



FROM VISION  
TO REALITY

35 YEARS  
OF EXCELLENCE

FROM VISION  
TO REALITY



## # 01-16

### RESIDENTIAL PROJECTS

01	SEASHORE RISE	06
02	THE BUTTERFLY	08
03	TOYA ROOT HOUSE	10
04	GENTLE PARK	12
05	ALBERNI TOWER	14
06	GOLDEN REFLECTION RESIDENTIAL BUILDING	16
07	TABERNER HOUSE	18
08	MOZART RESIDENCE	20
09	MARMURA RESIDENCE	22
10	PARK 11	24
11	CROWN SYDNEY	26
12	THE WAVE	28
13	25 SOUTH	30
14	IL MONTE GALALA	32
15	PRIVATE VILA	34
16	TRE SORELLE APARTMENTS	36

## # 17-27

### HOSPITALITY PROJECTS

17	MANNA	40
18	ON RESIDENCE & OLYMPOS NAOUSSA	42
19	YACHT PREMIUM HOTEL	44
20	ONE&ONLY AESTHESIS	46
21	KEP MERLI	48
22	NOBUS HOTEL & SPA	50
23	HOTEL AMBASSADOR	52
24	HOTEL EPIDAMN WHITE SENSATION	54
25	HOTEL COURTYARD BY MARRIOTT BANJA LUKA	56
26	RADISSON COLLECTION MORINA HOTEL	58
27	SUPREME HOTEL & SPA	60

## # 28-52

### NON-RESIDENTIAL PROJECTS

28	AYIA NAPA MARINA	64
29	ELEMENT	66
30	ION OBLEMENCO STADIUM	68
31	NATIONAL GALLERY OF GREECE	70
32	RING TOWER	72
33	CULINARIS CANTEEN	74
34	ELF SCHOOL	76
35	CHURCH IN GLLOGJAN	78
36	CARE CENTRE FOR PEOPLE WITH DISABILITIES	80
37	CAIRO BUSINESS PARK	82
38	CENTRE OF PLANT SYSTEMS BIOLOGY AND BIOTECHNOLOGY	84
39	ORADEA ARENA	86
40	RAMATUELLE	88
41	PRIMARY SCHOOL DESANKA MAKSIMOVIĆ & SCHOOL OF ELECTRICAL ENGINEERING METŠ	90
42	VUSHTRRI CASTLE	92
43	WEBHELP HELLAS	94
44	DONATH OFFICES	96
45	ADICE HEALTH CENTRE	98
46	MINISTRIES DISTRICT	100
47	THE PYRAMID OF TIRANA	102
48	FACULTY OF ELECTRONIC ENGINEERING	104
49	SHARAZ VENUE HALL	106
50	ADORA 3 BUSINESS CENTER	108
51	UNIREA SPORTS COMPLEX	110
52	GARITAGE PARK	112

RESIDENTIAL PROJECTS



01-16



# 01

## SEASHORE RISE

ARCHITECT  
314 Architects

LOCATION  
Athens, Greece

PRODUCT  
S650 ECLIPSE



*Seashore Rise*, an experimental project in Athens, unfolds on a 592.29 m<sup>2</sup> plot with four residences across six levels, redefining construction techniques and urban integration.

Inspired by the sea and waves, the characteristic façade imparts dynamic movement while preserving interior privacy. Balconies evolve with each level, ensuring a delicate balance between privacy and extroversion. The city boundary transforms into a dynamic element, departing from conventional railings.

The ground-floor house's double height adds a visually dynamic effect. Interiors showcase meticulous detail with a consistent white reflective finish, Spanish Benadresa tiles, Carrara statuario floors, custom oak wardrobes, and Italian-designed kitchens, contributing to the luxurious ambience and adding a touch of sophistication. Balconies seamlessly integrate pools and ponds, merging with the avant-garde architectural expression of the project.

# 02

## THE BUTTERFLY

ARCHITECT  
Bing Thom

LOCATION  
Vancouver, Canada

PRODUCT  
S700, S77



*The Butterfly*, a visionary project in Vancouver, Canada, was conceived as a modern landmark by the renowned architect Bing Thom. This 57-storey mixed-use tower integrates luxury and affordable residential units with commercial spaces, enhancing the urban landscape and fostering community engagement.

The wavy concrete façade, perfectly harmonious with glazing surfaces, imparts a sense of movement and unique character. Advanced Lift & Slide and hinged aluminium systems were chosen to complement the aesthetic, ensuring high energy efficiency, maximum functionality, robustness, and wind resistance.

*The Butterfly* stands as a testament to innovative design, elevating the cityscape while prioritising the well-being of its residents and the surrounding environment.



# 03

## TOYA Root House

ARCHITECT  
Urban Office

LOCATION  
Bucharest, Romania

PRODUCT  
S77, S700, SD77

Embracing Bucharest's traditional architectural elements, *TOYA* is a private residence weaving a narrative of modernity with a nod to heritage. Its design, featuring strict tilts and clear lines, creates an enchanting, harmonious living space, blending reflective metal ceilings with earthy-toned bricks.

Expansive rooftops flank the structure symmetrically, forming tranquil outdoor retreats with notable features - from the Jacuzzi and lush greenery to the autonomous parking and mosaic-inspired grey stone yard. Deliberately recessed windows connect interior and exterior realms, fortified by high-performance aluminium systems. Indoors, *TOYA* maintains a minimalist essence, combining colour contrasts harmoniously.

The residence, a testament to architectural finesse, embodies the seamless blend of tradition and innovation - a haven where modernity meets timeless charm for discerning residents.



# 04

## GENTLE PARK

ARCHITECT  
LP Consult

LOCATION  
Sofia, Bulgaria

PRODUCT  
M10800, M7, SF85, S700  
M11600/S77, M8200



Nestled at the base of Vitosha Mountain, *Gentle Park* in Sofia, Bulgaria, is a residential complex comprising 12 luxurious single-family homes. Strategically located near Sofia Business Park, Garitage Park, and Ring Road, it combines tranquillity and convenience. Each 580 m<sup>2</sup> two-storey residence offers detached southern courtyards with barbecue areas and inviting swimming pools.

Modern architectural design showcases expansive French windows framing breathtaking Vitosha mountain views, while verandas and well-designed living volumes enhance the aesthetic appeal. The homes prioritise sustainability, featuring a fusion of premium materials - aluminium, glass, ceramics, and stone. The cutting-edge technology incorporated in advanced aluminium window systems ensures exceptional thermal insulation, sound reduction, and water tightness.

At the same time, the meticulously designed glazed curtain walls, skylights, and glass railings contribute to the overall sophistication.

# 05

## ALBERNI TOWER

ARCHITECT  
Kengo Kuma & Associates

LOCATION  
Vancouver, Canada

PRODUCT  
S700, S77



The *Alberni Tower* in Vancouver, a striking creation by Kengo Kuma & Associates, stands as a testament to innovative design in response to the rezoning process. Replacing an old office building, this 43-storey skyscraper transforms the urban landscape with its imaginative shape.

The distinctive curved recesses on both sides deviate from traditional cuboid design, setting it apart. Kengo Kuma's vision emphasises harmony with natural surroundings, embracing mountains and waterfront proximity. The façade, attuned to Vancouver's gentle light, enhances the urban environment while staying connected to nature. Equipped with high-performance aluminium Lift & Slide and casement systems, the tower maximises natural lighting, showcasing its unique features.

A regional landmark, *Alberni* hosts 188 residential units, ground-floor shops, and 271 parking spaces, redefining Vancouver's architectural identity.



# 06

## GOLDEN REFLECTION RESIDENTIAL BUILDING

ARCHITECT  
A7 Design

LOCATION  
Tirana, Albania

PRODUCT  
M6, M11500, M8250



*Golden Reflection*, a residential building on Tirana's prominent "Rruga e Elbasanit," near the Artistic Lyceum, is a testament to modern living. With ground-level retail spaces housing shops and cafes, the upper eight floors boast 17 diverse apartments, while two underground levels cater to parking needs. The luxurious top floor features a spacious apartment, and a centrally positioned staircase grants access to all levels. The sixth floor unfolds into a roof terrace for its residents. Curved corners echo the street's continuous lines, harmonising with the surroundings while introducing a captivating contrast to nearby structures.

The building's footprint accommodates varied apartment types, promoting a dynamic living experience. Using a reinforced concrete structure and brick walls, the curtain wall cladding system becomes a standout feature. Golden glass tiles create a mosaic effect, reflecting light and enhancing the building's substantial presence.

Black alucobond panels accentuate horizontal stripes, providing visual contrast and contributing to a cohesive yet diverse façade design. Ground-floor storefronts unify through signage, lighting, and materials, offering a cohesive brand identity and an enriching pedestrian experience.



# 07

## TABERNER HOUSE

ARCHITECT  
AHMM

LOCATION  
London, Great Britain

PRODUCT  
S77



*Taberner House*, a transformative residential complex in Croydon, London, addresses the challenge of repurposing the former City Council offices into a community-centric space.

The project features four buildings, including a 32-storey tower, offering 513 residences for rental, sale, and retail spaces. Located south of London, the design harmonises with its surroundings, emphasising simplicity, vertical and horizontal lines, and balconies overlooking green spaces. Aligned with the redevelopment of Queen's Gardens Park, the anthropocentric approach fosters coexistence with nature. The buildings boast thermally insulated aluminium systems compliant with high British standards, ensuring energy efficiency, sound reduction, water tightness, and accessibility.

*Taberner House* emerges as a residential landmark, seamlessly integrating into the urban fabric and improving the residents' daily quality of life.

# 08

## MOZART RESIDENCE

ARCHITECT  
LIM-EM

LOCATION  
Tirana, Albania

PRODUCT  
S67, M7



The *Mozart Residence* in Albania is a timeless fusion of classic and modern architecture. This monumental 12-floor structure on Tirana Boulevard spans 6000 m<sup>2</sup>, embodying a blend of traditional and contemporary design.

Positioned strategically near the Ministry of Justice and a short 5-minute drive from Tirana's centre, the Austria-inspired project boasts two city-style entrances on Dervish Hatixë Street. Residents will relish the feeling of residing in the past while enjoying unrivalled connectivity to Skënderbej Square.

*Mozart's* apartments, strategically poised for economic prosperity, make it an ideal investment for renting and luxurious living. This project encapsulates the essence of opulence within the vibrant city, offering a unique living experience for those who appreciate history and modernity.



## MARMURA RESIDENCE

## ARCHITECT

ADNBA

## LOCATION

Bucharest, Romania

## PRODUCT

S67, M7

*Marmura Residence*, a 14.759 m<sup>2</sup> residential ensemble with an impressive 115-meter opening facing "Bucureștii Noi" Boulevard in Bucharest, features four interconnected blocks surrounding a communal courtyard. This design fosters community living with compact apartments and shared amenities atop commercial spaces, encouraging interaction and interconnectedness. A lamellar construction graces the newly designed street, prioritising natural lighting and private outdoor spaces.

Architectural philosophy embraces unity in diversity, which is evident in volumetric fragmentation, façade rhythm, and varied textures/colours defining different apartment typologies. Landscaping by Beros Abdul + Studio enhances the eye-level perception. Residents enjoy access to indoor and outdoor common areas, fostering a sense of community. Aligning with the boulevard's rhythm, the design encourages connectivity with the extended neighbourhood, emphasised by a square linked via a double-height portico.

Visual transparency between the communal courtyard and the square is a design highlight, accentuated by distinct AluMil systems delineating texture, chromatics, and glazing across the ground and first floors. This thoughtful integration seamlessly weaves public and private spaces into a cohesive urban fabric.



# 10

## PARK 11

ARCHITECT  
ENERGOPROJEKT Urbanizam  
i Arhitektura p.l.c.

LOCATION  
Belgrade, Serbia

PRODUCT  
S77, S700, M50



Nestled in the vibrant heart of New Belgrade, *Park 11* integrates into the urban fabric, offering a serene haven.

This urban oasis features wooded enclaves, green spaces, and playgrounds, creating an idyllic setting near the river for relaxation, leisure, and community engagement. Adorned with a soothing fountain and lush gardens, the landscape architecture embodies peace and harmony.

*Park 11*'s elegantly curated modern design prioritises satisfaction, elegance, and harmony for residents, meeting global standards in contemporary architecture and boasting functionality, top technical equipment and premium materials.

The project is designed by Energoprojekt, a reputable company with a 66-year history, and reflects their legacy of excellence.

# CROWN SYDNEY

ARCHITECT  
Wilkinson Eyre

LOCATION  
Sydney, Australia

PRODUCT  
M45000



*Crown Sydney*, a groundbreaking project initiated in 2016, has now stood as Sydney's tallest building since its completion in 2021. Soaring to a height of 271 meters across 75 storeys, this architectural marvel offers an unparalleled view of the city.

Designed by the acclaimed Wilkinson Eyre architectural office, the skyscraper's distinctive curved shape challenges the conventional linear-rectangular design found in the surrounding area, solidifying its status as an iconic landmark on Sydney's waterfront. Housing a casino, a luxurious 350-room hotel, 80 modern apartments, and 610 parking spaces, the building represents a fusion of grandeur and functionality.

Alumil's M45000 Lift & Slide system, chosen for its advanced features and adherence to strict Australian standards, further underscores the project's commitment to innovation.



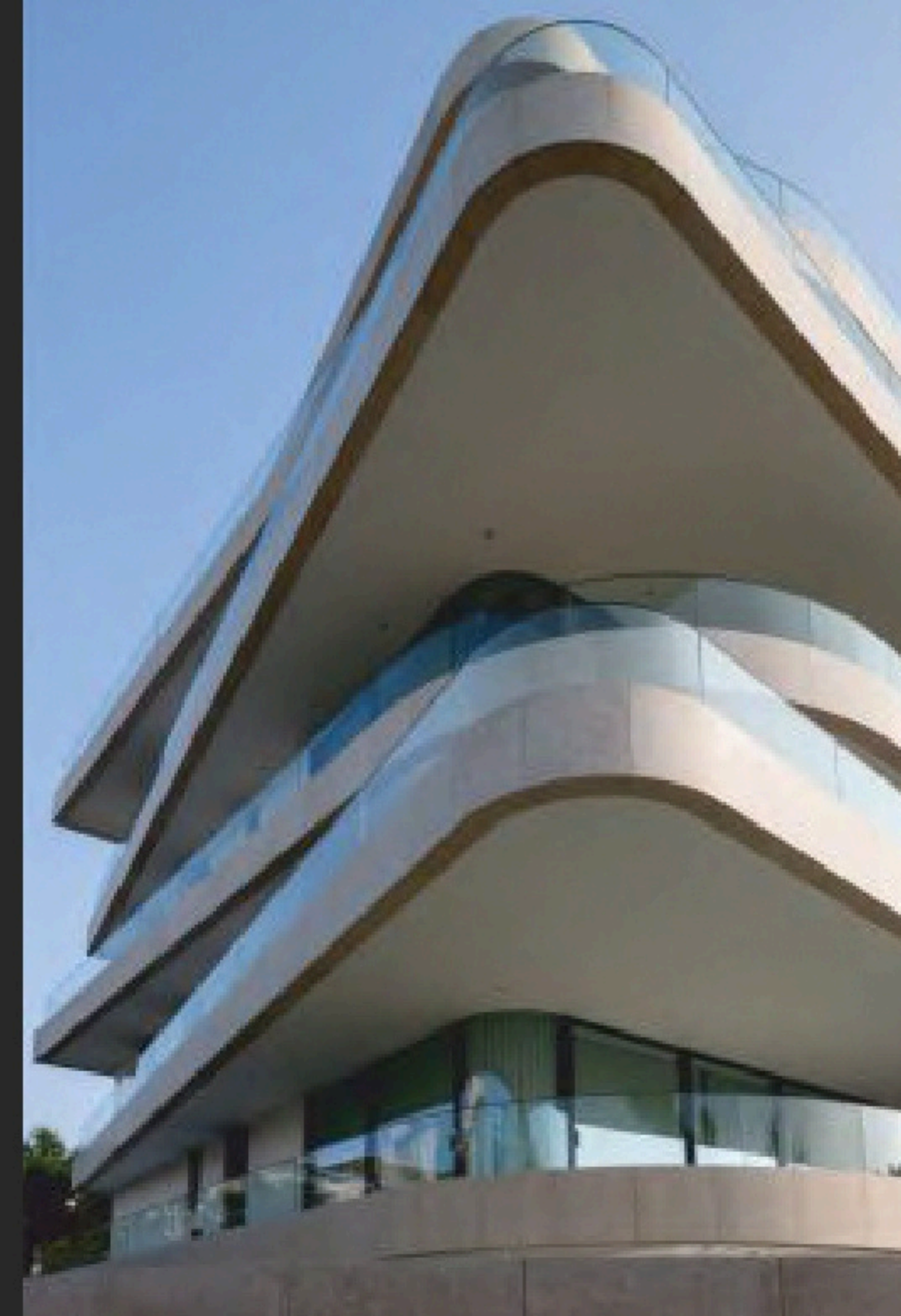
# 12

## THE WAVE

ARCHITECT  
Potiropoulos+Partner

LOCATION  
Athens, Greece

PRODUCT  
S650 ECLIPSE, S67 PHOS



*The Wave* residential building, adjacent to Glyfada Golf Club, seamlessly integrates with the natural landscape. Its design involves two interconnected volumes within a continuous structure parallel to the property's longer side, engaging in a thoughtful interplay with the environment.

By manipulating boundaries, the design guides movements, creates pauses, and incorporates qualitative differences. The building's inner structure prioritises distinct yet interconnected viewing perspectives and spatial functions, responding to the panoramic site. Serving as a mediator between users and the environment, the building establishes a dynamic dialogue with the landscape. The transitive play of natural light, foreground and distant views, and seasonal transformations shapes the architectural vocabulary.

The microcosm within fosters an intricate experience, harmonising man-made and natural elements, foreground and background, triggering emotions that capture the moment. The building's envelope, crafted from earthy marble and glass, symbolises a transition from the natural to the built, creating a dynamic balance in a final form that appears in perpetual motion.



# 13

## 25 SOUTH

### ARCHITECT

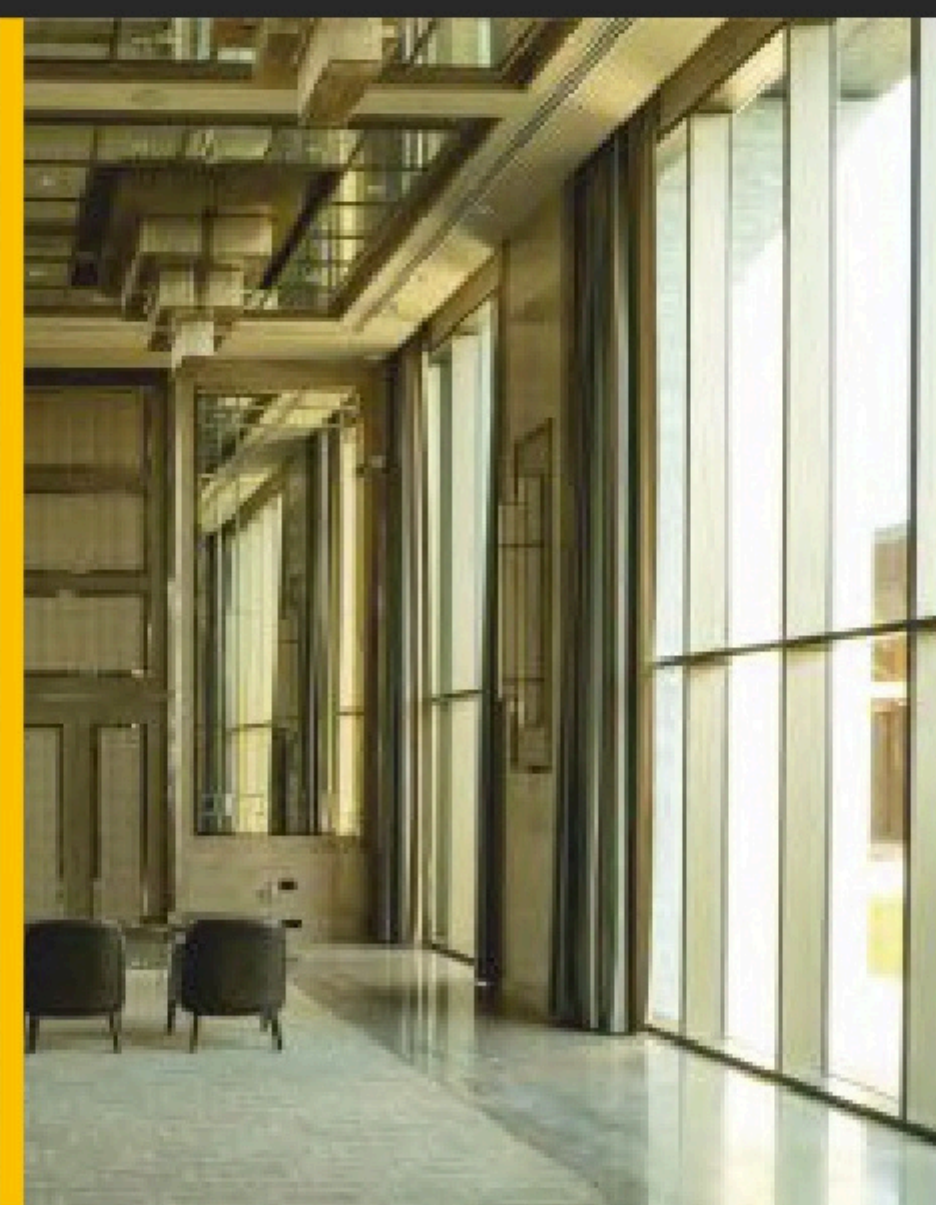
Hafeez Contractor (Architect Karl Wadia)

### LOCATION

Mumbai, India

### PRODUCT

M14600, M940, M7



Nestled in the vibrant heart of Mumbai's Prabhadevi area, *25 South* is a pinnacle of modern elegance. This luxurious residential building encompasses 57 floors of bespoke living spaces, offering unparalleled views of the majestic Arabian Sea.

Embodying the essence of bespoke living, each apartment within *25 South* is designed to harmonise functionality with luxury. From integrating wide window spans to the infusion of natural light, every detail contributes to an enhanced living experience.

The construction posed unique challenges but met with innovative solutions to realise the architect's vision. Alumil's aluminium systems were seamlessly incorporated, covering expansive window spans while offering unobstructed sea views and enhancing interior aesthetics.

Beyond its grandeur, *25 South* represents more than just a housing development—it's a testament to high-quality living and a landmark achievement in Mumbai's skyline, setting a new standard for luxury living in the bustling metropolis.



# 14

## IL MONTE GALALA



ARCHITECT  
**Gianluca Peluffo  
& Partners Architettura**

LOCATION  
Ain Sokhna, Egypt

PRODUCT  
M14600, M940, M9400  
M8200, M6



*Il Monte Galala*, a coastal resort by Tatweer Misr on Mount Galala slopes overlooking the Red Sea in Ain Sokhna, beckons architects to explore its unique blend of luxury and coastal living. This expansive project offers diverse residential units - chalets, villas, townhouses, twin houses, lofts, and serviced apartments - with varying sizes and prices.

The resort is a haven, boasting a range of entertainment services and facilities, including a central park, commercial area, beach club, marina, spa, and mountain park. Just an hour from Cairo and 60 km from the New Capital, it is one of Ain Sokhna's largest and most opulent resorts. Inspired by Portofino's enchanting ambience, the project seamlessly blends water's vitality and the desert winds' sculptural influence.

*Il Monte Galala* aims to craft a coastal universe on the rocks, offering an interactive realm of retail and leisure zones to fulfil every resident's desire.

## PRIVATE VILLA

ARCHITECT  
Studio Cena

LOCATION  
Peja, Kosovo

PRODUCT  
S77, S700

Perched on the hill of Maje e Zeze near Peja, this contemporary house integrates rural and urban sensibilities, reflecting the untamed landscape and fragmented topography of the Rugova mountains.

Conceived as a symbiotic entity with the environment, the house accentuates the dramatic landscape through a single underline effect, creating a new and harmonious whole. With a modest living area of 450 m<sup>2</sup>, the design prioritises protection against northern winds, orienting the structure southwestward to provide shelter while capitalising on breathtaking views. The house emerges as a dramatic landscape manipulation, offering periodic refuge within its organised spaces and rational lines.

Employing SUPREME profiles for safety and thermal considerations, the house deliberately avoids imitation, instead becoming an object that unifies, enhances, and respects the distinctive qualities of its fragmented surroundings.



# 16

## TRE SORELLE APARTMENTS

ARCHITECT

AIM - Studio

LOCATION

Tivat, Montenegro

PRODUCT

M1 1000, S560

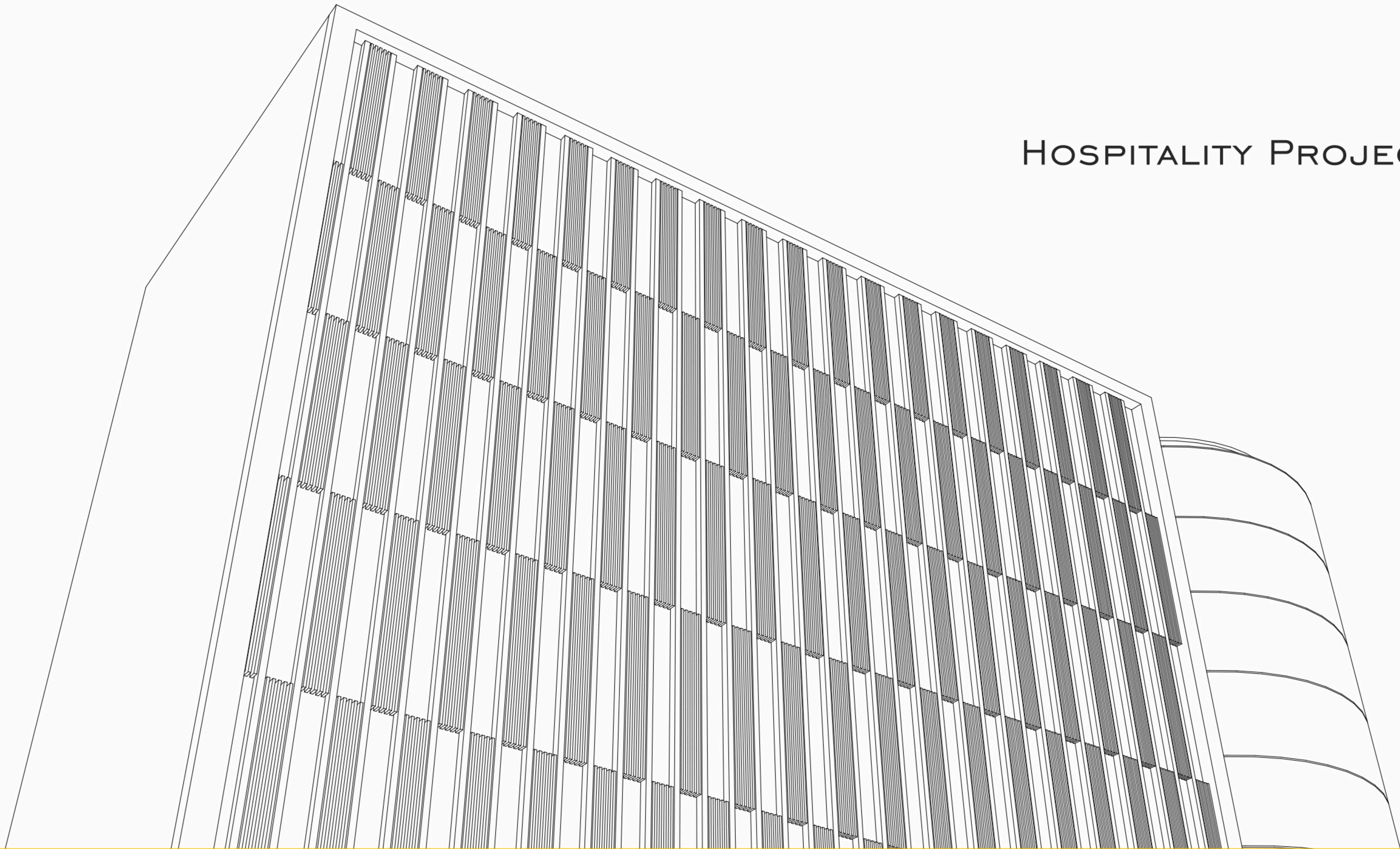
*Tre Sorelle Apartments*, a project in Donja Lastva, Tivat, epitomises thoughtful residential design. Comprising three family-dwelling buildings, the architecture embraces a north-south orientation, with the main façade facing west, offering breathtaking views of the Boka Kotorska Bay and the Adriatic Sea.

The volumetric design harmoniously integrates with the natural landscape and built environment. Careful consideration of shapes and materials ensures compliance with the residential function and ambient surroundings, while the expansive window and door openings connect interior spaces with the panoramic sea vistas.

*Tre Sorelle Apartments* are a testament to meticulous architectural planning, where form integrates with function and surroundings, creating an inviting and aesthetically pleasing residential haven.



HOSPITALITY PROJECTS



17-27



## MANNA

ARCHITECT  
K-studio

LOCATION  
Arcadia, Greece

PRODUCT  
S67 URBAN



Initially constructed in the late 1920s, the *Manna* Sanatorium was a haven for tuberculosis patients seeking healing within Arcadian woods. Despite its idyllic setting, the advent of penicillin rendered sanatoriums obsolete, leading to *Manna's* abandonment and subsequent repurposing. This historic property's revival aims to redefine hospitality, wellness, and retreat through a contemporary lens, transforming it into a modern sanctuary.

The revitalisation honours the monumental heritage and architectural details by preserving its roots while embracing a contemporary approach. The welcome area, lounge, and kitchen foster a sense of community, emphasising down-to-earth hospitality. With 32 rooms featuring timber space grids and original elements, *Manna* blends heritage with modern design.

The material palette prioritises sustainability, utilising locally sourced materials and natural finishes. *Manna* aspires to be a timeless sanctuary, fostering community in gathering spaces and providing opportunities for connection and introspection. The F&B venue and spa aim to be standalone attractions complemented by outdoor activities, making *Manna* a destination for a holistic experience.

# 18

## ON RESIDENCE & OLYMPOS NAOUSSA

ARCHITECT  
Diversity

LOCATION  
Thessaloniki, Greece

PRODUCT  
S560LT, PG120P



The revival of the historic *Olympos Naoussa* marks a significant chapter in Thessaloniki's modern history. Evolving from a landmark restaurant to a 5-star hotel overlooking the Thermaikos Gulf, *ON Residence* carefully balances historical preservation with contemporary elegance.

The restored ground and mezzanine floors house the historic restaurant, hotel reception, and lounge bar. Additionally, a vertical extension adds 60 modern rooms to the structure. These rooms, distinguished by a more modern design, feature minimal sliding windows, maximising natural light and providing captivating sea views.

*ON Residence* and *Olympos Naoussa* is a testament to architectural ingenuity, inviting renewed attention to its historical significance while embracing a fresh and vibrant future.

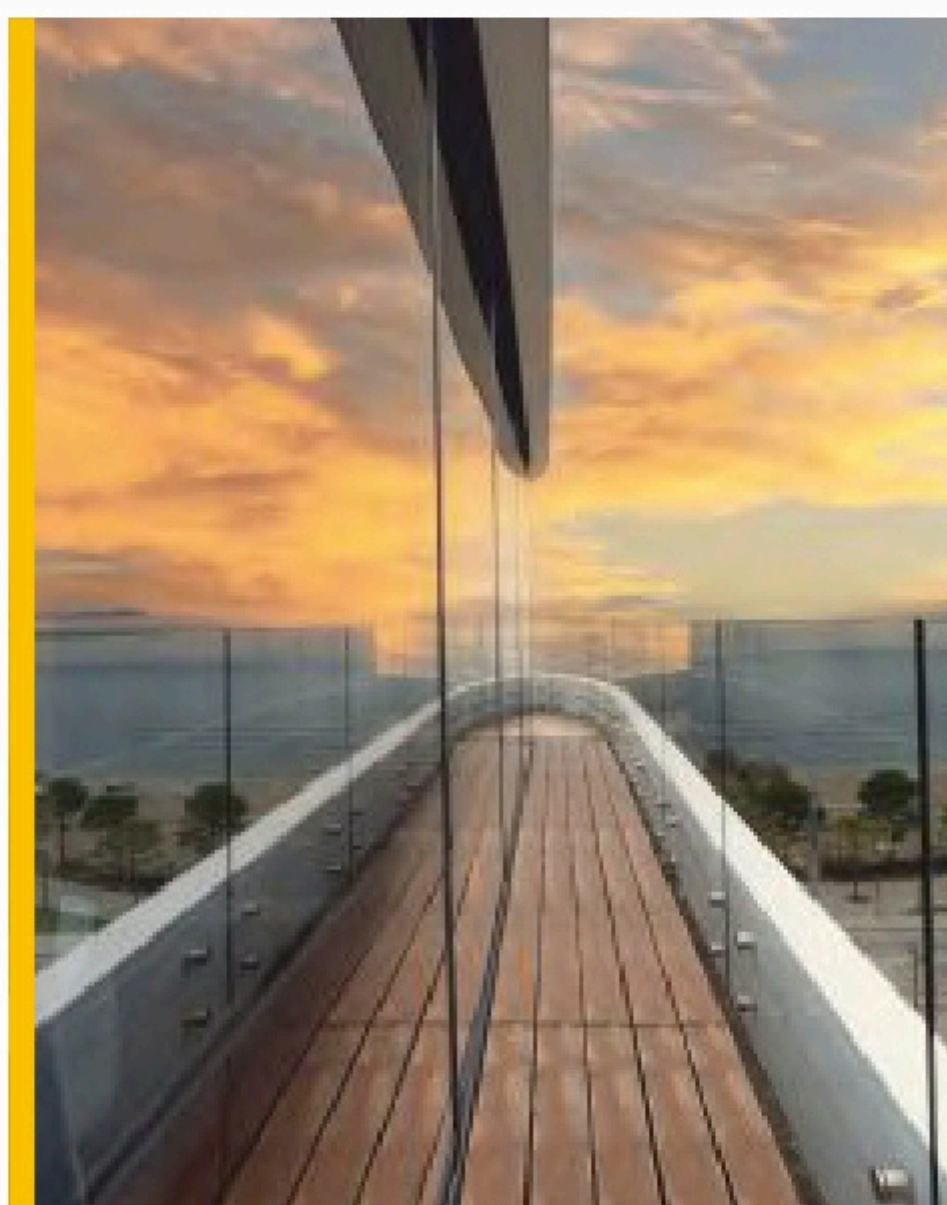
# 19

## YACHT PREMIUM HOTEL

ARCHITECT  
ARKONIK Studio

LOCATION  
Vlorë, Albania

PRODUCT  
M11000, M7, M19800



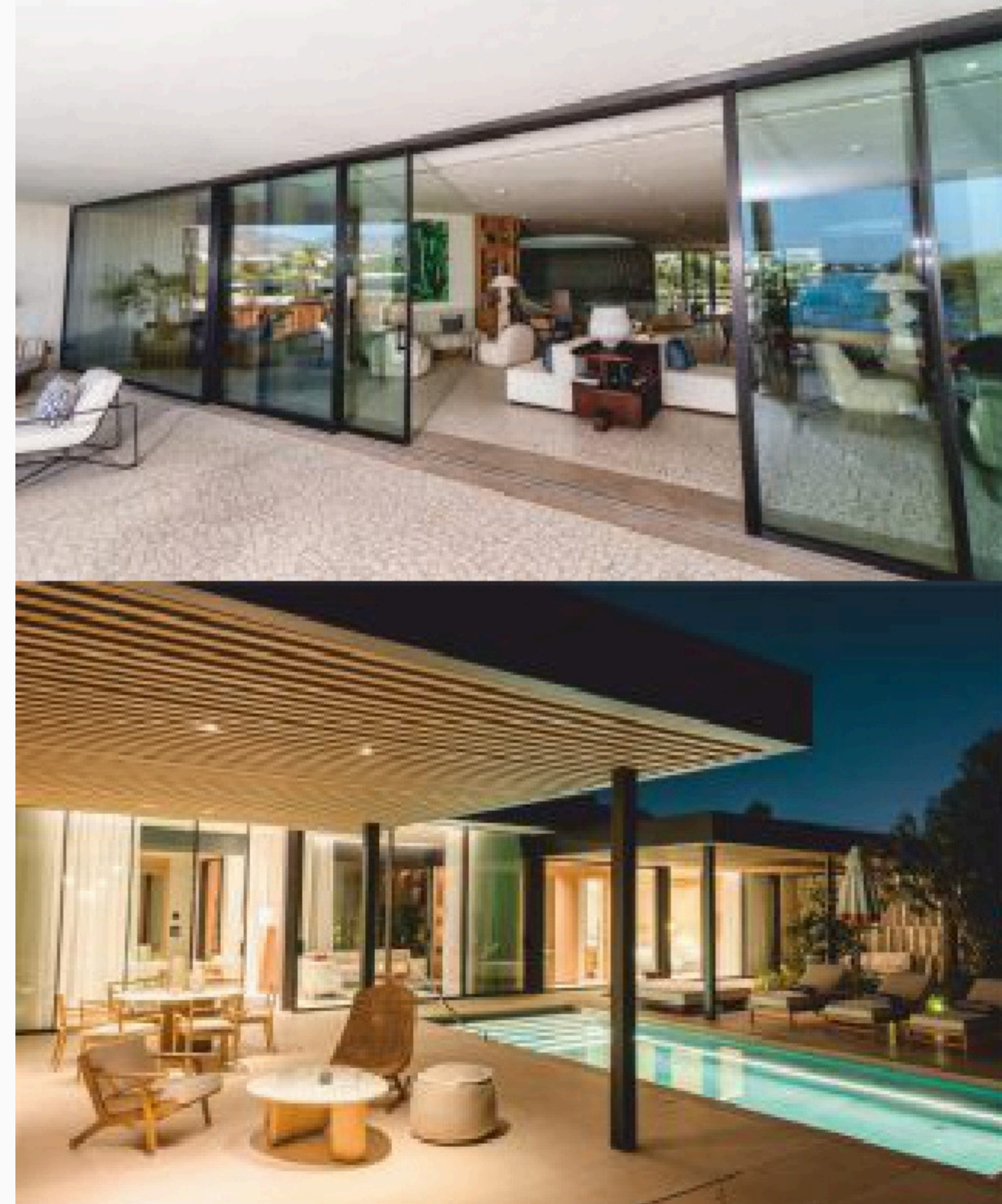
*Yacht Premium Hotel* offers a unique luxury experience, perfectly complementing its privileged harbour location in Saranda. This exquisite hotel provides guests with an elegant and serene environment, ensuring privacy and impeccable personalised service.

Situated directly on the harbour, *Yacht Premium Hotel* features a beautiful and modern design, creating a luxurious atmosphere that serves as a retreat from everyday life. With its stunning views and sophisticated ambience, the hotel provides a perfect escape, allowing guests to indulge in the tranquil beauty of Saranda while enjoying top-tier amenities and exceptional service.



# 20

## ONE&ONLY AESTHESIS



Revitalising the Asteria development has been an immense undertaking due to the natural beauty of the location and the historical value of its architectural heritage. Originally conceived in the 1950s as a beacon of Greece's tourism resurgence and situated along the Athenian Riviera, the modernist architecture of Asteria once captivated elite travellers worldwide. Today, *One@Only Aesthesis* is a testament to this legacy, seamlessly intertwining historical significance with contemporary luxury.

Driven by a dedication to sustainability, the renovation embraces eco-conscious practices while preserving the site's unique charm. Utilising local stone and Greek marble, the design echoes the region's cultural heritage and timeless beauty.

At *One@Only Aesthesis*, guests are invited to experience the tranquil allure of the Athenian Riviera, where every detail is thoughtfully curated to offer a harmonious blend of serenity and sophistication amidst unspoiled landscapes and miles of pristine beaches.

ARCHITECT  
K-studio, A6A, Audo

LOCATION  
Athens, Greece

PRODUCT  
S650 ECLIPSE, S67, MD67, M7



# 21

## KEP MERLI

ARCHITECT  
**BOIKEN Construction**

LOCATION  
Ksamil, Albania

PRODUCT  
S700

Nestled in the picturesque north peninsula of Kep Merli, the villas offer breathtaking views of the open sea, Corfu Island, and Ksamil Beaches. The journey to this serene retreat begins at the top, descending through an amphitheatre-like garden framed by rustic stone walls that contrast strikingly with the villas' minimalist design.

The entrance is located on the transparent ground floor, accessible via a scenic stairway path. Inside, its villa features a continuous, fluid space that provides panoramic views from every angle. A double-height area connects the two floors, serving as an inner garden with olive trees that enhance the sense of indoor-outdoor living.

The ground floor houses day areas and recreational spaces, including a spa and a home cinema, while the bedrooms are on the first floor. Characterised by their two-sided transparency, the villas emphasise a strong connection to the landscape. A two-sided garden and an open terrace face south, featuring an infinite longitudinal pool surrounded by lush Mediterranean vegetation, creating an idyllic coastal haven.



# 22

## NOBUS HOTEL & SPA



ARCHITECT  
Arkiplan Studio

LOCATION  
Vlorë, Albania

PRODUCT  
M630 PH05, M1 1000



Set in Vlorë, just 300 meters from Sunny Beach, *Nobus Hotel* offers a luxurious stay with a garden, free private parking, a terrace, and a restaurant. This 4-star hotel features air-conditioned rooms with free WiFi and private bathrooms. Each room has a flat-screen TV, and some offer mountain views. Guests enjoy room service, a 24-hour front desk, and currency exchange services.

A buffet or continental breakfast is served daily. La Playa Beach is 400 meters away, and Coco Bongo Beach is 800 meters away. Tirana International Mother Teresa Airport is 158 kilometres from the hotel, with a paid airport shuttle service available.

*Nobus Hotel's* Lounge Bar & Restaurant blends modern design with delectable dishes. Guests can choose from a menu or buffet with Mediterranean, traditional, and local cuisine. Fine dining, fresh ingredients, buffet breakfasts, and a cocktail bar ensure a memorable culinary experience.

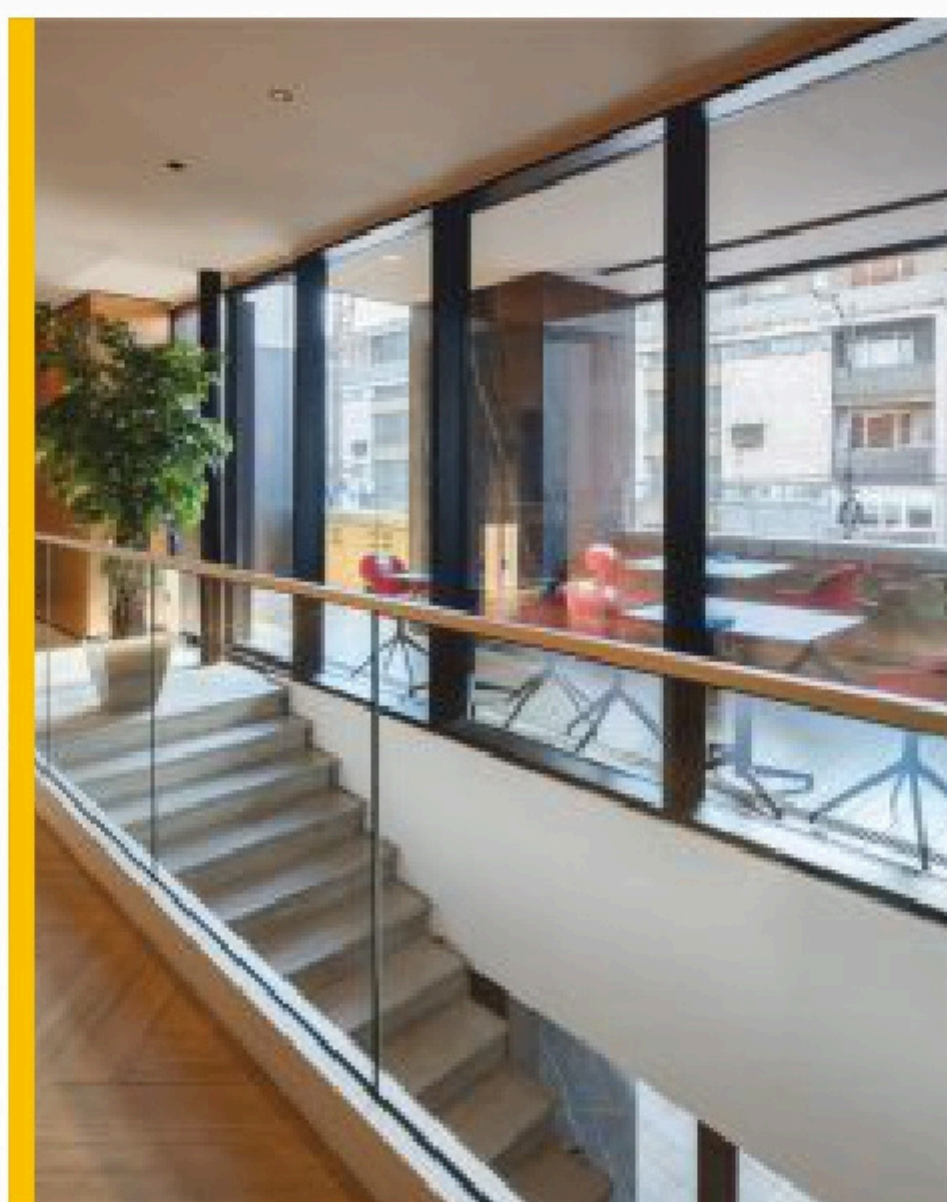
# 23

## HOTEL AMBASSADOR

ARCHITECT  
Alterno INC

LOCATION  
Nis, Serbia

PRODUCT  
M50



In 1968, the iconic *Hotel Ambassador* graced the Serbian city of Nis with its landmark presence. Fast forward to 2019, the completion of its reconstruction ushered in a compelling new chapter in the hotel's modern history.

Blending the old and new, the redevelopment focused on preserving the exterior's essence while undergoing significant interior transformations to meet contemporary accommodation standards. A subtle and respectful approach was taken, avoiding ostentatious design details. The curtain wall system and reflective glass on the façade seamlessly integrated modern style with high performance, staying true to the original concept. This 5-star gem offers 70 rooms and 12 suites and a captivating view of the old town.

Beyond luxurious accommodations, the hotel boasts a conference floor, modern gym, SPA, steam room, sauna, VIP lounge bar, and a restaurant, each contributing to an unparalleled experience that embodies comfort and top-notch services.



# 24

## HOTEL EPIDAMN WHITE SENSATION

ARCHITECT  
Ilir Blakcori (Arra creative)

LOCATION  
Golem, Albania

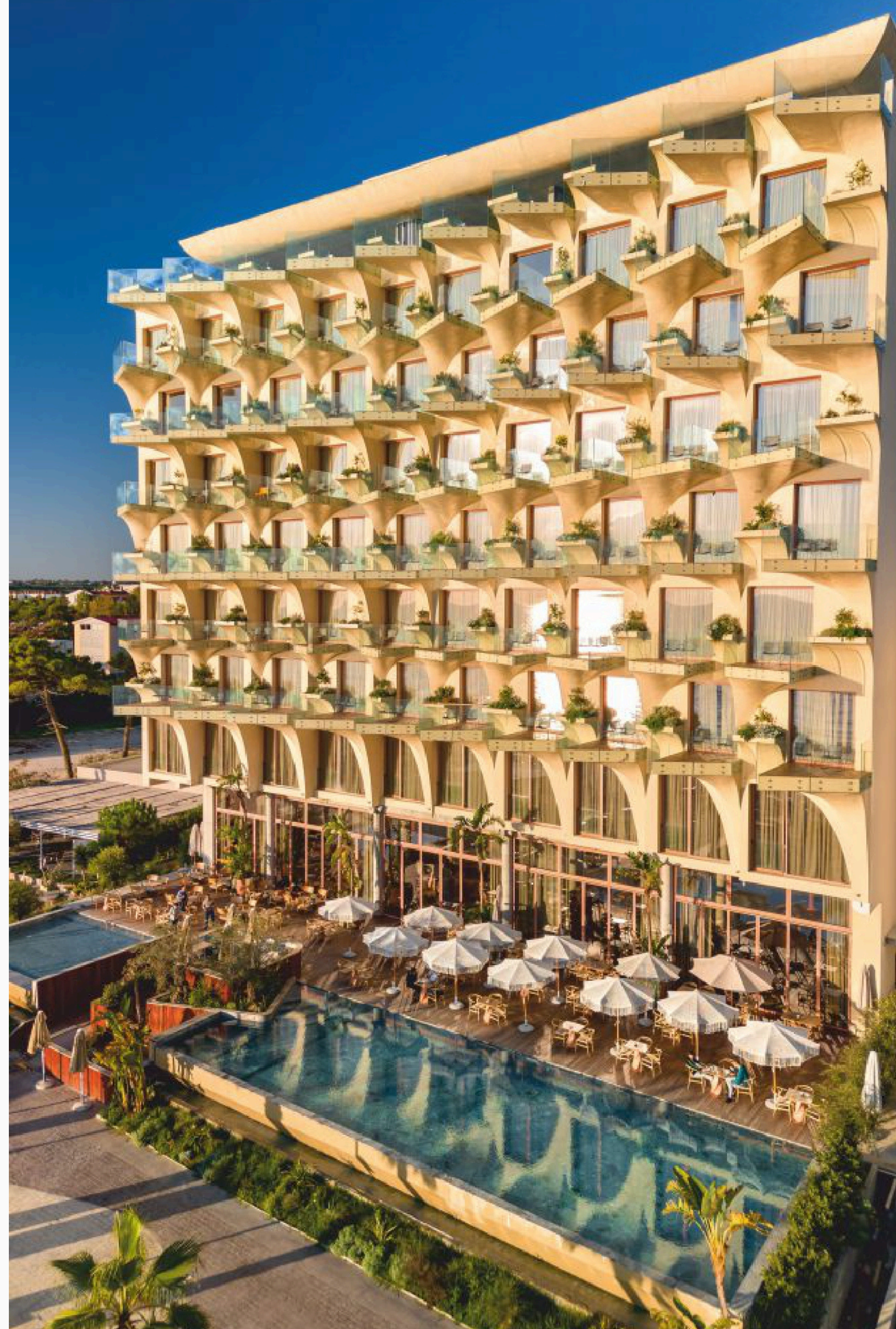
PRODUCT  
S560, S67  
M7, SF85



*Epidamn White Sensation*, a sculptural marvel along Albania's Adriatic coast, unveils a beachfront hotel that transcends traditional luxury. The architectural finesse of clean, minimal design and the evocative play of balcony structures, reminiscent of sailboats, form a mesmerising silhouette. By day, the external harmony of order and disorder creates a dynamic visual allure.

Nestled in Golem, *Epidamn White Sensation* blends new-age industrial architecture with elements of nature. Surrounded by palm trees, wooden accents, exposed pipes, and handmade walls, the hotel invites guests through a large wooden door into a realm of tranquillity and freshness.

Boasting 120 rooms, each a curated haven with a beach-inspired palette, curved walls, and handcrafted details resembling sails, the spaces provide an oasis of calm. Private balconies offer breathtaking views of the pool and sea, ensuring every moment is a sensory delight.



# 25

## HOTEL COURTYARD BY MARRIOTT BANJA LUKA

### ARCHITECT

Integroprojekt Banja Luka, Nada Živković & Dragana Popić

### LOCATION

Banja Luka, Bosnia & Herzegovina

### PRODUCT

M11500, M7, Jbond



Nestled along Prvog krajiškog korpusa Street in Banja Luka, this hotel project reflects meticulous urban planning. The zoning plan revision paves the way for a comprehensive redevelopment, blending the reconstruction of the existing building with a strategic expansion, creating a 6-floor structure with a penthouse and a new 9-floor addition.

Implemented in phases, the hotel accommodates 118 lodging units, including 3 rooms catering to individuals with restricted mobility. The ground level integrates a restaurant, functional kitchen, lobby, reception services, restrooms, and supplementary amenities. A two-level banking area adds a sophisticated touch. Service entry points and a fire exit, strategically placed for accessibility, enhance safety measures. The first floor introduces modern conference spaces, with a larger hall accommodating 150 individuals and three smaller multi-purpose halls.

Elegantly appointed hotel rooms and apartments span across the subsequent floors, offering a harmonious blend of functionality and contemporary design in the heart of Banja Luka.



# 26

## RADISSON COLLECTION MORINA HOTEL

### ARCHITECT

Renzo Costa

### LOCATION

Tirana, Albania

### PRODUCT

M11500, M7, M19800



Nestled in Sauk, just beyond Tirana's centre, the *Radisson Collection Morina Hotel* graces the exclusive Dry Lake area adjacent to the Great Park of Tirana.

The hotel epitomises refined elegance and luxury with 49 rooms and suites on eight floors. Interiors blend calm white and brown tones, Italian-made furniture, and Alcantara upholstery, evoking a neoclassical Louis XVI charm. Black marble bathrooms feature walk-in rain showers, and private balconies offer panoramic views of Dry Lake.

The hotel boasts two pools, a pool bar, and a full-service spa with sauna, steam room, salt room, and jacuzzi. Ideal for events, the meeting room accommodates up to 100 people. The 87-square-meter Presidential Suite, with a large en-suite, walk-in closet, and bespoke furnishings, exemplifies *Radisson Collection* amenities.

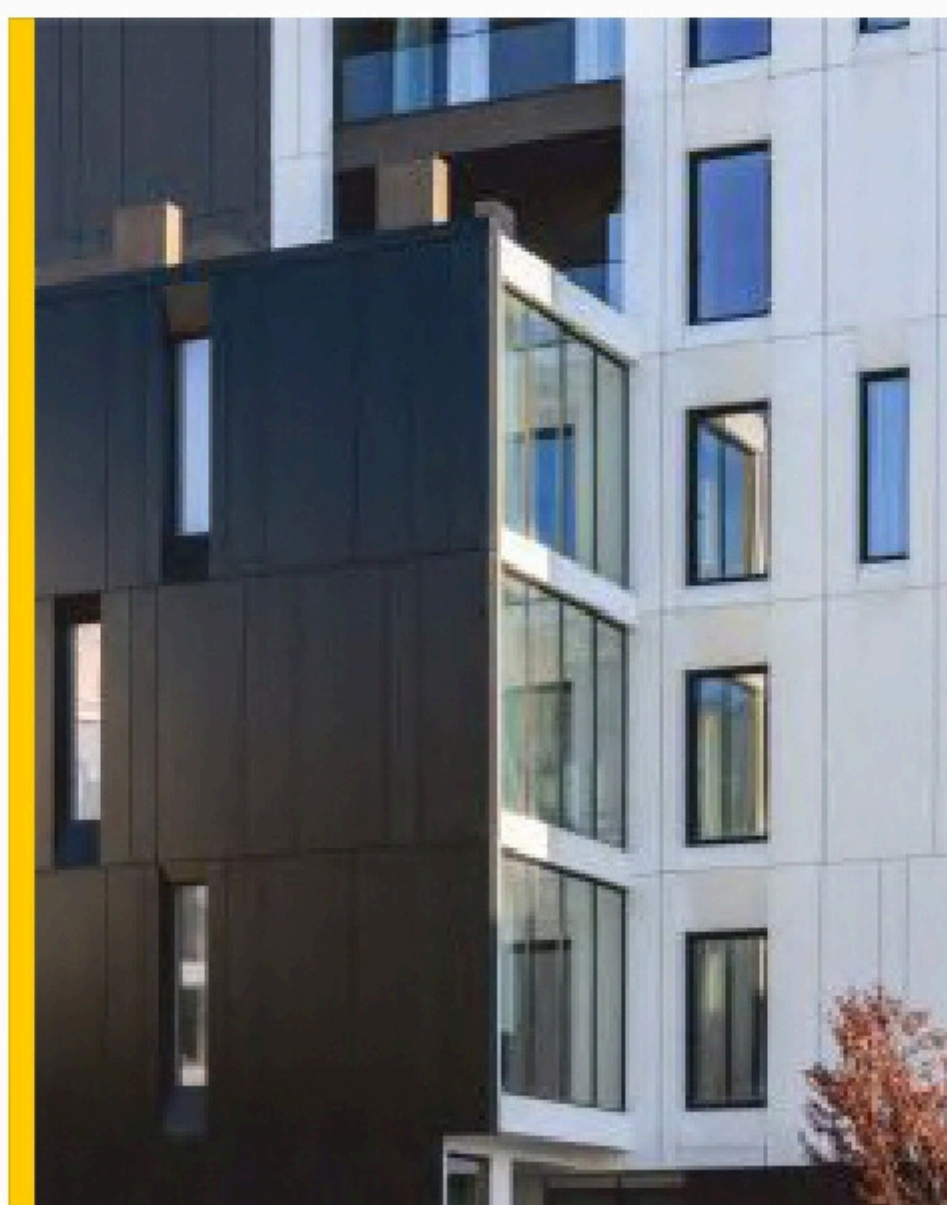
# 27

## SUPREME HOTEL & SPA

ARCHITECT  
Focus Architecture

LOCATION  
Qerret, Albania

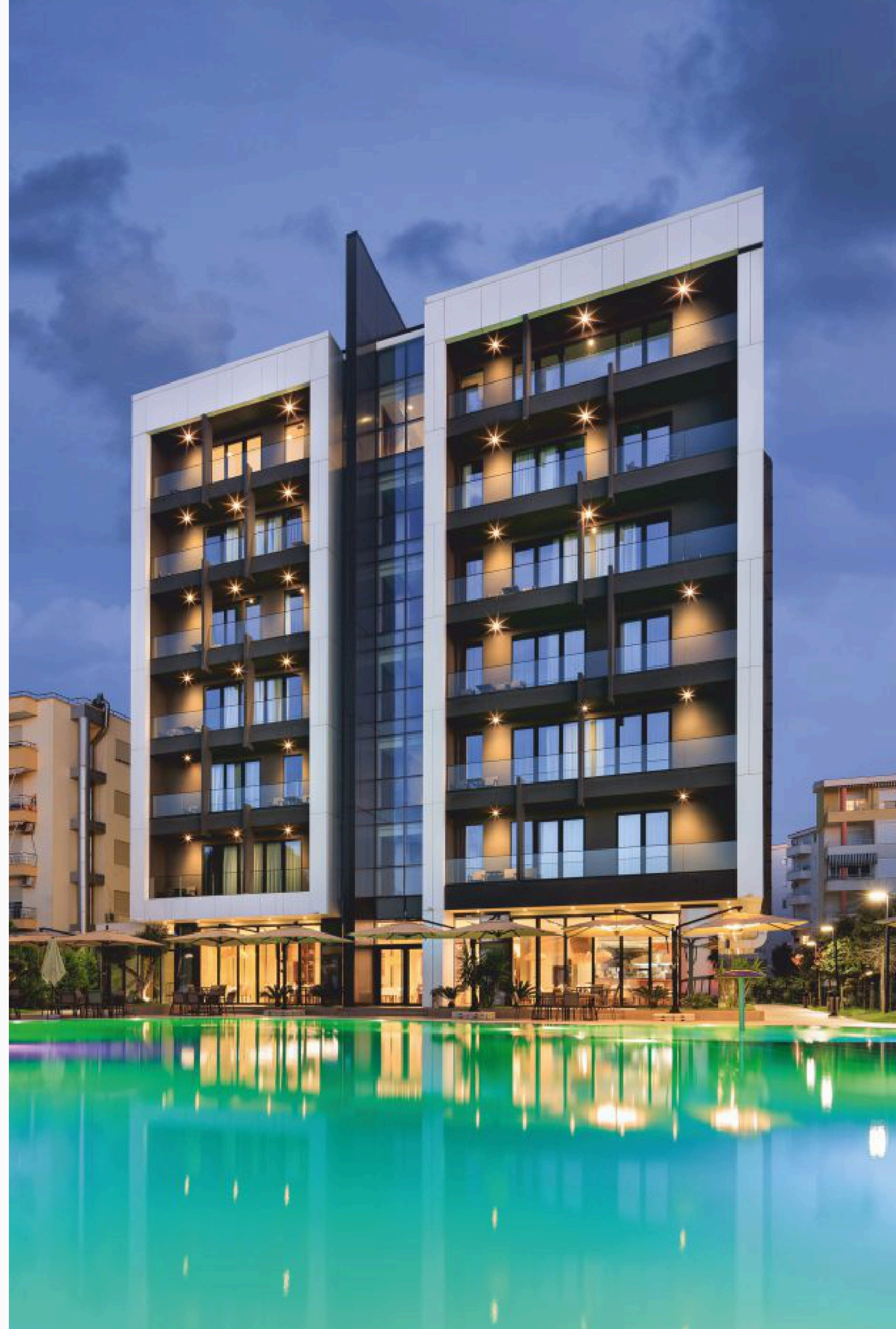
PRODUCT  
S560, M1 1500  
M4, SF85



Nestled along the captivating Qerret Beach, responding to the surging tourist influx and the demand for premium accommodations, *SUPREME Hotel & Spa* is a modern marvel in hospitality design.

The 7-floor structure, harmoniously positioned between existing buildings, showcases a blend of form and function. Accessible from the southeast secondary road, the hotel boasts a 'barrier' square, enhancing visibility and allure at the entrance. The ground floor, adorned with a restaurant and an expansive entrance hall, leads to the first floor's spa area, indoor pool, and other amenities-the upper floors house 121 thoughtfully designed rooms, ranging from standard doubles to luxurious suites. Vertical movement is facilitated by two elevators and emergency stairs, crafted for safety and aesthetics.

Aesthetic simplicity defines the building's exterior, adorned with a semi-structural glass façade and ALPOLIC tiles, lending it a distinguished identity. The façade, designed with a ventilated system, prioritises energy efficiency and solar radiation protection. Overcoming challenges, the project met the ambitious deadline, delivering an immersive experience where every room offers a mesmerising sea view.



NON-RESIDENTIAL PROJECTS



28-52



## AYIA NAPA MARINA

ARCHITECT  
J+A Philippou

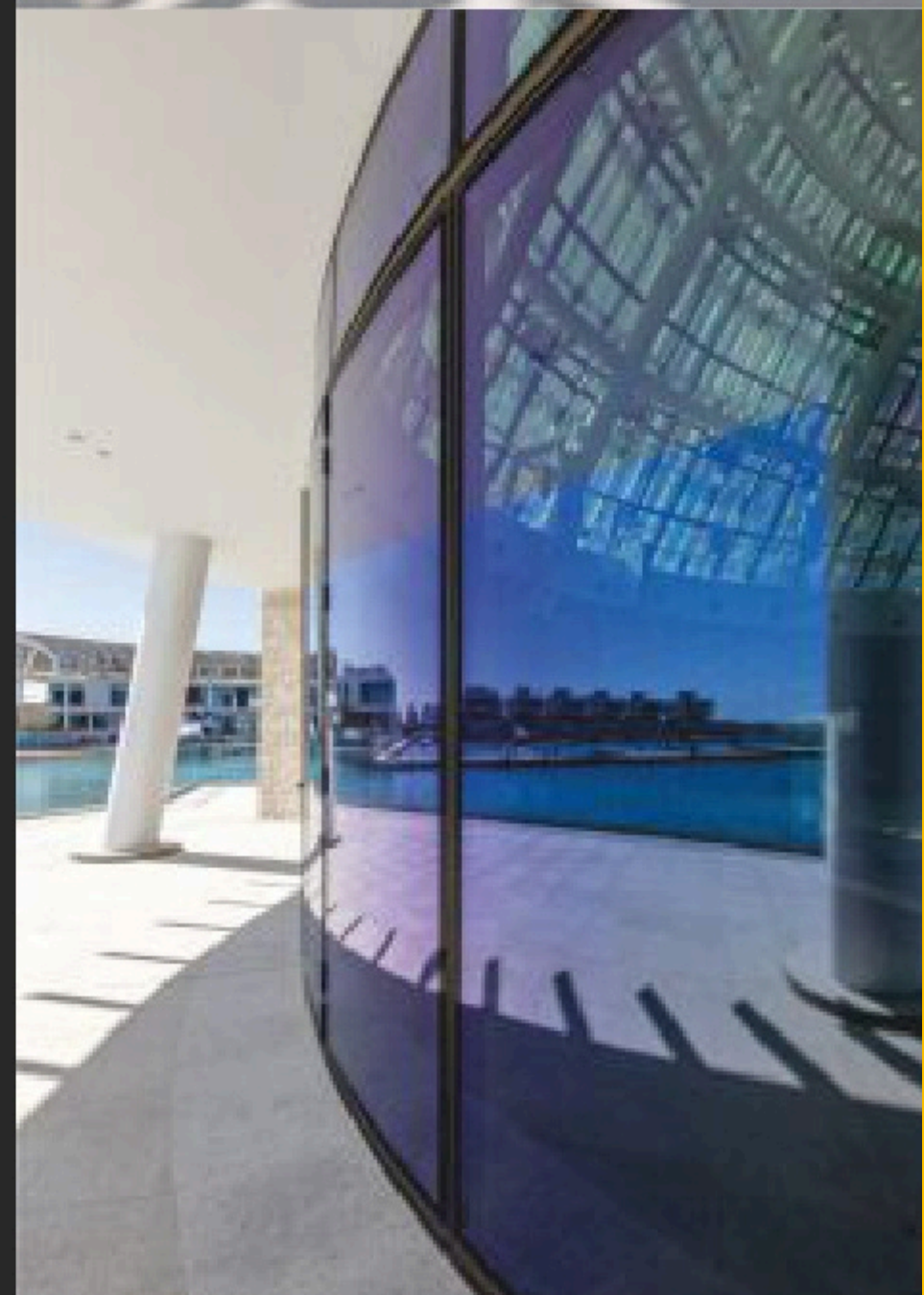
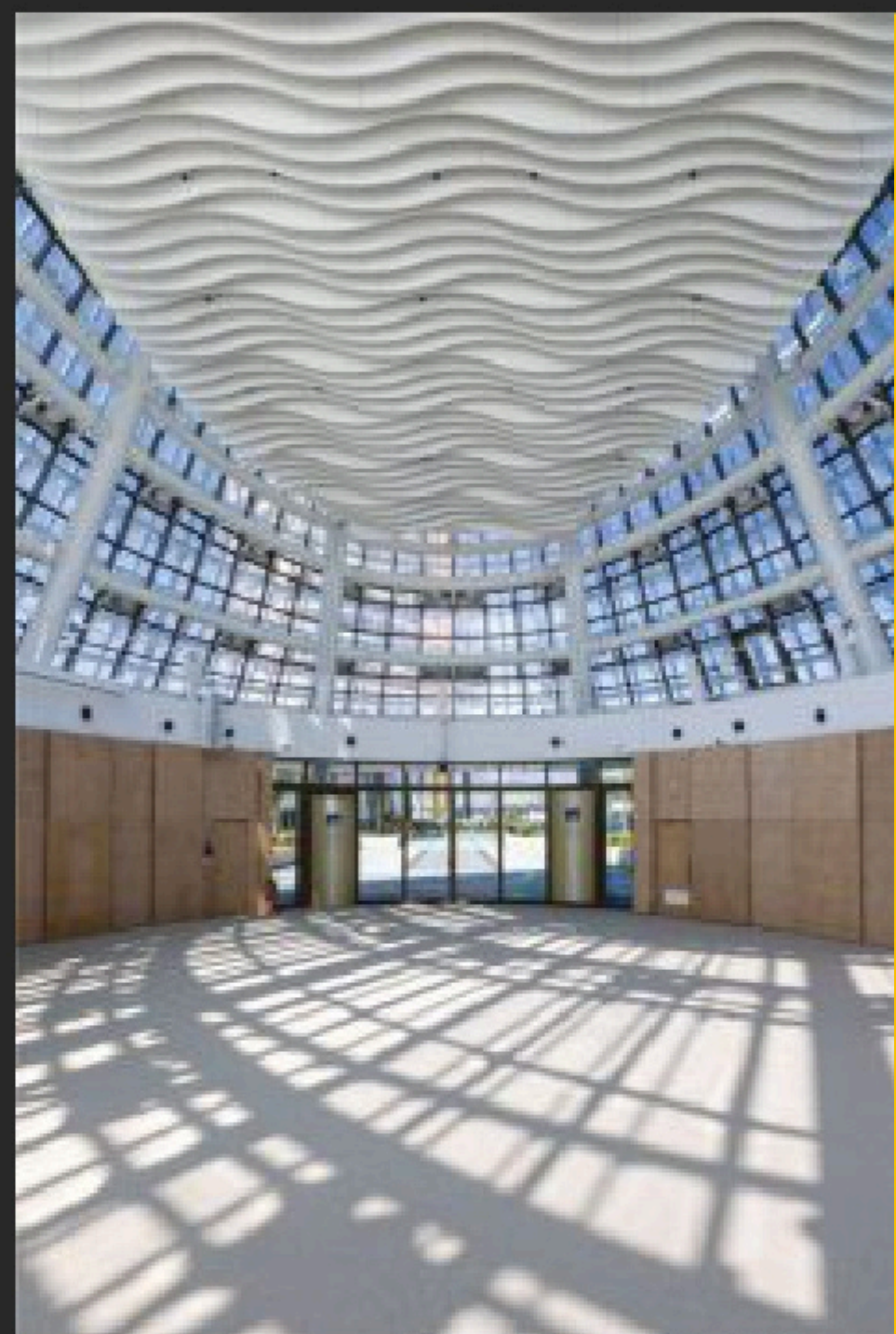
LOCATION  
Ayia Napa, Cyprus

PRODUCT  
M7, M5600, SF85

*Ayia Napa Marina* emerges as a hallmark project in the Eastern Mediterranean, featuring multifunctional facilities and an architectural marvel.

Central to its allure is the Event Center, a focal point designed to mesmerise all who encounter it. Nestled in the heart of the commercial precinct and overlooking the azure waters, this edifice commands attention from afar, while its purposeful elliptical design is a testament to ingenuity.

The structure's defining feature lies in its innovative use of curved aluminium louvers, enveloping the façade with both aesthetic charm and functional shading. Complemented by bespoke aluminium curtain walls and expansive glazing, the Event Center is the epitome of modern architectural excellence. Primed to host various indoor and outdoor activities, it combines form and function, promising unforgettable experiences against the breathtaking backdrop of Ayia Napa's coastal splendour.



# 29

## ELEMENT

ARCHITECT  
Sakellariidou Sparch

LOCATION  
Athens, Greece

PRODUCT  
M50, M7, S67 PHOS, MD67



The *eLement* building in Maroussi, Athens, is a modern office complex prioritising functionality and aesthetics. With seven floors, including office spaces and parking, its L-shaped design surrounds a garden, creating a cohesive square layout. The exterior boasts a strong green element, seamlessly integrated with the structure. Vertical blinds made of perforated aluminium add movement and shading without obstructing views. Inside, natural light floods the spaces, enhancing the ambience. Unique planted canopies serve as recreational areas, promoting a connection with nature.

*eLement* has achieved top energy efficiency ratings and LEED Platinum certification, reflecting its commitment to sustainability. Through advanced glazing and environmentally friendly technologies, *eLement* sets a new standard for premium office buildings, offering a harmonious blend of elegance and performance.

# 30

## ION OBLEMENCO STADIUM

ARCHITECT  
Dico și Țigănaș

LOCATION  
Craiova, Romania

PRODUCT  
M1 1000, M6



*Ion Oblemenco Stadium*, a tribute to the revered Romanian football icon, is a testament to architectural prowess and community pride. This monumental structure emerged in 2017 as the fourth-largest football arena in Romania. Designed to harmonise with its surroundings, the stadium synthesises functionality, spatial efficiency, and aesthetic appeal.

The design integrates into the landscape, offering accessible infrastructure and a nuanced connection with the earth. Elevated pedestrian rings and carefully curated spaces beneath the stands cater to diverse user needs. At its core lies a dynamic arena, transitioning gracefully from the circular envelope to the square pitch. A striking crown of arches adorns the stands, housing essential equipment while providing unobstructed views of the action. Equipped with cutting-edge aluminium systems and curtain walls, the stadium promises longevity and an immersive spectator experience, epitomising a shared vision of excellence in design and functionality.

# 31

## NATIONAL GALLERY OF GREECE

ARCHITECT  
Grammatopoulos - Panousakis Architects  
& D Vasilopoulos Architects

LOCATION  
Athens, Greece

PRODUCT  
M50, S560, S67



In 1896, Alexandros Soutsos bequeathed his art collection, leading to the establishment of Greece's iconic *National Gallery* in Athens. Celebrating 121 years of operation, the gallery underwent a transformative architectural redesign.

A modern urban concept was realised, expanding the gallery by 11.000 m<sup>2</sup> to accommodate new exhibition spaces and storage facilities. The renovated gallery now features an additional floor, offering a sense of openness while maintaining its urban connection. The gallery embraces Athens' beauty with panoramic views from the rooftop restaurant.

Advanced aluminium systems ensure thermal insulation and structural integrity, while extensive curtain walls unite interior and exterior environments. Enhanced lighting and structural stability prioritise visitor safety and art preservation, reaffirming the gallery's status as a cultural landmark.



# 32

## RING TOWER

ARCHITECT  
Integra, arch. Arnaudov

LOCATION  
Sofia, Bulgaria

PRODUCT  
M7, M1 1000, S700

The *Ring Tower* stands tall as a beacon of modernity and sophistication in Sofia, Bulgaria. Rising 16 storeys high, its impeccable neoclassical architecture blends contemporary design elements. Strategically positioned near Sofia Business Park, at the Ring Road and "Al Malinov" Blvd. convergence, it offers unparalleled accessibility, with direct access to Sofia Airport.

The façade boasts a glass curtain wall system and a ventilated façade adorned with glass ceramic tiles, exuding elegance, and functionality. The penthouse features expansive sliding doors at the pinnacle, providing breathtaking 360-degree views.

The *Ring Tower* epitomises a harmonious blend of timeless design, modern convenience, and strategic location, making it a premier destination for businesses seeking excellence in Sofia's dynamic landscape.



# 33

## CULINARIS CANTEEN

ARCHITECT  
Bina studio

LOCATION  
Sobovica-Lužnice, Kragujevac, Serbia

PRODUCT  
M50, J-BOND

*Culinaris Canteen*, nestled within the industrial zone of "MIND Park" in Serbia, is a testament to innovative design and functionality. Designed as a free-standing structure, it features a ground floor, gallery floor, and partial basement, catering to diverse operational needs. *Culinaris Canteen* was conceived as one of the inaugural projects within the park, featuring a distinctive layout strategically oriented towards the planned road to the north and open space for future development to the south.

Inspired by the park's identity, the Canteen's design draws upon its name and logo, infusing symbolic elements into its architectural form. The structure is thoughtfully organised into distinct zones, harmonising technological efficiency with clear purpose grouping. Characterised by predominantly orthogonal shapes, the Canteen boasts dynamic façade canvases that interface with the parking area and the expansive complex to the south.



# 34

## ELF SCHOOL

ARCHITECT  
Laura Bojescu

LOCATION  
Cluj-Napoca, Romania

PRODUCT  
S67, M11000, M7



Recognising the necessity for quality education in Cluj-Napoca, the *Elf School* project was conceived to provide an exceptional learning environment. Led by a dedicated team, including the school principal, the campus embodies a narrative that inspires students.

Featuring 20 classrooms, laboratories, a library, and more, it caters to diverse educational needs. The school's design integrates advanced aluminium systems for safety, energy efficiency, comfort, and natural light. As the newest and most modern educational facility in Transylvania, *Elf School* sets a benchmark for contemporary learning spaces thanks to the collaborative efforts of its visionary creators and developers.



# 35

## CHURCH IN GLLOGJAN

ARCHITECT  
AD Architects sh.p.k

LOCATION  
Peja, Kosovo

PRODUCT  
M6 SOLAR



*Gllogjani i Peja*, situated in the municipality of Peja in western Kosovo, represents a significant architectural endeavour. This church project is meticulously planned, with input from religious clergy and the Catholic community, reflecting the area's cultural and spiritual significance.

The relatively flat terrain, oriented in an east-west direction, provides an ideal setting for construction. Despite the plot's complexity, the church program was developed by carefully considering functions, activities, and rituals essential to the Catholic community. This approach ensures that the design harmonises with its surroundings while meeting the diverse needs of worshippers.

*Gllogjani i Peja* is a testament to collaborative design and cultural preservation in Kosovo's landscape.

# 36

## CARE CENTRE FOR PEOPLE WITH DISABILITIES

ARCHITECT  
Betaplan

LOCATION  
Athens, Greece

PRODUCT  
M7, WOODALUX, MD67  
S67, M84 FR



The *Care Centre for People with Disabilities* is a state-of-the-art facility that marks a significant milestone as the first construction in Elliniko, Athens.

The Centre, meticulously delivered on schedule to the Municipality of Elliniko-Argyroupolis, occupies a sprawling 7.400 m<sup>2</sup> plot, boasting a total floor area of 11.500 m<sup>2</sup>. With a vision to address the diverse needs of the disabled community, the Centre accommodates four prominent associations previously constrained within a mere 2.500 m<sup>2</sup> space.

Beyond its architectural prowess, the Centre prioritises greenery adorned with over 8.000 plants across its open spaces. This project reflects the collaborative efforts to enhance accessibility, inclusivity, and quality of life for individuals with disabilities on a continental scale.

## CAIRO BUSINESS PARK

## ARCHITECT

Misr Italia

## LOCATION

Cairo, Egypt

## PRODUCT

M6

*Cairo Business Park* pioneers the standalone office concept in Egypt, offering a 360-gated compound for fully integrated business communities. It caters to enterprises of all sizes, fostering a prestigious environment conducive to success. Encased in large glass windows and adorned with elegant aluminium features, the architecture reflects sophistication and status.

The minimalistic design ensures comfort by minimising heat while maximising natural light. As New Cairo's exclusive gated business hub, it prioritises employee productivity and efficient time management.

With a focus on creating a harmonious and welcoming workspace, *Cairo Business Park* attracts like-minded professionals and entities, fostering collaboration and economic growth. Inspired by modern and postmodern architectural principles, the design emphasises simplicity, cleanliness, and artistic flair, complemented by panoramic views of lush greenery, providing an inspiring backdrop for all occupants.



# 38

## CENTRE OF PLANT SYSTEMS BIOLOGY AND BIOTECHNOLOGY

ARCHITECT  
ARKONT Ltd

LOCATION  
Plovdiv, Bulgaria

PRODUCT  
M7, S67



The *Centre of Plant Systems Biology and Biotechnology* (CPSBB) in Plovdiv stands as a beacon of modern research excellence. Dedicated to fundamental and applied sciences in plant biology and biotechnology, CPSBB strives to achieve global standards and lead Europe in this field.

Its campus includes cutting-edge facilities such as research buildings, administrative offices, specialised laboratories, and greenhouses for experimental plant growth. Implementing advanced construction methods and energy-efficient solutions, including thermally insulated curtain wall systems, CPSBB minimises its environmental impact while maximising energy efficiency.

Supported by EU funding from the Horizon 2020 programme, CPSBB aims to enhance Bulgaria's scientific research capabilities, train the next generation of researchers, and drive economic development in Plovdiv and beyond.

# 39

## ORADEA ARENA

### ARCHITECT

Arh. Radu Petre Nastase/Adest Architecture

### LOCATION

Oradea, Romania

### PRODUCT

M7, MD67

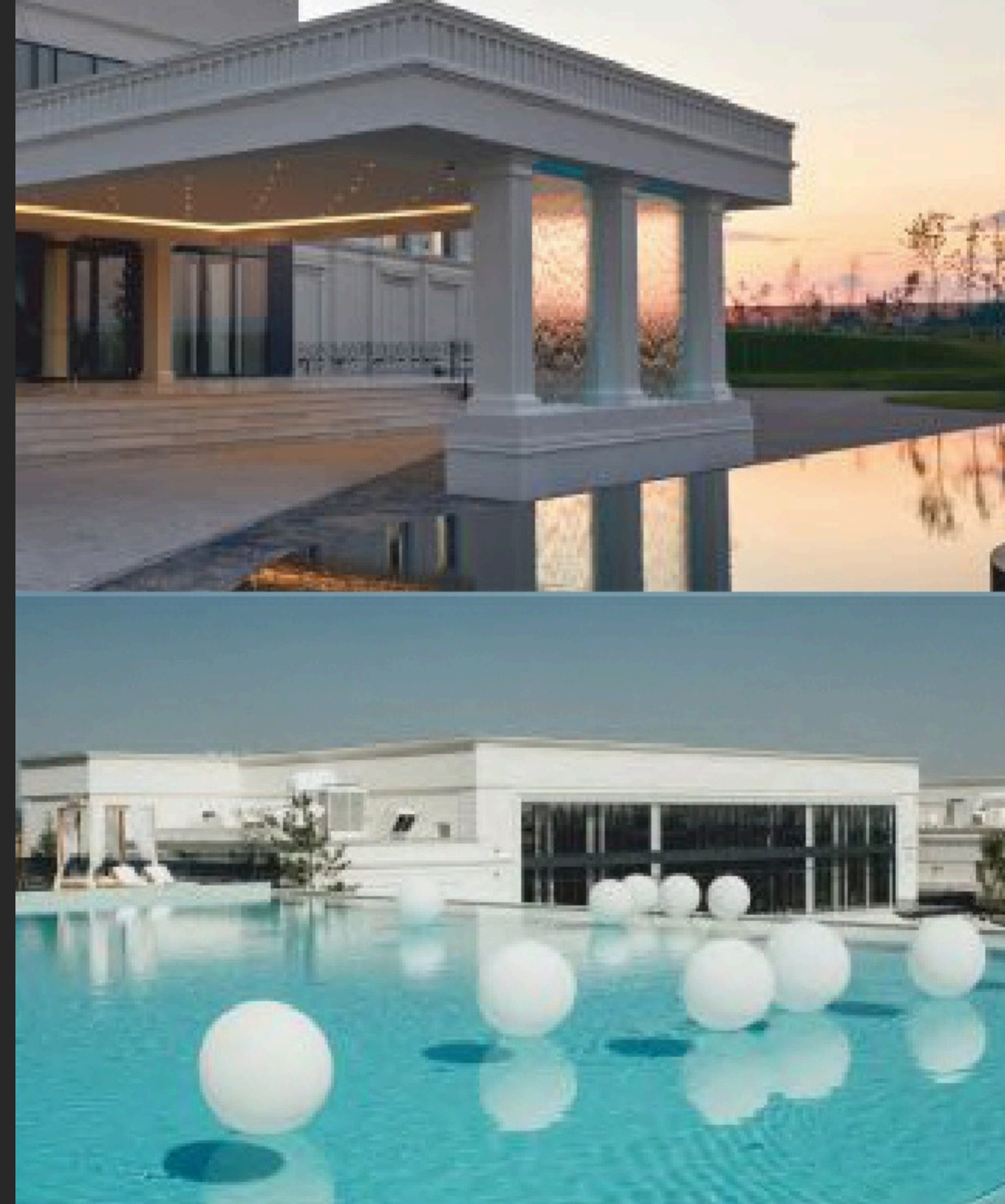
The newly erected multi-purpose hall in Oradea enhances the city's skyline, offering a versatile venue spanning 18,000 m<sup>2</sup> with a seating capacity of 5,000. Its contemporary rectangular form blends seamlessly with Oradea's urban landscape to accommodate various sports and cultural events.

Featuring clean lines and premium materials, the hall exudes durability and modernity. Inside, cutting-edge amenities cater to athletes and spectators, ensuring optimal performance and comfort. With specially designed acoustics, the hall promises an immersive experience during live performances. Equipped with gymnasiums for athlete training, functionality is paramount. The hall's façade, distinguished by a modern aesthetic, incorporates an advanced curtain wall system for energy efficiency and structural integrity.



# 40

## RAMATUELLE



Spanning an impressive 80.000 m<sup>2</sup>, *Ramatuelle* is an innovative residential project nestled in a picturesque landscape in Romania, defined by tastefulness, glamour, and balance.

Harmoniously blending functionality and design within stunning natural surroundings, *Ramatuelle* provides an idyllic setting for life's most memorable events. With three elegant event halls accommodating up to 450 people each, the complex caters to diverse functions with tailored facilities. Boasting luxurious interiors and refined atmospheres fosters a perfect union of elegance and nature.

Enhanced by Alumil's glazed areas, *Ramatuelle* seamlessly integrates exterior and interior architecture, creating a fluid connection with its lush surroundings. *Ramatuelle* exudes tranquillity and grandeur, from its sublime infinity pool to its verdant green patio, offering users an unparalleled retreat.

ARCHITECT  
Andreea Beşliu

LOCATION  
Păuleşti, Romania

PRODUCT  
M7, M1 1000, S67, M8250



# 41

## PRIMARY SCHOOL DESANKA MAKSIMOVIĆ & SCHOOL OF ELECTRICAL ENGINEERING METŠ

ARCHITECT  
Studio A&D Architects

LOCATION  
Priboj, Serbia

PRODUCT  
M11500, M50



Located in Priboj, Serbia, this school facility underwent a significant transformation to accommodate modern educational needs. Housing two schools, the premises have been revamped both internally and externally. Renovations include updated interior and exterior spaces and the construction of a new gymnasium, replacing the old training areas.

The school now meets the demands of contemporary teaching methods, providing an enriched learning environment for students. This renovation project not only enhances the functionality and aesthetics of the school but also reflects a commitment to fostering excellence in education within the community of Priboj.



# 42

## VUSHTRRI CASTLE

ARCHITECT  
CHWB

LOCATION  
Vushtrri, Kosovo

PRODUCT  
M11000, M19800



Nestled in Kosovo's captivating landscapes, *Vushtrri Castle* stands proudly as a national monument, preserving echoes of history while embracing new opportunities for local community engagement.

With a harmonious blend of tradition and innovation, this living heritage site thrives as a hub for cultural events, artistic expression, and local entrepreneurship, seamlessly uniting the past and the future.

Symbolising the resilience of the people, *Vushtrri Castle* exemplifies the power of adaptation, ensuring that Kosovo's rich legacy remains relevant and cherished for generations to come.

# 43

## WEBHELP HELLAS

ARCHITECT  
TPA Architects

LOCATION  
Athens, Greece

PRODUCT  
S77 PHOS, M7



Once the headquarters of the esteemed Greek newspaper "Eleftherotypia," the iconic building has been revitalised to usher in a new era, marking a pivotal moment in its history.

*Webhelp Hellas*, a renowned French conglomerate Webhelp division, now calls this redesigned space home. The building integrates into Athens' urban fabric while honouring its historical significance, spanning six storeys with two basements and a roof, totalling 15,173.42 m<sup>2</sup>.

It is designed with sustainability and adheres to the rigorous LEED 4.1 standards, boasting energy-efficient features and bioclimatic principles. With ground floor housing amenities like a restaurant, multi-use hall, gym, and office spaces occupying the upper levels, the building exudes prestige and safety through its sleek, functional design.

# 44

## DONATH OFFICES

ARCHITECT  
MOUA STUDIO

LOCATION  
Cluj-Napoca, Romania

PRODUCT  
S67, M7



*Donath Offices*, situated at a prominent intersection in Cluj-Napoca's emblematic district, commands attention with its contemporary design and distinctive aesthetic. Comprising several overlapping white spaces, the edifice embodies a harmonious blend of refinement and functionality. The project's main challenge is achieving balance and coherence within the composition.

Each space seamlessly intertwines, creating a visually captivating whole while ensuring functional and ergonomic interiors. Characterised by clear, geometric lines and a modern, minimalist look, the structure exudes sophistication. Its immaculate white façade, composed of overlapping spaces, adds a fresh and elegant touch to the building, accentuating its dominant position at the crossroads of two streets.



# 45

## ADICE HEALTH CENTRE

ARCHITECT  
DBA Architects

LOCATION  
Novi Sad, Serbia

PRODUCT  
M50, S67

The *ADICE Healthcare Centre*, completed in late 2019, is a vital addition to Novi Sad's community, serving as a cornerstone of local healthcare provision. With a total area of 1.038 m<sup>2</sup> and situated on a 2.076 m<sup>2</sup> site, this two-level facility offers primary health services, including general medicine, paediatrics, gynaecology, and dental care.

Its significance lies not only in its services but also in its integration into the surrounding area. Architects prioritised user experience, ensuring intuitive navigation and a warm, welcoming atmosphere. The Centre's design reflects a commitment to holistic care, providing a psychologically calming environment for patients and staff.



# 46

## MINISTRIES DISTRICT

ARCHITECT  
ECG & Dar Al-Handasah

LOCATION  
Cairo, Egypt

PRODUCT  
M6

The *Ministries District* is a groundbreaking multi-building master-plan project in Egypt's New Capital. This ambitious endeavour marries sustainable design with architectural prowess, aiming to forge dynamic spaces and elevate the pedestrian experience.

Amidst the project's scale and complexity, Alumil's curtain wall emerges as the cornerstone solution, seamlessly integrating with the architectural vision while ensuring structural integrity and energy efficiency.

By marrying modernity with Egypt's rich cultural heritage, the *Ministries District* stands as a testament to architectural innovation and national identity, delivering a future-ready administrative nucleus for Egypt's evolving needs.



# 47

## THE PYRAMID OF TIRANA

ARCHITECT  
MVRDV

LOCATION  
Tiranë, Albania

PRODUCT  
SF85, M1 1000



In the heart of Albania's capital, the *Pyramid of Tirana* has been reimagined into a vibrant cultural hub. Originally constructed as a museum for communist dictator Enver Hoxha, the Pyramid now stands as an open sculpture within a new park. This dramatic transformation incorporates colourful boxes that house cafés, studios, workshops, start-up offices, and classrooms offering free technology education for Albanian youth.

Steps added to the sloping façades invite visitors to walk over the structure, symbolising reclaiming the space. An accessible lift ensures everyone can reach the top, while a sloped beam retains the playful spirit of the original hangout spot. Officially inaugurated as a free educational facility by TUMO, the Pyramid combines historical preservation with forward-thinking design. It is a testament to Albania's resilience and progress, blending past and future to foster innovation and community.

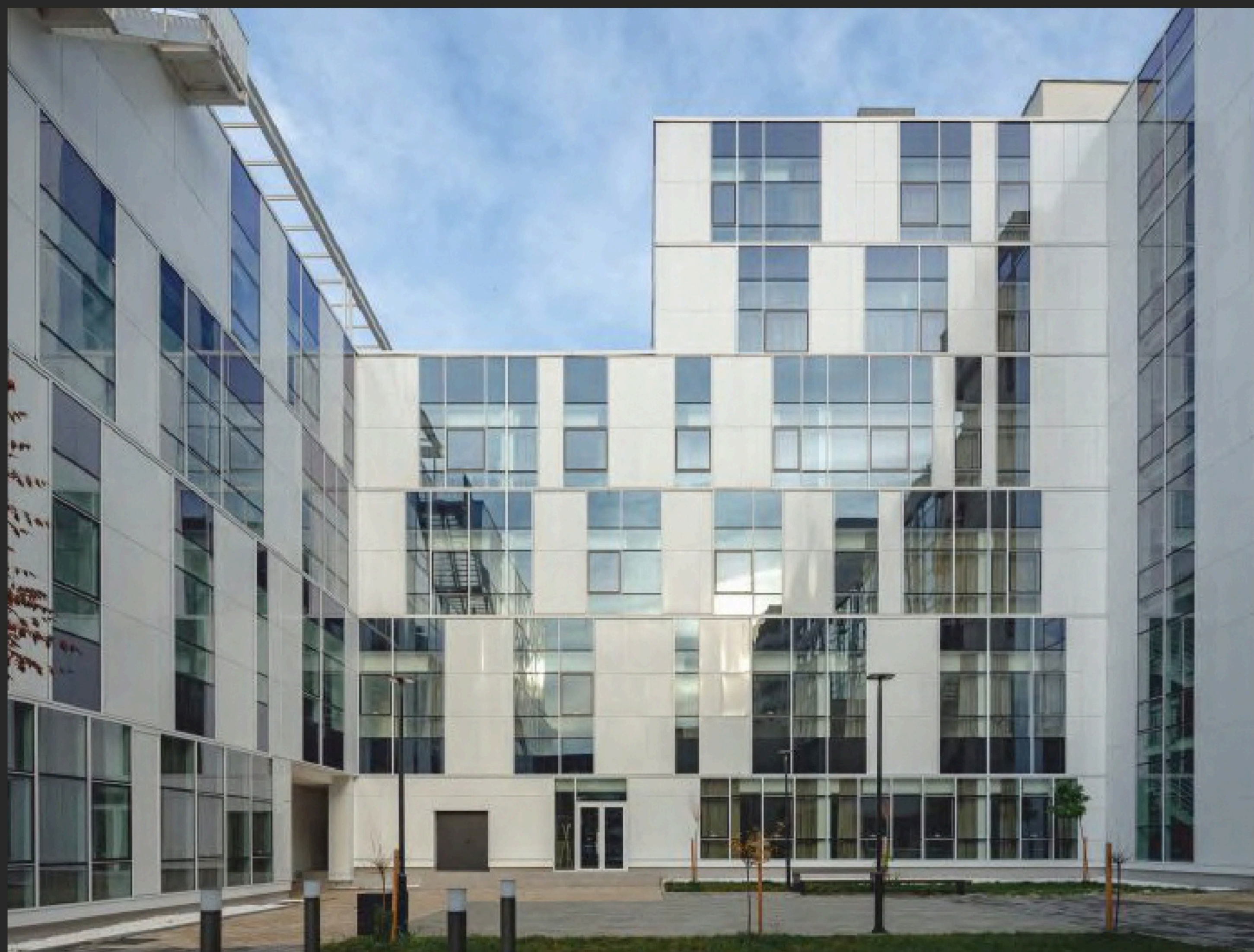
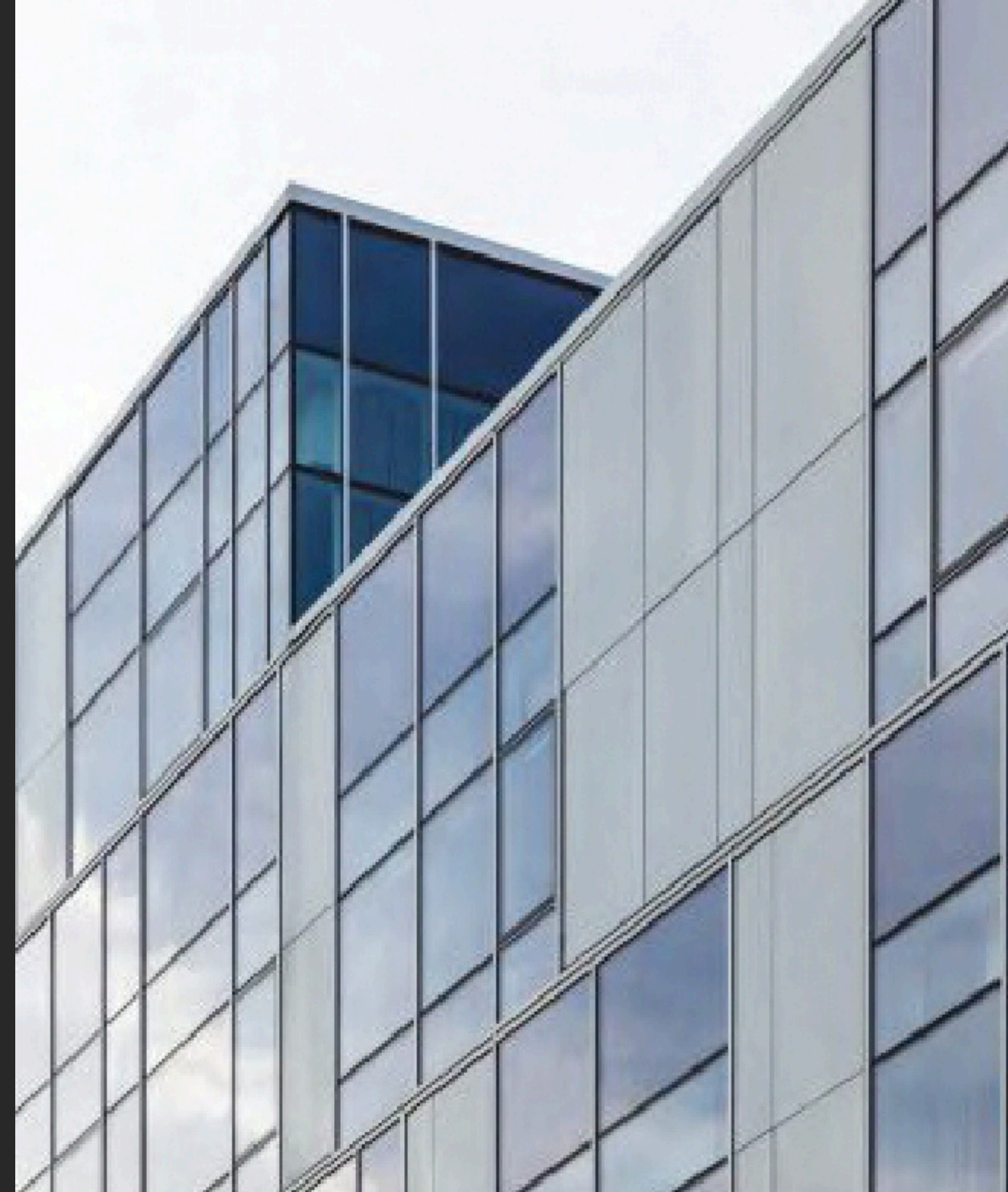
# 48

## FACULTY OF ELECTRONIC ENGINEERING

ARCHITECT  
Teking Architecture

LOCATION  
Nis, Serbia

PRODUCT  
M7, S67



The new *Faculty of Electronic Engineering* building at the University of Nis in Serbia seamlessly integrates with existing structures, injecting a fresh modernity while honouring the site's heritage. Its five-storey façade exudes contemporary character, enriched by abundant windows for natural illumination. An enclosed footbridge harmoniously connects with the old building, symbolising their organic unity.

Designed by Teking Studio, functionality takes precedence, with a predominant white element enhancing the aesthetic. Choosing a sturdy, energy-efficient aluminium curtain wall system underscores the commitment to contemporary standards, ensuring optimal energy consumption and resilience against adverse weather conditions.

# 49

## SHARAZ VENUE HALL

ARCHITECT  
Project Architecture

LOCATION  
Istog, Kosovo

PRODUCT  
M6



In pursuing a tranquil yet distinctive ambience, the project prioritised harmony throughout its design and implementation. The building embodies contemporary architectural principles, situated within the Bregu area of ZK Carallukë, under the municipality of Istog.

Featuring three entrances - the Main Entrance, Basement Entrance, and Administration Entrance - the structure ensures accessibility and practicality. Parking facilities are positioned externally, optimising green space within the vicinity. From meticulous material selection to nuanced colour palettes and intricate details, coherence defines every facet of the edifice.

Notably, the entrance presents captivating angles, often as a picturesque backdrop for various photography endeavours, a testament to its exceptional interior design.



# 50

## ADORA 3 BUSINESS CENTER

ARCHITECT  
AAA Architects

LOCATION  
Sofia, Bulgaria

PRODUCT  
S67, M7



*Adora Business Center 3* is a corporate beacon for an international pharmaceutical giant in Sofia's bustling business district. Situated near Business Park Sofia and Garitage Park, its strategic location at a major road junction ensures accessibility and visibility.

In contrast to surrounding structures, *Adora 3* boasts dynamic forms, with each floor uniquely shaped and oriented to follow the direction of traffic arteries. Technical challenges were overcome to realise its bold design, including large cantilever spans and bent glazing. The concrete structure integrates built-in units for support, while aluminium systems enhance its fluid aesthetic and energy efficiency.

Pursuing LEED Gold certification, *Adora 3* embodies innovation, functionality, and sustainability, representing a pinnacle of modern corporate architecture in Sofia's landscape.

# 51

## UNIREA SPORTS COMPLEX

ARCHITECT  
Dico & Tiganas

LOCATION  
Bistrița, Romania

PRODUCT  
S67, M7

*Unirea Sports Complex* seeks to transform an existing peripheral area occupied by an aerodrome and ski slopes into a vibrant hub for sports and leisure activities. Relocating the multi-purpose hall to a scenic and accessible natural area allows for ample development possibilities. With minimal spatial constraints and careful landscaping, the hall concept maximises accessibility and integrates with its surroundings.

Emphasising transparency and visual connection with the natural landscape, the design utilises glazed surfaces and perforated aluminium sheet cladding for sun protection. This architectural approach ensures economic efficiency and harmonious integration with the environment. As a precursor to future facilities within the complex, the design elements will set the tone for a cohesive and contemporary architectural dialogue across the entire development.



# 52

## GARITAGE PARK

### ARCHITECT

Arch. Ilian Iliev - Arch. Studio Planning

### LOCATION

Sofia, Bulgaria

### PRODUCT

S77, M7, SF85, SD77, SD95, M5600, J-BOND, M15000, PG160P, PG120F, P200, M8200, SOUND SHIELD SYSTEM

*Garitage Park* pioneers sustainability in Central and Eastern Europe with its BREEAM Communities certification, reflecting a commitment to social, economic, and environmental well-being. Extensive studies and strategies were undertaken to minimise environmental impact, shaping a sustainable architectural concept.

The project, aimed at fostering a modern community with exceptional living standards, offers recreational areas, sports facilities, and educational opportunities, providing residents with a sense of home within this innovative concept. The complex integrates advanced aluminium solutions, including patio doors, folding door systems, and curtain wall façades, enhancing functionality and aesthetics.

From thermally insulated doors to bioclimatic pergolas, the project showcases a holistic approach to sustainable living. Through innovative design and meticulous planning, *Garitage Park* sets a new standard for sustainable urban development in Sofia's landscape.





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