

Sky Vila Persian Garden



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# ABOUT LOTUS

## About lotus

### Lotus Economic and Engineering Group: A Legacy Reimagined

#### **Introduction**

Lotus Economic and Engineering Group, established in 2008, is a leading force in Iran's luxury real estate development. We are driven by a passion to create transformative living experiences that seamlessly blend the timeless essence of Persian architecture with the best of modern design.

#### **A Commitment to Quality and Innovation**

From the outset, our focus has been unwavering: exceptional quality, groundbreaking design, and an unparalleled customer journey. We leverage cutting-edge technologies and a team of over 700 skilled professionals to deliver projects that redefine luxury living in Iran and the region.

#### **Rooted in Heritage, Embracing the Future**

Our design philosophy draws inspiration from the enduring legacy of Persian architecture. We incorporate elements like intricate geometric patterns, captivating Muqarnas and Eslimi motifs, and the serenity of water gardens. This rich heritage is masterfully reimagined for contemporary life, creating spacious living areas that seamlessly integrate with landscaped gardens and luxurious amenities.

#### **A Symphony of Luxury and Tradition**

Lotus residences are havens for the discerning Iranian elite. Imagine indulging in a refreshing swim in your private pool, followed by a friendly game on the tennis court, all within the embrace of your luxurious residence. Exquisite details, such as handcrafted mirrorwork and elegant symmetrical patterns, evoke a sense of timeless sophistication. These spaces are designed to foster a connection with your heritage while celebrating a vibrant contemporary lifestyle.

#### **A Legacy of Excellence**

With over 20 successfully completed projects, Lotus has established a reputation for excellence. We are committed to creating enduring monuments that enrich the lives of our residents and contribute positively to the social and environmental fabric of Iran.





Mir 'Ali Sir Navai, Seven Couples in a Garden, c. 1510. Royal Collection Trust / Her Majesty Queen Elizabeth II 2014



## A Timeless Poem in Stone and Bloom: Unveiling the Persian Garden

**Step into a world** where enchanting gardens whisper tales of ancient Persia. Each element, meticulously arranged, forms a masterpiece of architecture, a testament to the enduring Iranian way of life.

**Imagine** serene landscapes where art, architecture, and beliefs intertwine. These verdant sanctuaries are like poems etched in stone and bloom, their essence lingering long after you depart.

**Immerse your senses.** Feel the cool caress of water on a sun-warmed day. Listen to the symphony of birdsong and trickling streams. Breathe in the intoxicating fragrance of countless blossoms. Savor the taste of nature's bounty, plucked straight from the garden.

**For over 2,500 years,** these gardens have served as havens, as Michel Foucault described them – “heterotopias” where reality and imagination dance together. Explore their allure, and discover a realm where beauty, history, and culture intertwine.

**Welcome to the magic of the Persian Garden.**



# A Haven Where History Whispers: Unveiling the Iranian Garden

**Imagine a sanctuary** where the past whispers secrets to the present. Nestled in the heart of the capital city, the Iranian Garden isn't just a place to live, it's a captivating tapestry woven from history, culture, and the serenity of nature. Our architectural masterpiece, **the first-ever Sky Villa project in Iran**, exemplifies this exquisite blend.

**Step into a timeless embrace.** The Iranian Garden seamlessly integrates the treasures of the past with the needs of today. Meticulously designed, we've preserved ancient trees, allowing their majestic presence to infuse the project with the spirit of old Iran. This land, entrusted for generations, carries a profound legacy – one we, the creators of the Iranian Garden, hold with utmost respect. It's a social responsibility that shapes every aspect of this remarkable development.

**Embrace unparalleled distinction.** Twin 30-story towers, modern marvels of architectural ingenuity, rise amidst the historic gardens. Each residence boasts a private haven – a verdant courtyard, your own oasis of tranquility. Unwind with a cup of tea as the cityscape unfolds before you in a breathtaking panorama.

**Security meets serenity.** Constructed with a special concrete structure, your home at the Iranian Garden prioritizes safety and well-being. The modern yet majestic architecture creates a dreamlike ambiance, inviting you to a life of tranquility and fulfillment.





# Introduction



**Infuse your Space  
with the essence  
of luxury and  
sustainability.**









# Persian Garden



# PERSIAN GARDEN TOWERS

**Land Area:** 10000SQM

**Design Group:**

Farzad Daliri

Structure of Dr. Mir Qadri

**GLA:** 83841.37 SQM

**NLA:** 57942.59 SQM

**Total Number of Units:** 137

**Total Number of Floors:** 29

**Number of Residential Floors:** 22

**Number of Amenities Floors:** 2

**Units Area:** 330 ~ 770 SQM

**Amenities:** 12921.82 SQM











# Amenities

Luxurious lobby  
Billiard hall  
Bowling  
Squash  
Men's gym  
Women's gym  
Gentlemen's pool  
Ladies pool  
Health road  
Carwash  
Health unit  
Music unit  
Library and newspaper  
Roof garden  
Conference hall  
Nice enough  
Installing an ATM  
Specialized spa and massage salon









# Project Location

## Project Location

Welcome to The Lotus Group's Persian Garden project, ideally located on Kohyar Street, adjacent to Modaress Highway and with swift access to Valiasr Highway, in the heart of District 1, Tehran.



# Existing Status

## Nearby Urban Facilities

- 01 Enghelab Sport Complex
- 02 Aghabozorgi Park  
Baghe Ferdos Park  
Melat Park
- 03 Akhtar Hospital
- 04 Iranian Art Museum  
Dr. Hesabi Museum  
Music Museum Cinema Museum of Iran
- 05 Sadr, Tajrish, Gheytariyeh  
Metro Stations
- 06 Brt7, Parkway BUS Stations
- 07 Sam Center Melal Mal  
Elahiyeh Shopping Center  
Paladium Shopping Center  
Arg Shopping Center
- 08 Parkway Fire Station





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## Sustainable Development

At The Lotus Group, sustainable development isn't just a concept; it's a commitment to creativity and respect for values. Throughout the construction of our garden towers, preserving the historic significance of the Fakhroldoleh Kushk was paramount. Our dedication to sustainable practices led us to forego economic gains in favor of preserving Tehran's rich cultural heritage. Secure fencing ensured the Kushk's protection during construction, adding intrinsic value to our project.









# ABOUT KUSHK

## About Kushk

### **A Valuable Historical Legacy Preserved**

Nestled within the verdant embrace of the Iranian garden lay a unique and precious historical gem, a traditional kushk. Recognizing its immense cultural significance, the decision was made to preserve this vestige of Iran's rich heritage during the construction of the garden tower. To safeguard the kushk from the hustle and bustle of construction, a protective fence was erected around its perimeter. This thoughtful act not only shielded the delicate structure but also imbued the project with added historical value. In the pursuit of preserving these invaluable assets, countless opportunities for financial gain were willingly sacrificed. This unwavering commitment ensured that a cherished piece of Tehran's architectural and cultural legacy, the Fakh al-Doulah Kushk in the historic city of chenanar, would endure for generations to come.

### **The Essence of a Persian Garden Embodied**

A Persian garden, with its lush greenery and serene ambiance, is a sanctuary for the senses. And within this enchanting realm, the kushk, an indoor garden, occupies a place of honor. The fragrant scents of blooming flowers, the melodious songs of birds, the gentle flow of water, the refreshing coolness of the air, and the captivating beauty of nature's tapestry, all find their way into the sheltered embrace of the kushk.

### **Sustainability and Innovation: A Harmonious Blend**

True progress lies in the harmonious fusion of creativity and respect for tradition. Innovative ideas breathe life into architectural marvels, and when these ideas are rooted in sustainability, their impact is all the more profound. The garden tower project exemplifies this philosophy.









Lushli







# LANDSCAPE DESIGN

## Landscape Design

Our enclosed garden isn't just about walls—it's about enveloping all senses and embracing the essence of human existence. Stroll along the garden's pathways and immerse yourself in a symphony of joy and delight. Witness the passage of time through the blooming and falling of flowers and leaves, a gentle reminder of the ever-changing seasons.





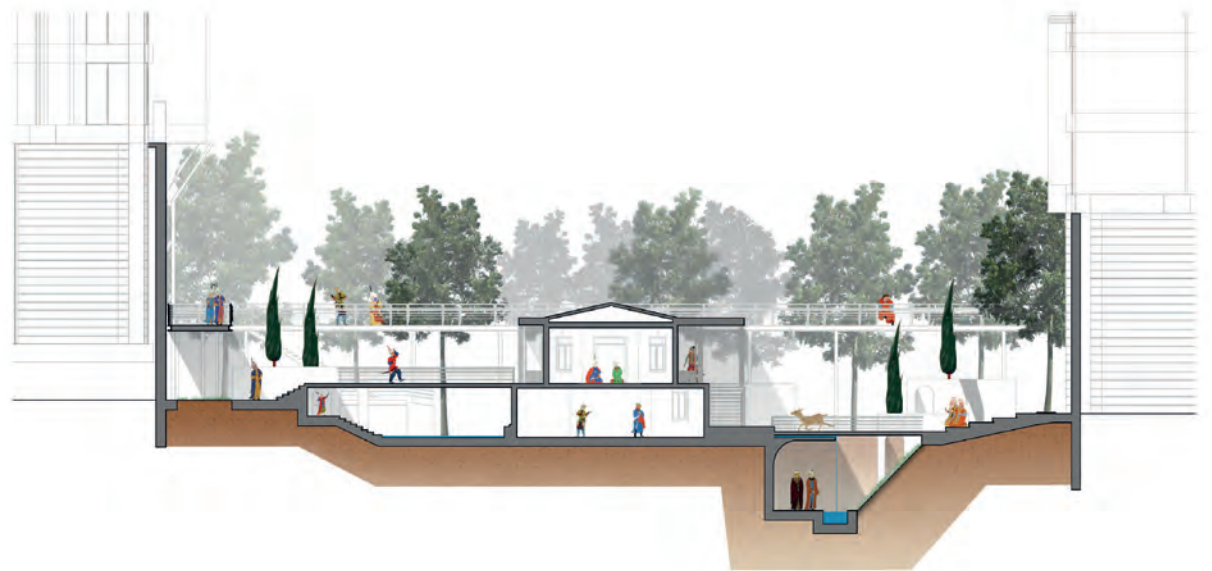
# Building Arrangement System

Our building arrangement system, intricately woven with the garden's geometry, is akin to the meticulous arrangement of beads on a necklace. Each element is meticulously crafted to create the perfect Persian Garden experience.





## Yard Section A-A

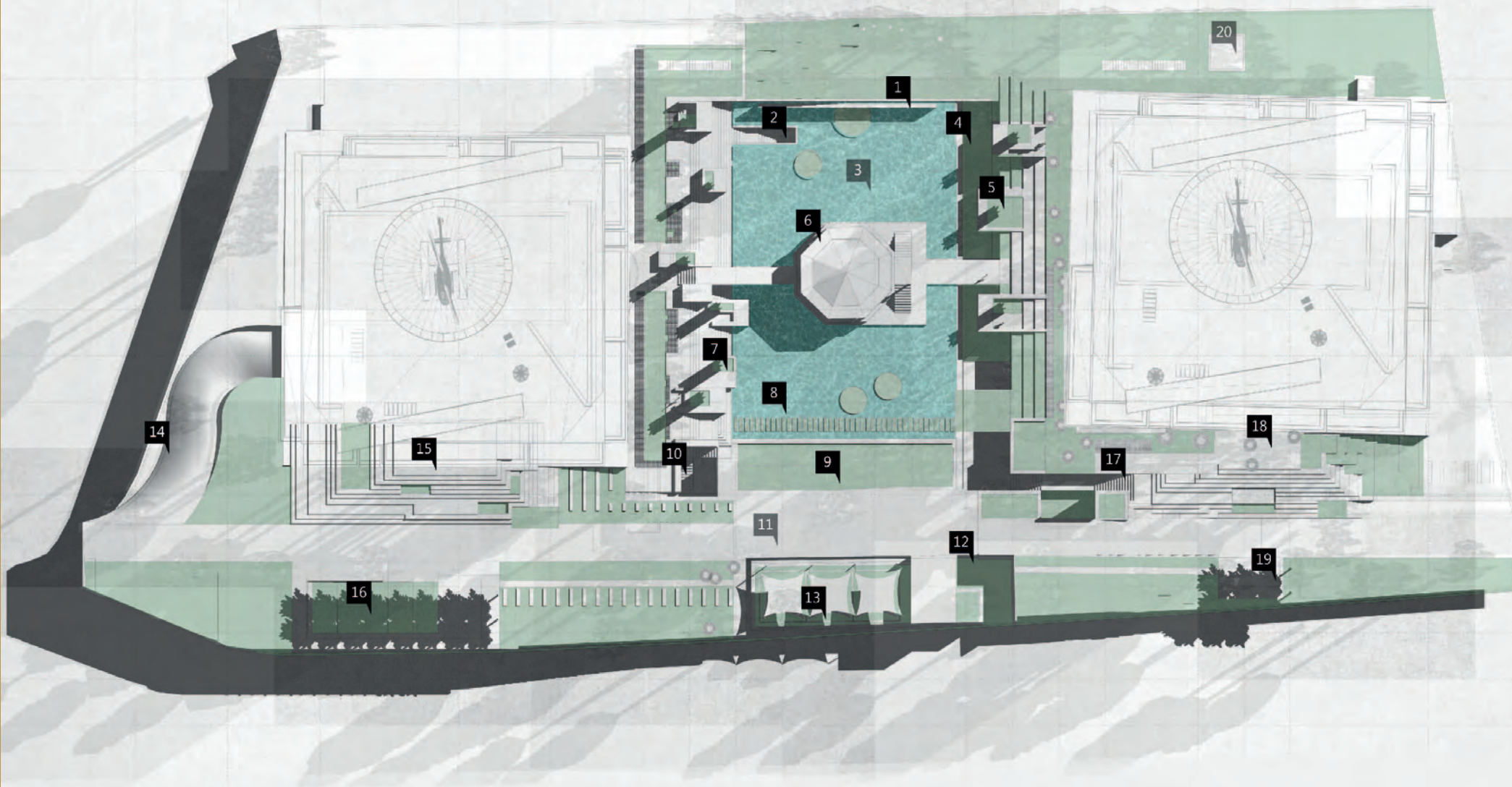




## Yard Section B-B







- |                                 |   |                                      |   |
|---------------------------------|---|--------------------------------------|---|
| 1-Narrator's wall               | 6-kushk                                   | 11-Lower Courtyard of Sports Section | 16-Pre-Entrance of Tower A                |
| 2-Entrance to Qanat and Library | 7-Viewpoint                               | 12-Garden Pit                        | 17-Entrance to Qanat and Sports Courtyard |
| 3-Library                       | 8-Fountain                                | 13-Sports Building                   | 18-Lobby of Tower B                       |
| 4-Cultural Arcade and Gallery   | 9-Qanat                                   | 14-Parking Ramp                      | 19-Pre-Entrance of Tower B                |
| 5-Seating Platforms             | 10-Entrance to Qanat and Sports Courtyard | 15-Lobby of Tower A                  | 20-Treehouse                              |



# Sustainable Style for Your Sanctuary

Experience the perfect harmony of luxury and sustainability in every facet of our project. Infuse your living space with the essence of luxury and sustainability, where the beauty of nature intertwines seamlessly with architectural grandeur.









# INTERIOR DESIGN

## Interior Design

The garden's influence extends beyond its exterior, shaping the interior ambiance as well. Through meticulous design choices such as carpets and other elements, every corner of our building becomes an extension of the lush garden outside.



# Penthouses

Penthouses are the epitome of premier sky - rise living.

















## Crystal - Clear Pools

Indulge in the refreshing allure of the inviting swimming pools, offering a sanctuary for relaxation and rejuvenation







































































# CEREMONY HALL









COFFEE SHOP









ENTERTAINMENT









HOME THEATER







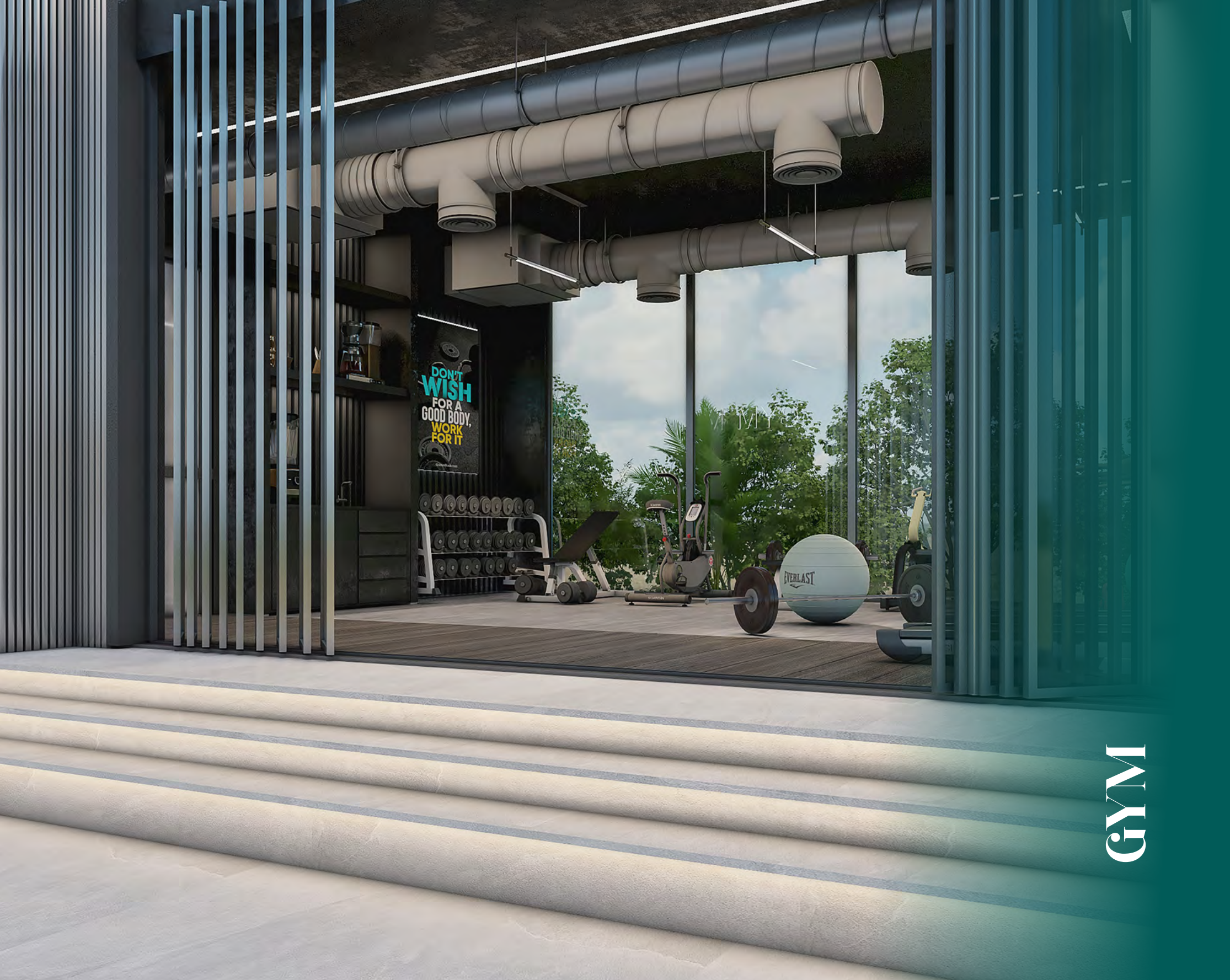


HS  
SQUASH









GYM









LOCKER



## Spa Room

We understand the importance of pampering yourself at Persian Garden, so we offer a luxurious spa and wellness facility. Retreat to this haven of tranquillity and indulge in rejuvenating treatments that nurture your body, mind, and soul)













# EXTERIOR DESIGN

## Exterior Design

Escape to your private oasis with apartments featuring verdant courtyards and breathtaking views. Our complex boasts 140 villa apartments, each offering a unique, lush balcony, providing residents with a celestial living experience.

















# Persian Garden

















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