ARCHITECTURAL
DESIGN CONSULTANCY

SELECTED WORKS 2020–2025



PORTFOLIO

ARCHITECTURAL
DESIGN CONSULTANCY

ABOUT IBDA ARCHITECTURAL DESIGN CONSULTANCY

Founding Partners
Sanaz Jedi & Mohammadreza Seifi
Ph.D. in Architecture
Founders & Principal Architects

Ibda Architectural Design Consultancy is a Dubai-based practice established with a vision to integrate design precision, innovation, and environmental consciousness into every project. The studio's expertise spans architecture, interior design, and BIM-based project delivery, with a portfolio ranging from bespoke villas and residential communities to hospitality and mixed-use developments.

Led by its founders, Ibda operates through a highly experienced and collaborative team of architects, interior designers, and BIM professionals. Working seamlessly across all stages — from concept development to technical execution — the team ensures that every project maintains creative integrity, technical excellence, and contextual relevance.

The firm places strong emphasis on interdisciplinary coordination, aligning architectural, structural, MEP, and landscape disciplines into one coherent workflow that enhances design quality and constructability. Sustainability lies at the core of Ibda's design philosophy, where climate responsiveness, material efficiency, and long-term performance shape every project.

With more than 50 large-scale projects completed, Ibda continues to define contemporary architecture in the region through a balance of creativity, precision, and sustainable design thinking.

CONTENTS

01. **Ahmedabad City Side Development**
Hospitality & Mixed-use Project

02. **Rashid Yachts & Marina** (Plots B7.01.06 & B7.01.10)
Residential Development

03. **Rashid Yachts & Marina** (Ocean Views – Plot B7.01.13)
Residential Development

04. **Grand Polo Club & Resort**
Hospitality & Mixed-use Project

05. **Private Signature Villa** (Sobha Hartland, Dubai)
Privet Villa

06. **Private Signature Villa** (Dubai South)
Privet Villa

07. **Private Signature Villa** (Mudit Jain)
Privet Villa

08. **Private Villa** (Ellington Development)
Privet Villa

09. **Aria Residential Building**
Residential Development

10. **Simorgh Residential Towers**
Residential Development

11. **Noor Villa Compound**
Compound Villa Development

12. **Anarjar Villa Compound**
Compound Villa Development

13. **Belliton Restaurant**
Hospitality & Mixed-use Project

01 AHMEDABAD CITY SIDE DEVELOPMENT

Location: Ahmedabad International Airport, India
Year: March 2024
Client: Adani Group
Gross Built-up Area: 135,000 sqm

Located adjacent to the Ahmedabad International Airport, this iconic mixed-use development comprises a 5-star hotel, a 4-star hotel, a state-of-the-art convention center, and a retail mall. The architectural concept, led by Znera Space Lab, draws inspiration from the organic geometry of flower petals — with overlapping layers forming a symbolic gateway to the city.

Our architectural team, working as an integrated sub-consultant under the lead design consultant Znera Space Lab, was involved from Concept Design through Schematic Design. Under the leadership of Sanaz Jedi, serving as Senior Project Manager, we delivered a complete BIM-based design and coordinated all architectural and multidisciplinary documentation.

The project's complexity — driven by its petal-inspired volumetry and intricate façade articulation — demanded an exceptional level of design precision and modeling depth. Over a period of eight months, a dedicated team of 20 professionals, including:

Senior Architects

Revit and BIM Modelers

Technical Coordinators

QA/QC and Documentation Leads

collaborated full-time to deliver the design package.

Our scope of work encompassed:

Full BIM model development in Revit

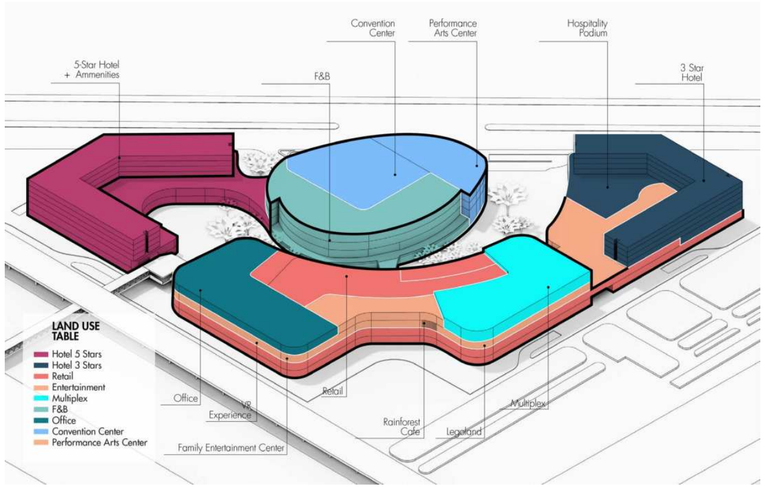
Production of detailed architectural drawings

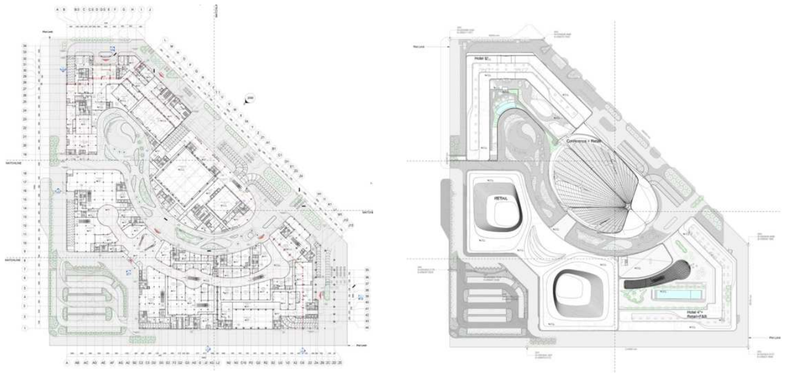
Clash detection and coordination with structural, MEP, landscape, and interior design disciplines

Integration of design intent with constructability and functional zoning

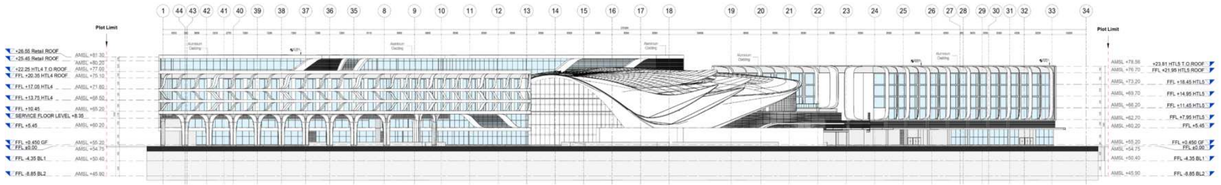
The success of this design stage was achieved through deep collaboration, technical rigor, and agile project leadership. The project not only embodies the architectural aspirations of the region but also exemplifies the potential of integrated BIM delivery in large-scale developments.



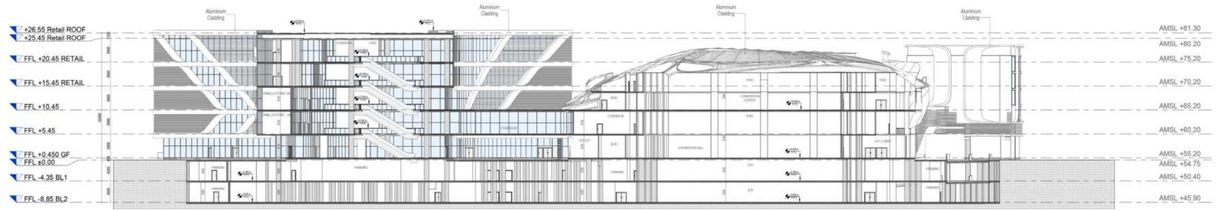

5-Star Hotel
+ Ammenities
F&B
Convention
Center
Performance
Arts Center
Hospitality
Podium
3 Star
Hotel
LAND USE
TABLE
Hotel 5 Stars
Hotel 3 Stars
Retail
Entertainment
Multiplex
F&B
Office
Convention Center
Performance Arts Center
Office
Retail
Rainforest
Cafe
Legoland
Multiplex
Family Entertainment Center






1 44 43 42 41 40 39 38 37 36 35 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34
Plot Limit
Plot Limit
+26.55 Retail ROOF
+25.45 Retail ROOF
+22.25 HTL4 T.O.ROOF
FFL +20.30 HTL4 ROOF
FFL +17.05 HTL4
FFL +13.75 HTL4
FFL +10.45
SERVICE FLOOR LEVEL +8.35
FFL +5.45
FFL +0.450 GF
FFL ±0.00
FFL -4.35 BL1
FFL -8.85 BL2
AMSL +81.30
AMSL +80.20
AMSL +77.05
AMSL +75.10
AMSL +71.80
AMSL +69.52
AMSL +65.20
AMSL +60.20
AMSL +55.20
AMSL +54.75
AMSL +50.40
AMSL +45.90
AMSL +78.56
AMSL +76.70
AMSL +73.20
AMSL +69.70
AMSL +66.20
AMSL +62.70
AMSL +60.20
AMSL +55.20
AMSL +54.75
AMSL +50.40
AMSL +45.90
+23.81 HTL5 T.O.ROOF
FFL +21.95 HTL5 ROOF
FFL +18.45 HTL5
FFL +14.85 HTL5
FFL +11.45 HTL5
FFL +7.95 HTL5
FFL +5.45
FFL +0.450 GF
FFL ±0.00
FFL -4.35 BL1
FFL -8.85 BL2




+26.55 Retail ROOF
+25.45 Retail ROOF
FFL +20.45 RETAIL
FFL +15.45 RETAIL
FFL +10.45
FFL +5.45
FFL +0.450 GF
FFL ±0.00
FFL -4.35 BL1
FFL -8.85 BL2
AMSL +81.30
AMSL +80.20
AMSL +75.20
AMSL +70.20
AMSL +65.20
AMSL +60.20
AMSL +55.20
AMSL +54.75
AMSL +50.40
AMSL +45.90
Aluminium Cladding
Aluminium Cladding
Aluminium Cladding
Aluminium Cladding



02

RASHID YACHTS & MARINA

RESIDENTIAL PLOTS B7.01.06 & B7.01.10

Location: Dubai, UAE
Year: 2023-2024
Client: Mina Rashid Properties LLC (Emaar)
Gross Built-up Area: Approx. 63,000 sqm
Configuration: G+ 1P+ 9, Units: 319 Apartments

Located within the prestigious Rashid Yachts & Marina master development, this residential project comprises two adjacent plots — B7.01.06 and B7.01.10 — featuring mid-rise apartment towers with podium-level amenities and service areas. The design capitalizes on the site's premium positioning, offering sweeping views toward Downtown Dubai, the Marina skyline, and open water.

The architectural concept draws inspiration from nautical geometry and layered horizontality, echoing the rhythm of sail structures and maritime lines. The building massing is sculpted to optimize solar orientation, view corridors, and urban connectivity, while maintaining efficiency in unit layout and circulation.

Commissioned by Znera Space as lead consultant, our team — under the direction of Sanaz Jedi, Senior Project Manager — delivered complete architectural design services from Schematic Design through Tender Stage.

Our scope included:

Revit-based BIM modeling and detailed architectural documentation

Technical coordination with MEP, structural, ID, and landscape teams

Façade development and floor plate optimization

Compliance with Emaar and DDA design standards

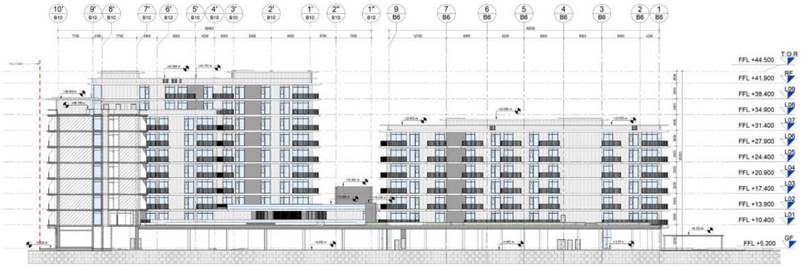
Over a six-month period, a multidisciplinary team of architects and BIM coordinators worked intensively on the project, ensuring all design outputs aligned with the highest standards of coordination, clarity, and constructability.

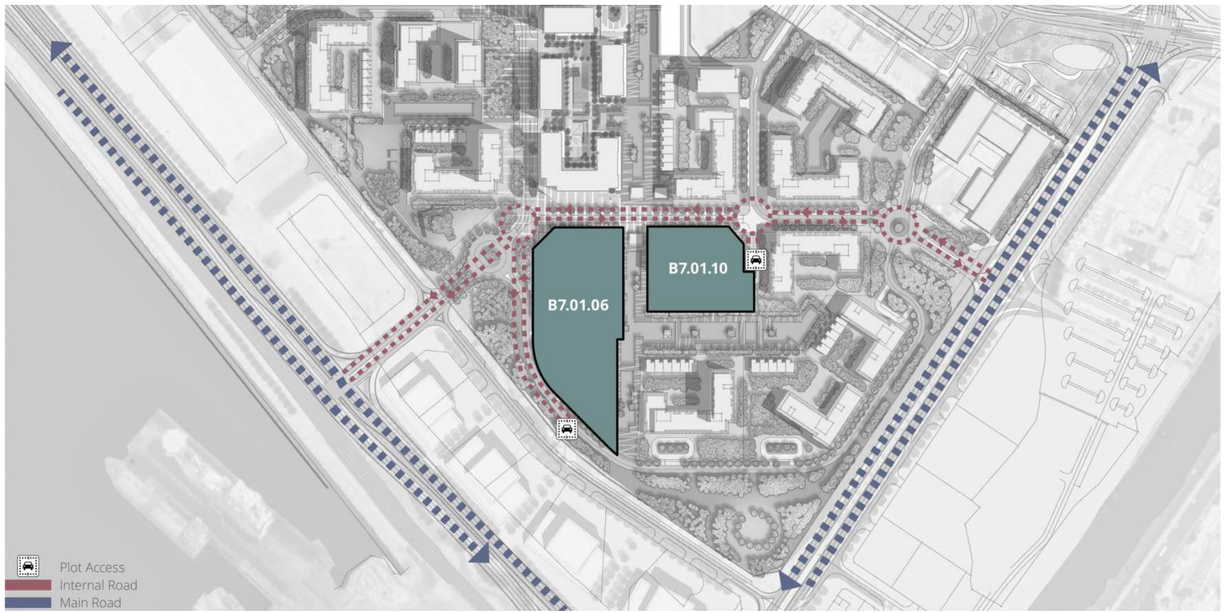
This project exemplifies our capability to lead and execute complex, high-density residential developments within the context of Dubai's most iconic masterplans.

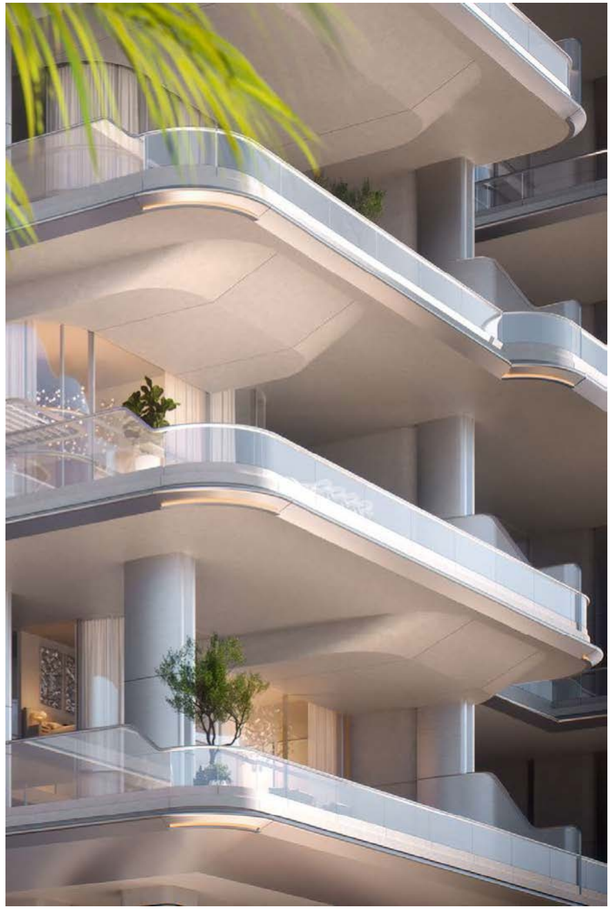


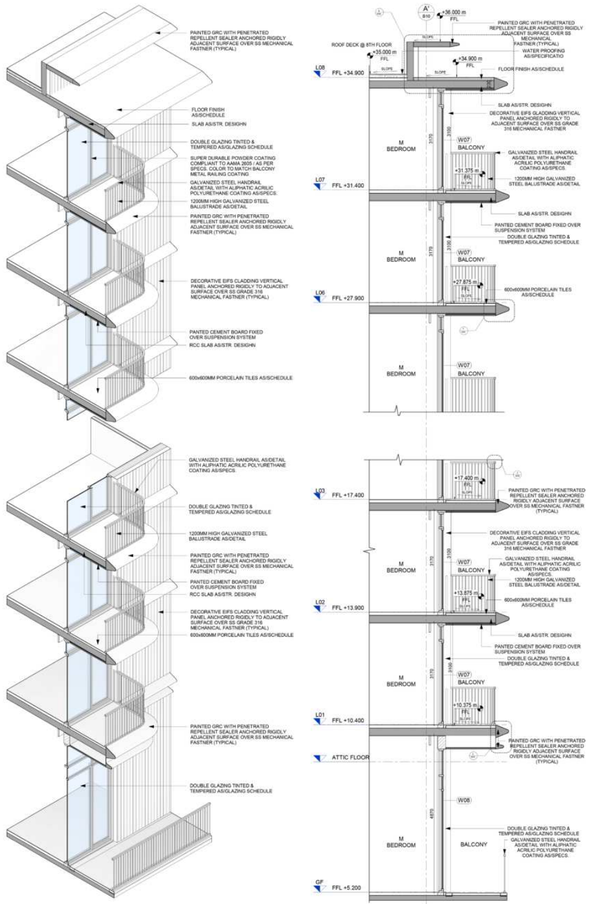


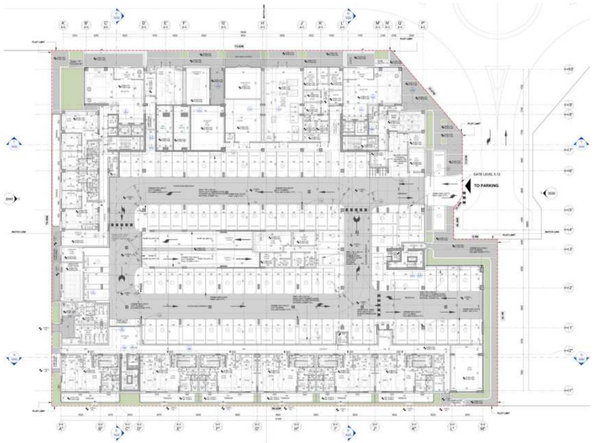

Water Views
B7.01.06
B7.01.10
View of Downtown & Burj Khalifa

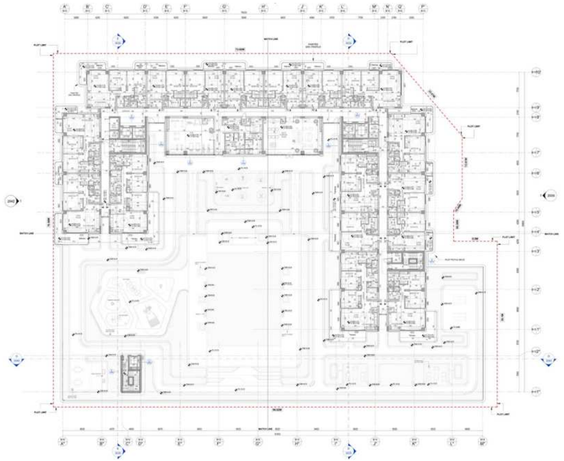

FFL +44.500 T.O.R
FFL +41.900 RF
FFL +38.400 L09
FFL +34.900 L08
FFL +31.400 L07
FFL +27.900 L06
FFL +24.400 L05
FFL +20.900 L04
FFL +17.400 L03
FFL +13.900 L02
FFL +10.400 L01
FFL +5.200 GF


B7.01.06
B7.01.10
Plot Access
Internal Road
Main Road



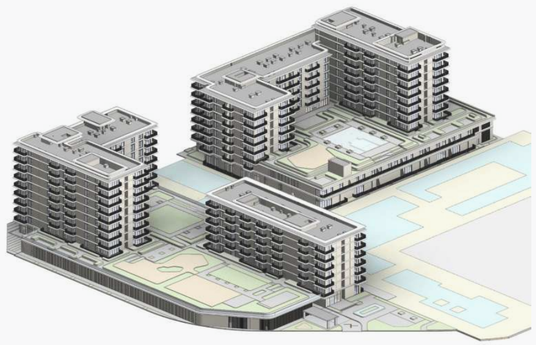

PAINTED GRC WITH PENETRATED REPELLENT SEALER ANCHORED RIGIDLY ADJACENT SURFACE OVER SS MECHANICAL FASTNER (TYPICAL)
FLOOR FINISH AS/SCHEDULE
SLAB AS/STR. DESIGNN
DOUBLE GLAZING TINTED & TEMPERED AS/GLAZING SCHEDULE
SUPER DURABLE POWDER COATING COMPLIANT TO AAMA 2605 / AS PER SPECS. COLOR TO MATCH BALCONY METAL RAILING COATING
GALVANIZED STEEL HANDRAIL AS/DETAIL WITH ALIPHATIC ACRILIC POLYURETHANE COATING AS/SPECS.
1200MM HIGH GALVANIZED STEEL BALLISTRADE AS/DETAIL
DECORATIVE EIFS CLADDING VERTICAL PANEL ANCHORED RIGIDLY TO ADJACENT SURFACE OVER SS GRADE 316 MECHANICAL FASTNER (TYPICAL)
PAINTED CEMENT BOARD FIXED OVER SUSPENSION SYSTEM
RCC SLAB AS/STR. DESIGNN
600x600MM PORCELAIN TILES AS/SCHEDULE
ROOF DECK @ 8TH FLOOR
WATER PROOFING AS/SPECIFICATIO
SLAB AS/STR. DESIGNN
M BEDROOM
BALCONY
W07
W08
FFL +34.900
FFL +31.400
FFL +27.900
FFL +17.400
FFL +13.900
FFL +10.400
ATTIC FLOOR
FFL +5.200
GF











ISOMETRIC VIEWS





SECTION PLOT 6



SECTION PLOT 10

03 RASHID YACHTS & MARINA
OCEAN VIEWS – PLOT B7.01.13

Location: Dubai, UAE
Year: 2024
Client: Mina Rashid Properties LLC (Emaar)
Gross Floor Area: Approx. 43,000 sqm
Configuration: G+ 9, Units: 233 Apartments

Situated along the western waterfront of Rashid Yachts & Marina, Plot B7.01.13 forms a key residential component within the prestigious Ocean Views cluster. The project comprises a G+9 residential tower offering panoramic vistas across the marina basin, cruise terminal, and open Gulf waters.

Unlike adjacent plots, the architectural concept was tailored to emphasize linear horizontality and coastal transparency. The façade articulation integrates deep balconies and layered glazing, maximizing natural light, cross ventilation, and uninterrupted views — while drawing subtle references from maritime architectural language.

As an architectural sub-consultant under the lead consultant Znera Space, our team — led by Sanaz Jedi (Senior Project Manager) — delivered full architectural services from Schematic Design through Design Development.

Our contributions included:

Comprehensive BIM modeling and Revit-based documentation

Technical integration across MEP, structure, landscape, and interior design disciplines

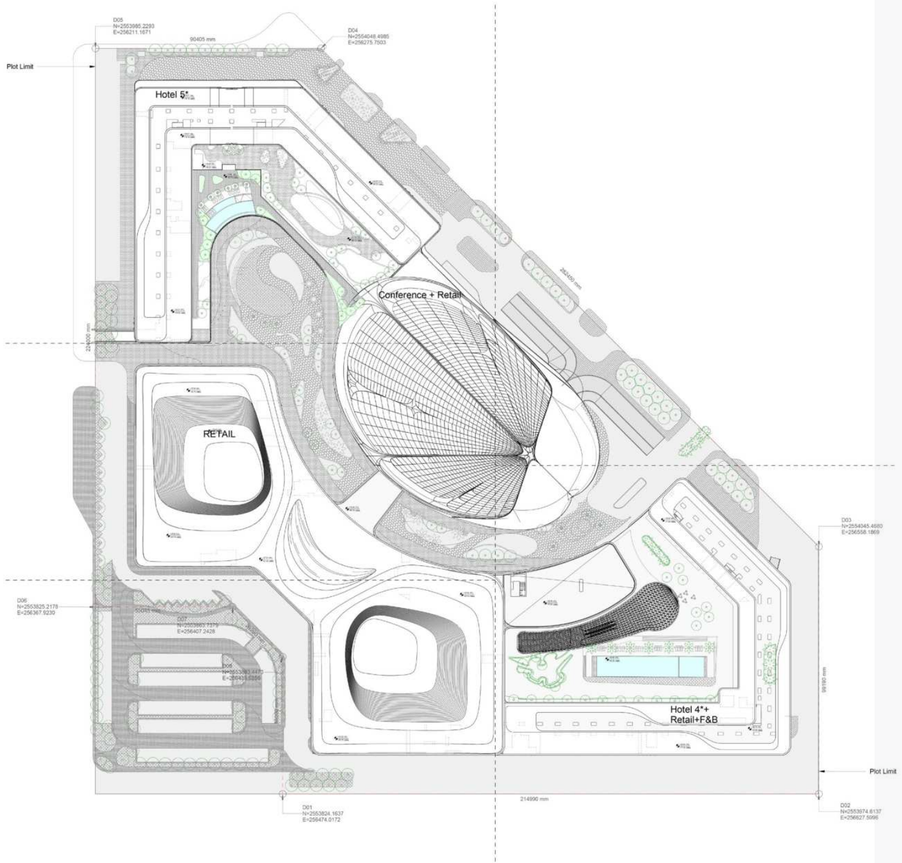
Façade development and unit orientation optimization

Compliance with Emaar design guidelines and DDA regulations

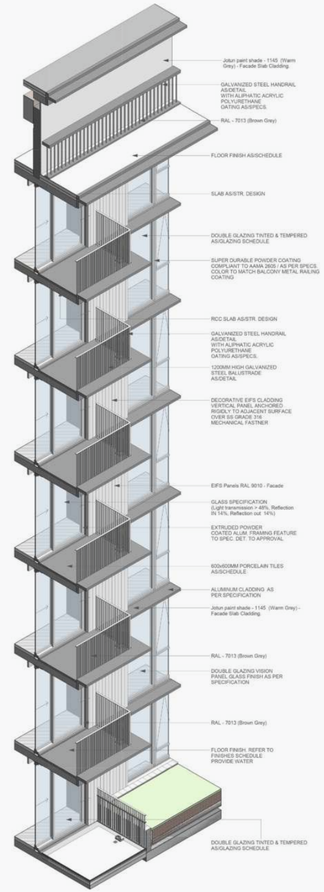
The design was executed over a six-month period, with a dedicated team of architects, BIM modelers, and documentation coordinators working collaboratively to produce a seamless and coordinated design package.

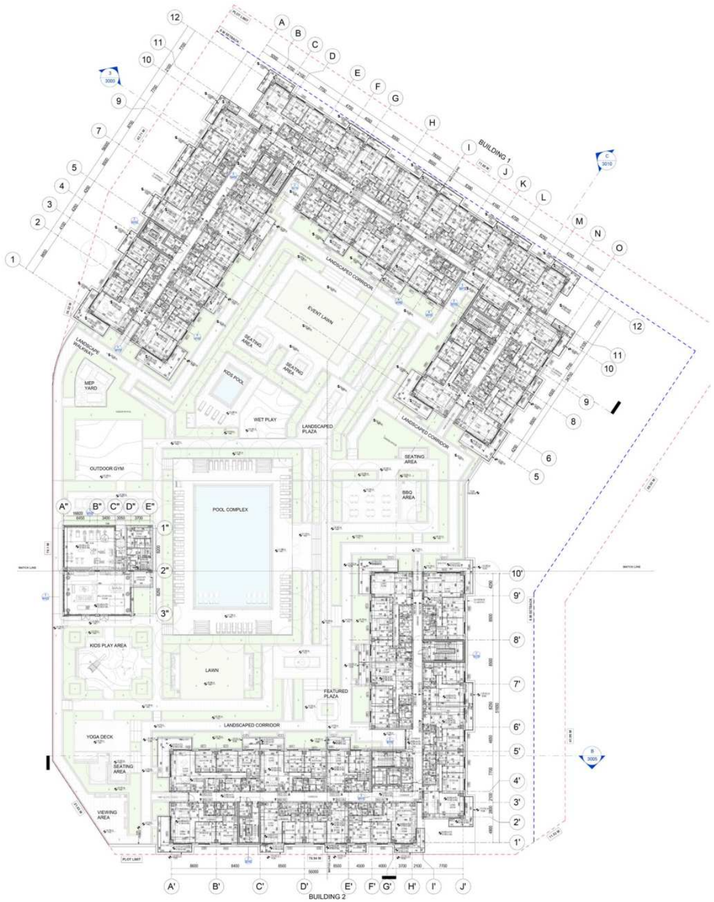
Ocean Views Plot B7.01.13 underscores our capability to deliver site-specific residential typologies defined by refined design standards and precise BIM execution.





SITE PLAN



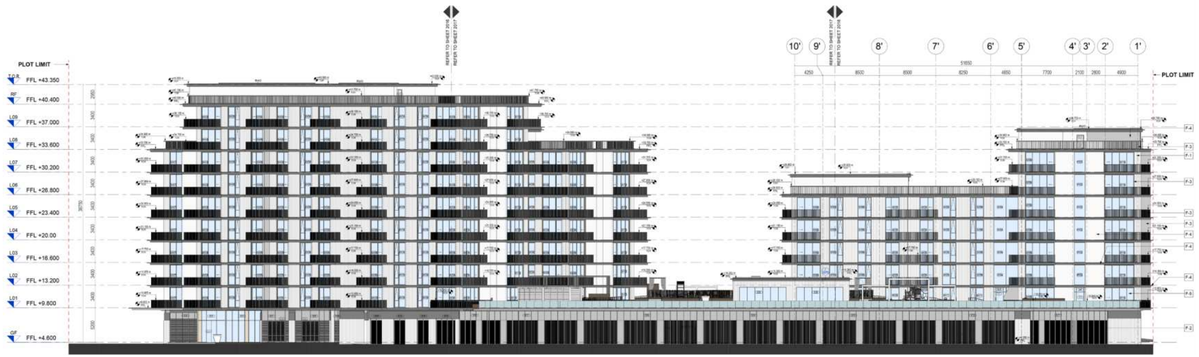

BUILDING 1
BUILDING 2
POOL COMPLEX
KIDS POOL
WET PLAY
LANDSCAPED PLAZA
OUTDOOR GYM
SEATING AREA
BBQ AREA
KIDS PLAY AREA
LAWN
FEATURED PLAZA
LANDSCAPED CORRIDOR
YOGA DECK
VIEWING AREA
MED YARD
EVENT LAWN







SECTIONS


PLOT LIMIT
FFL +43.350
FFL +40.400
FFL +37.000
FFL +33.600
FFL +30.200
FFL +26.800
FFL +23.400
FFL +20.00
FFL +16.600
FFL +13.200
FFL +9.800
FFL +4.600
10'
9'
8'
7'
6'
5'
4'
3'
2'
1'
PLOT LIMIT



04 GRAND POLO CLUB & RESORT

Location: Dubai, UAE
Year: 2024
Client: Mina Rashid Properties LLC (Emaar)
Total Villas: 688
Configuration: 9 Villa Types (4BR & 5BR)
Duration: 6 months

Located at the intersection of Dubai's E77 and E611 highways, the Grand Polo Club & Resort is a landmark residential development designed around an active equestrian lifestyle. Featuring 688 luxury villas distributed across nine distinct villa types, the masterplan merges architectural elegance with the spirit of a modern polo community.

The villa typologies include:

3 types of four-bedroom villas

4 types of five-bedroom medium villas

2 types of five-bedroom large villas

The masterplan also incorporates a thoughtfully designed community zone, integrating shared green spaces, lifestyle amenities, and circulation nodes to create a cohesive and vibrant residential environment.

Working as an architectural sub-consultant under the lead consultant Znera Space, our team—led by Sanaz Jedi (Senior Project Manager)—was responsible for delivering the complete architectural design scope from Schematic Design through Tender Stage.

Our scope included:

Full BIM modeling and Revit-based architectural documentation

Development of villa typologies and cluster planning strategies

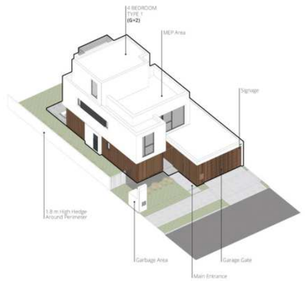
Technical coordination with structure, MEP, ID, and infrastructure teams

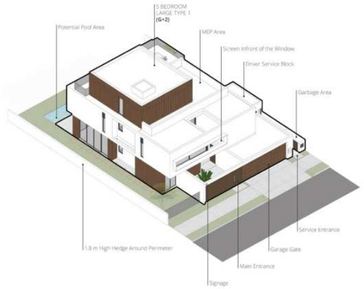
Façade articulation, material strategy, and circulation design

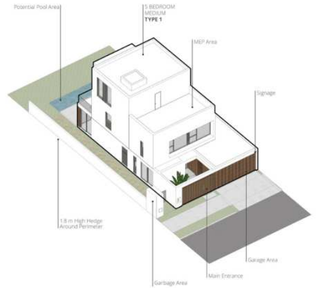
Compliance with Emaar and DDA regulations

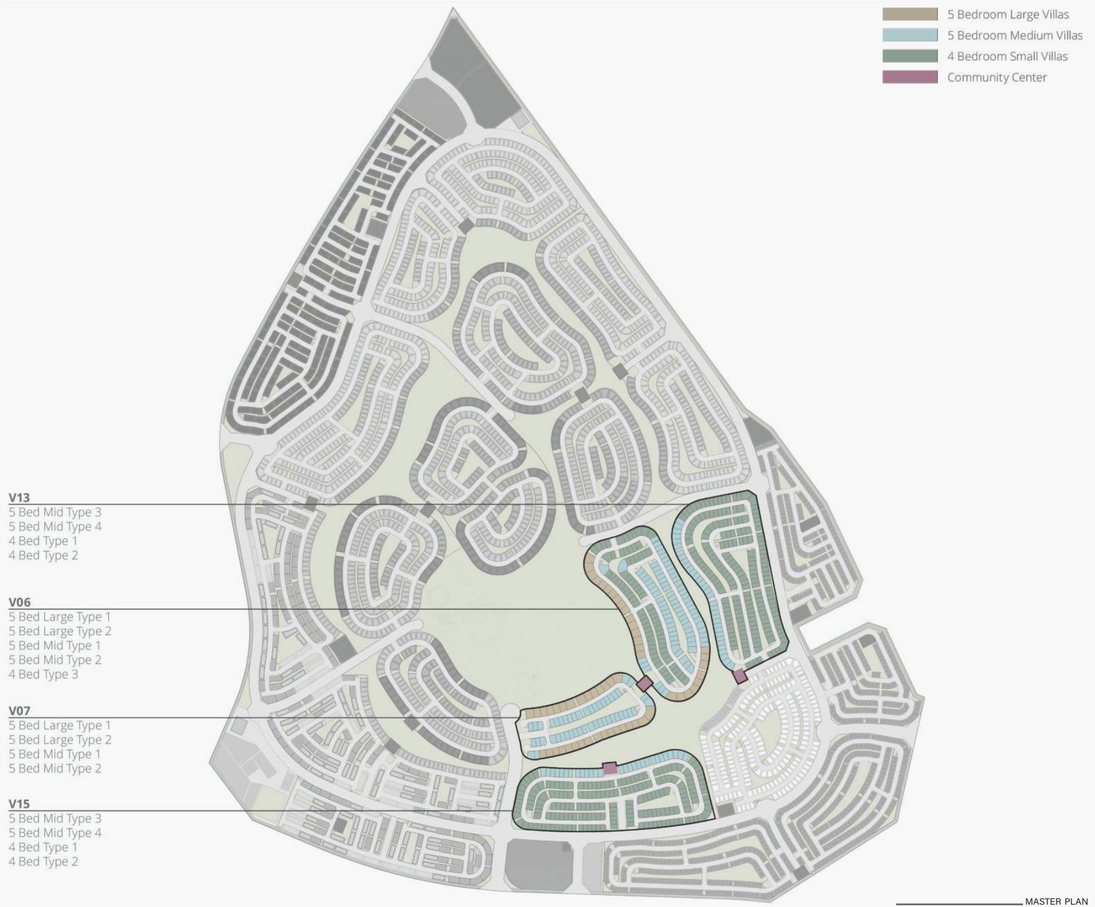
The design was completed over a six-month period by a dedicated team of architects and BIM specialists, producing a cohesive and fully coordinated tender package.

This project demonstrates our capability to design and manage high-end residential communities with complex typologies, balancing luxury, livability, and technical precision.



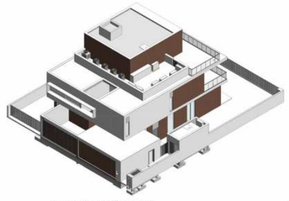






MASTER PLAN





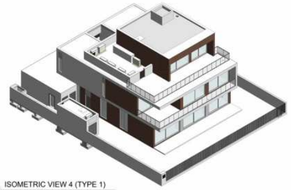
1 ISOMETRIC VIEW 1 (TYPE 1)



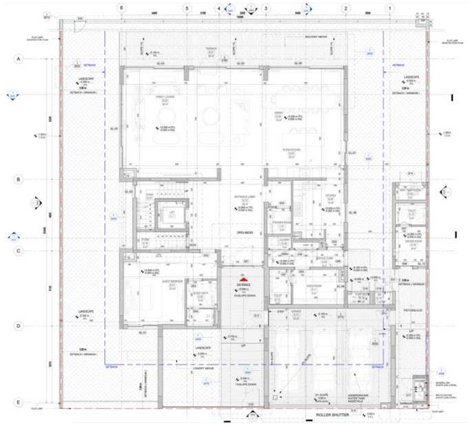
2 ISOMETRIC VIEW 2 (TYPE 1)



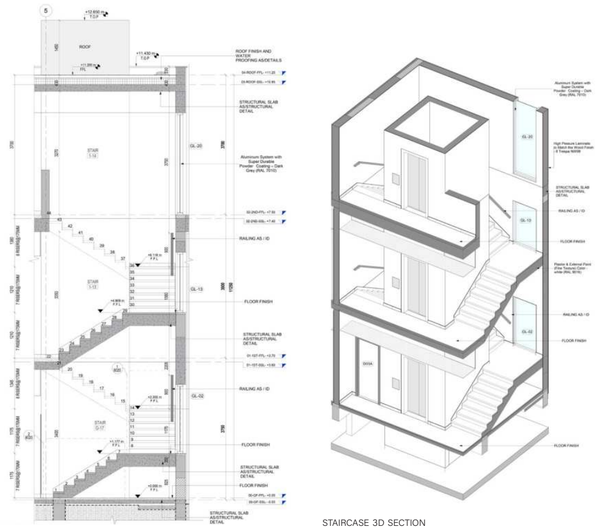
3 ISOMETRIC VIEW 3 (TYPE 1)



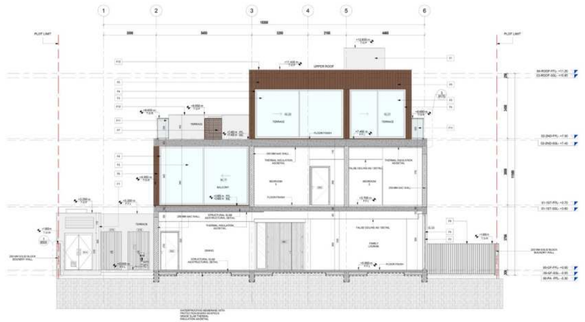
4 ISOMETRIC VIEW 4 (TYPE 1)



GROUND FLOOR PLAN 5BEDROOM LARGE TYPE 1



STAIRCASE 3D SECTION





FACADE **TYPE 1**



FACADE **TYPE 2**



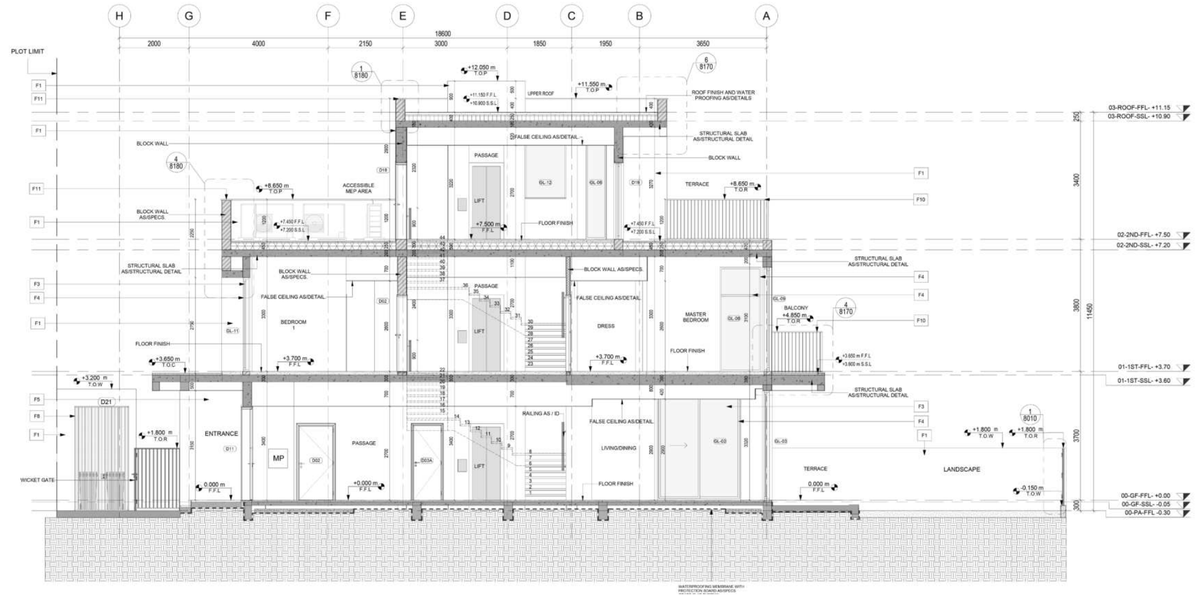
FACADE **TYPE 3**



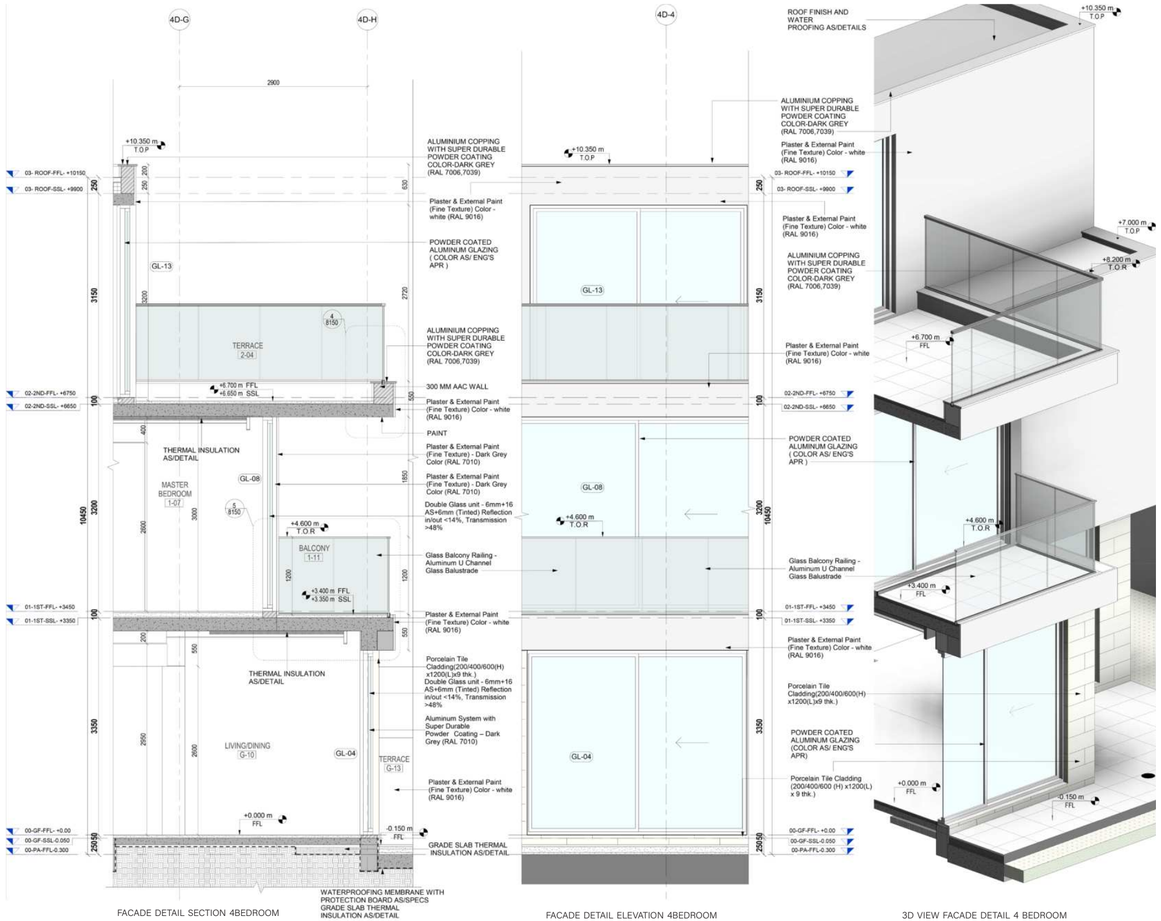
FACADE **TYPE 4**



TYPOLOGY FACADE 5BEDROOM MEDIUM







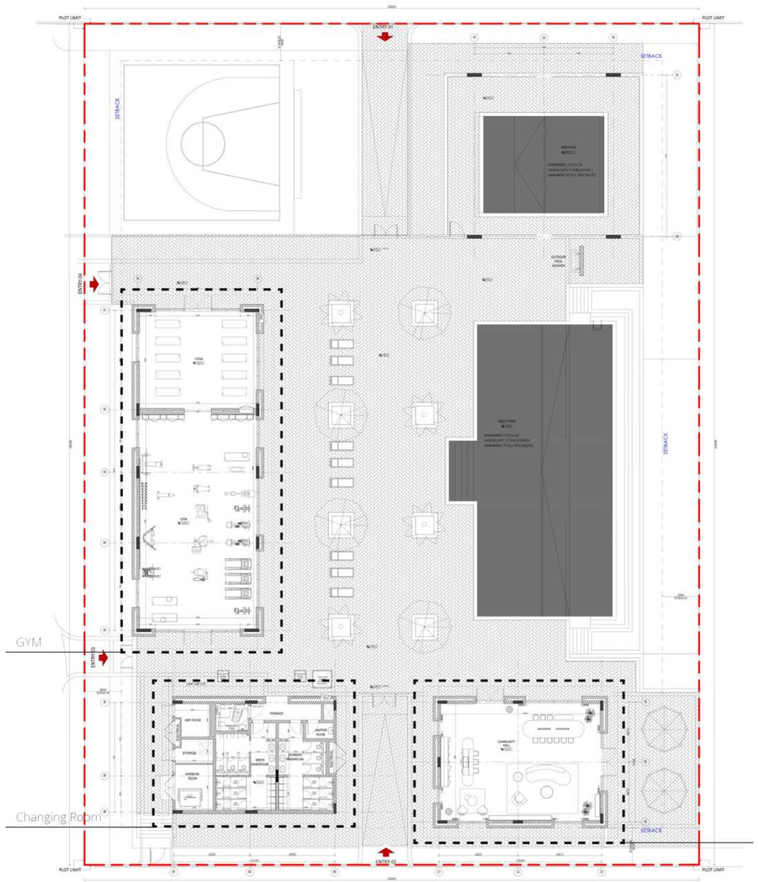
FACADE DETAIL SECTION 4BEDROOM

FACADE DETAIL ELEVATION 4BEDROOM

3D VIEW FACADE DETAIL 4 BEDROOM







COMMUNITY CENTER PLAN

05 PRIVATE SIGNATURE VILLA
SOBHA HARTLAND, DUBAI

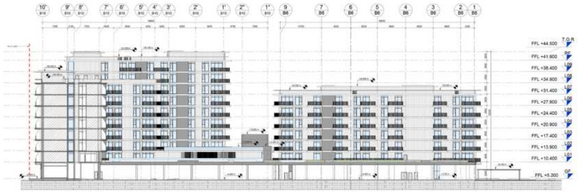
Location: Dubai, UAE
Year: 2023
Client: Private
Plot No: Confidential
Configuration: G + 1 + Roof
Total Built-up Area: 1,213.85 sqm
Project Duration: 4 months
Lead Consultant: Znera Space
Design Team: Led by Sanaz Jedi (Schematic to Detailed

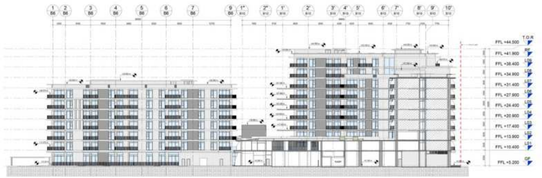
This bespoke private villa, located within the prestigious Sobha Hartland community, was designed under the leadership of Znera Space as the lead consultant. Our architectural team—led by Sanaz Jedi (Senior Project Manager)—was responsible for delivering the complete architectural scope from Schematic Design through Detailed Design.

The architectural concept embodies contemporary simplicity, refined proportions, and layered privacy, emphasizing spatial hierarchy and material harmony. The villa's massing is defined by strong horizontal geometry and sculpted terraces, while natural materials such as stone, wood, and shaded glazing bring warmth and balance to the composition.

The villa was fully developed and documented in BIM, ensuring comprehensive multidisciplinary coordination and alignment with the high-end residential standards of Dubai's luxury real estate sector.











GROUND FLOOR PLAN

06 PRIVATE SIGNATURE VILLA
DUBAI SOUTH

Location: Dubai, UAE
Year: 2023
Client: Mr. Saurabh
Plot No: 147
Configuration: B + G + 2
Total Built-up Area: Approx. 1,200 sqm
Project Duration: 5 months
Lead Consultant: Znera Space
Design Team: Led by Sanaz Jedi (Concept to Detailed Design)

Located within Emaar's Dubai South master development, this private villa was designed for a high-profile client under the leadership of Znera Space as the lead consultant. Our architectural team—led by Sanaz Jedi (Senior Project Manager)—delivered complete architectural and BIM documentation from Concept Design through Detailed Design.

The architectural concept focuses on layered spatial privacy and contemporary elegance, distributed across three levels: basement, ground floor, and first floor. Key spatial components include a sunken courtyard, floating terraces, entertainment decks, and a rooftop with panoramic views, all tailored to a refined lifestyle and the region's climatic context.

Our scope included:

Full BIM coordination and Revit-based documentation

Development of detailed spatial layouts and façade articulation

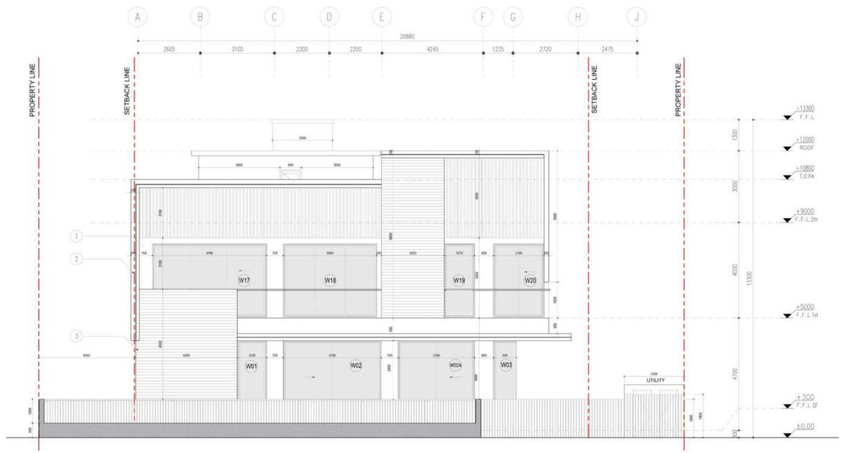
Technical integration across architecture, structure, and MEP

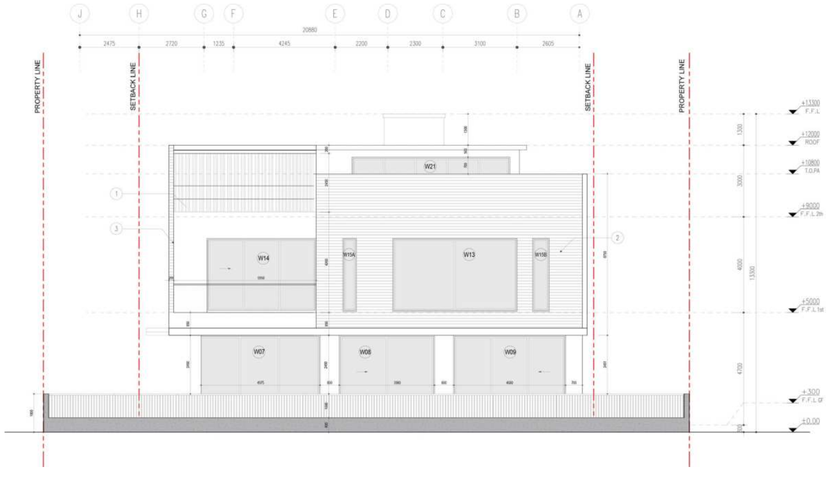
Material strategy and environmental response design

Over a six-month period, a dedicated team of architects and BIM specialists collaborated closely to deliver a cohesive, well-coordinated design package.
This villa exemplifies our ability to craft client-focused residential architecture that balances luxury, privacy, and technical precision within Dubai's high-end residential context.






A
B
C
D
E
F
G
H
J
20680
2605
3100
2300
2200
4245
1235
2720
2475
PROPERTY LINE
SETBACK LINE
SETBACK LINE
PROPERTY LINE
+13300
F.F.L.
+12000
ROOF
+10800
T.O.P.A
+9000
F.F.L 2fr
+5000
F.F.L 1st
+300
F.F.L GF
±0.00
W17
W18
W19
W20
W01
W02
W04
W03
UTILITY


J
H
G
F
E
D
C
B
A
20680
2475
2720
1235
4245
2200
2300
3100
2605
PROPERTY LINE
SETBACK LINE
SETBACK LINE
PROPERTY LINE
+13300
F.F.L.
+12000
ROOF
+10800
T.O.P.A
+9000
F.F.L 2fr
+5000
F.F.L 1st
+300
F.F.L GF
±0.00
W21
W14
W15A
W13
W15B
W07
W08
W09

07 PRIVATE SIGNATURE VILLA
MUDIT JAIN

Location: Al Merkadh, Dubai
Year: 2024
Client: Mr. Mudit Jain
Configuration: B + G + 1 F + Roof
Total Built-up Area: Approx. 1,000 sqm
Project Duration: 6 months
Lead Consultant: Znera Space
Design Team: Led by Sanaz Jedi (Schematic to Detailed Design)

Located in Al Merkadh, this private residence was conceived as a sanctuary of calm within a rapidly evolving urban context. The architectural concept emphasizes introversion and vertical layering, responding to the desert climate and the client's desire for privacy, luxury, and spatial clarity.

The massing is composed of stacked horizontal volumes with carefully sculpted voids, allowing courtyards, shaded terraces, and internal gardens to weave into the built form. This inward-focused organization promotes natural ventilation, controlled daylighting, and framed views toward sunken landscaped spaces.

Key design features:

Minimalist material palette of textured stone, wood, and neutral concrete tones

Deep overhangs and vertical fins for passive shading

Seamless connection between indoor and outdoor living

Programmatic zoning that reinforces layered privacy

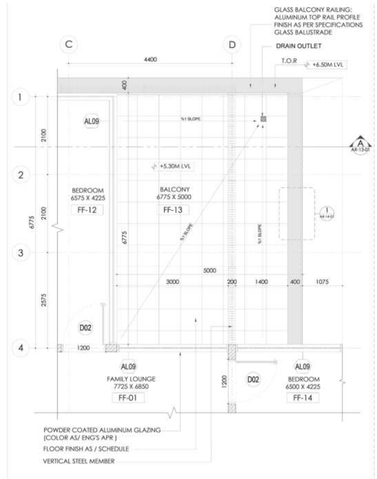
Led by Sanaz Jedi (Senior Project Manager), our team delivered the complete architectural design and BIM documentation, ensuring a fully coordinated project aligned with DDA standards and site-specific urban regulations.

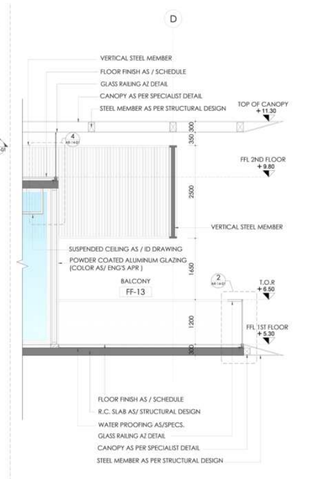






GROUND FLOOR PLAN





08 PRIVATE VILLA
ELLINGTON DEVELOPMENT

Location: Dubai, UAE
Year: 2023
Client: Ellington Properties
Configuration: B + G + 1 + Roof
Total Built-up Area: 980 sqm
Project Duration: 4 months
Lead Consultant: Znera Space
Design Team: Led by Sanaz Jedi (Schematic to Detailed Design)

This private villa, commissioned by Ellington Properties as part of a premium residential .development, was designed under the leadership of Znera Space as the Lead Consultant Our architectural team — led by Sanaz Jedi (Senior Project Manager) — was responsible for delivering the complete architectural scope from Schematic Design through Detailed .Design Documentation

The villa spans four levels, including a fully programmed basement, and features a refined :spatial composition comprising

A double-height family living area

Integrated bar and formal lounge

Two guest bedrooms at ground level

A full master suite with dual walk-in closets and a spa-inspired bathroom

Rooftop gym and seating deck

Large entertainment basement (426 sqm) designed for flexible use

Core Design Values

Warm, earthy palette combining stone, wood, and bronze finishes

Blurred thresholds between indoor and outdoor spaces through glazed elevations

Vertical fins and deep overhangs providing solar control and shading

Full BIM coordination across architecture, structure, and MEP, ensuring technical clarity and DDA compliance

This project exemplifies our ability to deliver luxury, performance, and precision within .Dubai's high-end residential market




Piet Oudolf



09 ARIA RESIDENTIAL BUILDING

Location: Mazandaran, Iran
Year: 2020-2022
Client: Private Sector
Gross Built-up Area: 10,800 sqm
Configuration: B+G+ 8 Floors+Rooftop
Design Duration: 5 months
Construction Duration: 24 months

Located in the lush northern region, Aria Residential is a mid-rise apartment development designed to respond to a uniquely contoured site with panoramic views toward both forest and sea. The project comprises a mix of 2-, 3-, and 4-bedroom units distributed across eight residential floors above a grand lobby and a full basement.

The architectural concept is based on volumetric layering, alternating recessed balconies and framed openings to achieve rhythm, openness, and privacy. The massing orientation promotes natural ventilation and maximum daylight, ensuring every unit benefits from dual exposure and a strong visual connection to the surrounding landscape.

Led by Sanaz Jedi (Senior Project Manager), our architectural team was responsible for the complete design and coordination of the project from Concept Design through Construction Documentation.

Scope of Work:

Architectural design and development

Façade strategy and articulation

Interior layout planning

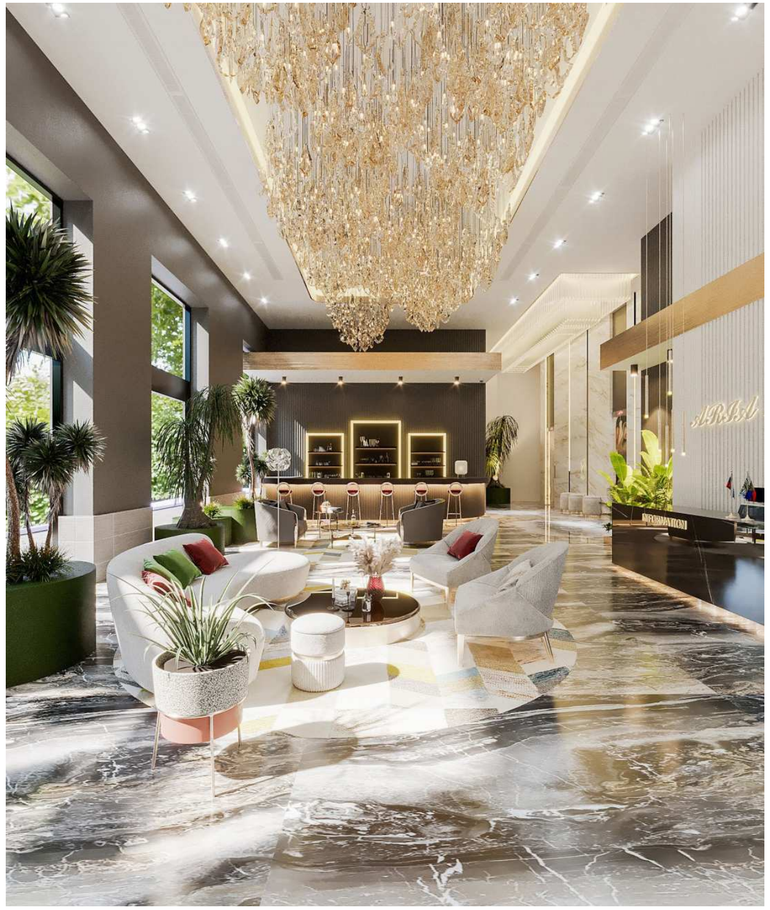
BIM coordination with structure and MEP teams

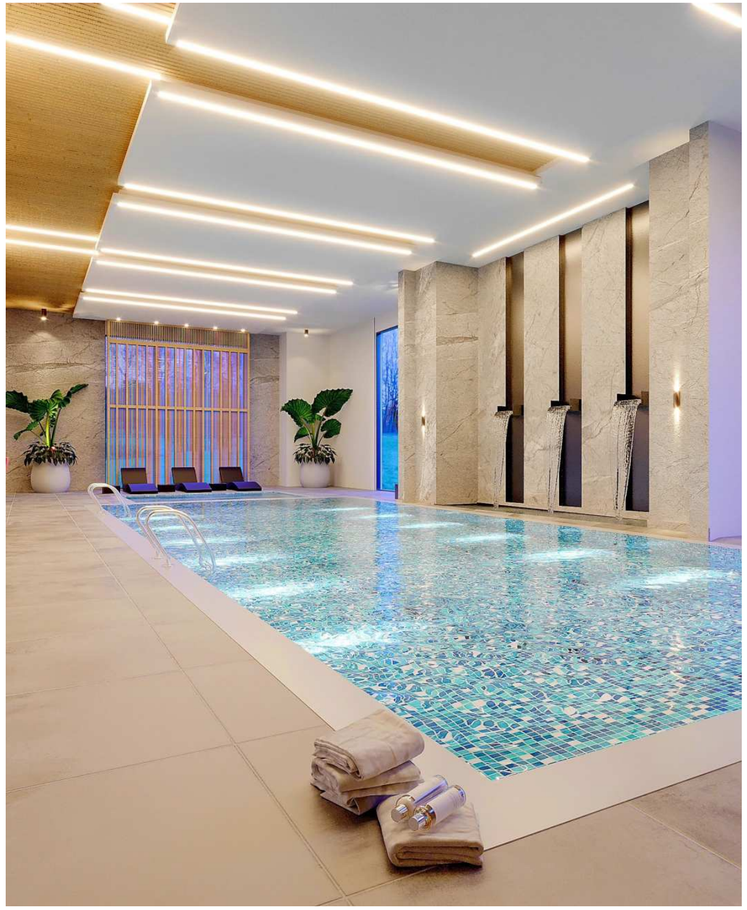
Integration of passive design principles emphasizing natural ventilation, thermal comfort, and use of locally sourced materials

This project reflects our ability to deliver context-responsive residential architecture that balances design quality, environmental performance, and technical precision.

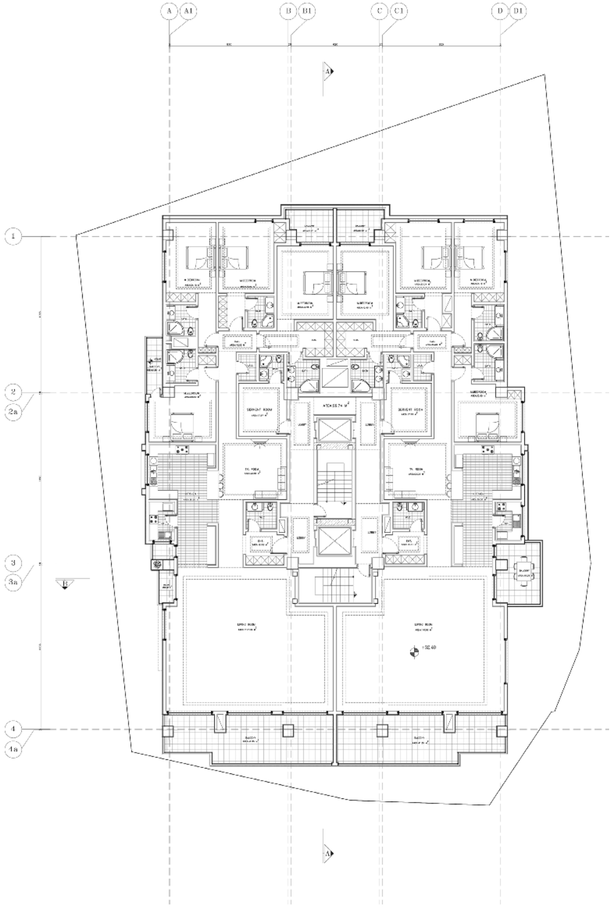




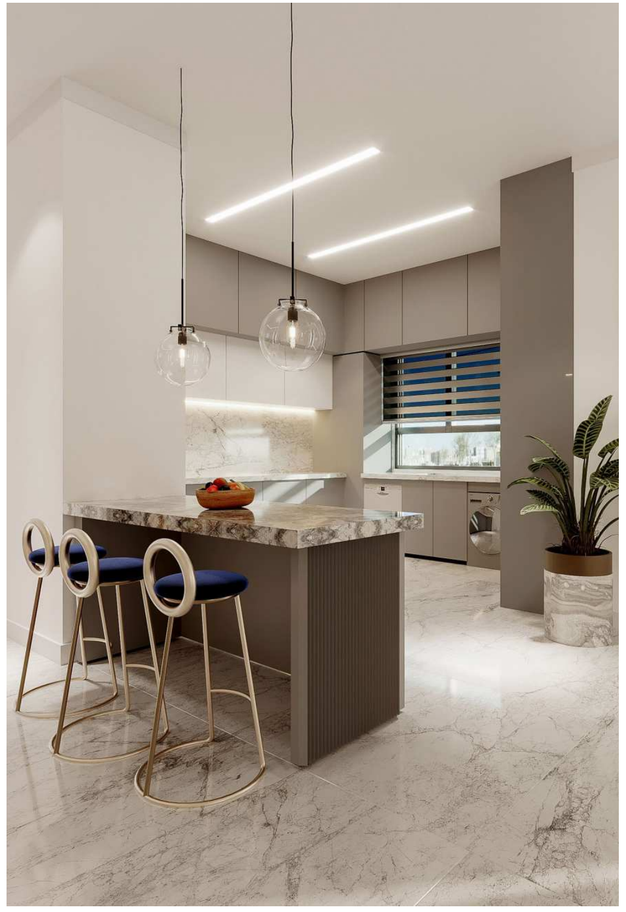


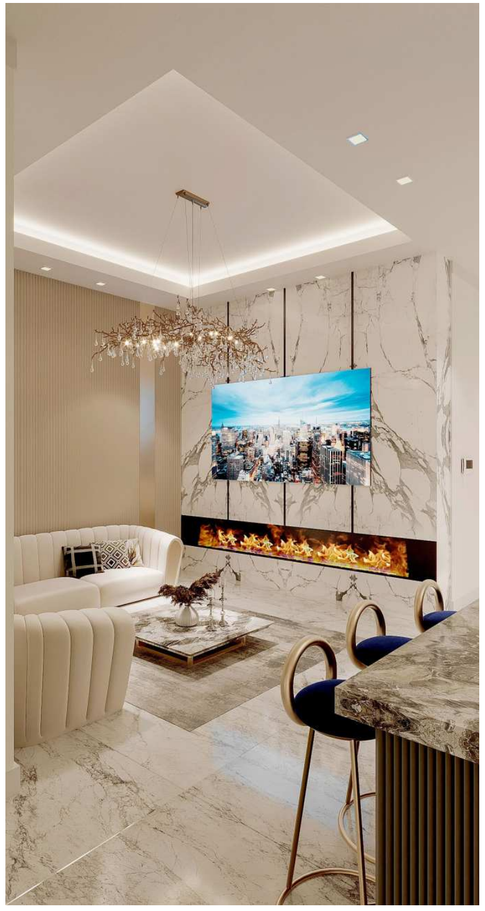












10 SIMORGH RESIDENTIAL TOWERS

Location: Mazandaran, Iran
Year: 2020-2022
Client: Private Sector
Gross Built-up Area: 5,600 sqm
Configuration: Two twin residential towers | G + 8 floors | One 250 sqm unit per floor
Scope of Work: Full architectural design, multidisciplinary coordination, construction supervision, and execution
Design Duration: 5 months
Construction Duration: 24 months

Located on a premium coastal site in the northern region, Simorgh Residential Towers comprises two identical eight-story buildings designed as single-unit-per-floor luxury residences. With a total gross built-up area of 5,600 sqm, the project was fully designed, coordinated, executed, and supervised by our architectural team.

The architectural concept emerged from the site's unique orientation—situated between the dense southern forests and the northern coastline. This dual landscape inspired a linear building layout that provides each unit with uninterrupted views toward both the sea and forest, while promoting cross-ventilation and abundant natural daylight.

The design language is characterized by clean vertical lines, full-height glazing, and integrated green terraces, creating a contemporary yet serene architectural identity. Rooftop levels feature private pools and open-air leisure spaces, while the ground level incorporates a grand lobby and a carefully curated landscape design.

Scope of Work:

Architectural concept and design development

BIM documentation and multidisciplinary coordination

Structural and MEP integration

On-site supervision and design implementation

Landscape and façade strategy

This project demonstrates our ability to deliver end-to-end architectural services—from concept through construction—ensuring design integrity, spatial quality, and technical excellence throughout the entire process.

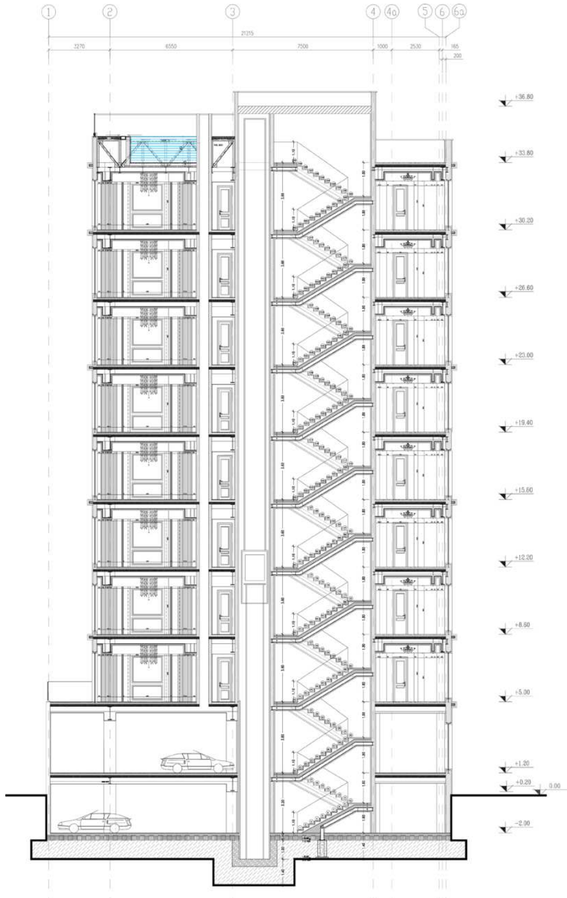






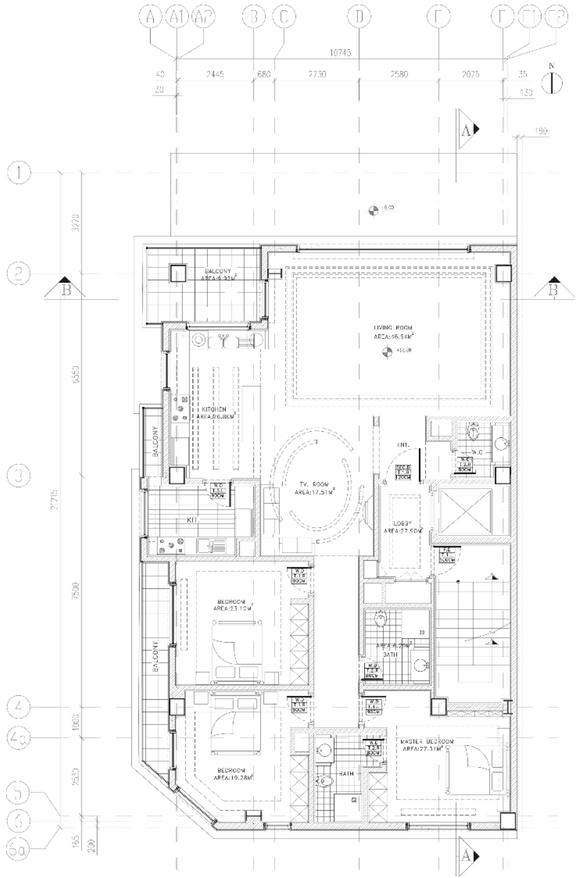











BALCONY AREA:6.32M²
LIVING ROOM AREA:66.54M²
KITCHEN AREA:26.28M²
BALCONY
TV. ROOM AREA:17.51M²
INT.
W.C
KIT
LOBBY AREA:17.50M²
BALCONY
BEDROOM AREA:13.10M²
MASTER BEDROOM AREA:27.51M²
BEDROOM AREA:19.28M²
BATH

11 NOOR VILLA COMPOUND

Location: Iran
Year: 2021-2022
Client: Private Client
Scope of Work: Architectural Design, Coordination, Construction Supervision & Execution
Total Villas: 18 Villas – 400 sqm each
Total Built-up Area: Approx. 7,200 sqm

This exclusive private villa compound was designed and executed for a private client as a luxury gated community of 18 standalone residences. The development comprises six distinct villa types, each built three times, forming a curated ensemble that balances architectural variety with overall site harmony.

Each villa type expresses a unique spatial identity, designed with careful consideration of orientation, functionality, privacy, and integration with the surrounding landscape. Key design features include rooftop terraces with pools or jacuzzis, double-height living areas, integrated greenery, and refined interior layouts tailored to modern lifestyle expectations.

Scope of Work:

Architectural concept and detailed design

Multidisciplinary coordination (structure, MEP, and landscape)

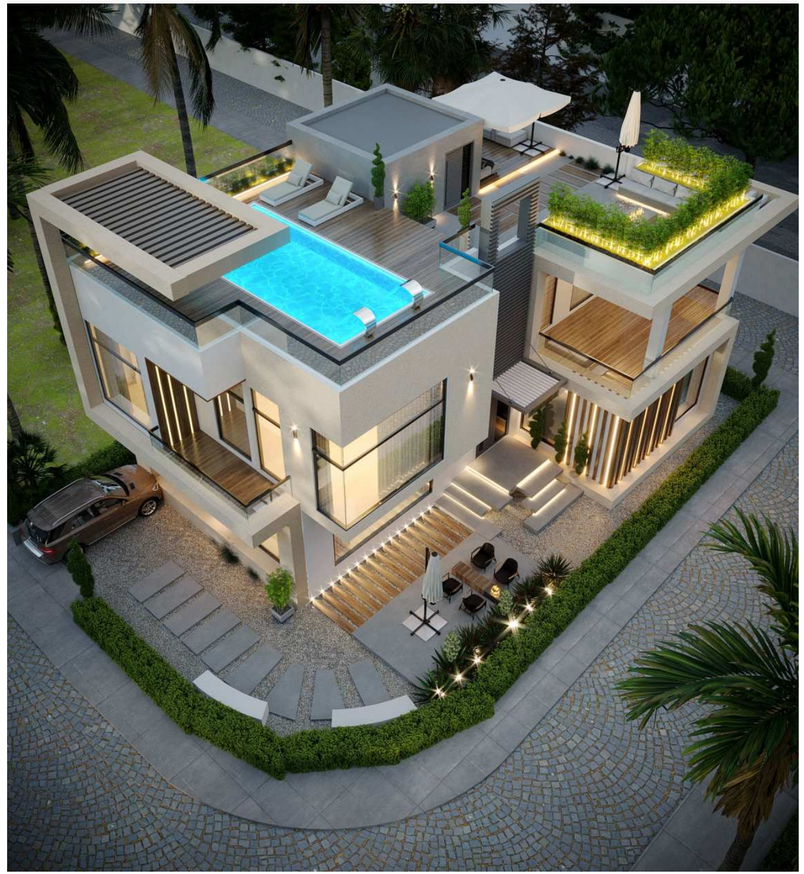
Site supervision and construction management

Complete design-build execution by our in-house architectural and engineering team

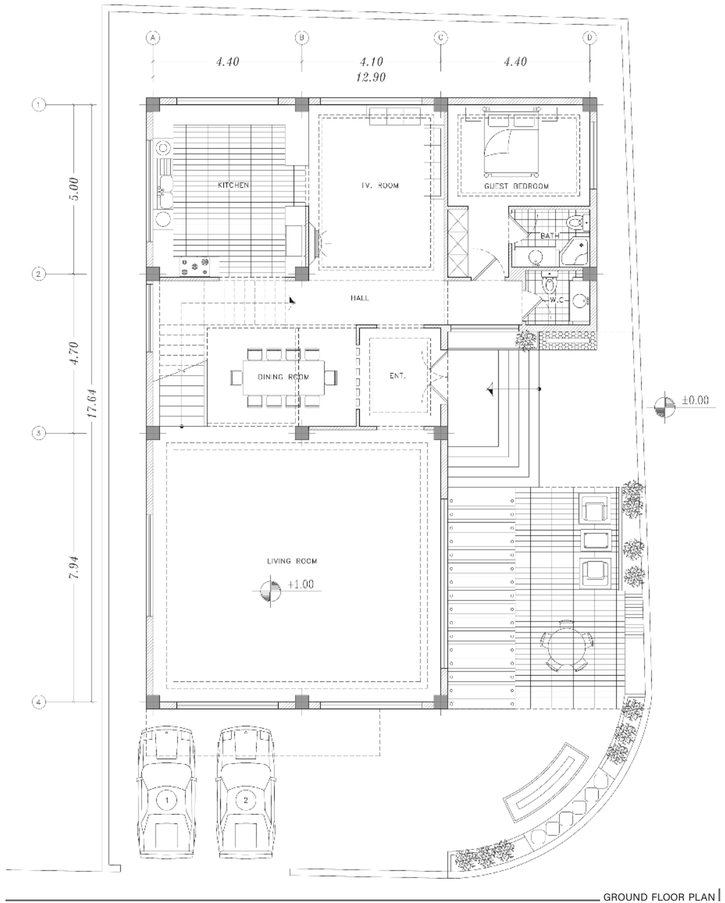
This project stands as a testament to our studio's ability to deliver high-quality, customized residential environments through a holistic design-and-build approach, combining architectural precision with craftsmanship and contextual sensitivity.



TYPE 1



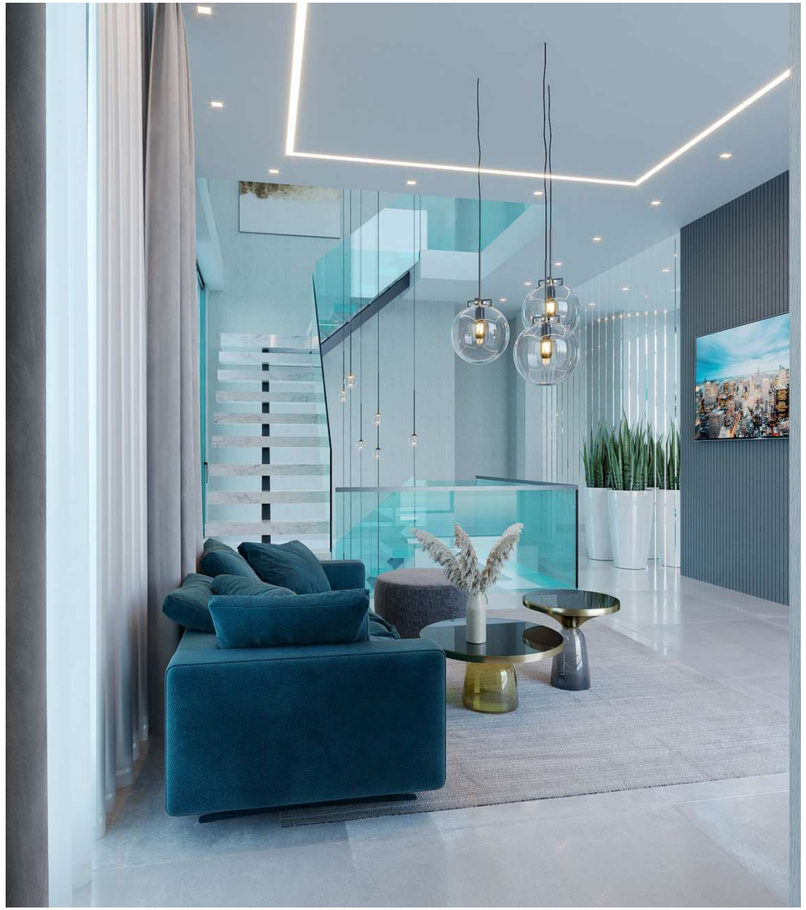




GROUND FLOOR PLAN

TYPE 2







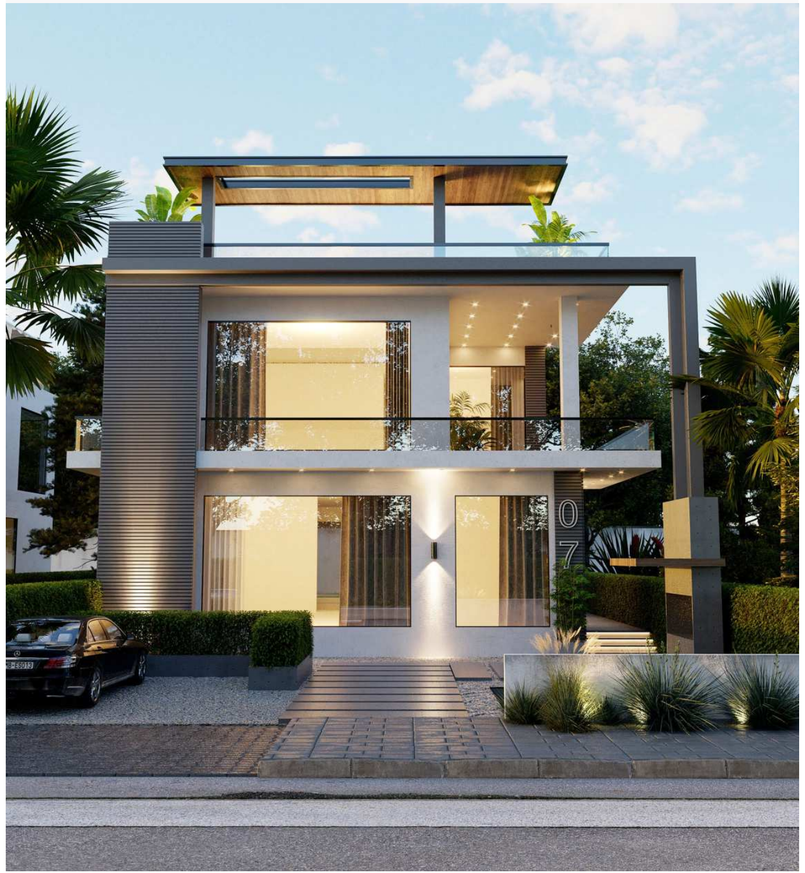
TYPE 3





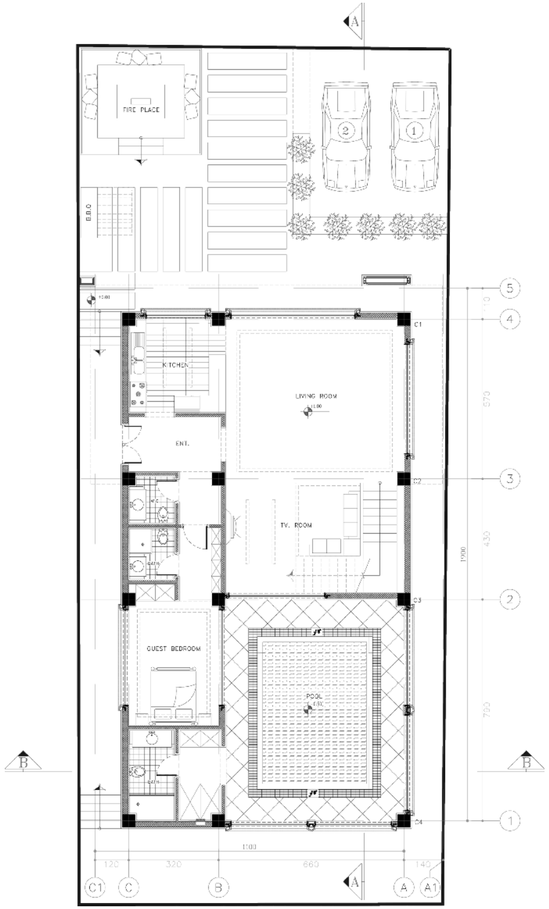


TYPE 4





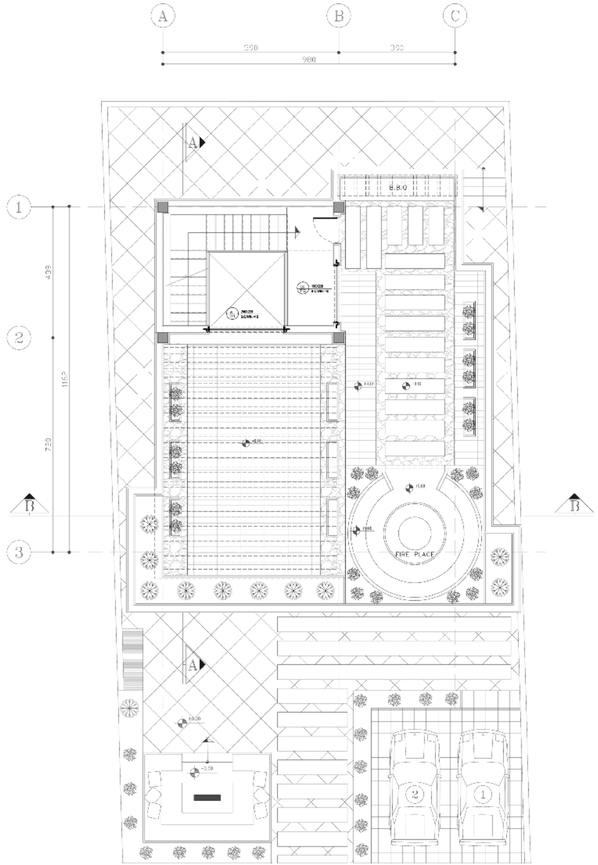
GROUND FLOOR PLAN



TYPE 5



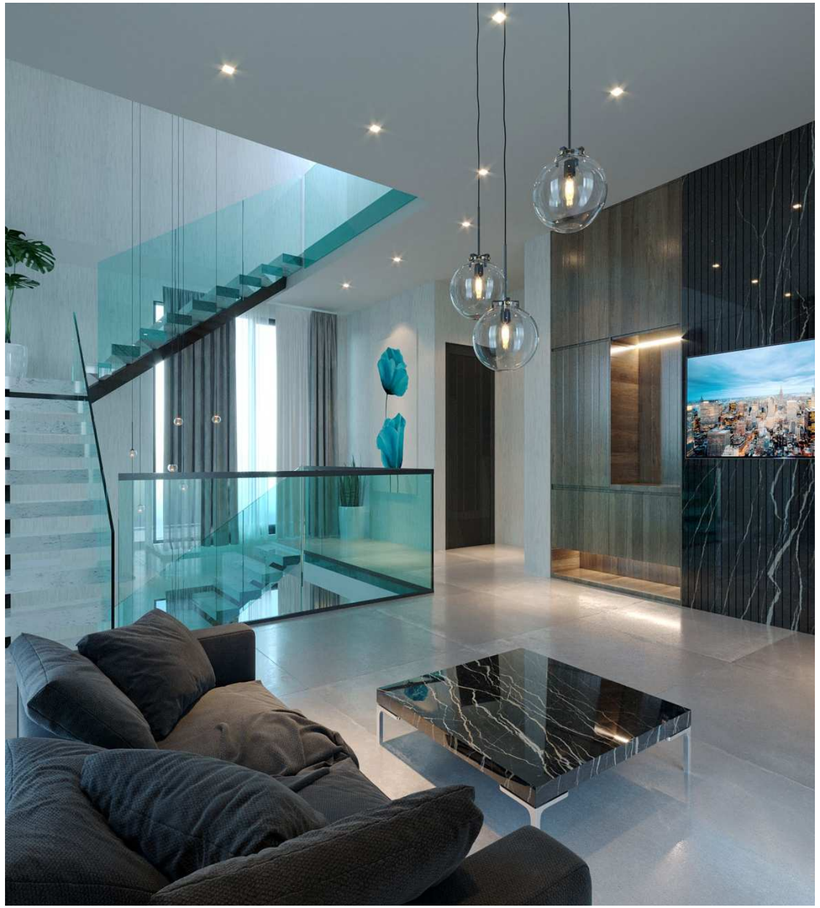




SECOND FLOOR PLAN

TYPE 6







12 ANARJAR VILLA COMPOUND

Location: Mazandaran, Iran
Year: 2020
Client: Private Client
Scope of Work: Architectural Design, Coordination, Construction Supervision & Execution
Total Villas: 6 Villas – 250 sqm each
Total Built-up Area: Approx. 5,500 sqm

Nestled within the lush forests of Mazandaran, the Anarjar Villa Compound was envisioned and realized as a serene, private retreat that harmonizes contemporary architecture with the surrounding natural landscape. The development consists of six standalone villas, each with approximately 250 sqm of built-up area across two floors, situated on a 5,500 sqm site.

The design concept emphasizes minimal intervention within the natural terrain, creating an architecture that blends with its context rather than dominating it. Each villa features a private swimming pool, rooftop garden, and access to a shared tennis court, all within a secured and tranquil compound with 24/7 surveillance.

Scope of Work:

Conceptual and architectural design

Multidisciplinary coordination (structure, MEP, lighting, landscape)

Construction management and site supervision

Full design and execution by in-house architectural and engineering team

This project exemplifies our studio's ability to create luxury residential environments that balance function, comfort, and nature, offering a seamless connection between contemporary living and the serenity of the natural forest setting.









13 BELLITON RESTAURANT

Location: Tehran, Iran
Year: 2022
Built-up Area: 1,000 sqm
Scope: Full Architecture & Interior Design + Construction Management

Belliton Restaurant is a luxurious dining destination in the heart of Tehran, designed and executed with a clear vision—to offer an exceptional spatial and sensory experience. Spanning 1,000 sqm, the project merges contemporary elegance with natural materials and immersive design, creating a refined environment where atmosphere and architecture become one.

A defining highlight of the design is the central bar, sculpted in stone and accentuated with dramatic lighting, establishing a powerful focal point within the spatial composition. Complementing this is the iconic elevated seating area built over water, evoking a sense of floating in nature, enhanced by panoramic views of the city from the upper floors.

The layout includes a grand lobby, main dining halls, semi-private lounges, green terraces, and VIP zones—each crafted with attention to spatial harmony, material richness, and tactile depth. The interiors feature veined marble flooring, reflective metal accents, wood-clad ceilings, vertical gardens, and custom-designed light installations that define the restaurant's unique identity.

Scope of Work:

Architectural and interior design

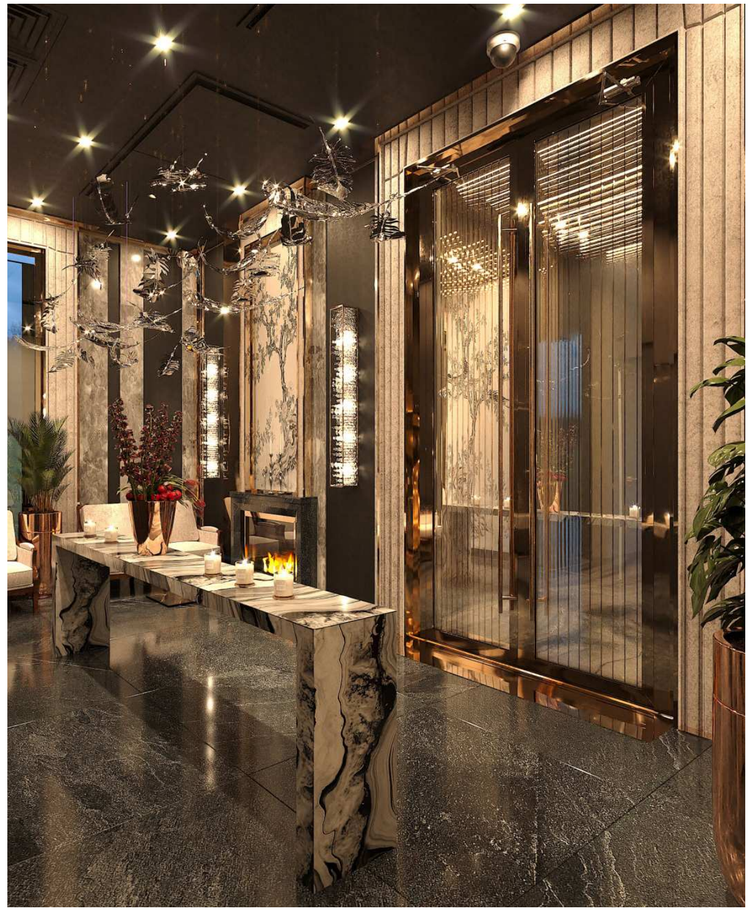
Technical detailing and material selection

Custom furniture and lighting design

On-site supervision and project execution

The result is a dynamic and immersive environment where every corner tells a story of refinement, texture, and light, positioning Belliton as one of the city's most atmospheric and sophisticated dining spaces.











OFFICE 402 - THE LIGHT COMMERCIAL TOWER
ARJAN-DUBAI

Email: info@ibdaco.ae

Phone: +971 50 907 4447 | +971 50 907 9078

www.ibdaco.ae