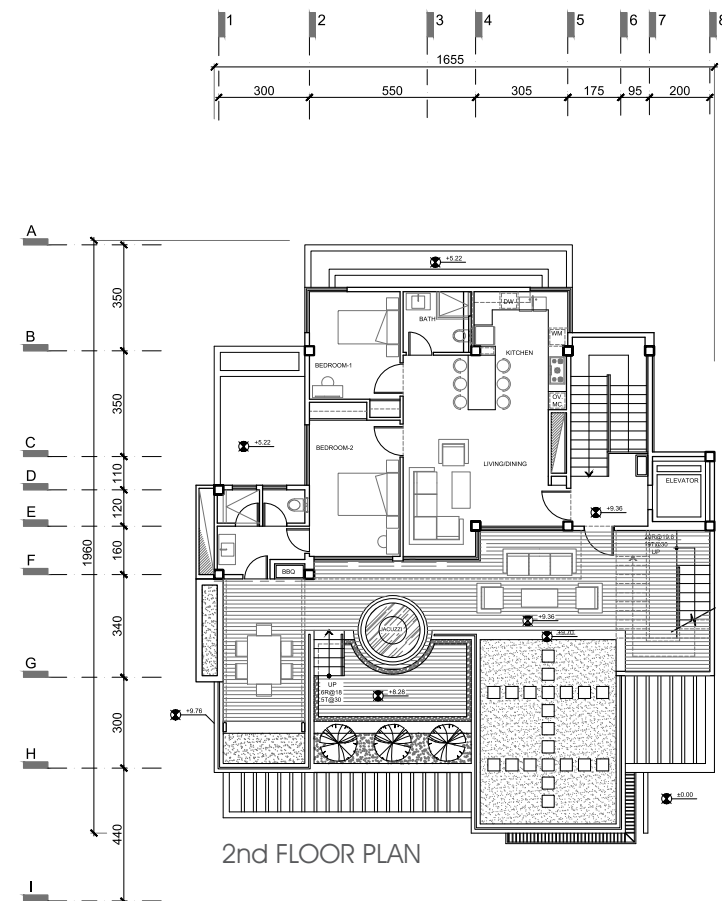
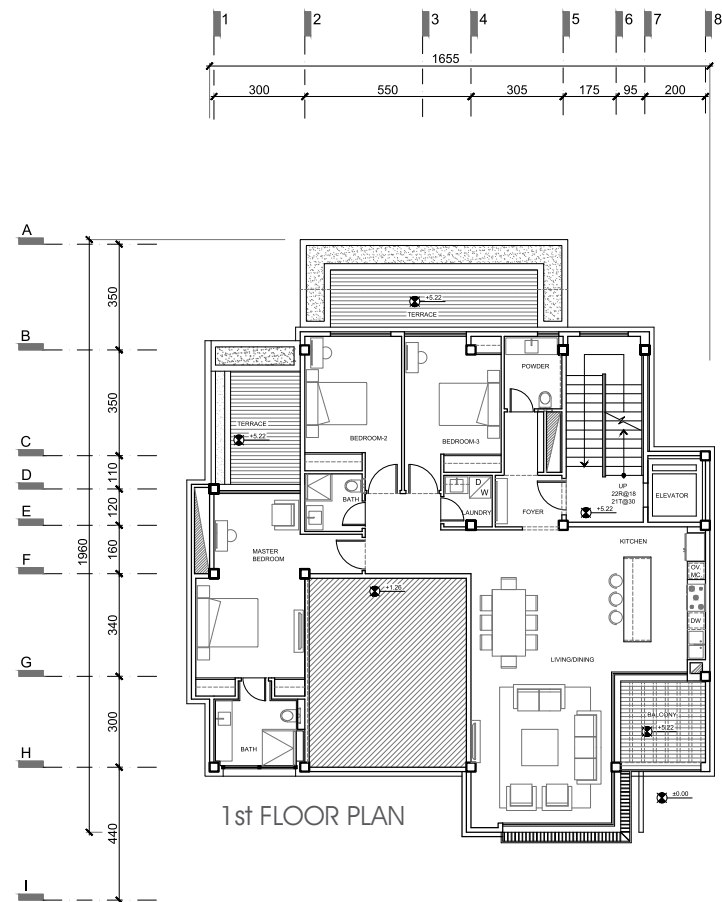
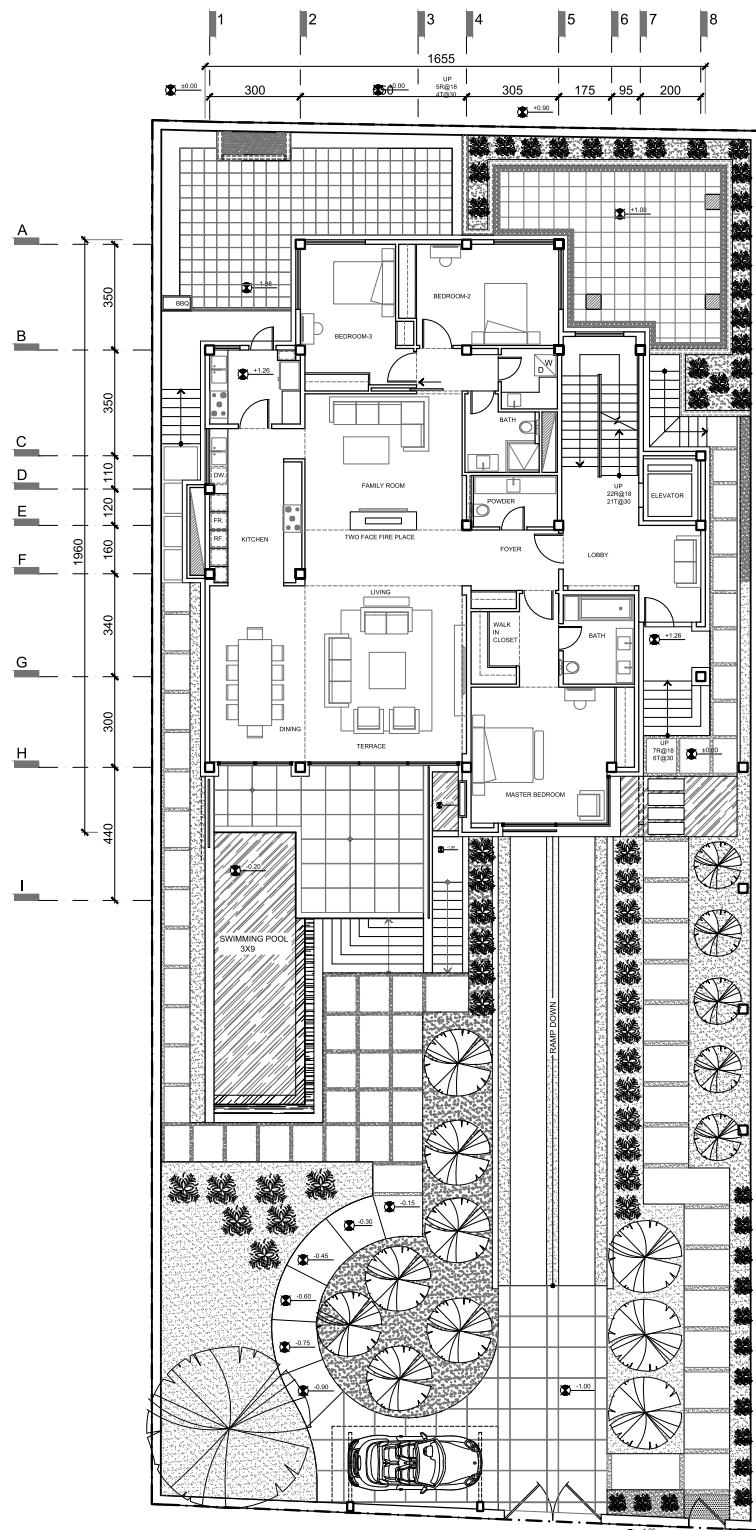
2nd Floor: 1 Unit (1 Master Bed Room + 1 Bed Room)
 Open Jacuzzi & Roof Garden.

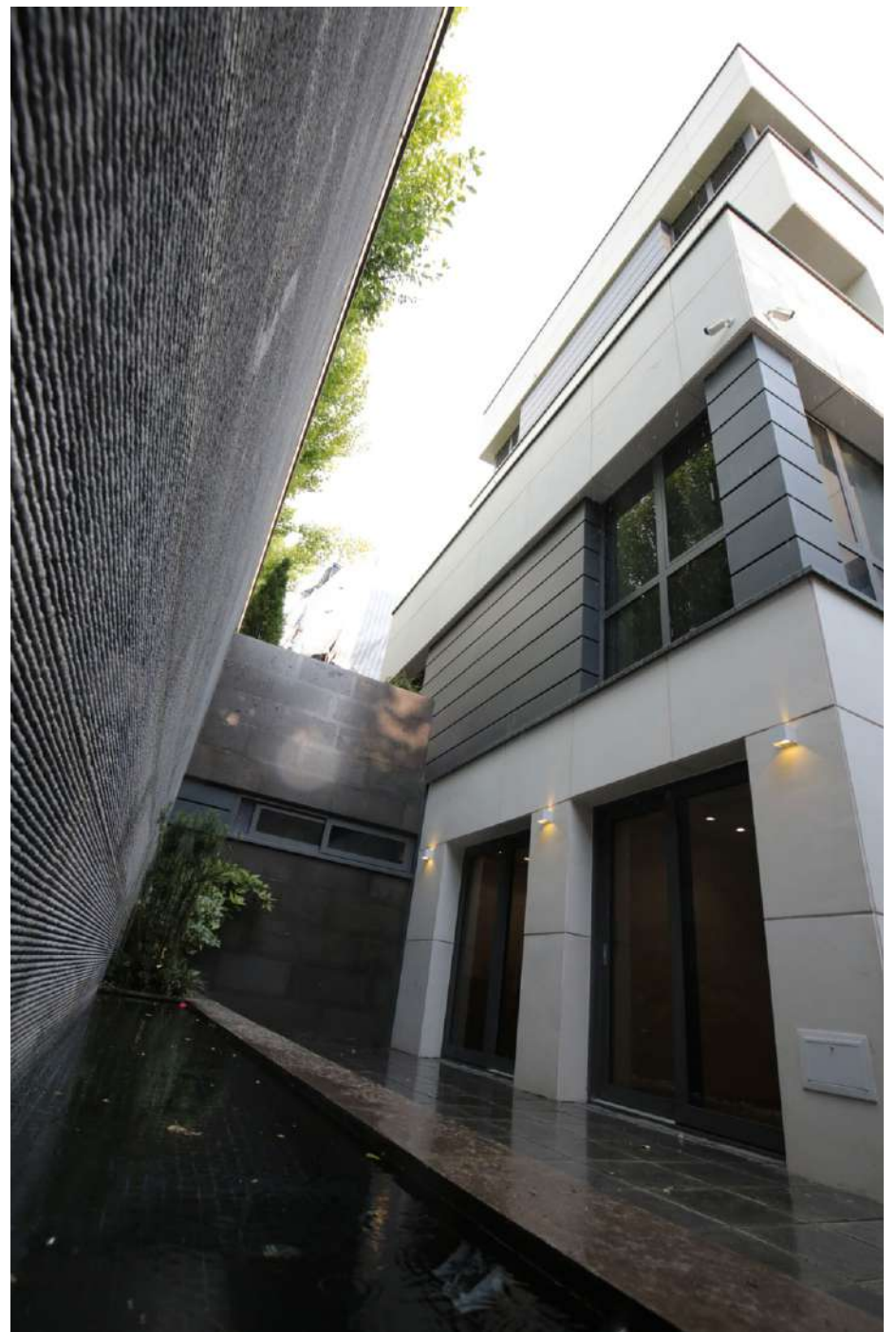


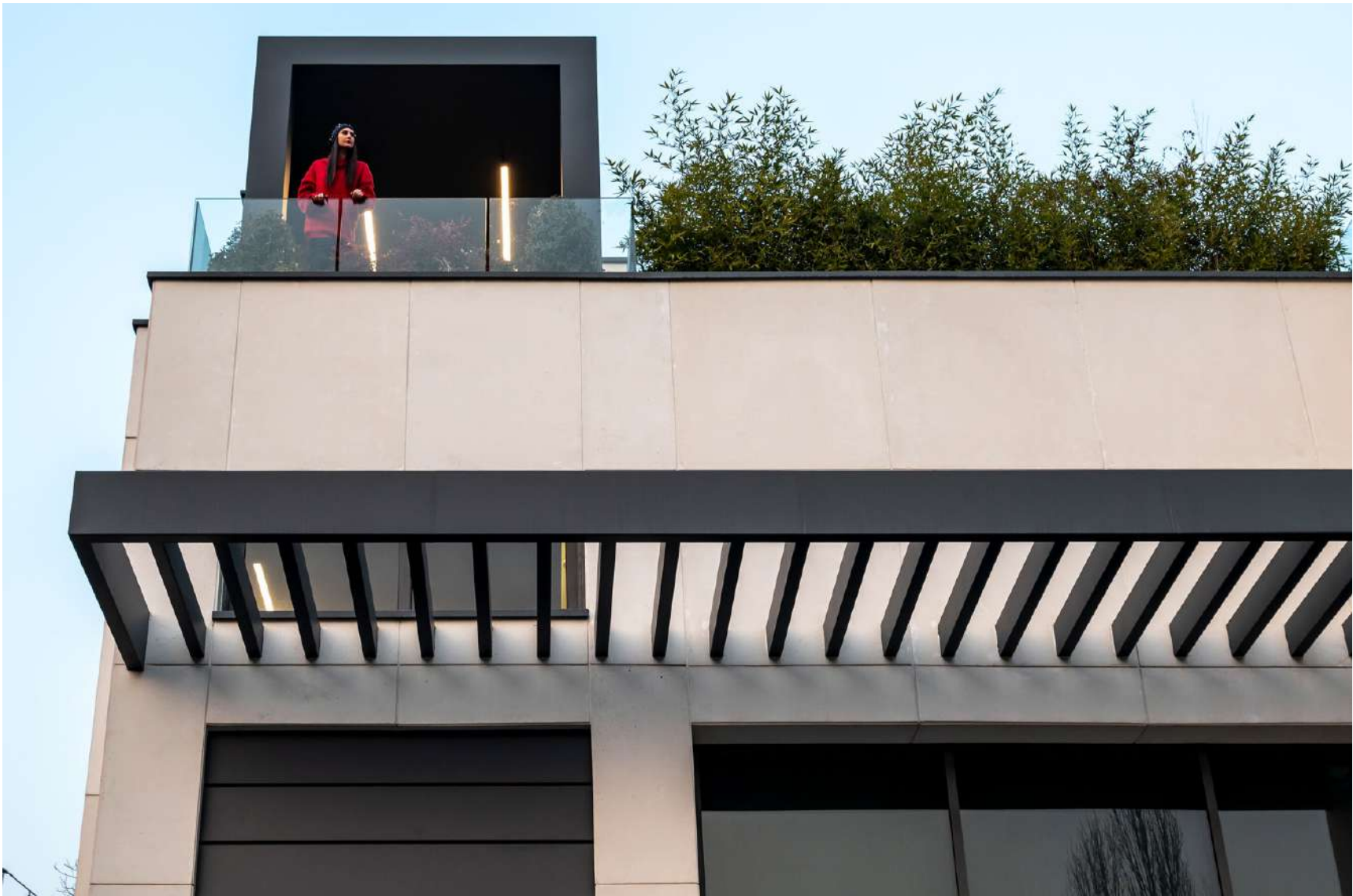


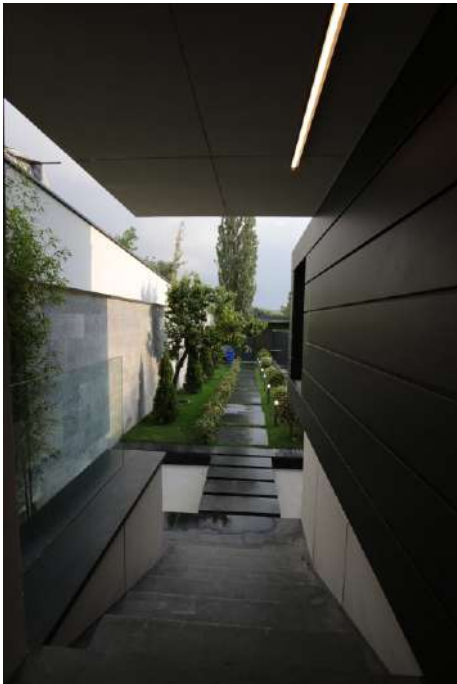




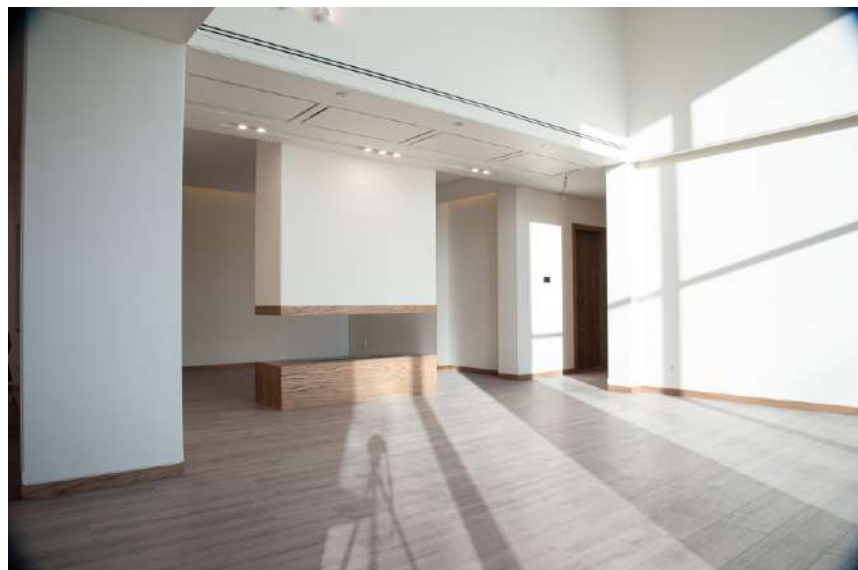


















CASPIAN MODE COMMERCIAL CENTER

Location: Royan, Mazandaran, Iran

Lot Area: 2190 sq.m.

Total Building Area: 6080 sq.m.

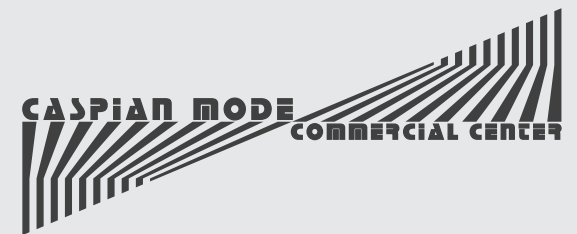
Floors & Function

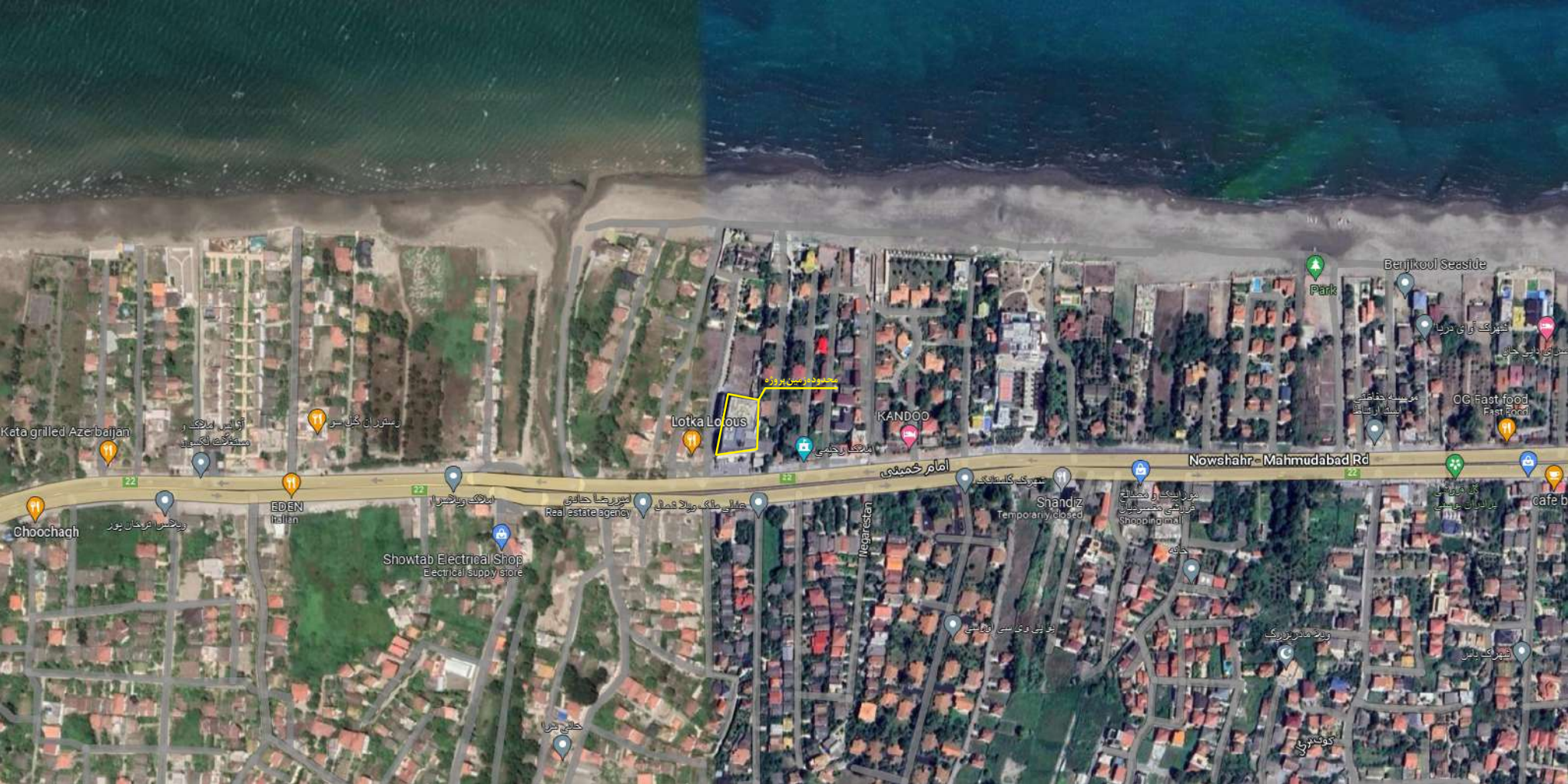
1st Basement Floor: Parking, Storage, Ramp, Mechanical & Electrical Room, Public Toilets.

Ground Floor: Retails: LC WAIKIKI & MANGO

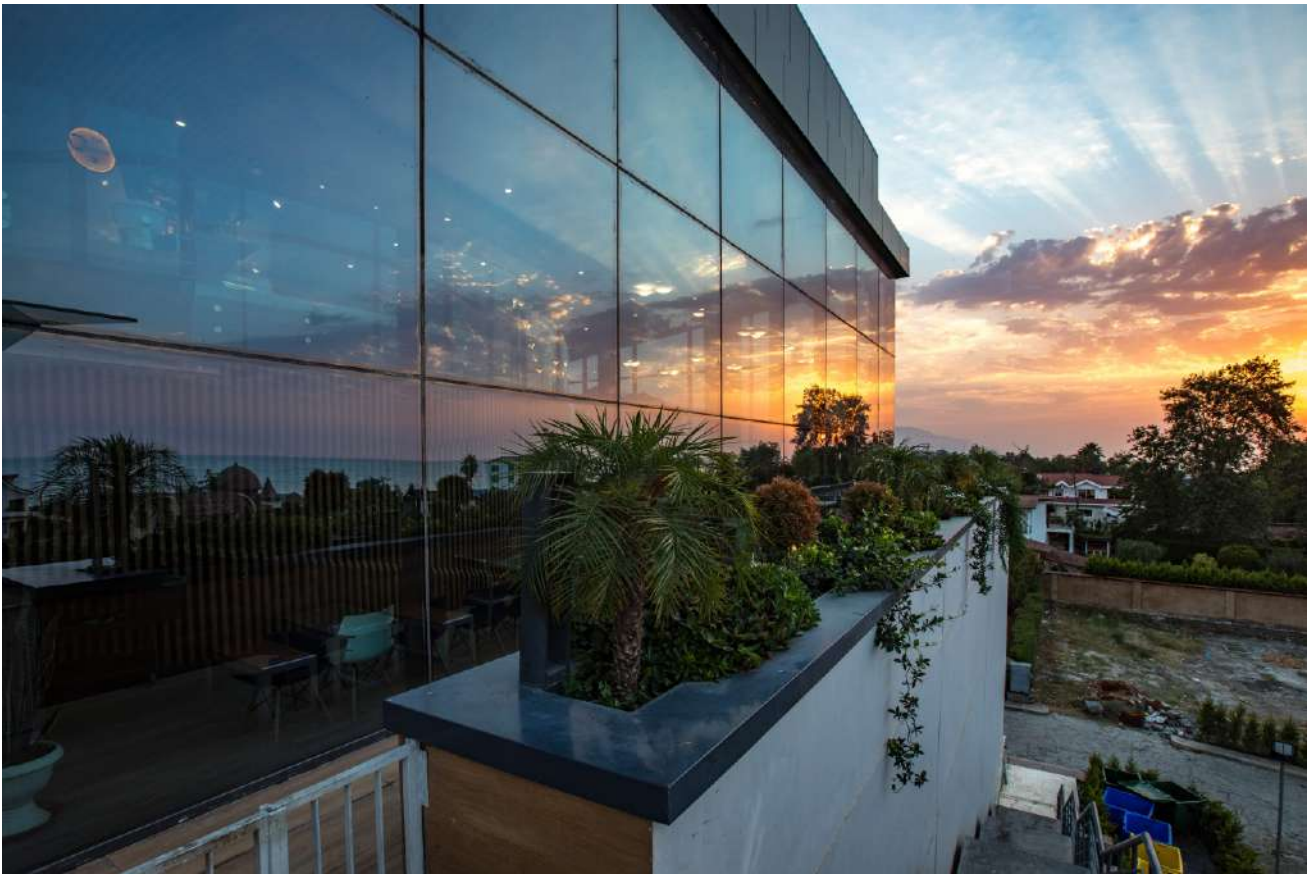
1st Floor: Retails: OVS. Food Court, Restaurant, Terrace & Open Bar.

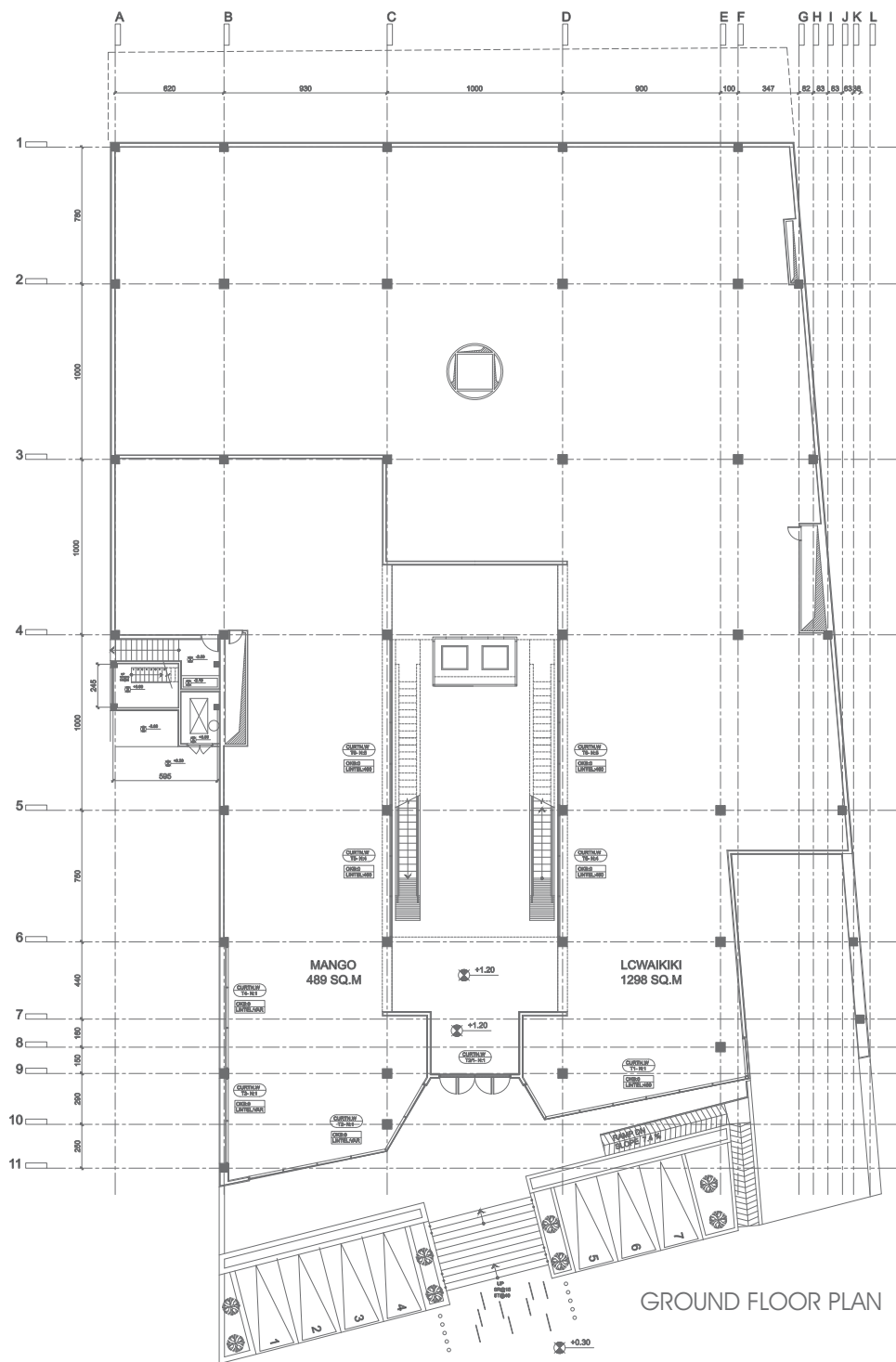
Mezzanine Floor: V.I.P. Café

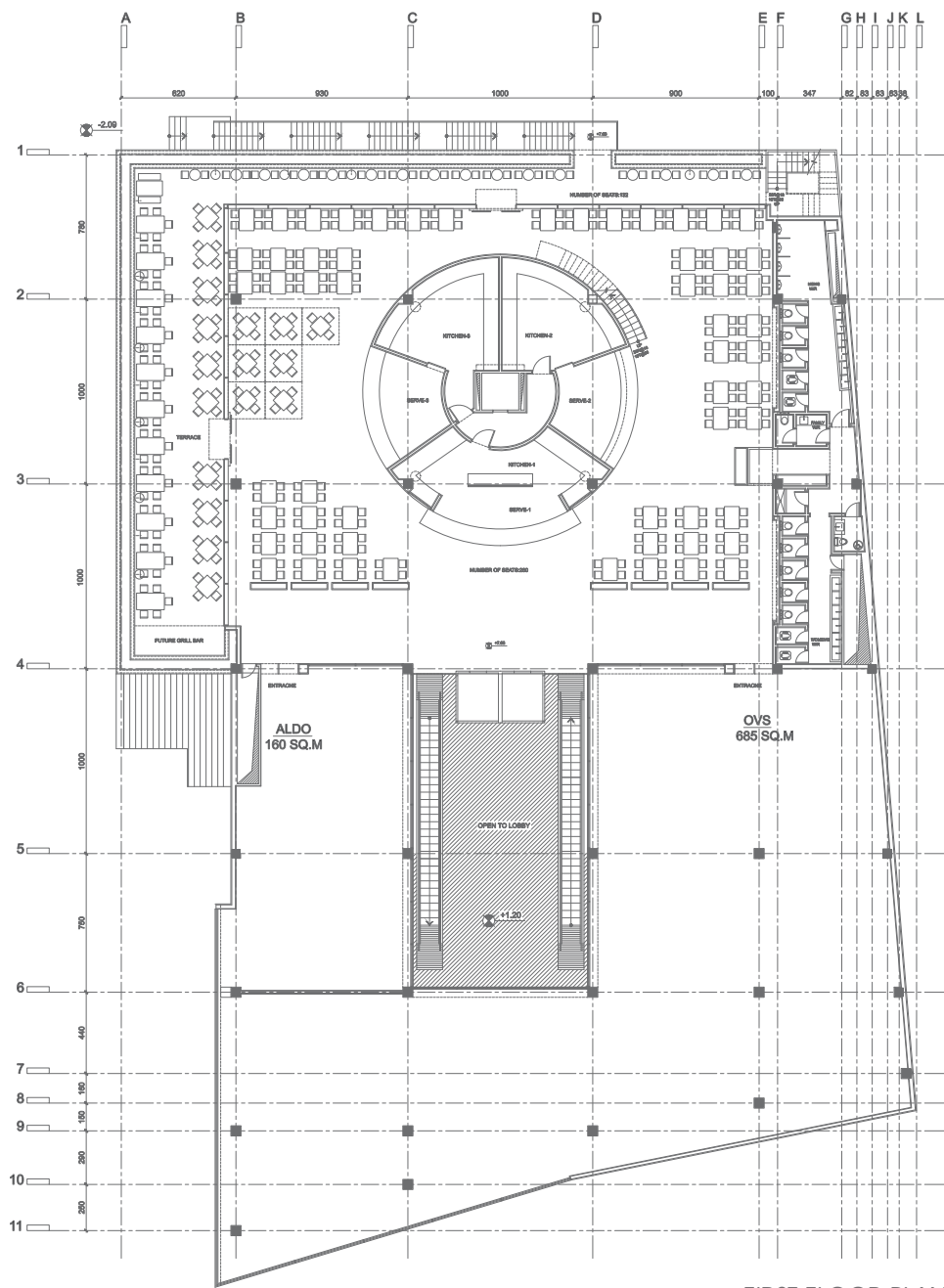




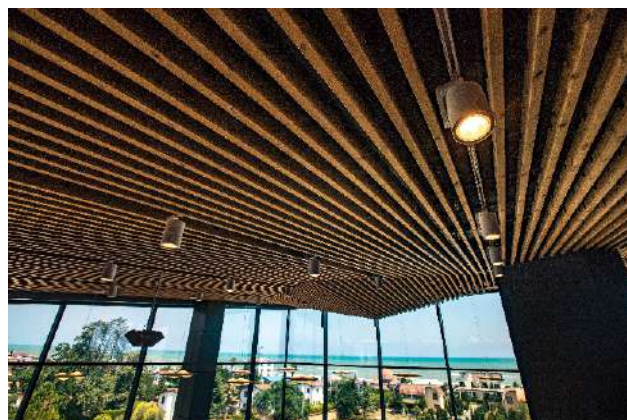
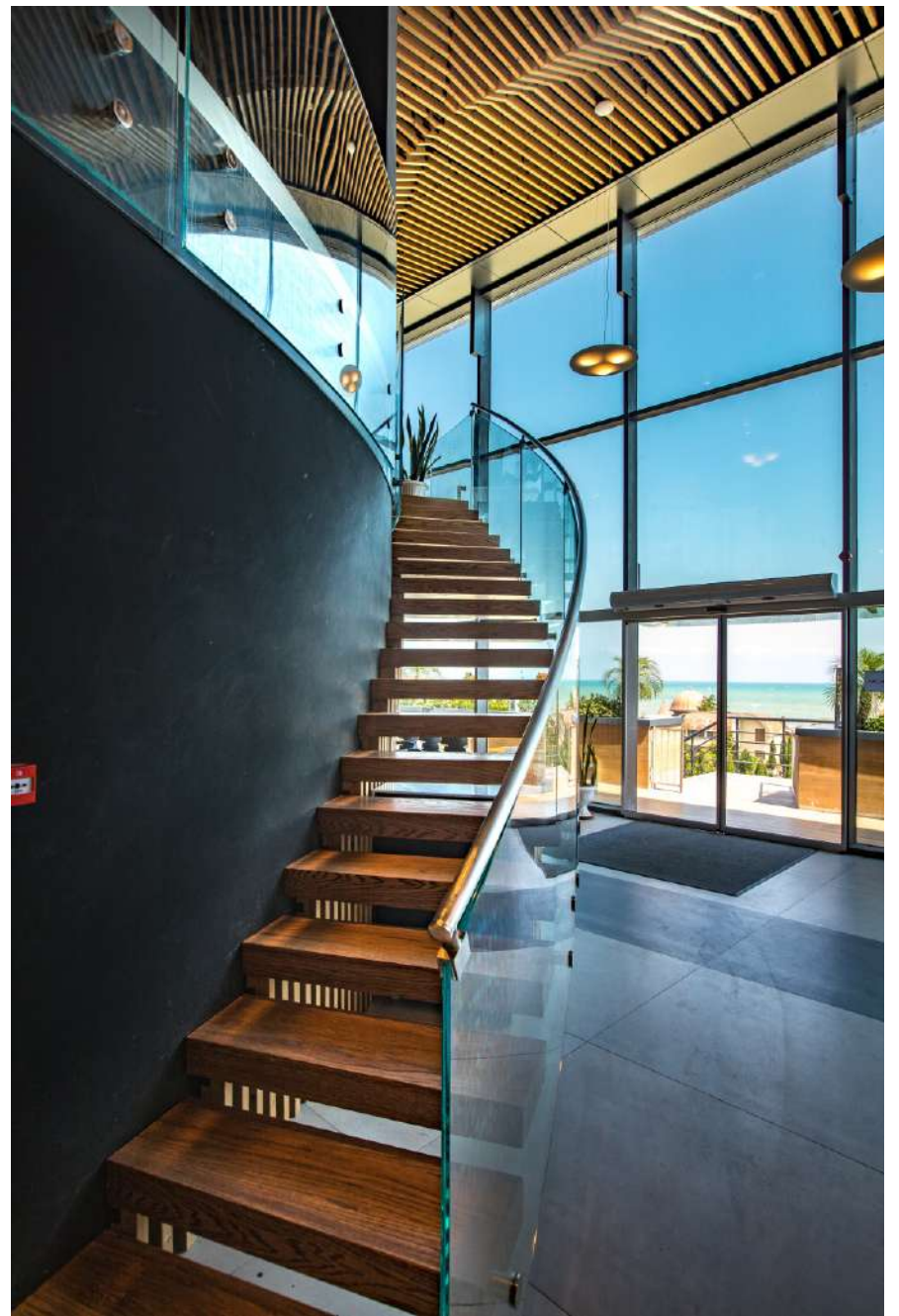


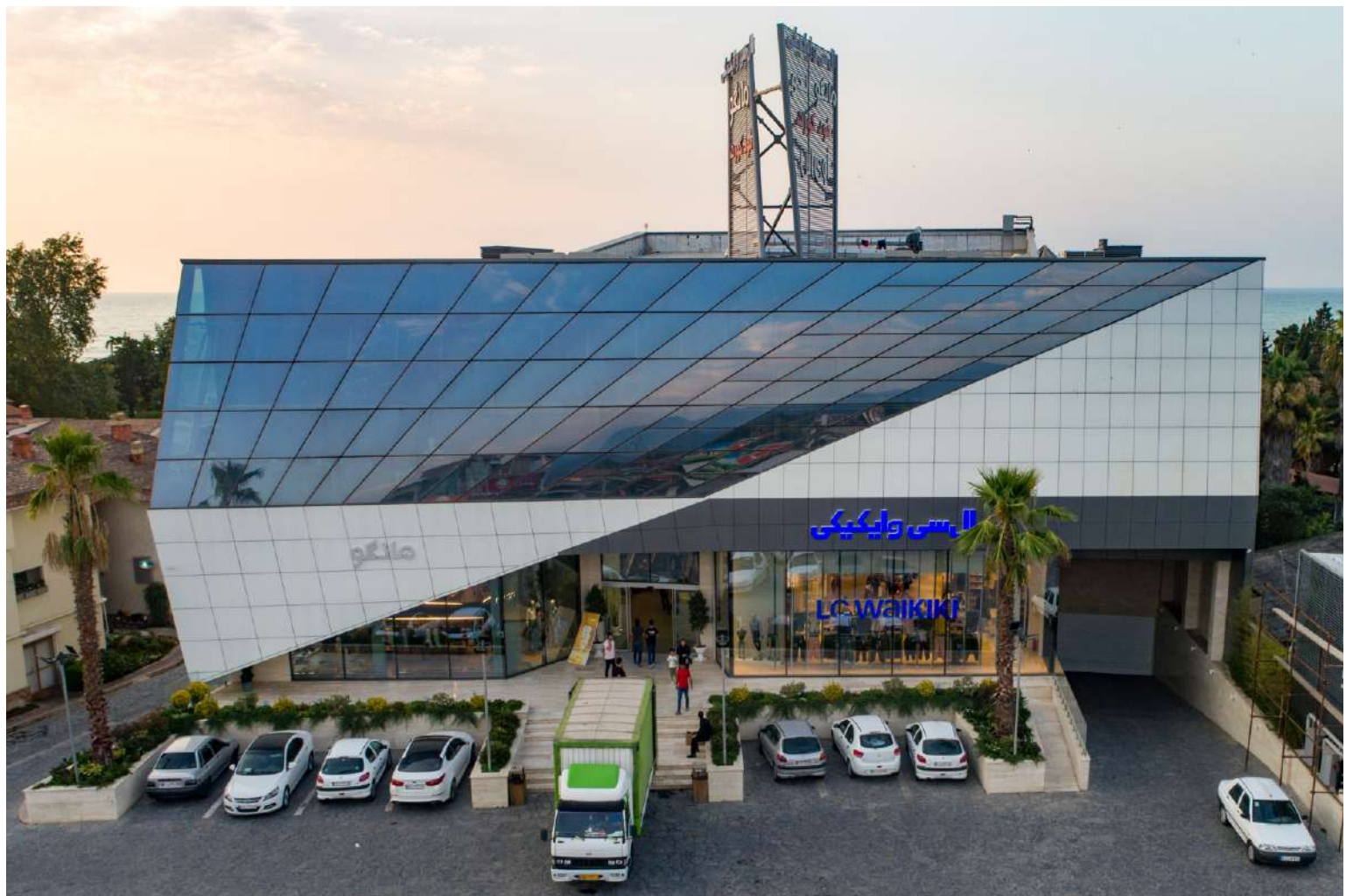
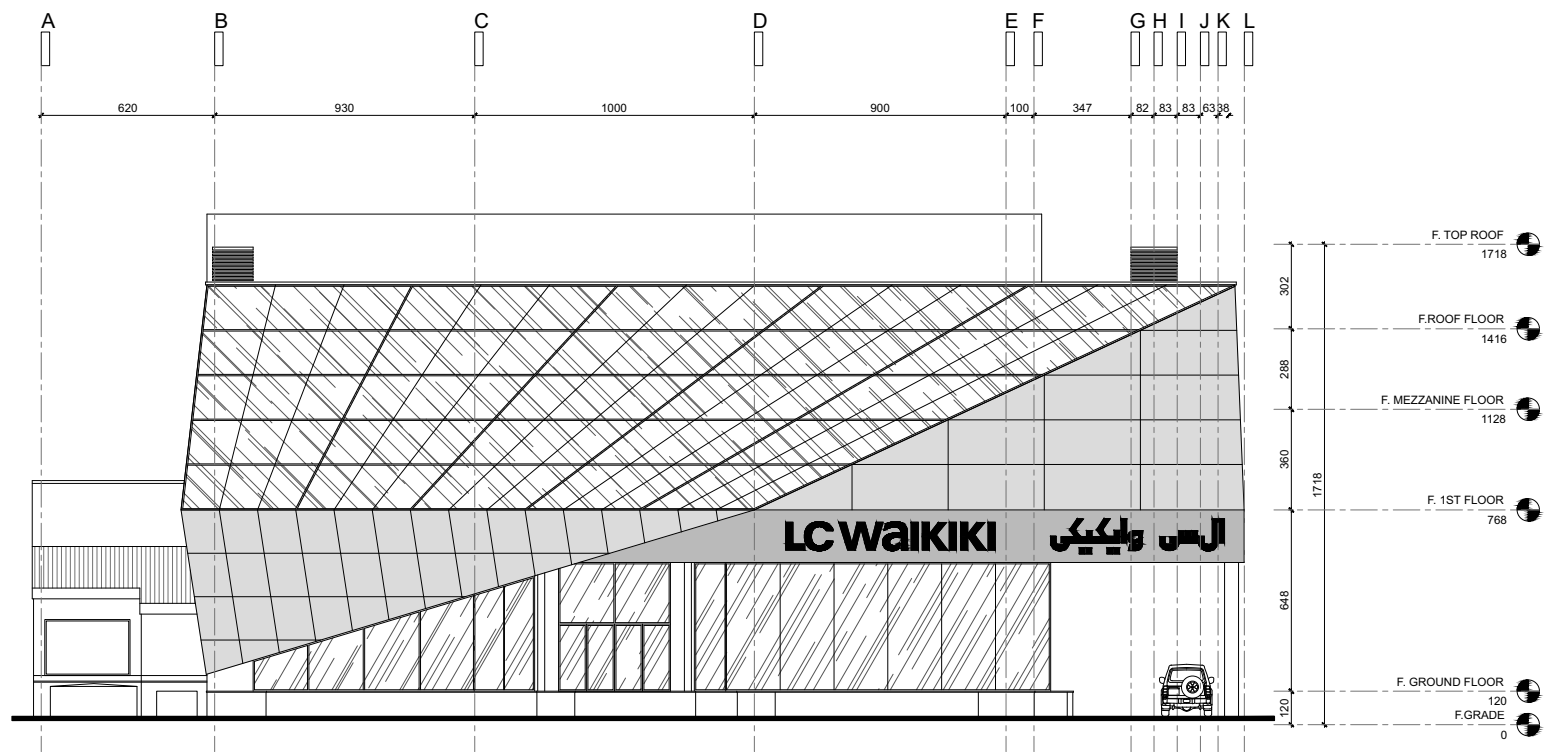


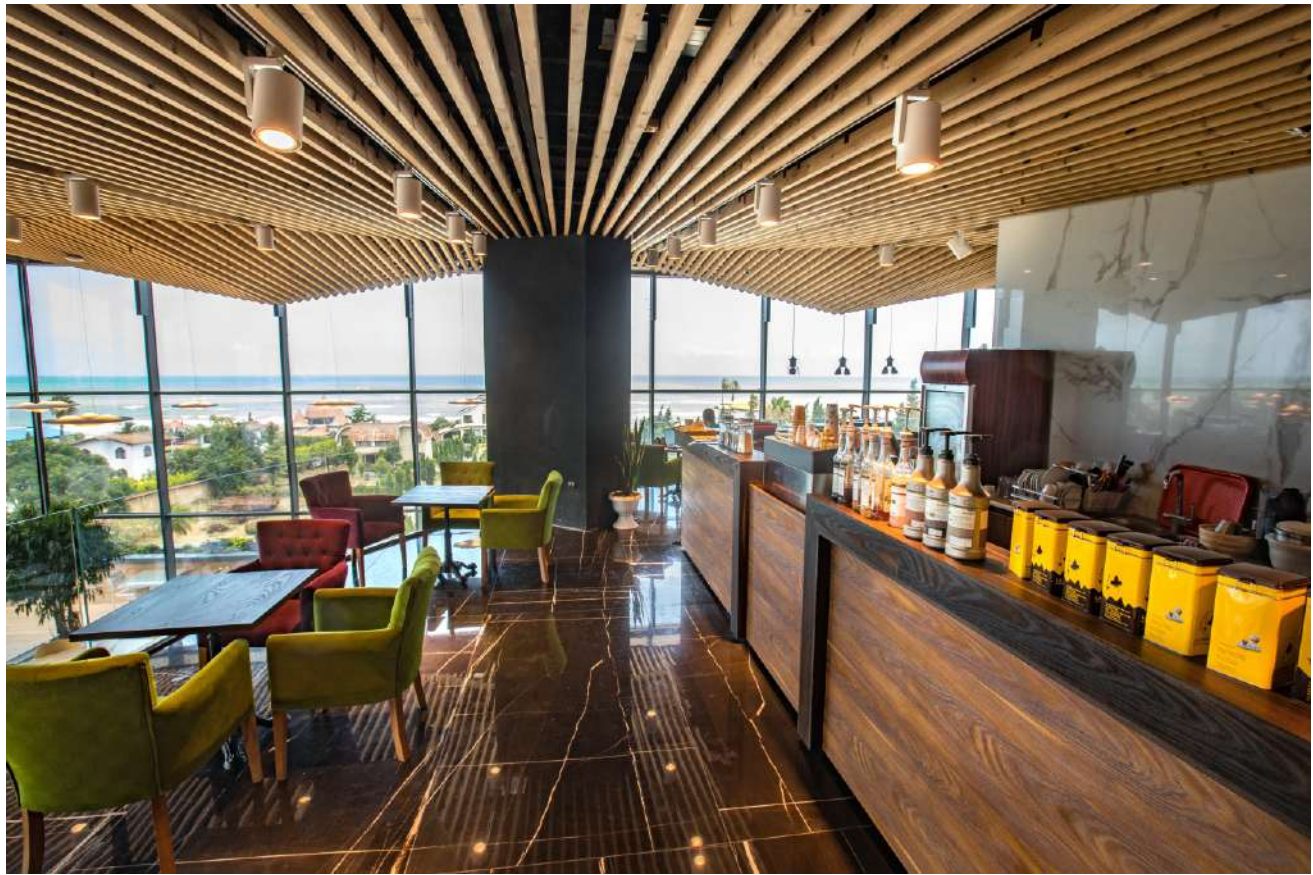




FIRST FLOOR PLAN



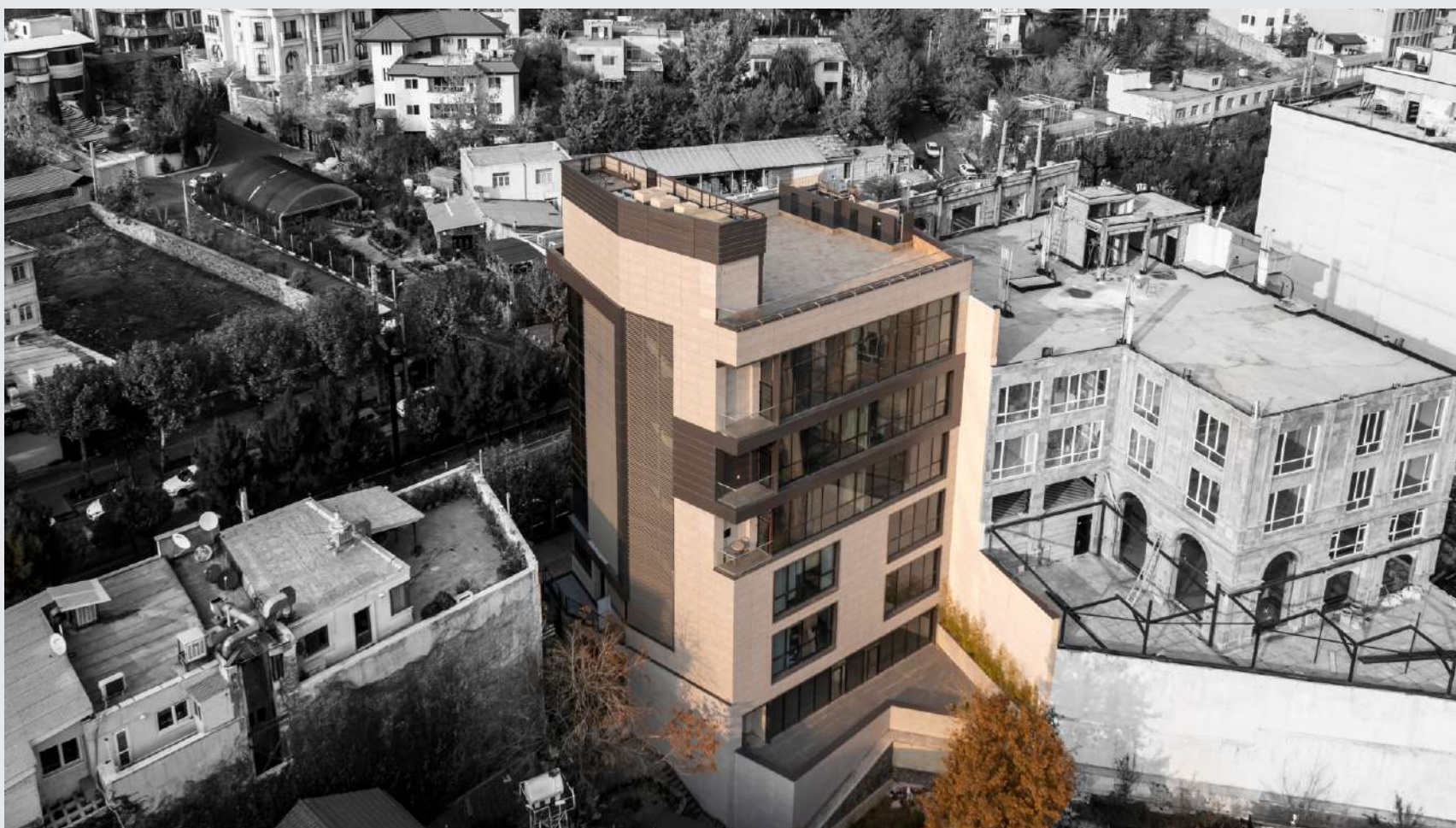








CASPIAN MODE
COMMERCIAL CENTER



J OFFICE BUILDING

Location: Ahmad Abad, Lavasan, Tehran, Iran

Lot Area: 392 sq.m.

Total Building Area: 2945 sq.m.

Floors & Function

4th Basement Floor: Car Entrance, Ramp, Car Parking, Storage & ...

3rd Basement Floor: Ramp, Car Parking, Storage & ...

2nd Basement Floor: Mechanical Room, Ramp, Car Parking, Storage & ...

1st Basement Floor: Multi Functional Commercial Space, Lobby, Terrace & ...

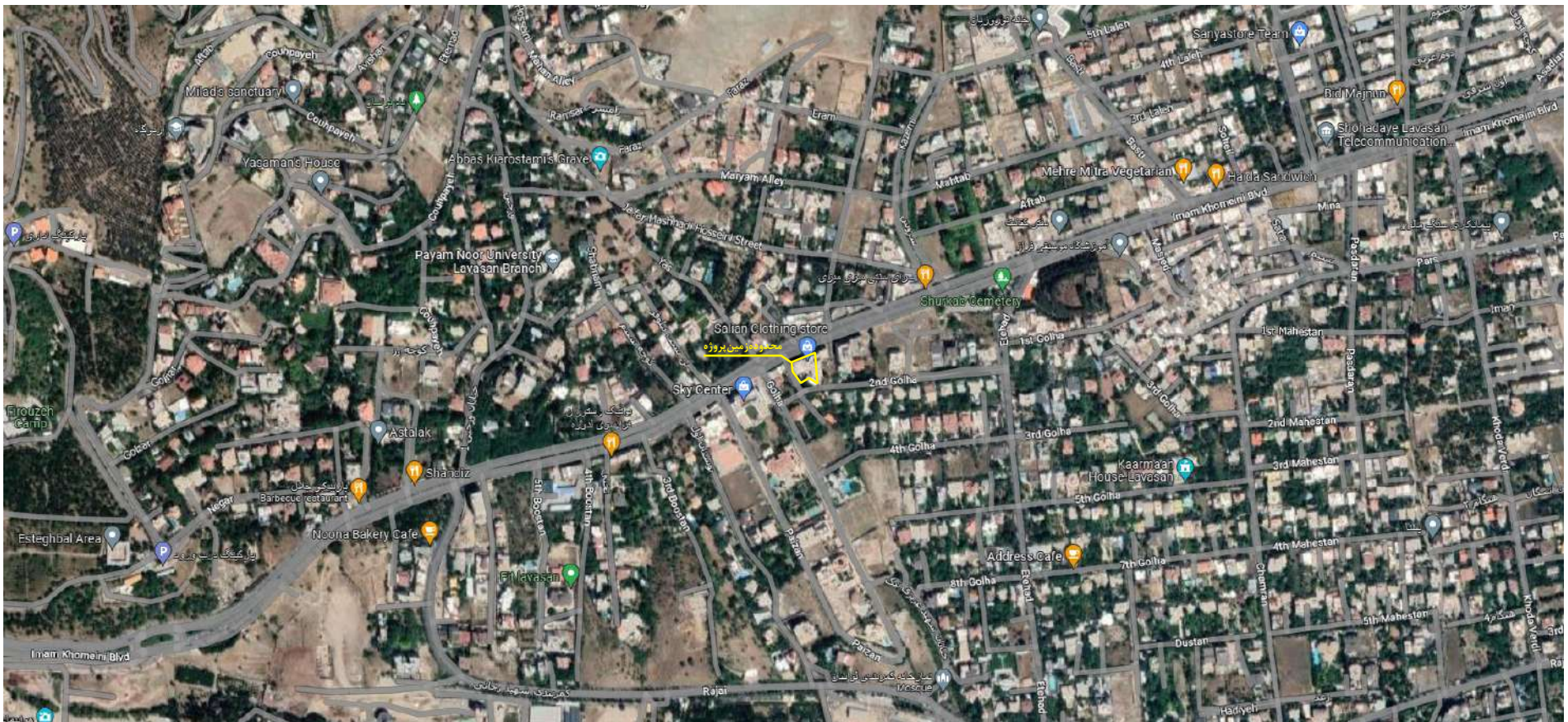
Ground Floor: Offices Entrance, Retails & ...

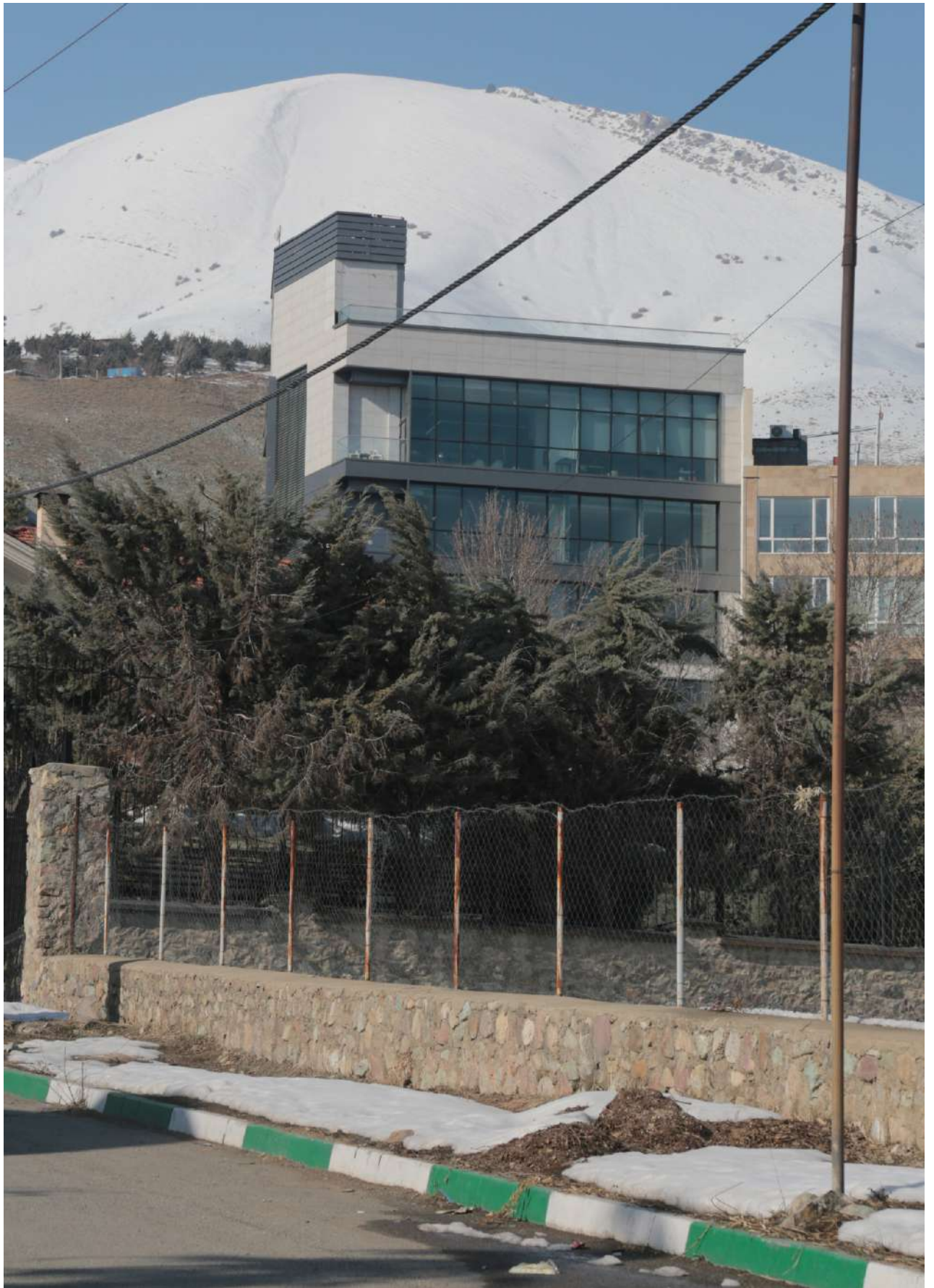
MEZZANINE Floor: Retails

2nd & 3rd Floors: 4 Unit Offices, Balcony & ...

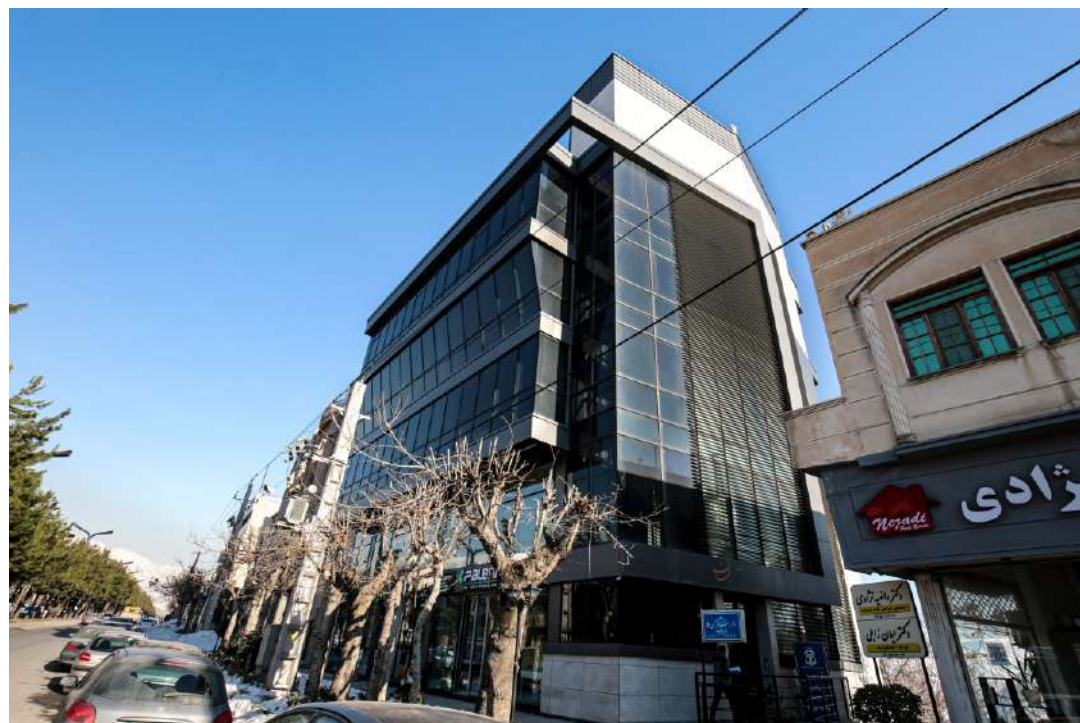
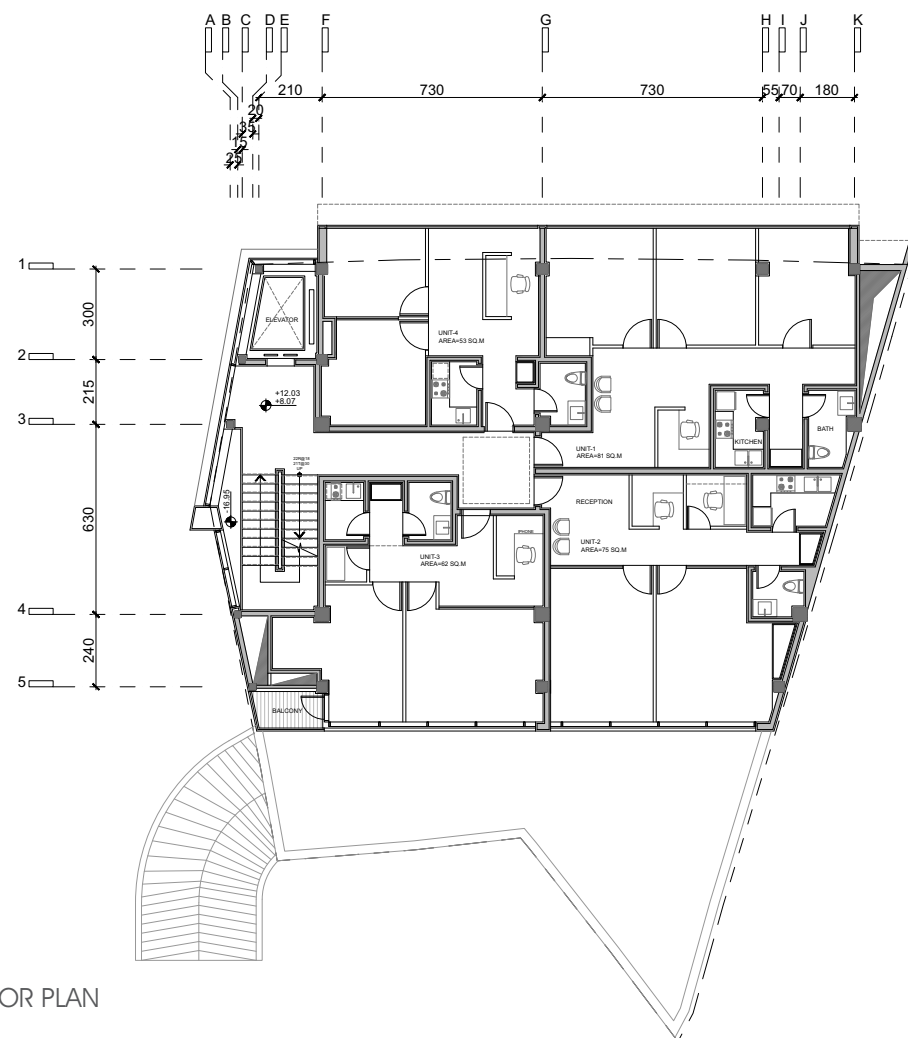
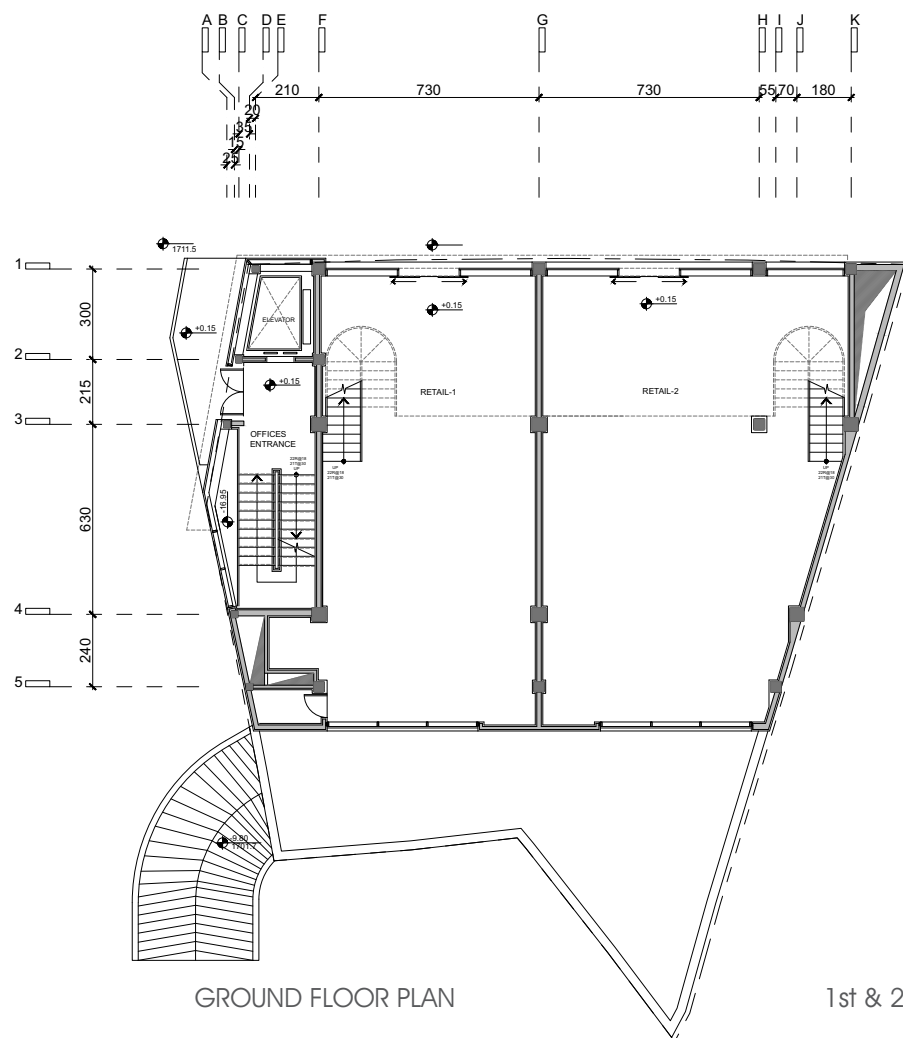
4th Floor: 2 Unit Offices, Balcony & ...

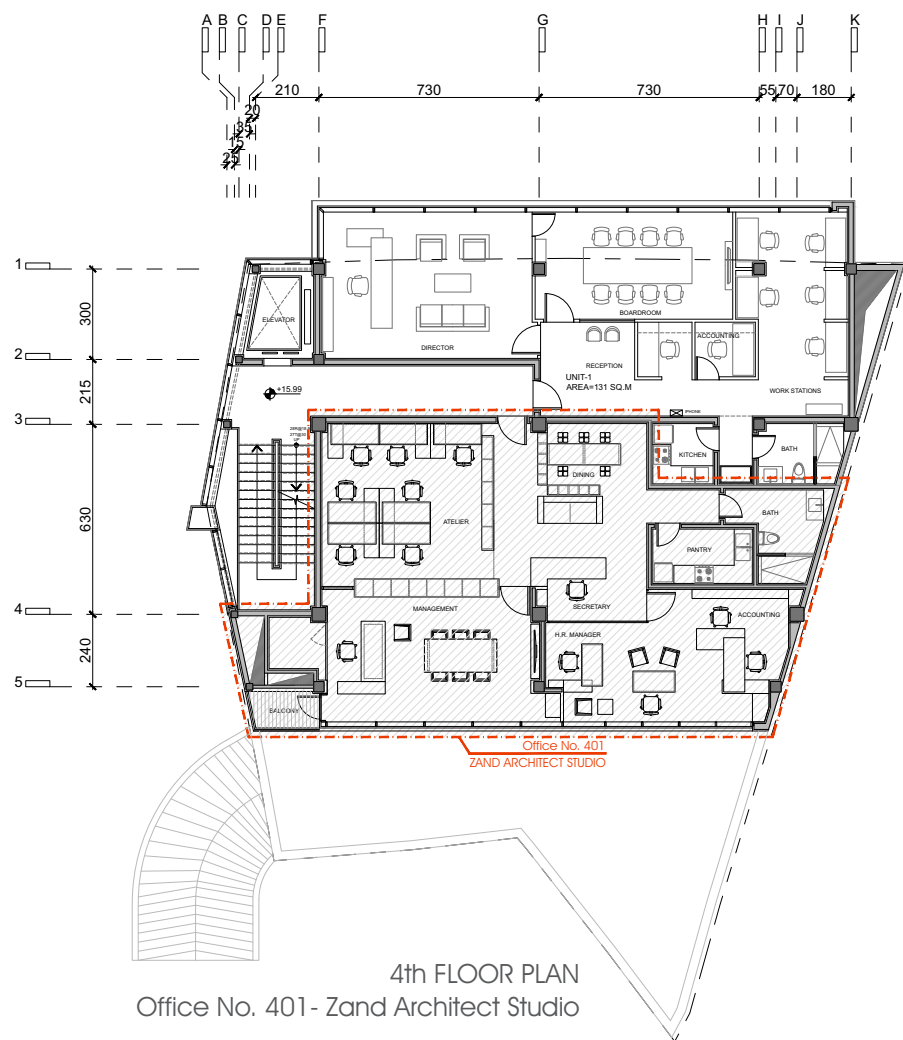


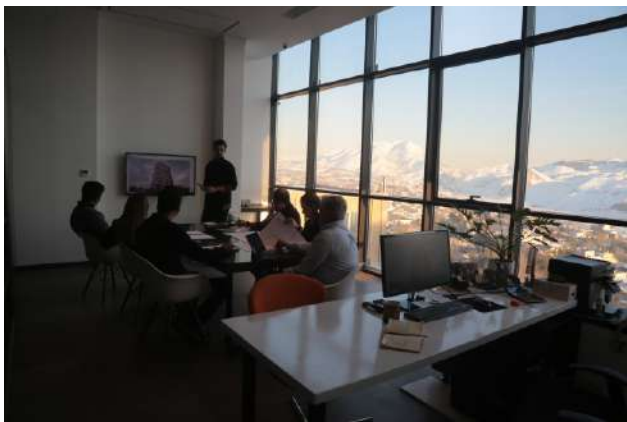
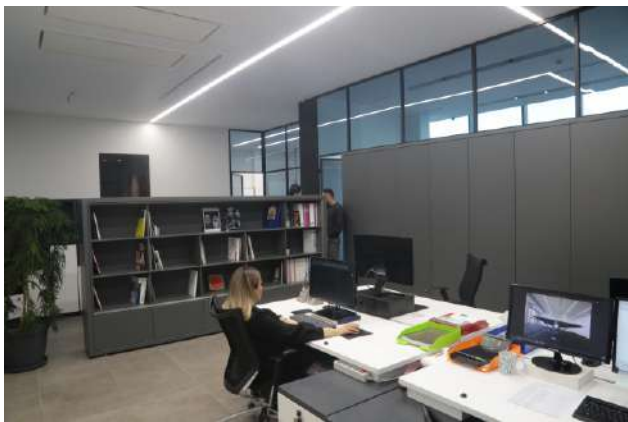
















SHAREN BOUTIQUE HOTEL

Location: Daryagusheh St., Motel Qu,
Salman Shahr, Mazandaran, Iran.

Lot Area: 508 sq.m.

Total Building Area: 4580 sq.m.

Floors & Function

1st Basement Floor: Parking,
Ramp & Mechanical Room.

Ground Floor: Car Entrance,
Ramp, Entrance, Reception,
Lobby, Art Shop, Restaurant,
Billiard Room & Bar

Mezzanine Floor: Restaurant,
Management, Staff Room,
Gym & Terrace.

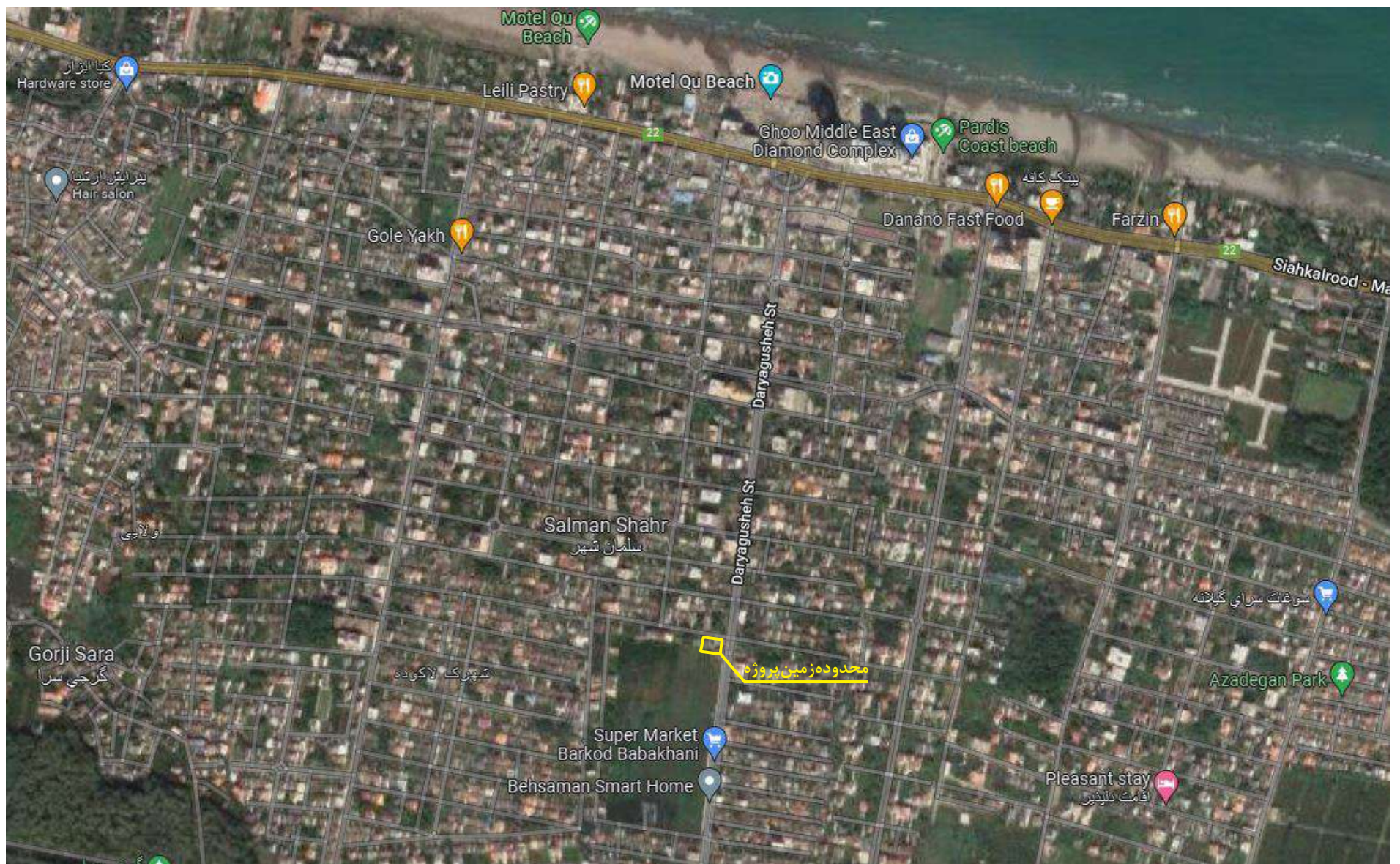
1st to 6th Floors: Janitor,
Lobby, 3 Units (1 Master Bed
Room + 1 Bed Room), 1
Unit (2 Master Bed Room)
& Balcony.

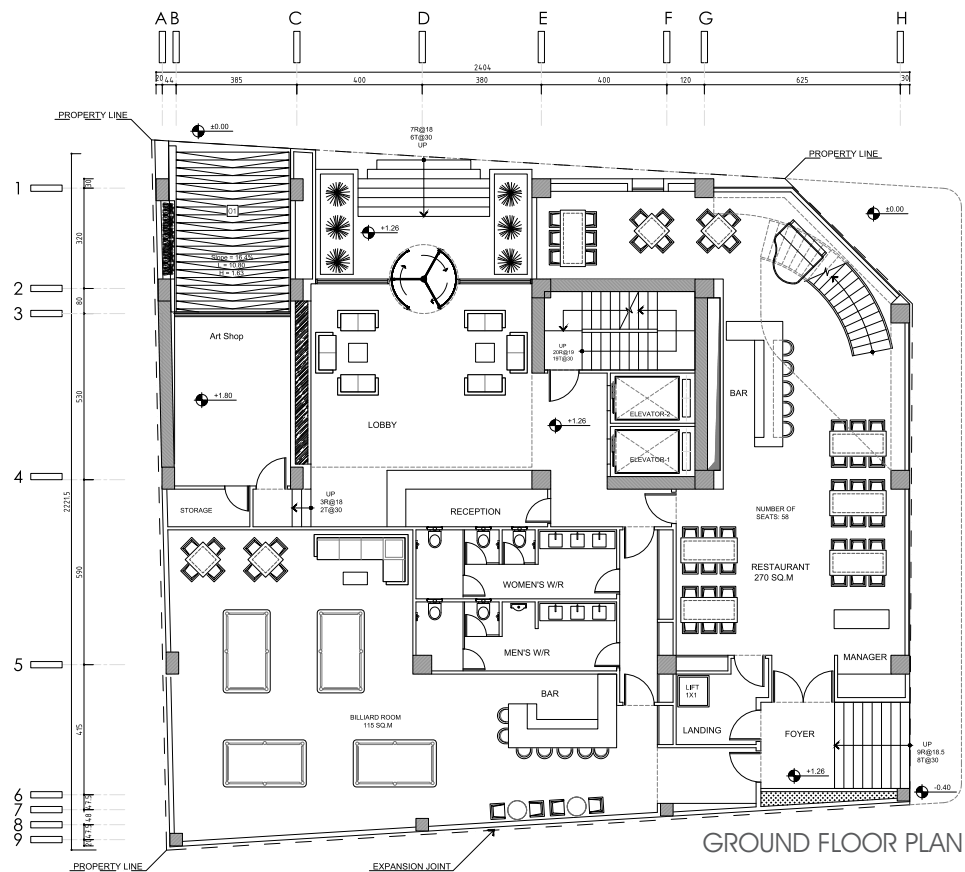
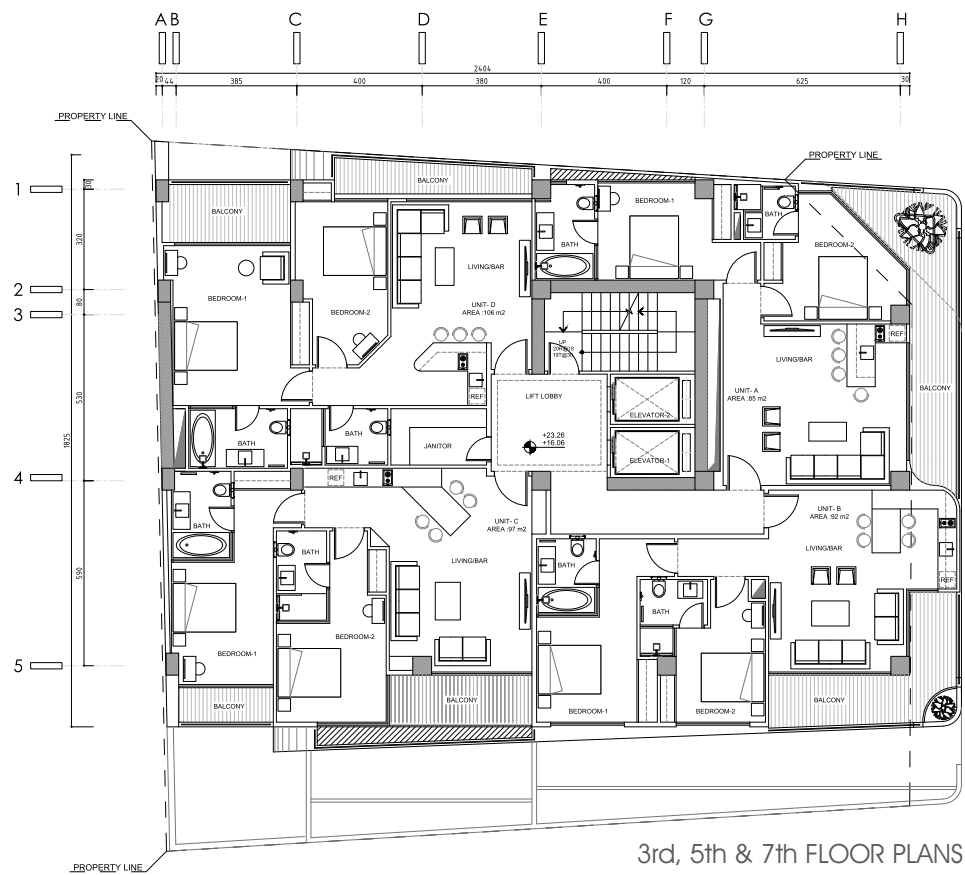
7th Floor: Multi Purpose
Area & Balcony.

8th Floor: Restaurant,
Open Swimming Pool
& Sauna.

Roof: Roof Garden &
Open Restaurant.





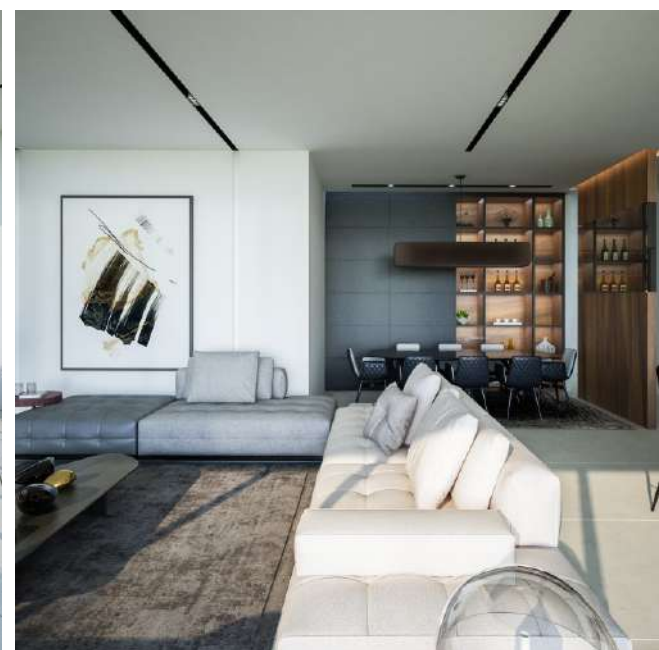




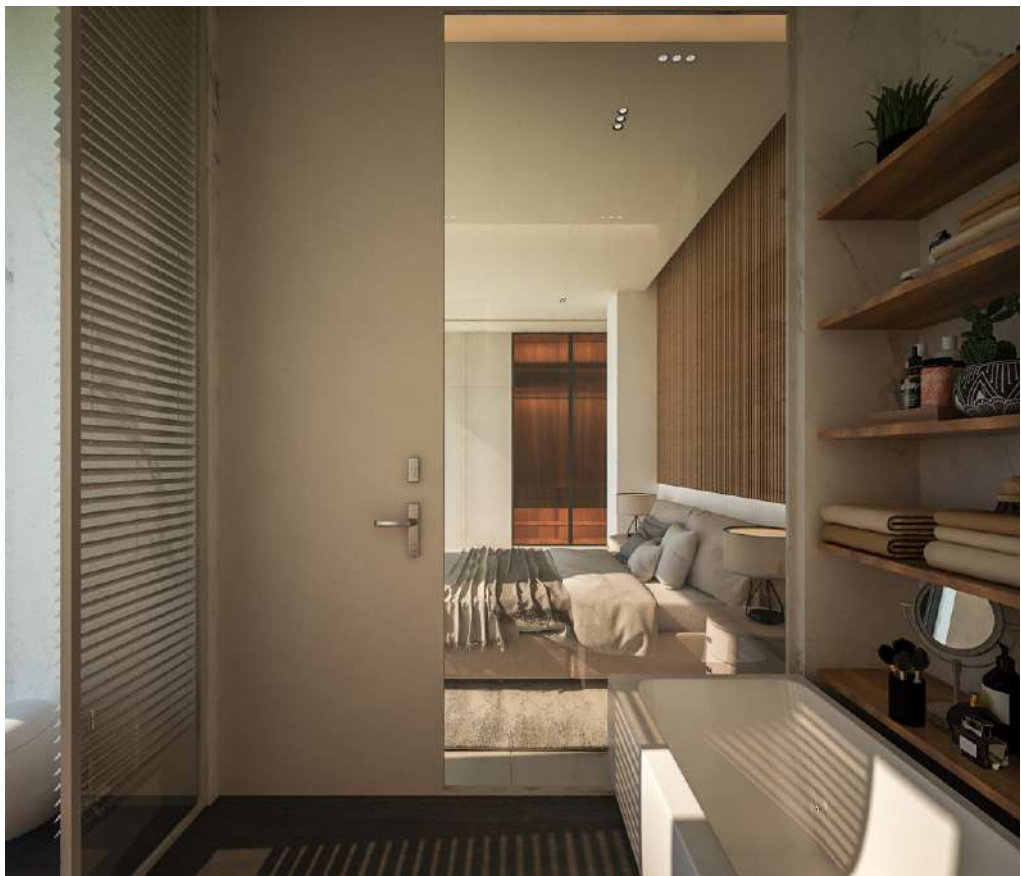
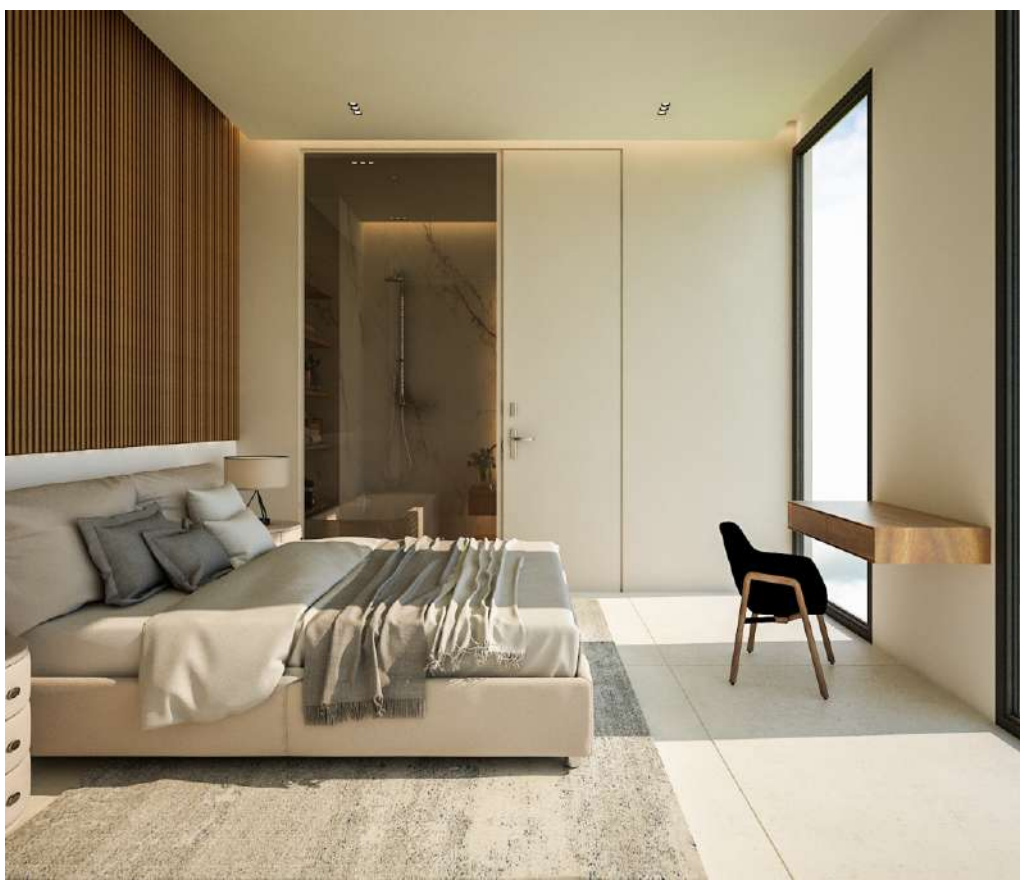


















VISIO PARK COMMERCIAL CENTER

Location: Dinkelsbühl, Königshain, Germany

Lot Area: 8560 sq.m.

Total Building Area: 12480 sq.m.

Floors & Function

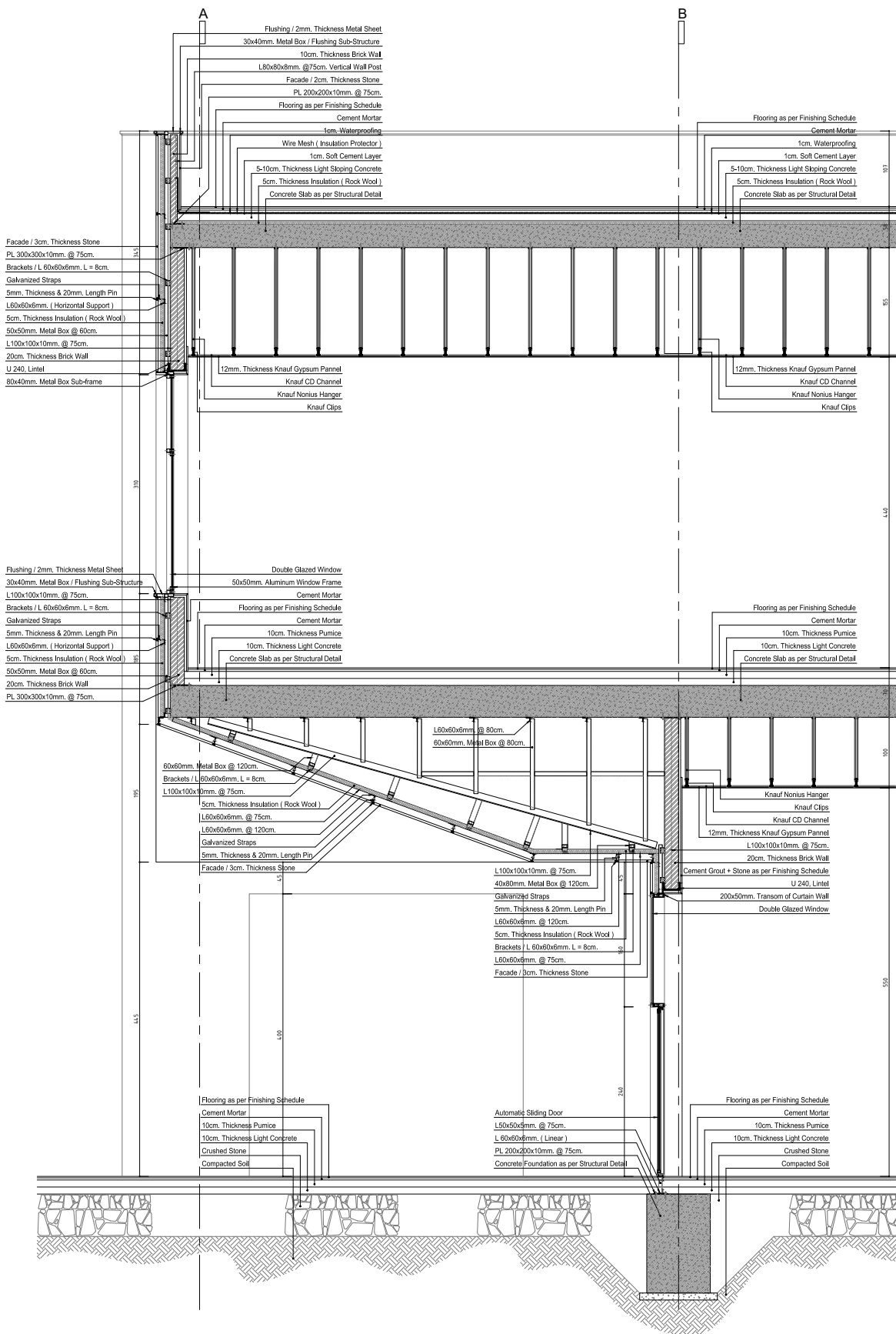
Ground Floor: Entrance, Lobby, Café, Bar, Restaurant & Retails

1st Floor: Cinema, Amphitheater, Bowling Center, Food Court, Retails, Open Café & Bar & Terrace.



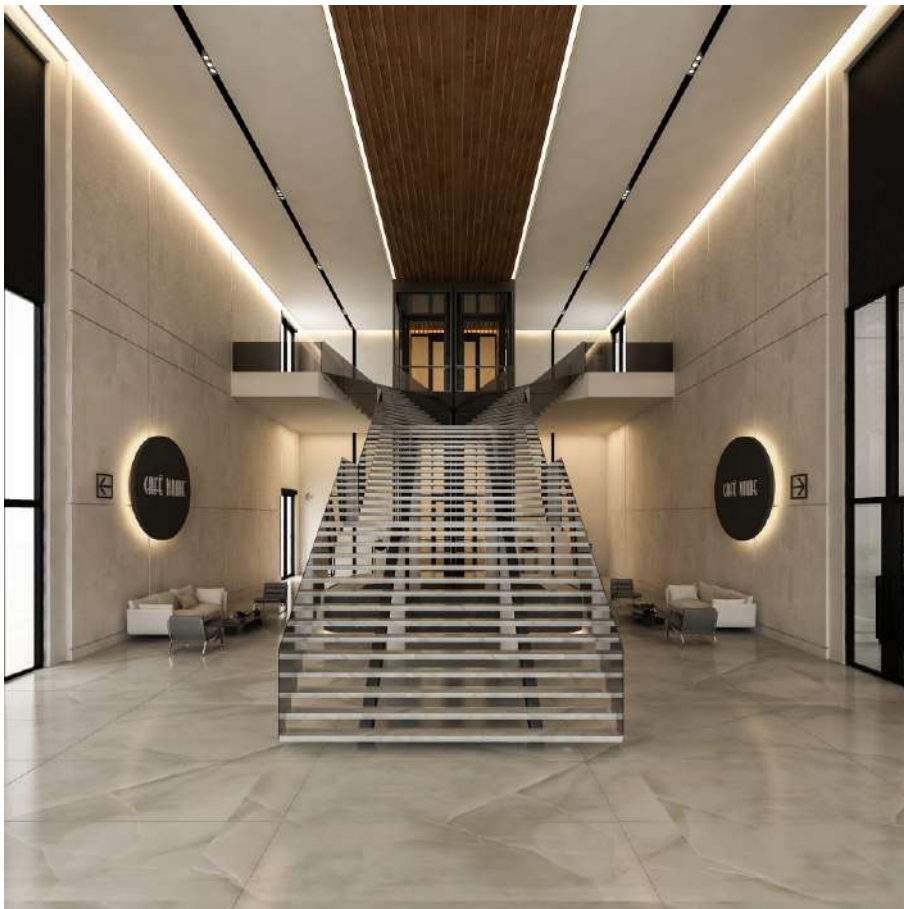
VISIO PARK COMMERCIAL CENTER

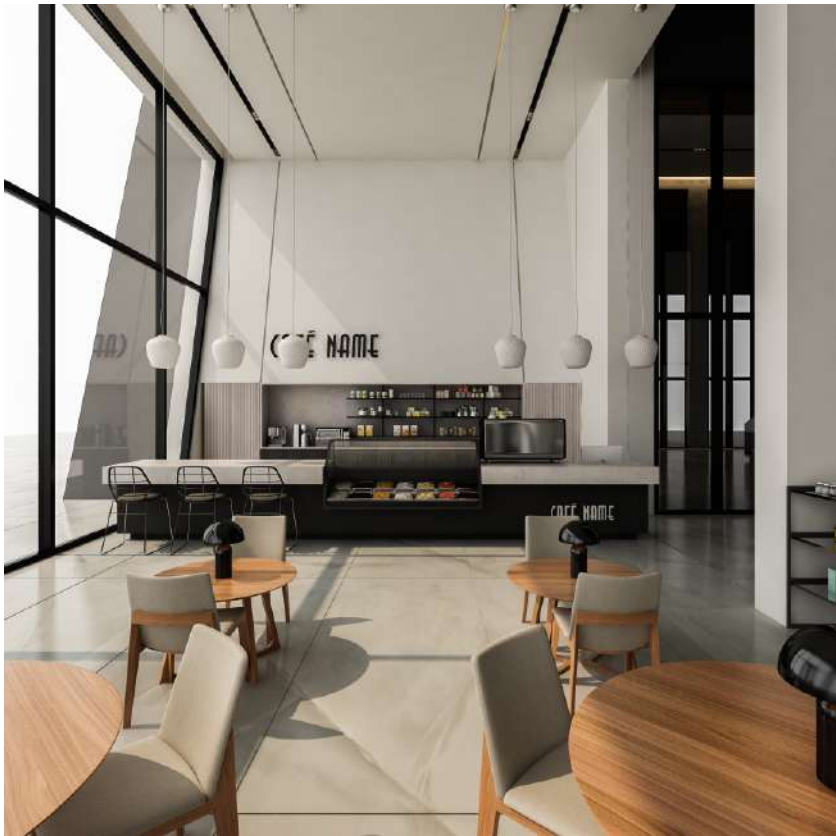
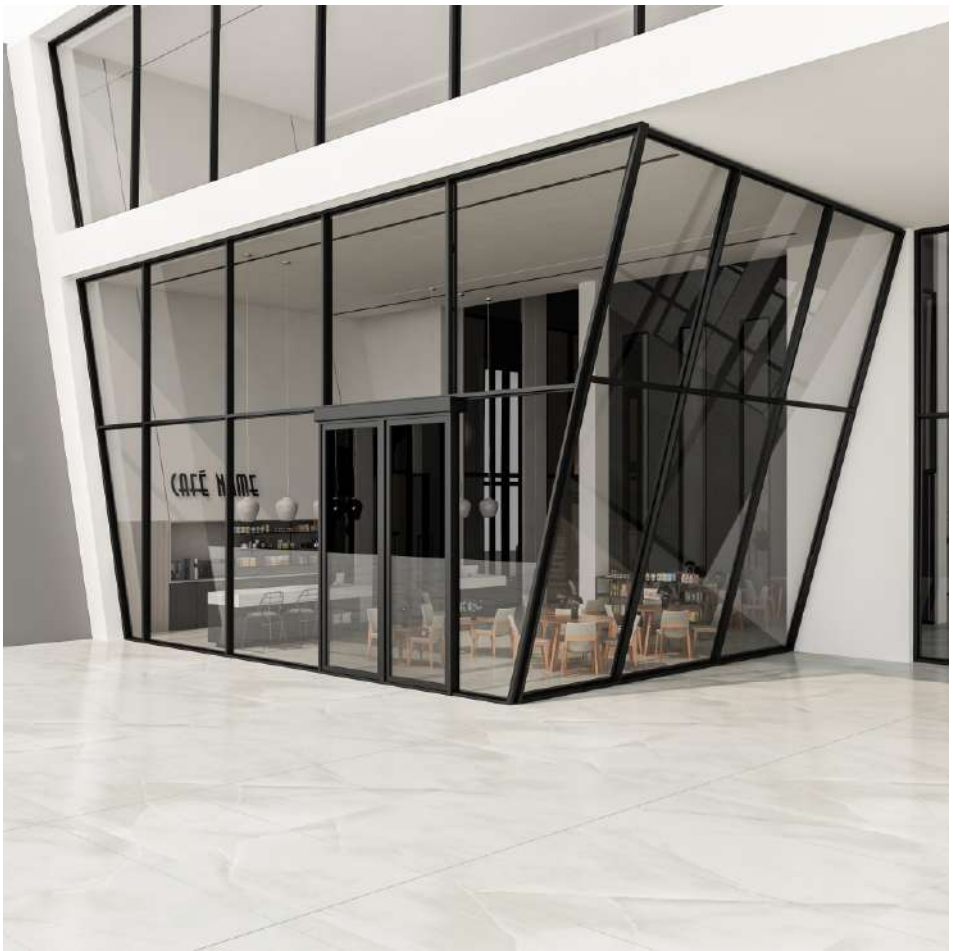
















YASAMAN MIXED USED DEVELOPMENT

Location: Vanoosh, Royan, Mazandaran, Iran

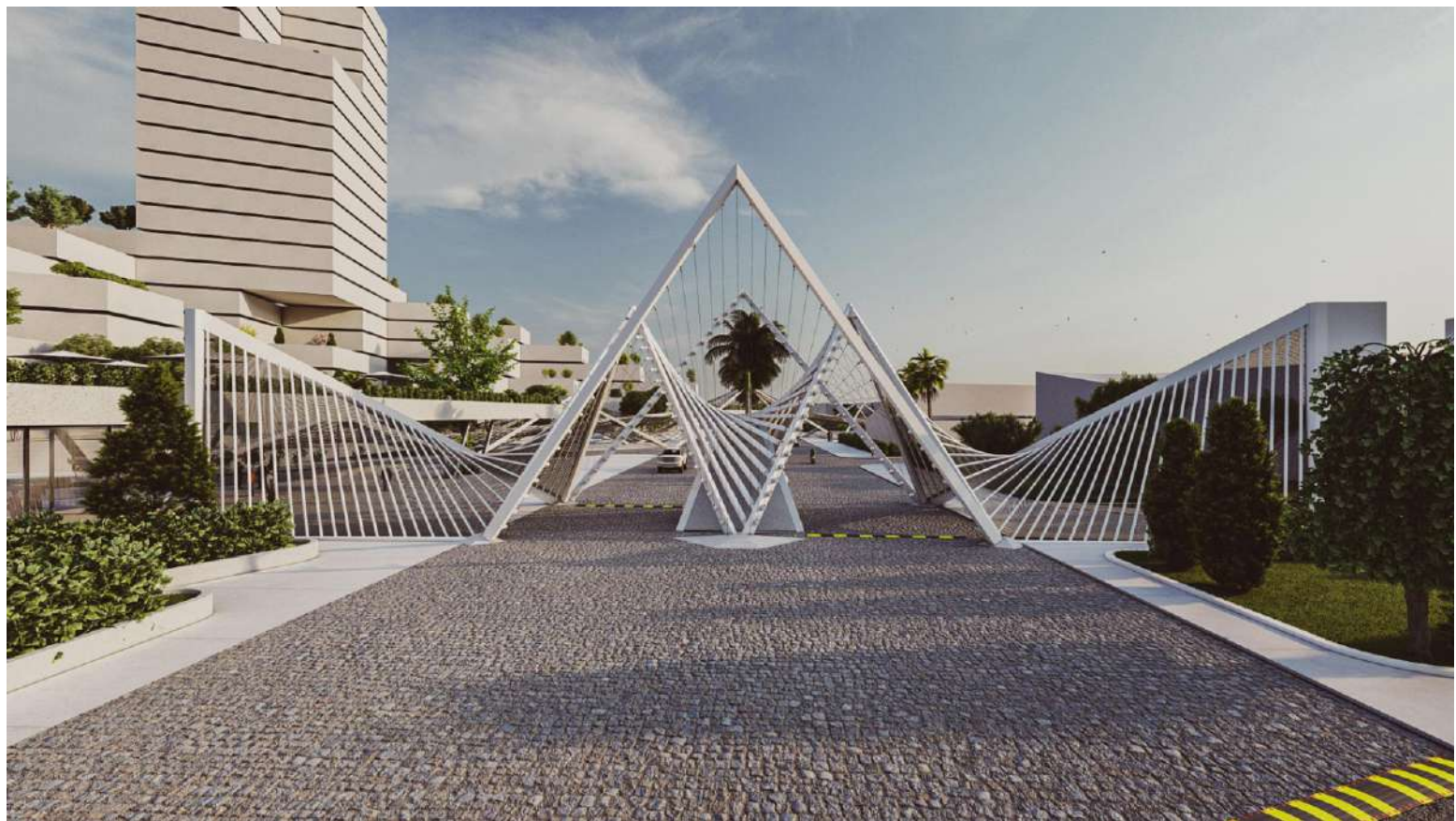
Lot Area: 84700 sq.m.

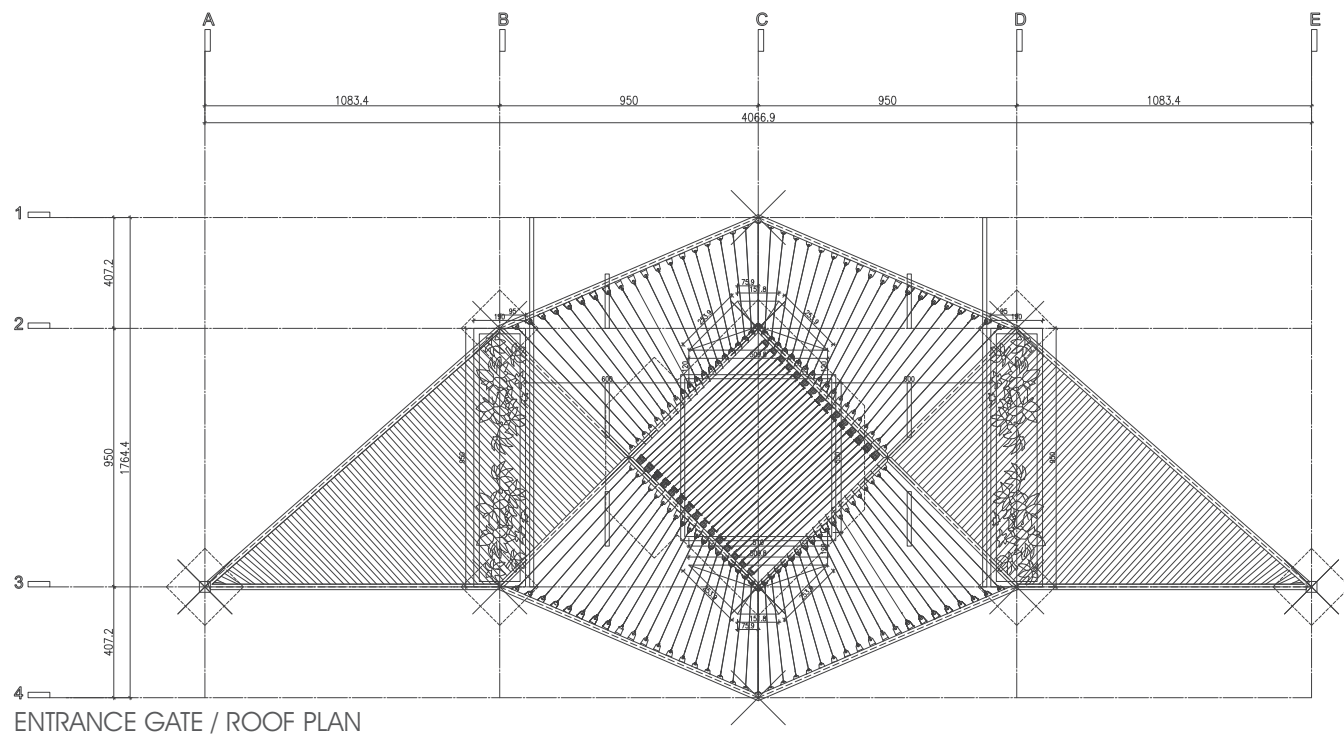
Total Building Area: 258600 sq.m.

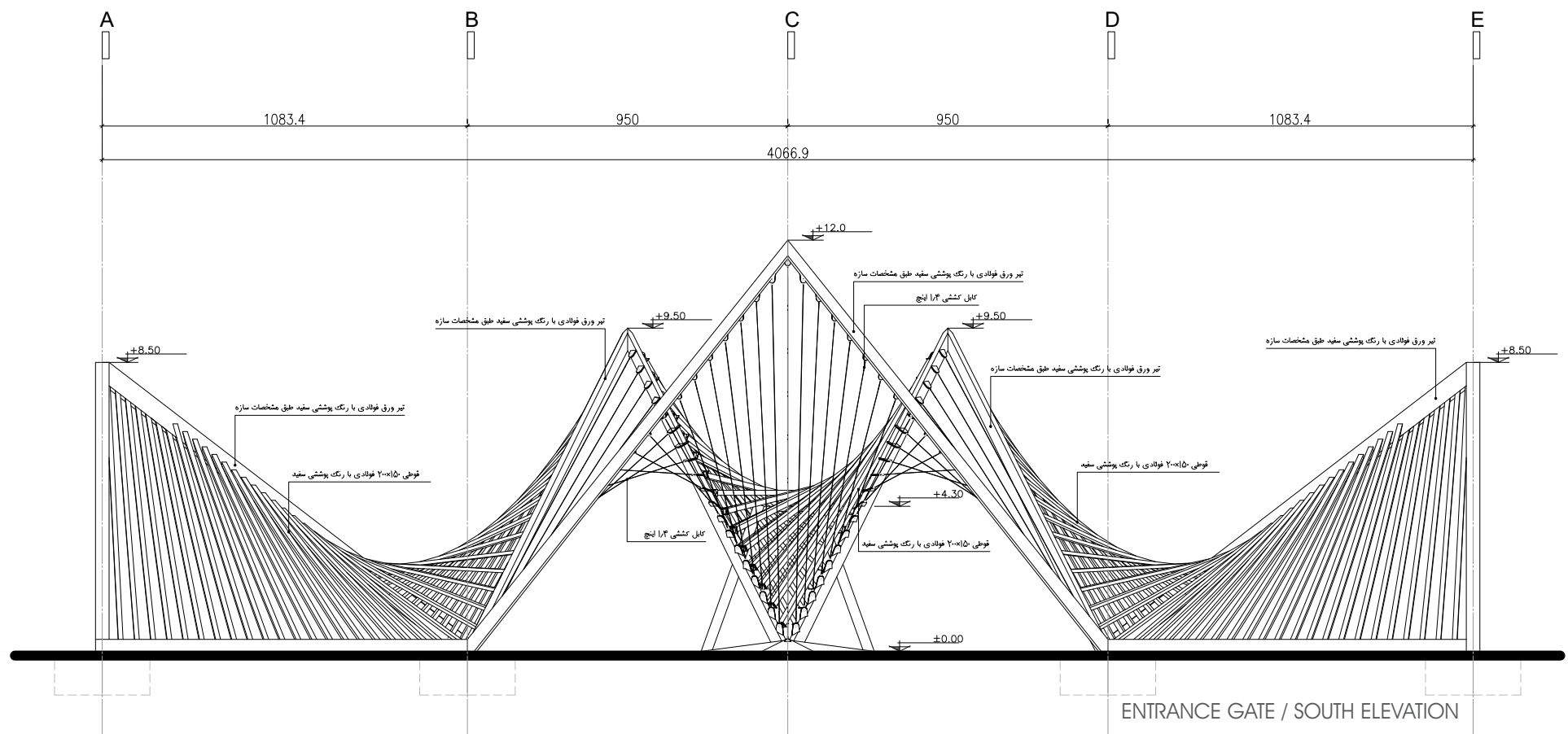
Functions:

Entrance Gate, Car Road, Bicycle Trail, Landscape, Artificial Lake, Residential (tower & Villas), Commercial, Services, Open Café & Bar & Restaurant Open Amphitheater, Sport Saloon, Horse Riding Club & ...













TOSKA VILLA COMPLEX

Location: Toska Tok, Noshahr, Mazandaran, Iran

Lot Area: 7150 sq.m.

Total Building Area: 5440 sq.m.

Villa Type, Floors & Function

Type A & A1: Building Area: 795 sq.m.

Basement Floor: Maid Room, Sauna, Utility Room, Lounge, Bar, Wine Cellar & ...

Ground Floor: Garage, Guest Room, Chef Kitchen, Kitchen, Billiard, Open Swimming Pool, Jacuzzi, Living, Dining & ...

1st Floor: Laundry, Master Bed Room, 3 Bed Room, Balcony, Private Roof top & ...

Type B & B1: Building Area: 645 sq.m.

Basement Floor: Laundry, Sauna, Utility Room, Lounge, Bar, Wine Cellar & ...

Ground Floor: Garage, 2 Master Bed Room, Kitchen, Dining, Double Height Living, Open Swimming Pool, Jacuzzi & ...



1st Floor: T.V. Room, Master Bed Room, Bed Room, Billiard, Bar, Balcony, Private Roof top & ...

Type C & C1: Building Area: 640 sq.m.

Basement Floor: Sauna, Utility Room, Lounge, Wine Cellar, Bar & ...

Ground Floor: Garage, Guest Room, Kitchen, Billiard, Bar, Open Swimming Pool, Jacuzzi, Storage, Living, Dining & ...

1st Floor: Laundry, Master Bed Room, 2 Bed Room, Balcony, Private Roof top & ...

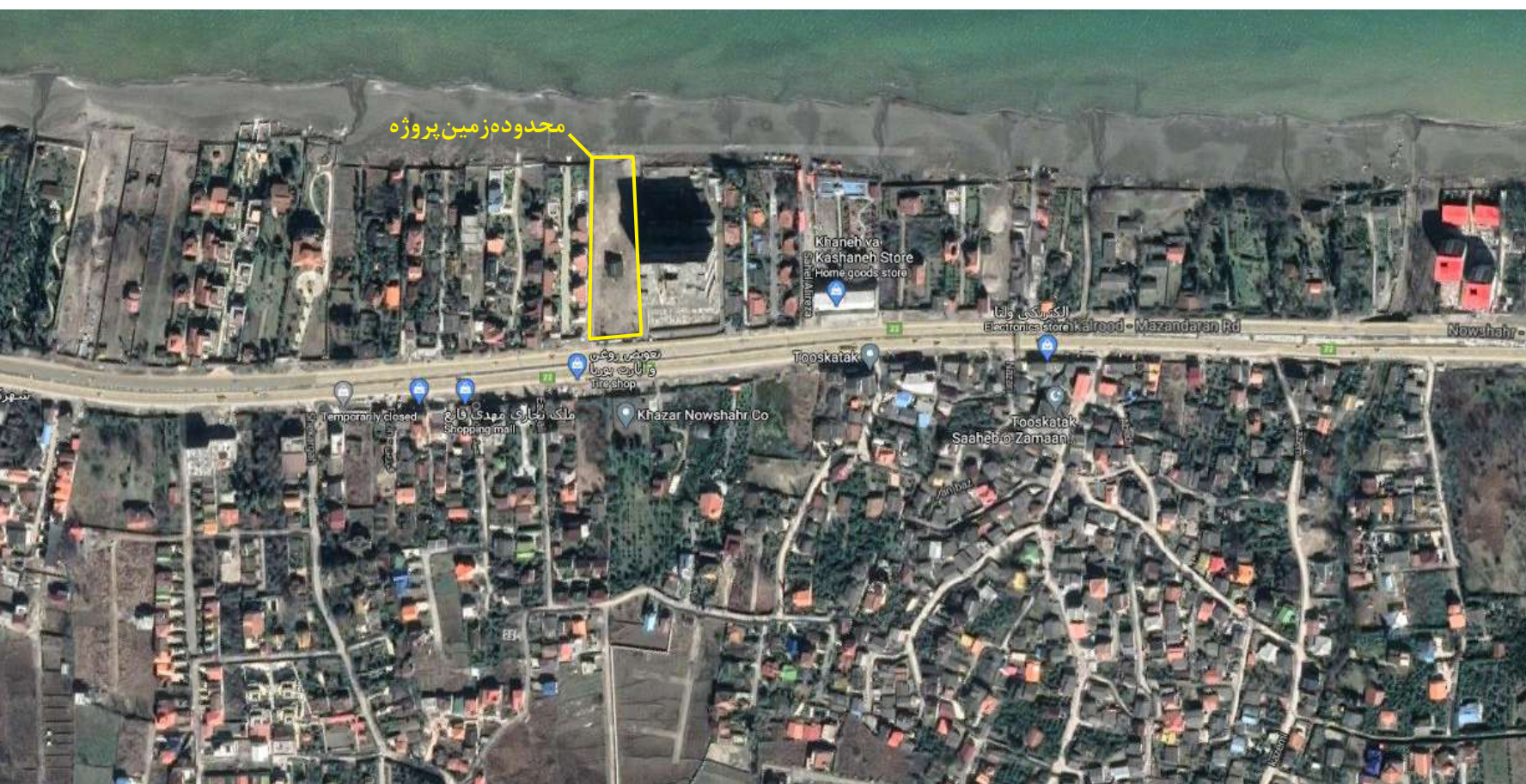
Type D & D1: Building Area: 640 sq.m.

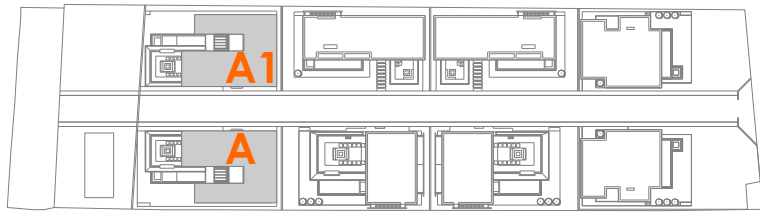
Basement Floor: Sauna, Utility Room, Lounge, Wine Cellar, Bar & ...

Ground Floor: Open Parking, Guest Room, Kitchen, Living, Dining, Fire Place, Open Swimming Pool, Jacuzzi & ...

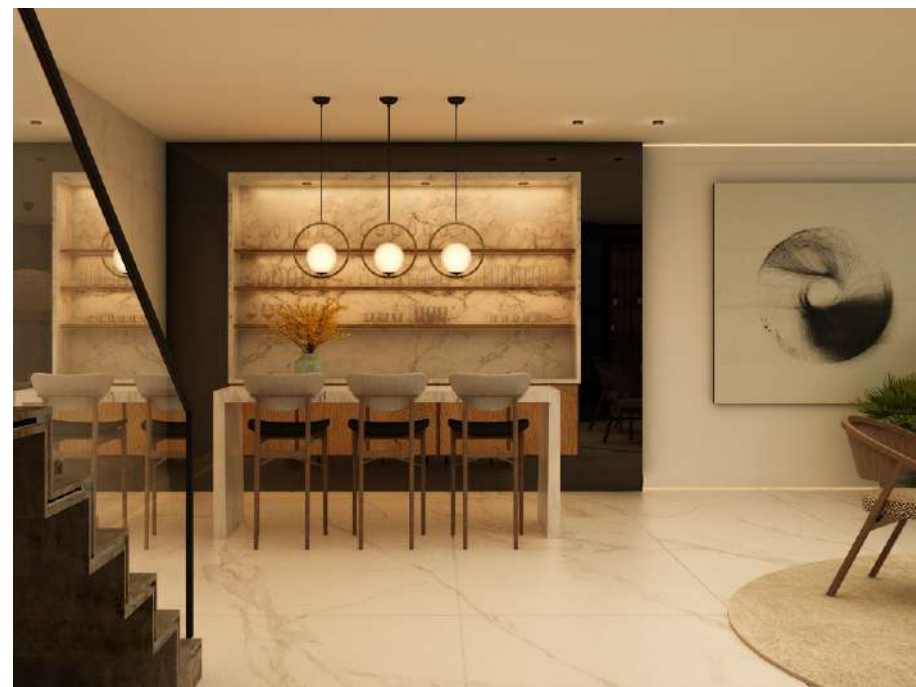
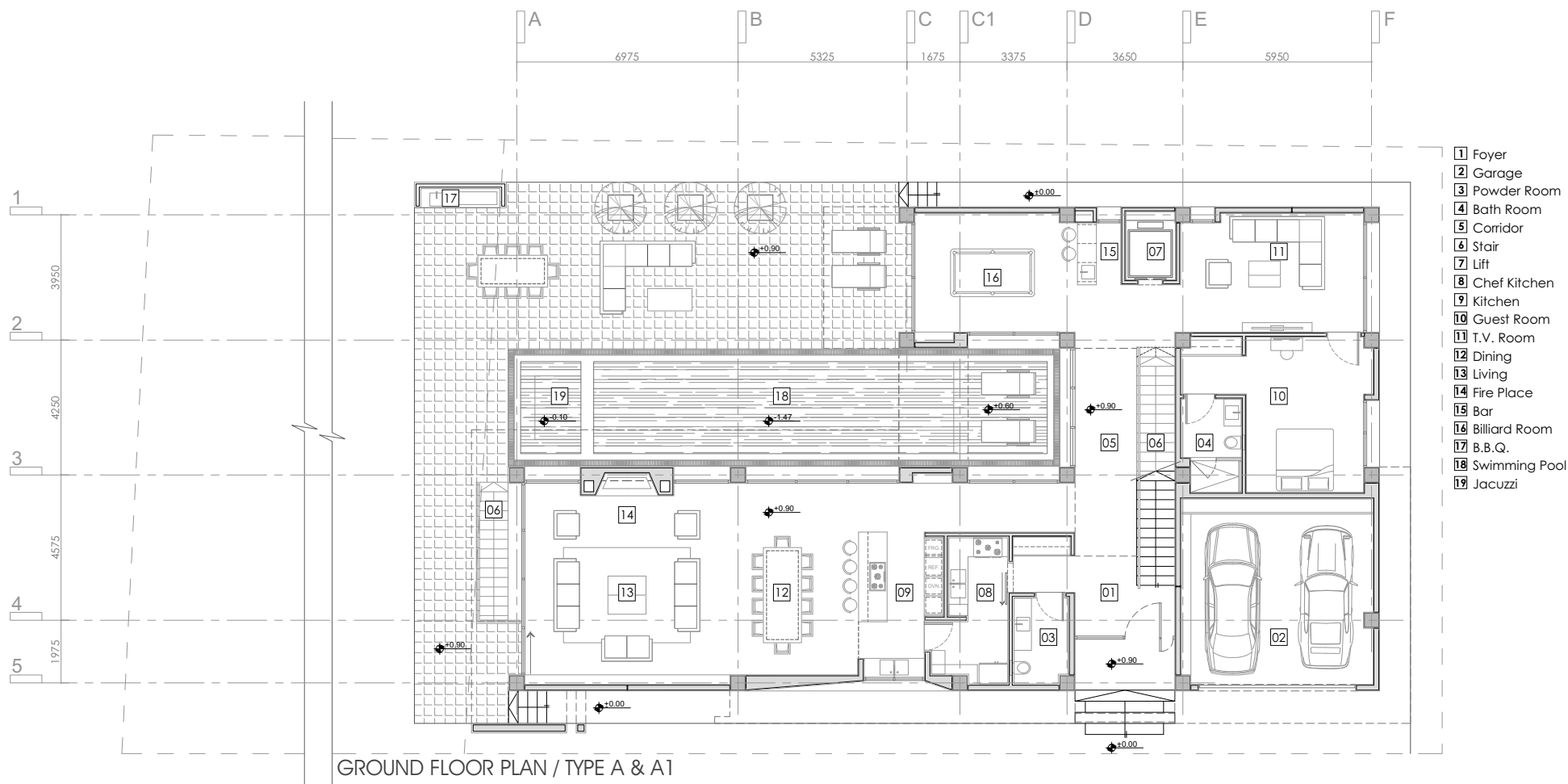
1st Floor: Laundry, Master Bed Room, 2 Bed Room, Billiard, Balcony, T.V. Room, Private Roof top & ...







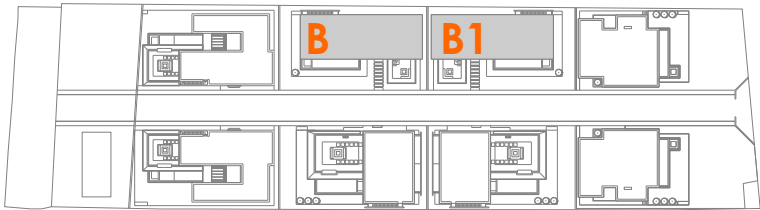




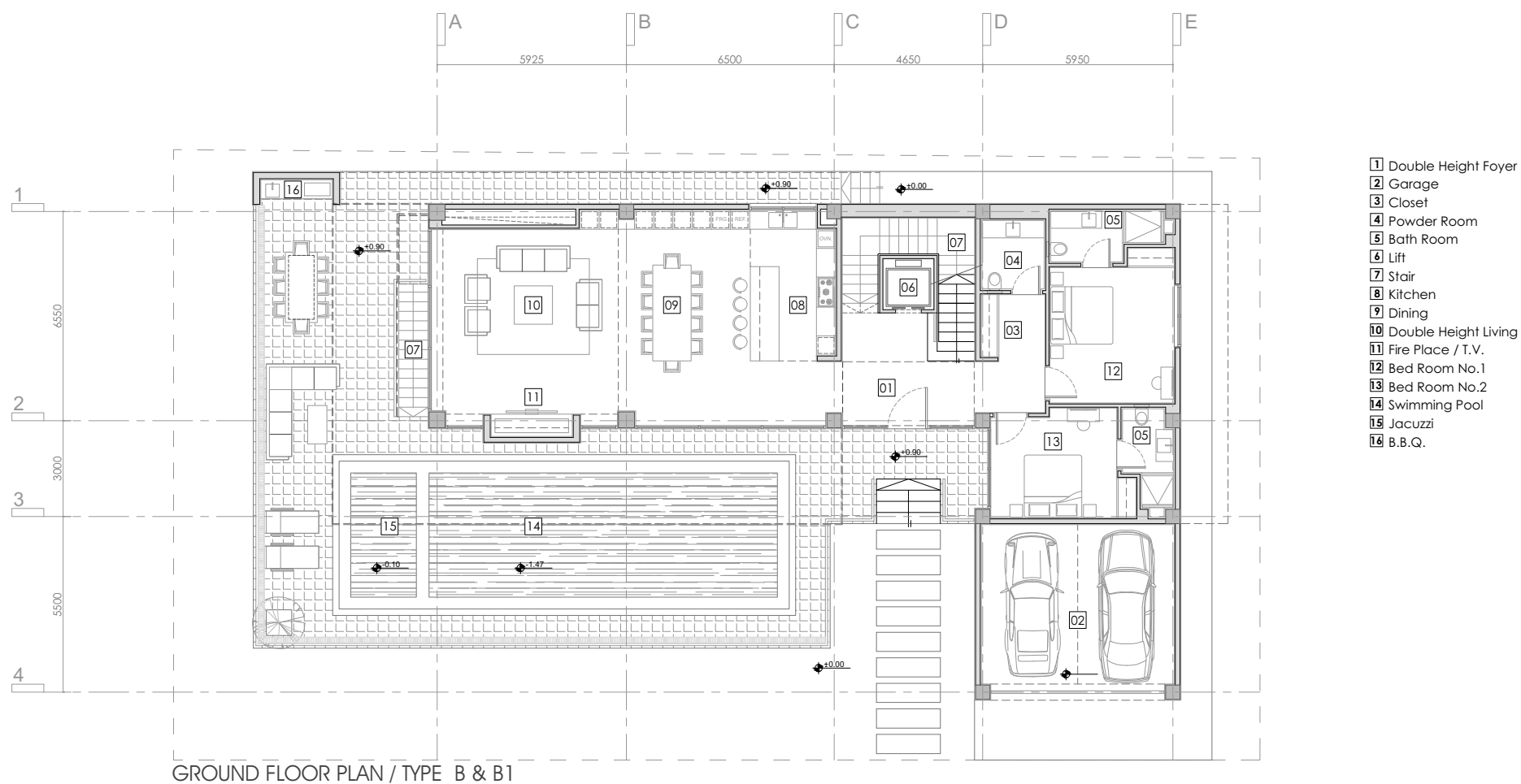








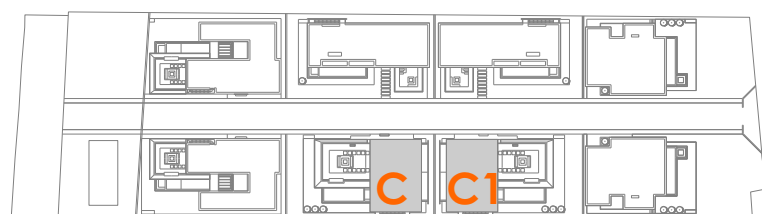








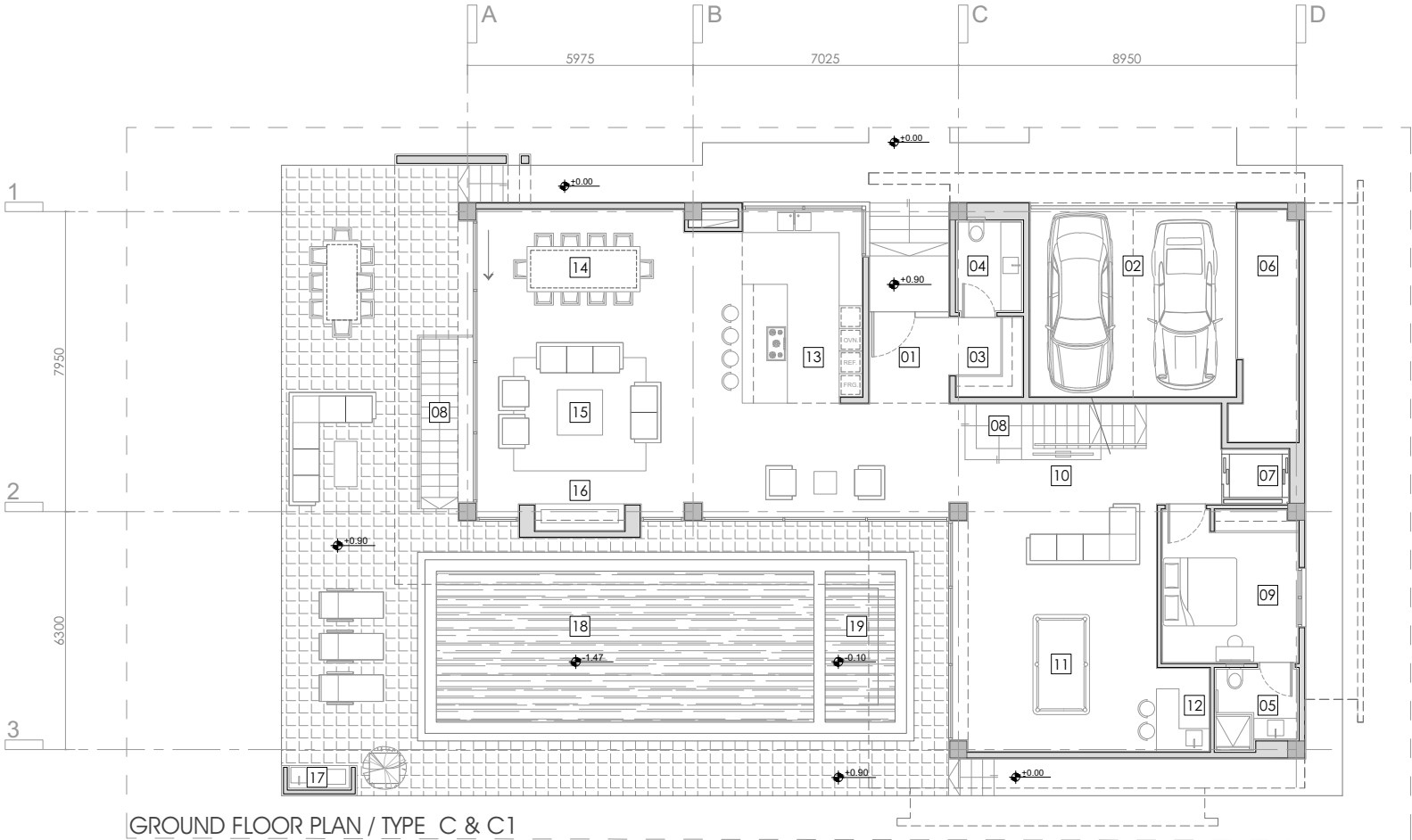








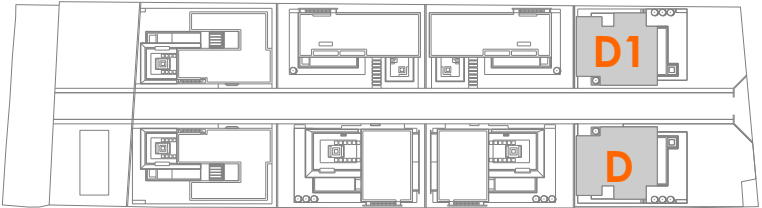
- 1 Foyer
- 2 Garage
- 3 Closet
- 4 Powder Room
- 5 Bath Room
- 6 Storage
- 7 Lift
- 8 Stair
- 9 Guest Room
- 10 T.V. Room
- 11 Billiard Room
- 12 Bar
- 13 Kitchen
- 14 Dining
- 15 Living
- 16 Fire Place
- 17 B.B.Q.
- 18 Swimming Pool
- 19 Jacuzzi



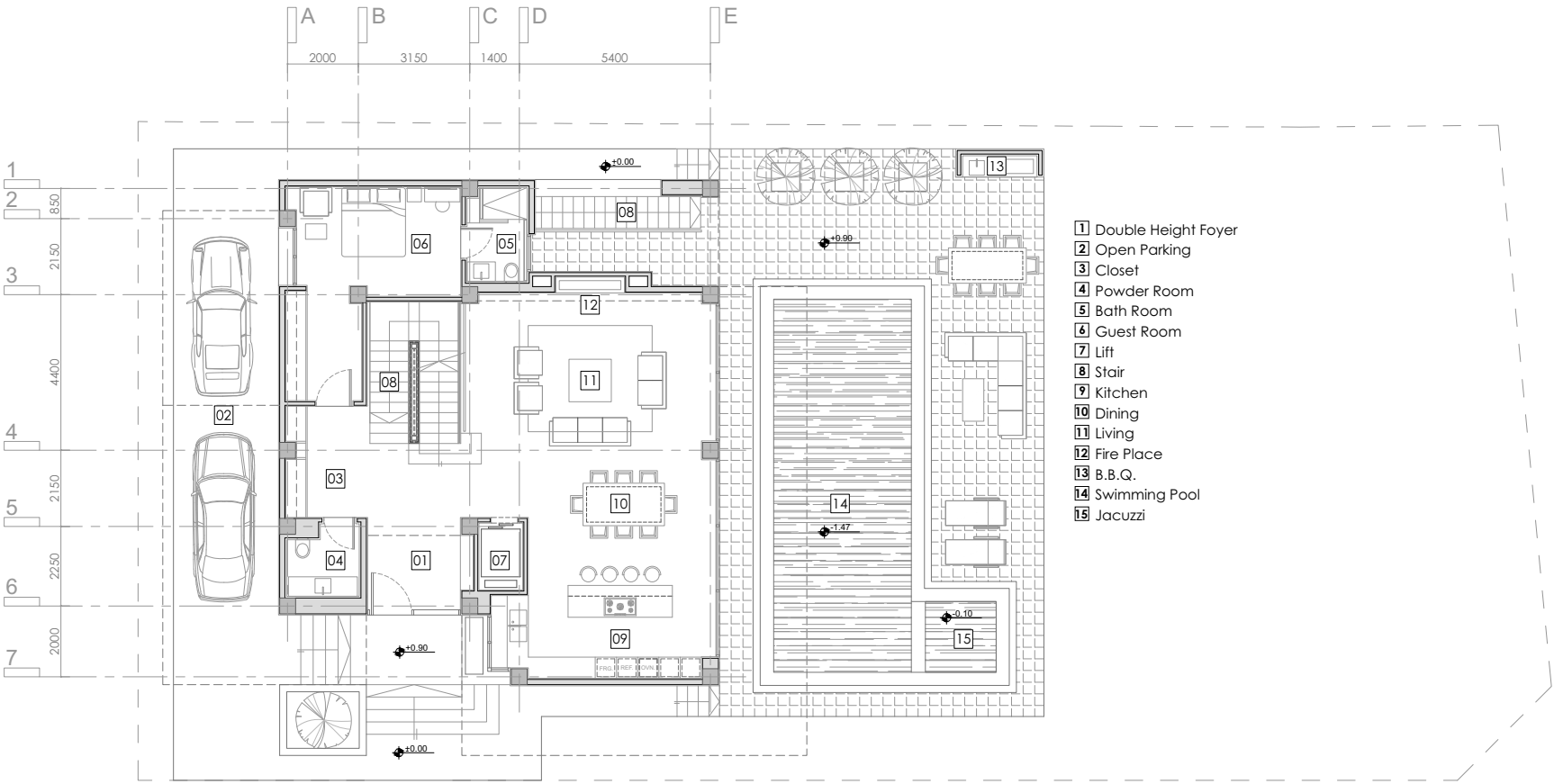












GROUND FLOOR PLAN / TYPE D & D1













TUSKA
VILLA



ROSE RESIDENCE COMPLEX



Location: **Astalak, Lavasan, Iran**

Total Lot Area: **1664 sq.m.**

Total Building Area: **2920 sq.m.**

Villa Type, Floors & Function

Type A: Lot Area: **451 sq.m.**

Building Area: **703 sq.m.**

Type B: Lot Area: **449 sq.m.**

Building Area: **705 sq.m.**

Basement Floor: Maid Room, Sauna, Utility Room, Storage, Bar, Gym & ...

Ground Floor: Garage, Chef Kitchen, Kitchen, Family Room Open Swimming Pool, Living, Dining & ...

1st Floor: 4 Master Bed Room, Balcony, Kitchenette, Laundry Room & ...

2nd Floor: Open Jacuzzi, Private Roof top, Sky Light, Open Bar, Roof Garden & ...

Type C: Lot Area: **351 sq.m.**

Building Area: **736 sq.m.**

Type D: Lot Area: **413 sq.m.**

Building Area: **775 sq.m.**

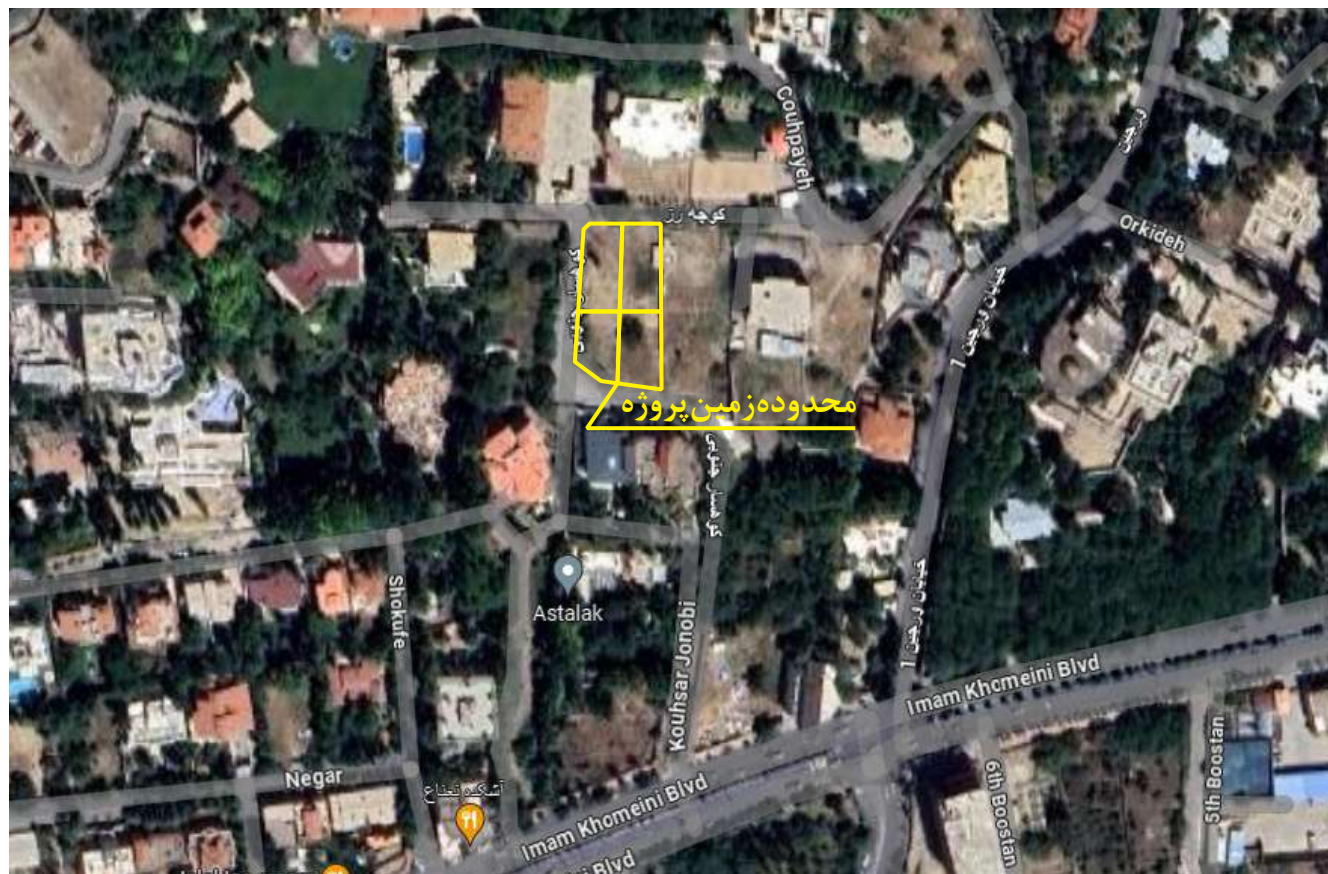
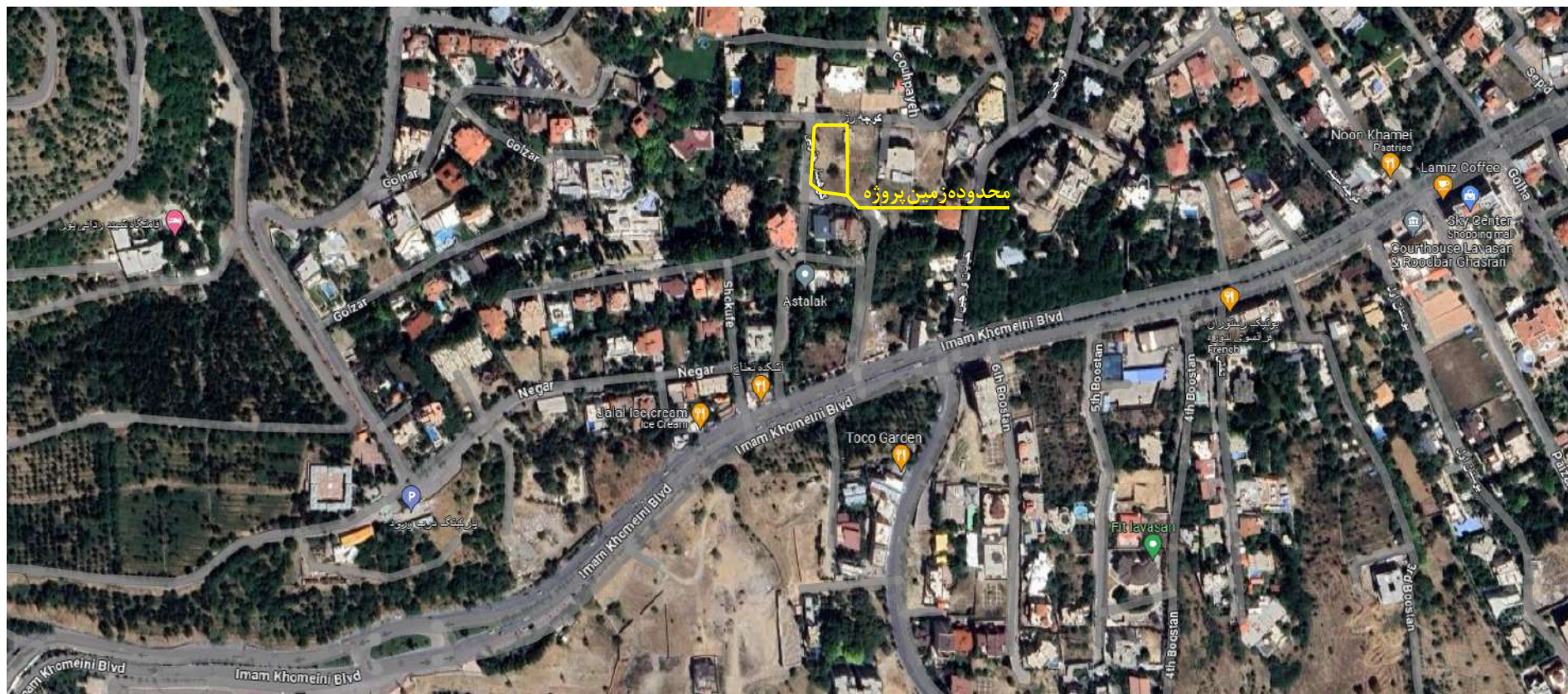
Basement Floor: Garage, Sauna, Gym, Utility Room, Storage, Party Room, Bar & ...

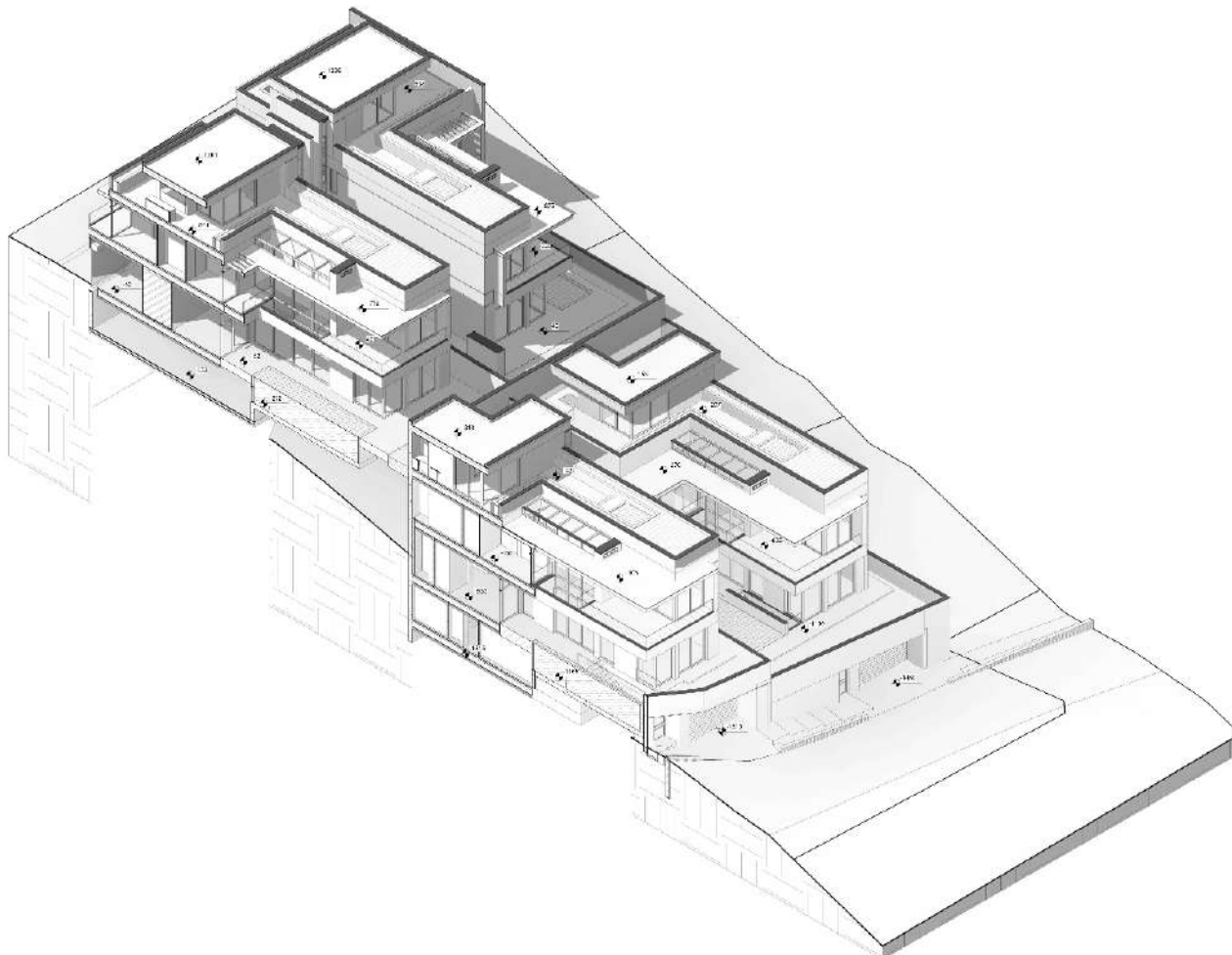
Ground Floor: Maid Room, Chef Kitchen, Kitchen, Bar, Family Room, Open Swimming Pool, Living, Dining & ...

1st Floor: 4 Master Bed Room, Balcony, Kitchenette, Laundry Room & ...

2nd Floor: Open Jacuzzi, Mechanical Room, Private Roof top, Sky Light, Open Bar, Roof Garden & ...

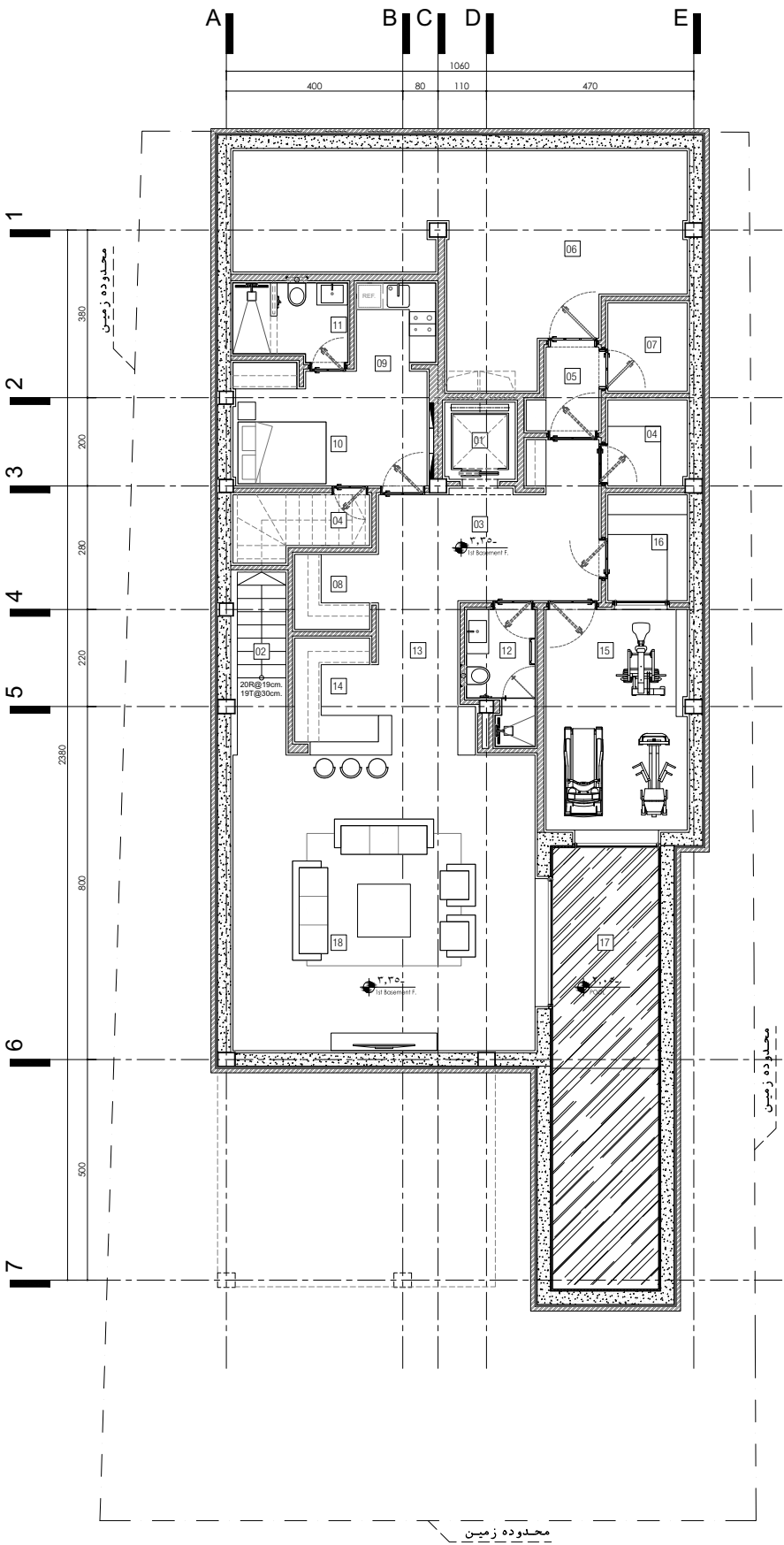








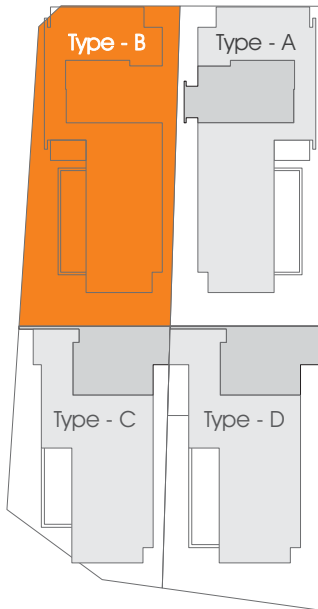
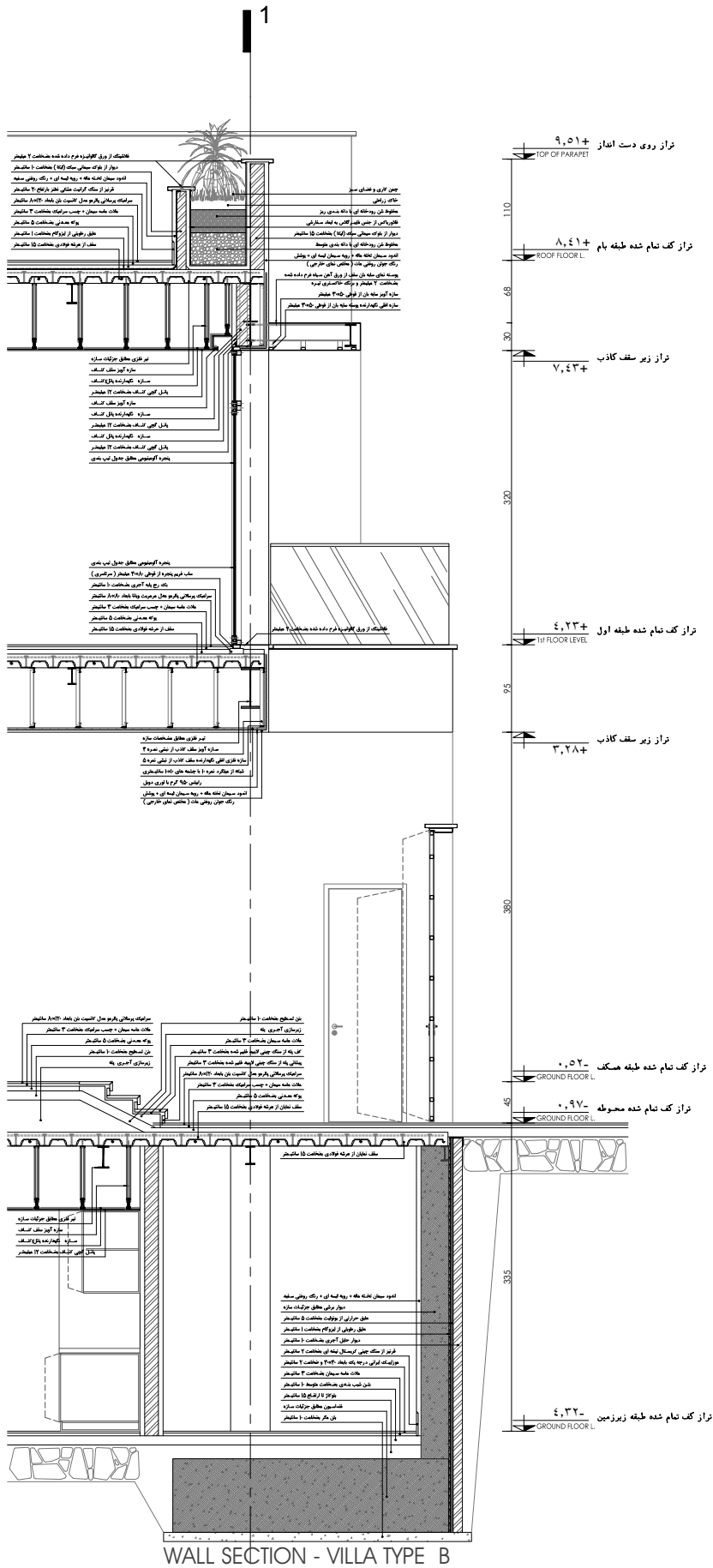
- 1 LIFT
- 2 STAIR
- 3 LIFT LOBBY
- 4 STORAGE
- 5 SERVICE Corridor
- 6 MECHANICAL ROOM
- 7 ELECTRICAL ROOM
- 8 CHANGING ROOM
- 9 MAID'S PANTRY
- 10 MAID'S ROOM
- 11 MAID'S BATHROOM
- 12 SERVICE TOILET
- 13 CORRIDOR
- 14 BAR
- 15 GYM
- 16 DRY SAUNA
- 17 SWIMMING POOL
- 18 PARTY ROOM

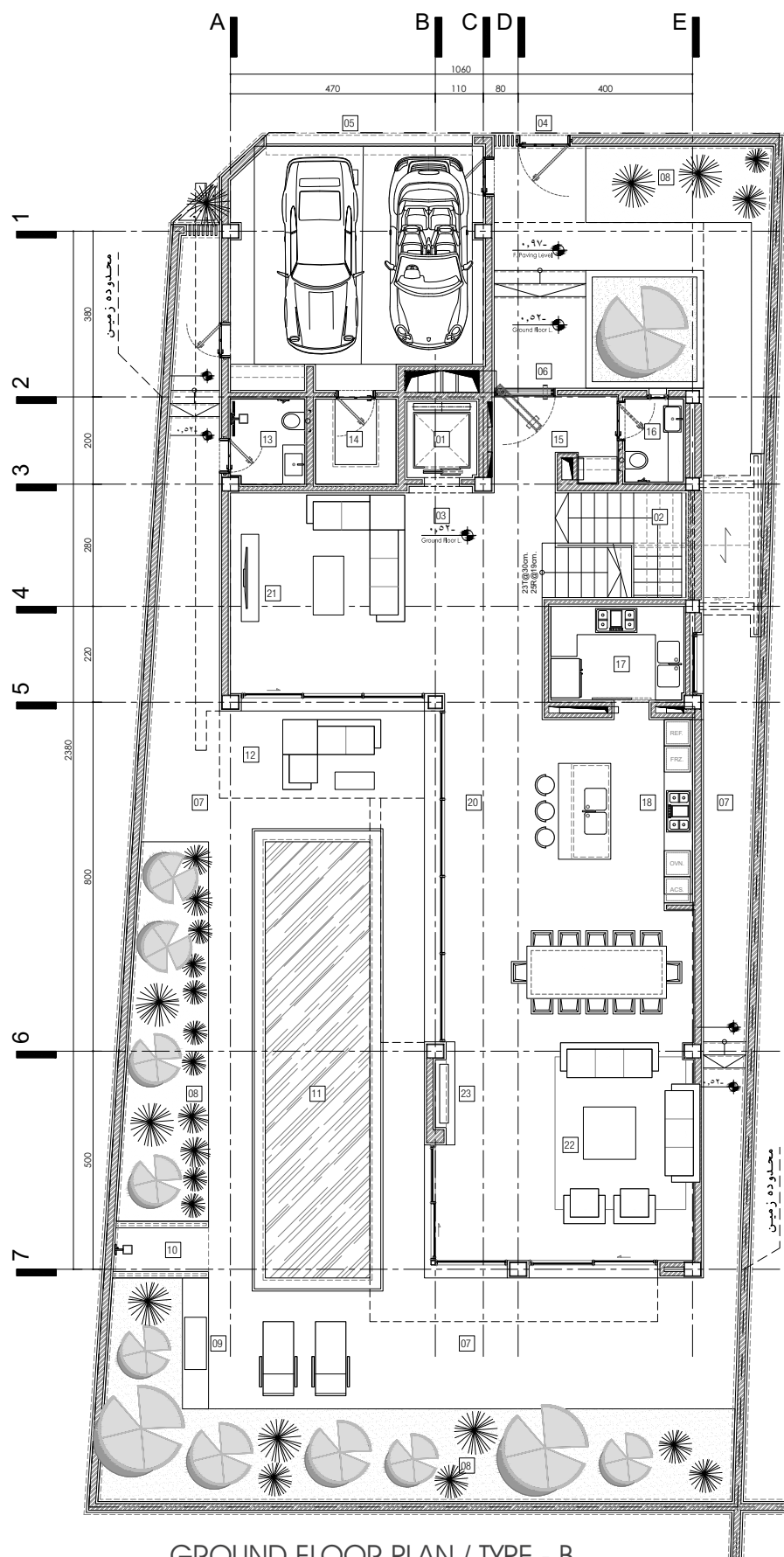


BASEMENT FLOOR PLAN / TYPE - A



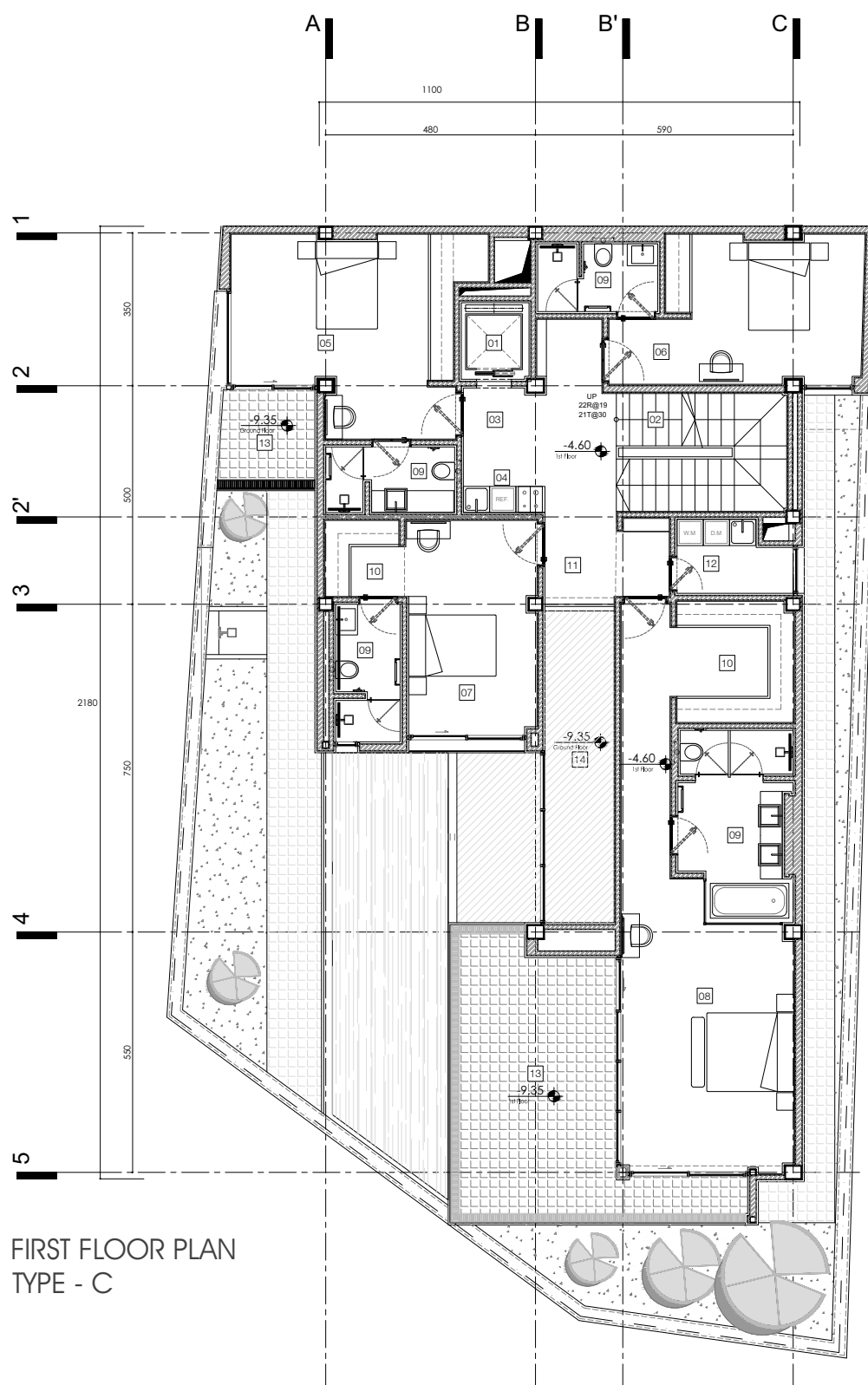






- 1 LIFT
- 2 STAIR
- 3 LIFT LOBBY
- 4 PEDESTRIAN ENTRANCE
- 5 CAR ENTRANCE
- 6 PARKING
- 7 YARD
- 8 LITTLE GARDEN
- 9 BBQ
- 10 OPEN SHOWER
- 11 OPEN SWIMMING POOL
- 12 POOL HALL
- 13 SERVICE TOILET
- 14 STORAGE
- 15 ENTRANCE
- 16 GUEST TOILET
- 17 DIRTY KITCHEN
- 18 MAIN KITCHEN
- 19 DINING ROOM
- 20 CORRIDOR
- 21 T.V. ROOM
- 22 LIVING ROOM
- 23 FIRE PLACE

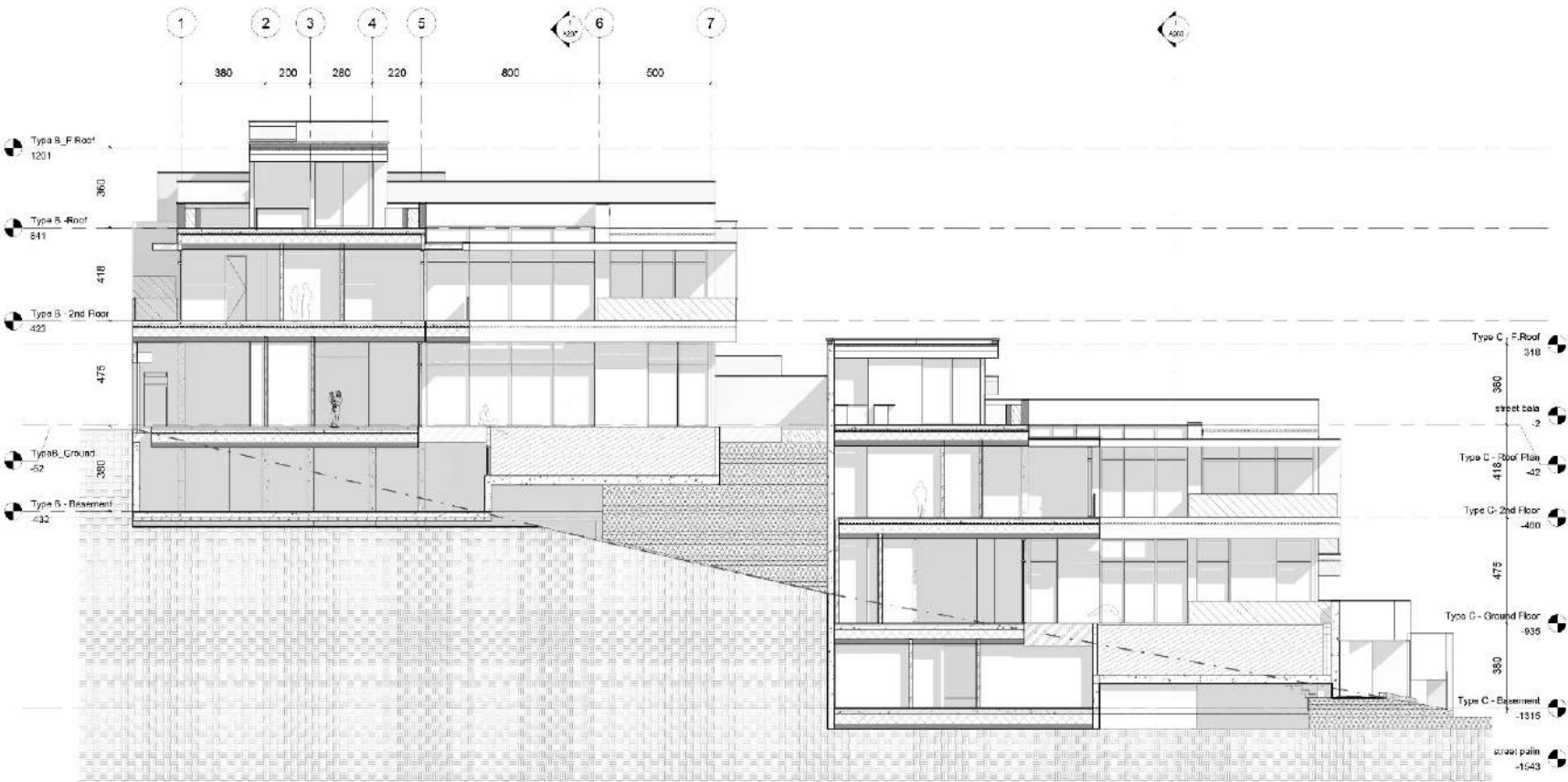
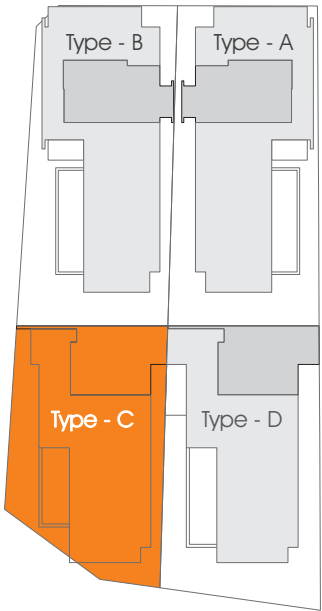


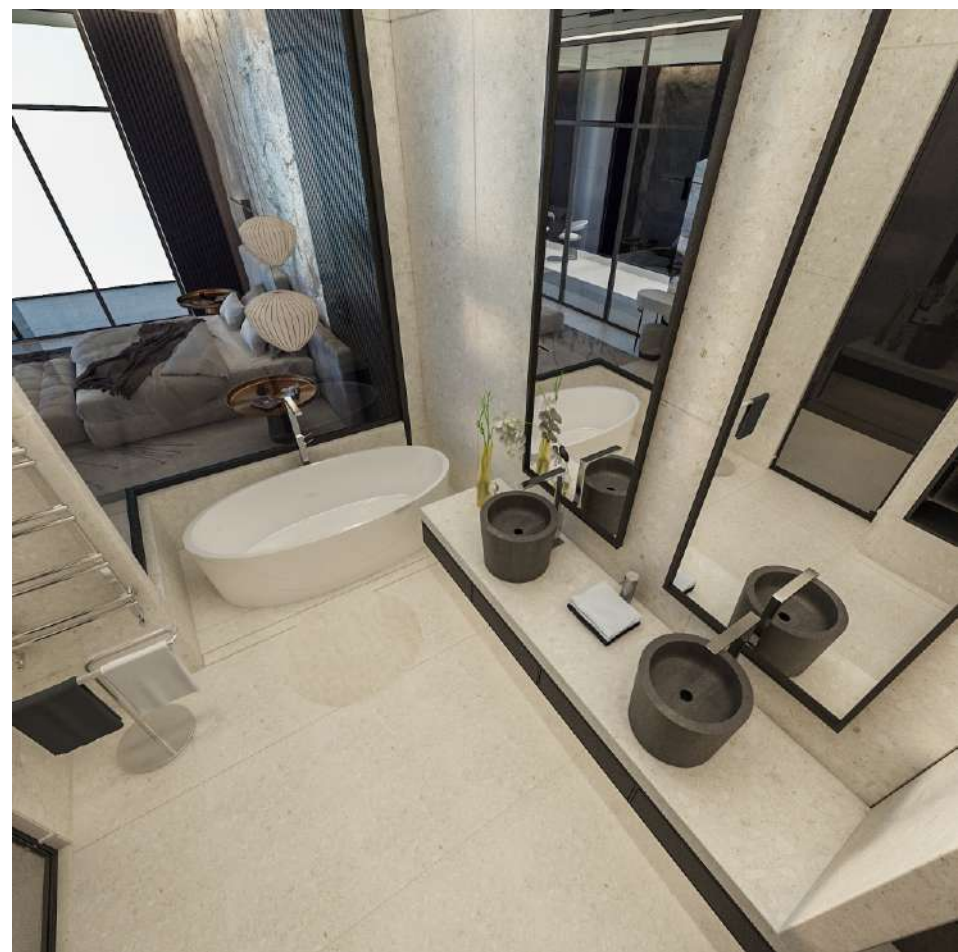
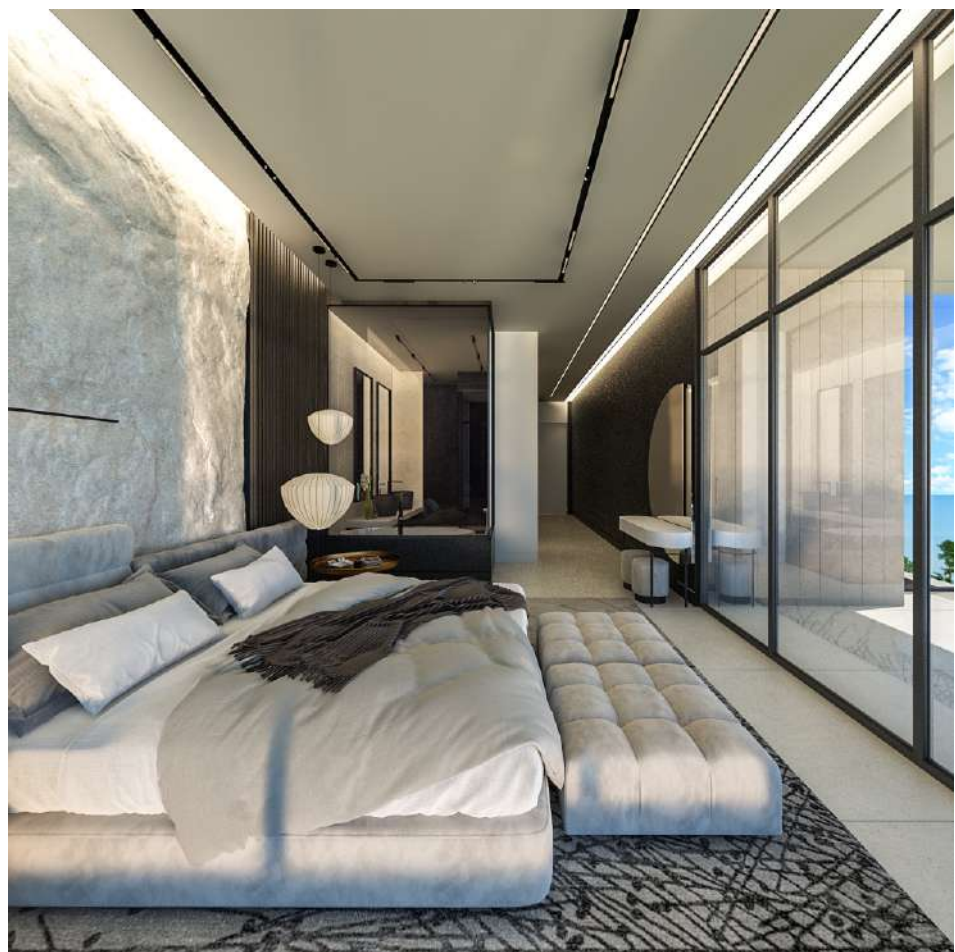
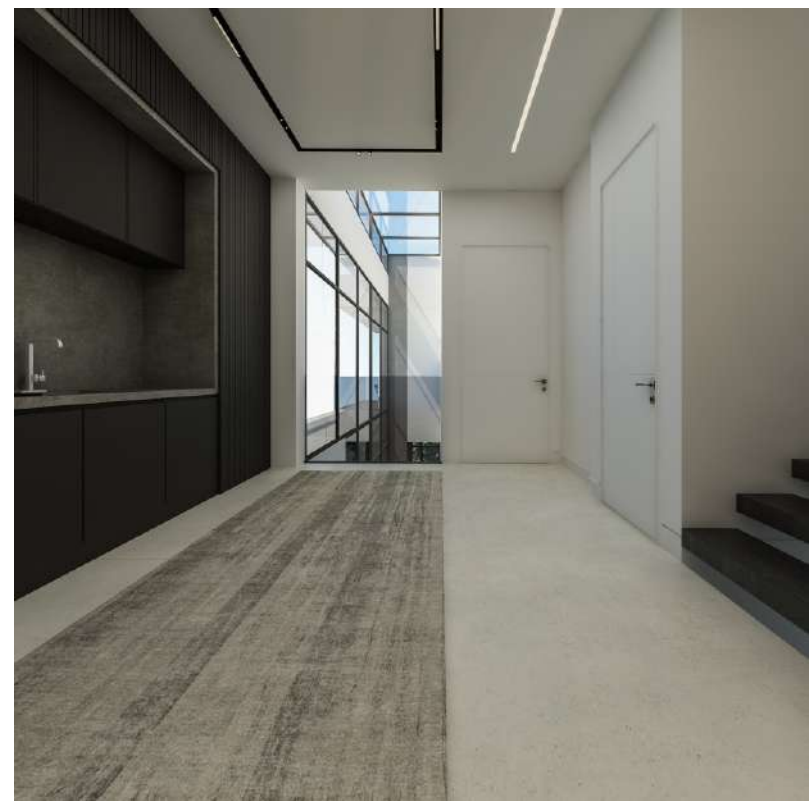


FIRST FLOOR PLAN
TYPE - C

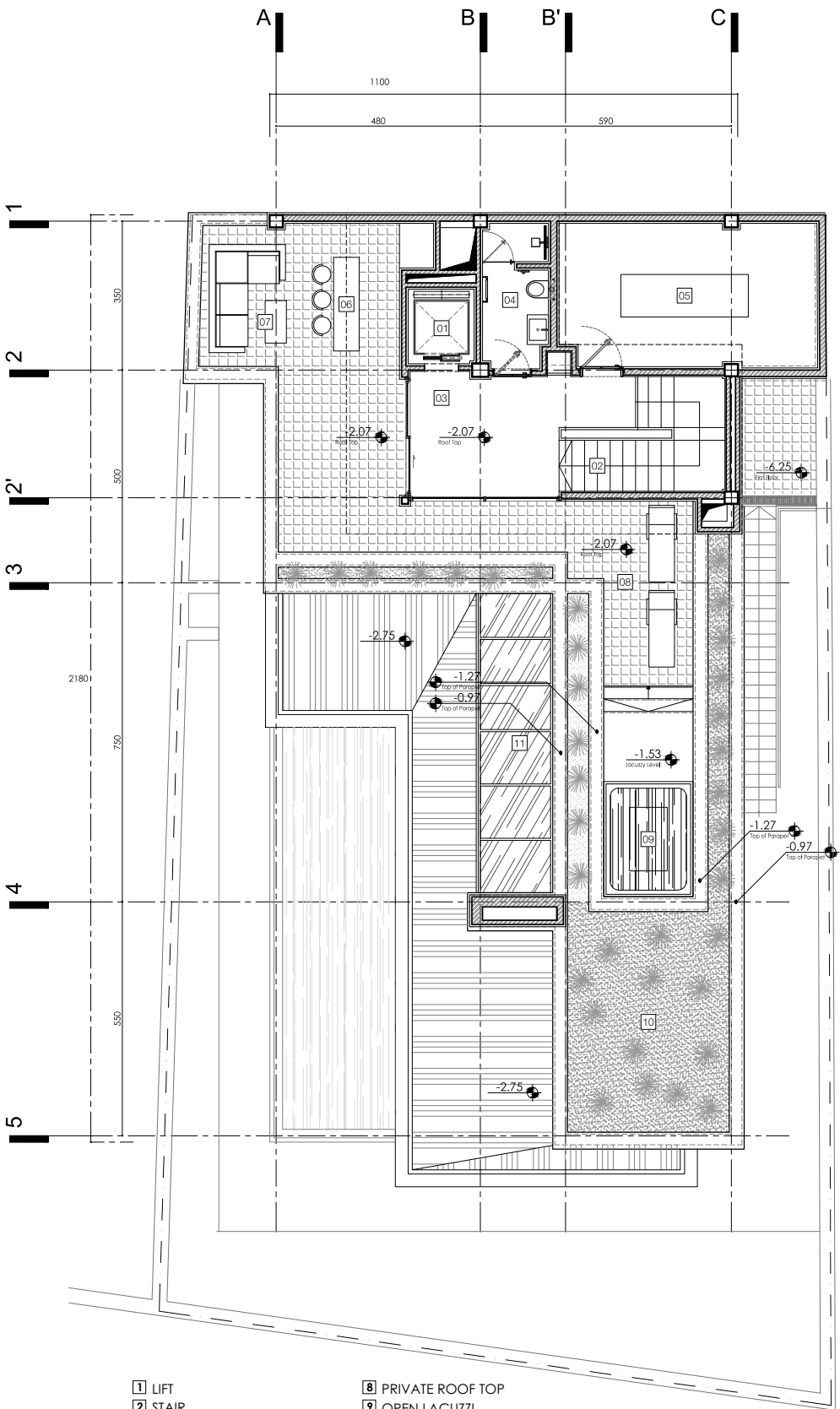
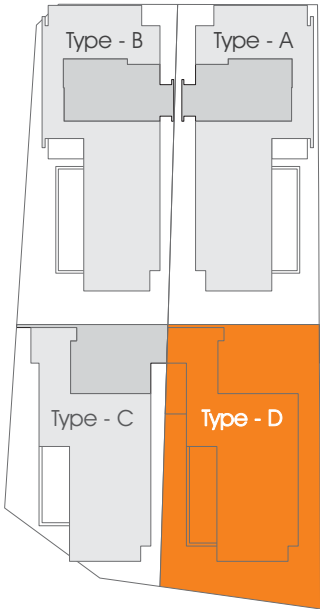
- | | |
|----------------------|----------------------|
| 1 LIFT | 8 MASTER BEDROOM #04 |
| 2 STAIR | 9 BATH ROOM |
| 3 LIFT LOBBY | 10 LOCKER ROOM |
| 4 KICHENETTE | 11 CORRIDOR |
| 5 MASTER BEDROOM #01 | 12 LAUNDRY ROOM |
| 6 MASTER BEDROOM #02 | 13 TERRACE |
| 7 MASTER BEDROOM #03 | 14 OPEN TO BELOW |





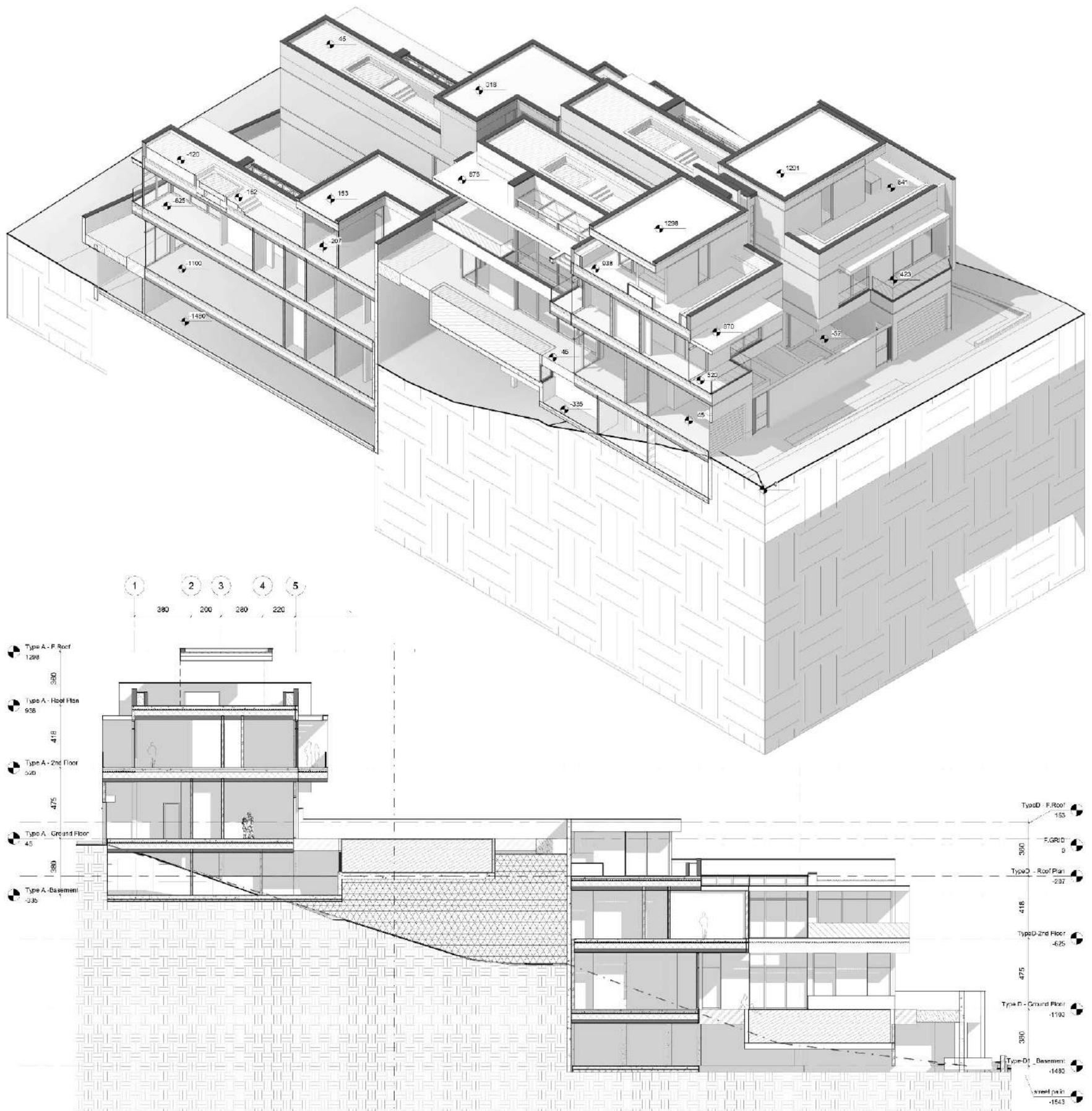






SECOND FLOOR PLAN
TYPE - D

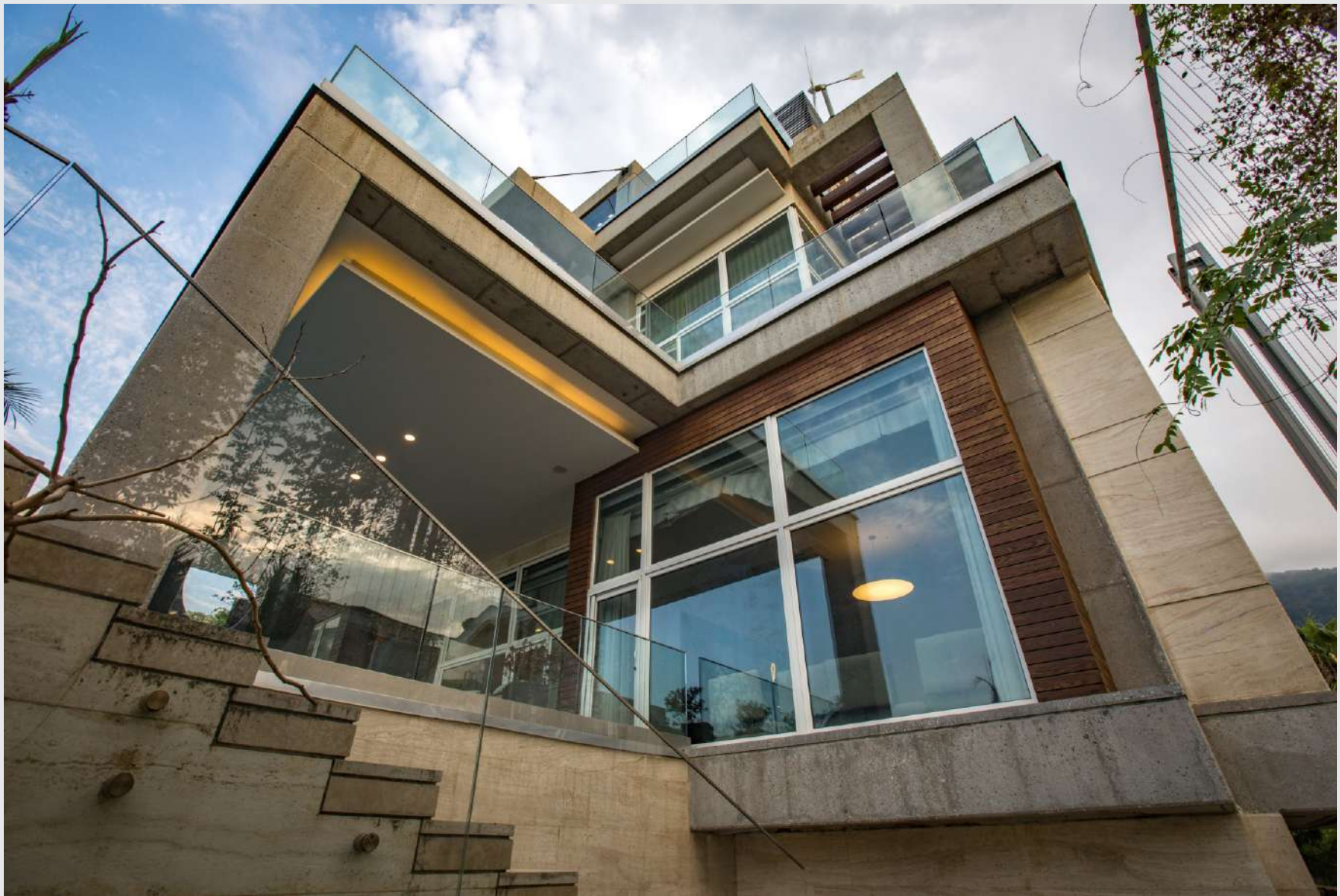








ROS
Residence



2H VILLA

Location: Mazgaah, Nowshahr, Mazandaran, Iran

Lot Area: 4000 sq.m.

Total Building Area: 1905 sq.m.

Floors & Function

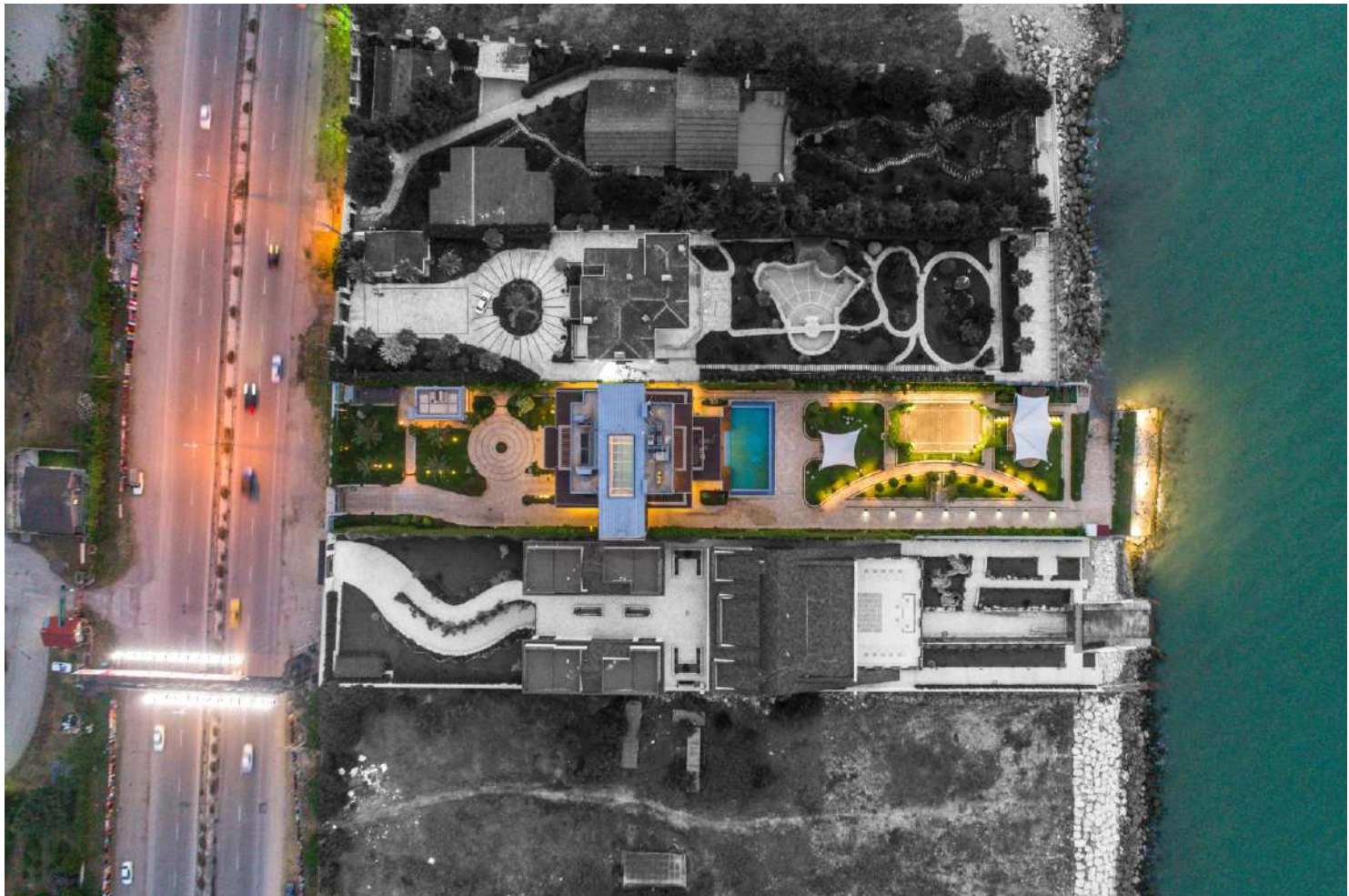
1st Basement Floor: Parking, Mechanical & Electrical Room, Storage, Laundry &

Ground Floor: Entrance, Car Entrance, Yard, Landscape, Ramp, Open Swimming Pool, Terrace, Foyer, Kitchen, 2 Master Bed Rooms, 2 Bed Rooms, Service Kitchen, T.V. Room, Living & Dining, Fire Place & ...

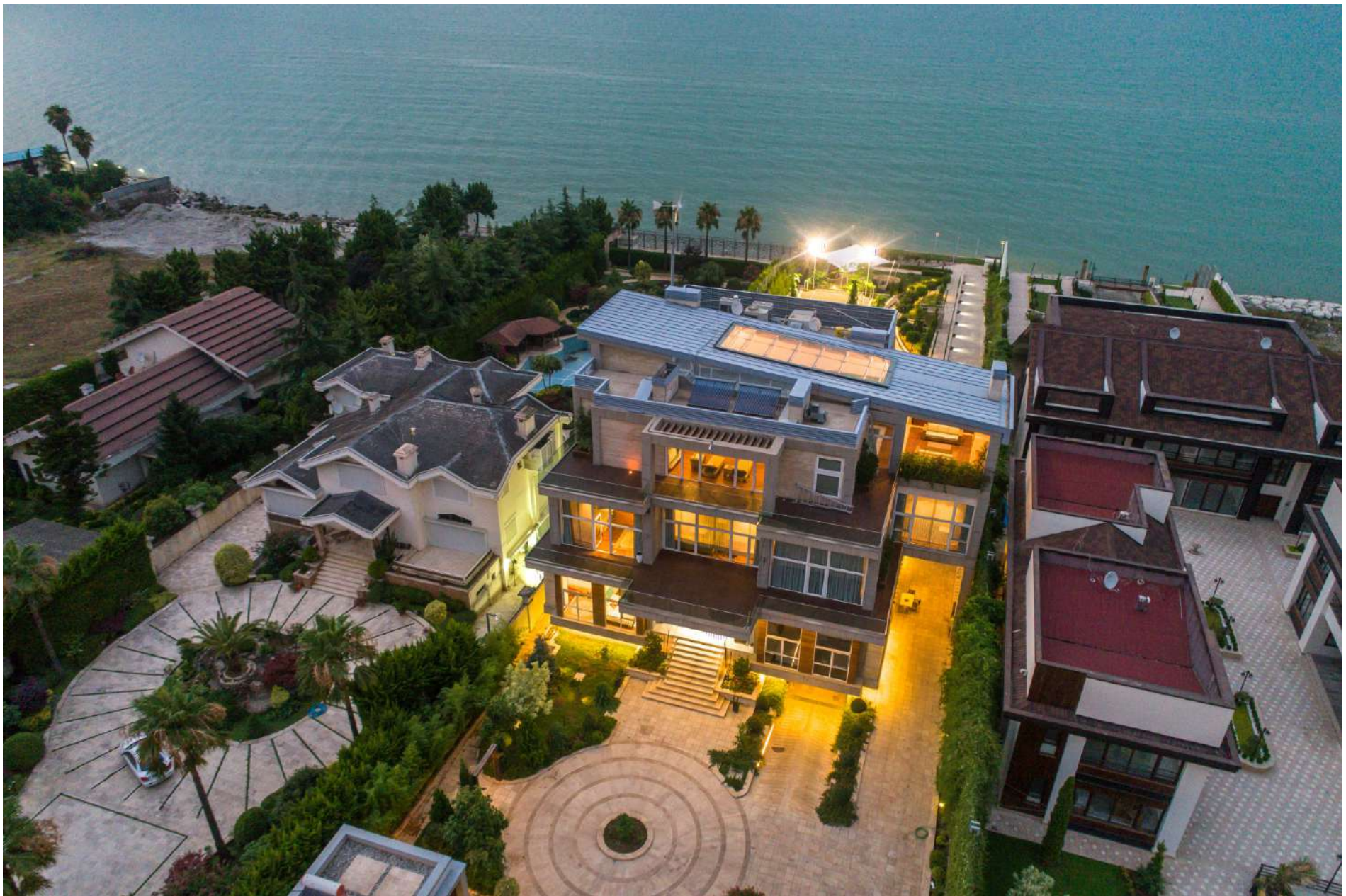
1st Floor: 3 Master Bed Rooms, Family Room, Kitchen, Void, Fire Place, Terrace & ...

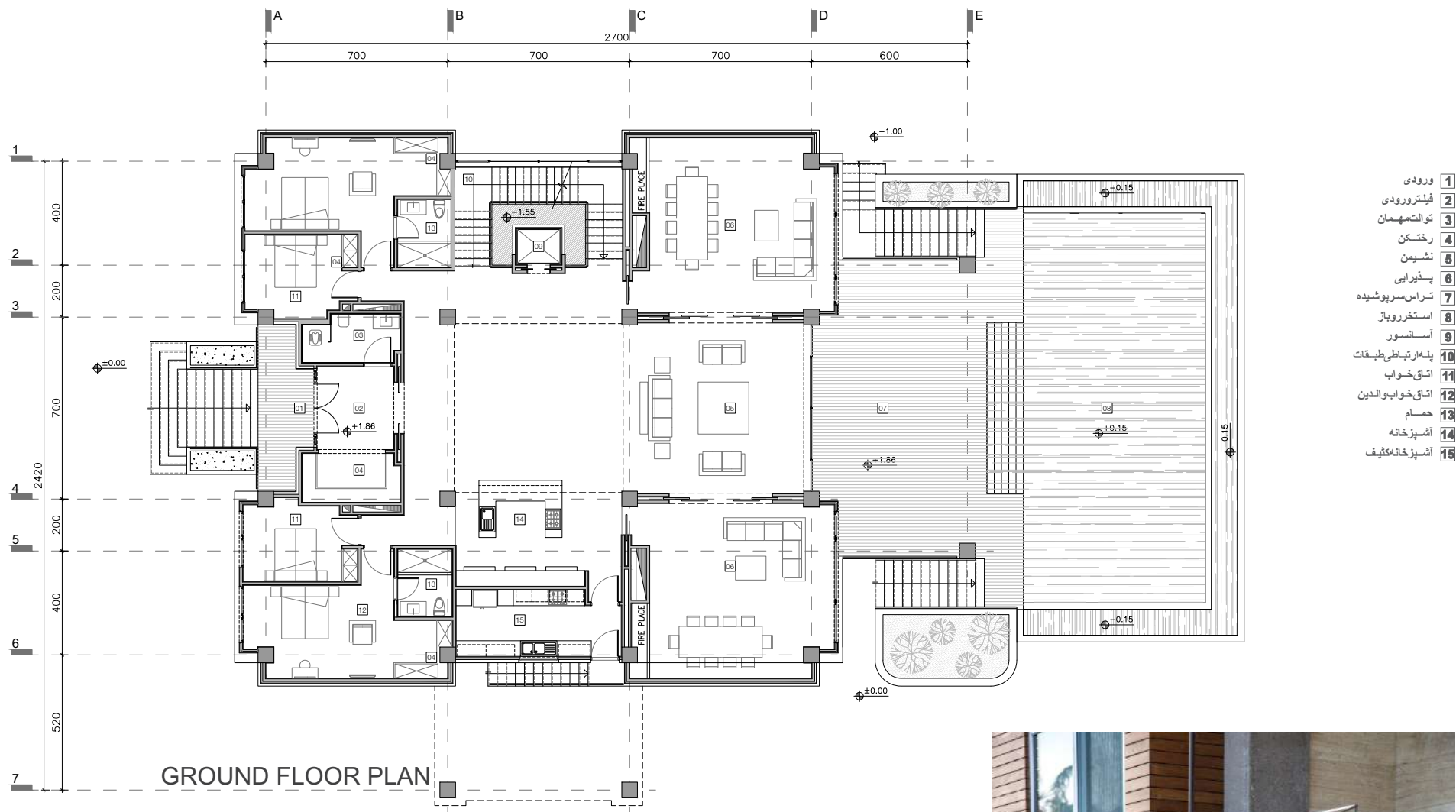
Roof Floor: Swimming Pool, Jacuzzi, Sauna, Billiard Room, Private Roof Top, Kitchenette &

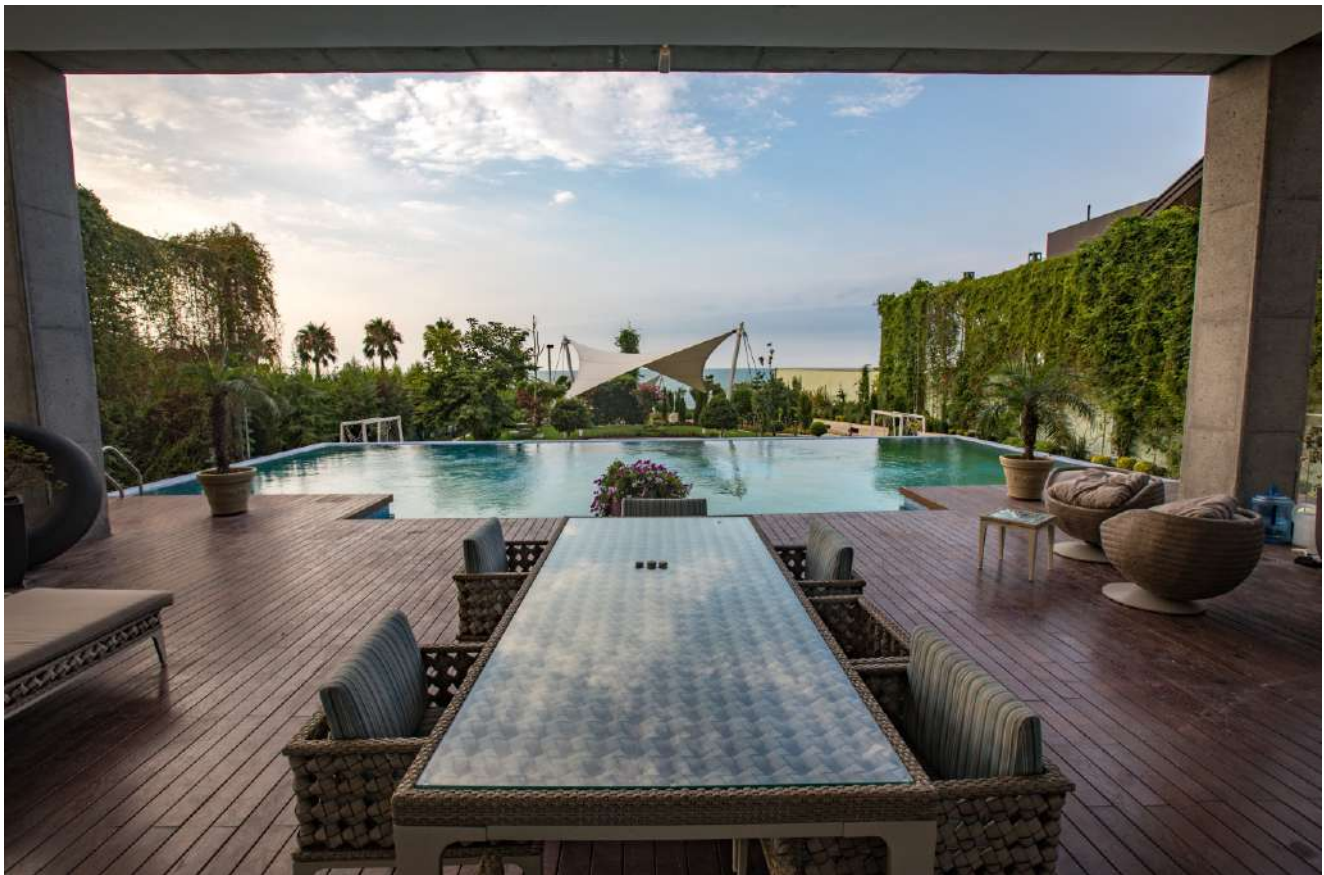


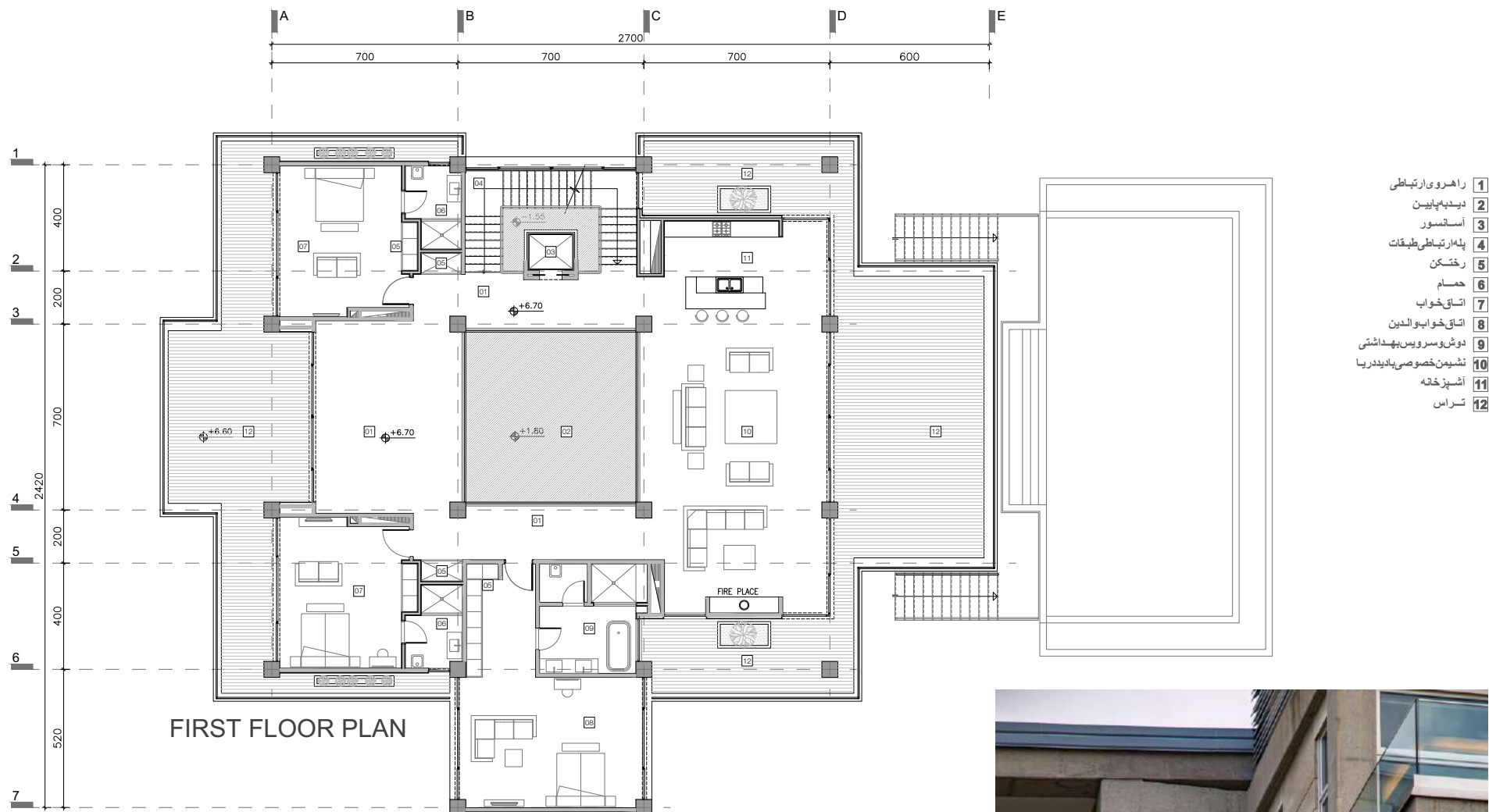










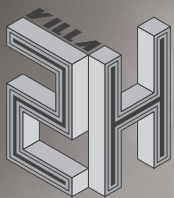














BEHDAD VILLA

Location: No.27, Katharina Complex, Tuska Tok, Nowshahr, Mazandaran, Iran

Lot Area: 800 sq.m.

Total Building Area: 646 sq.m.

Floors & Function

Basement Floor: Mechanical Room, Electrical Room, Storage & Laundry Room.

Ground Floor: Entrance, Car Entrance, Car Parking, Service Kitchen, Main Kitchen, Living & Dining, Fire Place, Office & ...

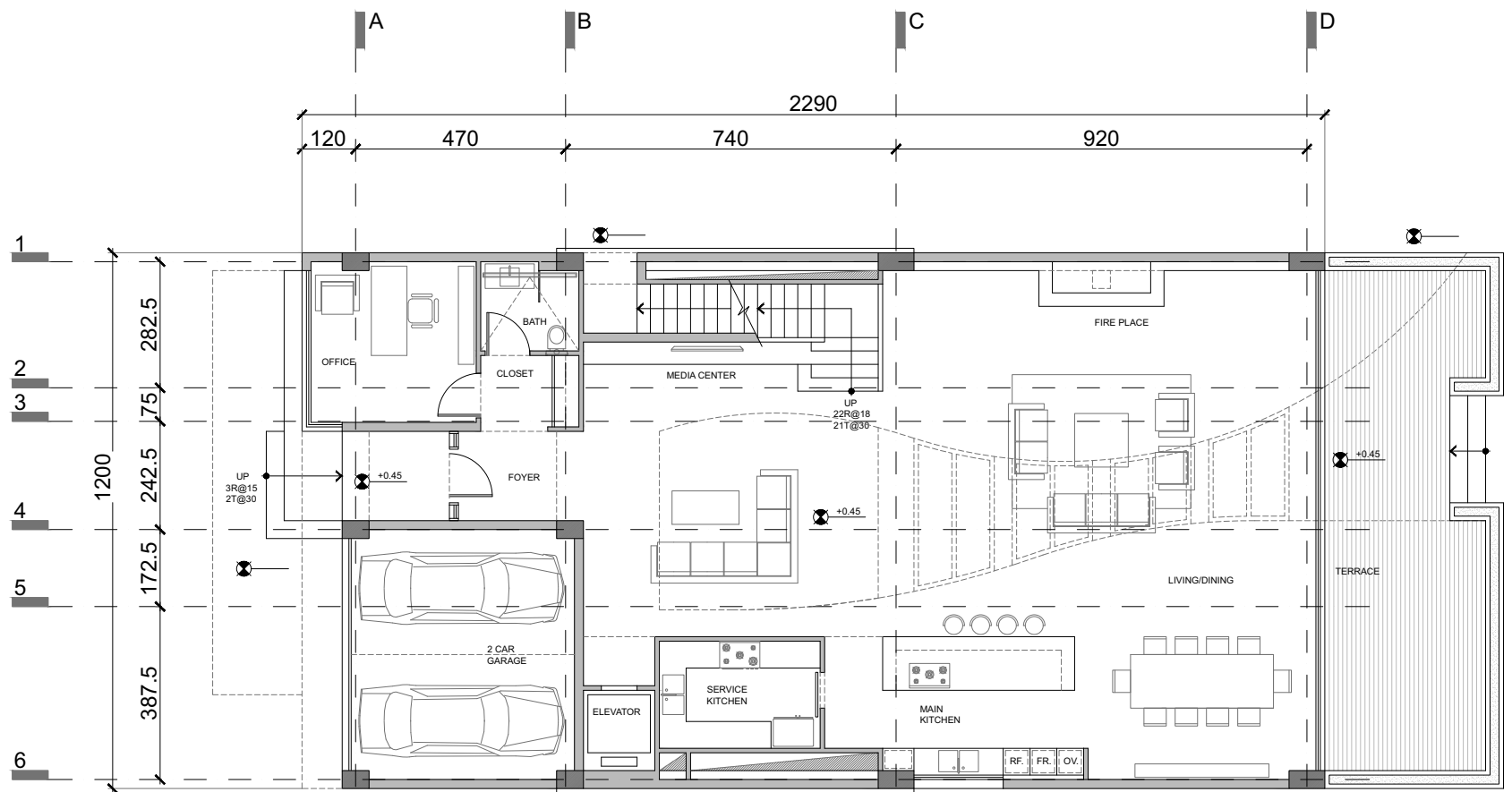
1st Floor: 4 Master Bed Rooms, Family Rooms, Void, Private Balcony & ...

Roof Floor: Bar, Billiard Room, Void, Infinity Pool (open), Jacuzzi, Private Roof Top & ...

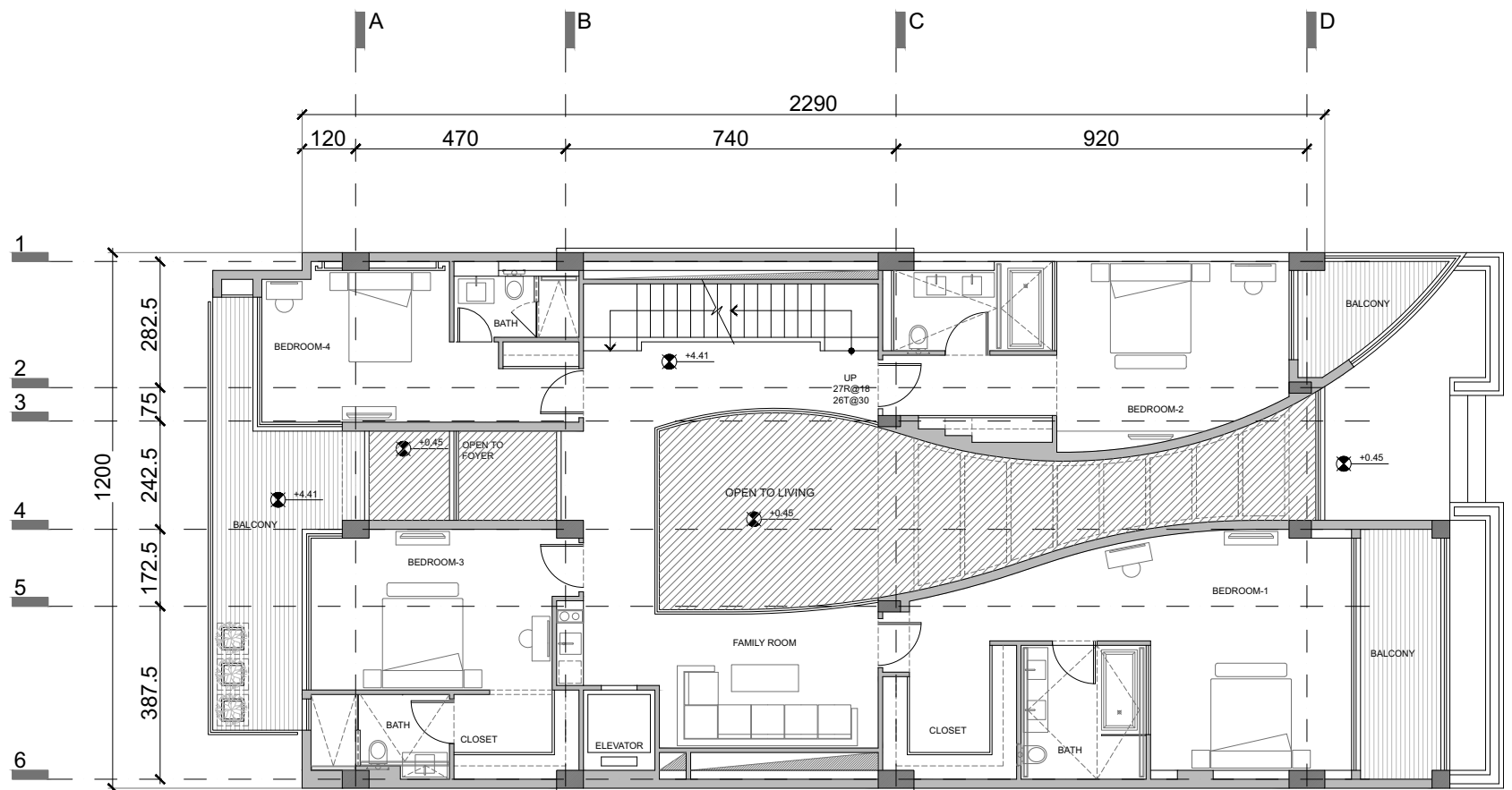








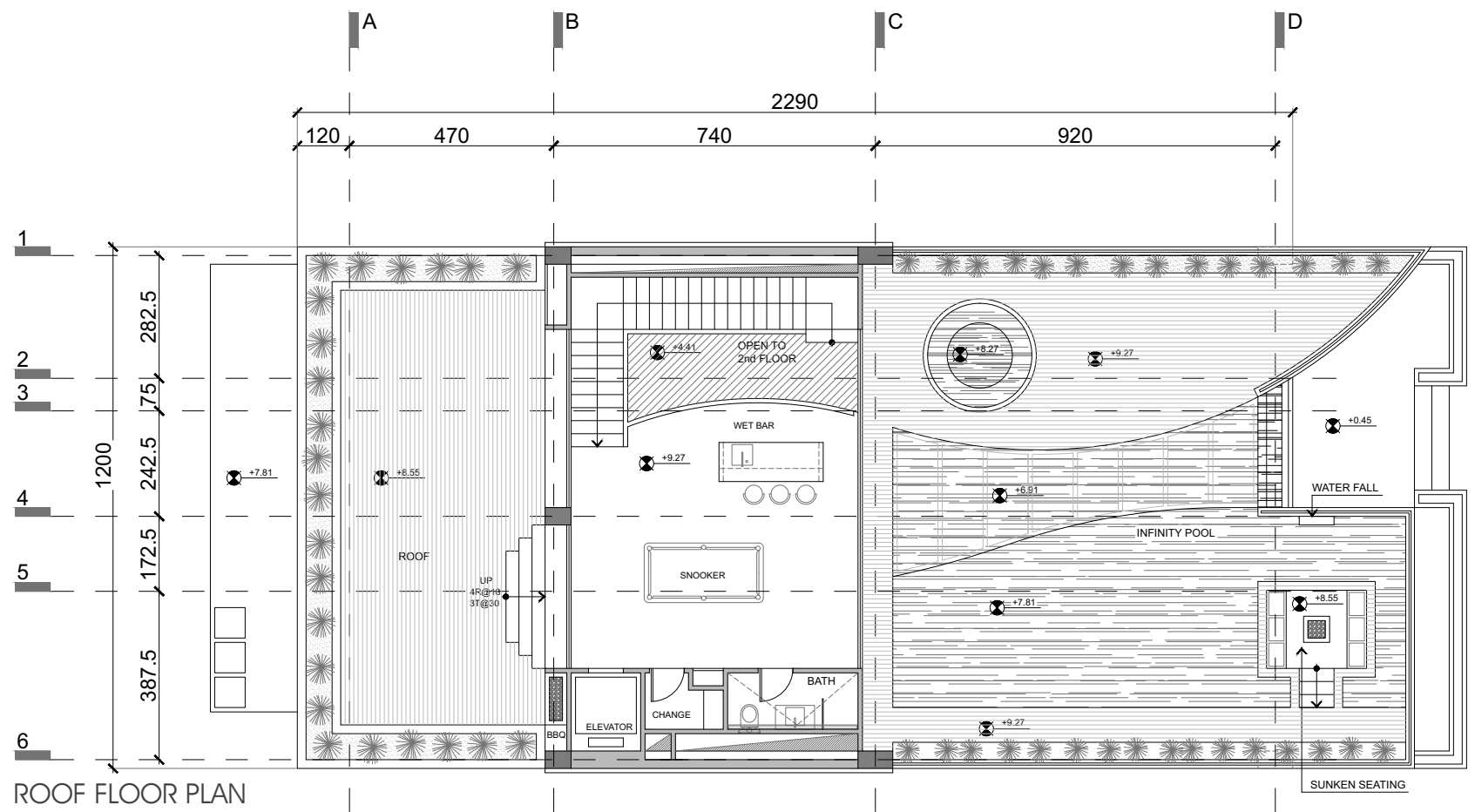
GROUND FLOOR PLAN



1st FLOOR PLAN







BEHDAD





SAMAN.1 VILLA

Location: Homand, 10th Saman, Lavasan, Tehran, Iran

Lot Area: 1000 sq.m.

Total Building Area: 700 sq.m.

Floors & Function

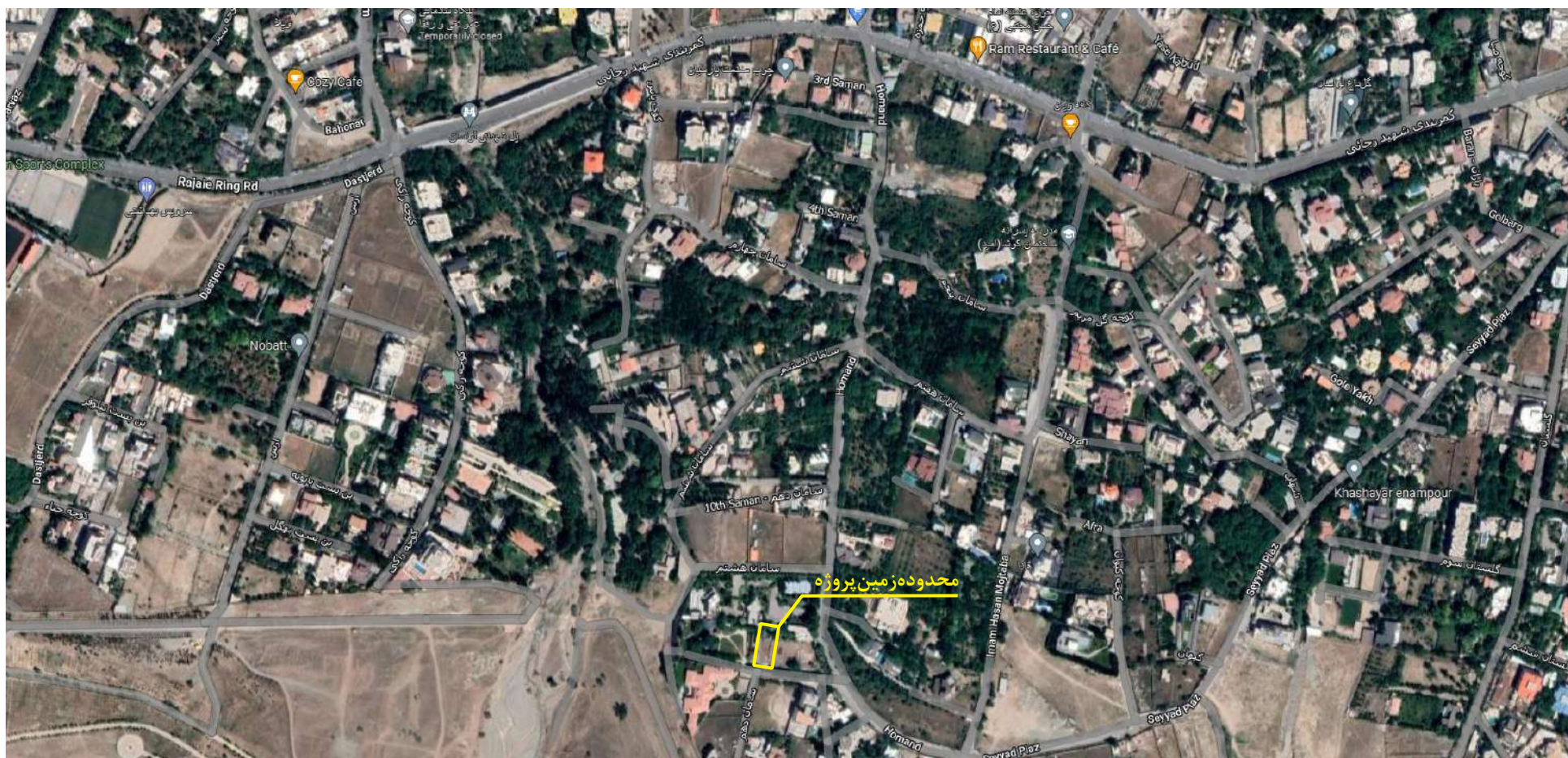
1st Basement Floor: Parking, Ramp, Mechanical Room, House Keeper, Gym, Sauna, Home Theater & Storage.

Ground Floor: Entrance, Car Entrance, Landscape, Ramp, Infinity Swimming Pool, Jacuzzi, Guest Room, Family Room. Chef's Kitchen, Kitchen, Fire Place, Living & Dining.

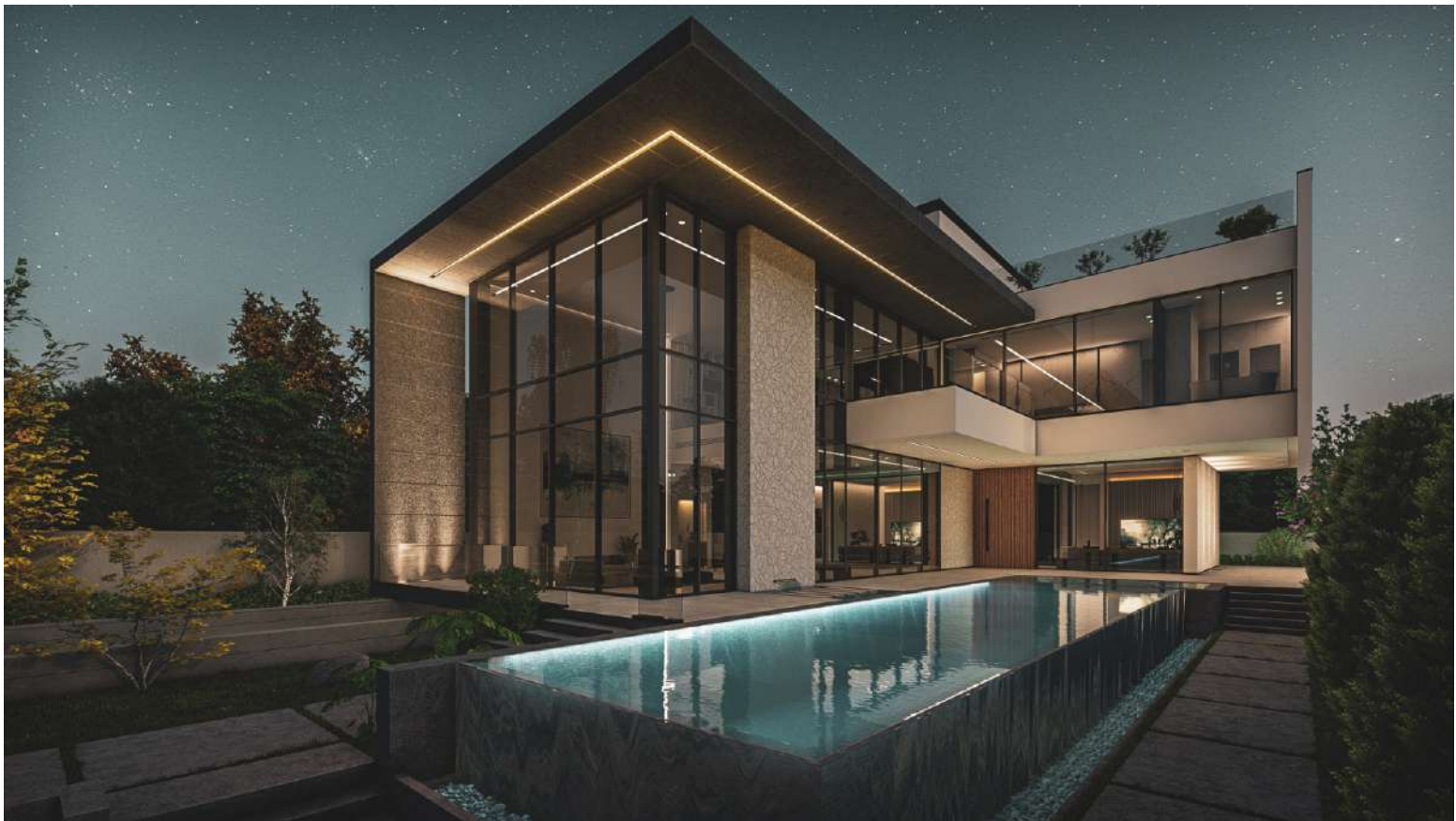
1st Floor: 3 Master Bed Rooms, Laundry, Family Room, Kitchenette & Terrace

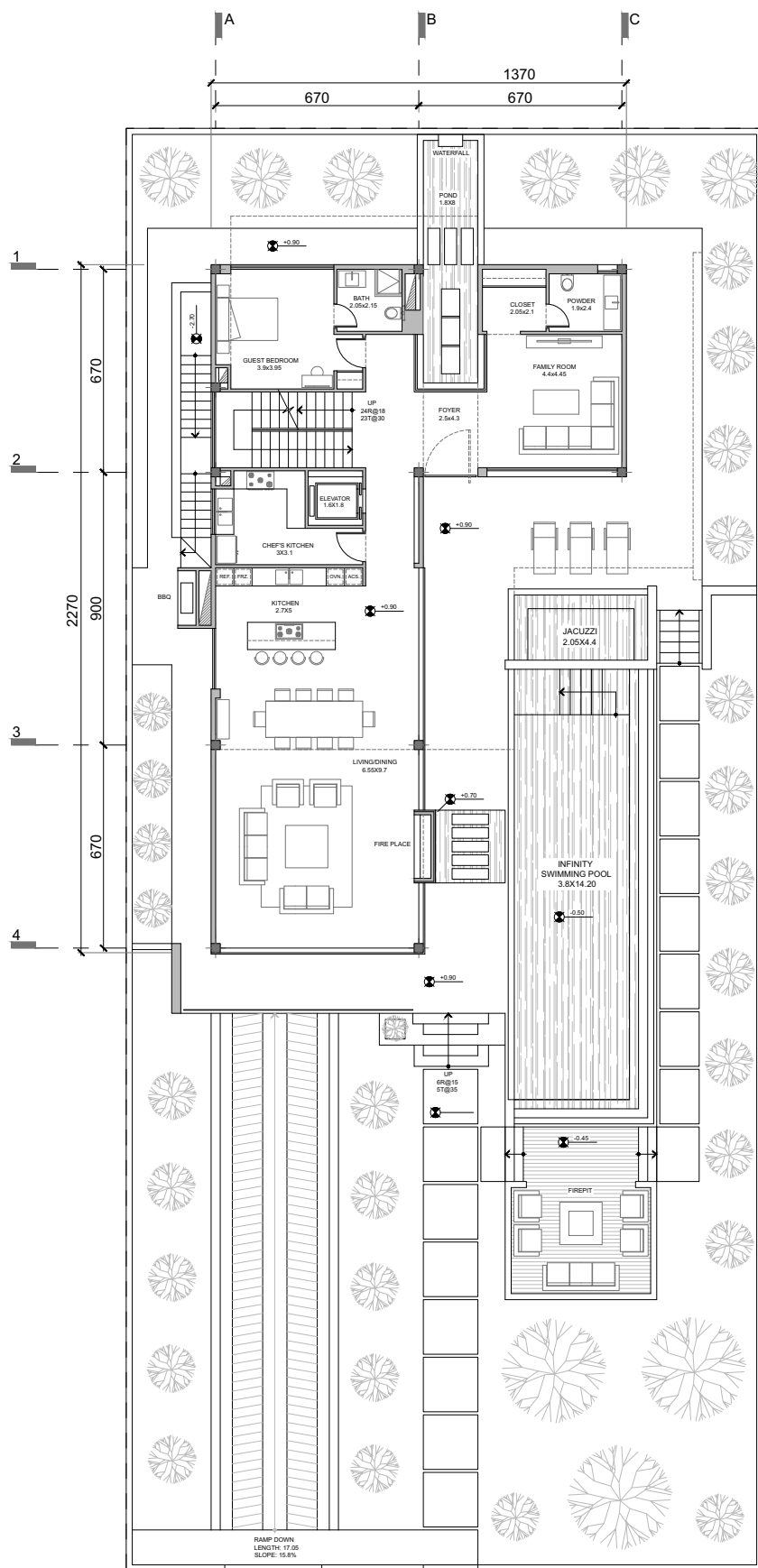
Roof Floor: Roof Garden, Outdoor Bar, Private Roof Top & Mechanical Room.



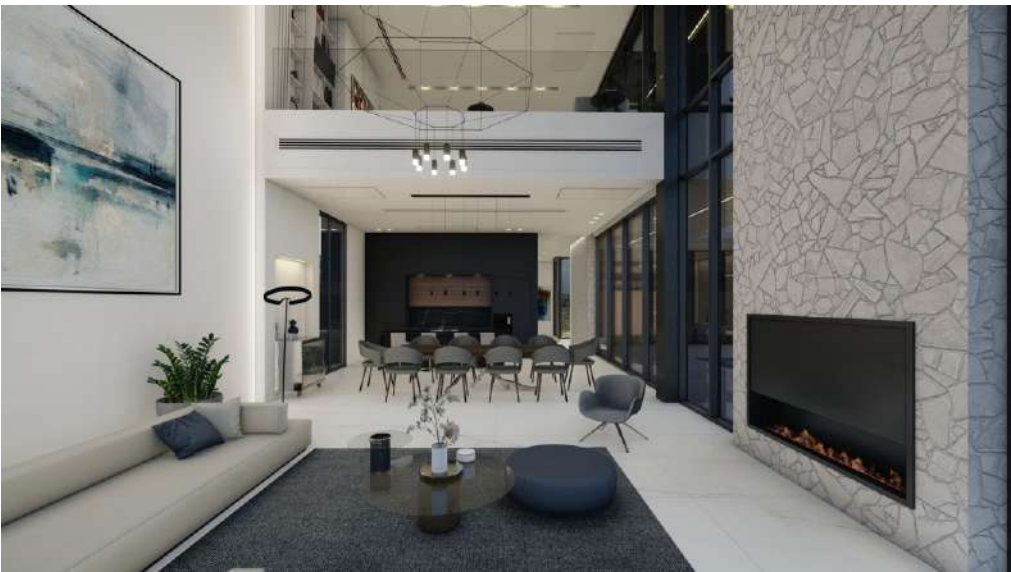
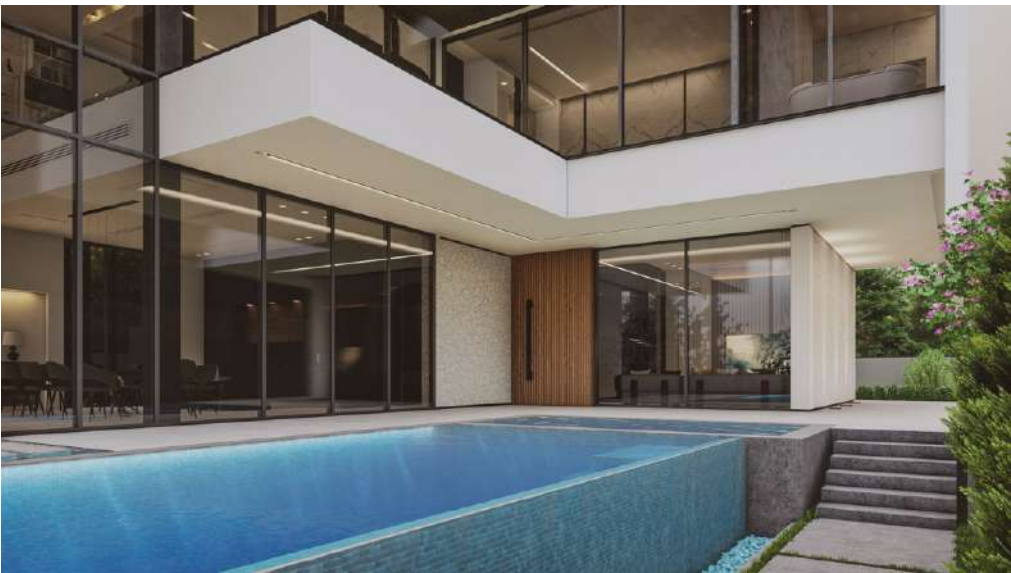








GROUND FLOOR PLAN











Y4 RESIDENCE



Location: Lavasan, Tehran, Iran

Lot Area: 1000 sq.m.

Total Building Area: 895 sq.m.

Floors & Function

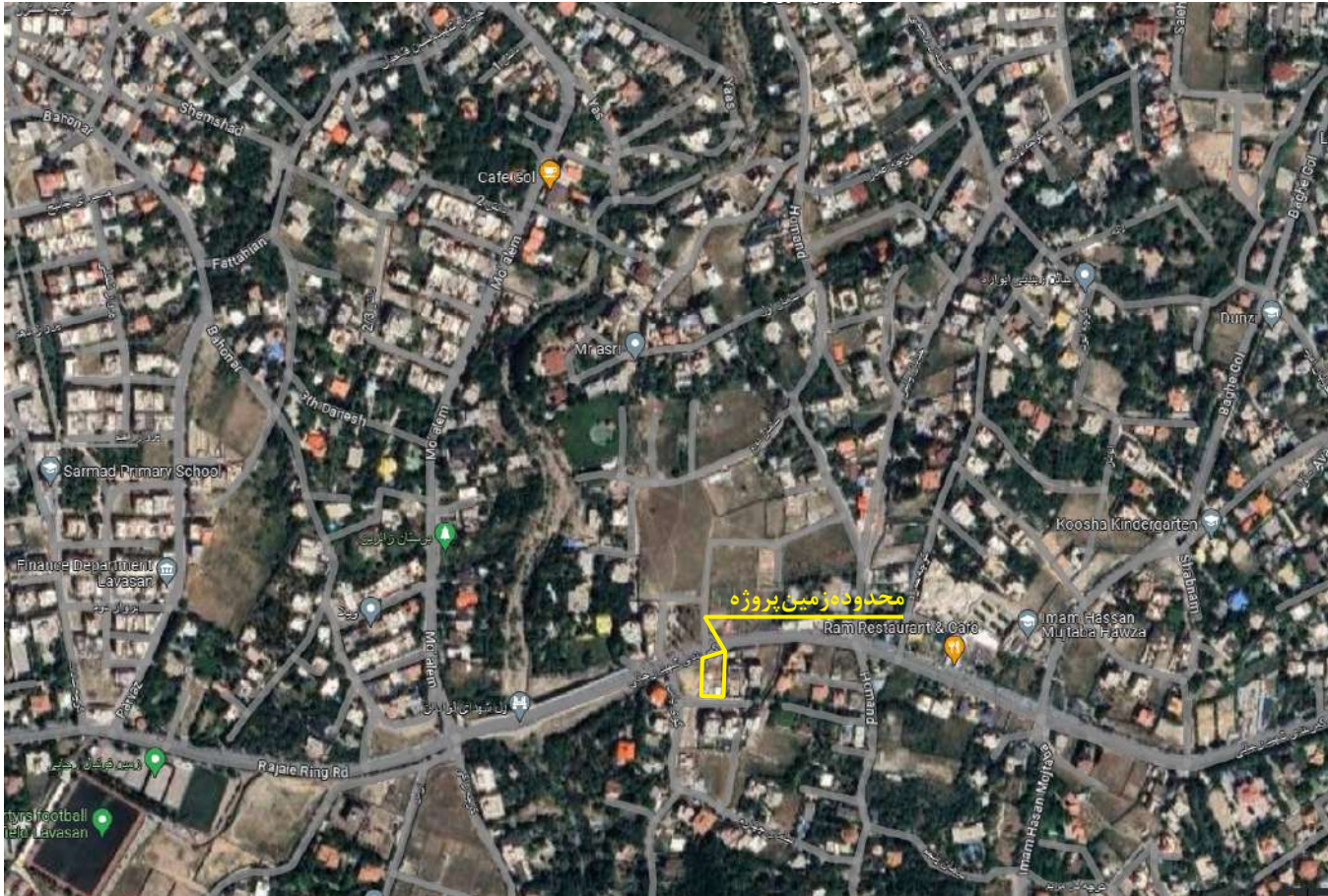
1st Basement Floor: Parking, Lobby, Bar, Sunken Courtyard, Mechanical & Electrical Room, Storage & ...

Ground Floor: Entrance, Car Entrance, House Keeper, Yard, Landscape, Foyer, Kitchen, Service Kitchen, Guest Room, T.V. Room, Dining Room, Living Room, Fire Place, Open Infinity Swimming Pool, Jacuzzi, Open Shower, Open Lounge, Canopy, BBQ & ...

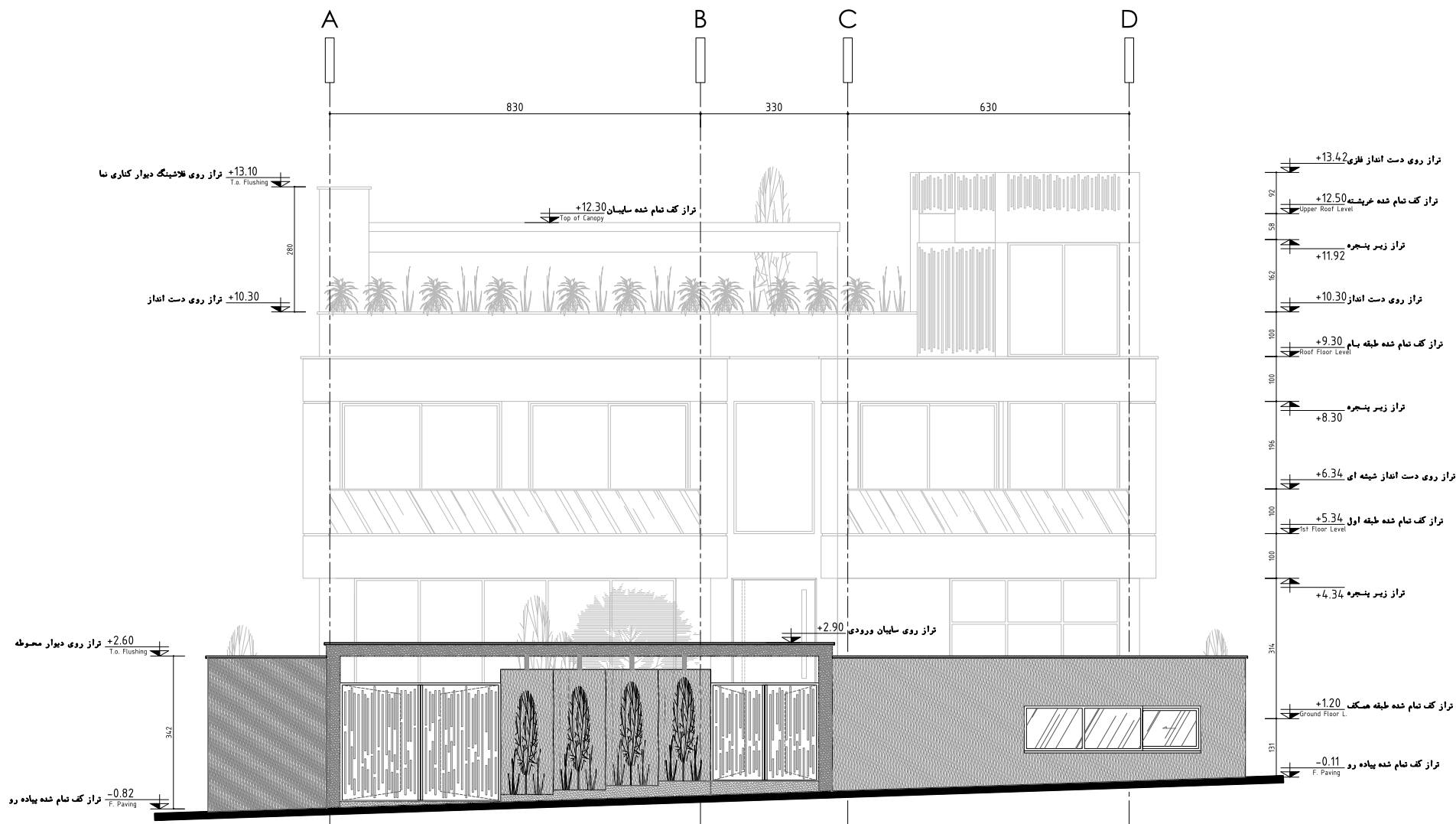
1st Floor: 4 Master Bed Rooms, Walk in Closet, Kitchenette, T.V. Room, Laundry Room, Void, Lounge, Fire Place, Balcony & ...

2nd Floor: Open Bar, Private Roof Top, Garden, Fountain, Open Lounge & ...

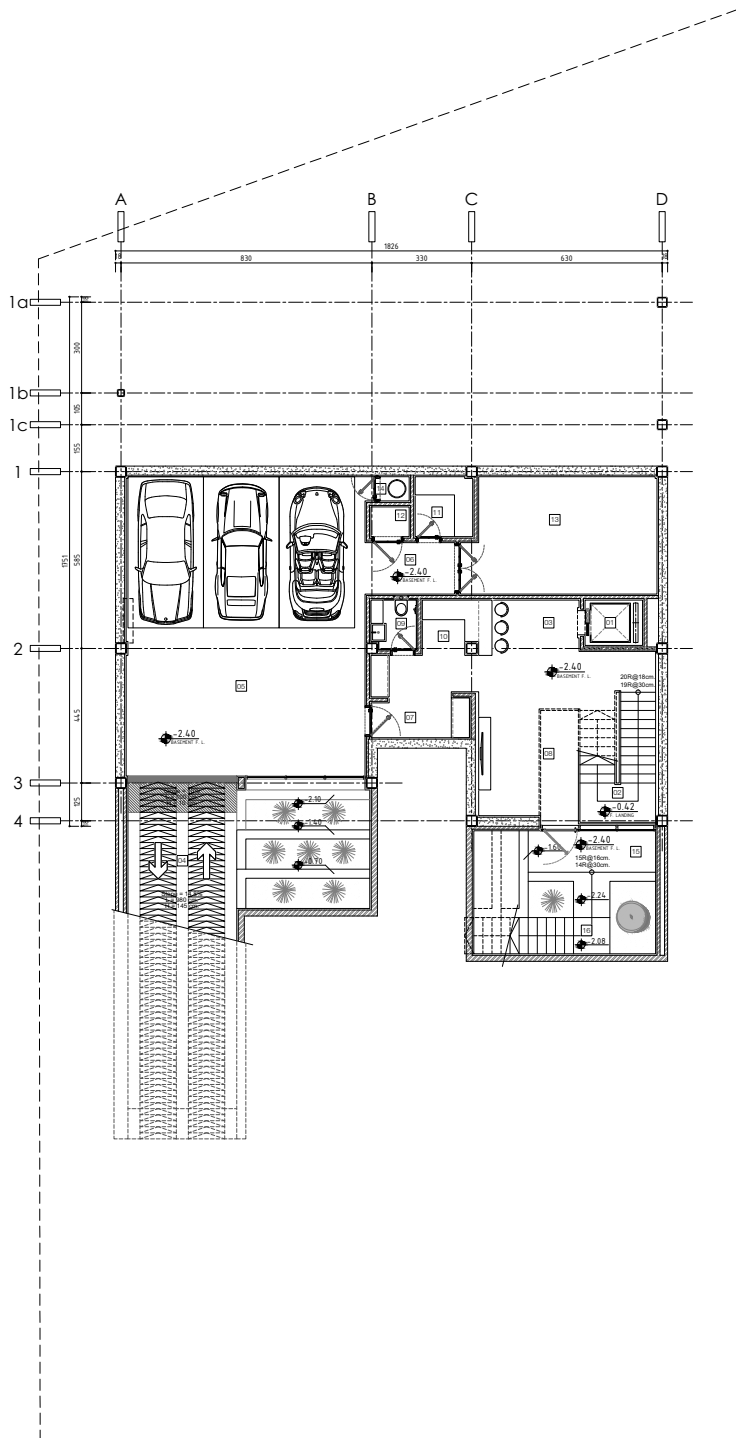








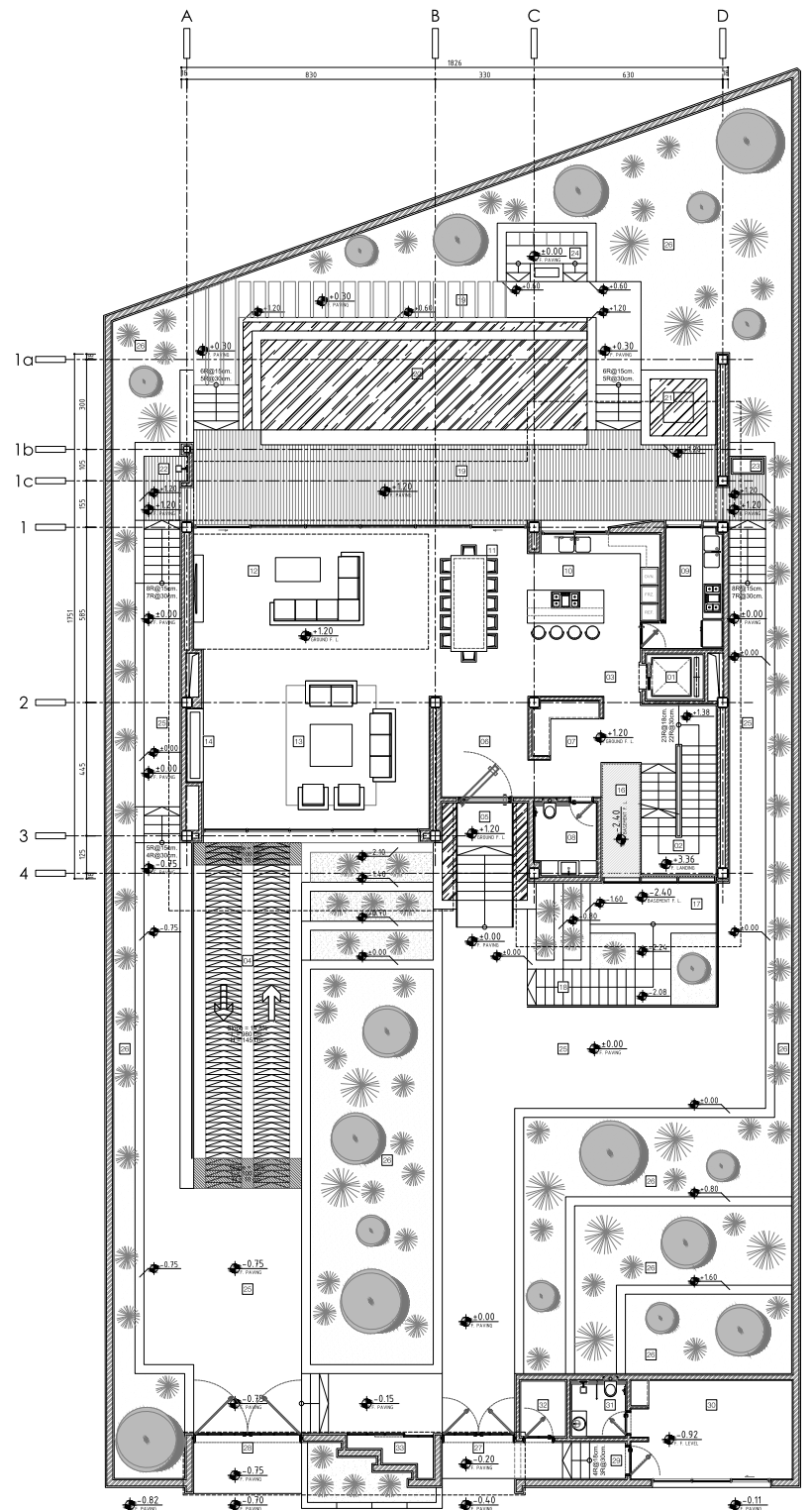




BASEMENT FLOOR PLAN

- | | |
|--------------|------------------------|
| 1 LIFT | 12 ELECTRICAL ROOM |
| 2 STAIR | 13 UTILITY ROOM |
| 3 LIFT LOBBY | 14 VACUUM CLEANER TANK |
| 4 RAMP | 15 SUNKEN COURTYARD |
| 5 PARKING | 16 OPEN STAIR |
| 6 CORRIDOR | |
| 7 FOYER | |
| 8 LOUNGE | |
| 9 TOILET | |
| 10 BAR | |
| 11 STORAGE | |



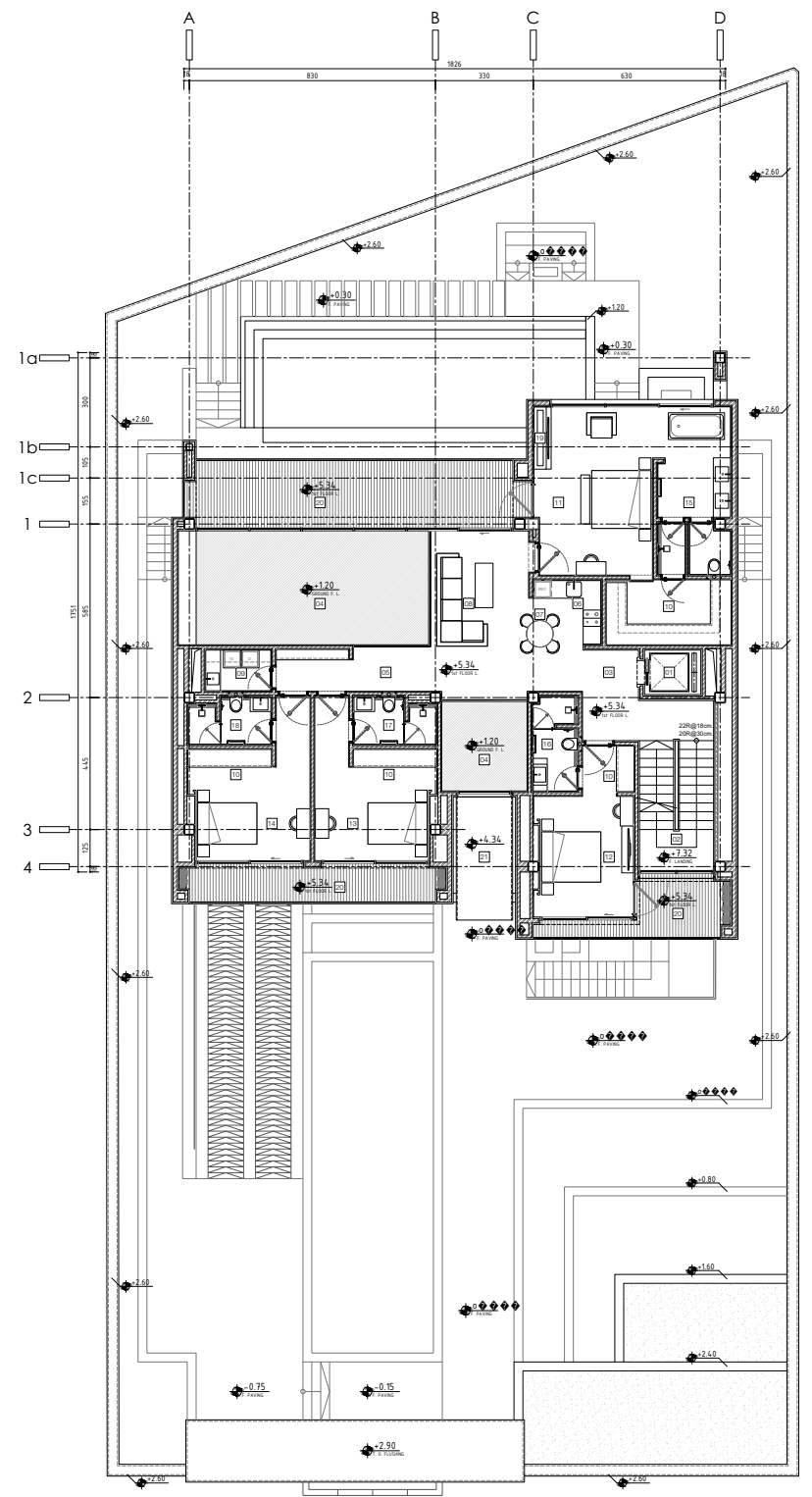


GROUND FLOOR PLAN

- | | | |
|-----------------|-----------------------|------------------------|
| 1 LIFT | 12 T.V. ROOM | 23 BBQ |
| 2 STAIR | 13 LIVING | 24 OPEN LOUNGE |
| 3 LIFT LOBBY | 14 FIREPLACE | 25 YARD |
| 4 RAMP | 15 GUEST ROOM | 26 GARDEN |
| 5 ENTRANCE | 16 OPEN TO BELLOW | 27 PEDESTRIAN ENTRANCE |
| 6 FOYER | 17 SUNKEN COURTYARD | 28 CAR ENTRANCE |
| 7 CLOSET | 18 OPEN STAIR | 29 JANITORY ENTRANCE |
| 8 GUEST TOILET | 19 SWIMMING POOL AREA | 30 JANITORY ROOM |
| 9 DIRTY KITCHEN | 20 POOL POND | 31 JANITORY BATH ROOM |
| 10 MAIN KITCHEN | 21 JACUZZI | 32 ELECTRICAL BOX |
| 11 DINING | 22 OPEN SHOWER | 33 STORAGE |







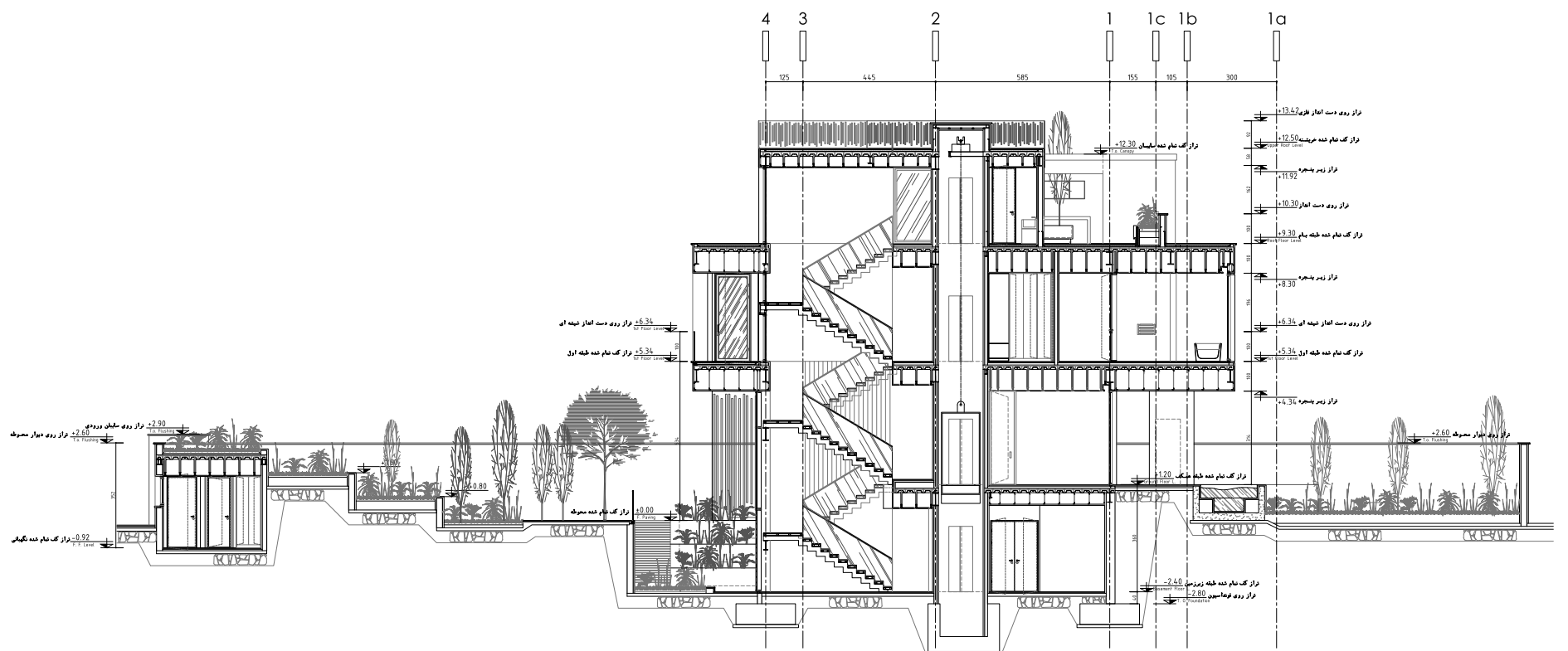
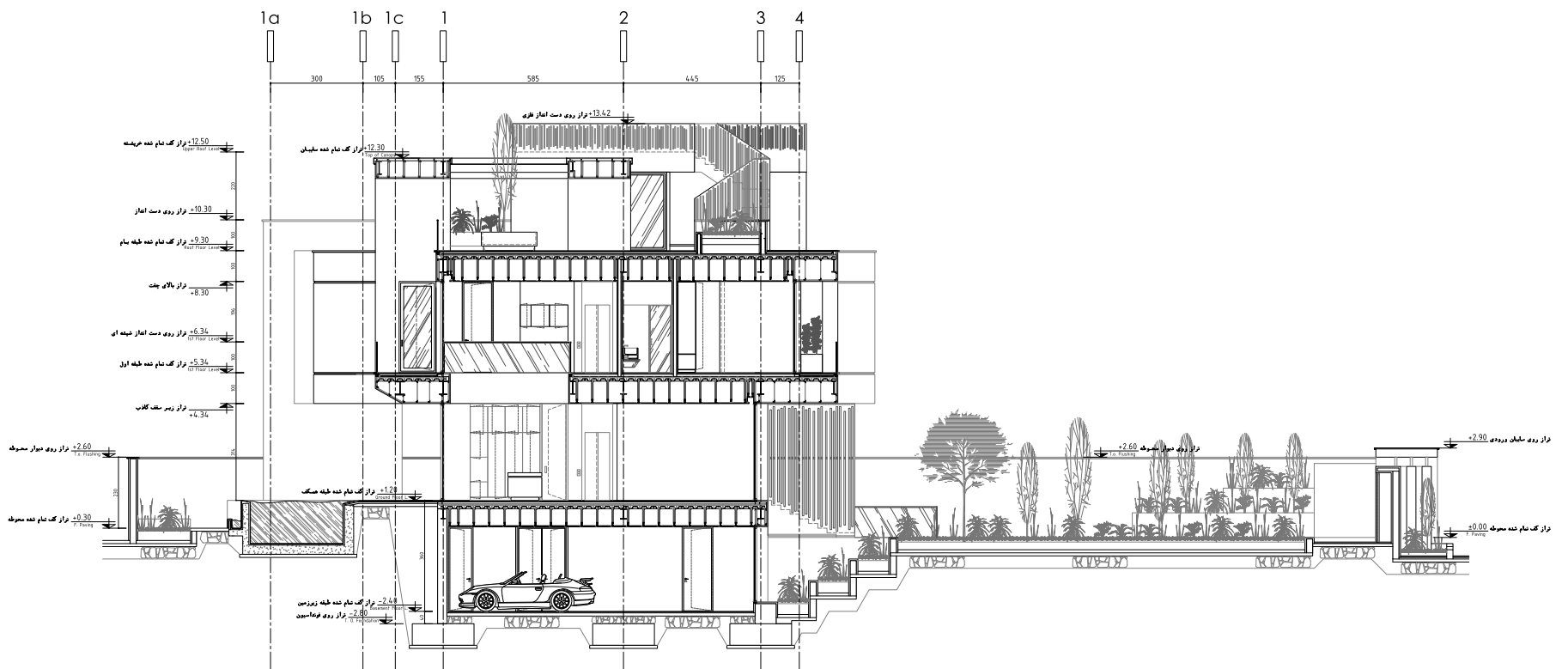
FIRST FLOOR PLAN

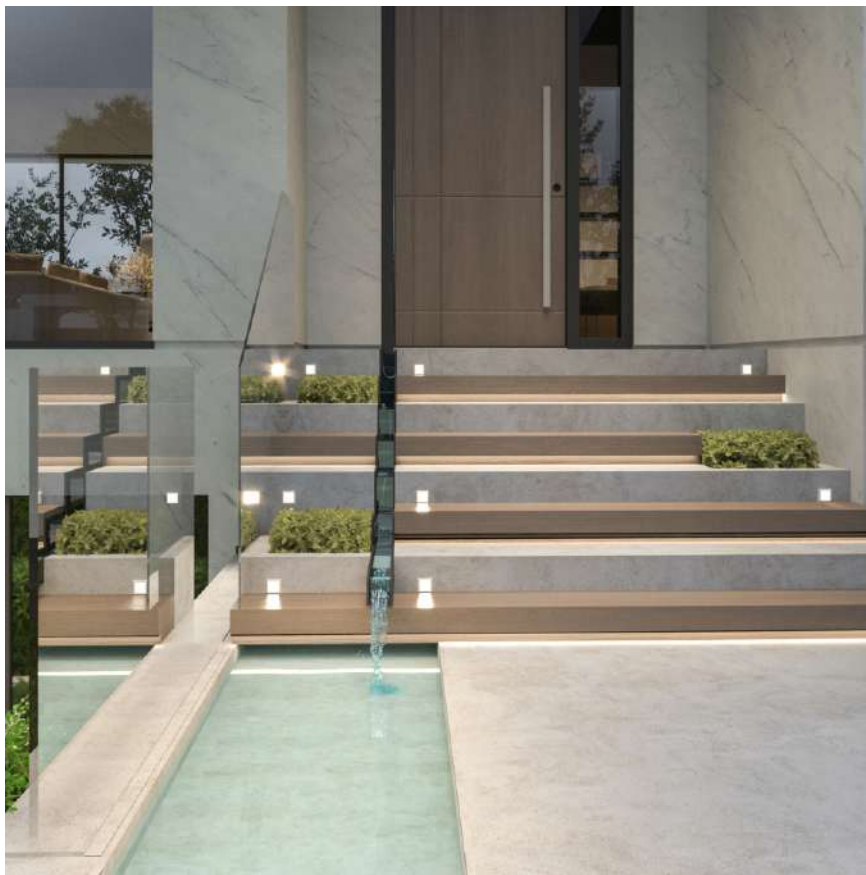
- | | |
|-------------------------|-------------------------|
| 1 LIFT | 12 MASTER BED ROOM # 02 |
| 2 STAIR | 13 MASTER BED ROOM # 03 |
| 3 LIFT LOBBY | 14 MASTER BED ROOM # 04 |
| 4 OPEN TO BELOW | 15 BATH ROOM # 01 |
| 5 CORRIDOR | 16 BATH ROOM # 02 |
| 6 KICHENETTE | 17 BATH ROOM # 03 |
| 7 DINING | 18 BATH ROOM # 04 |
| 8 LOUNGE | 19 ELECTRICAL FIREPLACE |
| 9 LAUNDRY ROOM | 20 BALCONY |
| 10 CLOSET | 21 CANOPY |
| 11 MASTER BED ROOM # 01 | |















VILLA NO. 376

Location: No.376, Amir Dasht, Mazandaran, Iran

Lot Area: 976.60 sq.m.

Total Building Area: 750 sq.m.

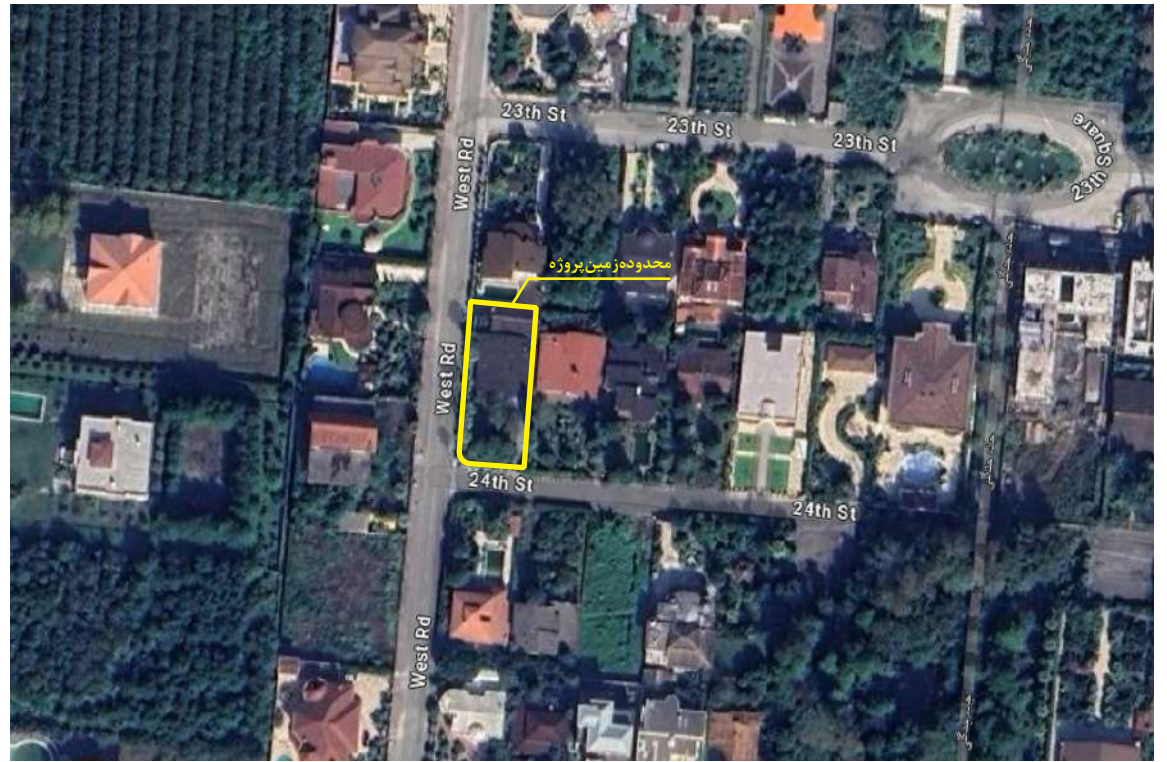
Floors & Function

Ground Floor: Entrance, Car Entrance, Yard, Landscape, Car Parking, Open Swimming Pool, Open Bar, Mechanical Room, House Keeper, Service Kitchen, Main Kitchen, Living & Dining, Fire Place, Storage, Guest Room, T.V. Room, & ...

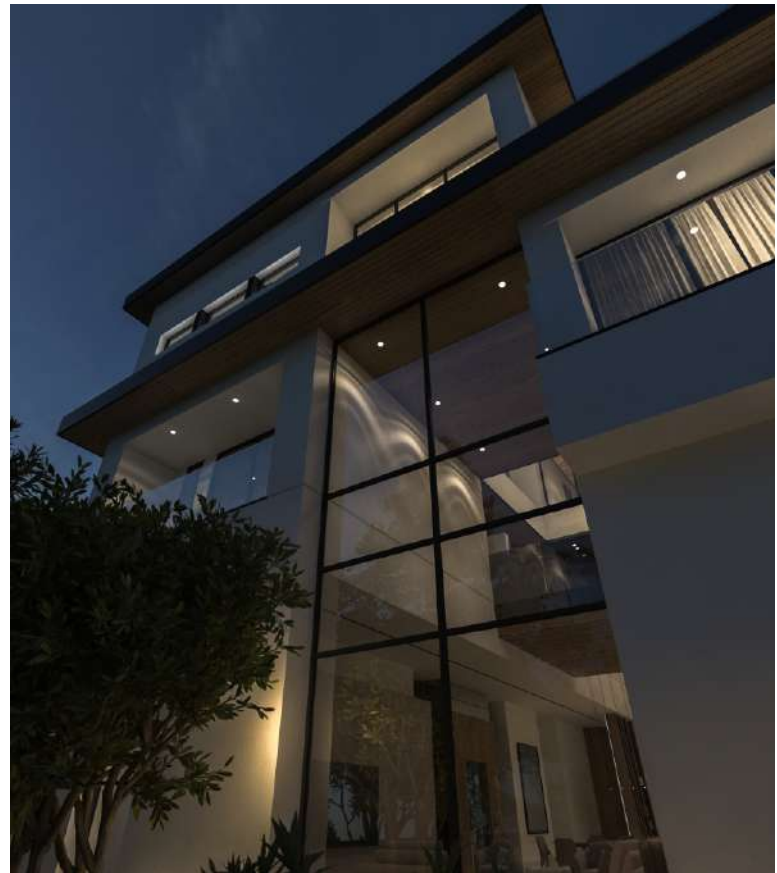
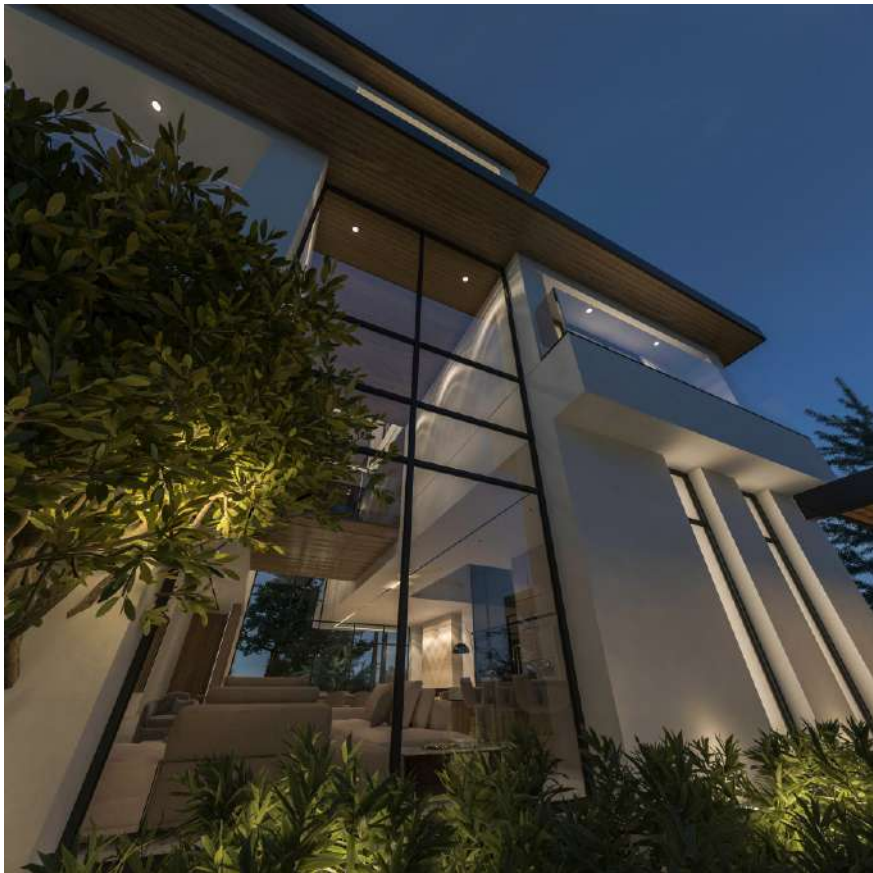
1st Floor: 4 Master Bed Rooms, Lounge, Kitchenette, Private Balcony & ...

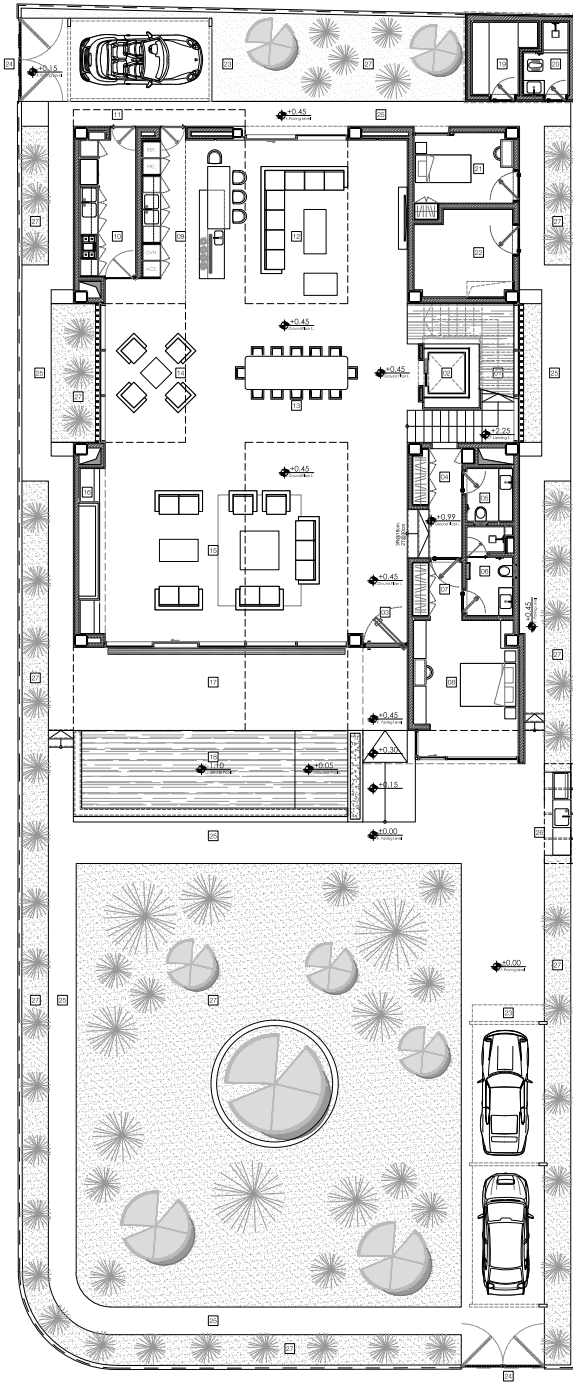
2nd Floor: 1 Master Bed Room, Void, Open Jacuzzi, Open Bar, Laundry Room, Billiard Room, Private Roof Top & ...









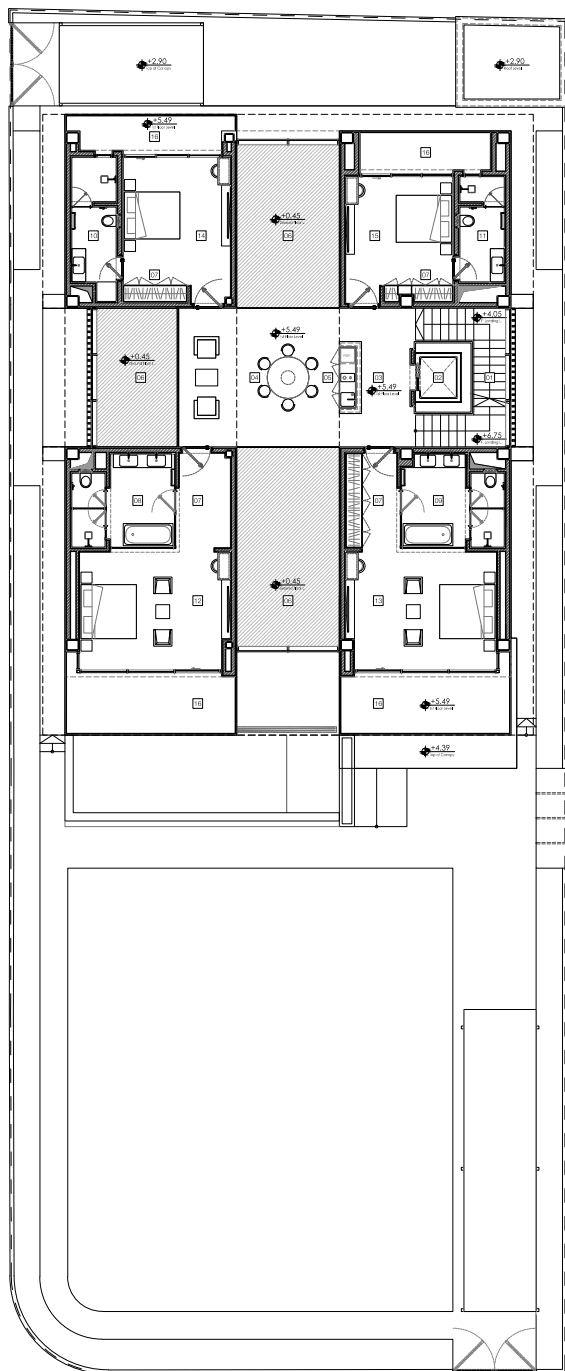


GROUND FLOOR PLAN

- | | |
|---------------------------|--------------------------|
| 1 STAIR | 15 LIVING |
| 2 LIFT | 16 ELECTRICAL FIRE PLACE |
| 3 ENTRANCE | 17 TERRACE |
| 4 CHANGING AREA | 18 SWIMMING POOL |
| 5 GUEST TOILET | 19 STORAGE |
| 6 GUEST BATHROOM | 20 SERVICE TOILET |
| 7 CLOSET | 21 HOUSE KEEPER |
| 8 GUEST ROOM | 22 UTILITY ROOM |
| 9 MAIN KITCHEN | 23 GARAGE |
| 10 DIRTY KITCHEN | 24 CAR ENTRANCE |
| 11 KITCHEN ACCESS TO YARD | 25 YARD |
| 12 T.V. ROOM | 26 B.B.Q. |
| 13 DINING | 27 GARDEN |
| 14 LOUNGE | |

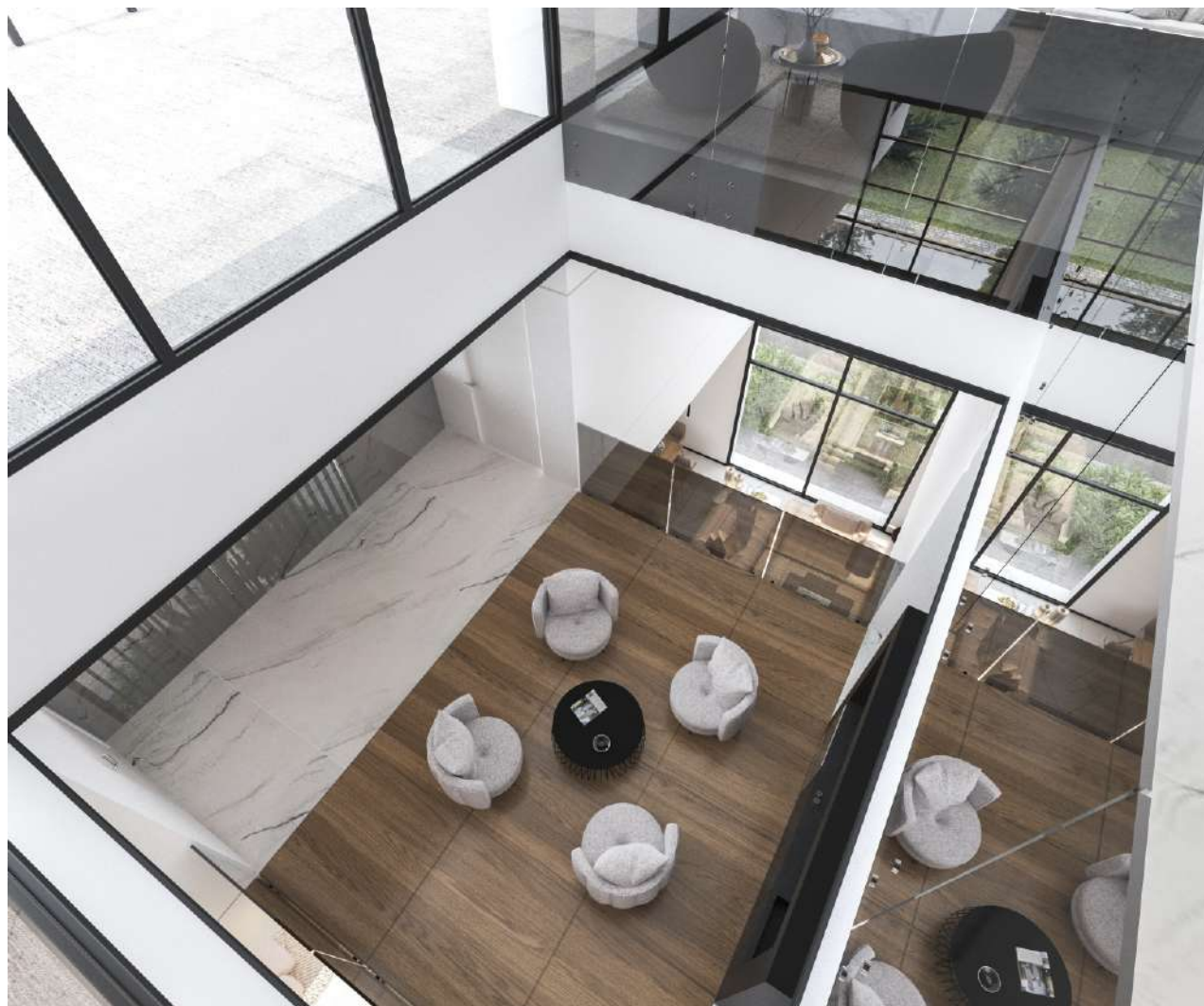




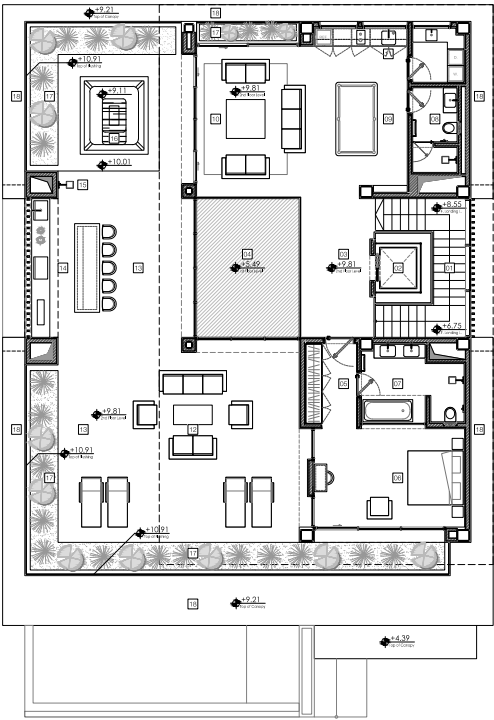


FIRST FLOOR PLAN

- | | |
|--------------------|--------------------------|
| 1 STAIR | 12 MASTER BEDROOM NO. 01 |
| 2 LIFT | 13 MASTER BEDROOM NO. 02 |
| 3 LIFT LOBBY | 14 MASTER BEDROOM NO. 03 |
| 4 LOUNGE | 15 MASTER BEDROOM NO. 04 |
| 5 KITCHENETTE | 16 BALCONY |
| 6 OPEN TO BELOW | |
| 7 CLOSET | |
| 8 BATHROOM NO. 01 | |
| 9 BATHROOM NO. 02 | |
| 10 BATHROOM NO. 03 | |
| 11 BATHROOM NO. 04 | |







SECOND FLOOR PLAN

- | | |
|-------------------|---------------------|
| 1 STAIR | 10 PRIVATE LOUNGE |
| 2 LIFT | 11 KITCHENETTE |
| 3 LIFT LOBBY | 12 OPEN LIVING |
| 4 OPEN TO BELOW | 13 PRIVATE ROOF TOP |
| 5 CLOSET | 14 OPEN BAR |
| 6 MASTER BEDROOM | 15 OPEN SHOWER |
| 7 BATHROOM NO. 01 | 16 OPEN JACUZZI |
| 8 BATHROOM NO. 02 | 17 FLOWER BOX |
| 9 BILLIARD ROOM | 18 CANOPY |









