



Architecture
& Construction

ZEEM ARCHITECT
PORTFOLIO

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ABOUT US

Founded in 2014, ZEEM is a multidisciplinary architecture studio based in Iran and the United Arab Emirates, focusing on contemporary architectural solutions for residential, commercial, and bespoke villa projects.

Our design approach is rooted in simplicity, precision, and contextual sensitivity. We believe in the power of modern and minimal architecture to create spaces that are not only aesthetically compelling but also deeply functional and emotionally resonant. At Zeem, each project begins with a careful understanding of the client's needs, the site's potential, and the story a space can tell.

By operating across two diverse regions Iran and the UAE we blend cultural awareness with international design standards, delivering timeless architecture that bridges vision and reality.

Whether it's a compact urban residence or a large scale corporate building, our focus remains the same: clean lines, clear purpose, and an enduring experience of space.

DESIGN APPROACH

We lean towards a modern and minimal design language, where clarity of form, purity of material, and spatial simplicity create environments that are both elegant and enduring. Whether we design a compact residence or a large-scale complex, our focus remains on the user experience, the character of the site, and the narrative behind the space.

Our design methodology moves through a thoughtful and collaborative process—from initial concept development, to site and climate analysis, to material exploration, and ultimately, to detailed design and execution. We prioritize open dialogue with clients, engineers, and consultants, ensuring that every project is not only well-designed but also technically and environmentally responsive.

Each project is treated as an opportunity to craft a unique architectural response—one that respects its context, challenges conventions, and creates spaces that inspire.

At ZEEM, we believe that architecture is more than a physical structure—it's a dialogue between place, people, and purpose. Our design process is guided by a set of core values: sustainability, innovation, contextual harmony, and timeless aesthetics.

OUR SERVICES

01 ARCHITECTURAL DESIGN

From early sketches to fully developed concepts, we craft architecture that responds to context, climate, and client aspirations, while integrating structural, electrical, and mechanical considerations from the outset.

02 RENOVATION & RESTORATION

We revitalize existing buildings through thoughtful transformation, preserving their architectural essence while upgrading performance, systems, and functionality.

03 OPERATION, INVESTOR & CONSULTANT COLLABORATION

We work closely with investors, operators, and specialist consultants to ensure efficient project delivery, long-term performance, and successful operation of built environments.

04 INTERIOR DESIGN

We design cohesive interior environments where materials, light, and form align seamlessly with architectural, structural, and MEP requirements.

05 PROJECT MANAGEMENT, CONSTRUCTION & SITE SUPERVISION

We oversee the entire project lifecycle—from coordination of architectural, structural, electrical, and mechanical disciplines to construction management, quality control, and on-site execution.

06 3D MODELING & RENDERING

We produce precise visualizations and technical models that support design coordination, decision-making, and smooth execution across all disciplines.

PROJECTS

01

NARBON

Iran, Lavasan, Naran

2024

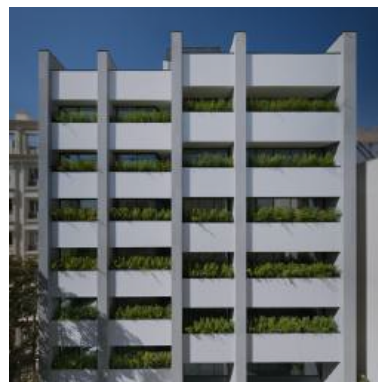


02

SEPIDAR

Iran, Tehran, Niavaran

2020



03

SHADOW

Iran, Lavasan, Naran

2018



04

SHEMSHAD

Iran, Lavasan, Naran

2017

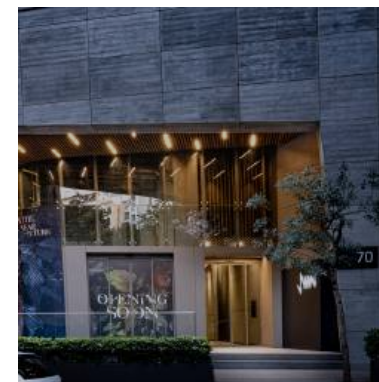


05

NASL

Iran, Tehran, Fereshteh

2015



01

NARBON VILLA

Nestled within a lush and sloped terrain, Narbon Villa comprises two modern private residences designed to offer both privacy and connection within a shared site. The architectural concept revolves around soft curves, fluid transitions between spaces, and a seamless dialogue with nature.

Both villas are oriented to maximize natural light and views, while the organic roof lines echo the surrounding topography. The shared landscape flows naturally between the homes, creating a harmonious balance between individual space and collective experience.

A central design element is the use of transparency and warm materiality—wooden ceilings, expansive glazing, and light-toned surfaces—creating a calm, tactile atmosphere throughout both interiors and exteriors. Narbon Villa celebrates contemporary minimalism while deeply respecting the context in which it sits.

Location : Lavasan, Iran

Year : 2024

Type : Private Villas

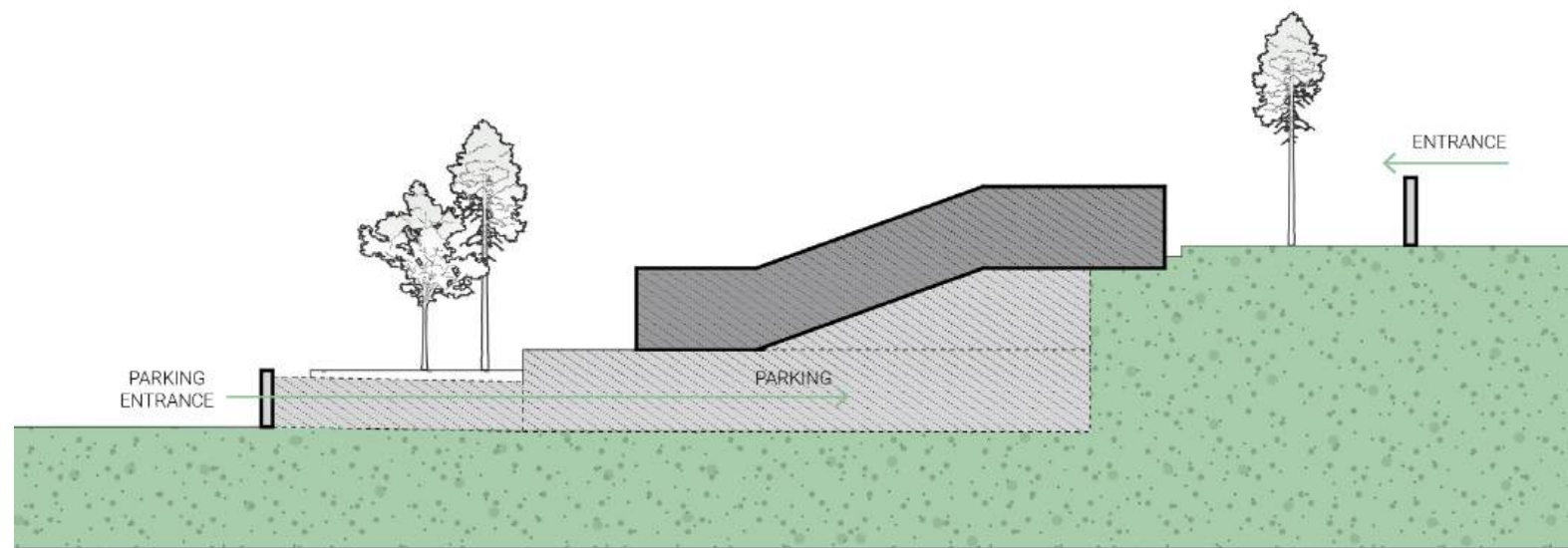
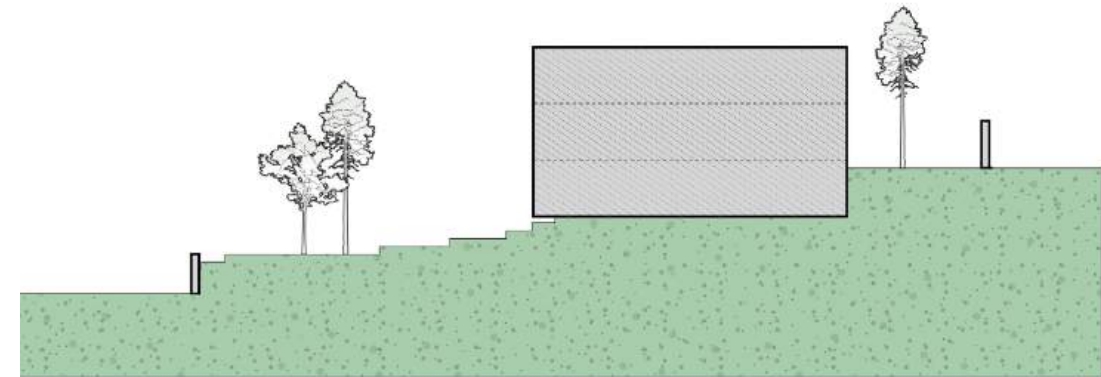
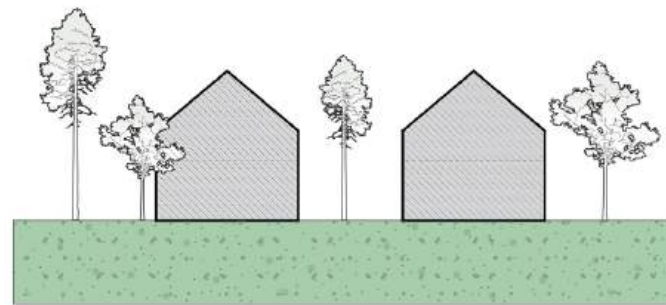
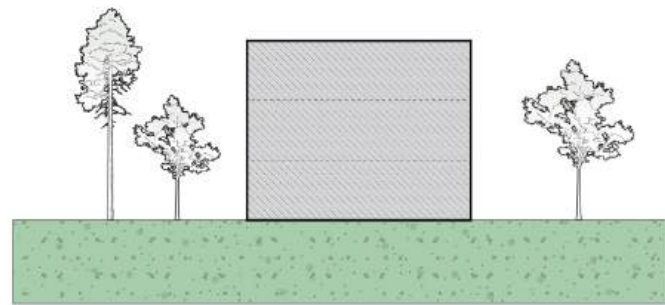
Area : 2,600 m²

Gross Floor Area : 1,700 m²

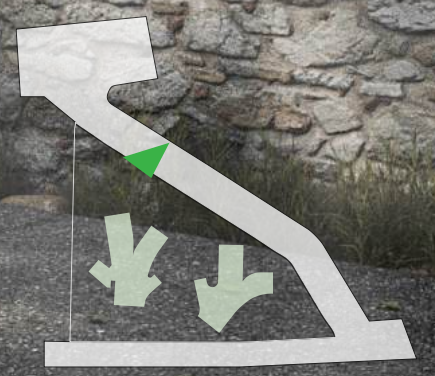
Status : Under Construction

Role : Full Architectural, Interior Design & Construction Management





Designed in response to the site's steep topography, Narban Villa steps down with the natural slope, minimizing excavation and blending with the landscape. The form emerges from the terrain, creating a sequence of levels that balance privacy, openness, and connection to nature.













GROUND FLOOR

Villa No.01

Floor Area : 364 m²
Total Unit Area : 989 m²



Villa No.02

Floor Area : 284 m²
Total Unit Area : 601 m²

- 1 Entrance
- 2 Mechanical
- 3 Parking
- 4 Storage
- 5 GYM
- 6 Play Area
- 7 Laundry
- 8 Bar
- 9 Sauna
- 10 Closet
- 11 W.C

FIRST FLOOR

Villa No.01

Floor Area : 204 m²
Total Unit Area : 989 m²

Villa No.02

Floor Area : 189 m²
Total Unit Area : 601 m²



- 1 Entrance
- 2 Yard
- 3 Kitchen
- 4 Hall
- 5 W.C
- 6 Bath
- 7 Closet
- 8 Bedroom

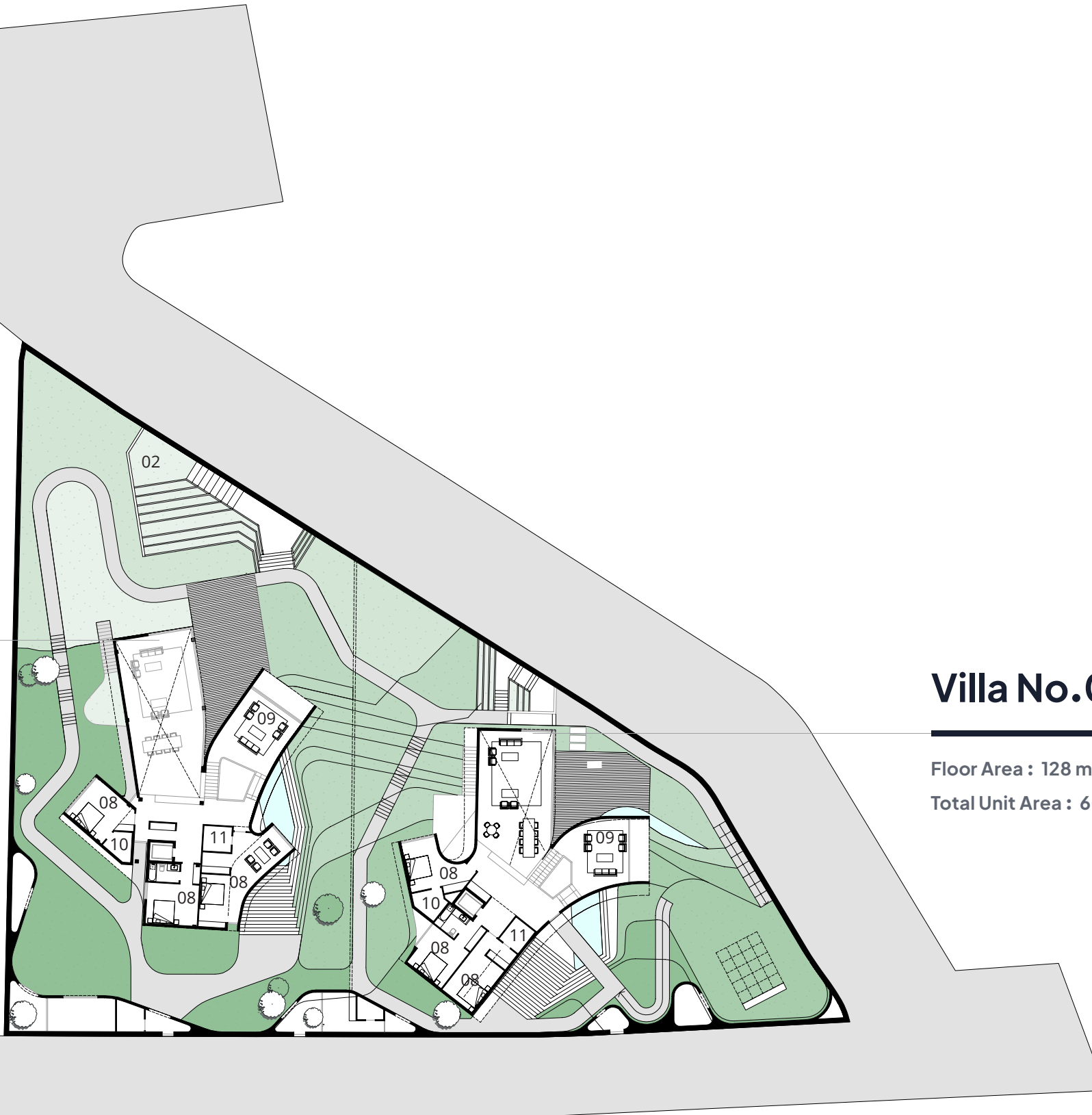
SECOND FLOOR

Villa No.01

Floor Area : 151 m²
Total Unit Area : 989 m²

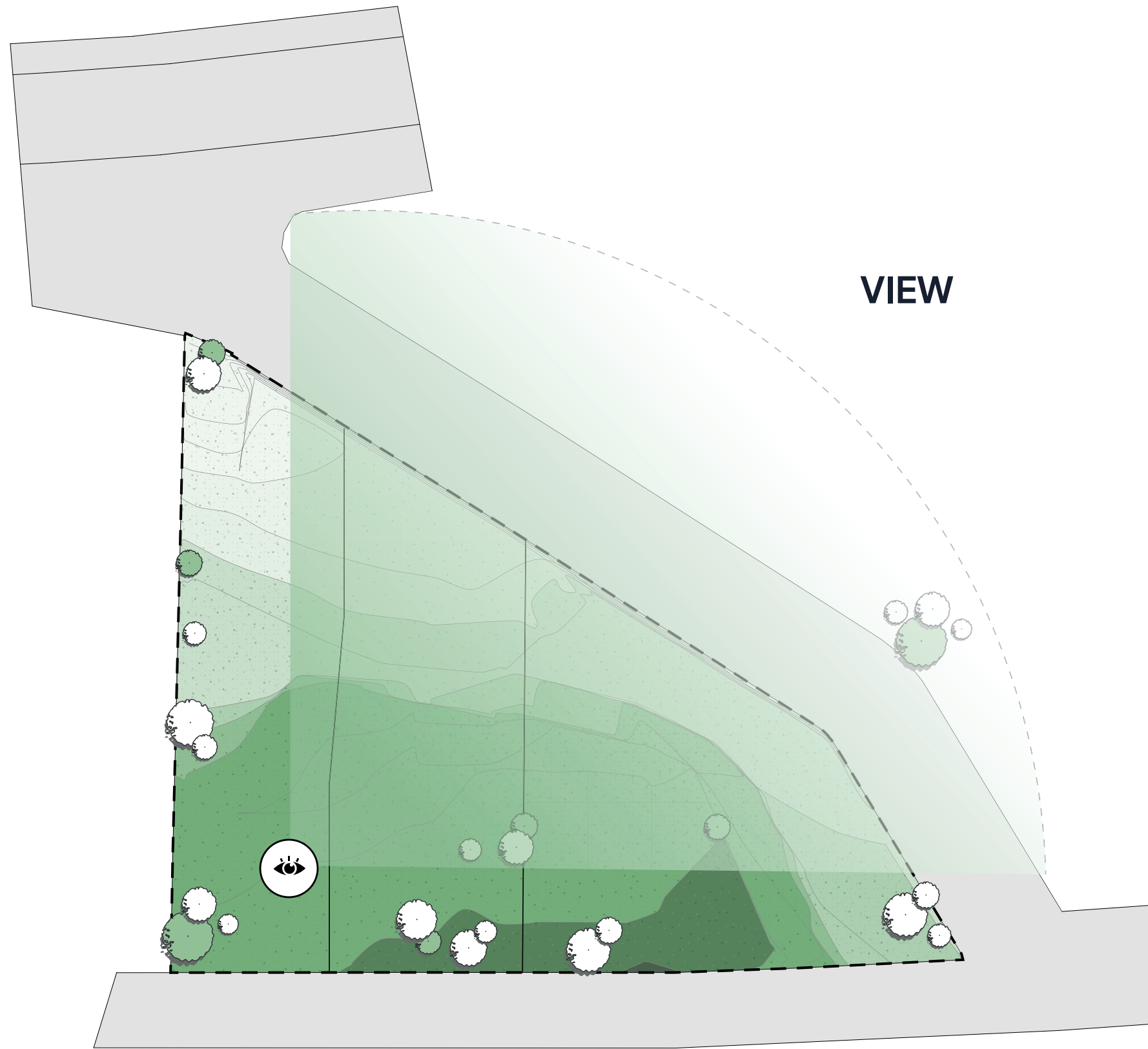
Villa No.02

Floor Area : 128 m²
Total Unit Area : 601 m²

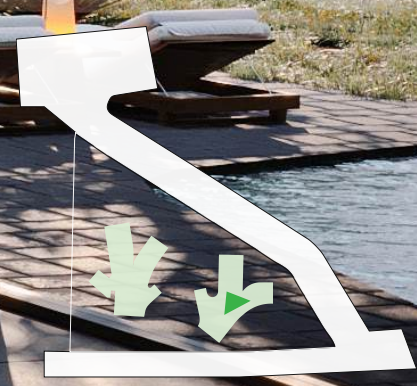


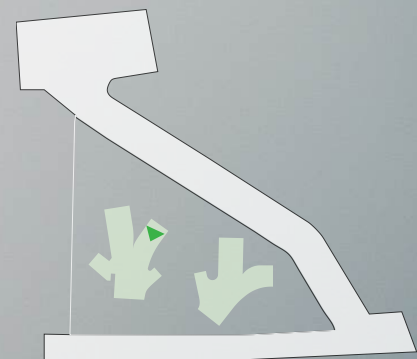
- 8 Bedroom
- 9 Living Room
- 10 Bathroom
- 11 W.C





With its strategic location on a natural slope, Villa Narban enjoys an expansive panoramic view of the surrounding landscape. The thoughtful architectural design—featuring large glazed walls—maximizes visual access to the outdoors, creating a seamless connection between the interior spaces and the serene environment beyond. This openness not only enhances the spatial experience but also frames the villa’s remarkable position within the broader topography.





02

SEPIDAR RESIDENCES

The Sepidar Building reflects minimalist architecture enriched with natural elements. Its pure geometric form, defined by strong vertical lines and clean white volumes, conveys a sense of order, calm, and modern elegance.

A distinctive feature is the use of lush linear planters along the terraces, softening the concrete mass and creating a visual rhythm that blurs the line between indoor and outdoor spaces. This thoughtful greenery not only enhances the aesthetics but also supports a human-centered, sustainable living experience.

The interior design follows the same minimalist language clean lines, open layouts, and neutral tones. Each unit is planned to maximize light, privacy, and comfort. The balance of texture, light, and form creates spaces that are both elegant and livable.

Sepidar stands as a quiet statement of contemporary design rooted in simplicity, nature, and refined urban living.

Location : Tehran, Iran

Year : 2020

Type : Residential

Area : 1,400 m²

Gross Floor Area : 9,000 m²

Status : Completed

Role : Full Architectural, Interior Design & Construction Management



The Sepidar Building embraces a minimalist and nature integrated approach. Its clean, monolithic form reflects clarity, balance, and quiet elegance.

A defining feature is the use of linear planters across the façade, introducing greenery into the architectural rhythm. These planted terraces soften the building's mass and create a vertical garden that connects residents with nature.

The contrast between strong vertical frames and horizontal slabs defines the building's identity. A restrained palette of white concrete and textured surfaces enhances its minimalist character.

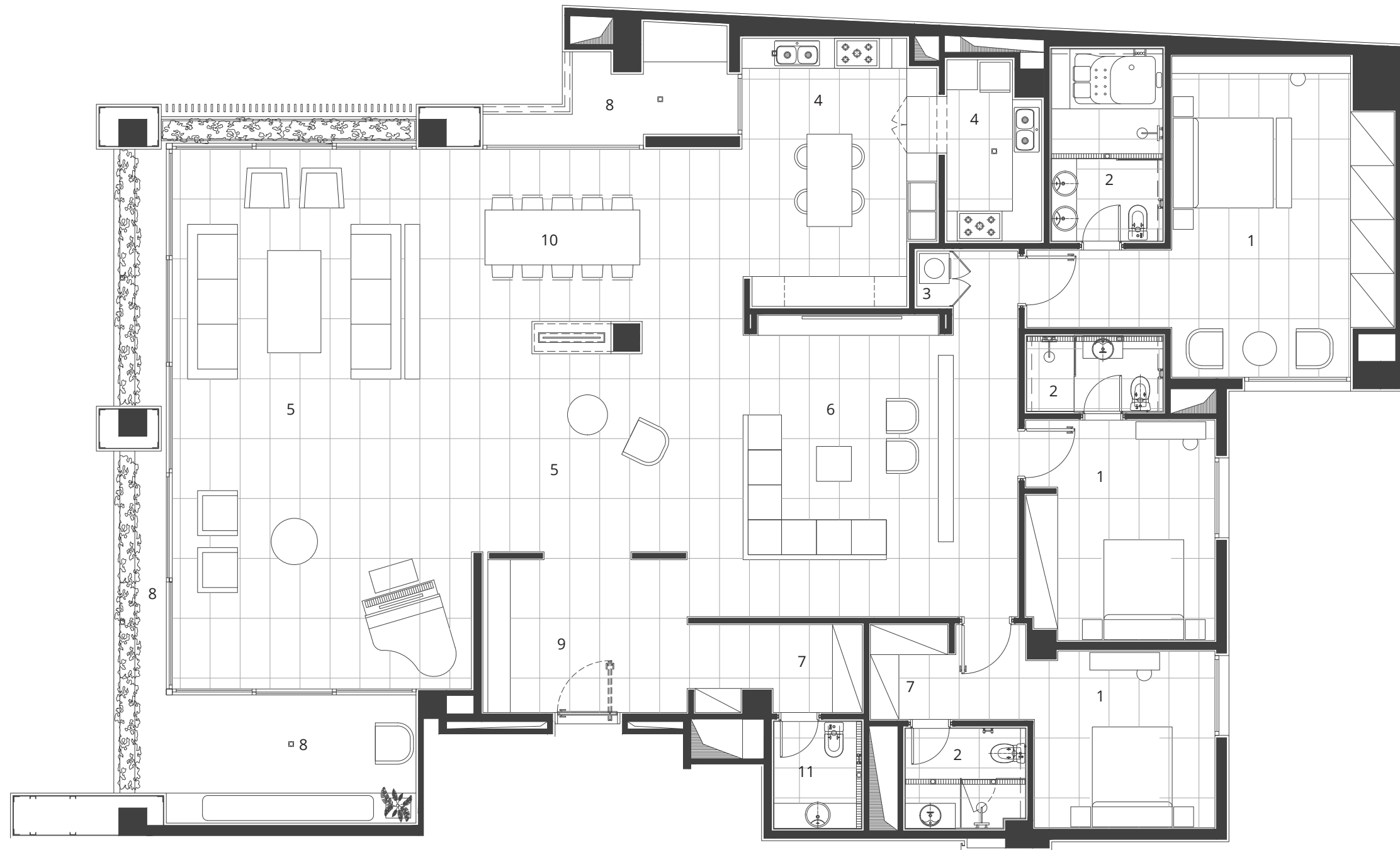








WEST RESIDENCE



Property Size : 357 m²
 Three Master Rooms
 One Guest Toilet



- 1 Master Room
- 2 Bathroom
- 3 Laundry
- 4 Kitchen
- 5 Living Room
- 6 TV Room
- 7 Dressing Room
- 8 Terrace
- 9 Entrance
- 10 Dining Room
- 11 Guest Toilet

EAST RESIDENCE



Property Size : 358 m2
 Four Master Rooms
 One Guest Toilet

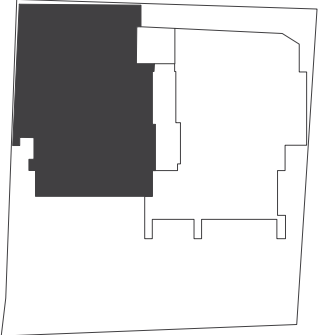


- 1 Master Room
- 2 Bathroom
- 3 Laundry
- 4 Kitchen
- 5 Living Room
- 6 TV Room
- 7 Dressing Room
- 8 Terrace
- 9 Entrance
- 10 Dining Room
- 11 Guest Toilet

WEST GROUND FLOOR RESIDENCE



Property Size : 308 m2
 Three Master Rooms
 One Guest Toilet



- 1 Master Room
- 2 Bathroom
- 3 Laundry
- 4 Kitchen
- 5 Living Room
- 6 TV Room
- 7 Dressing Room
- 8 Terrace
- 9 Entrance
- 10 Dining Room
- 11 Guest Toilet





LIGHT & LIVING

Inside, the spaces remain true to the minimalist concept — open, light-filled, and calming. The layout is designed for functionality, comfort, and simplicity.

Considering the local climate, the orientation and openings were carefully studied. Deep balconies and recessed windows provide shade, privacy, and panoramic views while allowing for natural ventilation and soft daylight.

Sepidar offers a modern urban living experience — defined by simplicity, greenery, and architectural clarity.







































03

SHADOW MANSION

Located in the historically rich region of Sahra-ye Naran in Lavasan, Shadow Mansion is a reinterpretation of an unfinished structure that had previously been designed and halted during construction.

The Shadow Mansion speaks in a quiet, composed architectural language—where simplicity, purity of materials, and restrained form create a sense of intimacy and contemplation. The use of muted brick, natural wood, and a rhythm of vertical and horizontal lines lends the building an introspective and grounded presence. Rather than making a spectacle, the house invites the surroundings in: through spatial voids, carefully framed openings, and a subtle choreography of light and shade. Each element is intentional—nothing more than needed, and nothing less than a poetic spatial experience.

Location : Lavasan, Iran

Year : 2018

Type : Villa

Area : 1,750 m²

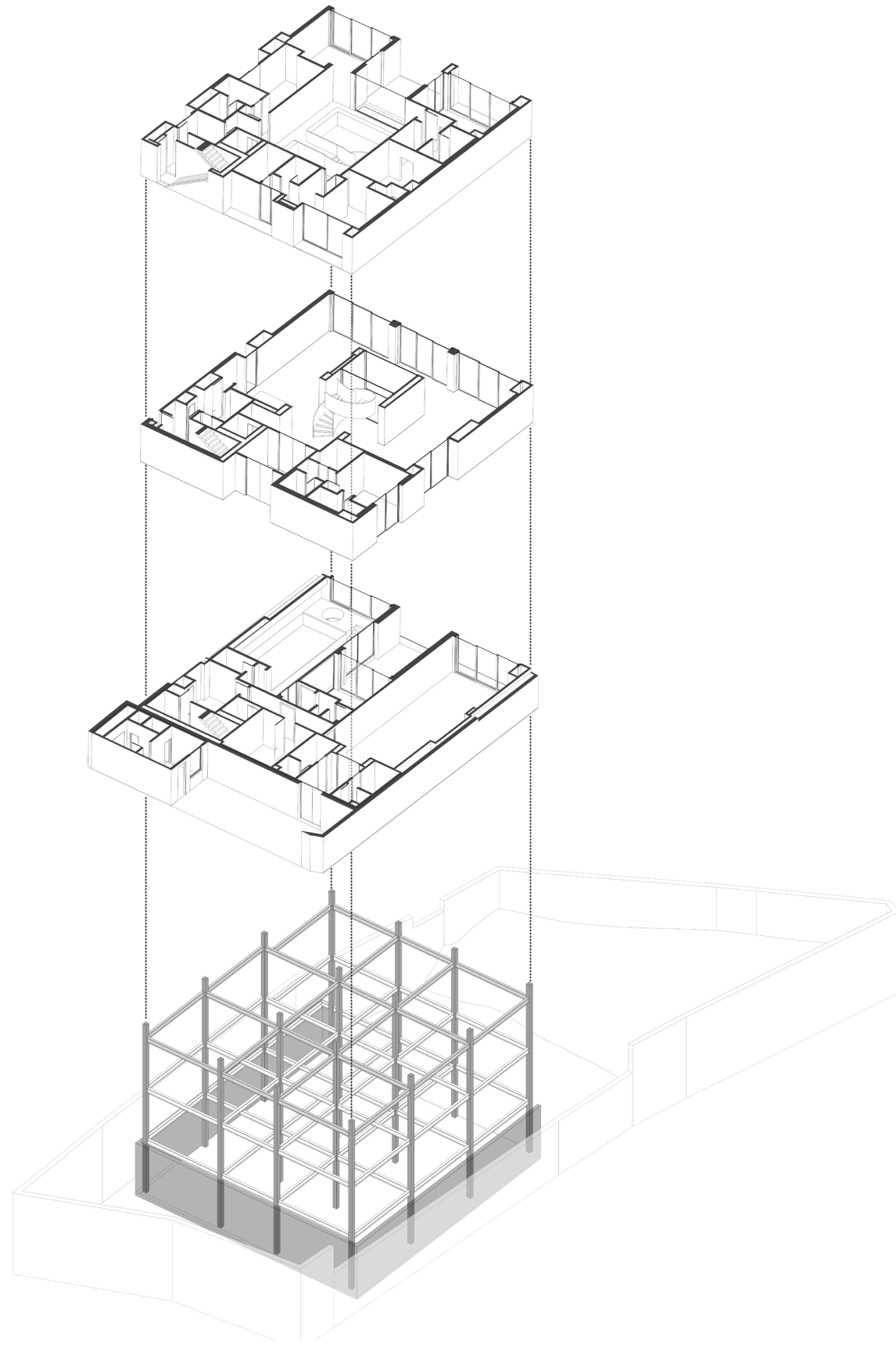
Gross Floor Area : 1,300 m²

Status : Completed

Role : Full Architectural & Interior Design



Project Site



Situated within a delicate urban context, the existing structure—halted mid-construction—faced a critical spatial dilemma: a direct line of sight from the street into the second-floor living areas. The design response proposes a layered facade composed of vertical louvers and interstitial green balconies, not only restoring spatial intimacy but also redefining the building's visual identity.

Working within the constraints of a pre-defined 9-square structural grid, the new architectural intervention choreographs a dynamic interplay of voids and solids—transforming structural limitations into spatial richness and programmatic clarity.











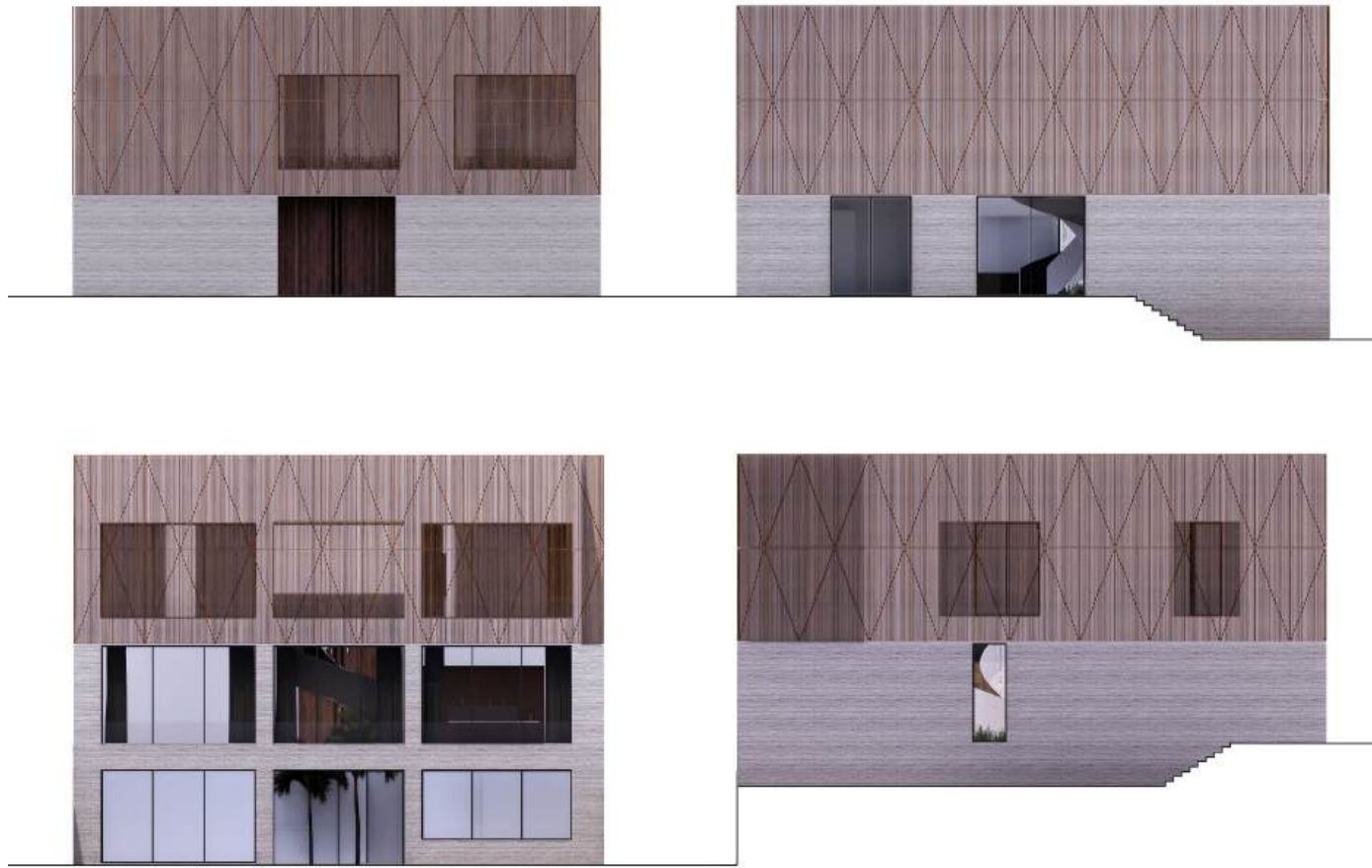
FACADE A



FACADE B



FACADE C

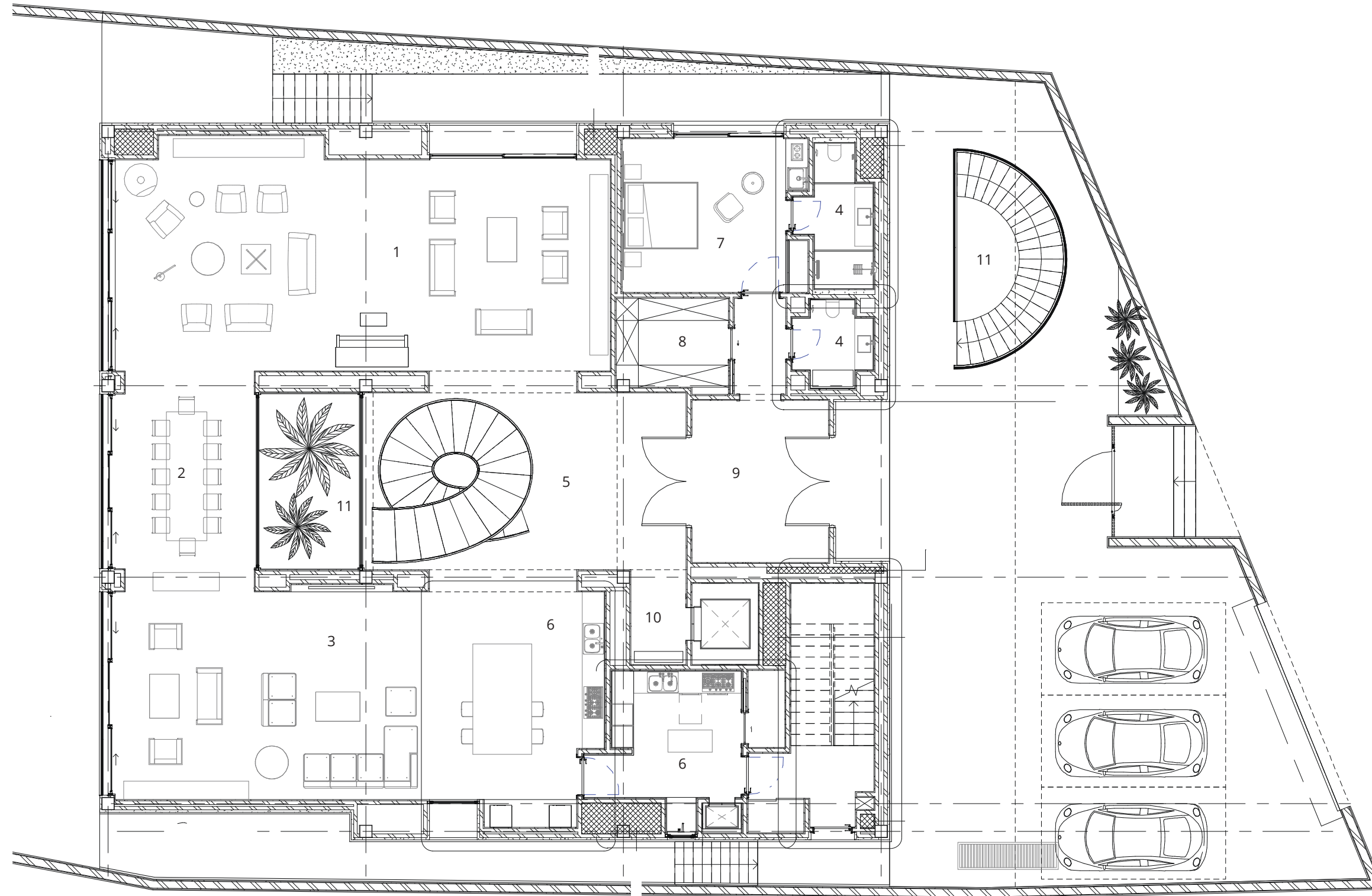


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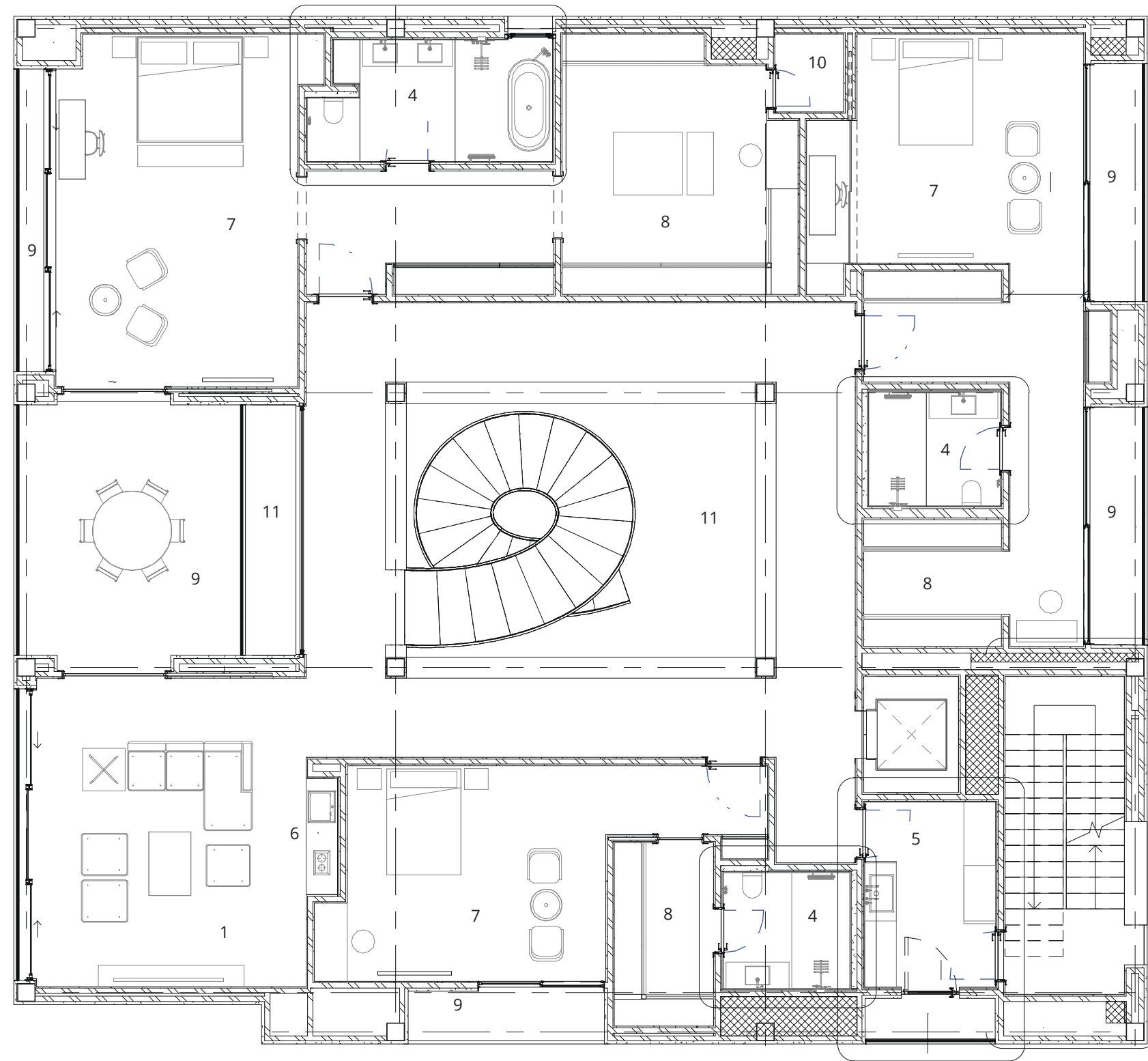
ENTRANCE LEVEL



Floor Area : 450 m²

- 1 Living Room
- 2 Dining Room
- 3 TV Room
- 4 Bathroom
- 5 Hall
- 6 Kitchen
- 7 Guest Room
- 8 Dressing Room
- 9 Entrance
- 10 Storage
- 11 Void

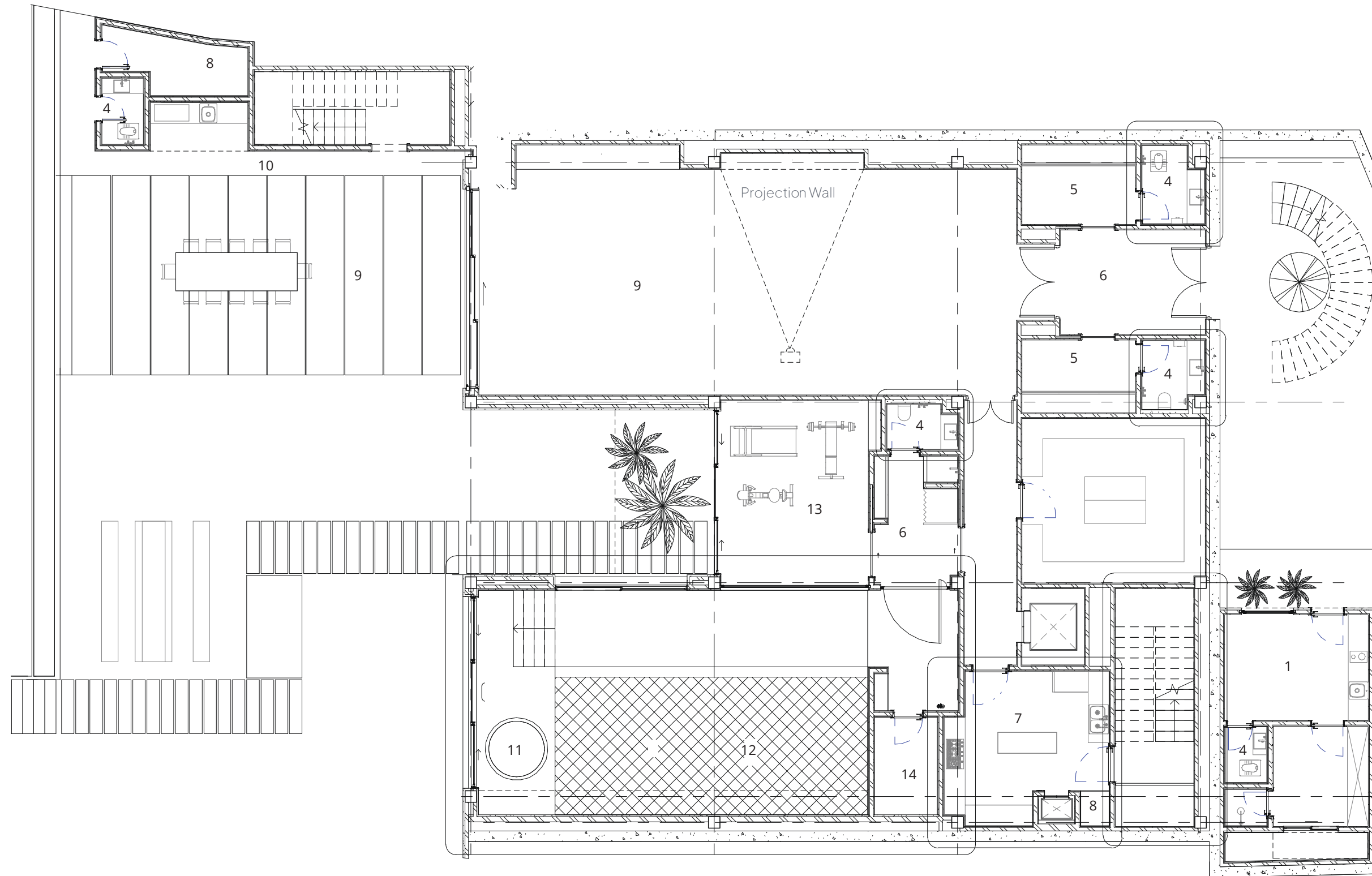
SECOND LEVEL



Floor Area : 450 m²

- 1 Living Room
- 4 Bathroom
- 5 Laundry
- 6 Kitchentte
- 7 Bedroom
- 8 Dressing Room
- 9 Balconey
- 10 Safe Box
- 11 Void

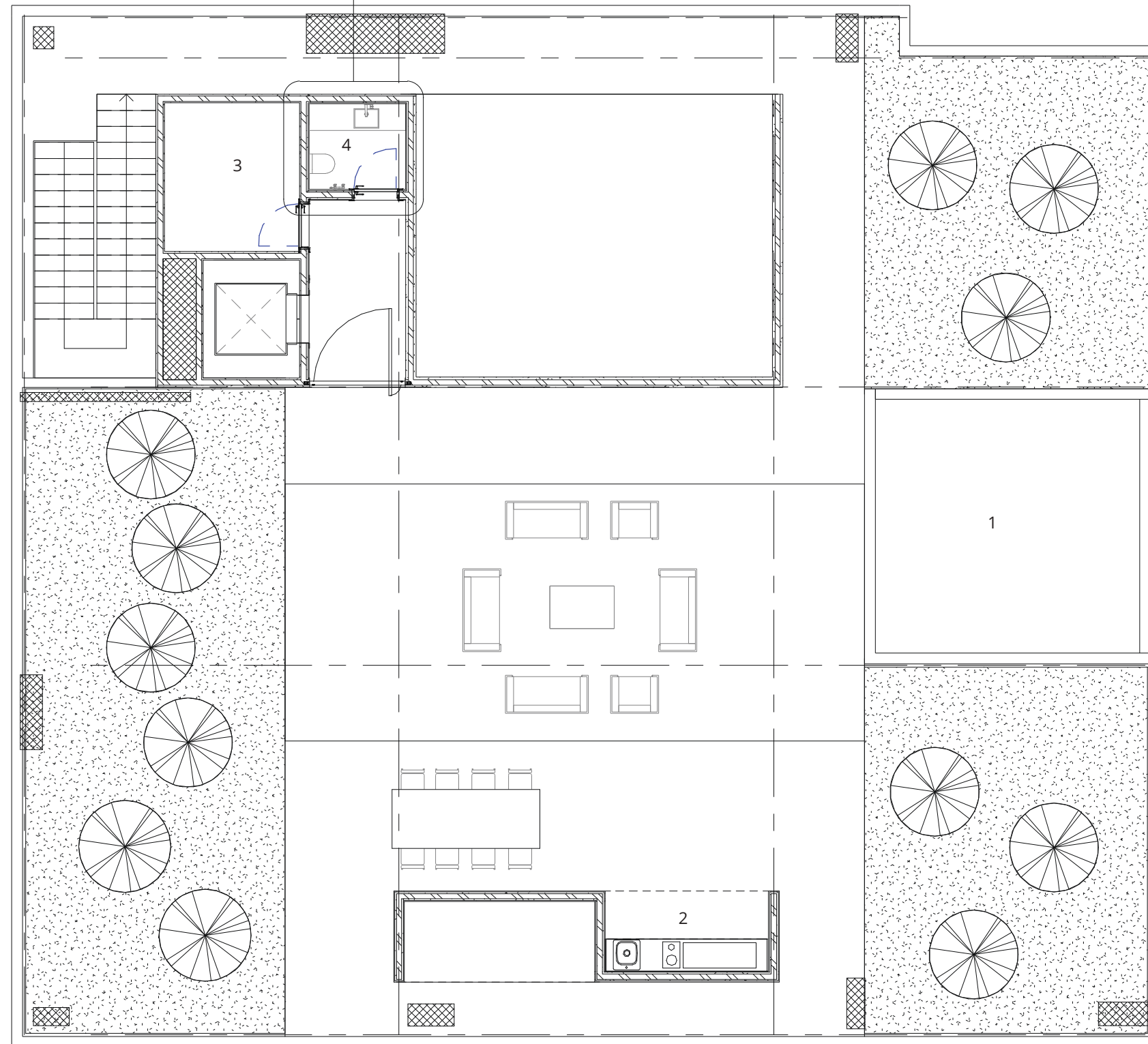
COURT YARD LEVEL



Floor Area : 400 m²

- 1 House Keeper
- 4 Bathroom
- 5 Dressing Room
- 6 Entrance
- 7 Kitchen
- 8 Storage
- 9 Celebration Hall
- 10 Serving Zone
- 11 Jacuzzi
- 12 Pool
- 13 GYM
- 14 Steam Sauna

ROOF LEVEL



Floor Area : 450 m²

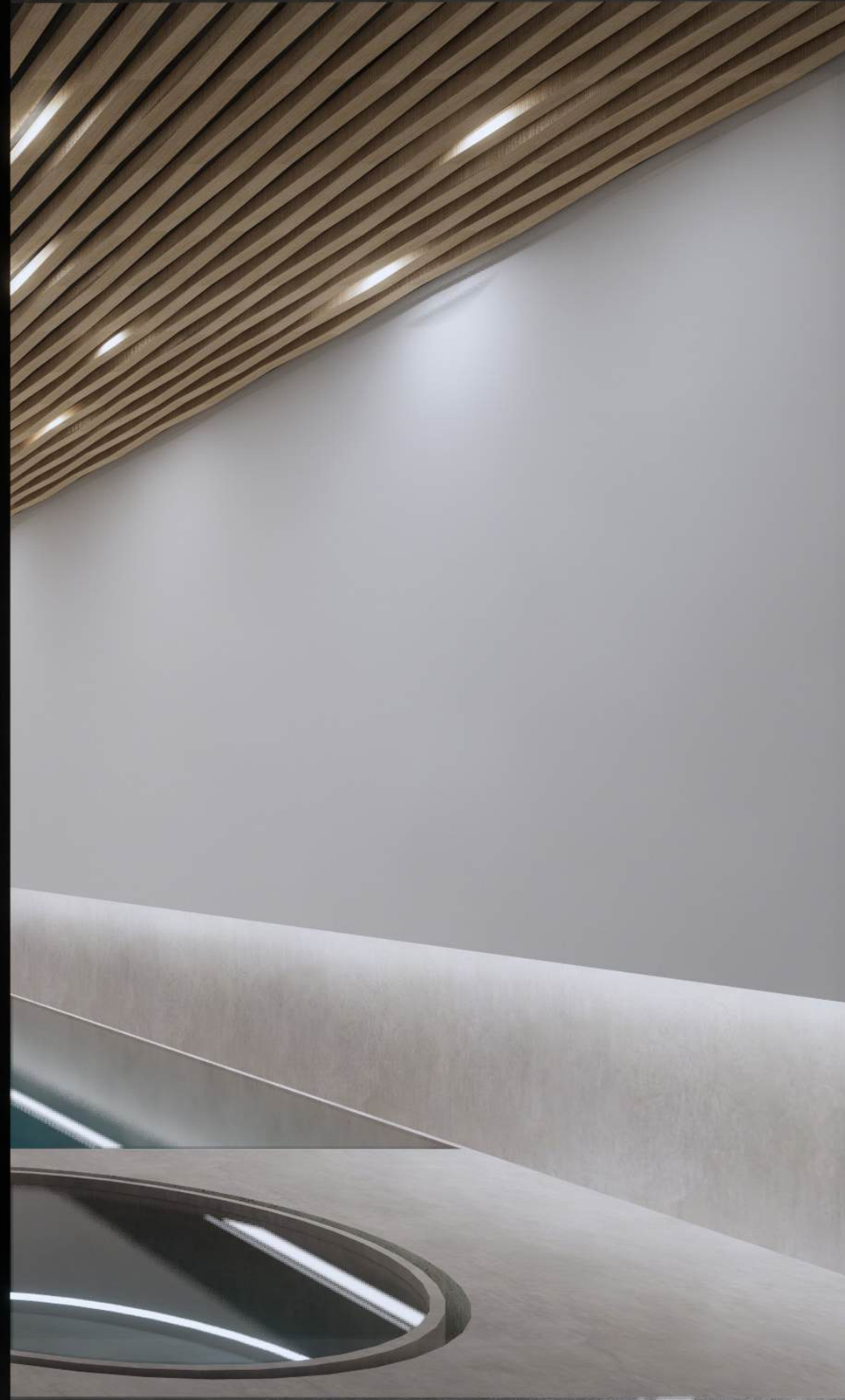
- 1 Mechanical Equipment
- 2 Kitchen
- 3 Storag
- 4 Bathroome













04

SHEMESHAD VILLA

Located in one of the most privileged areas of Lavasan, Shemshad Villa is a refined example of contemporary minimalism and architectural clarity. The villa's geometric massing is articulated through a modern façade that combines light-toned brick with natural stone elements, creating a subtle yet striking visual balance. Generous openings and recessed terraces enhance both natural lighting and privacy, while offering expansive views of the surrounding landscape.

The villa sits within a lush, meticulously landscaped garden that blurs the boundaries between built and natural environments. A linear stone pathway guides visitors through a verdant lawn, framed by a diverse collection of trees and shrubs that enrich the spatial experience. This seamless connection between interior and exterior contributes to the overall sense of serenity and understated elegance that defines the project.

Location : Lavasan, Iran

Year : 2017

Type : Villa

Area: 2,700 m²

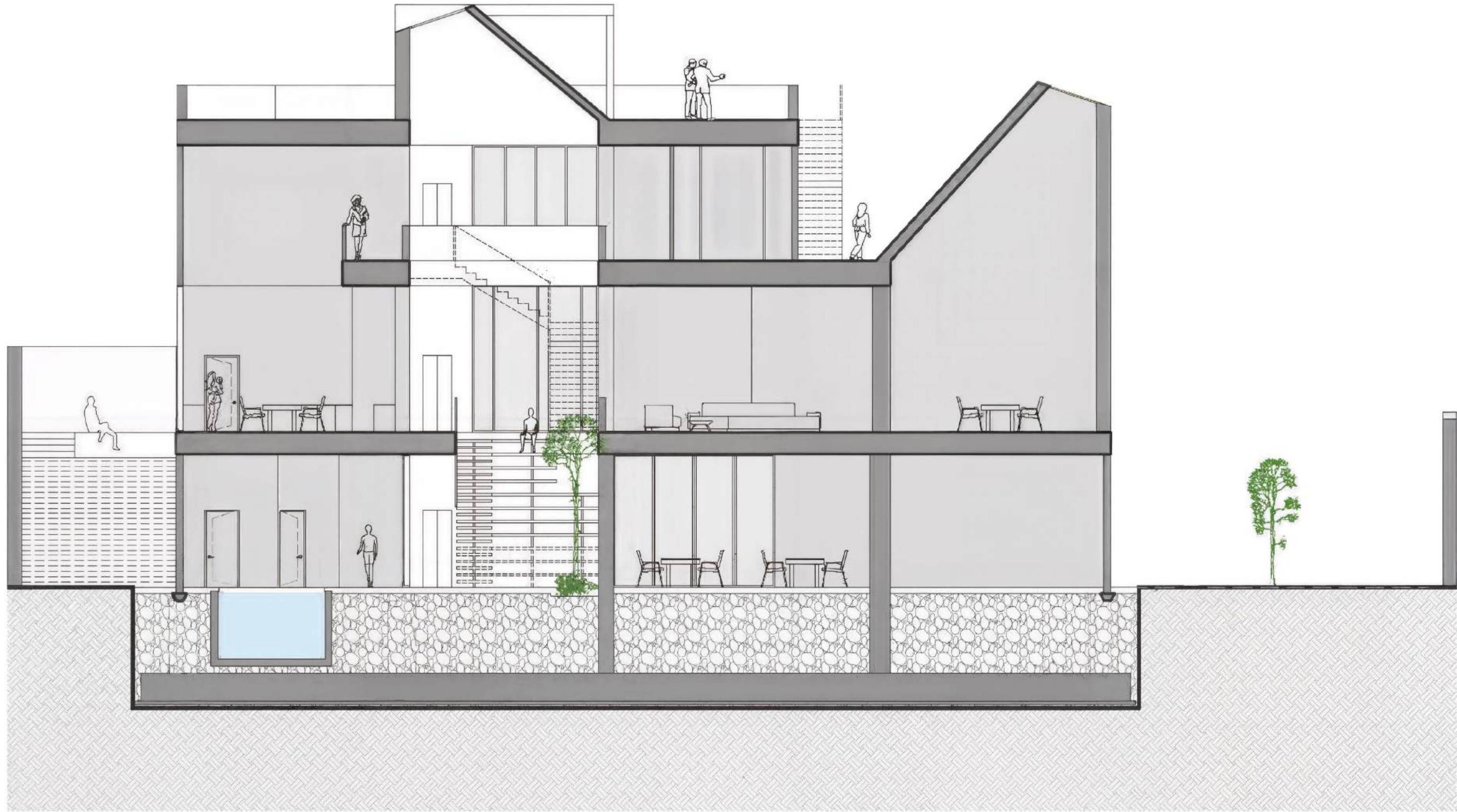
Gross Floor Area : 1,650 m²

Status: Completed

Role: Full Architectural, Interior Design & Construction Management







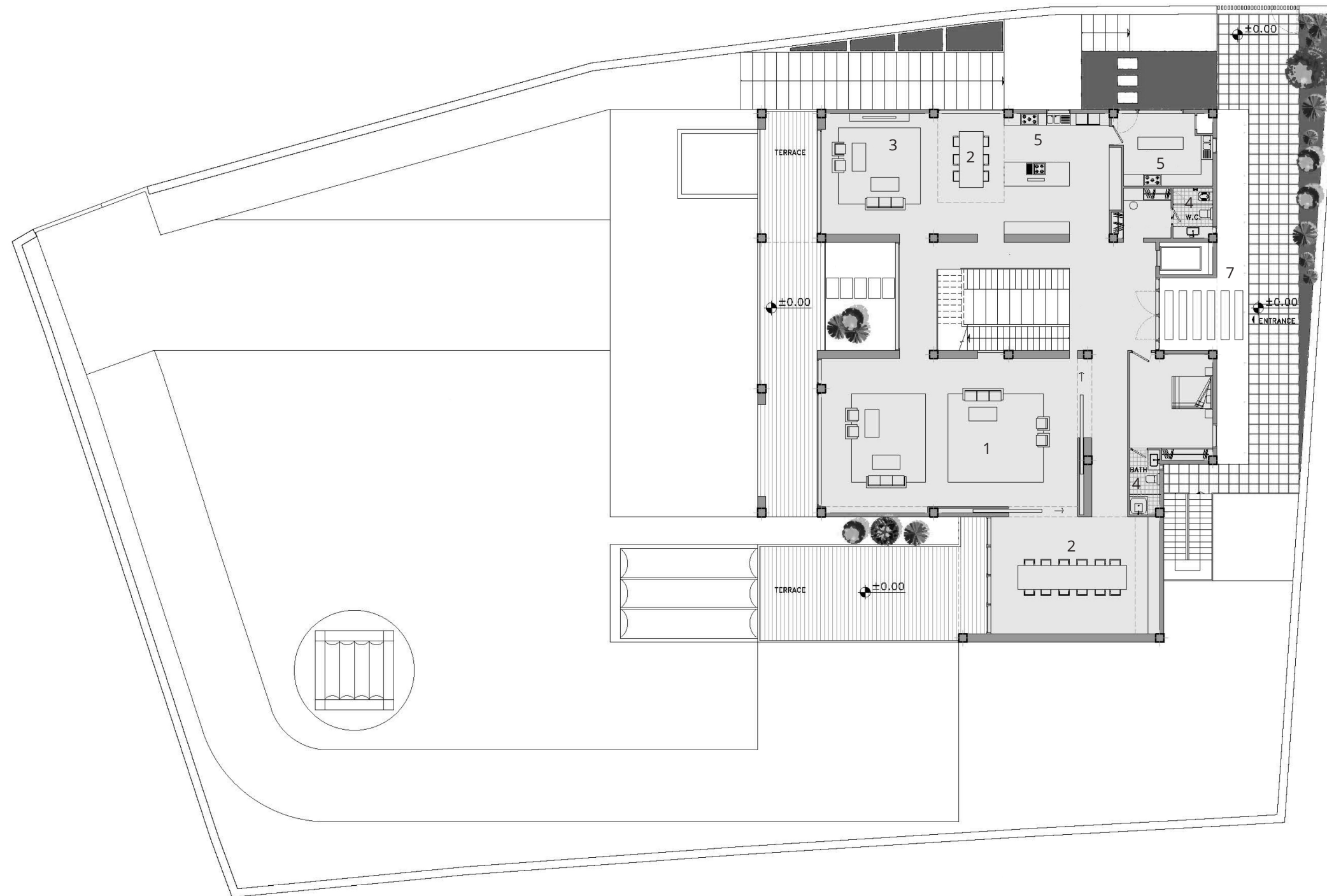








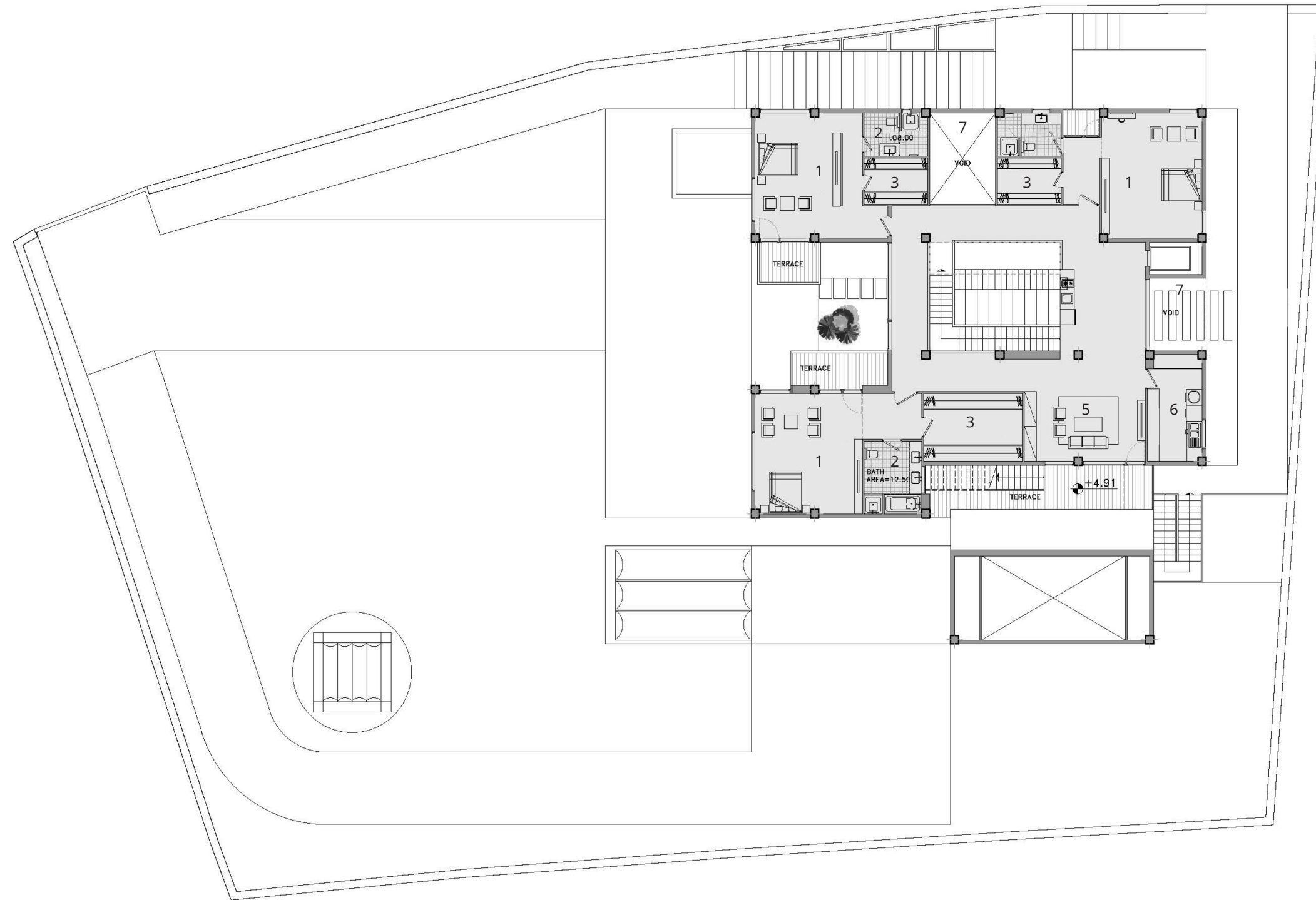
FIRST LEVEL



Floor Area : 600 m²

- 1 Living Room
- 2 Dining Room
- 3 TV Room
- 4 Bathroom
- 5 Kitchen
- 6 Guest Room
- 7 Entrance
- 8 Void

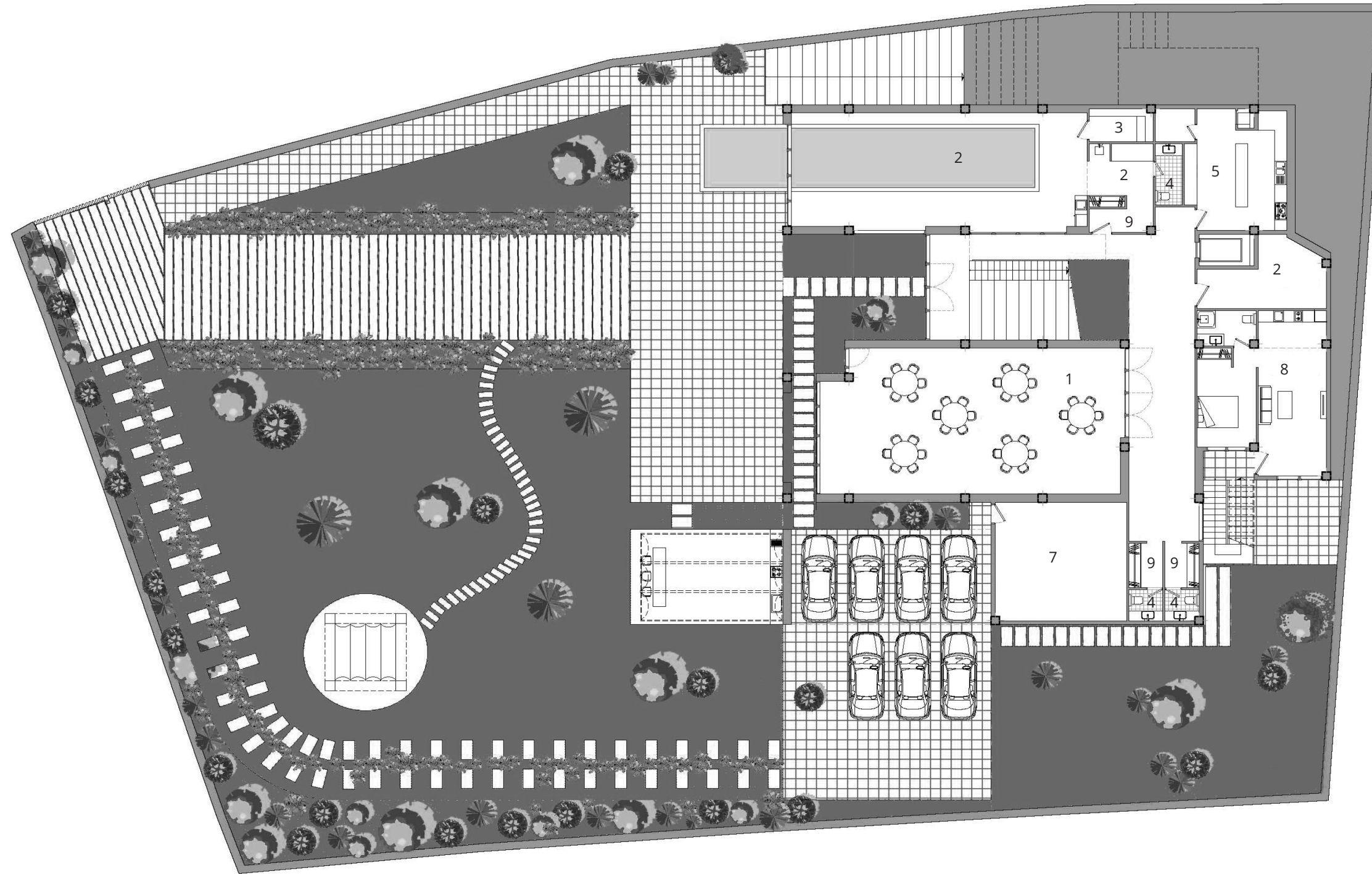
SECOND LEVEL



Floor Area : 500 m²

- 1 Bedroom
- 2 Bathroom
- 3 Closet
- 4 Kitchen
- 5 Study
- 6 Laundry
- 7 Void

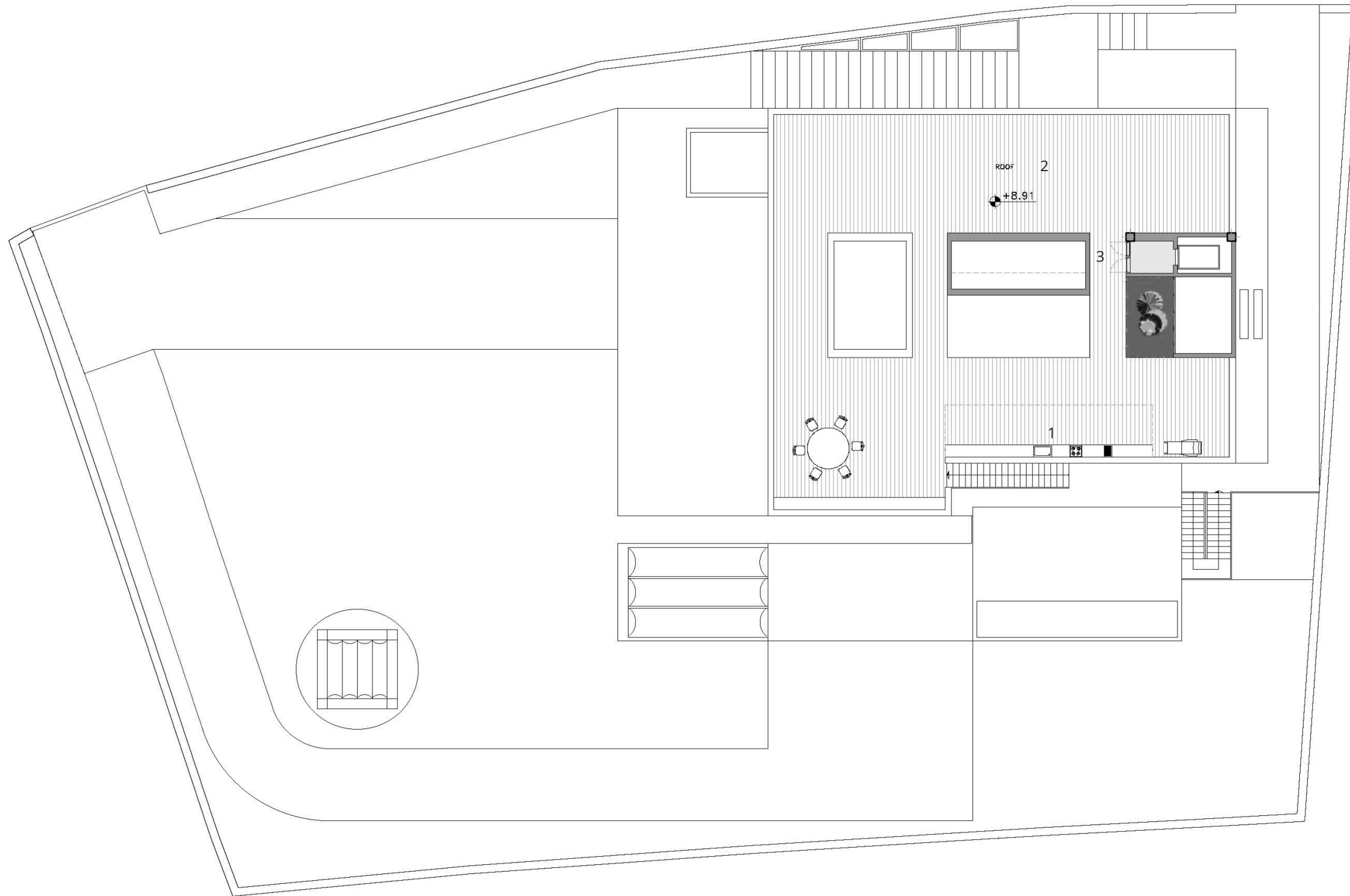
COURT YARD LEVEL



Floor Area : 500 m²

- 1 Party Room
- 2 Pool
- 3 Sauna
- 4 Bathroom
- 5 Kitchen
- 6 Storage
- 7 MechRoom
- 8 Janitor
- 9 Closet

ROOF LEVEL



Floor Area : 500 m²

- 1 Kitchentt
- 2 Roof
- 3 Entrance





The interior design of Villa Shemshad centers on light, space, and tranquility. A central void beneath a glass ceiling brings natural daylight deep into the heart of the home throughout the day. The palette is deliberately minimalist—white surfaces combined with natural materials like stone flooring evoke calm and cohesion. A warm-toned staircase introduces a subtle contrast to the dominant white, adding depth without disrupting the harmony. Minimal detailing, plain walls, and thoughtfully placed color accents strike a delicate balance between simplicity and character.













05

NASL BUILDING

Located in one of Tehran's most prestigious neighborhoods, this commercial-office building embodies modern architectural sensibilities through a refined interplay of geometry, material, and light. Its façade is articulated with large, clean glass panels and fine-textured concrete, offering a striking vertical rhythm amidst the urban fabric.

Each unit benefits from meticulously designed interior layouts, ensuring both spatial efficiency and visual elegance. The building features dedicated lobbies and high-quality elevator systems for each office unit, elevating the overall user experience. Lush trees surrounding the structure soften its strong modern lines, creating a harmonious dialogue between nature and the built environment.

Location : Tehran, Iran

Year : 2015

Type : Office-Commercial Building

Area : 1,500 m²

Gross Floor Area : 14,000 m²

Status : Completed

Role : Full Architectural, Interior Design & Construction Management



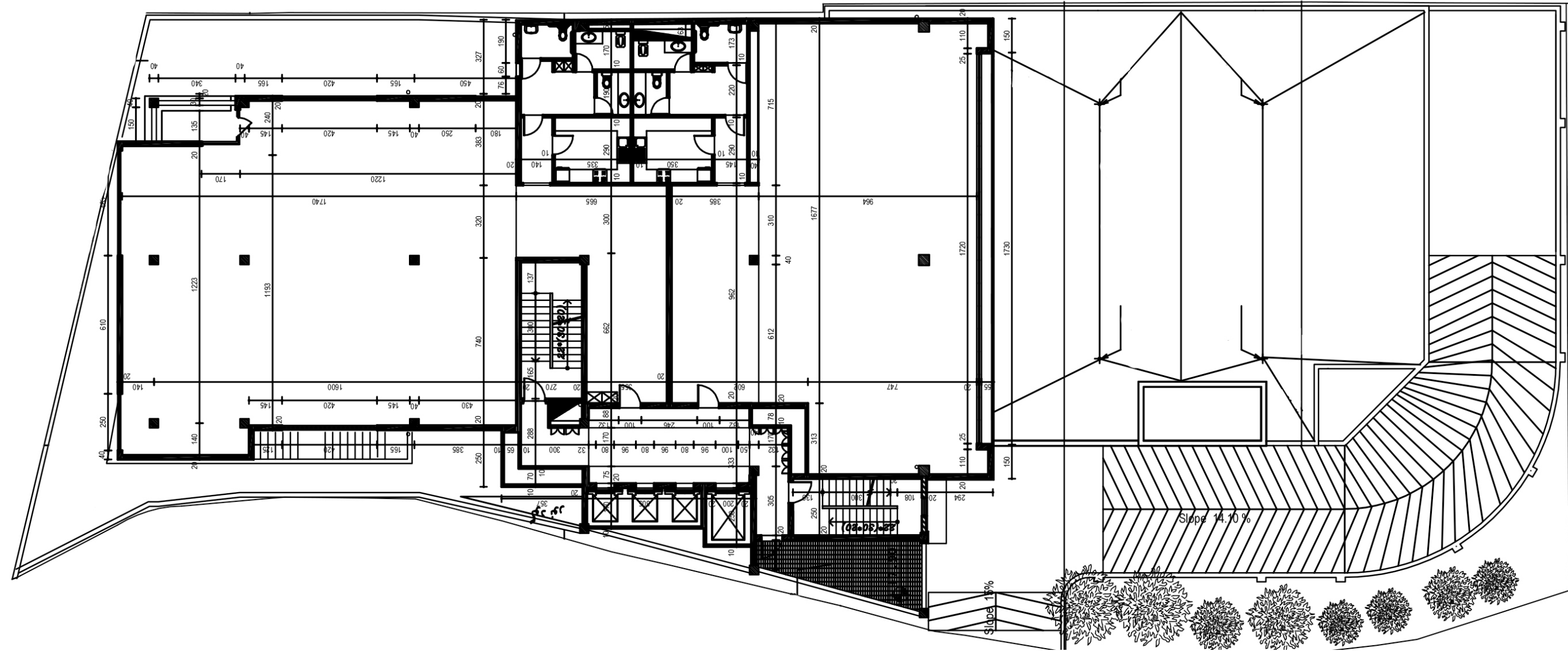








7-10 LEVEL



Floor Area : 700 m²



08

4
FLOOR

07

08

07







70

OPENING
SOON

LET
THE
FUTURE

THE
YEAR
FUTURE



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