

# ASÉRIA

HOMES & TOWNHOUSES



THE NEIGHBOURHOOD

# CONTRAST OF ARCHITECTURE & NATURE



ASÉRIA EMBODIES THE CONCEPT OF NATURE AND CONSTRUCT  
IN PERFECT EQUILIBRIUM.

A NEIGHBORHOOD CONSISTING OF 73 HOMES IN  
HARMONY WITH ITS SURROUNDING NATURE.





# CONCEPTUALISATION

Historically, Maldivians have built homes to co-exist within the natural elements of our tropical archipelago environment.

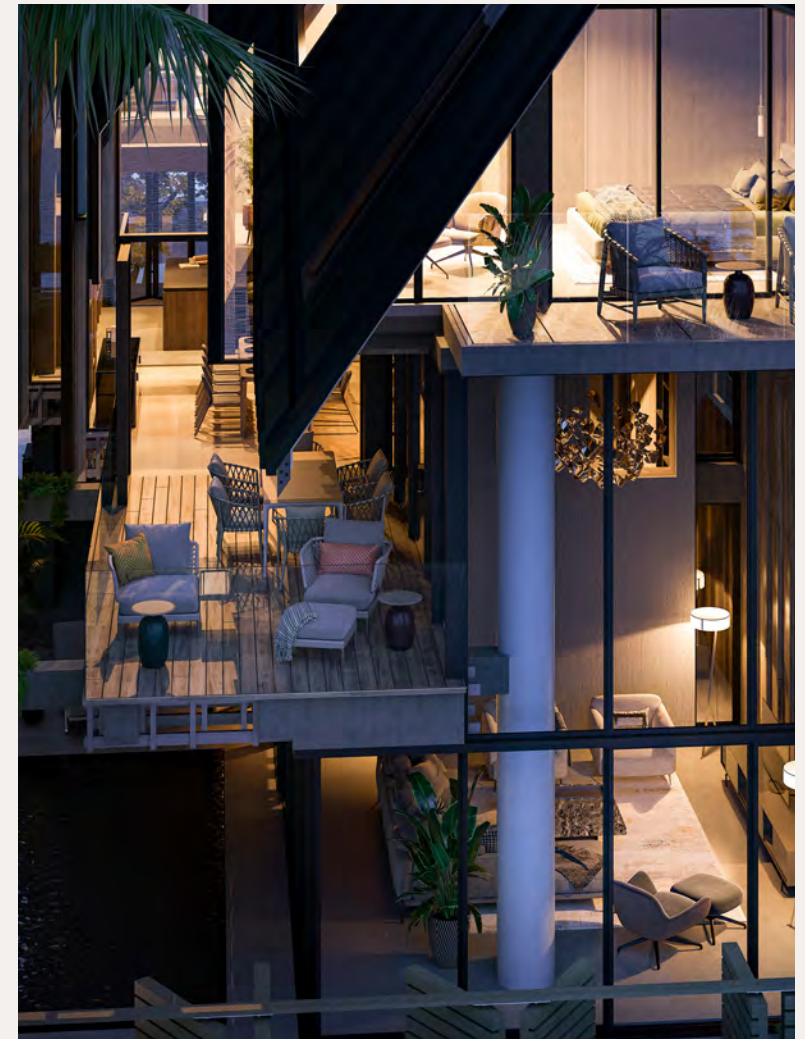
Traditional and indigenous building methods of the islands have depended on vernacular solutions to home making, where the distinction between the built and the natural environment is almost invisible. The conditions that allowed for such independent and individualistic home design practices have diminished drastically over the years, creating compartmentalized modern day housing constructs that separate its inhabitants from the surrounding natural environments.



Aséria homes, situated at the northeastern edge of Hulhumalé' Phase 2 area, are designed as a simulation of a contemporary living experience embodied in a traditional Maldivian homing philosophy.

The proposed home typologies or Dwellings - themed **Beachfront**, **Garden**, and **Urban** - are conceptualized as nodes of shelter with access to the vast Indian Ocean panorama, its monsoonal winds and year round sunlight.

One of Aséria's major home design incorporations is the introduction of a private inner courtyard – The **Elevated Gardens** at the centre space of the homing compound. The Aséria home provides the home seeker a private dwelling space with an option to extend into a communal expanse; a home within a green reservoir of cross-ventilation of airflow and daylight connecting its interior and exterior living spaces



The proposed design's structural skeleton provides room for flexibility through several spatial configuration options to suit individual homeowner preferences. The design provides strategic positioning of skylights and windows that can be customised and adapted based on the homeowner's desire to interact with the surrounding external elements from the sheltered internal space of a private abode.

# DESIGN PROCESS

Buildings are the most fixed of all art forms and consume large amounts of energy. Man-made buildings are responsible for about 40% of the global energy consumption, which amounts to a third of greenhouse gas emissions. The design of sustainable and energy-efficient buildings are fundamental to the global efforts to tackle climate change.



# EXPLORATION & DESIGN INTENT

The design process of Aséria homes involved the exploration of the impact of weather on homing methods in the Maldivian tropical climatic context through stages of data analysis with the intention of reaching the most efficient design decisions. A studied feedback loop for optimization was introduced where the building form was generated and analysed for various climatic factors such as solar incident radiation, shadow cover and wind.



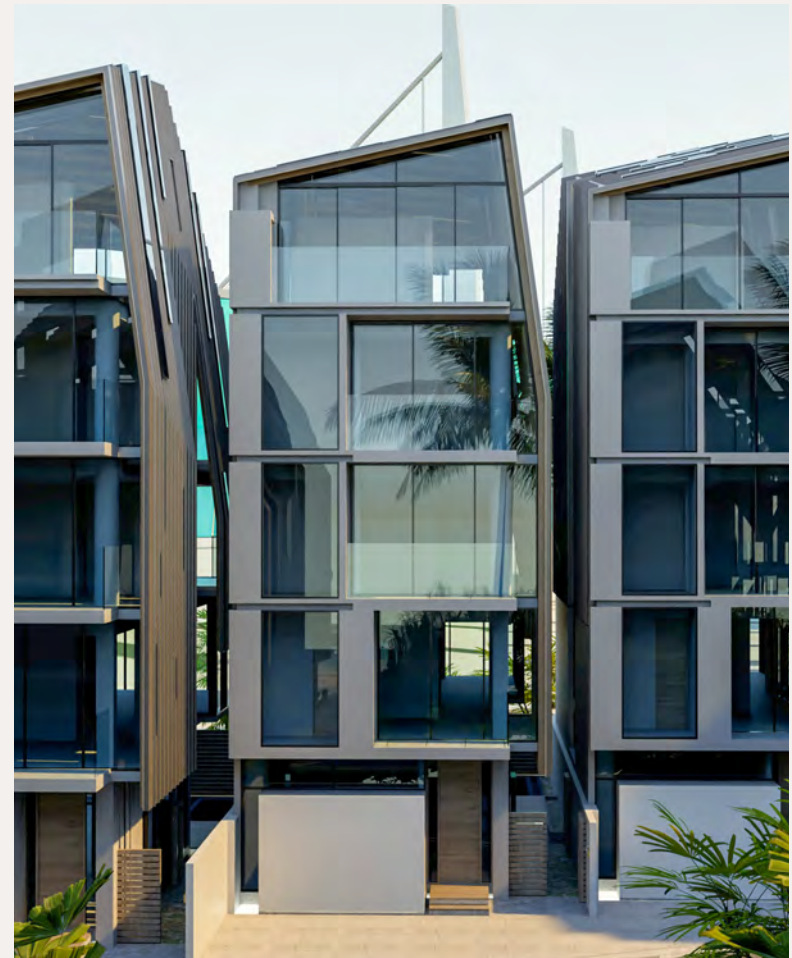


The final designs presented for the proposed construction is a result of a carefully considered process of exploration and calculated re-orientation of the buildings to deliver maximized efficiency and performance to the overall design.

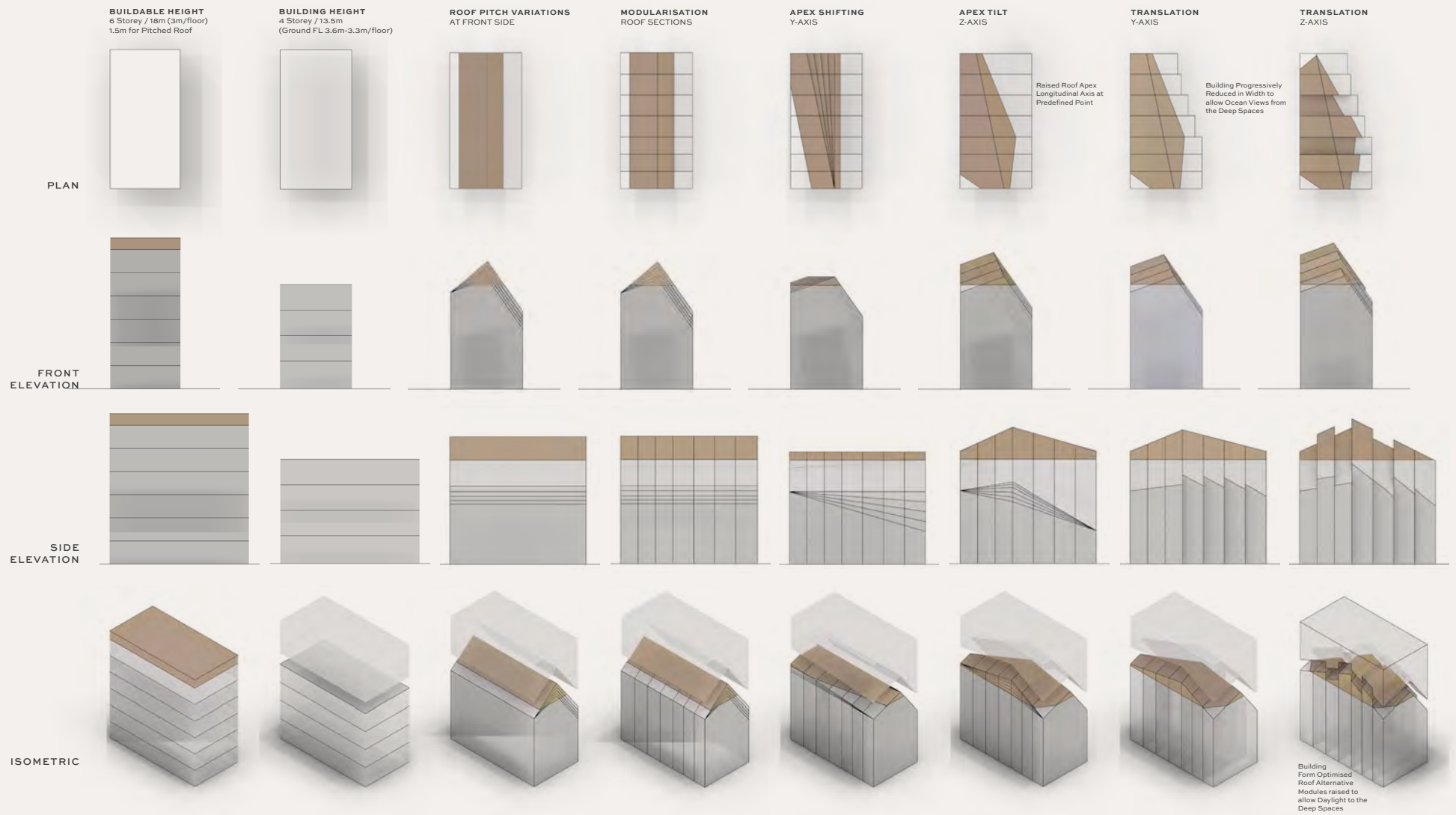
# EXPLORING FORM & DEFINING BUILDING PARAMETERS

At a macro scale the influence and relationship of 73 housing units as a collective has been analysed using weather data available for the period of one year. Key factors considered for design optimisation include orientation of the building, height and the form of the building.

At a meso scale, the building form is analysed for solar shading and allowance of wind to circulate from one side to the other (cross-ventilation). The roof pitching has been varied in terms of shading for adjacent buildings and extended to provide shade for the windows. Distinct roof strategies have been developed for the north-south oriented homes. Building widths have been progressively reduced and alternative modules raised to allow daylight into the deep spaces of the interior while ensuring access to ocean views from the same points.



At a micro scale, the elements of the building such as windows and skylights are strategically placed to control the solar radiation that penetrates into the building and to maximise the air flow into the interior spaces.



Shadow cover and direct sunlight are analysed at the summer solstice (June 21st), winter solstice (December 22nd), and equinox (September 23rd).

# WIND FLOW AROUND BUILDINGS & STRUCTURES



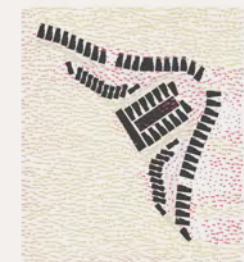
↑  
Iruvai / North-East Monsoon  
Ground floor level (01m Height)



↑  
Hulhangu / South-West Monsoon  
Ground floor level (01m Height)



↑  
Iruvai / North-East Monsoon  
Third floor level (10m Height)



↑  
Hulhangu / South-West Monsoon  
Third floor level (10m Height)

↖  
Close up of wind channelling through the opening during  
Iruvai – North-East Monsoon

# VIEW-ROSE DIAGRAM

AT LOCATIONS SHOWN



ROAD SIDE, NORTH WING



ROAD SIDE, EAST WING

URBAN DWELLING



ROAD SIDE, NORTH WING



ROAD SIDE, EAST WING

GARDEN DWELLING



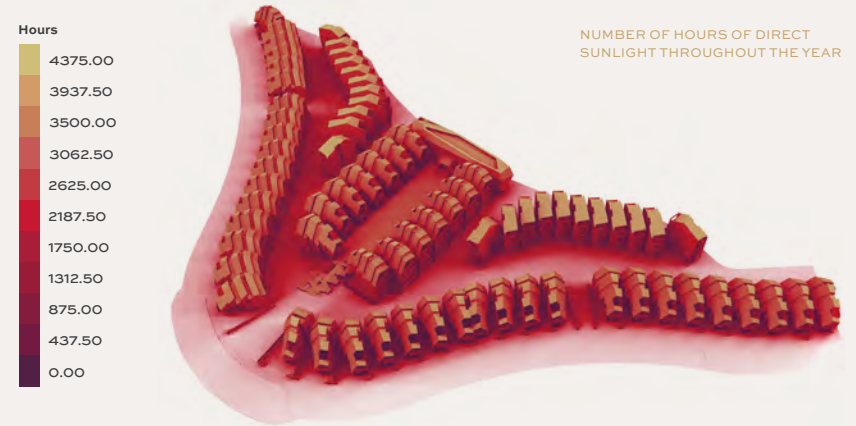
ROAD SIDE



ROAD SIDE

BEACH DWELLING

# SOLAR ANALYSIS



# SHADOW COVER & DIRECT SUNLIGHT

**EQUINOX**  
MARCH 21<sup>ST</sup>

10:00 HRS



12:00 HRS



14:00 HRS



16:00 HRS



**SUMMER SOLSTICE**  
JUNE 21<sup>ST</sup>

10:00 HRS



12:00 HRS



14:00 HRS



16:00 HRS



**WINTER SOLSTICE**  
DECEMBER 22<sup>ND</sup>

10:00 HRS



12:00 HRS



14:00 HRS



16:00 HRS

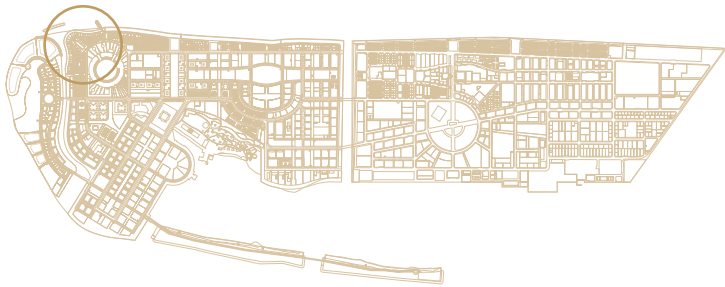




# ASÉRIA LOCATION

Aseria homes are located in Hulhumale' Phase 2, at the northeast edge of the island towards the shores of the Indian Ocean. The area of land allocated to the development is 19,746.88 square metres.

A man-made saltwater canal lies to the north of the development, to act as a separator between a planned resort development and the residential area of Hulhumale' Phase 2.









OUR HOMES

AN INDIVIDUAL  
EXPERIENCE OF  
A COLLECTIVE  
EXISTENCE







The interior spaces of Aséria homes are configured around an L-shaped courtyard. Every home is designed with a backyard. The spatial arrangement of homes as well as the incorporation voids of double and triple height spaces at different floor levels are placed to allow the flow of visual connections, environmental elements, and social interactions between residents.

This arrangement also enhances the visual continuity of distant exterior scapes from all public spaces of the building through uninterrupted voids constructed on interior structures. The method of spatial expansion is further enhanced when a person looks up through the interior voids.





The placement of private spaces above the public spaces gives the user residing in the deep interior of their home the freedom to engage with the interior spaces below or to escape into the exterior panorama in the distance. The interior voids and spatial configuration further allows the inhabitant to actively engage in the exchanges and interplay of the surrounding environmental elements; of light and shadows projected into the living space by the changes in the sun and moon paths; the changing weather conditions.



The design strategy thus provides its inhabitant with a sense of an expansion and transition from the individual to a collective existence, within a relatively compact physical building footprint and allows one to become a natural observer attuned with the vibrations of a dynamic metaphysical environment.



# MASTERPLAN

The proposed design places emphasis on creating a continuing airy *green corridor* - from the Clubhouse and building support facilities leading up to an elevated '*goathi there*' garden located at the first floor level - allowing smooth pedestrian interflow between sheltered spaces and building service facilities, complemented by oceanic air flow filtered through green open areas.

## CIRCULATION

Two entrances and exits are dedicated for in-house residents while visitor entrances and exits are separated for efficient flow of traffic (with visitor parking & Clubhouse drop-off facilities).

Inbound and outbound traffic are separated with an island positioned at eastern and western access points. The traffic island will act as an assembly point for fire related emergencies as well as a planter that acts as a privacy buffer for Urban Dwellings and Beachfront Homes. The positioning of the traffic island at a distance from the sidewalk also ensures that its greenery can be viewed from the interior of homes.

- ENTRY ROUTE (ONE WAY)
- EXIT ROUTE (ONE WAY)
- 2 WAY DRIVING







# BEACH

DWELLING



4 STOREY HOMES

# BEACH DWELLING

The Beach Dwelling is a four storey home located on the outer periphery of the site with direct access to the beach from its backyard. The home tapers towards the beach in two directions, both in plan and elevation to extend views of the sea from the furthest end of the home.

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507	5,457	TOTAL FLOOR SPACE AREA
METER <sup>2</sup>	FEET <sup>2</sup>	

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11x22	36x72	LAND DIMENSION
METER	FEET	

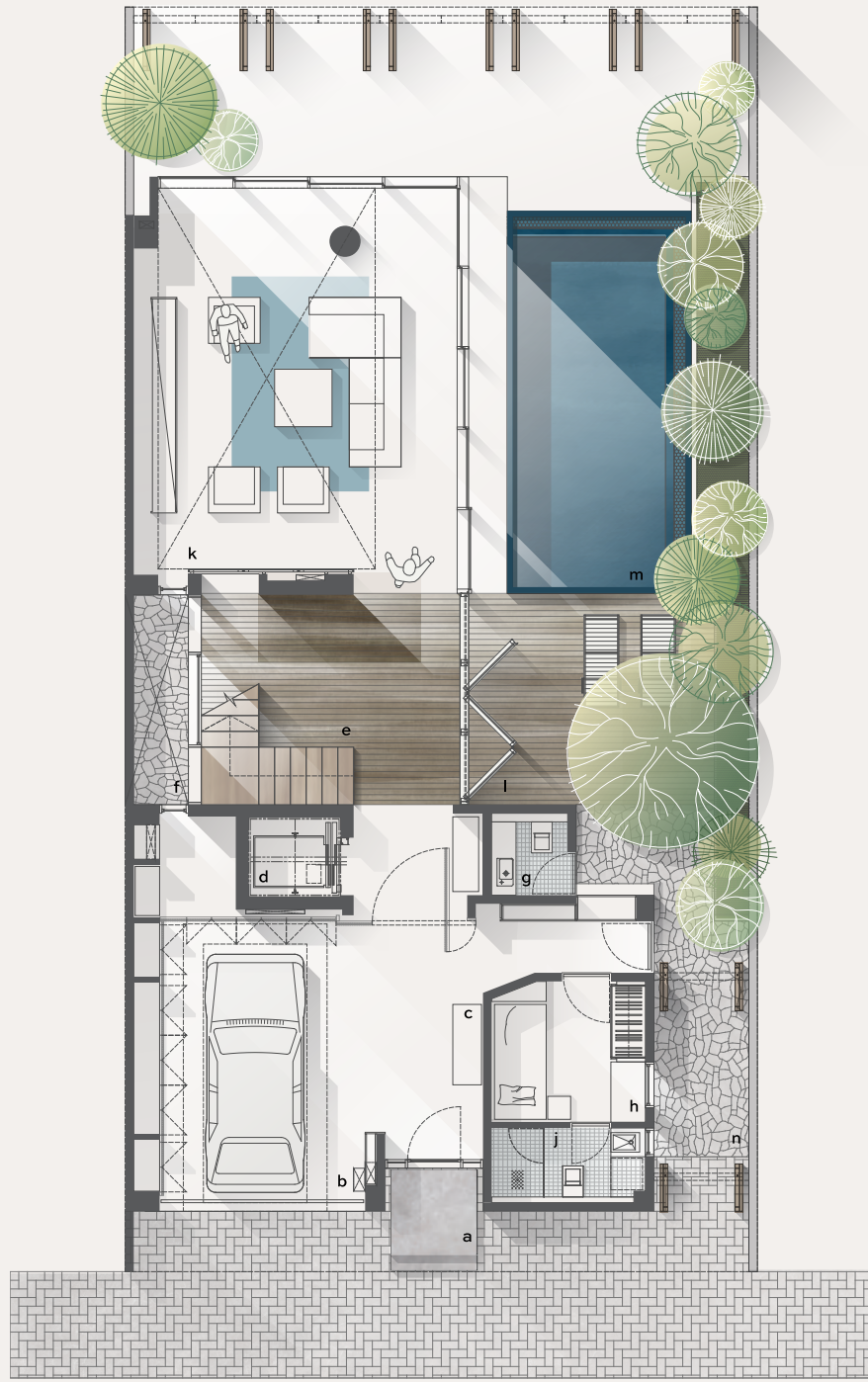
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242	2,600	AVG. LAND AREA
METER <sup>2</sup>	FEET <sup>2</sup>	

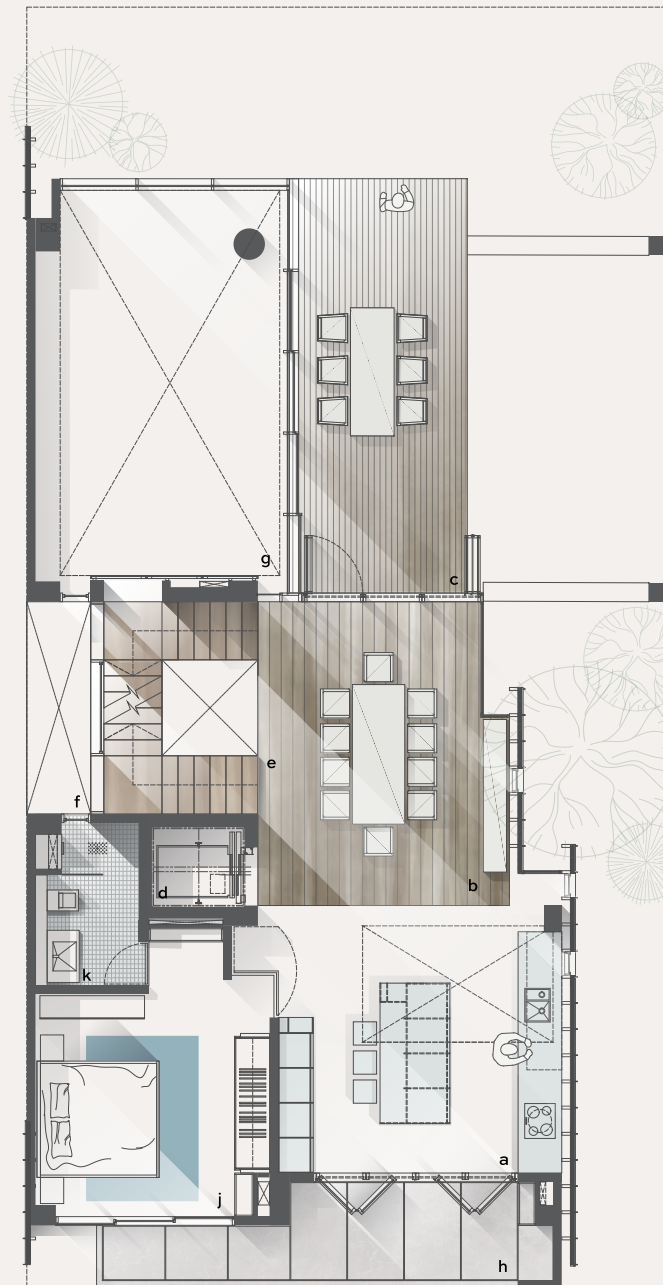
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150	1,614	FOOTPRINT AREA
METER <sup>2</sup>	FEET <sup>2</sup>	

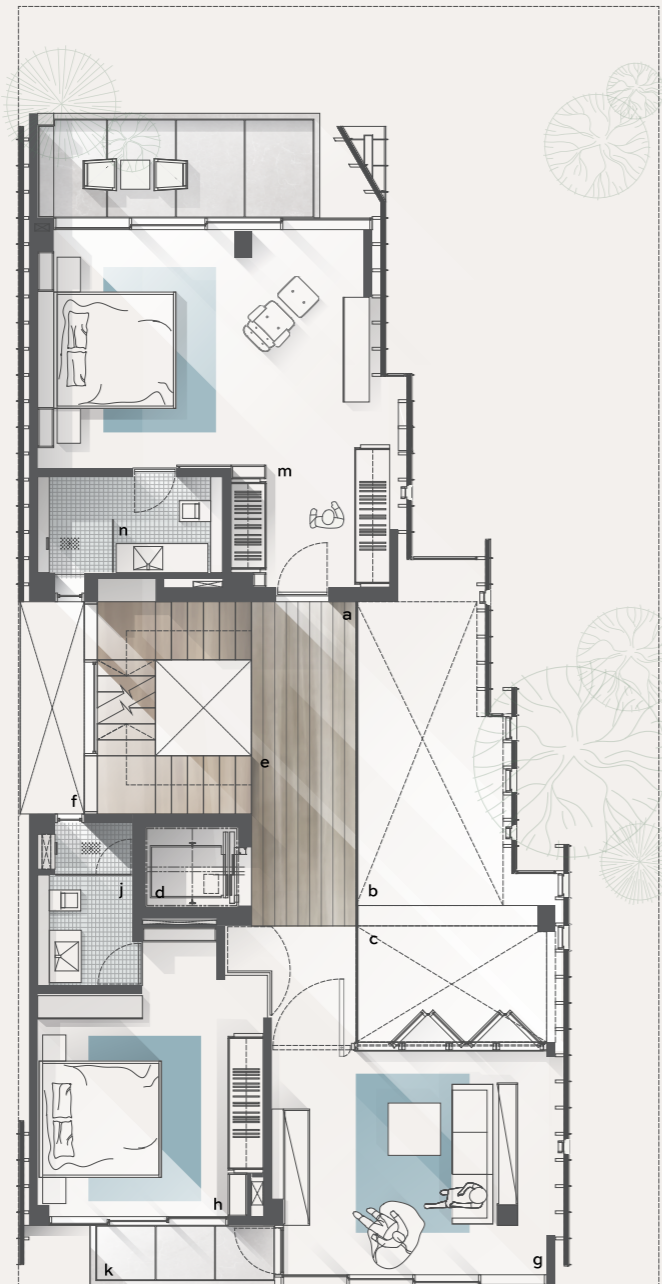




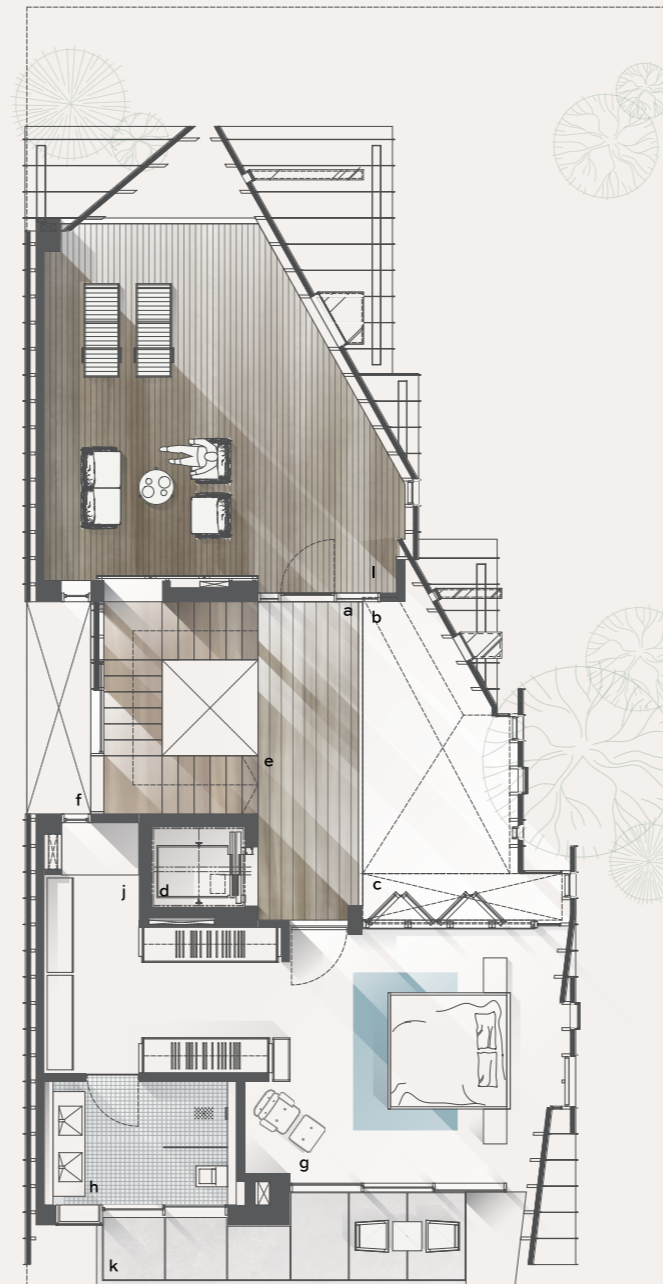
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

**SECOND FLOOR**

a	walkway	5.9 X 24.9 FT	13.7 M <sup>2</sup>	147 FT <sup>2</sup>
b	internal void	6.6 X 17.0 FT	10.5 M <sup>2</sup>	113 FT <sup>2</sup>
c	internal void	6.6 X 10.5 FT	6.4 M <sup>2</sup>	69 FT <sup>2</sup>
d	elevator	04 PERSON FT	400 KG	-
e	staircase	8.5 X 11.8 FT	9.36 M <sup>2</sup>	100 FT <sup>2</sup>
f	void	3.6 X 11.8 FT	3.96 M <sup>2</sup>	42.5 FT <sup>2</sup>
g	lounge	12.5 X 15.1 FT	17.5 M <sup>2</sup>	188 FT <sup>2</sup>
h	bedroom 2	12.5 X 13.1 FT	15.2 M <sup>2</sup>	163 FT <sup>2</sup>
j	toilet 2	5.6 X 9.2 FT	4.75 M <sup>2</sup>	51 FT <sup>2</sup>
k	balcony	3.3 X 9.8 FT	03 M <sup>2</sup>	32.2 FT <sup>2</sup>
l	bedroom 3	18.4 X 13.4 FT	23 M <sup>2</sup>	247 FT <sup>2</sup>
m	closet area	5.9 X 8.9 FT	05 M <sup>2</sup>	53 FT <sup>2</sup>
n	toilet 3	5.2 X 12.1 FT	5.95 M <sup>2</sup>	64 FT <sup>2</sup>
o	balcony	5.6 X 14.4 FT	7.48 M <sup>2</sup>	80 FT <sup>2</sup>

**THIRD FLOOR**

a	walkway	5.9 X 17.7 FT	9.7 M <sup>2</sup>	104 FT <sup>2</sup>
b	internal void	8.2 X 15.4 FT	11.5 M <sup>2</sup>	123 FT <sup>2</sup>
c	internal void	2.6 X 11.1 FT	2.75 M <sup>2</sup>	126 FT <sup>2</sup>
d	elevator	04 PERSON FT	400 KG	-
e	staircase	8.5 X 11.8 FT	9.36 M <sup>2</sup>	100 FT <sup>2</sup>
f	void	3.6 X 11.8 FT	3.96 M <sup>2</sup>	42.5 FT <sup>2</sup>
g	master bedroom	13.8 X 16.4 FT	21 M <sup>2</sup>	226 FT <sup>2</sup>
h	master toilet	6.9 X 10.8 FT	07 M <sup>2</sup>	75.3 FT <sup>2</sup>
j	walk-in closet	8.2 X 12.5 FT	9.5 M <sup>2</sup>	102 FT <sup>2</sup>
k	balcony	3.9 X 21.3 FT	7.8 M <sup>2</sup>	83.9 FT <sup>2</sup>
l	terrace	16.4 X 19.7 FT	30 M <sup>2</sup>	322 FT <sup>2</sup>

## BEACH DWELLING FLOOR PLANS

TOTAL PLOT AREA	242 SQM (2600 SQFT)
PLOT DIMENSIONS	L: 20-22M X W:10-11M AVG
FOOTPRINT AREA	150 SQM (1614 SQFT) AVG
TOTAL FLOOR SPACE AREA	507.42 SQM (5457 SQFT) APPROX
CONFIGURATION	04 STOREY HOME (4BR + 1R)

### GROUND FLOOR

a	entrance	4.9 X 5.6	FT	2.55	M <sup>2</sup>	27.4	FT <sup>2</sup>
b	garage	15.7 X 9.8	FT	14.5	M <sup>2</sup>	156	FT <sup>2</sup>
c	foyer	6.6 X 9.8	FT	06	M <sup>2</sup>	6.4	FT <sup>2</sup>
d	elevator	04 PERSON	FT	400	KG	-	
e	staircase	8.5 X 11.8	FT	9.36	M <sup>2</sup>	100	FT <sup>2</sup>
f	void	3.6 X 11.8	FT	3.96	M <sup>2</sup>	43	FT <sup>2</sup>
g	powder room	4.3 X 4.7	FT	1.8	M <sup>2</sup>	19.3	FT <sup>2</sup>
h	maid room	8.5 X 8.0	FT	6.5	M <sup>2</sup>	70	FT <sup>2</sup>
j	maid toilet	8.7 X 4.3	FT	3.4	M <sup>2</sup>	40.2	FT <sup>2</sup>
k	living	21.6 X 18.4	FT	40.0	M <sup>2</sup>	430	FT <sup>2</sup>
l	courtyard / pool deck	13.8 X 11.8	FT	37.0	M <sup>2</sup>	398	FT <sup>2</sup>
m	plunge pool	8.9 X 20.3	FT	16.5	M <sup>2</sup>	177	FT <sup>2</sup>
n	garbage collection area	4.9 X 4.9	FT	2.25	M <sup>2</sup>	24	FT <sup>2</sup>

Storage spaces are to be incorporated during the Design Development Stage.

### FIRST FLOOR

a	kitchen	15.7 X 13.4	FT	19.7	M <sup>2</sup>	212	FT <sup>2</sup>
b	dining	12.5 X 16.4	FT	19	M <sup>2</sup>	204	FT <sup>2</sup>
c	outdoor deck	9.8 X 23.0	FT	21	M <sup>2</sup>	226	FT <sup>2</sup>
d	elevator	04 PERSON	FT	400	KG	-	
e	staircase	8.5 X 11.8	FT	9.36	M <sup>2</sup>	100	FT <sup>2</sup>
f	void	3.6 X 11.8	FT	3.96	M <sup>2</sup>	42.5	FT <sup>2</sup>
g	internal void	13.1 X 21.6	FT	1.8	M <sup>2</sup>	19.3	FT <sup>2</sup>
h	balcony	5.6 X 13.1	FT	6.8	M <sup>2</sup>	73	FT <sup>2</sup>
j	bedroom 1	13.1 X 12.5	FT	15	M <sup>2</sup>	160	FT <sup>2</sup>
k	toilet 1	9.2 X 5.6	FT	4.7	M <sup>2</sup>	50	FT <sup>2</sup>





The building's lower floors are designed as communal household spaces while the upper levels are more suitable for private use. The tapering of the home in elevation, positioning of roof skylights and side windows allow extensive daylight to penetrate into the lower floors, creating an enlarged visual frame of the sky above.



The side profile of the building form is tilted towards both front and back of the home to allow daylight access to the garden and urban dwellings situated behind the structure and to facilitate maximum view of the surrounding area, including the beach, sea or Elevated Garden. The juxtaposition and interconnectivity of the interior spaces and voids are designed for cross ventilation efficiency.































# GARDEN

DWELLING



5 STOREY HOMES

# GARDEN DWELLING

The Garden Dwelling comprises 2 standalone homes with its own parking space. They are linked to a communal Elevated Garden at first floor level deck across the backyard - the Elevated '*goathi there*' Garden.

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684	7,362	TOTAL FLOOR SPACE AREA
METER <sup>2</sup>	FEET <sup>2</sup>	

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11x20	36x65	LAND DIMENSION
METER	FEET	

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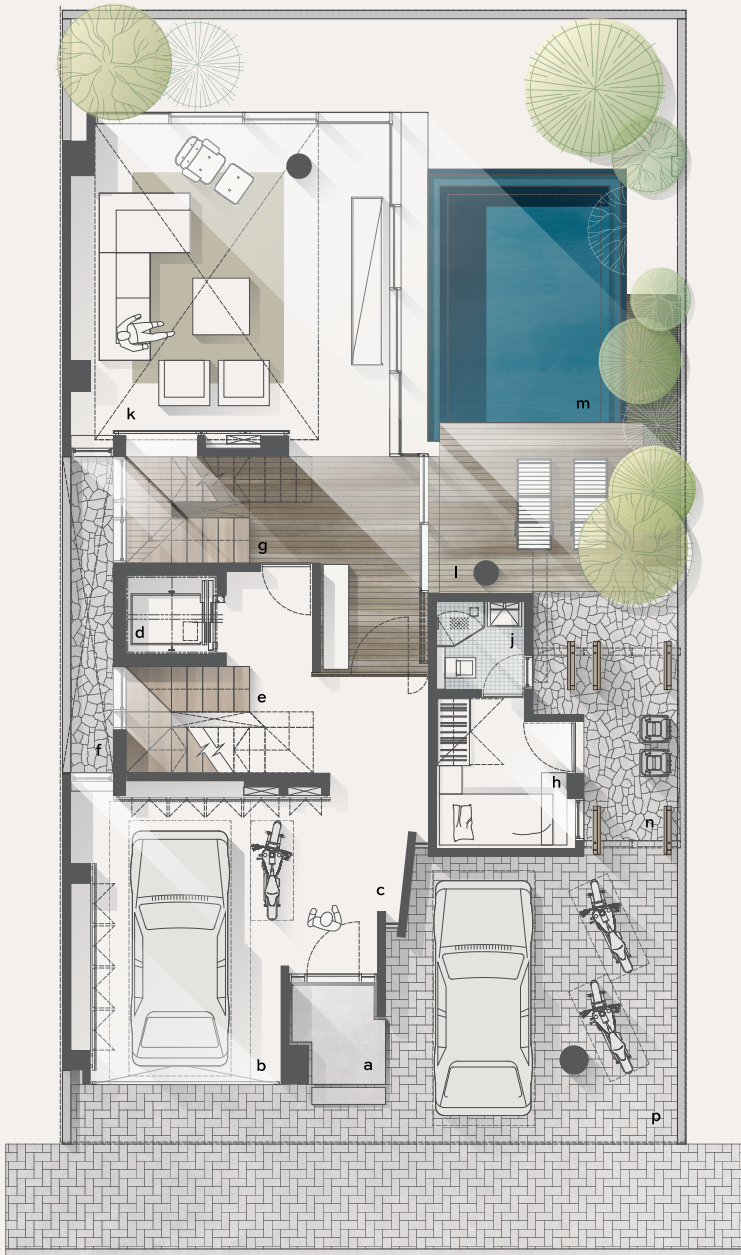
220	2,368	AVG. LAND AREA
METER <sup>2</sup>	FEET <sup>2</sup>	

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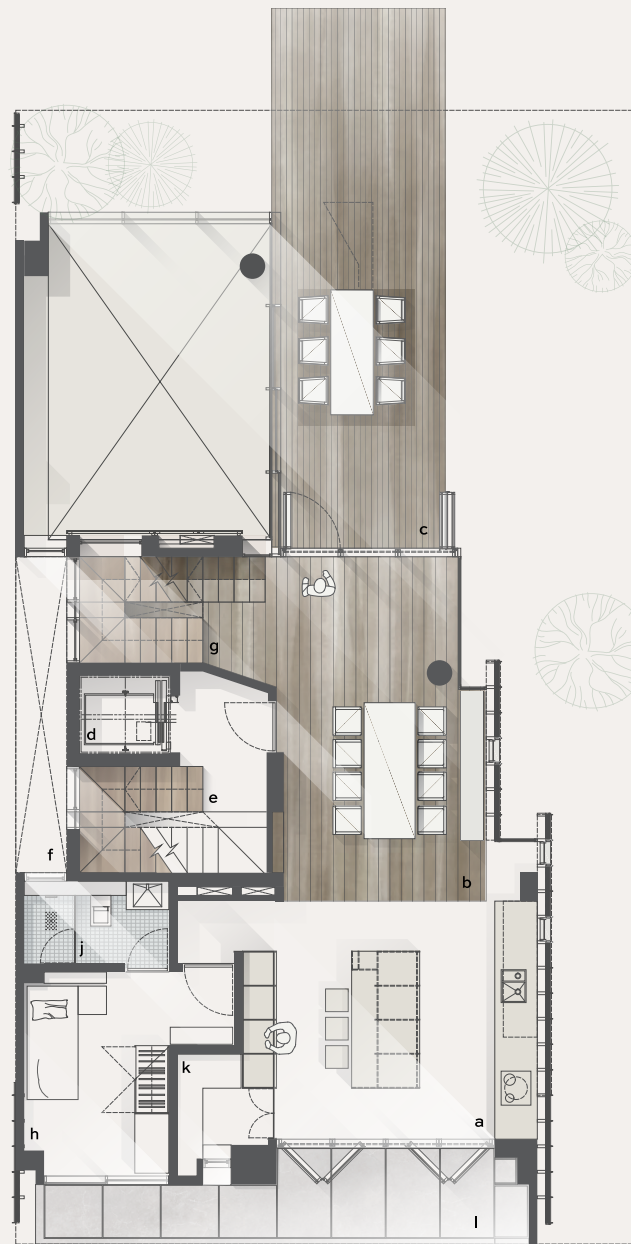
142	1,528	FOOTPRINT AREA
METER <sup>2</sup>	FEET <sup>2</sup>	



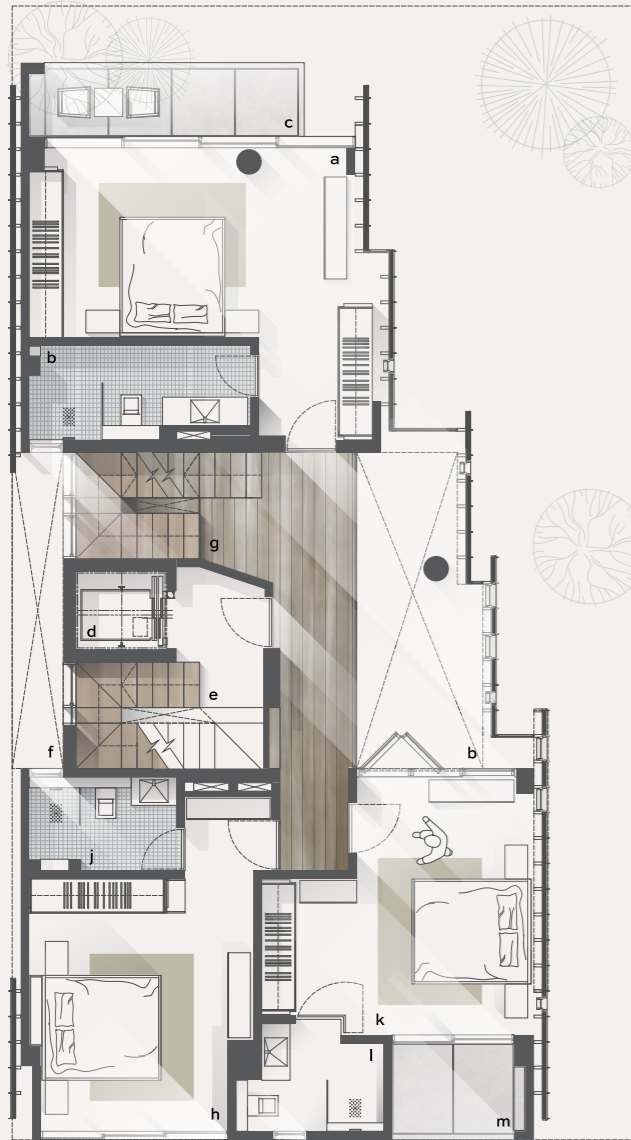




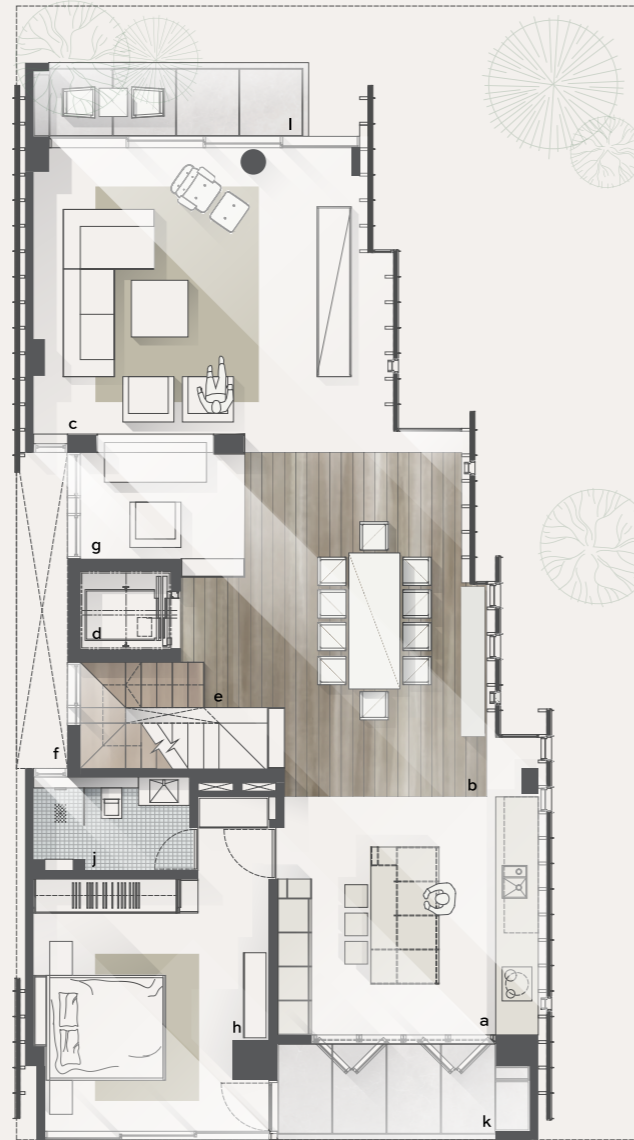
GROUND FLOOR



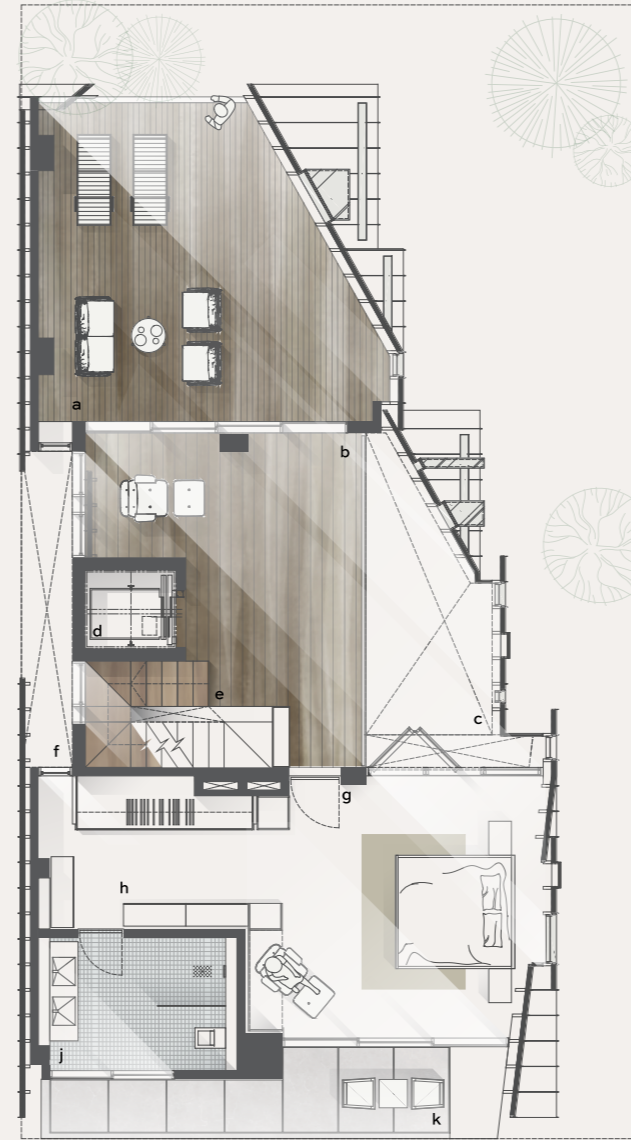
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

**SECOND FLOOR**

a bedroom 1	10.8 X 18.4 FT	18.48 M <sup>2</sup>	198 FT <sup>2</sup>
b toilet 1	5.2 X 12.8 FT	6.24 M <sup>2</sup>	67 FT <sup>2</sup>
c balcony	4.3 X 14.8 FT	5.85 M <sup>2</sup>	62 FT <sup>2</sup>
d elevator	04 PERSON FT	400 KG	-
e main staircase	6.1 X 10.8 FT	6.1 M <sup>2</sup>	65 FT <sup>2</sup>
f void	3.0 X 18.0 FT	4.95 M <sup>2</sup>	53 FT <sup>2</sup>
g internal staircase	6.1 X 10.5 FT	5.9 M <sup>2</sup>	63.5 FT <sup>2</sup>
h bedroom 2	10.5 X 14.8 FT	14.4 M <sup>2</sup>	155 FT <sup>2</sup>
j toilet 2	5.2 X 7.9 FT	3.84 M <sup>2</sup>	41 FT <sup>2</sup>
k bedroom 3	13.5 X 15.7 FT	19.5 M <sup>2</sup>	209 FT <sup>2</sup>
l toilet 3	6.9 X 8.2 FT	5.25 M <sup>2</sup>	56.5 FT <sup>2</sup>
m balcony	5.6 X 6.9 FT	3.5 M <sup>2</sup>	37.5 FT <sup>2</sup>

**THIRD FLOOR**

a kitchen	13.8 X 15.1 FT	19.3 M <sup>2</sup>	207 FT <sup>2</sup>
b dining 2	11.5 X 19.7 FT	21 M <sup>2</sup>	226 FT <sup>2</sup>
c living 2	17.4 X 16.7 FT	27 M <sup>2</sup>	290 FT <sup>2</sup>
d elevator	04 PERSON FT	400 KG	-
e main staircase	6.1 X 10.8 FT	6.1 M <sup>2</sup>	65.5 FT <sup>2</sup>
f void	3.0 X 18.0 FT	4.95 M <sup>2</sup>	53 FT <sup>2</sup>
g study	6.1 X 10.5 FT	5.92 M <sup>2</sup>	63.5 FT <sup>2</sup>
h bedroom 4	10.5 X 14.8 FT	14.5 M <sup>2</sup>	156 FT <sup>2</sup>
j toilet 4	5.2 X 7.9 FT	3.8 M <sup>2</sup>	40 FT <sup>2</sup>
k balcony	5.6 X 12.5 FT	6.4 M <sup>2</sup>	68.8 FT <sup>2</sup>
l balcony	4.3 X 14.8 FT	5.85 M <sup>2</sup>	62.9 FT <sup>2</sup>

**FOURTH FLOOR**

a terrace	18.7 X 16.4 FT	28.5 M <sup>2</sup>	306.5 FT <sup>2</sup>
b lounge	10.2 X 19.4 FT	18.29 M <sup>2</sup>	196.5 FT <sup>2</sup>
c internal void	19.4 X 6.2 FT	11.21 M <sup>2</sup>	120 FT <sup>2</sup>
d elevator	04 PERSON FT	400 KG	-
e main staircase	6.1 X 10.8 FT	6.1 M <sup>2</sup>	65.6 FT <sup>2</sup>
f void	3.0 X 18.0 FT	4.95 M <sup>2</sup>	53 FT <sup>2</sup>
g master bedroom	14.8 X 17.1 FT	23.4 M <sup>2</sup>	251 FT <sup>2</sup>
h walk-in-closet	7.5 X 11.8 FT	8.25 M <sup>2</sup>	88.5 FT <sup>2</sup>
j master bath	7.5 X 10.8 FT	7.6 M <sup>2</sup>	81.5 FT <sup>2</sup>
k balcony	4.9 X 16.4 FT	7.5 M <sup>2</sup>	80.5 FT <sup>2</sup>

GARDEN DWELLING FLOOR PLANS

TOTAL PLOT AREA	220 SQM (2368 SQFT)
PLOT DIMENSIONS	L: 20M X W:11M AVG
FOOTPRINT AREA	142 SQM (1528 SQFT) AVG
TOTAL FLOOR SPACE AREA	684 SQM (7362 SQFT) APPROX
CONFIGURATION	03 STOREY HOME (3BR + 1R) 02 STOREY HOME (2BR + 1R)

GROUND FLOOR

a	entrance	5.2 X 5.6	FT	2.77	M <sup>2</sup>	29.2	FT <sup>2</sup>
b	garage	15.7 X 9.8	FT	14.3	M <sup>2</sup>	153	FT <sup>2</sup>
c	foyer	6.6 X 9.8	FT	06	M <sup>2</sup>	64	FT <sup>2</sup>
d	elevator	04 PERSON	FT	400	KG	-	
e	main staircase	6.1 X 10.8	FT	6.1	M <sup>2</sup>	65.5	FT <sup>2</sup>
f	void	3.0 X 18.0	FT	4.95	M <sup>2</sup>	53	FT <sup>2</sup>
g	internal staircase	6.1 X 10.5	FT	5.92	M <sup>2</sup>	63	FT <sup>2</sup>
h	maid room	8.7 X 7.5	FT	6.0	M <sup>2</sup>	64	FT <sup>2</sup>
j	maid toilet	5.1 X 5.1	FT	2.4	M <sup>2</sup>	25.8	FT <sup>2</sup>
k	living 1	17.4 X 18.0	FT	29	M <sup>2</sup>	312	FT <sup>2</sup>
l	courtyard / pool deck	9.5 X 11.8	FT	10.4	M <sup>2</sup>	112	FT <sup>2</sup>
m	plunge pool	9.2 X 13.1	FT	11.2	M <sup>2</sup>	120	FT <sup>2</sup>
n	garbage collection area	4.9 X 4.9	FT	2.25	M <sup>2</sup>	24	FT <sup>2</sup>
p	garage	16.4 X 13.1	FT	20	M <sup>2</sup>	215	FT <sup>2</sup>

Storage spaces are to be incorporated during the Design Development Stage.

FIRST FLOOR

a	kitchen 1	13.8 X 15.1	FT	19.32	M <sup>2</sup>	207	FT <sup>2</sup>
b	dining 1	19.7 X 11.5	FT	21	M <sup>2</sup>	226	FT <sup>2</sup>
c	outdoor deck	9.8 X 19.7	FT	18	M <sup>2</sup>	193	FT <sup>2</sup>
d	elevator	04 PERSON	FT	400	KG	-	
e	main staircase	6.1 X 108.3	FT	6.1	M <sup>2</sup>	65.5	FT <sup>2</sup>
f	void	3.0 X 18.0	FT	4.95	M <sup>2</sup>	53	FT <sup>2</sup>
g	internal staircase	6.1 X 10.5	FT	5.92	M <sup>2</sup>	63.5	FT <sup>2</sup>
h	maid room	8.2 X 118.	FT	09	M <sup>2</sup>	96	FT <sup>2</sup>
j	maid toilet	4.6 X 8.2	FT	3.5	M <sup>2</sup>	37.5	FT <sup>2</sup>
k	kitchen store	3.6 X 5.9	FT	1.98	M <sup>2</sup>	21	FT <sup>2</sup>
l	balcony	5.2 X 24.6	FT	12	M <sup>2</sup>	129	FT <sup>2</sup>
m	internal void	18.0 X 12.8	FT	21.5	M <sup>2</sup>	213	FT <sup>2</sup>



Similar to the Beach Dwelling, the Garden Dwelling is tapered towards the backyard in two directions, both in plan and elevation to extend views of the sea from the furthest end of the home.

The building's lower floors are designed as communal household spaces while the upper levels are more suitable for private use. The tapering of the home in elevation, positioning of roof skylights and side windows allow extensive daylight to penetrate into the lower floors, creating an enlarged visual frame of the sky above.

The side profile of the Garden Dwelling form is also tilted towards both front and back of the home to allow daylight access to the garden and urban dwellings situated behind the structure and to facilitate maximum view of the surrounding area, including the beach, sea or Elevated Garden.

The juxtaposition and interconnectivity of the interior spaces and voids are designed for cross ventilation efficiency.



The 3 storey home situated at the ground is interconnected with a private staircase with an elevator access; a second staircase serves the residents of the duplex home at the top. The vertical circulation module can be reconfigured based on the owner's requirement and intended use. The sum of spaces can be private or shared, based on the homeowner's preference.















# URBAN

DWELLING



5 STOREY HOMES

# URBAN DWELLING

The Urban Dwelling comprises 2 standalone homes. The home is tapered in two directions, both in plan and elevation to extend views of the surrounding from the furthest end of the home. The building's lower floors are designed as communal household spaces while the upper levels are more suitable for private use.

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517	5,564	TOTAL FLOOR SPACE AREA
METER <sup>2</sup>	FEET <sup>2</sup>	

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8 x 21	26 x 68	LAND DIMENSION
METER	FEET	

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160	1,722	AVG. LAND AREA
METER <sup>2</sup>	FEET <sup>2</sup>	

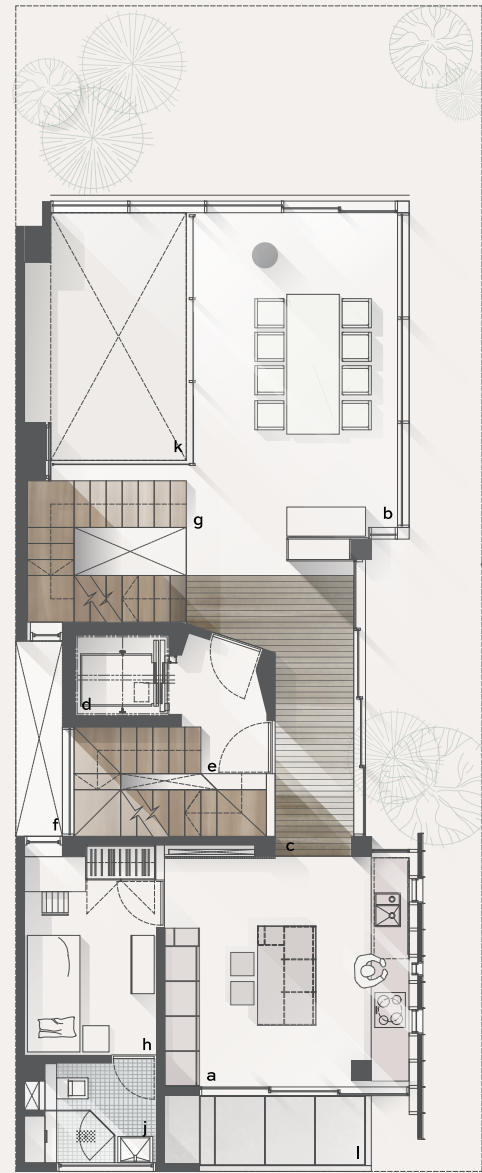
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105	1,130	FOOTPRINT AREA
METER <sup>2</sup>	FEET <sup>2</sup>	





GROUND FLOOR



FIRST FLOOR

**SECOND FLOOR**

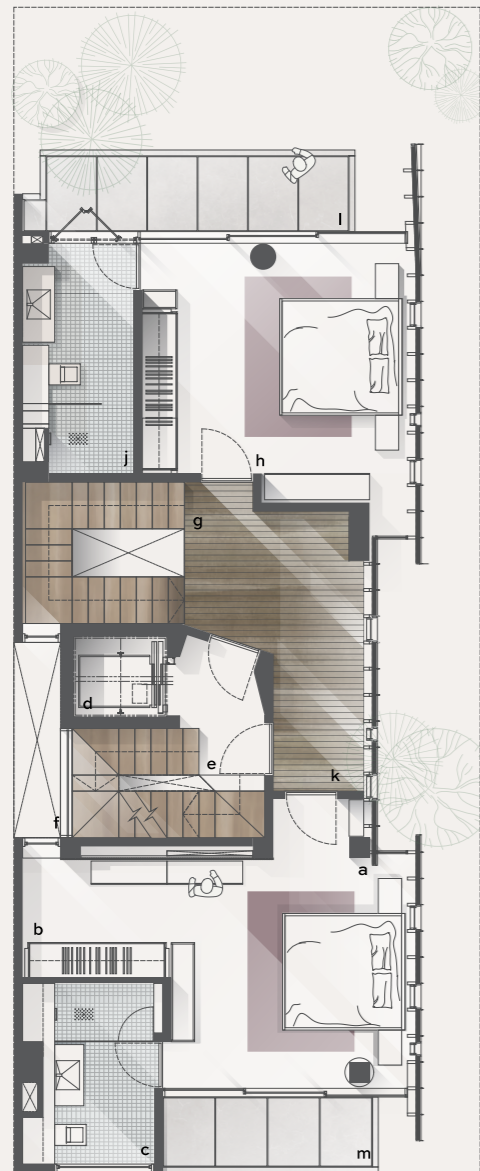
a	bedroom 1	13.8 X 13.5 FT	17 M <sup>2</sup>	182.5 FT <sup>2</sup>
b	walk-in closet	6.6 X 8.2 FT	05 M <sup>2</sup>	53.5 FT <sup>2</sup>
c	toilet 1	6.2 X 10.2 FT	5.85 M <sup>2</sup>	62 FT <sup>2</sup>
d	elevator	04 PERSON FT	400 KG	-
e	main staircase	6.1 X 10.8 FT	6.1 M <sup>2</sup>	65 FT <sup>2</sup>
f	void	2.6 X 10.8 FT	2.65 M <sup>2</sup>	28.5 FT <sup>2</sup>
g	internal staircase	9.0 X 7.9 FT	6.6 M <sup>2</sup>	71 FT <sup>2</sup>
h	bedroom 2	12.8 X 14.8 FT	17.5 M <sup>2</sup>	188 FT <sup>2</sup>
j	toilet 2	12.8 X 6.2 FT	7.4 M <sup>2</sup>	79.5 FT <sup>2</sup>
k	walkway	4.3 X 15.7 FT	6.2 M <sup>2</sup>	66.5 FT <sup>2</sup>
l	balcony	17.1 X 4.6 FT	07 M <sup>2</sup>	75 FT <sup>2</sup>
m	balcony	4.3 X 11.8 FT	4.5 M <sup>2</sup>	48 FT <sup>2</sup>

**THIRD FLOOR**

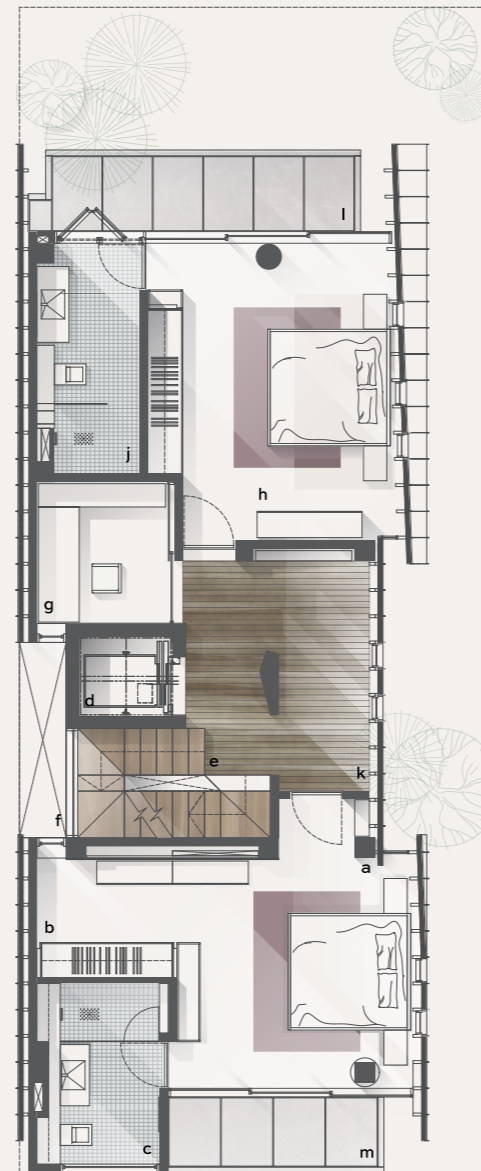
a	bedroom 3	13.8 X 13.5 FT	17 M <sup>2</sup>	182.5 FT <sup>2</sup>
b	walk-in closet	6.6 X 8.2 FT	05 M <sup>2</sup>	53.5 FT <sup>2</sup>
c	toilet 3	6.2 X 10.2 FT	5.85 M <sup>2</sup>	62 FT <sup>2</sup>
d	elevator	04 PERSON FT	400 KG	-
e	main staircase	6.1 X 10.8 FT	6.1 M <sup>2</sup>	65 FT <sup>2</sup>
f	void	3.0 X 10.8 FT	2.6 M <sup>2</sup>	27.5 FT <sup>2</sup>
g	study	7.5 X 7.9 FT	5.5 M <sup>2</sup>	59 FT <sup>2</sup>
h	bedroom 4	13.5 X 16.7 FT	18.45 M <sup>2</sup>	198 FT <sup>2</sup>
j	toilet 4	12.8 X 6.2 FT	7.41 M <sup>2</sup>	79.5 FT <sup>2</sup>
k	walkway	12.8 X 4.9 FT	5.85 M <sup>2</sup>	62.5 FT <sup>2</sup>
l	balcony	17.1 X 4.6 FT	7.25 M <sup>2</sup>	78 FT <sup>2</sup>
m	balcony	4.3 X 11.8 FT	4.65 M <sup>2</sup>	50 FT <sup>2</sup>

**FOURTH FLOOR**

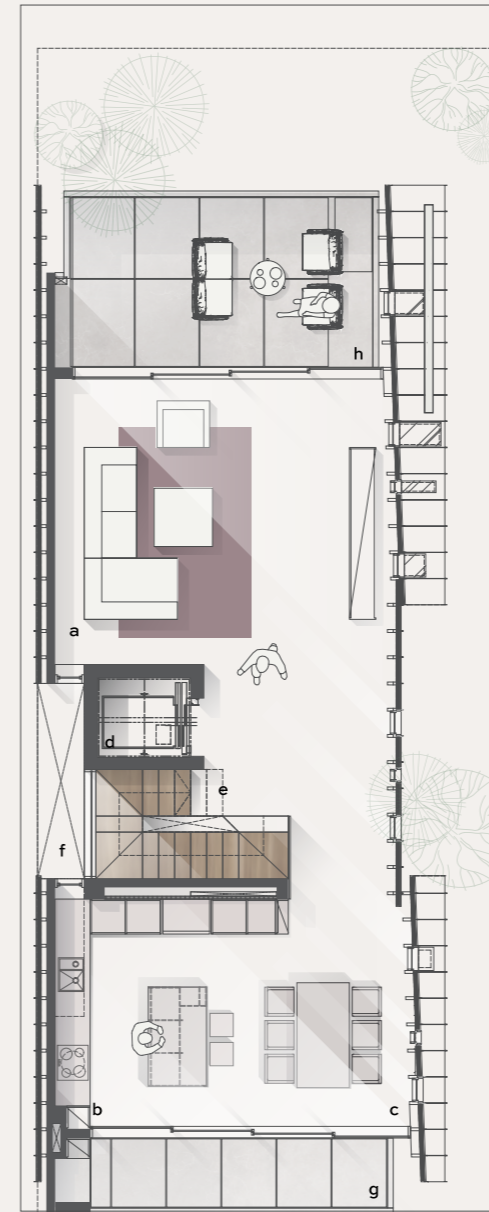
a	living	16.1 X 18.4 FT	27.5 M <sup>2</sup>	296 FT <sup>2</sup>
b	kitchen	11.8 X 12.5 FT	13.5 M <sup>2</sup>	145 FT <sup>2</sup>
c	dining	7.9 X 12.5 FT	09 M <sup>2</sup>	96 FT <sup>2</sup>
d	elevator	04 PERSON FT	400 KG	-
e	main staircase	6.1 X 10.8 FT	6.1 M <sup>2</sup>	65.6 FT <sup>2</sup>
f	void	2.6 X 10.8 FT	2.65 M <sup>2</sup>	28.52 FT <sup>2</sup>
g	balcony	4.3 X 17.1 FT	6.7 M <sup>2</sup>	72 FT <sup>2</sup>
h	terrace	9.8 X 17.1 FT	15.5 M <sup>2</sup>	166.5 FT <sup>2</sup>



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

## URBAN DWELLING FLOOR PLANS

TOTAL PLOT AREA	160 SQM (1722 SQFT)
PLOT DIMENSIONS	L: 20-21M X W:08M AVG
FOOTPRINT AREA	105 SQM (1130 SQFT) AVG
TOTAL FLOOR SPACE AREA	517 SQM (5564 SQFT) APPROX
CONFIGURATION	03 STOREY HOME (2BR + MAID ROOM) 02 STOREY HOME (2BR)

### GROUND FLOOR

a	entrance	4.3 X 4.3	FT	1.69	M <sup>2</sup>	27.4	FT <sup>2</sup>
b	garage	16.4 X 9.8	FT	15	M <sup>2</sup>	153	FT <sup>2</sup>
c	foyer	6.6 X 5.9	FT	3.6	M <sup>2</sup>	64	FT <sup>2</sup>
d	elevator	04 PERSON	FT	400	KG	-	
e	main staircase	6.1 X 10.8	FT	6.1	M <sup>2</sup>	65.5	FT <sup>2</sup>
f	void	2.6 X 10.8	FT	2.6	M <sup>2</sup>	65	FT <sup>2</sup>
g	internal staircase	8.9 X 7.9	FT	6.5	M <sup>2</sup>	63	FT <sup>2</sup>
h	living 1	15.1 X 13.1	FT	18.4	M <sup>2</sup>	64	FT <sup>2</sup>
j	courtyard / pool deck	8.5 X 12.1	FT	9.5	M <sup>2</sup>	25.8	FT <sup>2</sup>
k	plunge pool	5.9 X 12.8	FT	07	M <sup>2</sup>	3.12	FT <sup>2</sup>
l	garbage collection area	8.2 X 5.6	FT	4.2	M <sup>2</sup>	112	FT <sup>2</sup>

Storage spaces are to be incorporated during the Design Development Stage.

### FIRST FLOOR

a	kitchen 1	12.8 X 13.8	FT	16.3	M <sup>2</sup>	175	FT <sup>2</sup>
b	dining 1	17.7 X 11.5	FT	18.9	M <sup>2</sup>	203	FT <sup>2</sup>
c	walkway	4.3 X 15.7	FT	6.25	M <sup>2</sup>	67.2	FT <sup>2</sup>
d	elevator	04 PERSON	FT	400	KG	-	
e	main staircase	6.1 X 10.8	FT	6.1	M <sup>2</sup>	65.5	FT <sup>2</sup>
f	void	2.6 X 10.8	FT	2.65	M <sup>2</sup>	28.5	FT <sup>2</sup>
g	internal staircase	8.9 X 7.9	FT	4.8	M <sup>2</sup>	51.5	FT <sup>2</sup>
h	maid room	7.2 X 11.8	FT	7.9	M <sup>2</sup>	85	FT <sup>2</sup>
j	maid toilet	5.6 X 6.2	FT	3.23	M <sup>2</sup>	34.5	FT <sup>2</sup>
k	internal void	7.9 X 14.1	FT	10.3	M <sup>2</sup>	111	FT <sup>2</sup>
l	balcony	9.5 X 4.3	FT	3.75	M <sup>2</sup>	40	FT <sup>2</sup>





The tapering of the home in elevation, positioning of roof skylights and side windows allow extensive daylight to penetrate into the lower floors, creating an enlarged visual frame of the sky above.



This 3 storey home situated at the ground is interconnected with a private staircase with an elevator access; a second staircase serves the residents of the duplex home at the top. The vertical circulation module can be reconfigured based on the owner's requirement and intended use. The sum of spaces can be private or shared, based on the homeowner's preference.



ASÉRIA

# CLUBHOUSE



THE CLUBHOUSE IS THE ROADSIDE INTERFACE FOR ASÉRIA HOMES AND TOWNHOUSES AND SERVES AS THE SUPPORT FACILITIES UNIT FOR THE RESIDENTS.

THE GROUND LEVEL HOUSES A PRIVATE SECURITY OFFICE, CONVENIENT STORE, JUICE BAR AND ACCESS CORRIDOR FOR VISITOR PARKING. OTHER FACILITIES FOR RESIDENTS INCLUDE A GYMNASIUM, MULTIPURPOSE HALL AND BUSINESS CENTRE, DINING FACILITIES AND EMERGENCY SERVICES INCLUDING A MEDICAL CLINIC.

In line with Aséria Homes' overall design order to iterate continuous air flow and smooth circulation throughout the built areas, a 'hole' punctured in the Clubhouse building - at the first floor lobby area on the axis of the Elevated Garden - funnels westerly winds into the deeper areas of the building during the Hulhangu season (southwest monsoon), whereas the easterly winds from the Iruvai season are channeled out through the 'hole' out of the compound.



CLUBHOUSE FACILITIES









ASÉRIA

# ELEVATED GARDEN



THE ELEVATED GARDEN IS A RESIDENT BACKYARD LOCATED AT THE CENTRE OF  
THE DEVELOPMENT WITH A DIRECT LINK TO THE CLUBHOUSE;  
A SUPPORT FACILITY FOR THE DWELLINGS.

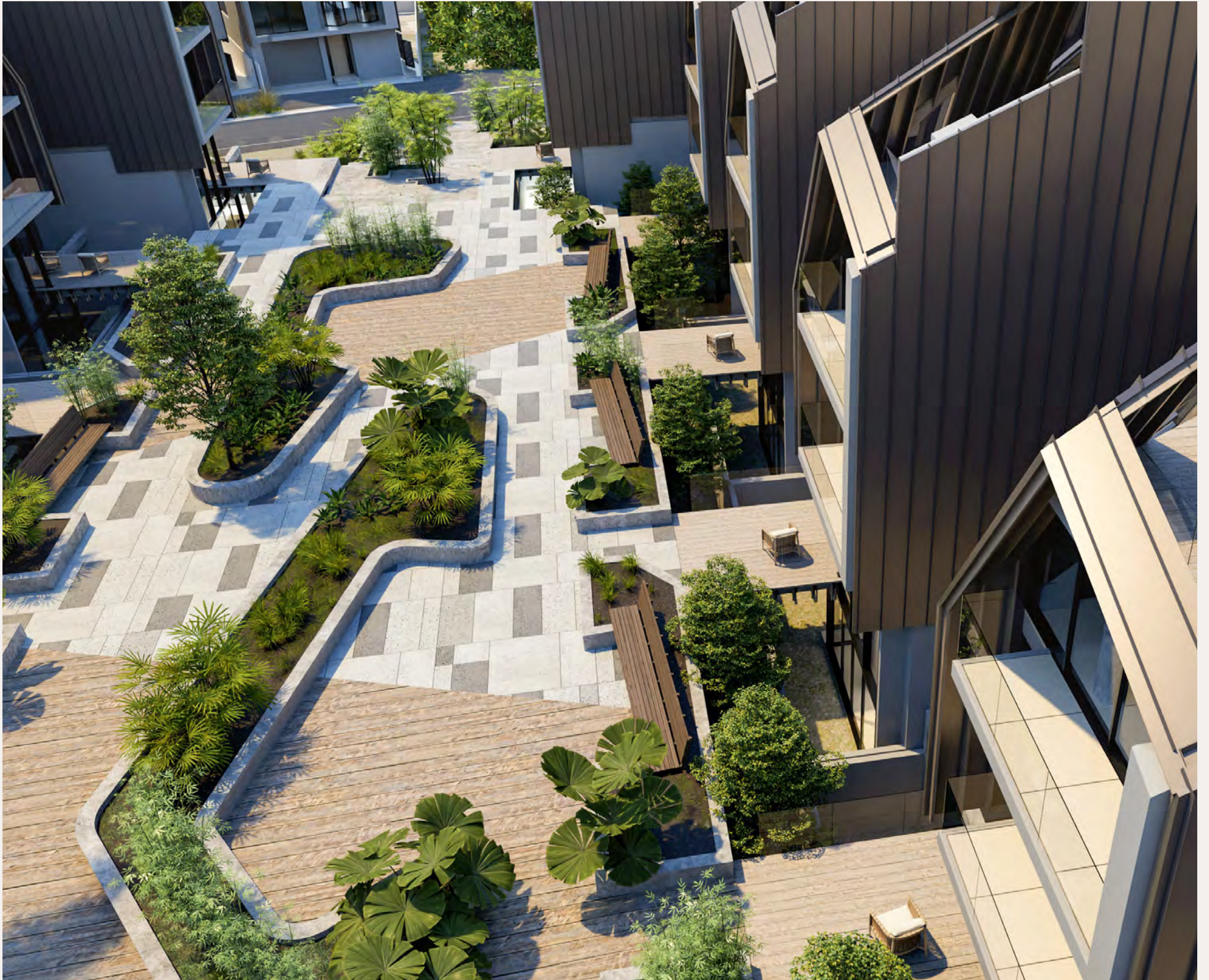
THE COURTYARD GARDEN IS DESIGNED TO FUNCTION AS A SIMULATION OF THE  
MALDIVIAN VERNACULAR BACKYARD '*GOATHI THERE*' INHERENT TO  
TRADITIONAL ISLAND HOMES - USUALLY A SHADY, SPACY AREA WITH A VARIETY  
OF NATIVE TREES AND PLANTS AND INFORMAL WORK SHEDS - WHERE A  
MULTIPLE ARRAY OF LIVELIHOOD ACTIVITIES, HOUSEHOLD AND SOCIAL  
FUNCTIONS ARE FULFILLED.

A stramp (stairs/ramp) transitions residents from the ground level to the Elevated Garden at the first floor level. A bridge connects the back deck of Garden Dwellings to the Elevated Garden as an extension of the household backyard. The garden will act as a communal backyard accessible to residents and will feature an outdoor children's play area and outdoor seating.









DEVELOPER

# BATCH CONSTRUCTION

SINCE ITS INAUGURATION IN 2004, BATCH CONSTRUCTION HAS DELIVERED THE BEST VALUE IN BUILDING SERVICES BY PLACING EXPERT CONSTRUCTION PROFESSIONALS ON EVERY PROJECT UNDERTAKEN.

THE COMPANY IS NOW ONE OF THE MOST WELL-KNOWN AND RELIABLE COMPANIES IN THE INDUSTRY, WITH A STRING OF HIGH PROFILE AND SUCCESSFUL PROJECTS TO ITS NAME IN A TENURE OF 18 YEARS.



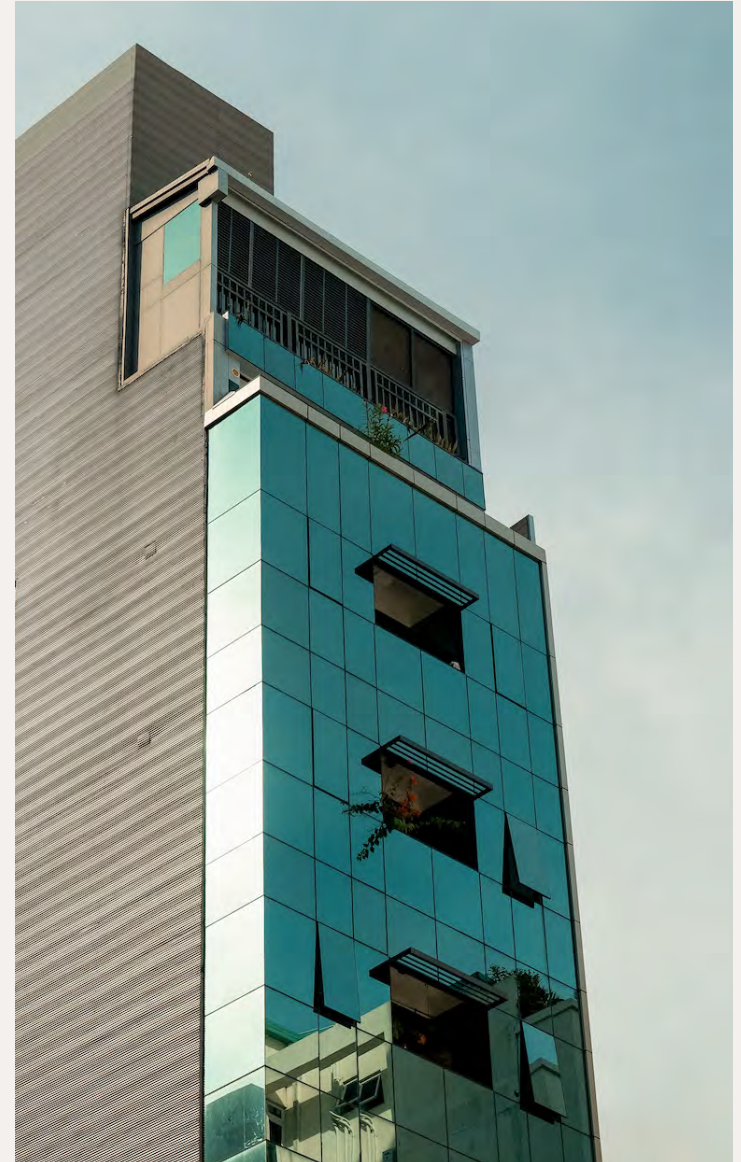


We are a team of 400 plus staff and we have had the pleasure to work on some very notable projects. Currently we have numerous ongoing projects in the Greater Male' Area as well as within the atolls.





One of our biggest projects in Hulhumale' was the development of a mixed use residential complex, i.e., Marina View – Batch Apartments consisting of 70 Apartment units.





## DEVELOPER

ASÉRIA HOMES & TOWNHOUSES IS A PROJECT DEVELOPED UNDER THE DEVELOPMENT AND SALE RIGHTS GRANTED BY HOUSING DEVELOPMENT CORPORATION LTD. (HDC) TO BATCH CONSTRUCTION PVT. LTD.



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