



## **Master / Urban Planning**

**Demographical and geographical location data collection** is normally our first step in planning for urban and mixed use developments.

We then proceed to identify the crucial factors that determine the financial feasibility of the project, and the elements that may contribute in generating the best possible return to the client's investment.

**our** proposals normally reflect all above coupled with professional design principles, emphasis on sustainability and commitment to all surrounding environmental elements within the existing urban fabric.

# BURUJ RESIDENTIAL PROJECT

Concept, Preliminary & Detail Designs & Feasibility Study  
Master Plan – Buildings – Infrastructure – Facilities



**Buruj Project** is Residential Compound that offers its residents comfortable and enjoyable experience where all their needs are fulfilled within a walking distance.

The compound consists of

**24 Residential Towers** including about **3000** Residential unit

**Luxurious Mall**, Various Community & Business Centers connected with **5 Star Hotel**, **3 Local Markets**, **10 Schools**, **Mosque** and Service buildings (**Health Center**, **Fire Station**, **Administration Building**, **Central Stations**, **Electrical Transformer Stations**, **3 Shelters**, etc.)

as well as **Landscape**, **Water Feature** Playing Fields, **Kids Playground** Feature and Plenty of Green Spaces and Outdoor Parking Slots

## BURUJ RESIDENTIAL PROJECT

Concept, Preliminary & Detail Design  
& Feasibility Study



**BURUJ RESIDENTIAL PROJECT**  
Concept, Preliminary & Detail Designs  
and Feasibility Study



## BURUJ RESIDENTIAL PROJECT

Concept - Preliminary - Detail Designs  
Master plan – Buildings – Infrastructure – Facilities

**Arkonsult** submitted many options of conceptual Master Plan design (Plans, Perspectives) in accordance of **Local Urban Planning requirements** and Client's request, after long discussions during numerous technical meetings with Client's representatives, and approval the final one, **Arkonsult** carried out full Preliminary Designs for all buildings, facilities and infra-structure networks in addition of **Detailed Feasibility Study, cash flow plan & construction program** based on three main stages with considering that each stage can be operated and invested as standalone regardless the sequent stage.

once the preliminary stage is approved **Arkonsult** completed all **detail designs** for all buildings, facilities and all infrastructure networks in addition to submitting full **Tendering Package** separately for each building, facility and infrastructure network along with all contracting documents (Tender Drawings, Specs, BOQ, Pricing and Contract proposal).

in addition of submitting all conditions & requirements needed for contracting with a specialist to carryout the **geophysical survey** of the whole site which is vital for the safety of any building before starting its foundations.



## BAITY RESIDENTIAL PROJECT

Concept- Preliminary & Detail Design

Master plan – Buildings

AI HANDEL GROUP – MODON

TIKRIT - IRAQ



Comfortable, safe, and eye-pleasing design are the key criteria in which **Baity Residential** Project was designed upon.

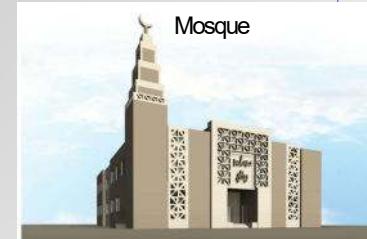
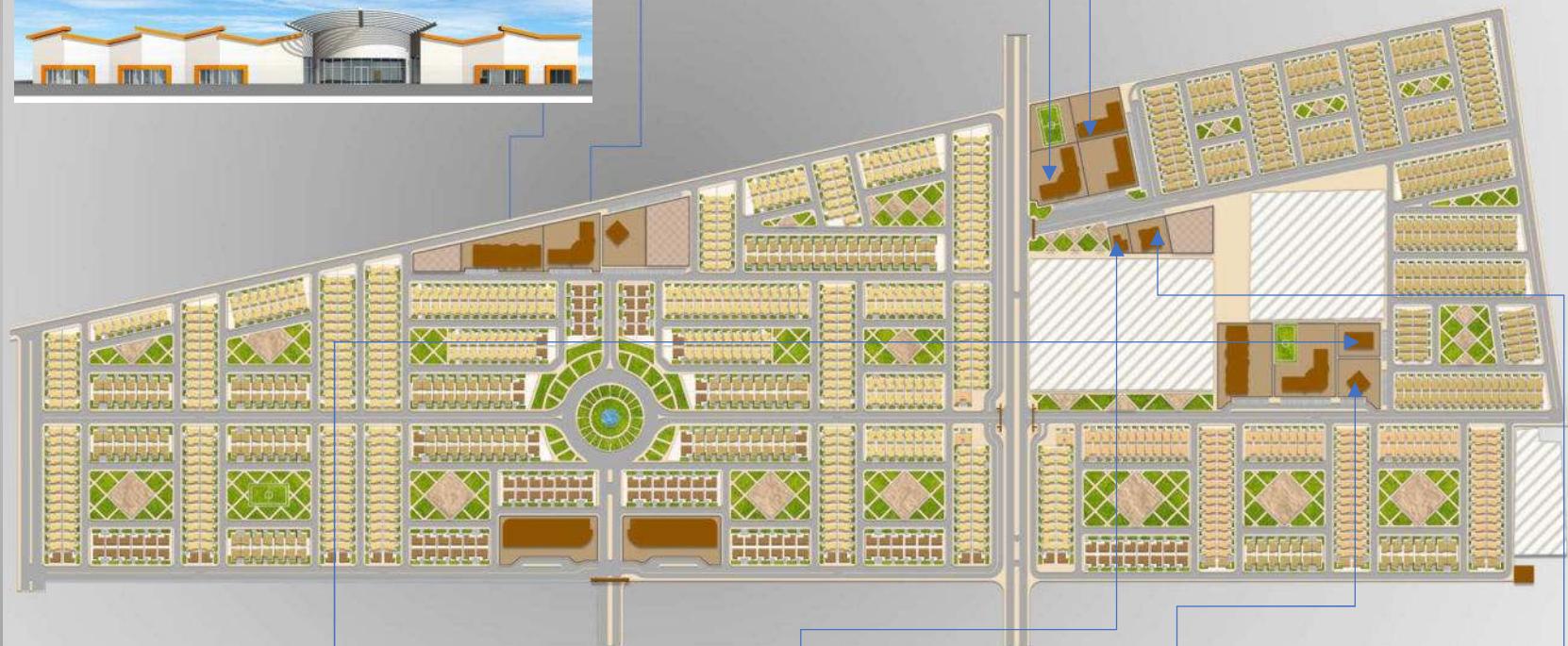
This project is a villas compound that consists of **1660 villas** distributed in **smaller clusters**. In addition of all required facilities (Schools for all ages, Main Luxury Mall, local markets, health center, administration building, etc.) in accordance of **local urban planning** conditions that's in order to fulfill the daily needs of the residents, a spacious designed garden at the heart of each cluster provide the residents with an enjoyable public spaces and safe playground for their kids.

Three Type of villas are adopted Viola, Yasmin, and Jory These types are different in shape and area in order to offer the residents different options to choose their suitable home based on their needs & budget..

## BAITY RESIDENTIAL PROJECT

Concept - Preliminary - Detail Design  
Master plan – Buildings  
AI HANDAL GROUP – MODON  
TIKRIT - IRAQ

**Arkonsult** submitted many options of conceptual Master Plan design (Plans, Perspectives) in accordance of **Local Urban Planning requirements** and Client's request, After long discussions during numerous technical meetings with Client's representatives, and approval the final conceptual Design, **Arkonsult** carried out full Preliminary Designs for all buildings, once the preliminary stage is approved **Arkonsult** completed detail designs for the buildings in addition to submitting full Tendering Package separately for each building along with all contracting documents (Tender Drawings, Specs, BOQ, Pricing and Contract proposal)..



# NINAWA RESIDENTIAL PROJECT

Concept Design

Master plan & Buildings

AI HANDAL GROUP – MODON

AI Mosul - IRAQ



## NINAWA RESIDENTIAL PROJECT

Concept Design

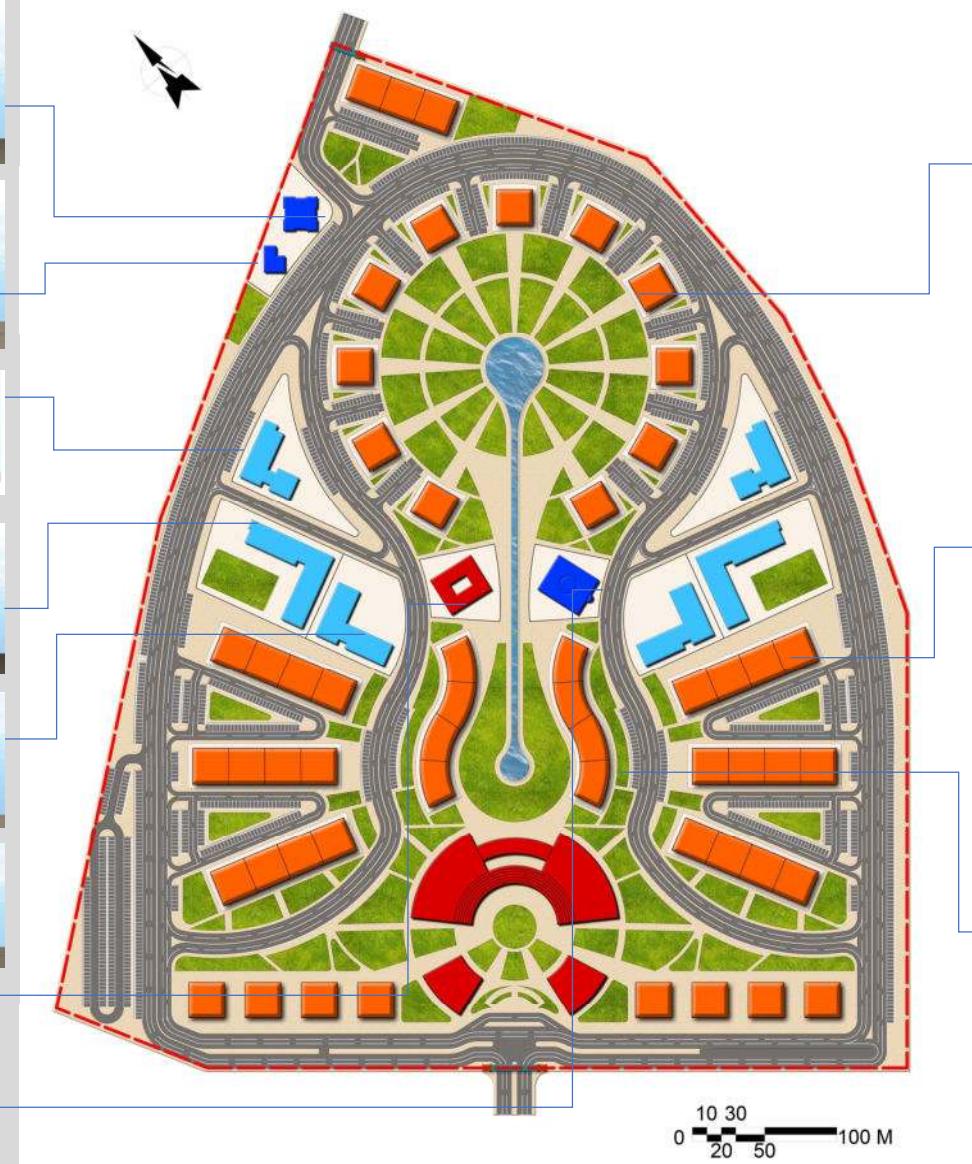
Master plan & Buildings



Arkonsult carried out and submitted conceptual Master Plan design (Plans, & Perspectives) in accordance of Local Urban Planning requirements and Client's request in addition of submission Architectural Concept Design (Plan, Elevations & Perspectives) of the Buildings indicated in the proposed master plan as well the initial cost estimation for the entire project and main constructions program proposal along with proposal of cashflow plan of each stage.

# NINAWA RESIDENTIAL PROJECT

Concept Design  
Master Plan – Buildings  
Al Handhal Group - Modon  
Al Mosul - Iraq



**Building Type 1**



**Building Type 2**



**Building Type 3**

This project is a multi-story residential compound consisting of 5 types of multi-story buildings, ranging from 8 to 12 story heights, where each building has a beautiful view to either Tigris River or the spacious distributed gardens.

In addition of all required facilities (Schools for all ages, local markets, health center, administration building, etc.) in accordance of local urban planning conditions that's in order to fulfill the daily needs of the residents

Due to the importance of Tigris River for the society of Ninawa, the overall design of the masterplan reflects the fluidity of the river.

An artificial water canal is added along the main axis of the project, making a visual connection between the compound and the nearby Tigris River, ending with a high fountain that creates a focal point and represents the river in a vertical dimension.

## Fallujah RESIDENTIAL PROJECT

Concept Design  
Master Plan – Buildings  
Al Handhal Group - Modon  
ANBAR – IRAQ



Fallujah Residential Project offer fluid master plan design that prompt eye-pleasing, yet comfortable spaces.

This villa compounds consists of **955 villas** arranged into clusters where each cluster has a specious garden at its heart that serve as public space that strengthen the social connections between the residents.

Different educational, commercial and service facilities to fulfill the daily needs of the residents (Schools for all ages, Front Mall, local markets, health center, administration building, etc.) in accordance of **local urban planning** condition .

The main aim of the design is to create a comfortable cozy private and public space that one would gladly want to call home.

# Fallujah RESIDENTIAL PROJECT

Concept Design

Master Plan – Buildings

Al Handhal Group - Modon

ANBAR- IRAQ

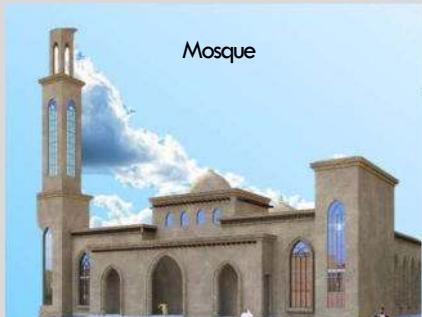
Front Mall



Local Market



Mosque



Health Center



Middle School



High School



Primary School



Administration Building





## AL MANARA RESIDENTIAL PROJECT

Concept Design  
Master plan & Buildings  
Al Handhal Group – Modon  
Baghdad, Iraq

# AL MANARA RESIDENTIAL PROJECT

Concept Design

MASTER PLAN & Buildings

Al Handhal Group – Modon

Baghdad, Iraq

Comfortable, safe, and eye-pleasing design are the key criteria in which Al Manara Residential Project was designed upon.

This project is multi story residential compound that consists of 3 types of multi-story buildings, ranging from 12 to 20 story heights, where each building has a beautiful view to either Main Roads or the spacious distributed gardens.

Different educational, commercial and service facilities to fulfill the daily needs of the residents (Schools for all ages, Gate Mall, local markets, health center, administration building, etc.) in accordance of **local urban planning** condition .

In addition of university campus occupying separate island.

Due to the importance of the People will be accommodated in this society of Manara, the overall design of the masterplan reflects the shape of Manara.

A central fountain areas and parks. was created in the center of the project to form the heart of the project and radial water feature springing out from the fountain to form the idea of the project.



# AL MANARA RESIDENTIAL PROJECT

Concept Design  
Master Plan & Buildings  
Baghdad, Iraq





## AL ARAAS ISLAND DEVELOPMENT

Concept Design

Master Plan - Buildings

Ministry of Tourism – Baghdad - Iraq

Based on competition invitation from Ministry of Tourism in Baghdad for development of Al Araas Island on Tigris River, **Arkonsult** carried out & Submitted the requested concept which included Plans and Perspective of the Conceptual Proposal of Master Plan Development along with cost estimation of the entire project based on various stages in addition of initial Feasibility study. The proposal was awarded in terms of **Zoning, Planning, Architecture** and **Preliminary Feasibility Study**

# AL ARAAS ISLAND DEVELOPMENT

Concept Design

Master Plan- Buildings

Ministry of Tourism – Baghdad - Iraq



A mega development on an island in the river Tigris in the center of Baghdad as shown.

**The proposal was awarded in terms of zoning, planning, architecture and feasibility.**

The development includes three Hotels, a Mega Mall, International Exhibition Center, Chalets, Fun City, Health and Sports Club, Yacht Club, & Internet Village as shown below.

- 1- Marina Hotel
- 2- Al Shira'a Hotel
- 3- Amwaj Hotel (
- 4- Hyper Mall
- 5- Chalet
- 6- A commercial center
- 7- The main plaza
- 8- Island symbol
- 9- Sports and health club
- 10- Yacht Club
- 11- Recreational space
- 12- Mosque
- 13- Theater
- 14- International exhibition center
- 15- Restaurant and café
- 16- Internet Village
- 18- Marina
- 19- Car parking
- 20- Bridge
- 21- Additional entrance
- 22- Internal loop road
- 23- Introduction to important figures
- 24- Residential towers

The estimated cost of the project is about \$800 million



# AL ARAAS ISLAND DEVELOPMENT

## Concept Design





## SULAIMANIYAH GATE PROJECT

Concept Design

Master Plan Perspective

Local Developer - Kurdistan Authority - Sulaimaniyah, Iraq

Based on request of Local developer in Sulaimaniya, **Arkonsult** carried out & Submitted Plans and Perspective of the Conceptual Proposal of Master Plan Sulaimaniya Gate Project as illustrated in the attached drawing, as well Arkonsult submitted cost estimation of the entire project based on various stages along with initial Feasibility study.

# SULAIMANIYAH GATE PROJECT

Concept Design

Master Plan Perspective

Local Developer - Kurdistan Authority – Sulaimaniyah - Iraq

A major development proposal in the city of Sulaymaniyah - Kurdistan - Iraq.

The project aims to be an integrated residential complex that provides its residents with the highest levels of comfort.

The project was divided into distinct areas to ensure the flexibility required according to the desires of the residents. Therefore, some areas were allocated for multi-height residential buildings, while some were allocated only villas, in addition to all the infrastructure, commercial and recreational facilities, which include schools, health centres, hotels, commercial centres, administrative buildings and mosques. ...etc.

As shown on the attached Drawing.

Noting that local urban planning standards were taken into account.

The estimated cost of the project is **\$1.2 billion**



# SULAIMANIYAH GATE PROJECT

Concept Design - Master Plan Perspective





### Option 1

Site Area : 250,000 Sq.m

Buildings Coverage : 74,570 Sq.m

Land scape : 115,430 Sq.m

Car Circulation : 60,000 Sq.m

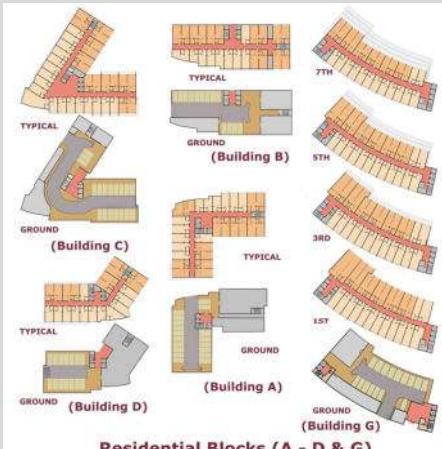
## YOUTH VILLAGE

Concept Design - Master Plan

Abu Dhabi- UAE

Al Rayan Investment

Based on Competition invitation of Al Rayan investment in Abu Dhabi to Submit two option of Mater Plan targeting comfort and suitable residence of young habitants, so **Arkonsult** carried out & Submitted Plans and Perspective of the Conceptual Proposal of two Options of Master Plan Project as illustrated in the attached drawing, as well Arkonsult submitted cost estimation of the project and Program of Design & Construction along with initial Feasibility study.



**Residential Blocks (A - D & G)**  
SCALE 1: 500



**KEY PLAN**



**PERSPECTIVE (RESIDENTIAL)**



**RESIDENTIAL ELEVATION**  
SCALE 1: 500

### Activities and Buildings of the Project

Shopping Center, Supermarket, Grocery Store, Retail, 24 hour Stores

Cinemas, Multi-Purpose Hall

Health Club, Gym, Indoor Swimming Pool, Spa, Squash Courts

Games Room (Billiards/Snooker, Tennis, Arcades, Karaoke, Bowling)

Food Court, Restaurants, Coffee Shops

Library, Mosque / Prayer Area

Bank and Money Exchange, Insurance Company

Rent-a-Car Company and/or other Services

Medical and Dental Clinic with Medical Lab

Various Shops (Bookstore, Flower Shop, Barber, etc.)

Gardens and Manmade Ponds

Outdoor Seating Areas

Apartment Buildings (Studio, 1BRoom,

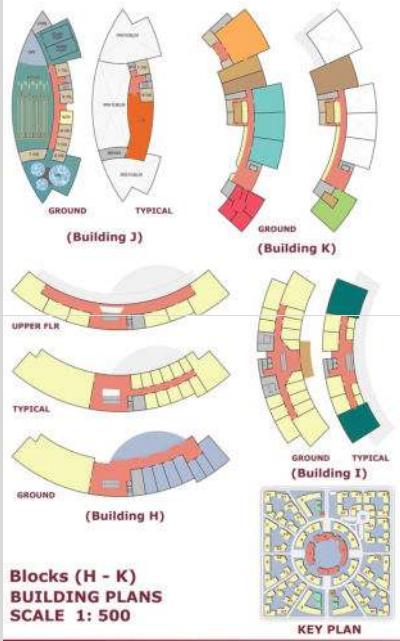
Furnished Apartments for Resident's Guests

Outdoor Basketball and Tennis Courts

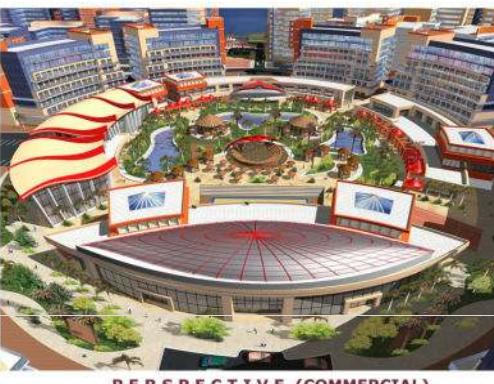
Video Store (Renting Videos and DVD's)

Elementary School, Kindergarten, Nursery School

Playground (Swings, Slides, etc.)



**Blocks (H - K)**  
**BUILDING PLANS**  
SCALE 1: 500



**PERSPECTIVE (COMMERCIAL)**



**ELEVATION (COMMERCIAL)**  
SCALE 1: 500



**LEGEND:**

CIRCULATION	SCHOOL
SERVICES	PARKING SLOT
STUDIO UNIT	PUBLIC TOILETS
1-BED RM. UNIT	DRIVEWAY

**KEY PLAN**



**KG & NURSERY**  
(Building M)



**ELEMENTARY**  
SCHOOL  
(Building L)



**TOP FLR**  
TYPICAL  
UPPER FLR



**GROUND**  
TYPICAL  
TOP FLR



**TOP FLR**  
TYPICAL  
UPPER FLR



**GROUND**  
TYPICAL  
TOP FLR



**TOP FLR**  
TYPICAL  
UPPER FLR



**PERSPECTIVE (CENTRAL RESIDENCE)**



**Residential Blocks**  
(Building E)  
SCALE 1: 500

**ELEVATION (CENTRAL RESIDENCE )**  
SCALE 1: 500

## **YOUTH VILLAGE**

Concept Design - Master Plan

Option - 2



**Option - 2**

Site Area:

250,000 Sq.m

Buildings

Coverage:

75,000 Sq.m

Landscape:

121,000 Sq.m

Car Circulation:

54,000 Sq.m

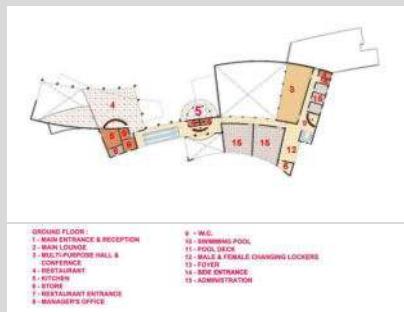


Shopping Center, Supermarket , Grocery Store, Retail, 24 hour Stores  
 Cinemas, Multi-Purpose Hall  
 Health Club, Gym, Indoor Swimming Pool, Spa, Squash Courts  
 Games Areas (Billiards/Snooker, Tennis, Arcades, Karaoke, Bowling Centre, etc.)  
 Food Court , Restaurants, Coffee Shops, Internet Café  
 Tennis and Basketball Courts  
 Promenade Lagoon with Canal Boat Ride Start and Stop  
 Outdoor Seating Areas, Restaurants, Coffee shops, Ice cream Parlor, Small Retail Shops  
 Gym overlooking the Canal  
 Bank and Money Exchange, Insurance Company, Rent-a-Car Company and/or other services  
 Medical and Dental Clinic with Medical Lab  
 Various Shops (Bookstore, Flower and Gift Shop, Barber Shop , etc.)  
 Outdoor Seating Areas and Benches along the Canal's banks  
 Bicycle, Jogging Trails around the Canal  
 Residency Apartment Buildings (Studio ,1 Bedroom, etc.)  
 Furnished Apartments for Resident's Guests  
 Mosque / Prayer Area  
 Outdoor Basketball and Tennis Courts  
 Video Store (Renting Videos and DVD's)  
 School (Elementary, KG and Nursery, etc.)  
 Playground (Swings, Slides, etc.)





**Arkonsult** carried out & Submitted Proposal of the Conceptual of Master Plan of new city center in Arbil as response to request of Local developer such proposal included Plans and Perspective as illustrated in the attached drawings, in addition **Arkonsult** prepared cost estimation of the entire project based on various zoning along with required Feasibility study.





GROUND FLOOR, SCALE - 1:150



FIRST FLOOR, SCALE - 1:150



VILLA, OPTION - 1



VILLA, OPTION - 2

## NEW CITY CENTER

Concept Design

