



# ARCHTOUR architecture

- 2024 DESIGN
- BEST SELECTED WORK

P O R T F O L I O



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## 1 OUR STORY

With construction roots of the leading real-estate developer “Archtour” - Archtour Architecture represents a platform offering full architectural services, from projects inception to its realization.

## 2 OUR APPROACH

Our approach blends creative vision with research-backed insights, revealing untapped possibilities from the project’s outset. This guarantees the realization of impactful, transformative outcomes.

## 3 FRAMEWORK

A dynamic union of work, client, and team, where the pillars of collaboration, excellence, innovation, and expertise stand tall. At our company, we weave these values into the fabric of everything we do.

## 4 PORTFOLIO

Our portfolio encompasses a diverse range of projects unified by our meticulous design methodology. Each project within our portfolio stands as a testament to our dedication to innovation, precision, and creativity.

# 1 OUR STORY

## ROOTS – Experts of Construction

The leading real-estate developer in Bakuriani – ARCHTOUR – has been successfully operating for more than a decade. The company extended its reach and ventured into Tbilisi, taking another significant step forward. Leveraging its extensive experience and responding to the escalating demand for architectural services, ARCHTOUR has launched a design company – Archtour Architecture – a new platform offering full architectural services, from project inception to realization.

### ■ Who we are

We take pride in who we are and what we do. Throughout our working practice, we have earned a reputation for delivering quality projects, innovative construction methods, accelerated schedules, reducing costs and creating outstanding designs, exceeding client expectations.

### ■ What do we offer

By offering a wide range of architectural and interior design services, our dedicated expertise and commitment to excellence ensure the successful delivery of quality projects that stand out in their uniqueness and functionality.



# Our Values

As we continue to shape the built environment, our values guide us, anchoring us in our mission and propelling us towards our vision of a world where architecture not only meets the needs of today but also inspires the possibilities of tomorrow.

## ■ Methodology

We believe that we have a responsibility to our clients, not only to provide a project of the highest quality but also to deliver it in a smooth and professional manner.

We aim to exceed customer expectations and contribute to a better environment and are committed to providing the highest level of design and construction services from project conception to its completion.

## ■ Mission

Our mission is to redefine the landscape of architectural design by seamlessly blending creativity, sustainability, and functionality. We strive to craft innovative spaces that not only inspire awe but also serve the needs of our clients and communities. Through meticulous attention to detail, collaboration, and a commitment to excellence, we aim to leave a lasting imprint on the built environment while enriching lives.

## ■ Vision

Our vision is to be a pioneering force in the architectural industry, recognized globally for our visionary designs, sustainable practices, and unwavering dedication to quality. We aspire to foster a culture of innovation and inclusivity within our firm, attracting the brightest talents and nurturing their creativity.

By pushing the boundaries of conventional design and embracing emerging technologies, we envision shaping a future where architecture not only harmonizes with nature but also fosters human well-being and societal progress.





## 2 OUR APPROACH

Our approach blends creative vision with research-backed insights, revealing untapped possibilities from the project's outset. This guarantees the realization of impactful, transformative outcomes.

By casting a wide net, we discern opportunities, discernible patterns, and crucial connections, ultimately enhancing project quality and amenity while upholding cost-effectiveness. The value we instill through design extends beyond our clients, benefiting all who inhabit, learn, labor, and recreate within the environments we shape.

# 3 FRAMEWORK

## Work

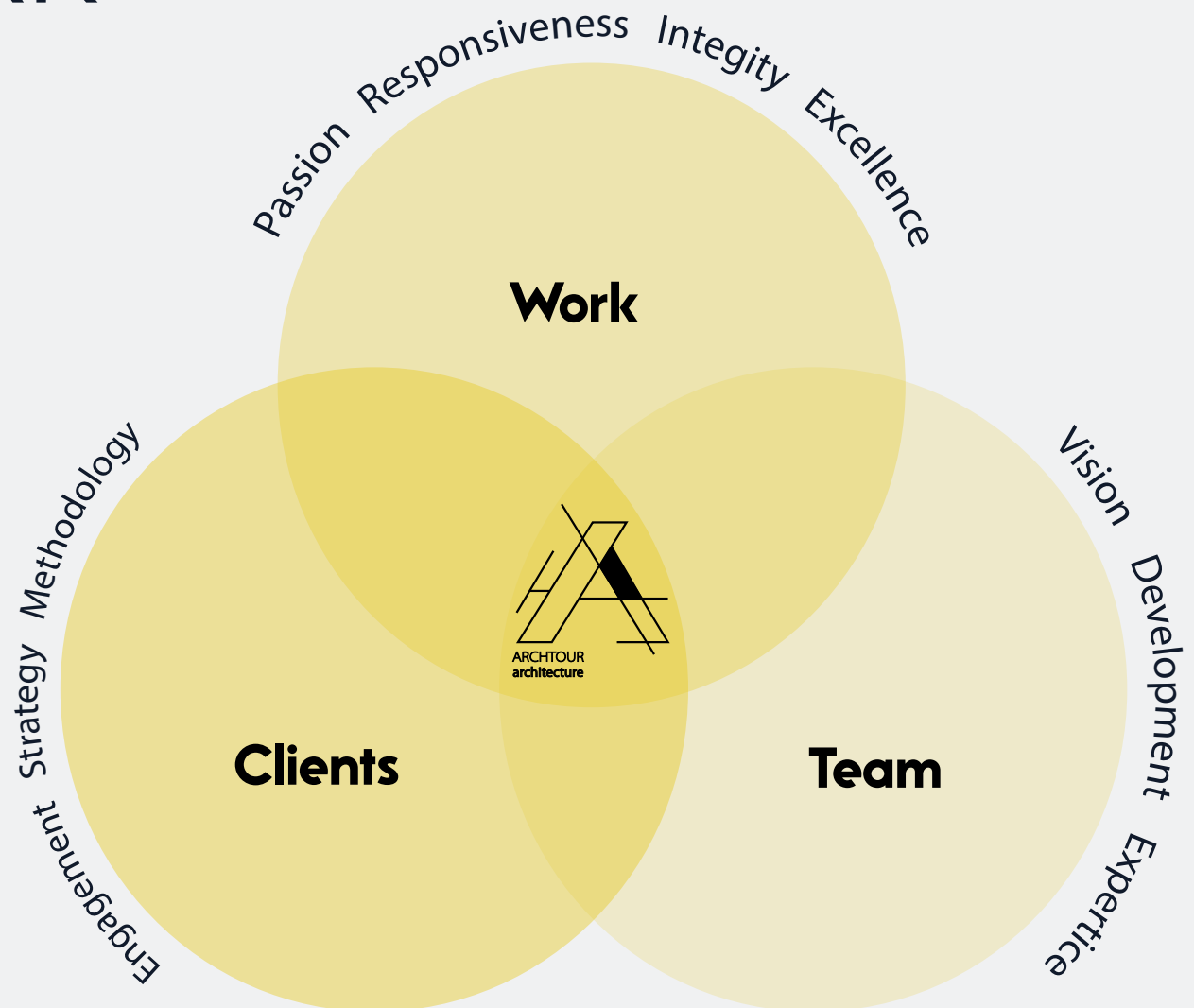
We acknowledge our social and professional responsibility towards our clients, environment and society at a large. Utilizing our entire resources to exceed our clients' expectations and create long-lasting values.

## Clients

We listen, analyze, and consider the needs of our clients and collaborate to deliver and overcome expected results. Our methodology envisions design with clients rather than for the clients.

## Team

The diverse, local and international expertise of our team, responsible and highly professional attitude is the starting point of the successful implementation of our projects.



# 4 SERVICES



## ARCHITECTURE

From conceptualization to construction documentation, we offer comprehensive architectural design services tailored to your specific project requirements. Whether it's residential, commercial, or institutional projects, we bring creativity and innovation to every stage of the design process.



## INTERIOR DESIGN

Our interior design team specializes in creating functional, aesthetically pleasing interiors that enhance the quality of spaces. From selecting finishes and furnishings to spatial planning and lighting design, we ensure that every detail contributes to a cohesive and harmonious environment.



## CONSTRUCTION

With our multi-disciplined services, we bring Local & International expertise to the construction market. Our Design-Build capabilities enable us to plan and execute complex structures that vary from retro-fit to large-scale constructions.



## RENOVATION

We believe that every renovation project is an opportunity to create something truly exceptional. Whether it's a residential home, commercial property, or institutional facility, we approach each project with creativity, professionalism, and dedication to delivering outstanding results.



# SELECTED PROJECTS





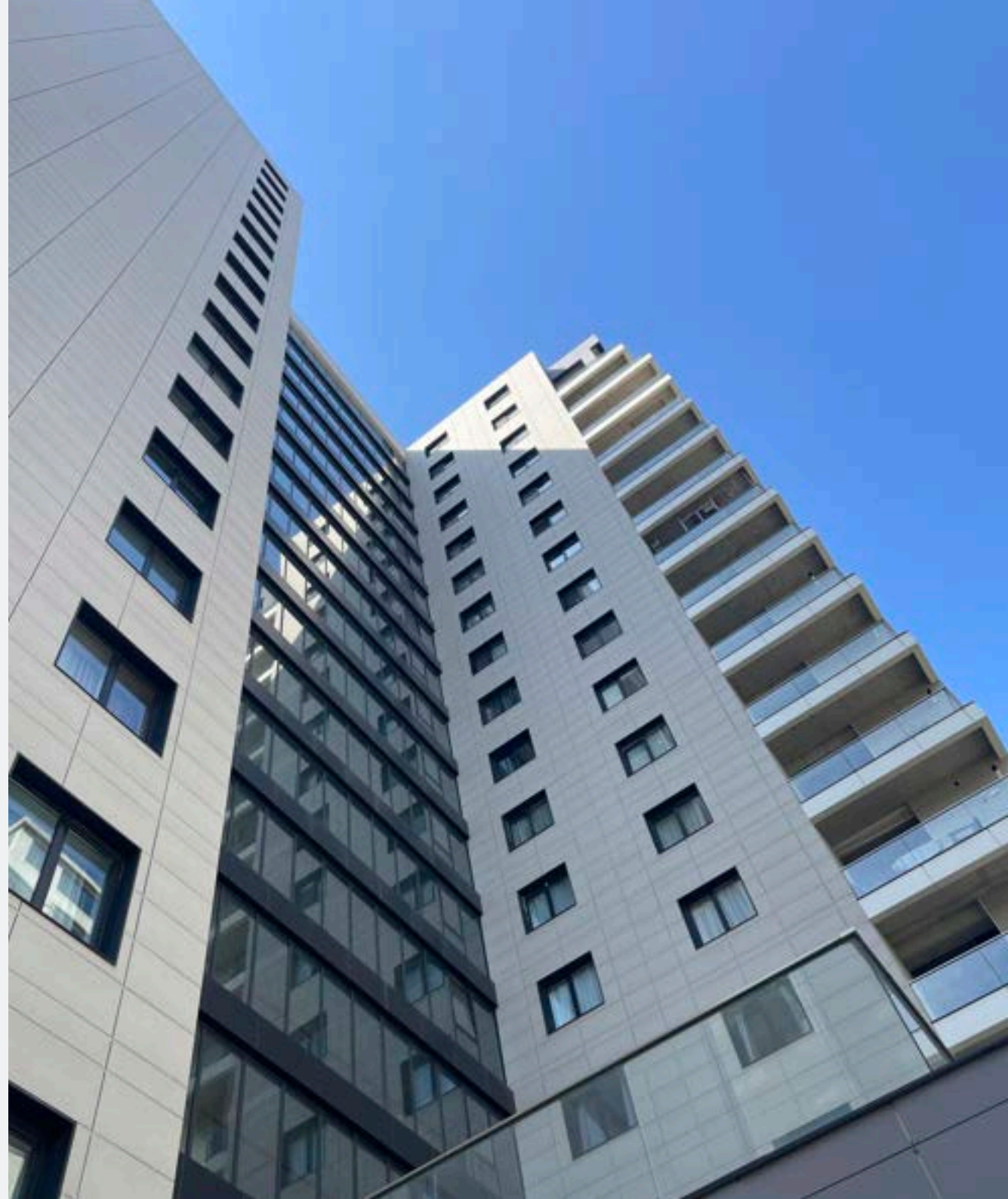
# JIQIA Residence

Seamlessly blending modern living with the tranquility and picturesque panoramic views of Tbilisi

The residential complex building stands tall with 18 floors, offering comfort under control for urban dwellers seeking the perfect balance between modern living and sustainability.

Nestled within a landscape of 1700 m<sup>2</sup>, the residential building emerges in the midst of the bustling cityscape. As you ascend the floors, each level unveils a new dimension of sophistication and comfort.

From the sleek facade to the thoughtfully crafted interiors, every detail exudes elegance and style. Spacious living areas are adorned with floor-to-ceiling windows that capture the stunning vistas, offering residents a constant reminder of the beauty that surrounds them.





# The Art of Modern Living

The modern residential building is designed not just as structure, but as haven that nurture a profound sense of home. Incorporating contemporary architectural elements and cutting-edge technology, the building offers a blend of comfort, functionality, and aesthetics. From sleek, minimalist interiors to spacious communal areas, every aspect is meticulously crafted to evoke a feeling of warmth and belonging.

# Innovation & Sense of Belonging

Innovative amenities such as smart home systems and communal spaces for socializing and recreation cater to the diverse needs of residents, fostering a sense of community and camaraderie. Moreover, sustainable features such as energy-efficient appliances and green spaces contribute to a harmonious relationship with the environment, creating a sanctuary that not only meets the needs of today but also embraces the aspirations of tomorrow. Jiqia development goes beyond mere living spaces; It is embodiment of the idea of home, where individuals can find solace, connection, and a true sense of belonging.







## In the heart of bustling city

Jiqia Residential development plays an important role in the dynamic fabric of a bustling city, seamlessly integrating into its rhythm and vitality. As urban centers expand to accommodate growing populations, residential areas offer not just living spaces but also cultivate vibrant communities. Strategically located within close proximity to amenities such as parks, schools, and shopping centers, residential area becomes hubs of activity, fostering social interactions and a sense of belonging.



# Green Valley

Nestled within the serene embrace of nature, Green Valley residential complex emerges as a testament to harmonious living and sustainable design in Bakuriani.

Its strategic location amidst the breathtaking vistas of the Kokhta Gora mountain in the western region of Bakuriani ensuring not only panoramic views but also seamless integration with the surrounding landscape.

Here, amidst the verdant slopes and crisp mountain air, three, 4-story buildings rise organically, seemingly blending into the contours of the land, creating an idyllic haven for residents seeking both tranquility and adventure.







## Amidst the majesty of nature

The architectural marvel of the complex not only captivates with its originality and allure but also embodies a fusion of form and function. Thoughtful orientation harnesses natural light and ventilation, while the functional distribution of spaces caters to the diverse needs and interests of its inhabitants.

Every detail, from communal areas that foster social interaction to private retreats that offer solace, is meticulously planned to cultivate a sense of belonging and well-being. As residents navigate the winding pathways and verdant gardens, they are enveloped by a sense of serenity and connection to the land, fostering a lifestyle that embraces both sustainability and luxury amidst the majesty of nature.





## A testament to harmonious living

Perched amidst the majestic peaks of Bakuriani, the residential development stands as a beacon of harmonious living, seamlessly blending with the awe-inspiring beauty of its mountainous surroundings. Here, in this serene enclave, each aspect of the meticulously designed homes pays homage to the unique landscape, offering residents a sanctuary where they can truly connect with nature. From the moment one sets foot in the community, the tranquil atmosphere envelops them, inviting them to embrace a lifestyle of serenity and adventure.

## Set in nature

The architectural design, inspired by the rugged grandeur of the Caucasus Mountains, harmoniously integrates with the natural topography, creating a sense of belonging that is as timeless as the land itself. Thoughtfully crafted living spaces offer panoramic views of snow-capped peaks and lush forests, while communal areas beckon residents to gather and forge lasting connections. With a commitment to sustainability ingrained in every aspect of the development, we not only provide a home but also a promise—a promise of a life lived in harmony with the land, where every sunrise brings a new opportunity for exploration and every sunset a moment of quiet reflection.







## A sanctuary to truly connect with nature

Nestled within the embrace of Bakuriani's rugged mountains, Green Valley residential development emerges as a sanctuary for those seeking to truly connect with nature. Surrounded by pristine forests, babbling streams, and panoramic vistas, our homes offer a retreat from the hustle and bustle of modern

life, allowing residents to immerse themselves in the tranquility of their surroundings. Inspired by the natural beauty of the region, the architectural design harmonizes with the landscape, seamlessly blending indoor and outdoor spaces to create a sense of oneness with the environment.



# Haystack Aparthotel

## Inspired by Nature

Inspired by the rustic charm of mountain lodges, Haystack Aparthotel boasts a contemporary design that seamlessly blends with its natural surroundings. The six-storey building exudes elegance and sophistication, with thoughtfully curated interiors and modern amenities that ensure a comfortable and memorable stay for guests.







## Bespoke retreat for both leisure and adventure seekers

Haystack Aparthotel offers a comprehensive range of amenities designed to cater to the diverse needs of its guests. From a fully equipped fitness center and spa facilities to a rooftop terrace offering panoramic views of the surrounding mountains, every aspect of the aparthotel is crafted to provide guests with an unforgettable experience.





## Inspired by the timeless beauty of haystacks

With its distinctive design, the aparthotel pays homage to the region's rich agricultural heritage while seamlessly blending with the natural splendor of its surroundings. The buildings, characterized by their organic shapes and earthy tones, evoke the rustic charm of traditional haystacks, creating a sense of harmony and tranquility within the mountainous landscape.

## Connected to nature

With every breath of fresh mountain air, residents are reminded of the profound connection between themselves and the natural world, fostering a deep sense of peace and belonging that can only be found in the heart of the mountains.





# DIDVELI Residence

Didveli Residence is nestled in the heart of Bakuriani, Georgia's largest settlement renowned for its picturesque surroundings and well-organized infrastructure.

This meticulously crafted residential development boasts a prime location surrounded by a lush forest massif, offering residents and vacationers alike an unparalleled retreat into nature's embrace.

Designed to harmonize with its breathtaking surroundings, the project features a blend of contemporary architecture and rustic charm, creating a timeless aesthetic that seamlessly integrates with the natural landscape. At the core of our project lies a commitment to providing a safe, comfortable, and convenient living environment. Residents will delight in the well-equipped area, complete with a children's square and an exercise field, perfect for fostering a sense of community and well-being.









# In harmony with nature and the rugged beauty of the mountains.

In harmony with the majestic landscape of Bakuriani, the residential development embraces an architectural ethos that pays homage to the rugged beauty of the mountains. Inspired by the traditional vernacular of the region, the roofs of the buildings mimic the gentle slopes of the surrounding peaks, creating a seamless transition between architecture and nature.



## A hub of life

Catering to the diverse needs of our residents and guests, the project offers two distinct dining facilities, including a vibrant cafe-restaurant that serves as a hub of activity throughout the seasons.

Convenience is paramount, and proximity to the central cable cars of Didveli ensures easy access to the region's premier skiing and snowboarding destinations. The project offers an unparalleled blend of modern luxury, convenience, and natural beauty, providing residents and vacationers with an idyllic retreat in the heart of Bakuriani.



# LISI Residences

Near the lakeside  
Where fresh air revitalizes

Located in close proximity to the Lisi Lake, the development offers residents a serene retreat from the hustle and bustle of the city, while still being conveniently accessible to urban amenities.







## Where fresh air revitalizes

Located in close proximity to the tranquil Lisi Lake, the development offers residents a serene retreat from the hustle and bustle of the city, while still being conveniently accessible to urban amenities. The architectural design of the project reflects a blend of modern aesthetics and functionality. Each block is meticulously crafted to optimize space utilization and enhance natural light and ventilation.

## Immerse in Nature

The facades are elegantly designed to complement the surrounding landscape, creating a seamless integration with the natural environment. The project offers an array of amenities catering to the diverse needs of its residents. Thus, every aspect of modern living is thoughtfully incorporated into the design. With a total of 342 apartments spread across the seven blocks, development offers a variety of living spaces to suit different preferences and lifestyles. Each apartment is designed with meticulous attention to detail, featuring spacious layouts, high-quality finishes, and modern fixtures to ensure comfort and convenience.



# Sense of Community

At the development residents can immerse themselves in the beauty of nature with lush green spaces and gardens spread throughout the complex. Whether it's a leisurely stroll along the lakeside promenade or a relaxing afternoon in the park, there are ample opportunities to rejuvenate the mind and body amidst the natural surroundings.

The development fosters a sense of community and belonging among its residents with various social activities and events organized regularly. From cultural festivals to recreational outings, there are plenty of opportunities for residents to connect with neighbors and build lasting friendships.



## Modern Living Redefined

The development is a haven for those who seek to embrace nature and spend time in the fresh air. Step outside onto your private balcony or terrace, and you're greeted by the gentle rustle of leaves and the soothing sounds of birdsong. Whether it's enjoying a morning coffee with the sunrise or unwinding after a long day with the sunset painting the sky in hues of orange and pink, every moment spent outdoors is a reminder of the beauty and tranquility that surrounds us. And when it's time to explore, the lush greenery of Lisi Lake beckons, offering endless opportunities for hiking, picnicking, and simply basking in the splendor of nature. With pathways winding through the trees and the shimmering waters of the lake reflecting the azure sky above, our residential development provides the perfect backdrop for a life lived in harmony with the great outdoors.





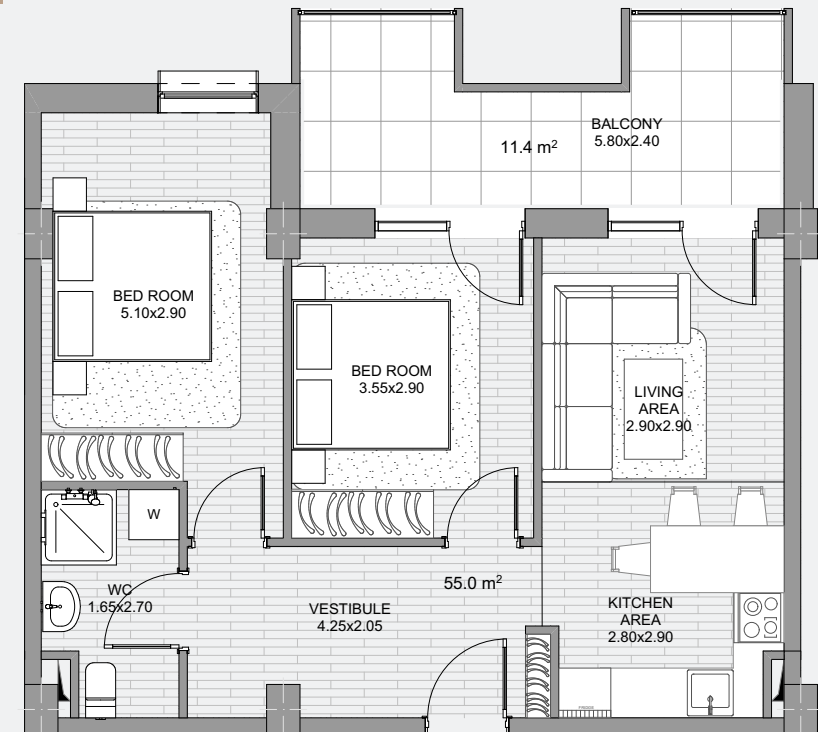
# Lisi Neighborhood

The development is designed in a way to benefit from the vibrant neighborhood of the Lisi Lake. In addition to the huge recreational area of Lisi Lake, in the neighborhood are situated different café-restaurants, best schools and different attractions.

The development itself creates different communal areas, whether it's the lush courtyard or the inviting rooftop terrace, that serve as gathering places where friendships are forged and memories are made.

## Comfort & Convenience

Proper planning of apartments within a residential complex is essential to create spaces that are functional, comfortable, and conducive to a high quality of life for residents. Beyond individual apartments, our entire complex is designed to create a harmonious and visually appealing environment. Beautiful landscaping, innovative architectural design, and abundant green spaces contribute to the overall ambiance. Pedestrian-friendly pathways, and well-planned parking areas further enhance convenience and safety for all residents.



# Private Villa Interior

## Harmonizing Modern Elegance with Timeless Sophistication

In this private villa interior design project, we embarked on a journey to seamlessly blend the allure of modern aesthetics with the enduring charm of classic design elements. The result? A breathtaking interior that epitomizes the epitome of refined luxury and timeless sophistication.

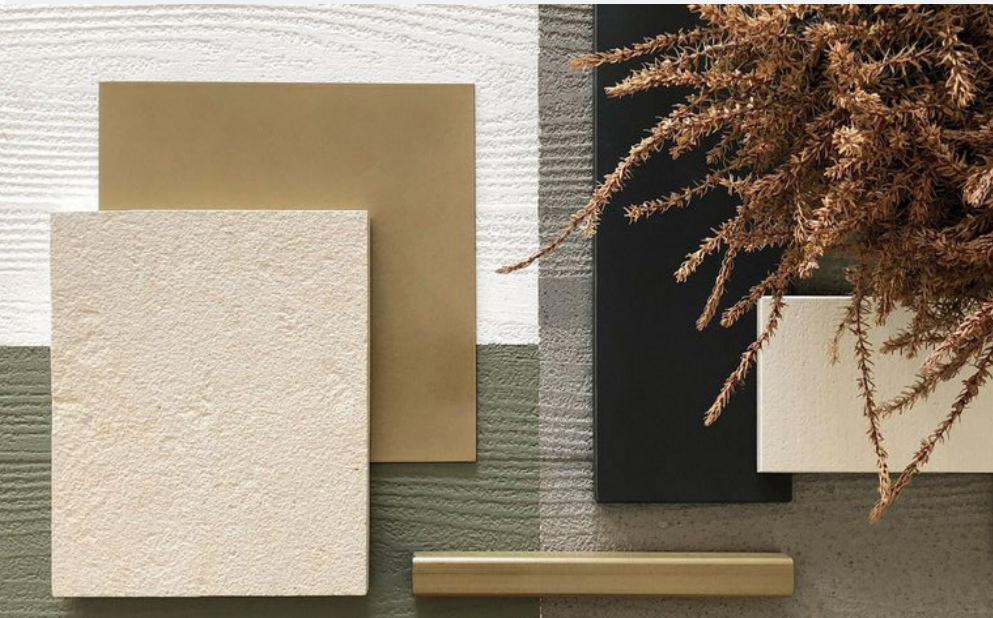
Upon entering, you're immediately greeted by a sense of serenity as natural light floods the room, enhancing the beauty of the carefully selected materials. The foundation of this design is built upon the richness of wood, with oak floors extending throughout, complemented by accents of walnut and mahogany, adding depth and character to the space.





# Sophisticated Elegance

Large windows offer panoramic views of the surrounding landscape, blurring the boundaries between interior and exterior and allowing nature to become an integral part of the design. In every corner of this exquisite interior, the marriage of modern and classical design elements is evident, creating a space that is both timeless and contemporary, where the warmth of natural materials harmonizes with the sleekness of modern aesthetics. It's a sanctuary where comfort meets elegance, inviting you to escape the hustle and bustle of the outside world and immerse yourself in beauty and tranquility.



# Modern Luxury

Designed to cater to a new generation of homeowners seeking an international standard premium lifestyle, the interior has the facilities that focus on health and pleasure. This unique facility is a place for relaxation, entertainment, physical activity, and spending leisure time with family and friends.

A soft and serene neutral color palette as well as a variety of stones and textures creates a deeply luxurious yet comfortable ambiance. The living space of an individual house project is tailored to the needs of the modern family with reasonably distributed layout. The unique color scheme, different natural materials like stone and wood create an elegant and sophisticated space, which is enriched with decorative elements.



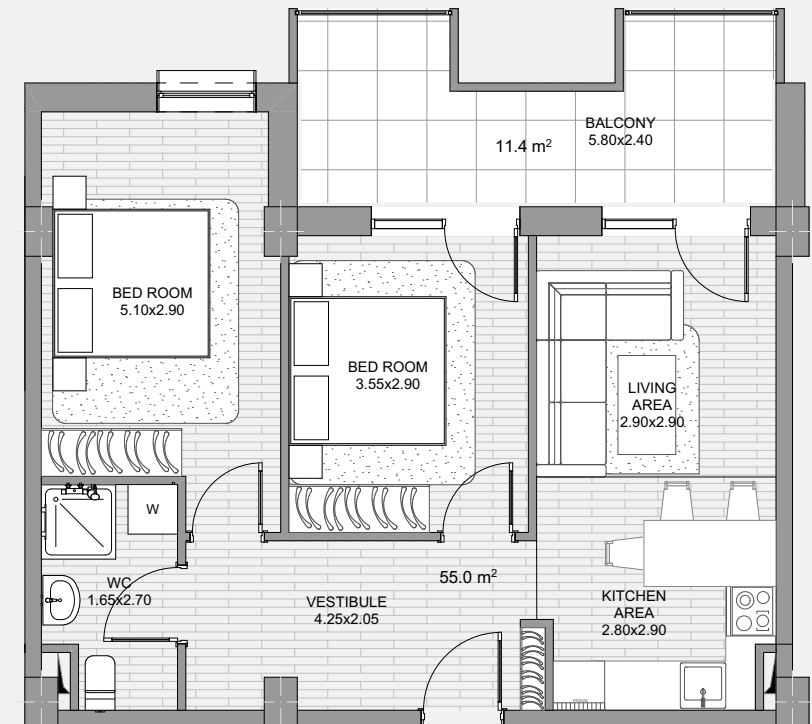
## Bridging Functionality with Aesthetics

The open-concept layouts create fluidity and connectivity between rooms, allowing for effortless movement and interaction between family members and guests. Thoughtfully curated furniture and decor pieces blend seamlessly with the architecture, creating a cohesive and inviting atmosphere that invites relaxation and comfort.

Practical considerations, such as ample storage solutions and ergonomic furniture, are seamlessly integrated into the design, ensuring that every inch of space is maximized for efficiency and ease of use.

## Timeless Aesthetics

The main goal of the project was to create a sophisticated and elegant design, for a luxury real estate market. The design reflects both warmth and classical touch, as well as the desire to create an uncompromising functionality out of every element within the space. To elegantly exhibit all aspects of classical design, have been utilized sophisticated elements and simplified the complex lines by interpreting classical beauty with a modern approach.







Where Design Gets Built

# Got a Project?

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