

Grand Boulevard Nergis Park

Slemani, Iraq



Investor:



Balla Company

Architect: Sangar Muhammed Qadir

August 2023

List of Contents:

List of Contents:	2
Introduction	3
About Slemani	3
Components of the whole project	3
Grand Boulevard Towers.....	4
Contemporary approaches and timeless concepts:.....	6
Components of Grand Boulevard Towers	7
Progress ratio	9
Annex	10

Introduction

Balla Company, as a local company, has started a multi-function complex project, which is named as Grand Boulevard, in Slemani. ASA Consultancy, as a local partner of Balla Company, is responsible to perform architectural and engineering consulting and services of this project. This document is report about the main features of the project. It includes general information and the main components of the project.

About Slemani

Slemani is the cultural capital of the Kurdistan Region of Iraq. The surrounding mountain ranges made it a unique nature in Iraq. It has four seasons which are snowy and cold winter, green and temperate spring, hot summer, and golden autumn. It also is a tourist city because of its numerous natural and built tourist attractions. In addition, Slemani's Economy is significantly booming since 2003.

Components of the whole project

The whole project is divided into three phases as it is shown in Figure 1. These phases are:

Phase #1: Grand Boulevard Towers (Tulip, Orchid, and Lavender)

Phase #2: Nergis Park

Phase #3: Grand Boulevard Towers (Future expansion)

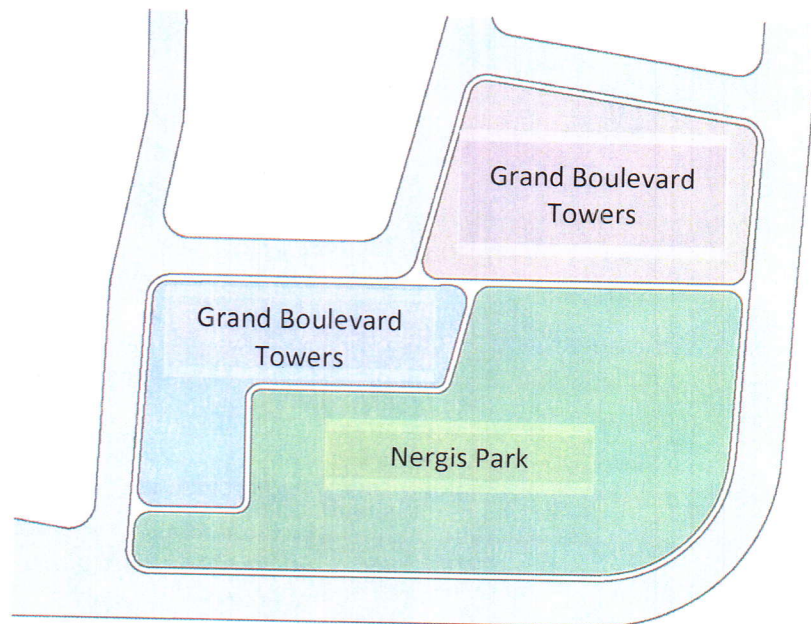


Figure 1: Site zoning



Figure 2: Satellite image of site

Grand Boulevard Towers

The three high-rise towers of Grand Boulevard are contemporary designed and high-quality residential apartments in Slemani. These towers are a part (first phase) of a larger project on land with an area of about 45,000 m² which is situated on the Malik Mahmud Ring-road at Sarchinar intersection and next to the Slemani Courthouse (see Figure 2 and Figure 3). The towers are linked by a multipurpose podium that contains car parking, shops, food services, a cocktail lounge, a kindergarten, a nursery, a gym, and a terrace, all of which provide the residents with a sense of place and a feeling of community.

This is a 100,000 sqm development consisting of three luxury residential towers. The complex includes 510 residential units, landscaped terrace and grounds, underground parking, and extensive support facilities and amenities.

As an integral part of the Nergis Park development, the residential buildings ground the development, establishing a community of residents who live and work in the surrounding area. Establishing a sense of interconnectedness was essential to this project. This connection is evident between the resident and the community in the development of extensive amenities and communal gathering spaces. The residents benefit from the landscape park, proximity to office buildings and facilities in the area, and the development's recreation and retail centers.

Additionally, a sense of connection to the natural environment is made to connect the community to the larger environment. Wide and large balconies, and appropriate size and location of glass draw the natural environment into each residential unit, extending the architectural language derived from the beauty of the impressive landscape.

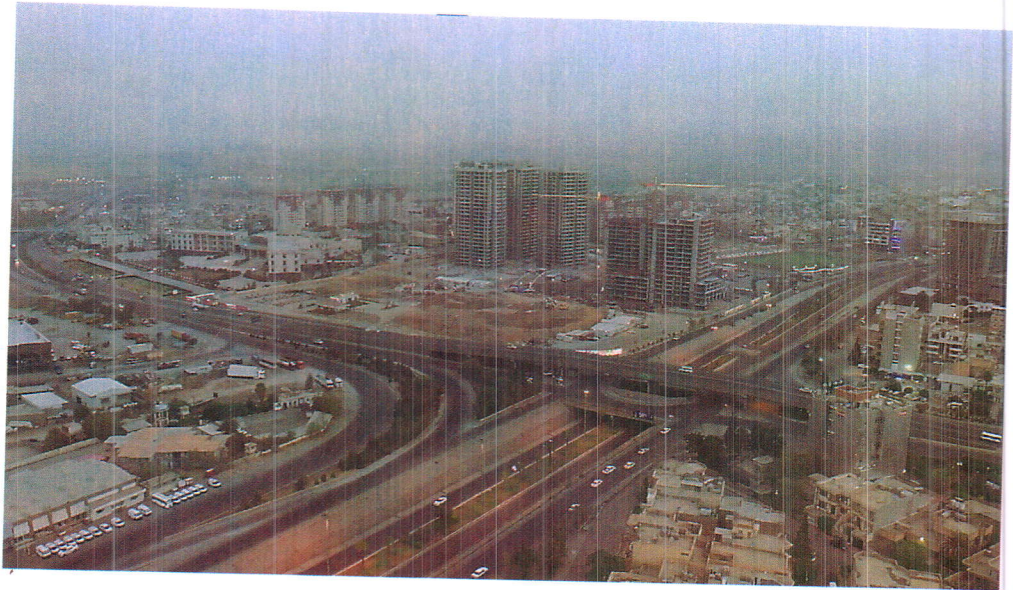


Figure 3: Aerial image of the project



Figure 4: Perspective of the project

Contemporary approaches and timeless concepts:

There are certain factors which are strongly affected zoning, circulation, form and function of the whole project. These factors are contextual factors, regulations, users' needs and requirements of the authorities' sides as well. The followings are contemporary approaches and timeless concepts:

- Contextual design
- Sustainability
- Sense of community
- Capturing view
- Multi-function spaces
- Comfort indoor environment
- Cultural values considerations

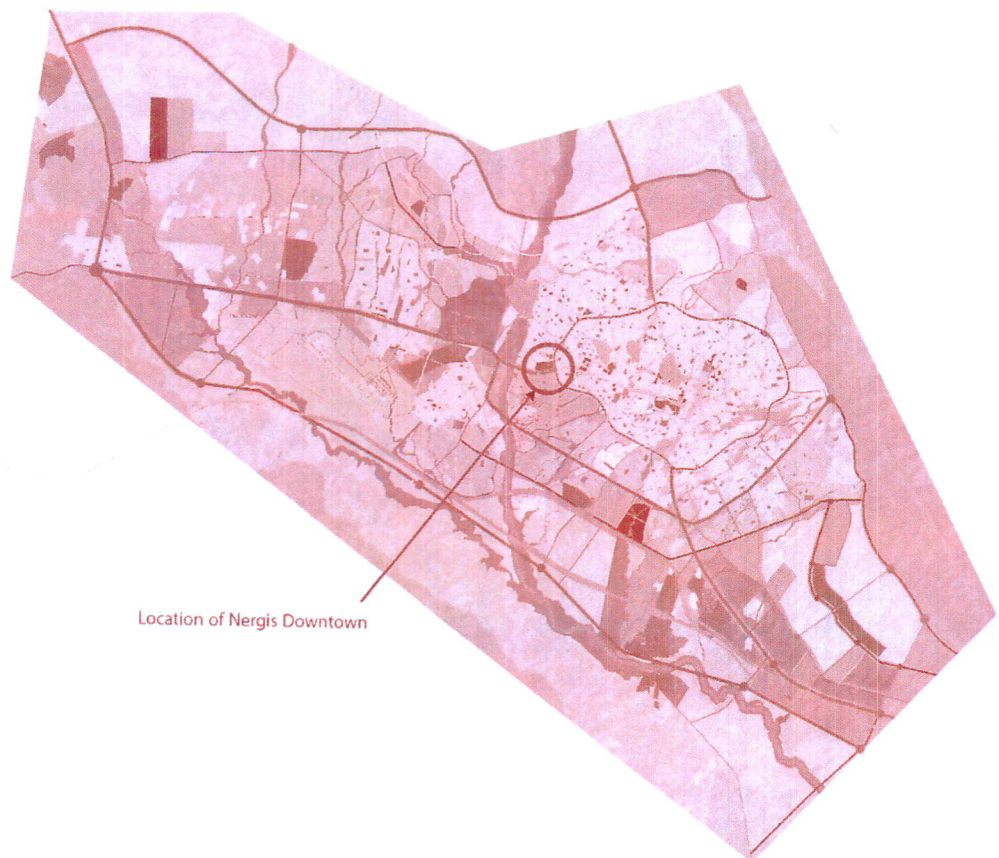


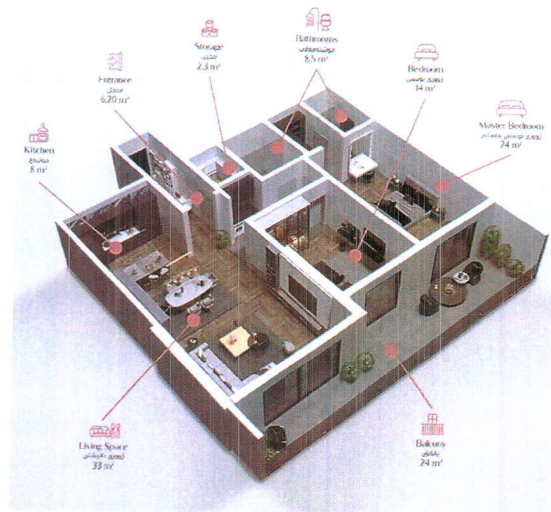
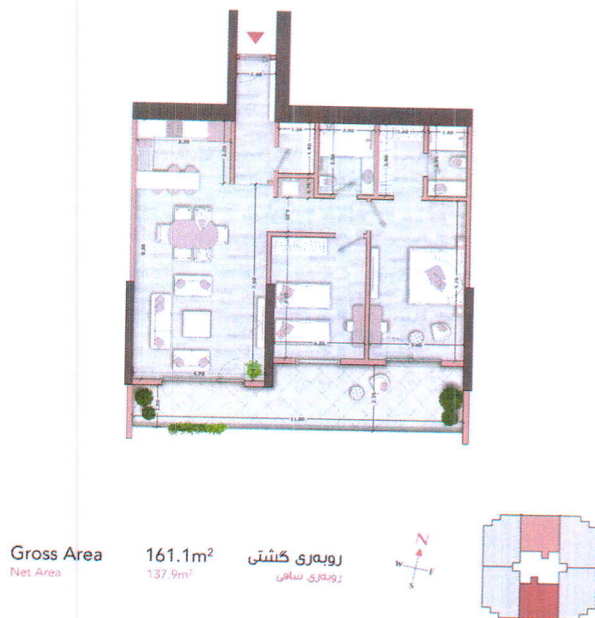
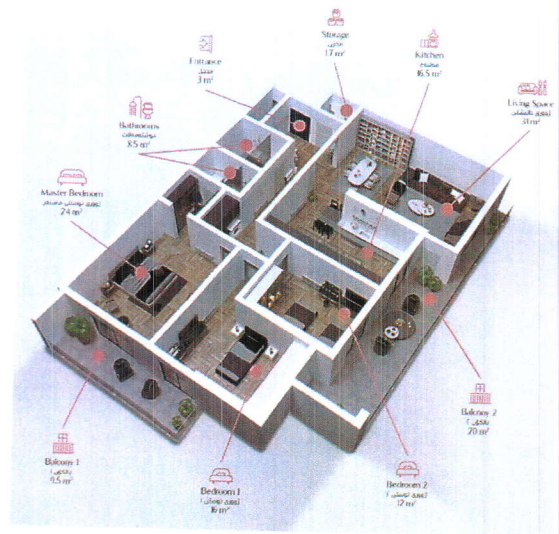
Figure 5: Location of the project on Slemani's master plan and its location in the center of the master plan

Components of Grand Boulevard Towers

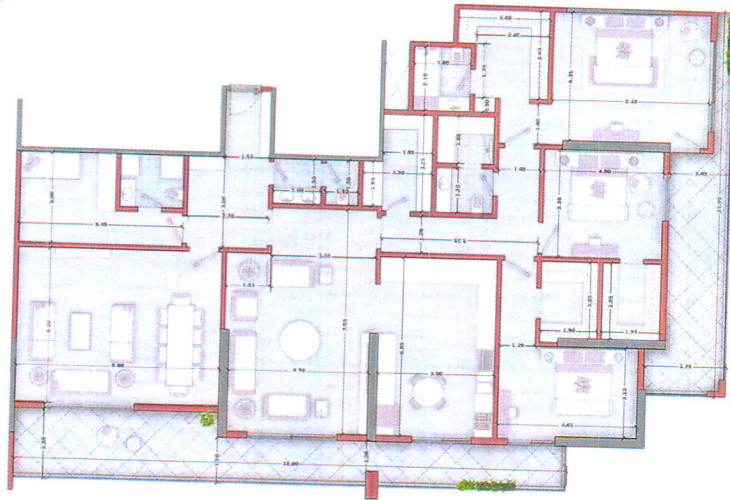
- 1st basement floor ($\approx 8,000 \text{ m}^2$)
 - Car parking
 - Swimming pool
 - Mechanical room
- Two basements for car parking ($\approx 10,000 \text{ m}^2$)
- Ground floor for commercial purposes ($\approx 9,000 \text{ m}^2$):
 - Retail shops ($30\text{m}^2 - 60\text{m}^2$ for each)
 - Supermarket
 - Car showrooms
 - Project showroom
- First, second and third floors for car parking ($\approx 9,000 \text{ m}^2$ per each floor)
- Fourth floor for service usage
 - Restaurant and café ($\approx 1,000 \text{ m}^2$)
 - Gym ($\approx 1,000 \text{ m}^2$)
 - Kindergarten and nursery ($\approx 1,000 \text{ m}^2$)
- Three 30 story towers for residential units ($1,109 \text{ m}^2$ per each floor) including 510 apartments (see Table 1, Figure 6, Figure 7, and Figure 8).

Table 1: Apartments' information

Type of apartment	Gross area (m^2)	Number of apartments
A	197	330
B	161.1	150
C	358.7	30
Total		510



Type C



Gross Area 358 m² رویه‌ری گشتی
 Net Area 311.7 m² رویه‌ری ساقی

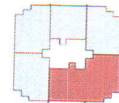


Figure 8: Flat type C

Progress ratio

The progress ratio of the Grand Boulevard Towers is estimated to be (15%) and it is predicted to be completed in October of 2024. In addition, the number of units sold out until now is ().



Figure 9: Before and after one year of the project execution

Annex

The followings are more images of the project:







