



Z E V K

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A black and white photograph of a woman standing in front of a dense, leafy wall. She is wearing a long, black, lace-trimmed gown with a deep V-back. Her hair is styled in a high bun, and she is looking down and to the side. The word "be." is overlaid in blue text on the left side of the image.

be.

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be you.

Success. It indulges you. It takes you places. And it gives you the confidence to look effortlessly at ease, anywhere in the world. Ah, sweet success. It's tiring, but it makes you a great actor, doesn't it?

That's why there's Home. The one place that lets you go back to being you. The place that lets you rediscover peace and tranquility. Choose it well. It's your antidote to success.

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Luxury has to **be** a necessity.

Zevk (pronounced 'zey-uk') is a Turkish word for pleasure, for enjoyment, for epicurism. Zevk is all that makes life worth your hard work. The work that went into your success. The reward for your sacrifices.

Zevk is the space you've carved out for yourself. A place to stretch your legs. To open your arms out wide. To look up at the stars and remind yourself that with ambition and hard work, even the sky is not the limit. For some, that may be a luxury. For you, it's a necessity.

Zevk. For such an exclusive, gated farmhouse community in the National Capital Region, there couldn't have been a more apt name.

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The way we'd love to be.

If there were a place that you could carry back home with you, the most popular choice in the world would be a part of the Mediterranean. Blessed with the best that Mother Nature could conjure up - from the vistas, to the air, the water, the flora and the food, and of course, a lifestyle that celebrates being alive - the Mediterranean is the perfect location for rejuvenation.

That's why Zevk has chosen to be Mediterranean by design.

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A land to be inspired by.

In the Mediterranean, the one place that lives the 'Zevk' life, is Jordan. An ancient land rich with history and tradition, it is also one of the most modern and cosmopolitan societies of the region.

The colours and textures of Jordan, and the royal lifestyles of the country, are the inspiration for a lot of the features and state-of-the-art facilities that have been carefully chosen for residents of Zevk.

In fact, one of the lead architects of Zevk is the award-winning firm, Maisam, from Jordan, the other being the talented DFI (creators of Select CityWalk) from New Delhi.



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Plan **be**, the perfect plan A.

MASTERPLAN

To enable a lifestyle that counters the inevitably high stresses and strains that are a part of the overachievers' existence, Zevk is planned as an expansive gated community with just a handful of farm villas scattered over the rolling greens.

Designed by acclaimed architects, the three-storey villas will all have a similar design language. This, combined with well thought out landscaping and tree-lined boulevards will mean aesthetics above and beyond any that has been seen in the region.

A grand international-themed club for the community, built in Moroccan style, will crown the Zevk experience. The finest in the world is the criteria for the selection of every element here. And that objective of perfection is the reason why you should make Zevk your first choice as 'home'. And not another Plan B.

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Villas that will **be** at Zevk

The villas at Zevk offer an open, airy farmhouse life in a refined, modern, sophisticated style, with every possible convenience and luxury you could desire.

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Villa one. **be** centered

In this villa, the natural landscaping of the plot is allowed to converge, and the point of focus is the square-shaped building that provides interesting visual and physical spaces for you to explore.

The design establishes a clear relationship between functions, dedicating specific areas for open spaces vs. enclosed masses, outdoor activities vs. open farmland, and private vs. public areas.

A defined entry point, the use of different finishing materials and textures, and beautiful views of the landscaped gardens and courtyards, lend a cozy and intimate feel to this villa.

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Villa two. **be** elevated

An L-shaped building, this villa rises up from the surrounding landscape for maximum openness and panoramic views. Its interesting, interconnected spaces at different levels are interlinked with stairs, ramps, gardens and courtyards.

A circular drop off area with a central tree creates a feeling of grandeur as you arrive at the entrance. The main focal point, a gazebo positioned on an elevated hill, draws you in, while the building's layered material combination offers a distinct, open and transparent facade, allowing you to feel the warmth and light penetrating the internal spaces.

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Villa three. **be** enveloped

Designed to amplify the architecture, this villa has a luxurious and majestic presence that pulls in the natural surroundings of the plot into a large plaza/ court.

The centrepiece of the design, the plaza is also the point of entry, incorporating the drop off. It creates a gathering space, along which the building clusters interlink beautifully with transparent spaces leading to the landscape.

Inside the villa's spacious interiors, large windows and small openings punctured in the thick concrete walls, allow you to enjoy the natural surroundings at all times and in all areas of the building.

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To be worthy.

The villas at Zevk feature clean, rectilinear forms that rise from the landscaping in an elegant, timeless way. Open and closed spaces flow seamlessly through the design, blurring the boundaries between the indoor and the outdoor, and enhancing your connection with nature.

Apart from the swimming pool and the water bodies, an olive tree, in every villa, forms the pivot that the entire architecture revolves around, capturing the Mediterranean flavour perfectly.

At Zevk, man-made meets nature and they dance together – in light and shadow, water and reflections, grass and concrete – in a symphony that mirrors your ambitions and successes.

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The image is a digital architectural rendering of a modern residential property. The house features a two-story design with a prominent glass facade on the ground floor, revealing an interior with warm lighting and a red chair. The upper floor has a balcony with a wooden slat railing. The exterior walls are a mix of light-colored panels and vertical wooden slats. In the foreground, a swimming pool with blue water is bordered by a dark wooden deck. Two lounge chairs are placed on the deck, and several small, square, illuminated tiles are embedded in the wood. To the left of the pool, there is a multi-tiered garden bed with dark brown mulch and various green plants. The background is filled with lush greenery, including several tall palm trees and other tropical plants. The sky is a soft mix of blue and orange, suggesting the time is either dawn or dusk. The overall aesthetic is clean, modern, and serene.

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Designed to let you be.

Inside every villa at Zevk, there is a feeling of space, flowing freely. As you cross the first-of-its-kind spiral driveway encircling the home - and the 'showcase' garage for that special car - and come inside the grand foyer, you are greeted by large, comfortable living spaces.

From the double-height ceilings in the living and dining areas, to the sizeable basement, and the generous use of glass, the feeling is one of abundant space. And thoughtful design.

There's a plunge pool in the master bedroom. There are spacious dressing rooms and bathrooms. There's a showcase kitchen, separate from the regular 'working' kitchen. A room designed for the elderly has an attached attendant's room. The servants' and drivers' quarters are outhouses, at a discreet distance from the main house. There's even a treehouse for the kids.

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At Zevk, you can finally let everyone be. In their own luxurious space.



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The landscape that does than just be.

The landscape at Zevk is designed to be experiential. Linked visually with water channels, greens and sculpture focal trees, and physically with pathways and meandering roads for you to cruise through, the open spaces engage the senses with interesting colours, forms, textures, patterns, movement, sound and light.

From the geometrical play of solids and voids in the walls, to the dynamism infused in static surfaces with curtain waterfalls, Zevk's outdoor spaces also use hardscape material as a key creative ingredient.

The vegetation has been chosen to add texture, colour and height to the landscape to contrast with the buildings, and includes flowering trees for all four seasons, as well as fruit trees and even an herbal garden.

At night, the experience is designed to be striking, with the use of warm, neutral light sources in bollards, step-lights, wall and path-lights. Carefully placed up lights, silhouetting, fibre-optic lighting and underwater lighting effects complete the transformation of the landscape into a veritable painting.



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be at play.

Relaxing is the luxury that Zevk excels in offering. In a time-poor world, the wealth of leisure gets a perfect home in Zevk's multitude of facilities for recreation.

The gazebos are perfect for enjoying the changing moods of the sky at dusk. The patio and lawns are ideal to host a celebration. In the winter, share the food and warmth of your own barbecue area. Visit the greenhouse on your property to see how the saplings are doing. Call in your personal masseur - the pool deck has a spa room. And if you're still a bit stressed, meditate for a while in the Zen garden.

The big basement is full of possibilities too. Surely, you'd like the convenience of a gym? How about a private movie theatre of your own? Billiards, pool? Or a nice quiet game of cards, perhaps?


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Always **be** ready.

To make sure your home stays in pristine condition at all times, all Zevk farmhouses are being offered as Serviced Villas. From maintaining the cleanliness and hygiene, to ensuring the upkeep of all fittings and fixtures, you can expect to drop by at short notice from wherever in the world you might be, and still find a perfectly kept home to walk into.

Apart from the promise of a tidy home, Zevk will ensure 3-tiered security at all times for your protection throughout the gated complex, and tall boundaries around your home for your privacy.

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Where nature likes to be.

With a generous acreage being available for a small and privileged community, Zevk presents a rare opportunity to showcase and enjoy nature in an urban setting. To make the most of the ample space in every villa, Zevk's soft landscaping is being done by the same team that has made the King of Oman's palace a landmark in landscape architecture.

From the contours of the lawn to the choice of grass, shrubs, plants and trees, expect nothing less than a masterpiece to take shape on your grounds.

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be in good company.

For a community as select as Zevk, the club too must be a gathering place that can match the best in the world. That's why the Zevk Club is being created with a grand, international theme, and will include facilities like an indoor heated pool, courts for tennis, squash and basketball, and a high-end Michelin-starred restaurant.

Memberships will only be offered by invitation.

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Architect's Concepts

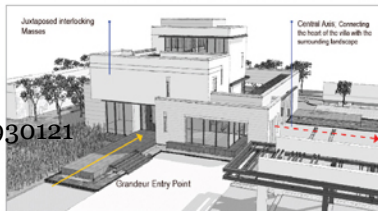
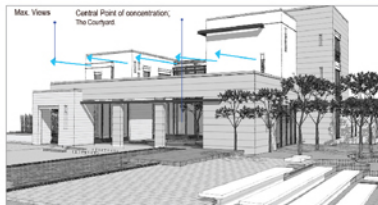
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Landscape Protrusion

The natural surrounding landscape of the plot seems to converge to a central point of concentration which forces open the central square shaped mass thus fracturing it into separated solids enclosing a tree lying at the centre courtyard. As a result of the intruding landscape cut through, a defined entry point is formed, segregated elements are introduced and a clear relationship between functions become visible.

Axis lines are introduced in the design where the plot is sliced into quarters, dedicating specific areas for open spaces vs. enclosed masses, outdoor activities vs. open farmland, private areas vs. public, thus accommodating the inhabitants' needs and style of living. Solids are juxtaposed in an irregular way according to their functions in the house, their relationships with one another as well as with the surrounding nature. Circulation paths are established and views to the outside are framed. The paths dominate the masses and leave openings in the building, thus allowing for natural light and ventilation to penetrate the internal spaces and merge the outside with the inside. The building becomes whole when the landscape acts as one element with the solids on site, and the Arabian architecture combines with Indian culture and spiritual principles.

As one enters the plot, the experience is initiated by the drive up to the mansion where the narrow road, flanked by tall trees, widens gradually until it opens up completely at the drop off point, where the villa is in full view. The villa's massing provides interesting visual and physical spaces for the inhabitants as well as visitors to explore. The different use of finishing materials and textures of stone, plaster, wood and steel contrast to compliment the natural surrounding landscape on site. Internally, narrow cuts in the rigid walls provide views of the landscaped gardens and courtyards and bring in linear rays of light as well which create a cosy and intimate feel to the villa.

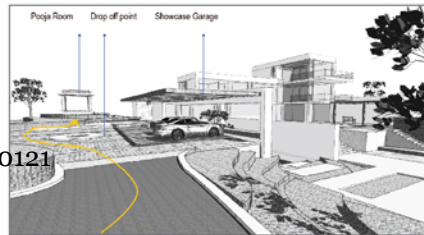
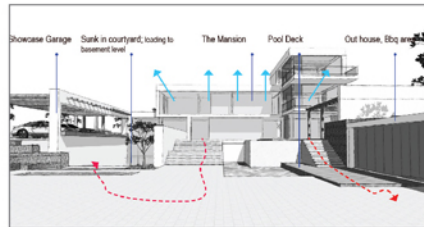
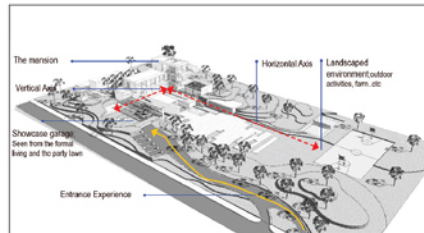


Elevated Landscape

The natural surrounding of the plot elevates, lifting the mass upwards and giving value and importance to the villa. The elevated building provides maximum openness and panoramic views to the surrounding natural landscape. The lifted mass creates different levels, resulting in interesting interconnected spaces between solids and voids, light and shadow, private and public, which are interlinked by stairs, ramps, gardens and courtyards.

The design is a linear L-shaped mass looking out to the north of the plot and blocking the south (believed to bring negative energy according to Vastu Shastra). Its form appears sharp and regular and narrows up in height to create interesting terraces and balconies. The layout and orientation of the building strictly abide by the principles of Vastu shastra and incorporate the five elements of life creatively. The mass is penetrated by two main access lines, the horizontal introducing a connection between the building and the outdoor landscaped environment that seems limitless. The vertical provides both a defined entry boundary into the site and a grand entrance to the building. The internal spaces of the villa are open, connecting with the outside, yet secluded to provide privacy for the members of the family. The overall multi-layered structure provides interactive spaces for the inhabitants' and the visitors' everyday activities.

The user is firstly drawn towards a main focal point - the pooja room - which is positioned on an elevated hill opposite the driveway. A circular drop off area with a central tree creates an immediate feel of grandeur to the mansion's entrance. The building's layered material combination offers a distinct, open and transparent facade, allowing the user to feel the warmth and light penetrating the internal spaces. A textured, ornamented shadow is formed to the inside due to the use of louvers and patterned screens for shading inspired by Arabian art. The levels and intertwining spaces between the outside and inside of the mansion provide an original architecture resulting from the fusion of local and foreign cultures.



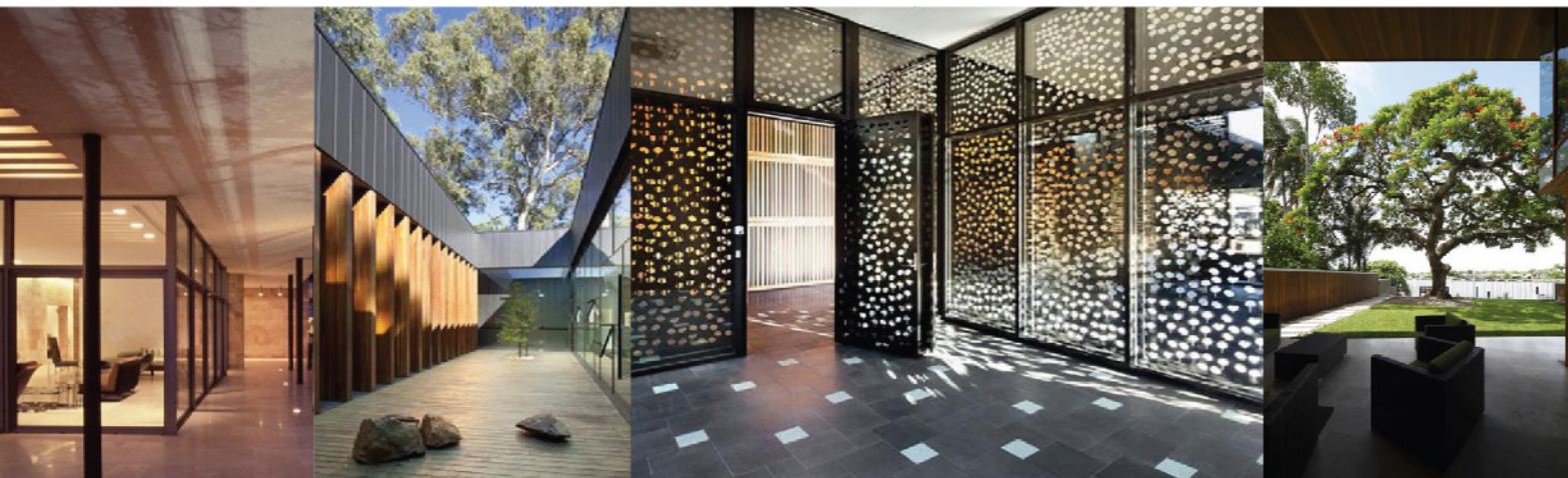
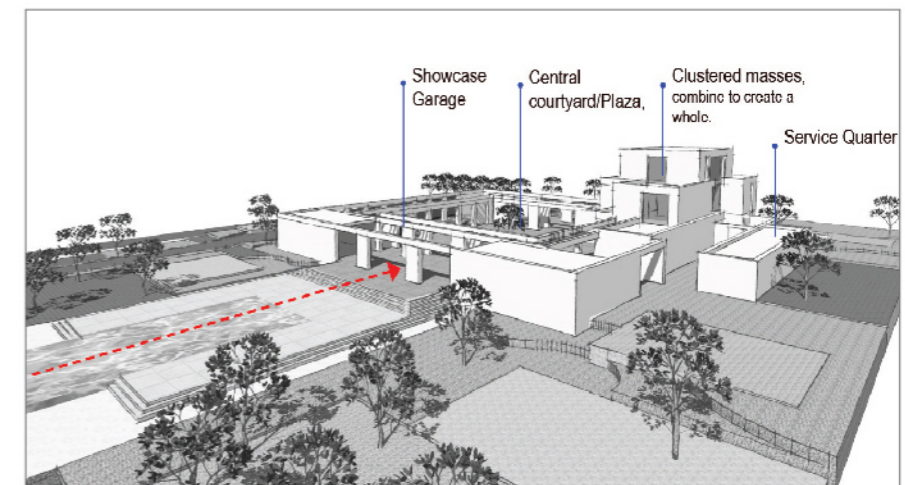
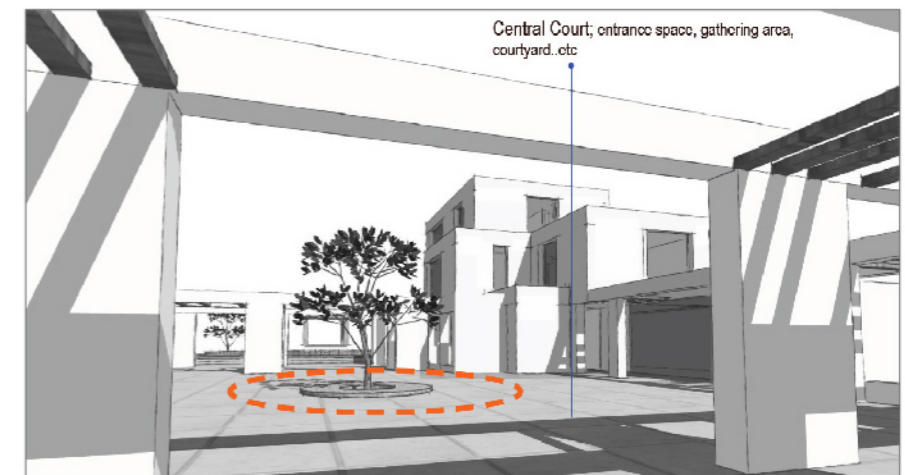
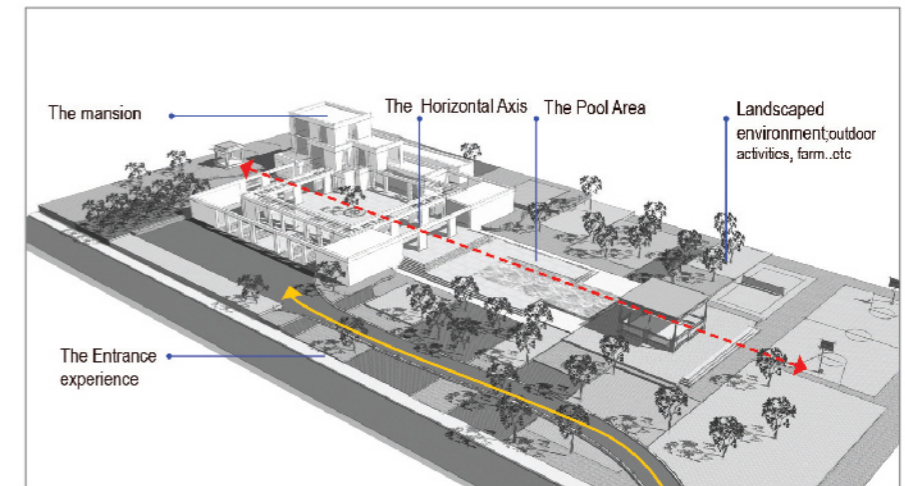
Alternative Three

Landscape Envelope

The natural surrounding of the plot is enveloped between vertically layered walls in a large plaza/court. The main emphasis of the building design is to amplify the architecture and exaggerate the elements that spread proportionally across the plot. The resulting structure has a luxurious and massive feel thus enhancing the users' everyday experience.

The central point of the design is the plaza. It is the first point of entry, incorporating the drop off, the gathering space and the courtyard and acts as the main connection between the enclosed solids and the open, natural landscape. The layout design accentuates the connectivity between the enclosed, semi-open and open spaces. One main central axis, running from east to west, bisects the building mass and the surrounding nature. This allows for dual entry points into the building. The design of the building is based on clustered masses attached to create an interlinked relationship between internal spaces. This provides private areas as well as open, transparent spaces looking out to the outside landscape. These clusters are punctured with courtyards vertically at many levels allowing for natural light and ventilation to penetrate into the internal spaces of the building.

On entering the site, one feels the enormous structure of the villa from afar, while the fragmented walls allow for glimpses at certain spaces, courtyards, architectural elements and outdoor functions. The user experiences the natural surroundings at all times and in all areas of the building. The inside is a high spaced interior, transparent to the outside yet enclosed when appropriate for privacy. The large windows, in contrast with the small openings punctured in the thick concrete walls, create a whole new light vs. shadow experience. Inhabitants feel the warmth of the light from the edges of the walls, and experience views from different angles looking out to the external surroundings. All the architectural characteristics converge onto the central courtyard of the house (the plaza), where a tree is planted as a symbolic representation of the prosperous life of the inhabitants.



being the architects of change

m a i s a m

Maisam Architects & Engineers are an internationally acclaimed architecture firm based out of Jordan. Maisam's Portfolio comprises diverse prestigious projects, such as the new terminal building at Queen Alia International Airport and the Living Wall mixed use project, the place branding and design of several bank branches; numerous majestic Royal palaces across the region; and a heritage residence in Santa Fe that incorporates Oriental and Pueblo American styles in a seamless fusion, among others.

They design with the vision to utilize knowledge, innovation and design in the pursuit of architectural excellence.





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They are the names behind one of Delhi's most famous new landmarks, the 'Select Citywalk' mall. Their other projects include shopping complexes, premium housing projects, IT parks & SEZs, townships, hotels, resorts, and institutions across North India.

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And who might we be?



Homestead believes that buildings have a greater potential. A larger goal. A higher purpose. To not just protect humans, but also ensure holistic living. To energize lives, to inspire positivity, to create harmony. So, that we contribute to a better society.

Homestead is based out of London, engaged in the business of the development of real estate with a vision of expansion in India, Dubai, Singapore, Saudi Arabia, Sri Lanka and Bangladesh.

Inspired by the concept of "human architecture", Homestead with the help of its international expertise envisages to create a future where people will live, work and play in spaces which will enhance their quality of life.



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