

13 Sumatra Street





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3 Bedroom Apartment - Interiors



The Perfect Balance Between Function and Aesthetic

The apartment was designed with functionality at the center of our attention. In our effort to provide a home for a family of five and a helper, we used the space in these apartments with the utmost efficiency. We also wanted these apartments to look as beautiful as much as they are functional, and this took us back and forth in the design process between functionality and aesthetics until we found the perfect balance between the two.

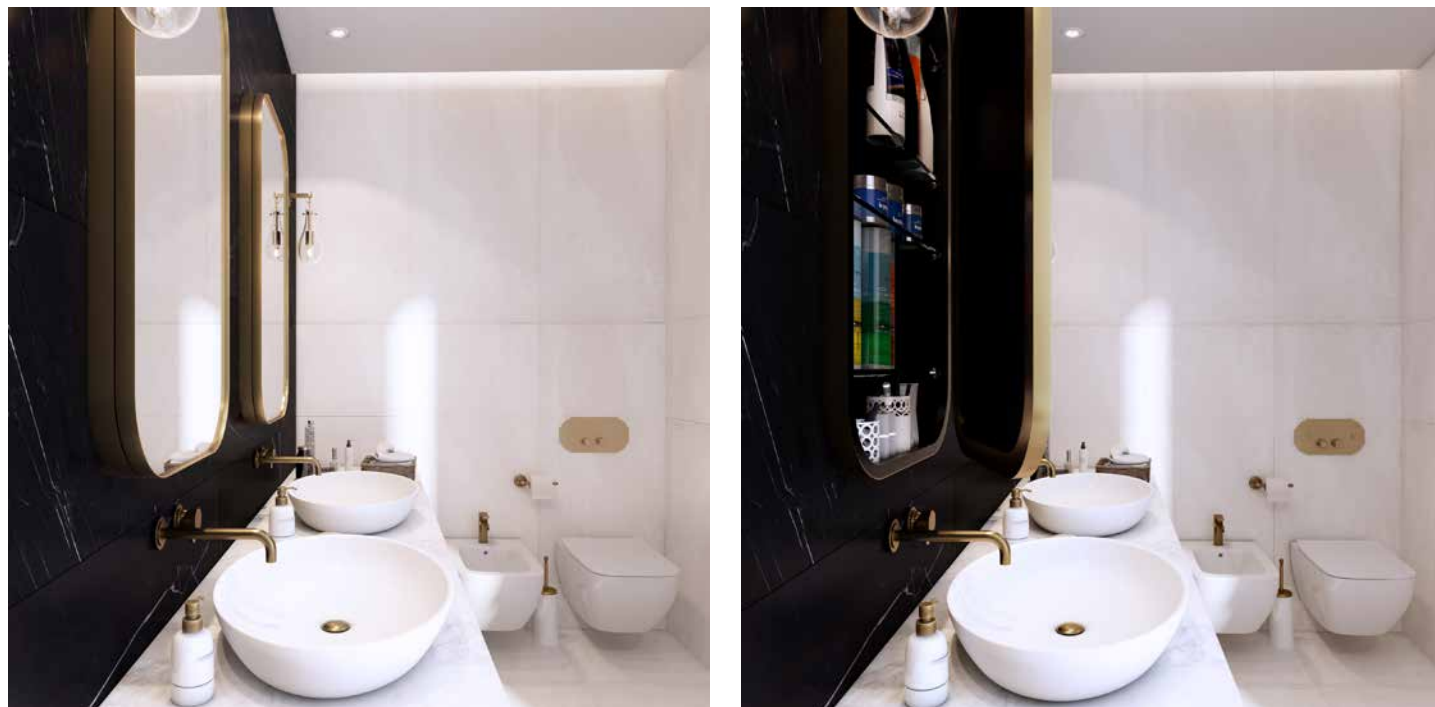
The weather in Amman is so pleasant that it became very important for us to have a terrace in the most important space in the apartment. The terrace of the living area comes into the space and becomes part of it, allowing you to enjoy one of the best things about Amman.

The apartment was also designed with safety in mind. We included a service balcony so that the boiler and the LPG distribution cabinet remains outside and not inside the apartment.

With a boiler installed a short distance from the core of the apartment, the thermal system used to heat the space and running water is more efficient and will save unnecessary expenses in the long run. With the boiler located outside your home, you can also rest assured that you and your family are safe.

Local laws limit the height of buildings in Amman and has made apartments with false ceilings feel compact and cramped. Our design approach focused on maximizing the clear height for each apartment while still installing a centralized AC system. We installed false ceilings in service areas and stayed away from the important spaces.

3 Bedroom Apartment - Master Bathroom



Customized Comfort

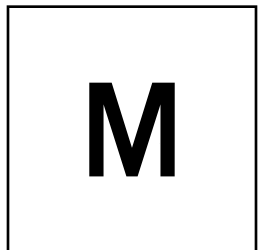
The design approach for the master bathroom was to provide the users with a space that is specific to their own needs. What is considered a warm bathroom for some might be cold for others, and what is considered warm while wearing clothes is not without. That is why we decided to provide a separate temperature setting mechanism for the bathroom that is separate from the bedrooms. This will allow you to set the temperature of the bathroom independently from the other rooms.

The lighting of the master bathroom was also designed with the user in mind. The bathroom is a space that can be used in two very different states. Sometimes the bathroom is used for getting ready, and sometimes it is used after a long day to relax and unwind. These two different states require two very different atmospheres, and that is why the lighting design of the bathroom was central

to our design approach. We provide two kinds of lighting atmospheres. The first is a soft ambient and indirect light for relaxing showers and the second is a brighter setting for task oriented activities.

The master bathroom includes real brass faucets, shower heads and towel heaters that are “living” materials that age and change with time. The natural element inside these bathrooms provides a setting that is constantly evolving with time, and provides a dynamic soul to the space.

The bathroom includes a mix of natural black marble tiles along with white porcelain tiles and brings a contrast between white and black that is both neat and clean at the same time. The natural element of marble complements the brass faucets and shower heads and accentuates the natural element inside this bathroom. The bathrooms come fully equipped with vanity sinks and mirrors as well.



Typical Apartment - Optional Kitchen



Fully Functional

When we designed the kitchen to be a part of an open plan space that is also accessible from the terrace, the aesthetic of the space and the kitchen as a whole improved dramatically. The challenge was to make a fully functional kitchen that has only two walls.

We separated the cooking station from the baking station allowing for a more organized placement and storage of cooking utensils and equipment.

The cooking station is designed with drawers that are easily accessible from the hob. The size of the drawers vary to accommodate the different kinds of tools and utensils.

The baking station is also designed with sufficient storage space for baking tools and equipment. The oven is located directly below the counter which is also accessible from the dining room, allowing baked dishes to be pulled out and served immediately. The flow between the kitchen and the

dining room is seamless, and cooking while having guests over is possible as well.

To host larger numbers, a longer serving counter provides an additional four linear meters of counter length and can also be used to store glass and ceramic-ware. This long counter comes equipped with a built-in wine-cooler that is easily accessible from the dining area and the terrace.

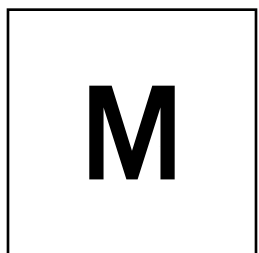
The kitchen is also equipped with two exhaust fans. The hood placed directly above the hob is effective in extracting oils and flying particles, but it will barely extract enough air to properly ventilate the space. We also include a second more powerful fan that will provide sufficient air changes to the spaces that will remove unwanted scents from the space more effectively.

Typical Apartment - Optional Kids Closets

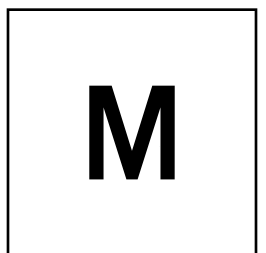
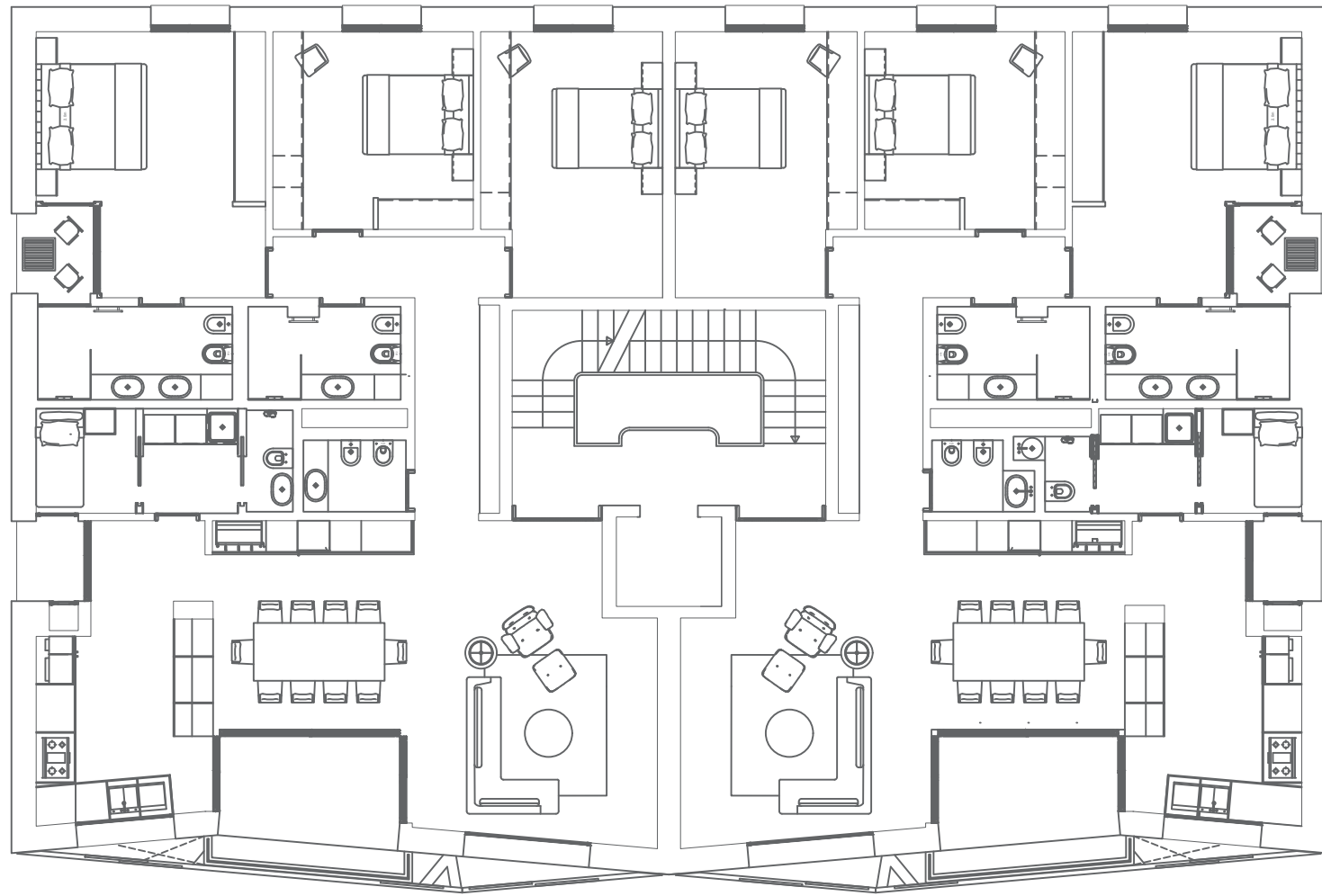


Fun and Work

Kids bedrooms are equipped with the necessary electrical connections needed for both studying and having fun. The electrical connections are placed at a convenient height by the desk in order to provide easier accessibility. We can provide a functional desk and closet upon request.



Typical Apartment Plan



Apartment Specs

	Typical Apartment	Two Bedroom Apartment	Garden Apartment	Penthouse
area in square meters	187	164	300	375
number of en-suite bedrooms	1	2	3	3
number of regular bedrooms	2	-	-	-
number of bathrooms	4	4	5	5
laundry room	•	•	•	•
maids room	•	•	•	•
pantry	○	○	•	○
number of terraces	1	0	-	1
number of balconies	2	3	-	5
VRV centralized air conditioning system room by room control	•	•	•	•
underfloor heating room by room control	•	•	•	•
number of parking spots	1	1	2	2
water reservoir volume	14-16	13	18	23
rainwater reservoir	○	○	•	○
optional electric vehicle charger	•	•	•	•
storage room area in square meters	4.5 - 5.5	4.5	5.7	7.0
wide roll-up shutter door for storage rooms	•	•	•	•
intrusion detection system	GF only	•	•	•
thermally insulated walls	•	•	•	•
thermally insulated floor and ceiling	•	•	•	•
LPG fuel network with connections for kitchen equipment	•	•	•	•
gas fire place	○	○	○	•
hot water storage calorifier	○	○	•	•
instantaneous hot water	•	•	○	○
solar heating system w/ hot water storage calorifier & electrical heating system	•	•	•	•

Building Specs

CCTV system	•
guard room including kitchenette and en-suite bathroom	•
electrical room	•
mailboxes in lobby for each apartment	•
dual door lobby entrance system	•
elevator B2-PH	•

