



انقار

DUBAI

BY R·EVOLUTION

YOUR HOME.  
YOUR TREE OF LIFE.



عشق

DUBAI

BY R•EVOLUTION

## THE TREE OF LIFE

Energy  
Youthfulness  
Well-being  
Ancient Knowledge



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50 EXCLUSIVE  
APARTMENTS AND  
2 PENTHOUSES

—  
2-5 BEDROOM  
—

WATERFRONT RESIDENCES

# WILD LUXURY

“wild luxury” embodies a truly unique life experience through 52 high specification homes in this exclusive boutique development.

A carefully selected mix of 2, 3, 4 and 5 bedroom apartments range from 3,064 sqft up to 16,256 sqft and are strategically placed over nineteen stories. Each home has been designed to appeal to the senses and to promote positive energy and wellbeing for residents and beyond. More than just a boutique development, Eywa provides the facilities and amenities of a true club house. Eywa’s central location on the Dubai Water Canal in Business Bay, boasts Burj Khalifa views and close proximity to Downtown Dubai and Dubai International Airport.

Eywa is an experience designed for those who seek originality. Who shun conformity. Who yearn for positivity, purity and well-being in their home. If this resonates with you, then it’s time to embrace “wild luxury”. It’s time to put down roots. It’s time for EYWA.

# THE PERFECT SPOT

Nestled on the banks of Dubai Water Canal in Business Bay, Eywa is ideally located for a life where every aspect is in symphony.

Earth, water, air... to live here is to live at a true confluence of our planet's most fundamental elements.



01. Here, you're just moments from Downtown Dubai, home to the city's greatest malls, restaurants, attractions and offices, yet still that precious peaceful remove away from its hustle and bustle and traffic.
02. Eywa looks out over an expanse where the Canal widens into a large lagoon, with piers. The views are magnificent: across this water are the iconic spires and towers of Burj Khalifa and other city landmarks, reflected in its ripples.
03. With a waterside promenade on your doorstep, getting out for a morning jog or cycle is easy. And evening walks along the glistening canal are the epitome of tranquillity.
04. Even better, these walkways and cycle track connect onwards, enabling Eywa residents to directly reach the desert or beach without interruption or detour.

Plot number:

**3460542**

Plot Area:

**3463 sqm**

Height:

**B+G+3P+19**



# Location

EYWA, Marasi Drive,  
Business Bay, Dubai

We have a firm belief: in the 21st century, possessing luxurious things should never be an end in itself. Instead, the things that matter to you should matter because they're a means of developing yourself, and your loved ones.

Eywa exists in this spirit. And choosing Eywa as your home means investing in a powerful combination...

It means prioritising well-being, both of yourself and your loved ones.

It means being close to nature, and immersing yourself in a deep love for nature and

people. It means embracing the fullness of urban life, of being in the heart of the city.

And – through all its “wild luxury” design features – it means building a deeper, truer connection with your own self.



MAIN ENTRANCE



EYWA



## Elevate Your Way Ahead

Just as Eywa's design blooms into life, so will its promise burst into your life. More than just a place to live, Eywa is a unique way to live.

This is a building unlike any other. It embodies an entire ecosystem; one consciously crafted to stand as a life guardian, a life guru, a life generator. Eywa aims to elevate and enable your entire life, across all your goals, dreams and hopes.

To step into Eywa is to step into a world where science and spirituality intertwine. Where tradition merges with technology, creating an experience of authentic depth, genuine value and lasting impact.

It's also a chance to escape the mundane, and instead enter an expression of the esoteric and flash of the fantastical, a soaring oasis that will transport you to another realm.

Here to spark your senses, ignite your imagination and elevate your spirit, Eywa opens your mind to a new way of living.

A way of living that's organic and vivid, imaginative and all-enveloping. A way of living that will truly enrich your soul, your health and your well-being.

# Embrace Yourself With Architecture

Strikingly unique from your very first glimpse, Eywa instantly evokes a glorious Tree of Life. An organic canopy of branches, an enticing weave of roots, a floating oasis and a living breathing building that represents timeless wisdom and enduring growth.

That's because our architectural inspiration is rooted in the Banyan tree, the Tree of Life, whose branches support our world and whose roots spread down into its rich and nurturing foundations.

Down the ages, the Banyan has symbolised a constantly renewing and reviving ecosystem, and stood as an inexhaustible source of life. Emerging from a seed, a Banyan grows, creates its own world, its own life. It is a symbol of order and harmony.

Eywa both evokes that tree in form, and also celebrates its magic and mastery in function.

Architecturally, Eywa is also inspired by the Southern Sky Column, the famous quartz sandstone mountain located in Zhangjiajie National Forest Park in Hunan, China.

EYWA FACADE





Throughout the building – flowing from exterior to interior and back again – open round columns and intertwining branch and trunk elements personify the Banyan tree.

Materials similarly echo this design, with beautiful woods and ceramics, and a natural colour palette to the fore. Shafts of light, meanwhile, shine into everything – an open and vital force, just as it is for all living, growing things.

Reinforcing the mood that Eywa is a breathing organism – one that interacts at all levels and through all senses – the building's architectural journey concludes by blending inside and outside spaces into one seamless whole, one connected and extraordinary experience.



## Enrich Your Whole Approach

Eywa is a beautiful kinship between ancient science and wisdom, modern technology and world-class architecture.

In unique and unprecedented ways, Eywa combines the venerable design principles of Vastu Shastra with the latest technologies to harmonise the building's energies, and create an environment that supports your well-being and shapes a promise for modern life.

Through Vastu, we can optimise the positive energies of a building and amplify their benefits and influence, whilst also correcting disturbances, and filtering and shielding negative energies.

Using crystals and other means, and from the basement to the upper roof terrace, we've explored this rich tapestry to transform and elevate Eywa into a welfare energy generator. The result is an environment designed to maintain and improve your physical, spiritual and intellectual health and well-being.

There are more details on this on the next pages, but it's also worth noting an additional beauty of this system: it integrates seamlessly into the building's fabric.

Alongside the timeless traditions of this ancient knowledge, Eywa also features the latest in smart, safe and sustainable technology, from water purification to touchless elevators.



EYWA MAIN ENTRANCE



# Energise Your Well-being Aura



Crystal

Energies

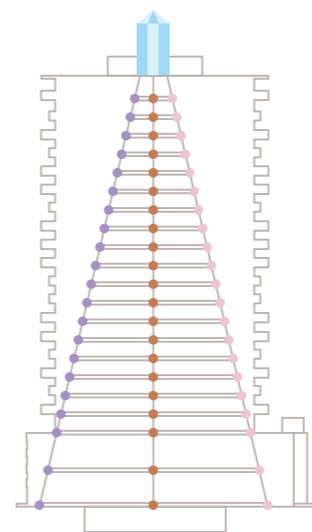
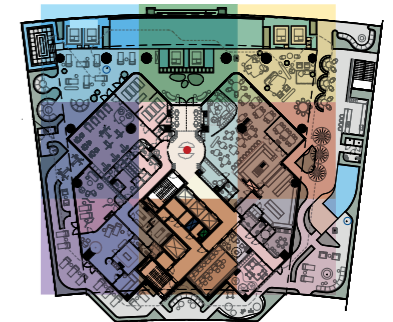
Radiating positive energy into your home.

Eywa is an organic Tree of Life in its design, but with a magical inner heart. Contained within its walls and floors, ceilings and columns, is a hidden pyramid and community of 1450 crystals. An incredible and first-of-a-kind positive energy structure is being embedded within the structure of the building. This consists of specific crystals, Geodes and precious stones placed in strategic directions of the building in various different locations, in complete alignment with Vaastu Shastra.

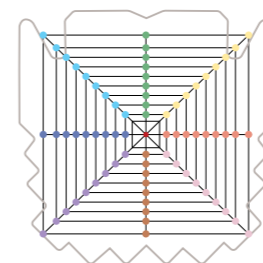
These high-energy crystals are being placed within the walls, columns and floors of EYWA in a unique pyramid shape from the top to the bottom of the building. These crystals and precious stones are of distinct nature and specified sizes to enhance positive energies on every floor while purifying and eliminating negative energies.

## Location of Stones

- The North West  
*Moon Stone*
- The North  
*Lapis Lazuli*
- The North East  
*Citrine*
- The West  
*Black Tourmaline, Blue Sapphire*
- The South  
*Jasper, Coral, Topaz, Carnelian, Red Garnet*
- The East  
*Green Jade*
- The South-East  
*Rose quartz*
- The South-West  
*Agate, Tiger's Eye*
- The Central Part  
*Salenite, Clear Quartz*



Crystal pyramid within the building.



Positioning of the stones per floor.

The role and value of this system is rich and all-embracing:

01. The practice fills the building with positive energy, effectively eliminating any negative manifestations, such as conflict.
02. It enhances concentration levels, offering a tangible boost.
03. It harmonizes the space, creating the ideal environment for a happy life.
04. It significantly contributes to the development of mental and physical abilities, particularly in children.
05. It empowers people to make clean and well-considered decisions in life, effortlessly connecting them to the boundless universe of endless possibilities.

# Enhance Your World Absolutely

“wild luxury” goes even further at Eywa. Beyond its striking architectural Tree of Life, beyond its combination of ancient wisdom and modern technology, beyond its energising pyramid of crystals and stones.

Eywa is also an environment where the elements and the senses alike are celebrated and enhanced. The aim, always, is to catalyse Eywa’s ability to positively and harmoniously influence on every part of your life.

## THE ELEMENTS

### Water

Not only is Eywa located by the water, the building also has its own water system features.

Cleansing and purifying, refreshing and replenishing, these turn water’s symbolic nourishment into practical benefit. Because in a climate like Dubai’s, such care, quality and sustainability is precious – for health and life alike.

Throughout the building, special filters and crystals rinse the supply of chemicals, additives and impurities, instead enriching it with beneficial substances and minerals, raising it to its ideal composition.

Once used, Eywa’s water is then collected, purified once more, and used for watering plants and various technical needs.

### Fire

In almost every culture and society that’s ever existed, a fire creates a home. It represents welcome and illumination, warmth and sustenance, togetherness and family.

Eywa evokes this symbolism by having a permanently-lit open fire in the main hall, by placing candle light throughout its public spaces, and by providing flickering outdoor firepit features on the first floor terrace for residents and guests to gather around.

### Air

The quality of the air we breathe is, similarly, an important factor in a harsh, hot desert climate.

Eywa is saturated with air thanks to its high ceilings, state-of-the-art purification filters, and a specially-selected, custom-made aroma of natural essential oils inspired by the building’s story that is subtly dispersed into the public areas.

### Stone

The importance of stone to Eywa is shown through the energy system installed throughout, plus an array of installations and material treatments that further explore the beauty and value of this element.

These include stunning stone flooring, natural and textural decorative wall cladding inside and outside, special stones and crystal gardens in the public areas, and a wonderful Japanese stone garden on the amenity floor terrace.

### Wood

The architecture of Eywa is inspired by the Banyan Tree, bringing residents and visitors even closer to nature.

Not only will homeowners enjoy the benefits of lush greenery and flying trees on apartment terraces, but they will also have access to a plethora of green plants and trees in the public areas inside and outside of the building.



# THE SENSES

## Hear

In its Club House, Spa, main hall and Gym, Eywa features a special high-end acoustic system. This is capable of transmitting gentle vibrations that, with a frequency of 432 Hz, can help to enhance, regenerate and soothe the body.

Additionally in the main hall, Eywa will play soothing background sounds throughout the day – music and ‘white noise’ chosen to harmonise energy and life, emitted through a spatial high-end 3D 360° audio system.

The Amenities Floor will also host instruments for residents to use, including keyboards, guitars and gongs.

## Smell

Planted across both Eywa’s private terraces and public spaces alike, handpicked year-round flowering shrubs and trees will saturate the air with the subtle and exquisite aroma of nature.

Alongside this, and elevating it, is a fragrance specially created for Eywa. To match our Banyan tree design, it combines scents from the Balinese jungle, including ylang-ylang, jasmine and champak.

## See

Eywa is a visual feast, a symphony for the eyes. From its incredible exterior look and architecture, to unusual eye-catching details such as our flying trees, and the harmonious colour palette throughout.

Within Eywa, there are also visual treats and moments to captivate this sense, such as the chef’s kitchen show table. And sight is completed by what you can see from Eywa too – not least the stunning Dubai cityscape and Burj Khalifa reflected in the water.

To complement these aspects, Eywa makes careful considered use of light as a feature. As well as extolling extensive natural light, the building uses a carefully-chosen soft and subdued candlelight hue for relaxing evening hours.

Designed to maximise balance and harmony, this light will be adjusted depending on the setting and scenario, and only ever be emitted through reflected or hidden sources. Additionally, decorative elements on the façade, as well as Eywa’s iconic trees, will all be beautifully illuminated.

## Touch

Tactile and varied, the surfaces of Eywa are an engaging play on our senses. These include natural materials used for both interior and architectural design, plus the building’s unique stones and energy system elements.

From the walls to the door handles, and across unfilled travertine to leather finished marbles, the tangible and tactile is to the fore throughout Eywa.

## Taste

Our resident-only Club House restaurant will celebrate the evocative and rewarding sensation of taste, with healthy eating and wellbeing at the heart.

These will range from exclusive blends of coffee to the full Chef’s Table, where you can pre-order dishes prepared to your taste, using ingredients you have specified. This will also be a place where cooking classes will take place, and where caterers can be invited to prepare menus for special occasions.

## Equilibrium

Through features like atriums, transparent glass features, cascading water, illusions and arches, we create a feeling of expanded space that then enhances your human balance and promotes your awareness of space and the ‘here and now’ moment, provoking a desire to return to these sensations, this room, this space.

## Unification

Finally, we combine all five natural elements and six senses into one sacred integrity, with the aim of creating a full-fledged sense of space that will boost both people’s inner sensations, and their ability to coherently experience every sense.



## A Revolutionary Next Generation Building

Eywa uses the latest technologies and most energy efficient solutions to craft a living experience that's – firstly – lighter on Mother Nature, and – secondly – a commitment to a driving principle: your health is your most fundamental right and priority.

Here, technology is never just functional, never a gimmick. It's carefully and cleverly integrated to enhance and purify, to protect and sustain.

01. We purify and re-use residents' water to sustain plants and operate technical equipment.
02. We've built Eywa using thermal insulation and a temperate-retaining glass system, that exceeds LEED and WELL Platinum requirements.
03. Eywa also follows the HealthProTech programme to maximise your safety, and minimise any possibility of a respiratory infection outbreak. In the post-COVID-19 world, this matters. This programme includes:
  - Special filters in the main ventilation system to purify the air, ionise it and fill it with oxygen.
  - State-of-the-art water filters that eradicate chemicals and impurities, and enrich water with minerals.
  - Lifts controlled with a personal touchless system to avoid physical contact, plus a smartphone app for doors and lifts to further minimise the touching of surfaces.
04. Other technology features include a 5G network and free Wifi throughout the building.





COMMUNITY FLOOR TERRACE SWIMMING POOL

## Embrace Your Wilder Aspects

From a chef's table and library to private waterfalls and hammocks, Eywa is packed with ideas, features and moments that are vibrantly different.

Most importantly of all, each and every one of these extraordinary life experiences is deliberately intended to augment your well-being, and touch your heart and senses – every day.

Step into a world where things are always more than they seem...

# INSIDE

AMENITIES, FEATURES & FACILITIES  
OF YOUR NEW HOME

عشاق

DUBAI

## The Main Lobby

Often called the tree of knowledge and wisdom, the banyan tree represents growth, strength and self-awareness. Step between the trunks of our tree, and you'll discover how Eywa celebrates, shares and nurtures knowledge. Nestled there, within our main hall, is a community library.

01. This features a lovingly curated collection of more than 2500 books, including a range of books from a wealth of international philosophers.
02. It's surrounded by soft furniture and cosy armchairs, and enveloped with gentle music specially chosen to harmonise energy and life.
03. So choose your book, sit down, relax, and enrich your mind...



COMMUNITY FLOOR TERRACE

## ‘Eywa Apartment No.1’: the Dedicated Residents’ Community Space

Eywa is a nexus for like-minded people. A hub for Dubai’s most-spirited and lively citizens. Living here not only says something about who you are, but also about who you enjoy spending time with. That’s why Eywa isn’t just a building, it’s also a community.

Throughout Eywa we’ve designed areas devoted to shared spaces and facilities, all intended to spark connections, inspire moments and build memories, alongside providing more secluded areas.



01. We have an entire floor dedicated to a spacious and cozy ‘home’ for the family of all Eywa residents. We like to refer to this as ‘Apartment No.1’, as it extends the idea of a living space into a communal space, and includes the Club House, Spa, Gym, show kitchen, dining spaces, private dining/conference rooms and library/music zone.
02. It extends into the Community Terrace, with its sweeping views over the canal and beyond. Here are three swimming pools, private sunbathing areas and a meditation room positioned to optimise balance.
03. By night, the Terrace’s open firepit features create an evocative atmosphere, perfect for relaxation and reflection.
04. Its open-air cinema brings residents together for magical movie nights.



## Private Waterfalls, Pools and Gardens

Being at one with nature. Living in the 'here and now'. Accentuating our senses...

These feelings and these moments matter. That's why Eywa creates a strong connection with natural elements throughout its community areas, and in each apartment.

From the rustle of leaves to the rush of water, in Eywa you're never more than a step away from nature.

01. On the spacious terrace of most apartments will be a private swimming pool.
02. Many have their own private waterfalls, that the resident can control.
03. Each apartment also features exterior planting, bursting with trees and greenery that flows down the walls.
04. The building itself has a stunning waterfall by the main entrance.
05. There are three communal pools on the first-floor terrace, including a 25m infinity pool.





## Flying Trees

Our vision is for Eywa to be a living organism, at one with nature and with its surroundings. From every angle, therefore, the building's façade appears to be alive with greenery – and here's how.

01. On the lower levels of the building, we've placed 'flying trees' on special columns. When viewed from the street, these are seemingly suspended in mid-air in an illusion of endless and fantastical growth.
02. These trees have an automatic irrigation and fertiliser supply system, regularly maintained by specialised landscaping agencies.

## Club House Dining

At Eywa, we passionately believe that food doesn't just enable life, health and growth. It enriches it.

Eating together brings us together. Great food, drink and company is a timeless combination and enduring pleasure to life.

And – inspired by this truth – we've created an outstanding Club House and Restaurant for our community of residents and their guests. Quite simply, this is a dining experience unlike any other.

01. With signature menus tailored to your taste, our world-class chefs use the finest ingredients and flavour combinations to create culinary masterpieces.
02. Health and well-being are to the fore, with balanced menus and dietary plans that can be designed just for you.
03. You can specify, order and even provide your own ingredients in advance for our kitchens. Your personal preferences and tastes will be our inspiration.
04. The Club House is also a great place to play board games, or simply relax in the bar.



## Spa



SPA RECREATION AREA

At Eywa, our spa is a fully-integrated part of the experience, an essential element in your overall well-being, a calming and peaceful component to the Eywa way of life.

It's somewhere that will both stimulate and soothe, immerse and inspire.

01. Our state-of-the-art Wellness Spa features cold plunge pools, sauna, a hammam bath and more, offering a truly international experience, where residents can enjoy treatments originating from both east and west, Europe and Asia.
02. For personal pampering, treat yourself to a massage, facial or body treatment in one of the private rooms.



## Fitness, Wellbeing & Yoga Facilities

Eywa stretches and supports you – mind, body and spirit.

And because physical and mental well-being go hand-in-hand, we've made sure that this vital balance is abundantly available to you.

01. Open 24/7, our Fitness Club has everything you need to work up a sweat, keep in shape and even – with a punch bag overlooking the Dubai Canal – let off steam!
02. Equipped with the latest treadmills, bikes and multi-stations from leading fitness brands, there's also a dedicated room for gymnastics, yoga, TRX, Pilates and CrossFit classes, beautifully fitted out with wooden flooring, a ballet bar, seating areas, mood lighting, soft textiles, plants and incense.
03. Infinity pool with greenery and views of Downtown Dubai.
04. Residents are invited to bring their own fitness trainers and wellbeing advisors into Eywa.





OUTDOOR CINEMA

## Cinemas

Movies. They fire the imagination and escapism. They create collective experiences and lasting memories. At Eywa, we love them – and we know you do too.

That's why we've included two cinemas, just for our residents.

- 01. Our intimate indoor cinema is perfect for families and friends to pass the popcorn and enjoy a private screening.
- 02. On our Community Terrace is an open-air screen, with a beautiful backdrop of the canal, Downtown and Burj Khalifa. There couldn't be a more magical setting. Individual private audio equipment also means residents can watch the screen without disturbing anyone else.



PLAYROOM

## Playgrounds

At Eywa, we consider children to be among the most precious parts of our lives and our future. That's why we've taken care to create conditions for your children's all-round development as versatile, spiritually developed personalities – and to ensure they will always be happy, entertained and fulfilled at Eywa.

- 01. There are two children's playgrounds: one next to the Club House in Apartment No.1, and the other just outside the North Entrance on the green lawn. Both are fully protected from the sun, and also feature playrooms bursting with toys and games for children of all ages.
- 02. Our Kids Club has everything to help entertain, develop and educate your children, including classes in areas as diverse as drawing and mathematics.



PRIVATE DINING & CONFERENCE ROOMS

## Offices and Workspaces

Well-being thrives on harmony. And your work/life balance is an important ingredient in that mix.

- 01. Eywa features two office-conference rooms, that also function as private dining areas, enabling residents to conduct business meetings and entertain colleagues and clients in an inspiring environment.
- 02. Our apartments also suit home-working. They are equipped with digital connectivity and smart technology, to maximise and foster a collaborative, innovative, and dynamic environment for residents.



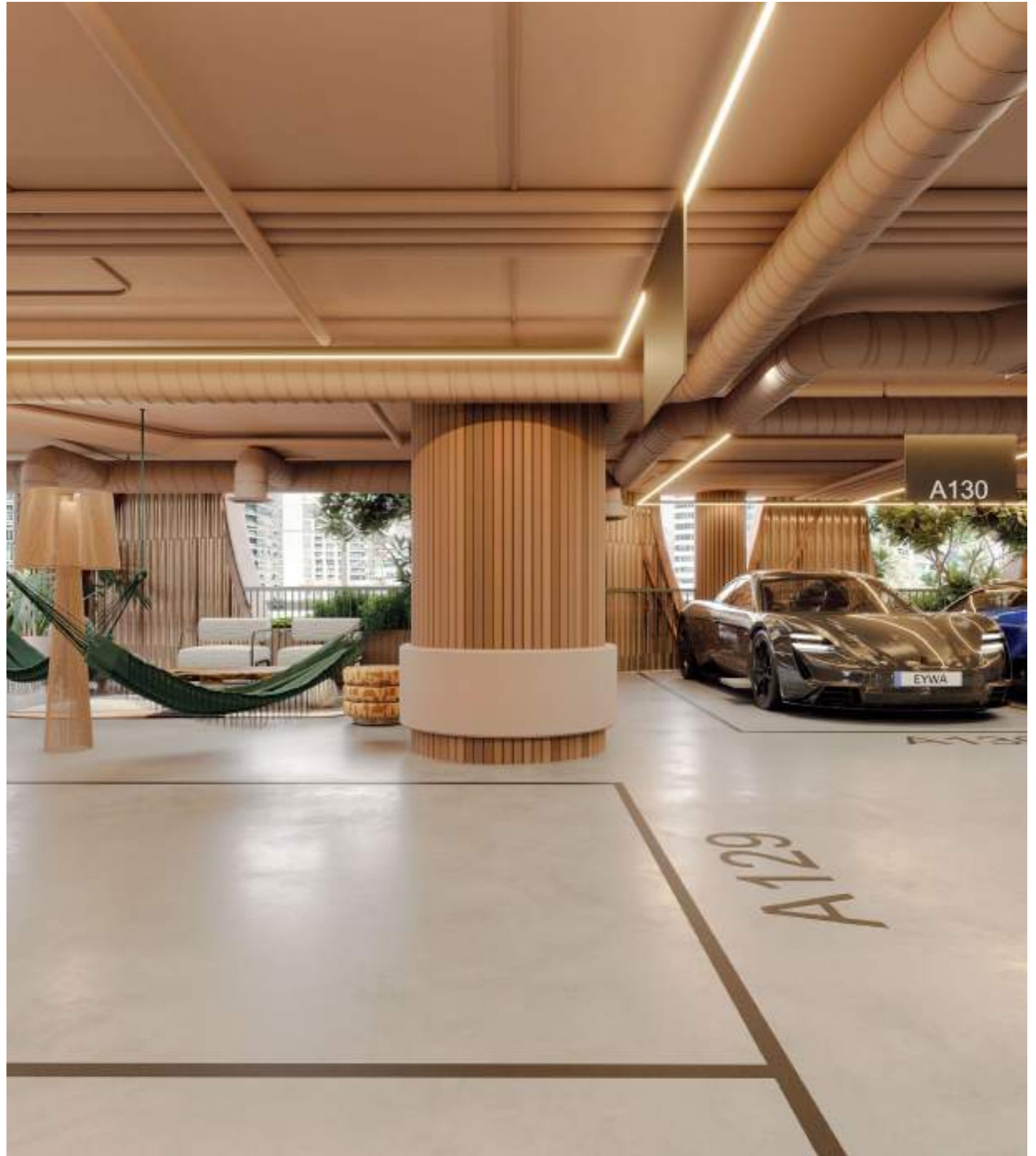
## Parking

Even our car parking spaces have a drive to be different, a touch of our signature “wild luxury” style.

We don’t just provide four levels of parking, we’ve also designed them as an extension of your home, to maximise their outlook over the surrounding greenery and water.

The result is – firstly – an unusual and homely environment in which to securely store your motor. While every driver will appreciate this, it’s especially perfect for car lovers and collectors: a place not just to keep your pride and joy, but also to celebrate, display and care for it.

Secondly, it creates a way of always entering and leaving Eywa that lets its spirit in – from first to last.



FOR THE ONES  
THAT SEEK  
ORIGINALITY

# APARTMENT INTERIORS

# Darwazeh Doors

In many civilisations and cultures around the world, doors – whether the main entrance to an entire building, or an internal door to a distinct part – have long held special significance and meaning.

We've looked to celebrate this ideology in Eywa. Every one of our entrance ways has been crafted with special attention to the details, and to the transition from one space to another. This approach is epitomised by the door to your apartment.

We've invested such care because, to us, a doorway does more than just change the functionality of a space. It can also represent a step into a different dimension of your emotions and moods – and anything we can to heighten and positively impact these is worthwhile.



APARTMENT ENTRANCE DOOR



LIVING ROOM



## KITCHEN DINING



MASTER BEDROOM



MASTER BATHROOM



## APARTMENT TERRACE

# The Brand Eywa Lifestyle: The Start of Something Special

While Eywa is blossoming into life for the first time in Dubai, this is only the beginning. Like any tree, its seeds will spread to distant lands, where they can take root, multiply and grow.

In time, our vision is for Eywa to become a global brand and approach; a way of living

and style of building that appears in cities across the planet. Its philosophies, designs and certifications will be a DNA that unites them all.

As one of its earliest citizens, we're thrilled to welcome you in at the start of this story, and the dawn of this world.



CLUB HOUSE & RESTAURANT OPEN KITCHEN

# Eywa's Certifications



## LEED Platinum

LEED provides a framework for healthy, efficient, carbon and cost-saving green buildings. LEED certification is a globally recognised symbol of sustainability achievement, and it is backed by an entire industry of committed organisations and individuals paving the way for market transformation. EYWA will achieve LEED Platinum certification.



## WELL Platinum

Organisations and buildings use the WELL Building Standard to prioritise the health and safety of their people, maximise real estate value and optimise the human and social capital performance of their business.

EYWA will be WELL Platinum certified.

## HealthProTech

HealthProTech is a programme that has been specially developed by R.Evolution. It specialises in applying artificial intelligence and blockchain technologies to provide innovative and unique healthcare solutions.

These include special filters in the main ventilation system to purify the air, then ionise it and fill it with oxygen, plus state-of-the-art water filters to eradicate chemicals and impurities, and enrich water with minerals.

Within Eywa, its solutions are used to maximise your safety, and minimise any possibility of a respiratory infection outbreak.



CLUB HOUSE & RESTAURANT



RESTAURANT OPEN KITCHEN

# Ready to Embrace the Extraordinary?

Welcome to the developer and creative force behind Eywa, R.evolution – a high-end boutique real estate developer from Europe. We have been creating architectural masterpieces for over 24 years.

01. Over 2.5m sq ft developed.
02. 1m sq ft currently in development.
03. Largest development €270m.
04. Buildings developed total GDV €500-600m.
05. 60 employees.

Across residential, office, hotel and infrastructural properties, and in cities from Riga to Barcelona and Dubai to Berlin, R.Evolution has brought a unique approach and DNA to real estate development.

Every one of our projects possesses a revolutionary vision, one that's designed to be integral to evolving real estate in its host city.

To us, architecture is not only aesthetics and functionality, it's also an important component of a city's image – one that will make a mark on its history for decades to follow.

Because we're aware of this long-term impact, we're inspired to always search for unconventional and innovative solutions. At their heart is a clear conceptual idea, that reveals and emphasises the symbiosis of architectural space and interior design.

As such, we're equally bold dreamers and intellectual developers. We don't just design and build in conventional ways. Instead, we blend ancient science, spirituality, curious intellect and boundless imagination. And we do so with a unique set of passions – for people's wellbeing, for purity, for philosophies and for places.



HOFT HOUSE OF THE FLYING TREES  
BY R.EVOLUTION

# R.Evolution Projects



## VILLA MILIA

This elegant villa decodes – in modern architectural language – a house built in 1938, using materials and technologies of that time. A contemporary interpretation of the famous Villa Benjamina in Scandinavia, Villa Milia is dedicated to its owner, “queen of the Latvian press” and first Latvian businesswoman, Emilia Benjamin. Paying homage to Latvia's economic growth at the start of the 20th century, its concept focuses on the connection between time and the continuity of generations.



## LEGEND

A new generation of super luxury residential real estate in the heart of Jurmala, Latvia. Sitting next to dunes and only 100m from the sea, each villa is a portrait of a famous personality from the 20th century (Villa Churchill, Villa Hepburn and Villa Dietrich apartments, Villa Hemingway private villa). Written in the language of architecture and design using DeCode principles, this unique development hosts incredible amenities such as a private Moon River spa, gym, 2 restaurants and a beach front club with a pool area.



## HOFT

An elite apartment property and UNESCO World Heritage Site. House of the Flying Trees combines two architectural systems: a renovated 5 story building, and an eclectic historical monument from 1881 - in a 7-story modern courtyard building. With 42 luxury residential apartments, this building is brilliantly integrated into the Art Nouveau urban development of Latvia's city centre and is the first in the country to integrate a vertical forest of bonsai coniferous trees on its façade.



## LOFTS & ROSEGOLD

This 14,875 sqm residential quarter is comprised of 75 elite apartments, a retail area and 2 restaurants. Originally a former equestrian arena (included in the UNESCO World Heritage List), the area has now been transformed into Lofts, to which we have added a newly developed residential building called Rosegold. The basic principles in the Scandinavian philosophy of happiness – hygge - are implemented in the interiors.



## TAL RESIDENCE

Paying tribute to Riga-born world chess champion Mikhail Tal, this project is the first example of the DeCode principles. The façade of the building uses chess motifs: the geometry of the bay windows personifies chess pieces of various heights and – through a combination of light and dark tinted glass – represents a white king, white queen, and a black bishop: Tal's favourite combination to end a game.



## PHILOSOPHERS RESIDENCES

A 2-tower residential complex in Riga, dedicated to the 18th century German philosophers Johann Gottfried Herder and Johann Georg Hamann, who once lived and worked in a house located on the plot. Floors 22 and 23 contain luxury apartments raised 15 meters above ground so that residents can enjoy the unique oak “Alley of Philosophers” (inscribed on the UNESCO World Heritage List). The project also showcases a library hall containing 2500 books and a 14-meter ceiling, perfect for the “modern philosophers”.



## BAC DE RODA

Conceptualised as an antidote to the current consumerist lifestyle, Bac De Roda is comprised of an energy-efficient Office Centre featuring safe, healthy open spaces for a harmonious place to work. The company leads the decoding of the historical and cultural DNA of Barcelona and Catalonia, developing the property using contemporary architecture's most modern ideas and technologies. Bac de Roda Office Center is a blend of Catalan cultural values, innovative technologies, and revolutionary architectural solutions.



## 22 PALMS

A complete transformation of a 1967 building into a safe, environmentally friendly, and modern business centre. Respecting the history of the original building, the contemporary architecture of 22PALMS has been designed to promote a sustainable and healthy working environment. The first 2 floors of 22PALMS recreate the historical details of the original building, while the upper 3 use different shapes of glass to create the effect of stained-glass windows typical of the Sagrada Familia.

# Our Partners

## OPEN ARCHITECTURE DESIGN

Based in Riga, Open Architecture Design is a world-class architecture and design studio with a rebellious streak, famous for writing their own rules, being bold and pushing the boundaries. Their key belief is that the best results lie outside the box, beyond definitions, standards, and expectations. They have developed a winning formula that successfully combines technical skills and know-how with remarkable storytelling and creativity.

To them, architecture is far more than a utilitarian service. They're happiest when challenged with projects that demand advanced skill and experience, that allow them to flex their creative muscles, and that keep them experimenting and evolving.

Open Architecture Design considers every detail from the visual flow and journey through a space to the combination of textures and range of colours throughout. Their creative and technical minds have no boundaries, closely monitoring social, political, and economic trends to ensure their work is original yet relevant and sustainable.

They support the idea that form follows function and emotions to deliver contemporary and contextual experiential architecture.

# OAD



ZANE TETERE-SULCE

Their design approach is holistic, with harmonious integration of architecture, interior design and landscape combined into a holistic approach.

With a portfolio now spanning Riga, Berlin, Barcelona, Dubai and beyond, they've worked with private and commercial clients from a multitude of backgrounds, developing a cultural awareness and sensitivity. They have also established preferred methods, approaches and philosophies such as a deep respect for craftsmanship, and applying long-term thinking over trend-led decision making.

Both of their commercial and private projects are entirely bespoke. The Founder and lead architect Zane Tetere-Sulce is a forward thinking visionary and a rising talent with a deep connection to the manifestations of space, nature and society, which she successfully translates into world-class architecture. She keeps a keen eye on global trends and possesses a high level of client empathy.

## BREWER SMITH BREWER GROUP (BSBG)

Brewer Smith Brewer Group (BSBG) is an award-winning design and executive architect with studios in Dubai, London and Riyadh. The firm's international presence enables the provision of architectural and interior design, structural engineering and technical delivery solutions on projects across the world. Throughout its 47-year history, BSBG has been responsible for the design and delivery of some of the world's standout architecture, and has become one of the most trusted names in architectural design and project delivery.



SENIOR DESIGN TEAM

BSBG's architectural offering is dependent upon collaboration between creative and technically astute teams, dedicated to providing best-in-class multi-disciplinary solutions for clients. A name synonymous with technical excellence, a depth of project understanding and knowledge unique to the industry - BSBG's broad expertise is encapsulated by its slogan: more than architecture.

**BSBG**

## OTHER PARTNERS

ARCHITECTURAL AND  
INTERIOR DESIGNER

**OAD**

COST CONSULTANTS

**OMNIUM**

CAPITAL ADVISOR

**ADVICE RE  
CAPITAL**  
Building Value

FINANCIAL BANK IN UAE

**Emirates NBD**

LDC/SUPERVISION  
CONSULTANTS

**BSBG**

MARKETING  
& BRANDING

**BRASH**

VASTU -SHASTRA

**Vaastu Devayah Namah**

INTERIOR DESIGN  
CONSULTANTS

**opaal**  
space intelligence

LEGAL ADVISER

**AL TAMIMI & CO.**

PR AGENCY

**asdaa baw**



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