



GoTech

# PROJECT SCOPE

3M Villa Renovation + Landscaping



# WELCOME TO OUR COMPANY

At Gotech, we bring together years of industry knowledge and hands-on experience in Fit-Out, Facilities Management and Construction to deliver reliable, high-quality services across the UAE. What started as a commitment to exceptional workmanship has grown into a comprehensive offering of technical services, facility management, and tailored solutions for residential, commercial, and industrial properties.

We take pride in our team of skilled professionals, our customer-first approach, and our reputation for getting the job done right—on time, within budget, and to the highest standards.



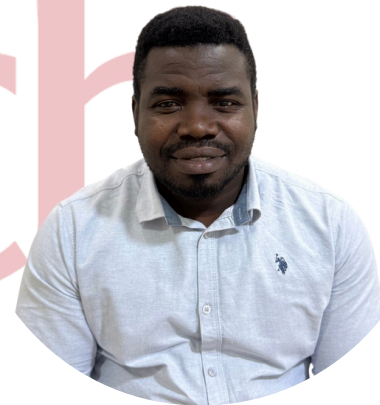
# MEET OUR TEAM



**Lewis**  
General Manager



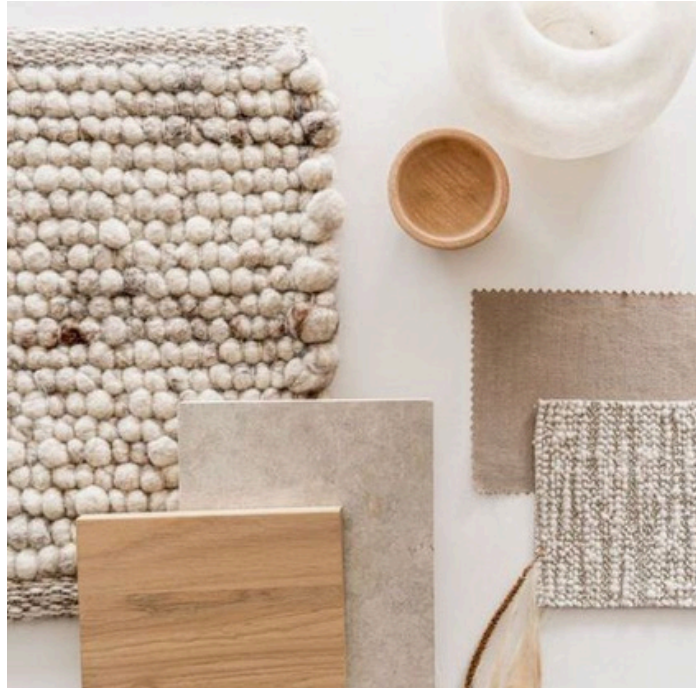
**Abbas**  
Facilities Manager



**Ranson**  
Project Manager



## COLOUR SCHEME CONCEPT



“California Cool” blends relaxed, laid back vibes with sophisticated elements, creating a comfortable, yet stylish living environment.



Sheer linen curtains allow the natural light to flow through the sliding doors keeping the space light and airy, whilst helping to diffuse the heat during the hot summer months.

The emphasis is on tranquillity and connection to nature with a curated combination of soft earthy tones, natural elements and beautiful, tactile textures.

“CALIFORNIA COOL” AESTHETIC – CONNECTION TO NATURE



**Localizing the Error**

## PROPOSED DRAWING

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**VILLA  
ARMIAN RANCHES**

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### PROPOSED GROUND FLOOR LAYOUT

Source by :	SR	Checked by :	SR
Designed by :	SR	Approved :	SR
Date :	20/05/2020	Scale :	1:100
Drawing category :			Architectural
SHEET NO.			01

## PROPOSED 3M VILLA LAYOUT

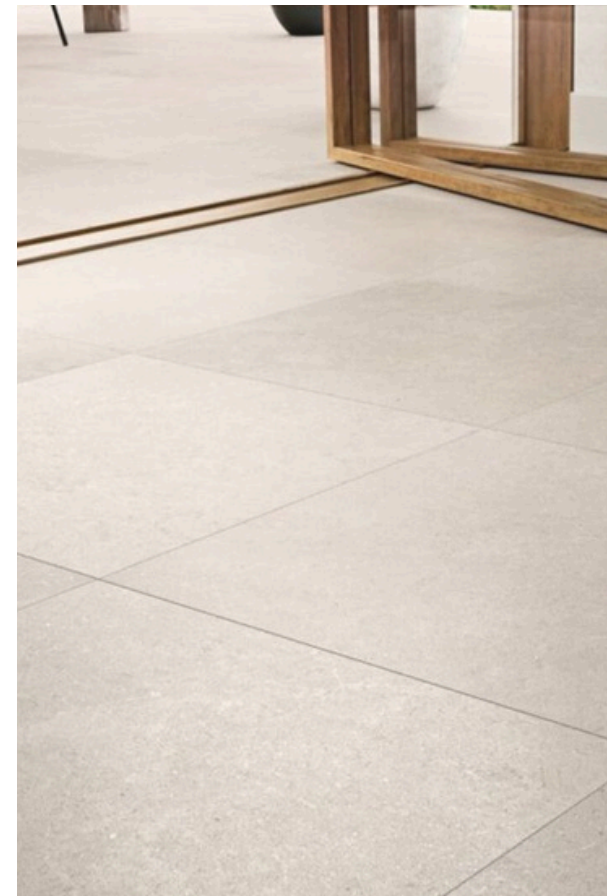
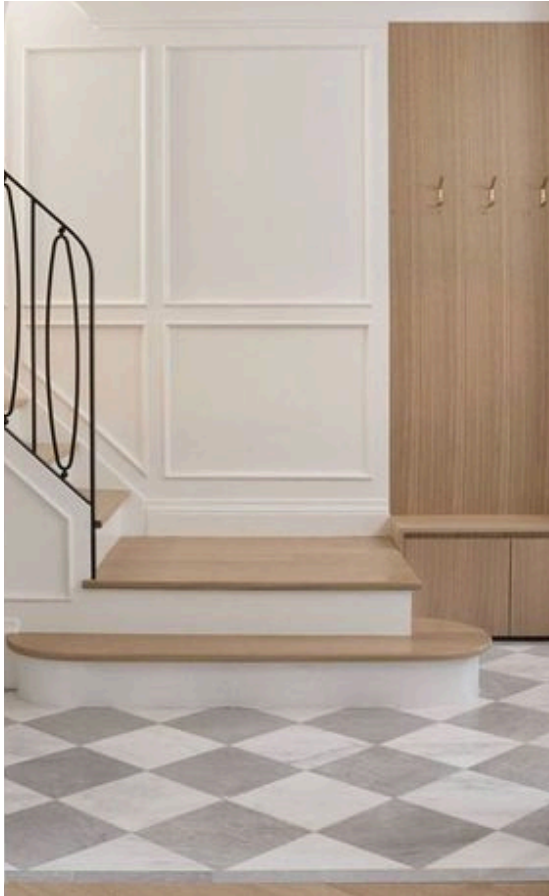
## ENTRANCE PORCHWAY



The entrance to the villa incorporates the original archway with microcement (or similar look) steps leading up to a small porchway and front door. Glass framework above the door is designed to invite as much natural light as possible into the hallway. To illuminate the steps and enhance visibility in the evenings, simple pendant lighting and low-level wall lighting will be incorporated into the design.





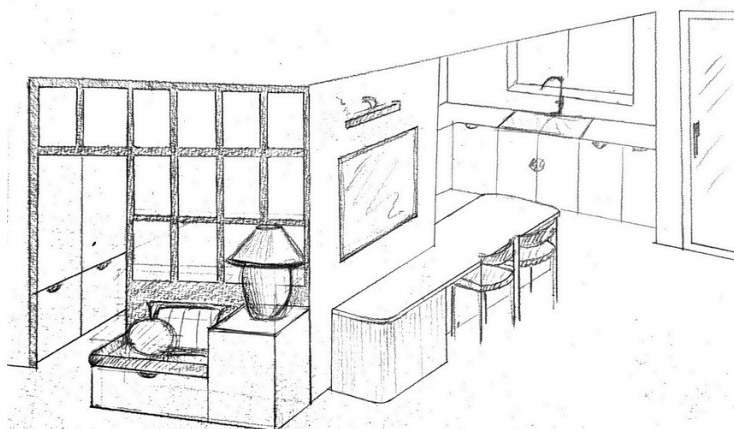


Pale cement checkerboard tiling in the hallway offers a versatile and timeless design that complements the laid-back, Californian vibes of the interior. Its neutral colour palette will help to brighten up the hallway and add visual interest without overwhelming the area. Paired with elegant, pale oak herringbone floors throughout the rest of the villa, each space will feel defined whilst preserving the spacious and airy ambience of the open-plan layout.

## ENTRANCE HALL + FLOORING

CEMENT TILE | PALE OAK HERRINGBONE

## KITCHEN CONCEPT

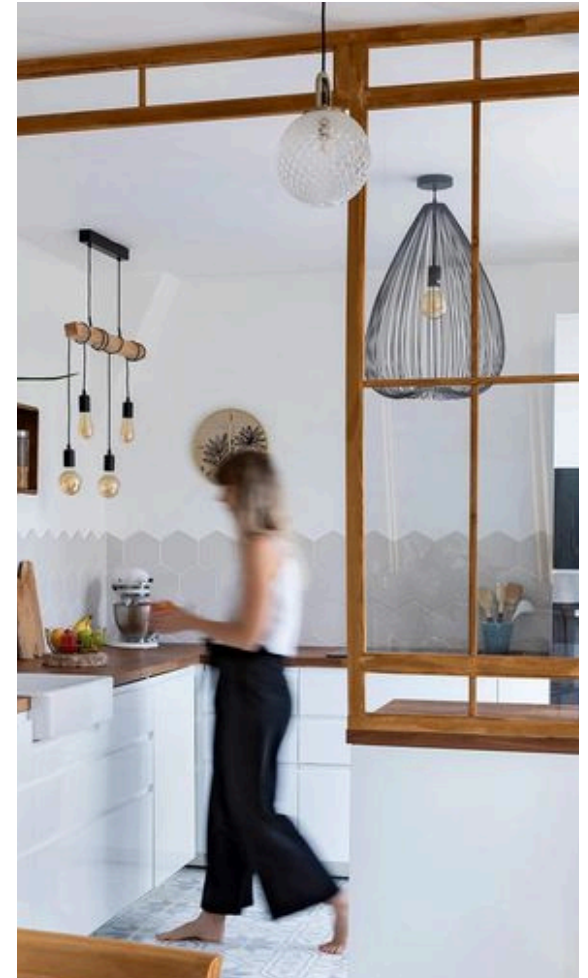
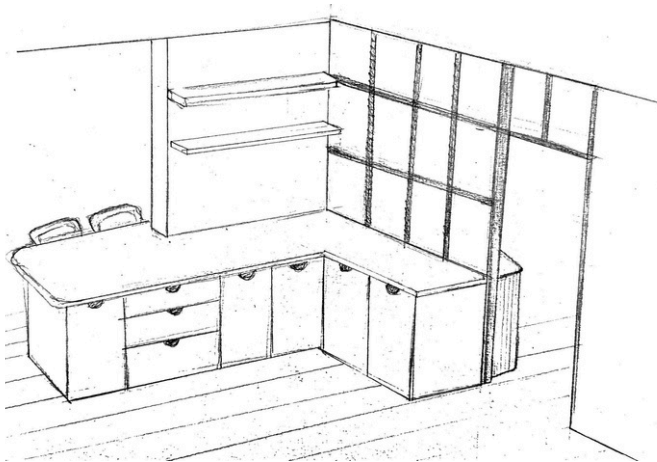
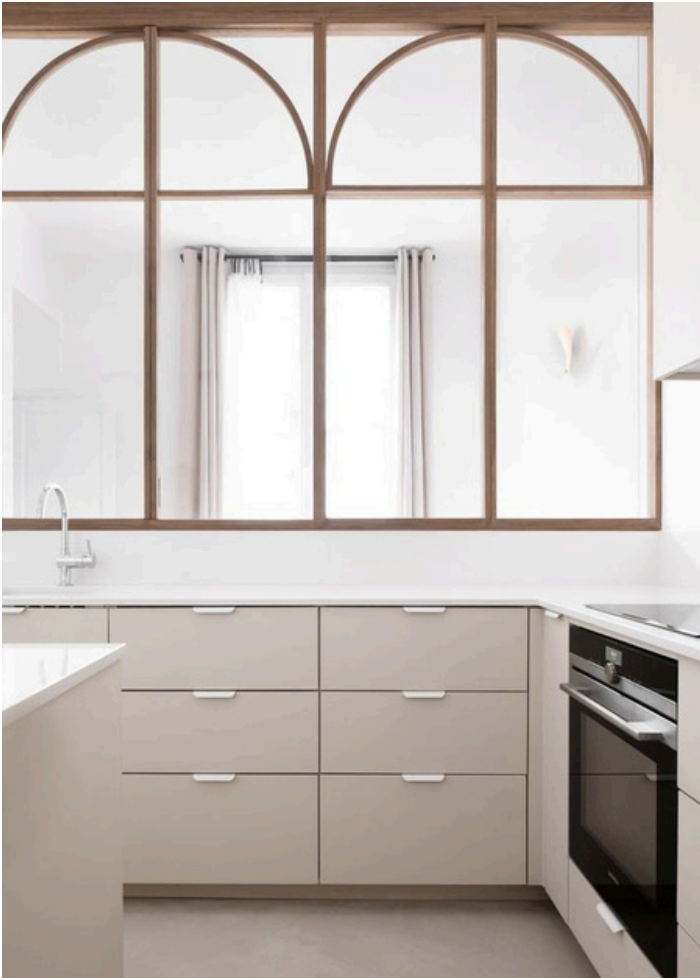


The half window wall serves to enhance the open-plan feeling, injecting natural light into the entrance hallway, whilst also zoning the kitchen and providing a degree of privacy.

HALF WINDOW WALL DIVIDING HALLWAY ENTRANCE +  
KITCHEN



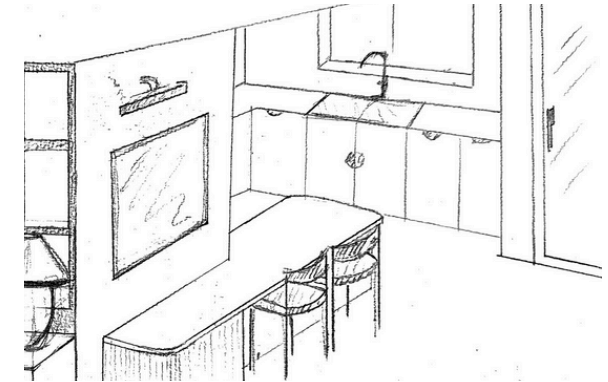
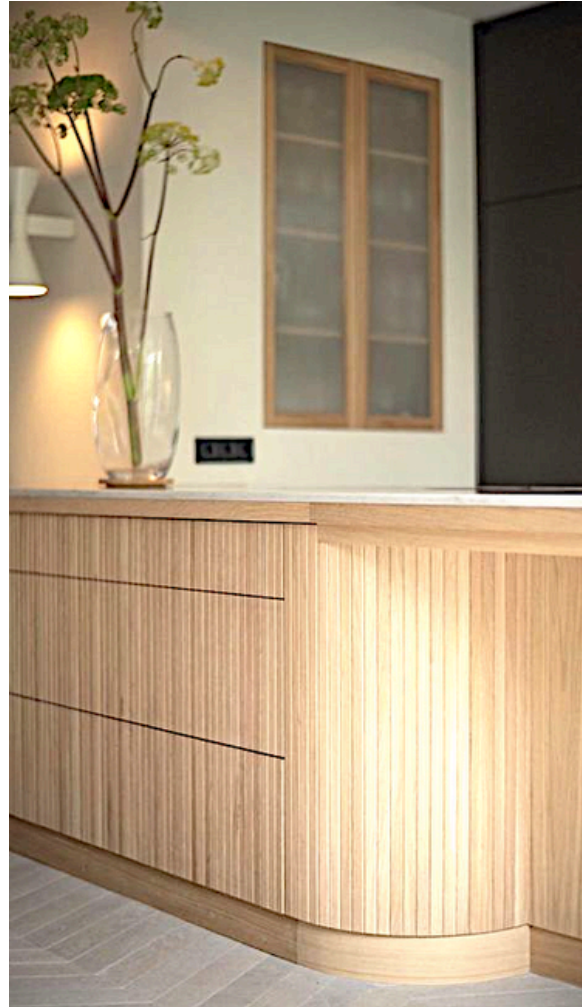
## KITCHEN CONCEPT



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HALF WINDOW WALL DIVIDING HALLWAY ENTRANCE +  
KITCHEN

## KITCHEN ISLAND CONCEPT



Expanding the kitchen island into a sideboard maximizes the use of the wall space and enhances storage capacity within the lounge area.

BUILT IN BREAKFAST BAR WITH EXTRA  
STORAGE





Designing an open-plan banquette dining room and lounge area will make optimal use of the space, creating a seamless flow between the spaces and maximizing the functionality of the area. Additionally, the banquette seating provides a space-saving solution while offering a comfortable and inviting area within which to dine and entertain.

DINING CONCEPT

BANQUETTE WITH BUILT-IN STORAGE BENEATH



## LOUNGE



The lounge has a modern feel yet is grounded by earthy hues, curves and textures. The built in media wall will be beautifully styled and helps to anchor and define the overall space.



BUILT-IN MEDIA WALL

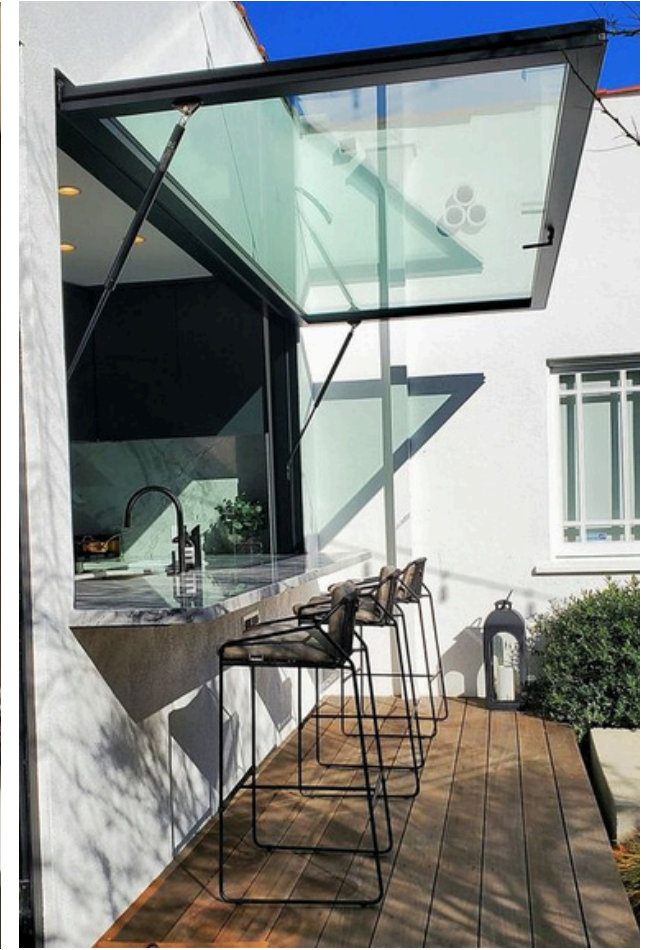
## KITCHEN CONCEPT



This sleek, beautifully styled kitchen features luxurious marble countertops and backsplash which are complemented by warm oak cabinetry and shelving. Fluted detailing on the kitchen island breaks up the clean lines whilst brushed bronze hardware and accents provide a refined contrast, adding depth and elegance to the overall design. A discreet coffee station and built-in wine fridge not only enhance everyday functionality but also elevate the kitchen's versatility for seamless entertaining. Ambient lighting, including undershelf LED and sophisticated island pendant light, add the finishing touch.

MARBLE + OAK WOOD FINISH | HERRINGBONE FLOOR



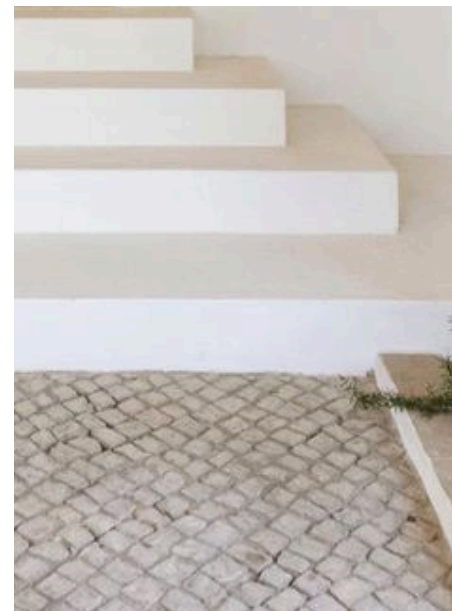


Incorporating a kitchen window that fully extends enhances the open-plan living space will seamlessly connect both indoor and outdoor spaces. The window's transformation into a bar creates a dynamic space for entertaining.

## BAR CONCEPT

SLIDING OR PUSH UP KITCHEN WINDOW/ OUTDOOR BAR





Step out from the lounge onto a raised, covered terrace with elegant arch design. A cooling fan over the seating area invites lounging, while the bar and dining area offer options for entertainment and al fresco dining. The microcement flooring adds a modern touch, leading down steps towards Spanish courtyard inspired paving complemented by curved white planters filled with lush palms and fully equipped outdoor kitchen.

## COURTYARD OASIS WITH STEPS UP TO COVERED TERRACE





A customised “Murphy Bed” creates the flexibility to transform a home office into a comfortable guest room whenever you need it, without compromising on style or functionality. This is the perfect design solution for a multifunctional space, allowing you to easily stow away the bed when not required to create a spacious and productive workspace.

GUEST ROOM/ OFFICE

VERSATILE “MURPHY BED” DESIGN

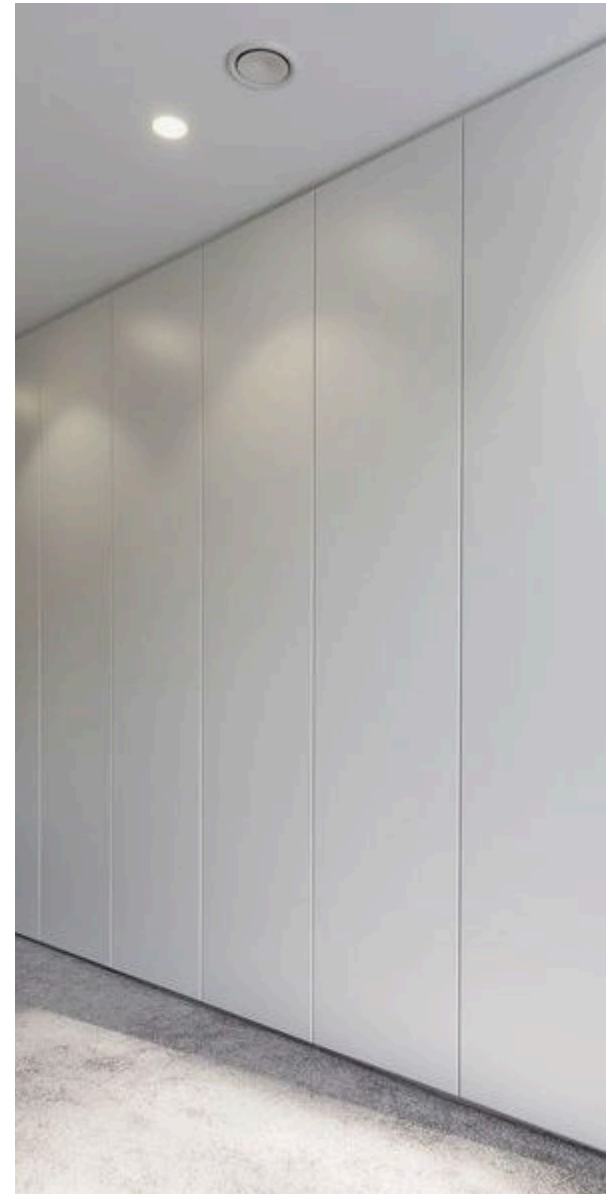
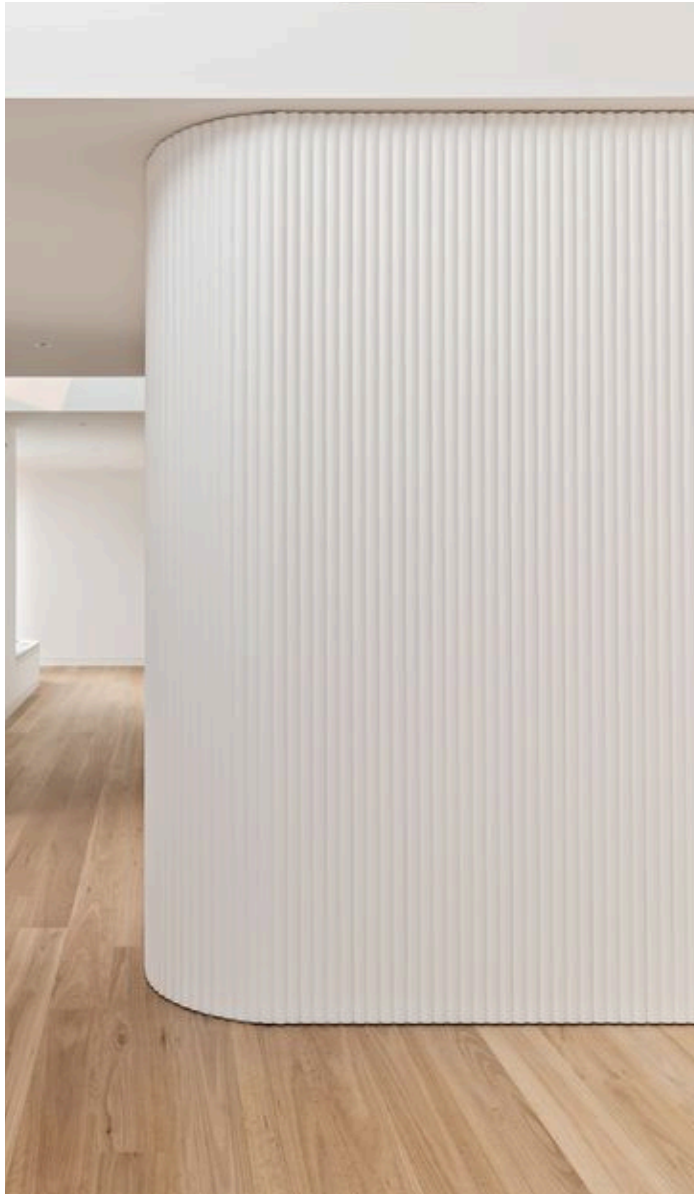
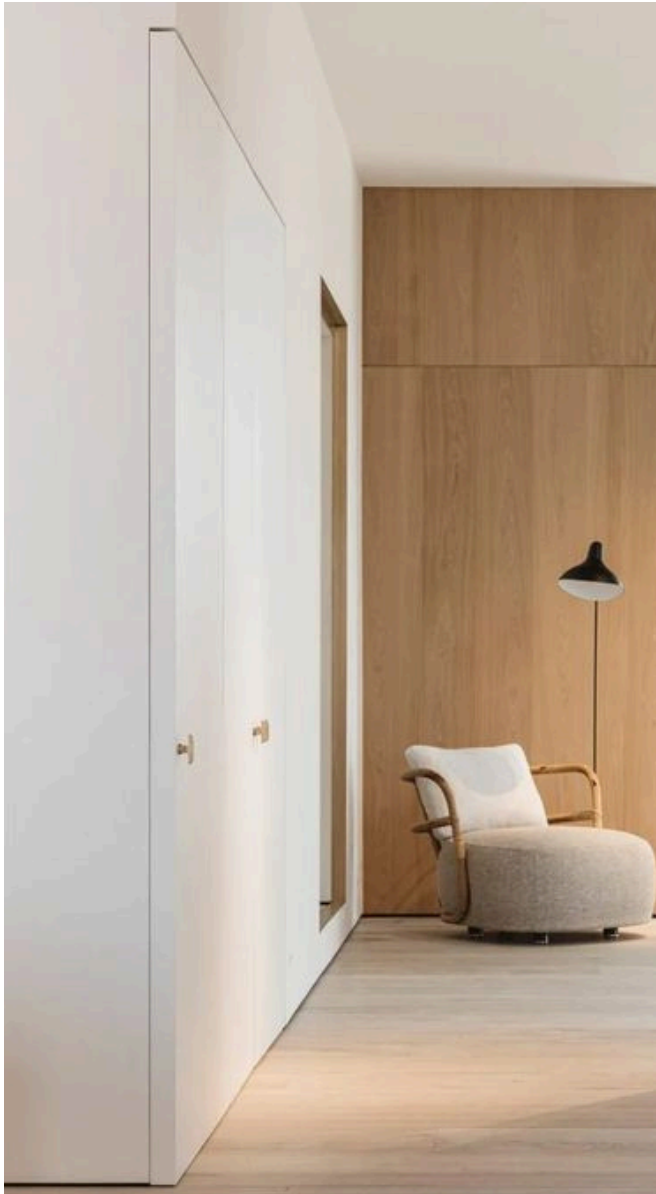


The addition of an extra downstairs shower room/ washroom serves as a convenient amenity for both guests and family members alike. The use of enamel tiles combined with limestone tile and pale oak cabinetry brings an element of sophistication and calm, whilst the brass hardware adds a touch a timeless elegance.

## SHOWER ROOM

### DOWNSTAIRS EXTENSION





ELECTRIAL CUPBOARDS

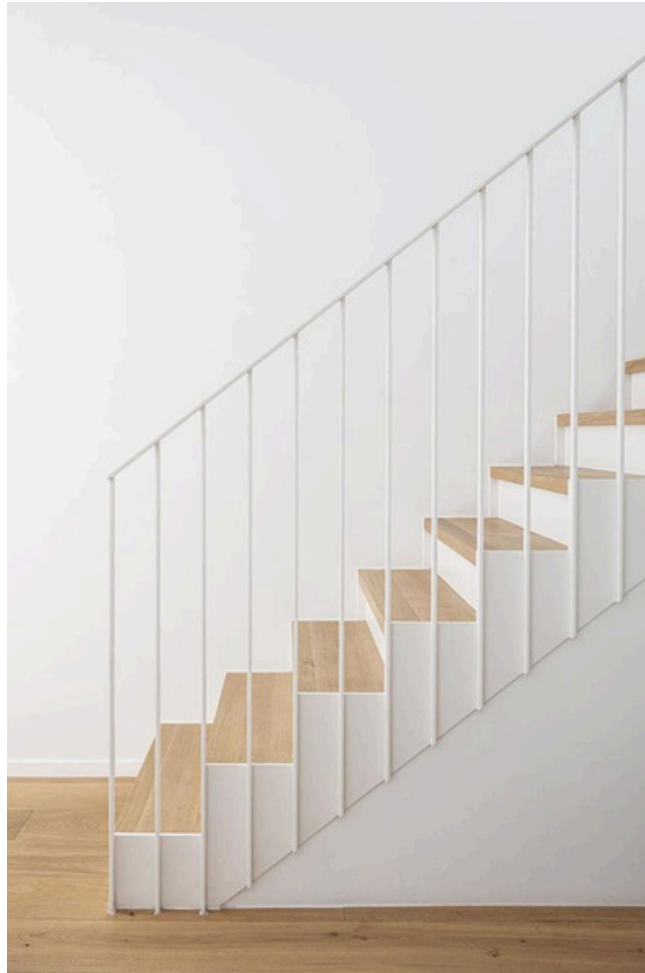
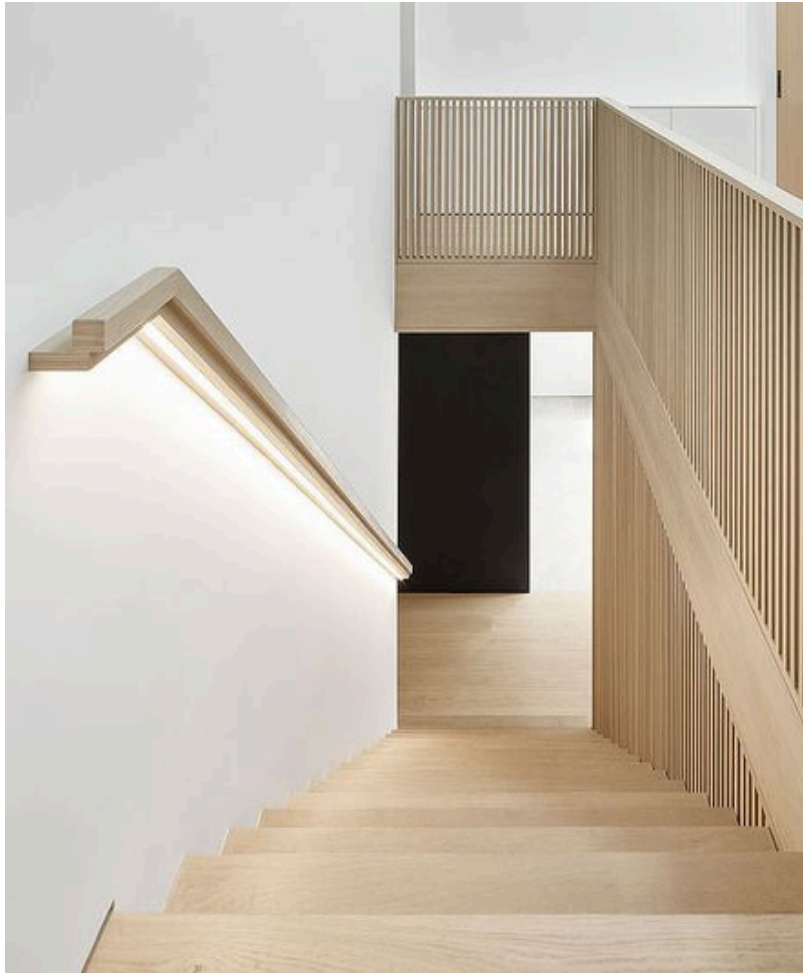
INVISIBLE FLOOR TO CEILING PUSH-TO-OPEN PANELS



## LAUNDRY

INTERGRATED WASHER/ DRYER WITH STORAGE

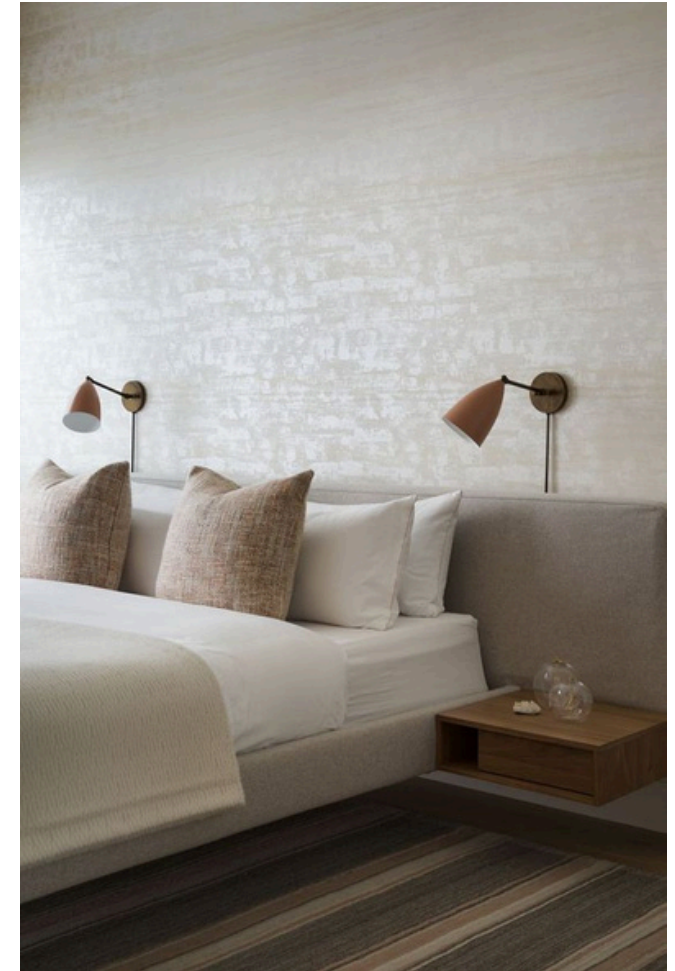
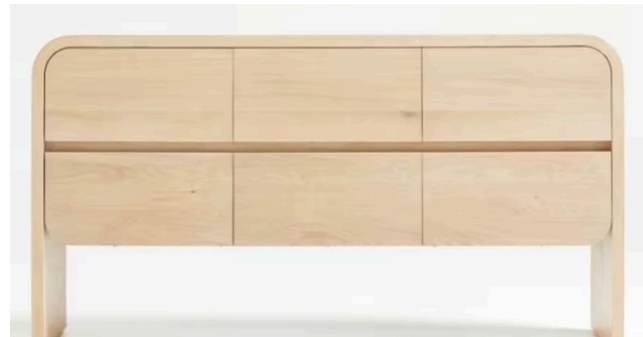




Designing a staircase with clean lines in oak wood offers a timeless look that compliments any space and helps the “California Cool” aesthetic to flow seamlessly to the upper floor. Either a curved, metal or wood handrail could be installed as all these would all provide a sculptural elegance. By incorporating lighting beneath the handrail, the staircase is subtly illuminated and creates a striking focal point whilst maintain a minimalist feel.

## STAIRCASE

SLEEK AND SCULPTURAL

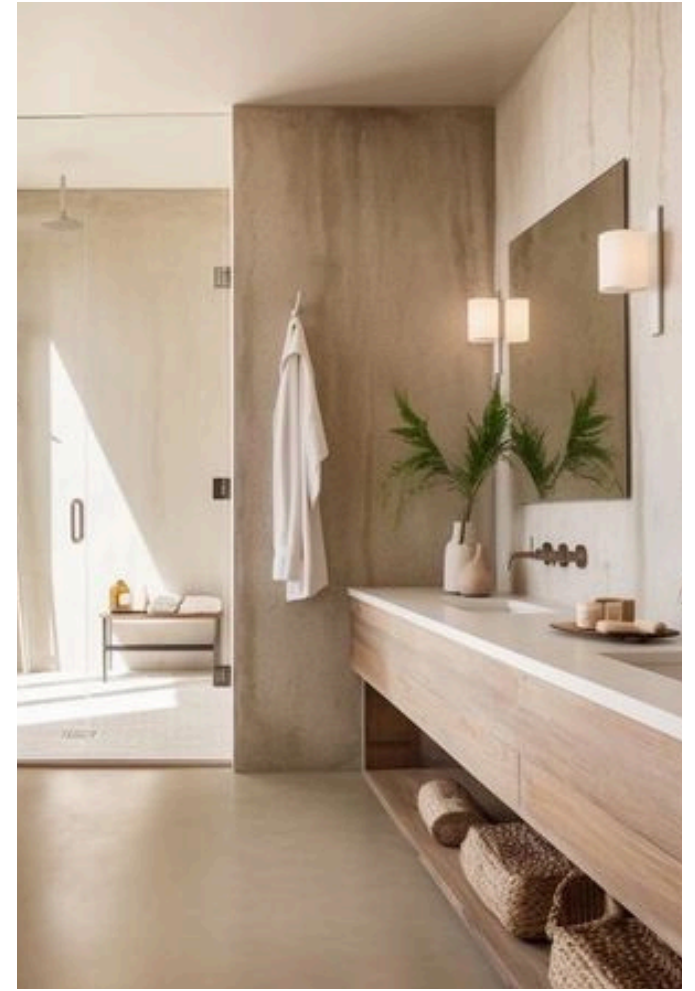


Subtle, soothing hues like sandy beige, soft whites and pale blues evoke a sense of tranquillity and mimic the tones of California's beaches and landscapes, bringing an organic, earthy feel to the master bedroom. The layout will be fully considered to ensure maximum storage and the most effective use of space.

## MASTER BEDROOM

PEACEFUL HAVEN WITH EARTHY HUES AND MIXED TEXTURES

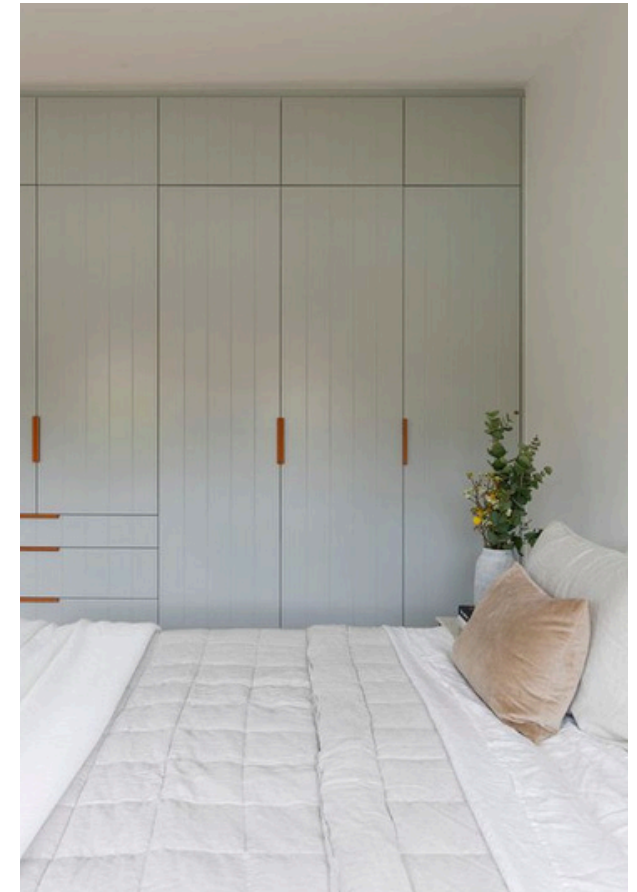




The spa-inspired master bathroom will incorporate natural elements such as travertine and pale marble to add a sense of luxury and sophistication. Features will include rainfall shower, oak wood cabinetry, framed mirrors, over-sized floor tiles and elegant wall lighting. \* Layout is yet to be confirmed but, if feasible, we would like to extend outwards onto the balcony to allow for a large soaking tub \*

## MASTER BATHROOM DETAIL

### CALMING, SPA-INSPIRED DESIGN



The bedrooms will exude calming coastal vibes and feature wall panelling detail, clutter-free surfaces and thoughtful storage solutions to maximise the space.

BEDROOM 2+3

CLEAN LINES, COASTAL FEEL





The bathroom incorporates a shower over the bath to fully optimise the available space and provides practicality for those who prefer a quick shower while also offering the option of a bath for young kids and those who enjoy unwinding after a long day. The pale stone finish keeps the space airy and bright, despite the absence of windows.

## 2ND BATHROOM

### PRACTICAL SHOWER OVER BATH DESIGN



BEFORE





AFTER





BEFORE



AFTER



BEFORE



AFTER





BEFORE



AFTER



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