



LIJA VILLAS



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LIJA VILLAS

PROPOSAL

The intent of this document is to present the design for 6 luxury semi-detached houses located on Triq in-Naxxar, Lija. The villas were conceived as a series of pure rectangular volumes placed next to each other, from which a series of subtractions were created, forming apertures, terraces and indentations. Each villa is designed in the same style, but changes in the way the subtractions are made creates a playful interpretation for each villa whilst still reading as one architectural composition.

3DM ARCHITECTURE

COMPANY PROFILE

3DM Architecture is an architectural design studio based in Malta that has been active in the field of architecture and interior projects. We are a forward-thinking team that combines knowledge, experience, and creativity in our work.

We at 3DM believe in a comprehensive holistic design approach, which brings together different specialisations that are normally considered as separate. Our team pays close attention to detail when creating geometric forms, selecting materials, and when exploring the interplay of light and shadow.

Our projects are treated with utmost care, starting from their conceptual beginnings, throughout construction, and up to completion.



LOCATION



The 6 semi-detached villas are situated with frontages along Triq in-Naxxar, however, access through Vjal it-Transfigurazzjoni by means of a wide passageway serves as a common access through the backyards of each villa. Beside this pathway, a ramp leading to garages for each villa has also been provided.

BLOCK PLAN



PLOT AREAS	
VILLA 01	305sqm
VILLA 02	297sqm
VILLA 03	278sqm
VILLA 04	287sqm
VILLA 05	272sqm
VILLA 06	303sqm
COMMON AREA	103sqm

PROGRAM

LEVEL 0	KITCHEN + KITCHEN ISLAND LIVING AREA DINING AREA GUEST BATHROOM SERVICE AREA OUTDOOR AREA WITH POOL OUTDOOR BATHROOM COMMON AREA (BACK ENTRANCE)
LEVEL 1	MASTER BEDROOM WITH ENSUITE (+ WALK-IN WARDROBE) 2 SECONDARY BEDROOMS WITH ENSUITE TERRACES (VARY)
LEVEL 2	STORE LAUNDRY AREA DRYING AREA PV AREA
LEVEL -1	3 / 4 CAR GARAGE GAMES ROOM OUTDOOR YARD FULL BATHROOM STORE / SERVICE AREA BALANCE TANK WITH RESERVOIR BELOW PUMP ROOM COMMON AREA (ACCESS TO GARAGES)



INTERNATIONAL EXAMPLES



VISUALS



back facade

VISUALS



outdoor area

VISUALS



street facade

VISUALS



common area (back entrance)



PLANS - ALL VILLAS

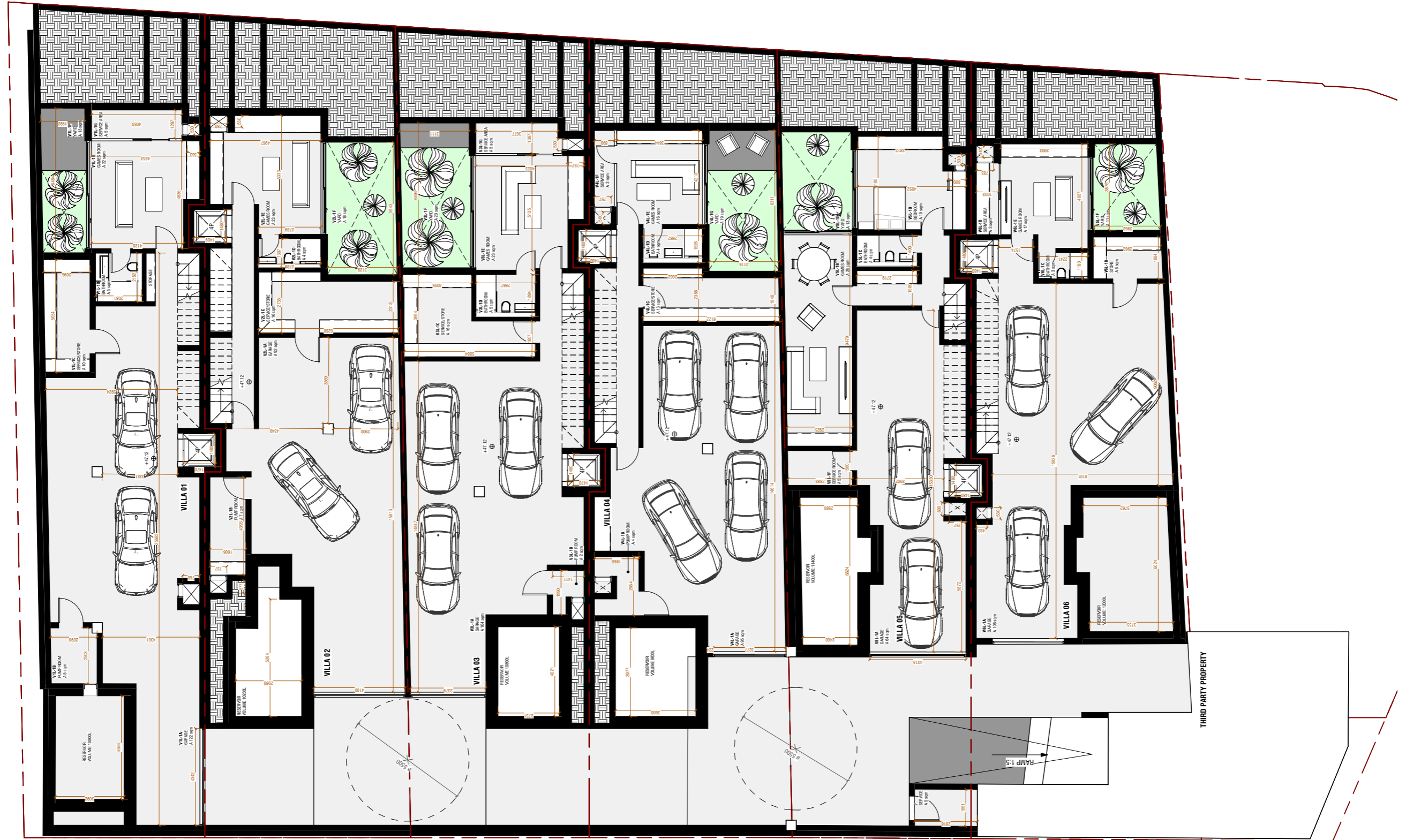


LEVEL 0

not to scale on a3



PLANS - ALL VILLAS

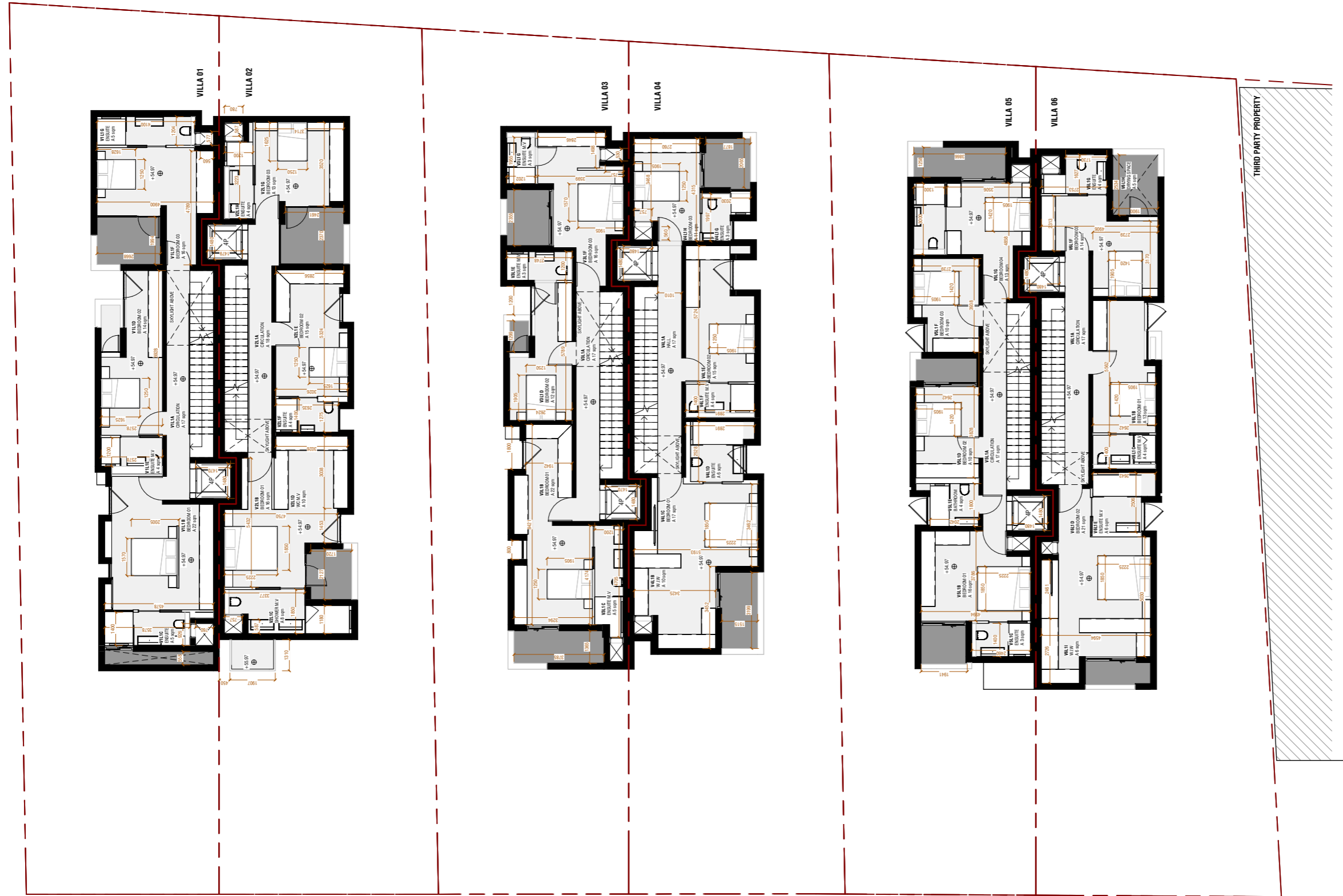


LEVEL 1

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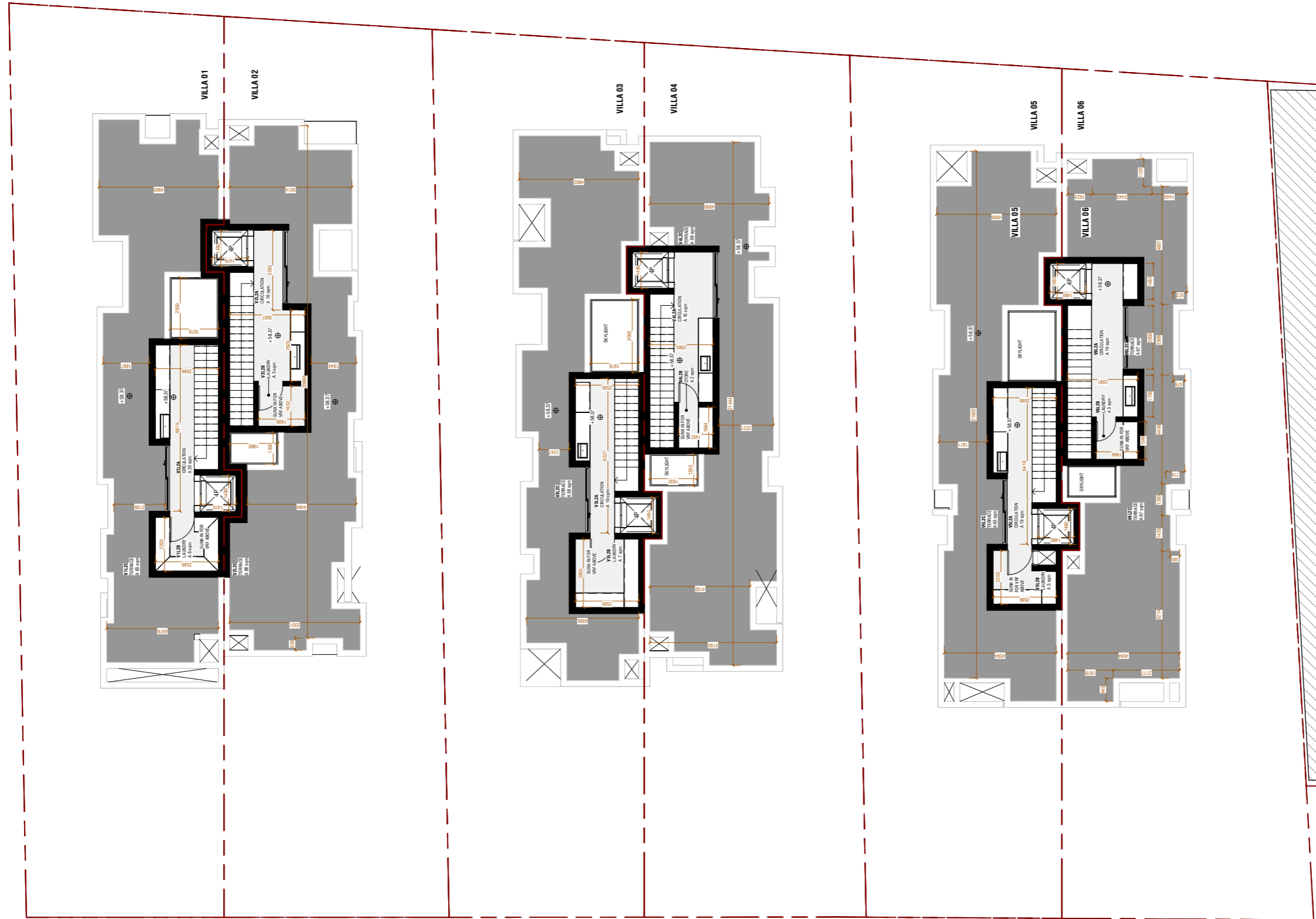
PLANS - ALL VILLAS



LEVEL 2

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PLANS - ALL VILLAS

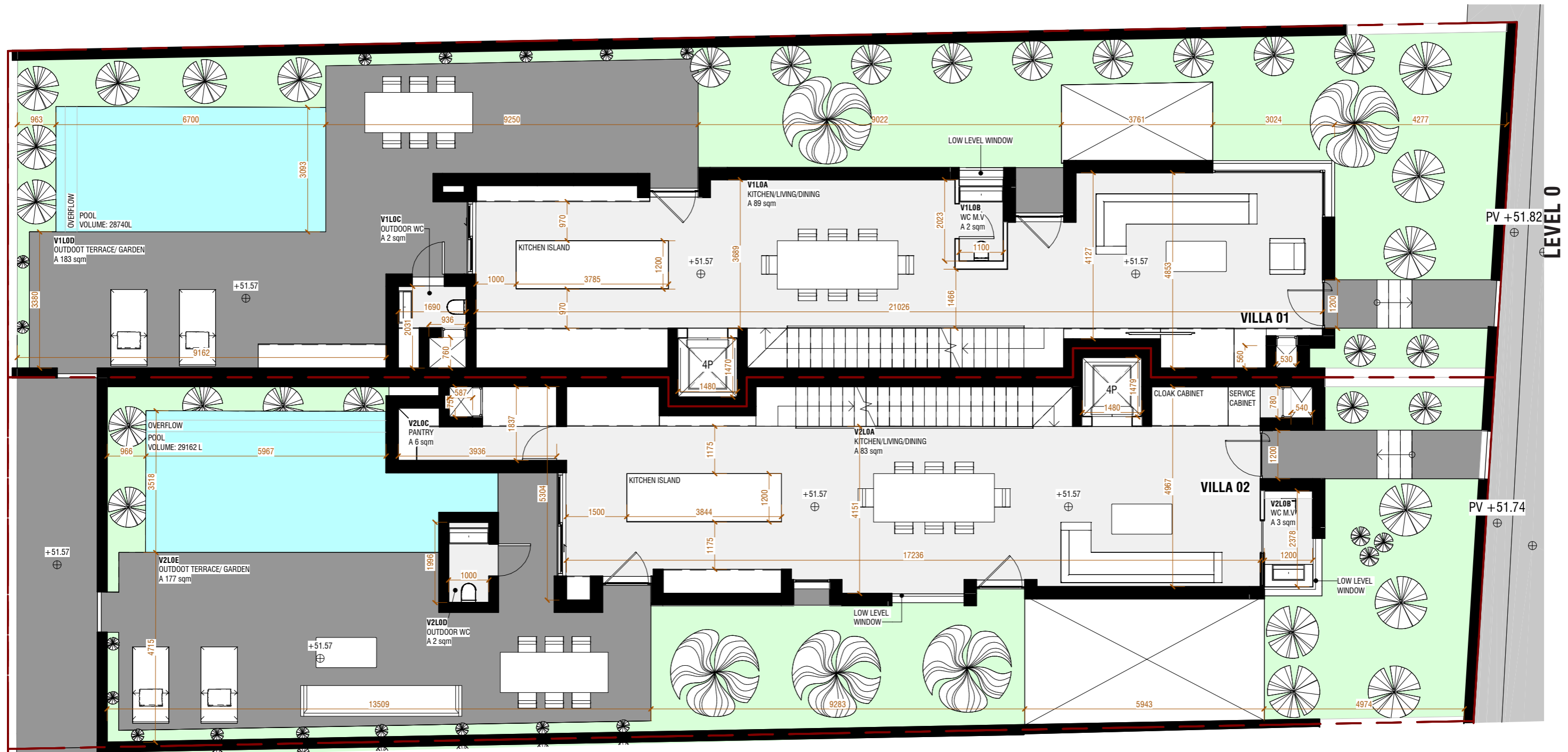


LEVEL -1

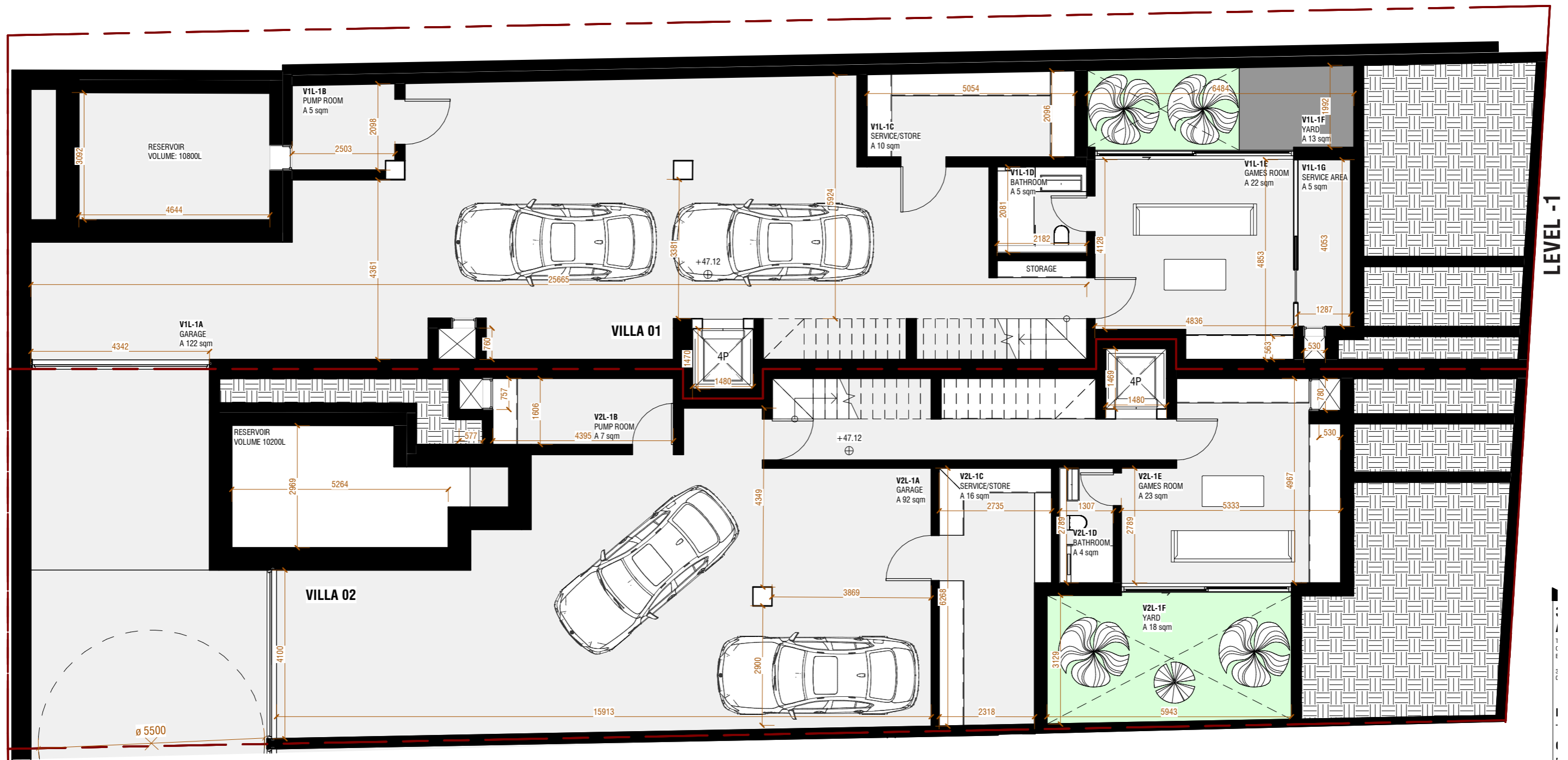
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PLANS - VILLAS 1 & 2



PLANS - VILLAS 1 & 2

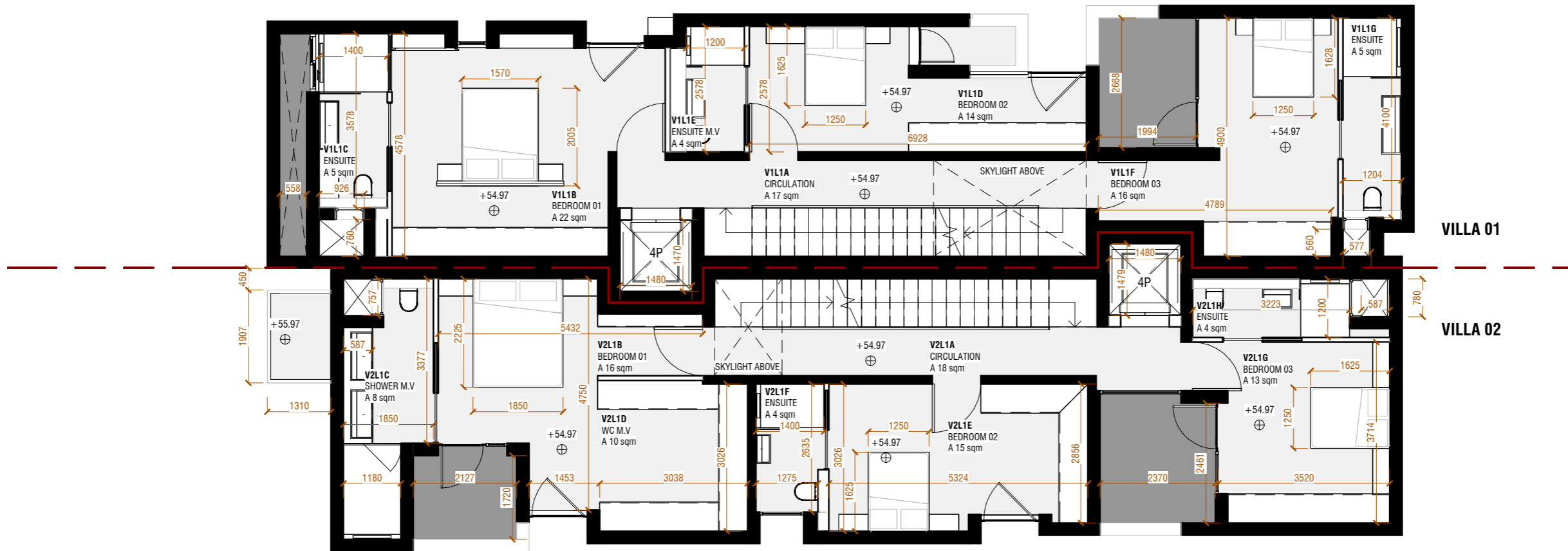


LEVEL -1

SCALE



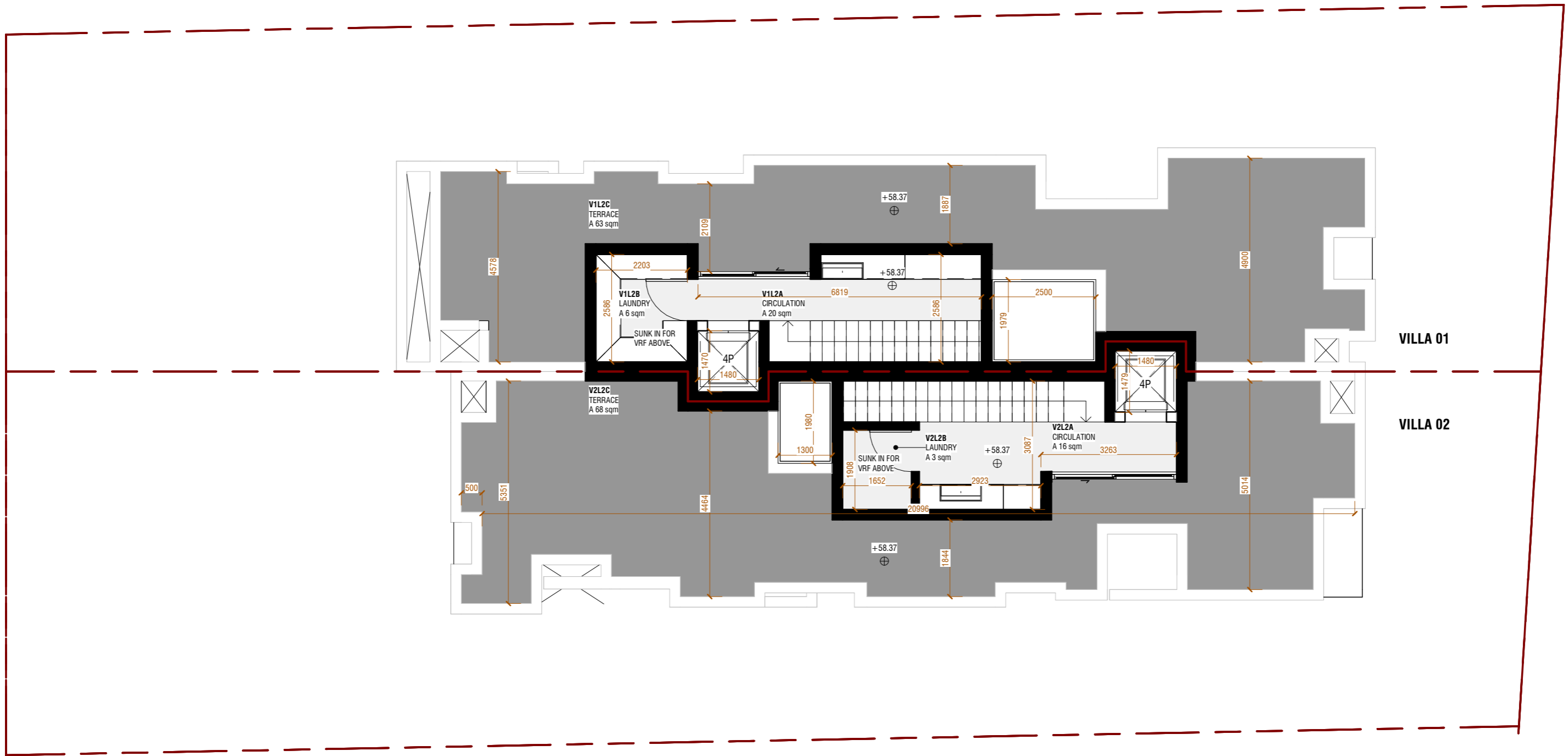
PLANS - VILLAS 1 & 2



LEVEL 1

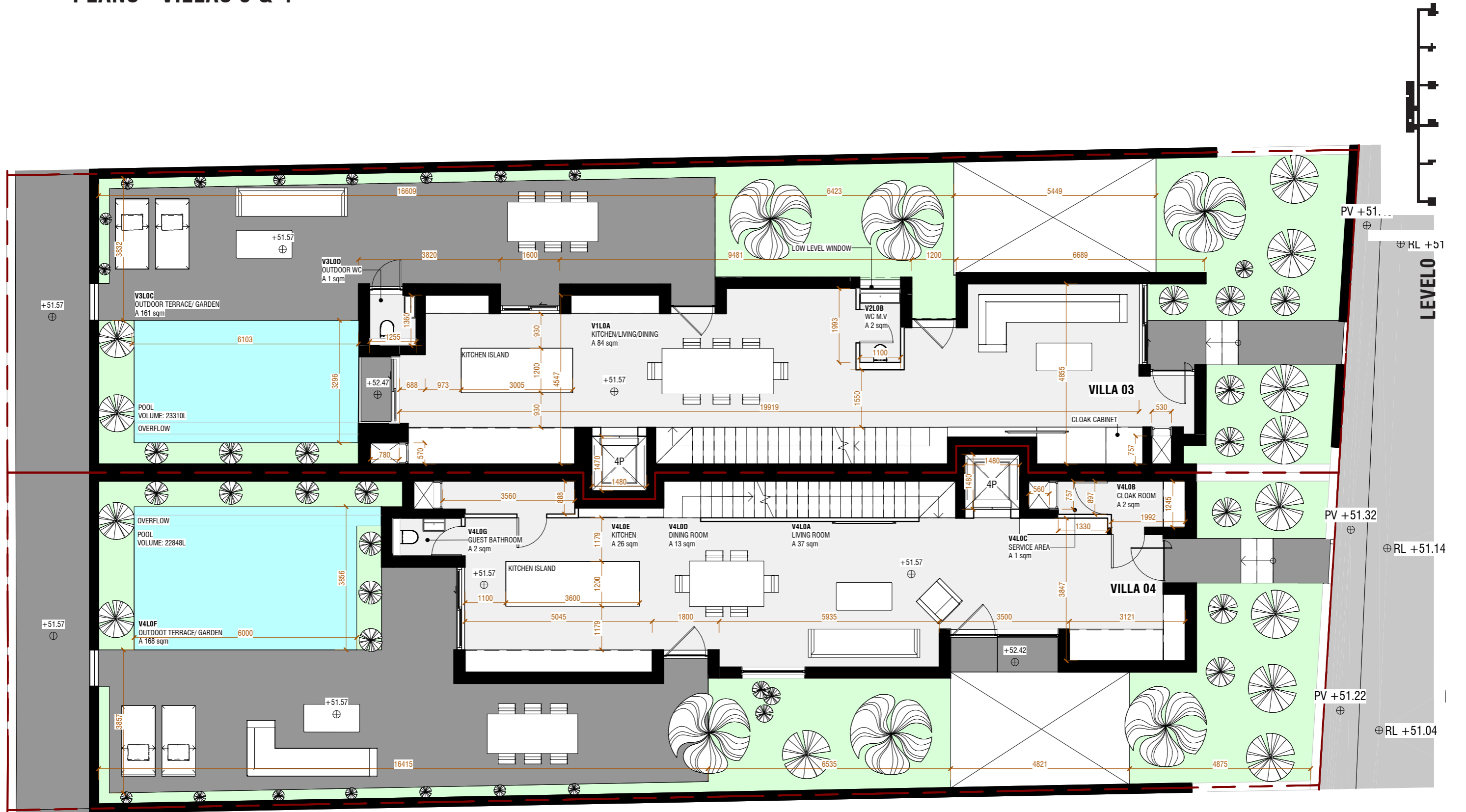


PLANS - VILLAS 1 & 2

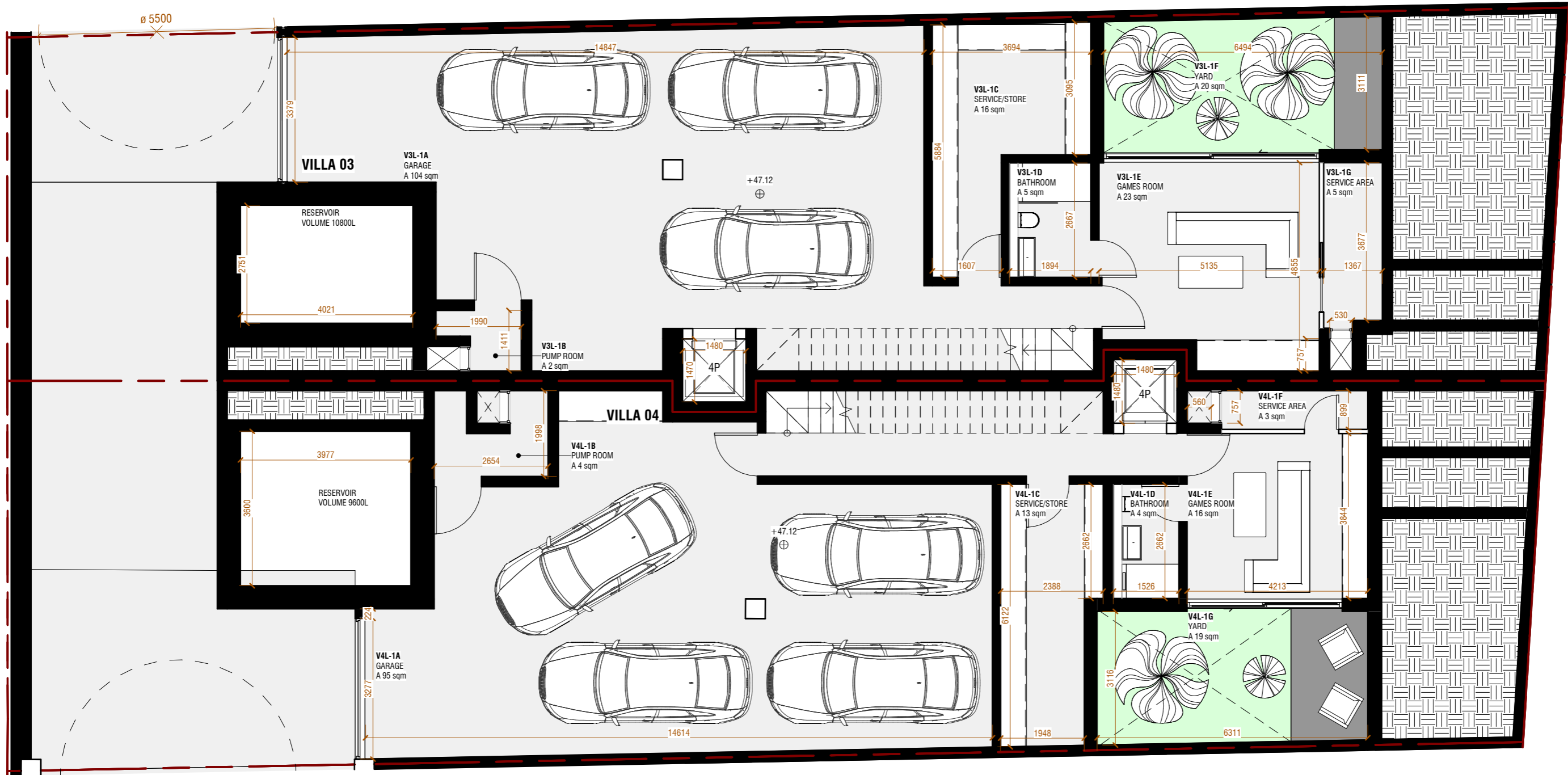


LEVEL 2

PLANS - VILLAS 3 & 4



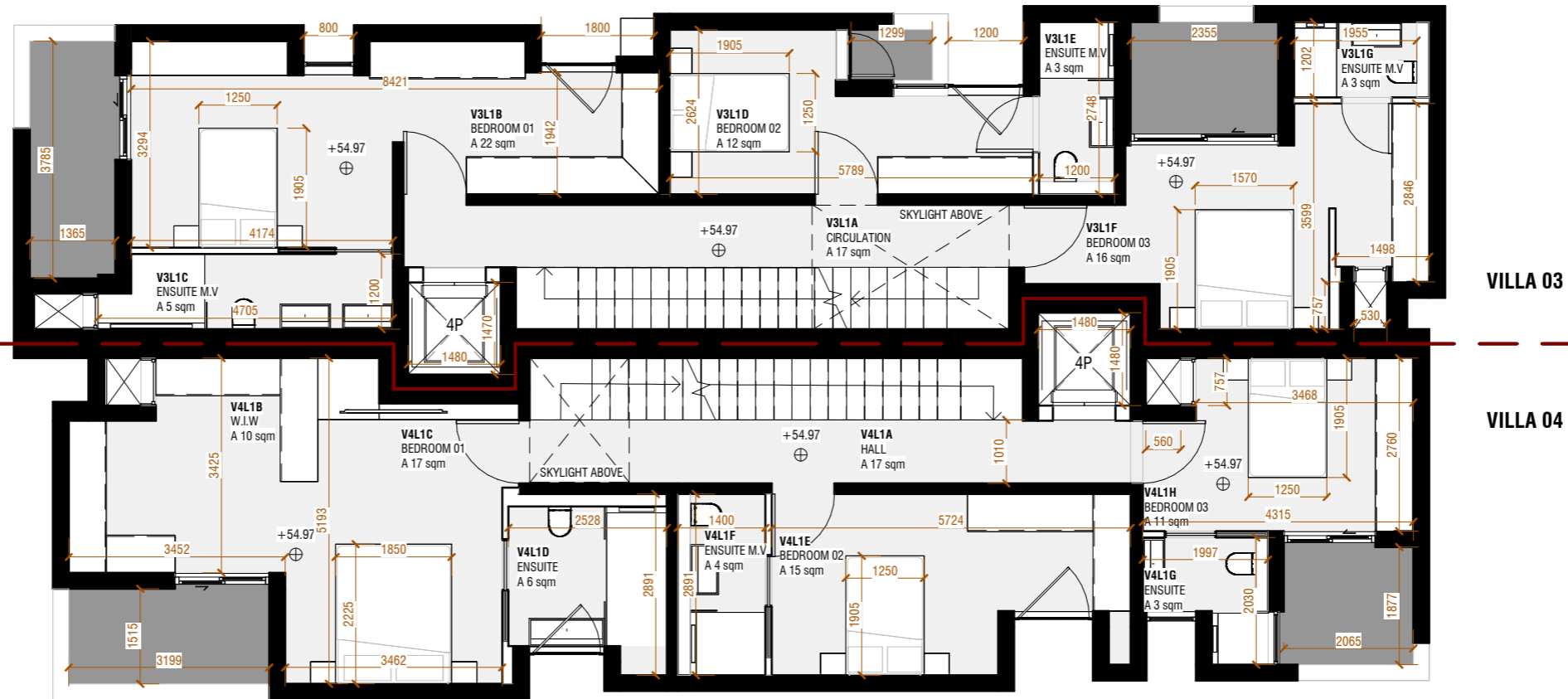
PLANS - VILLAS 3 & 4



LEVEL -1



PLANS - VILLAS 3 & 4



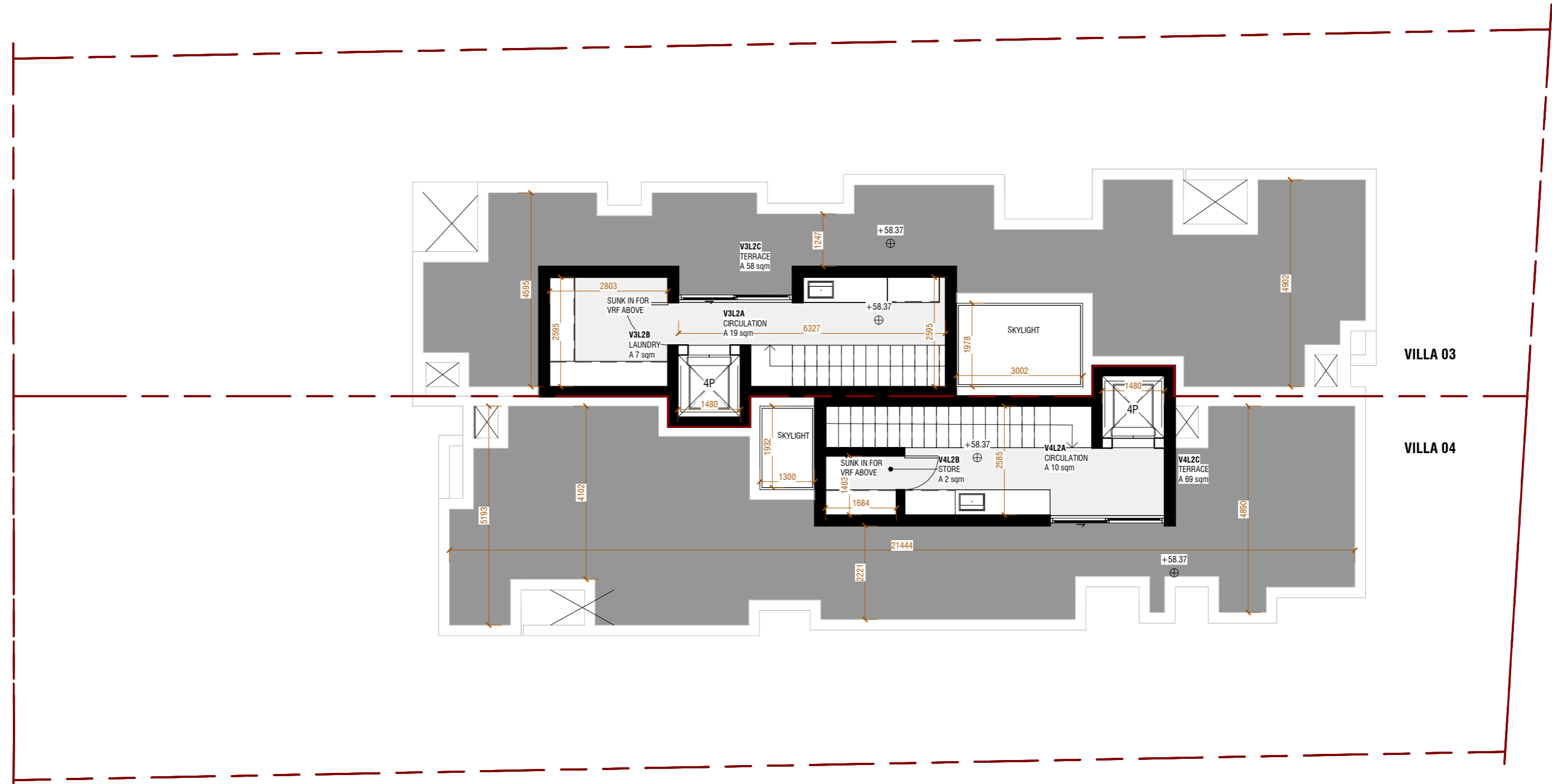
LEVEL 1

VILLA 03

VILLA 04



PLANS - VILLAS 3 & 4



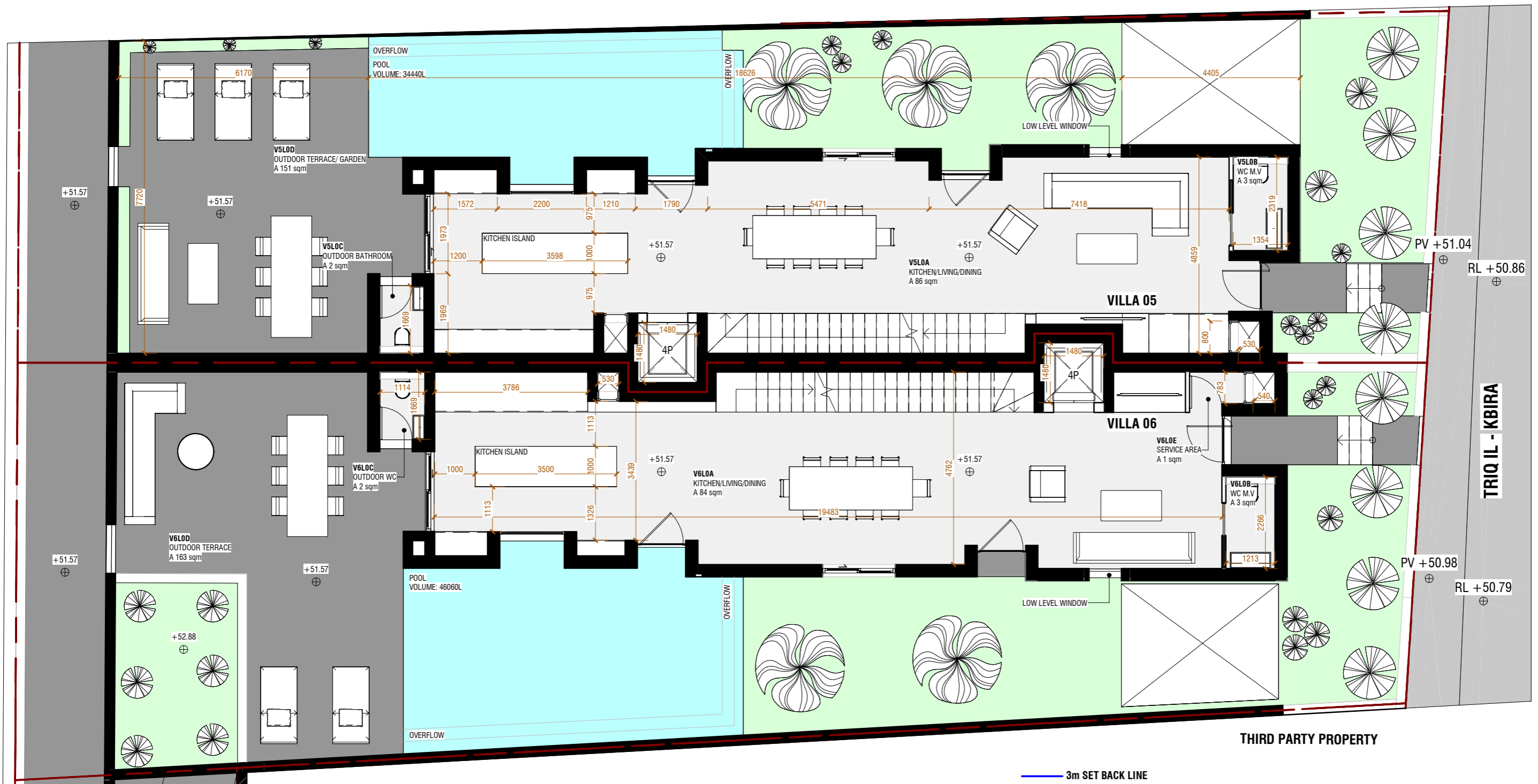
LEVEL 2

VILLA 03

VILLA 04



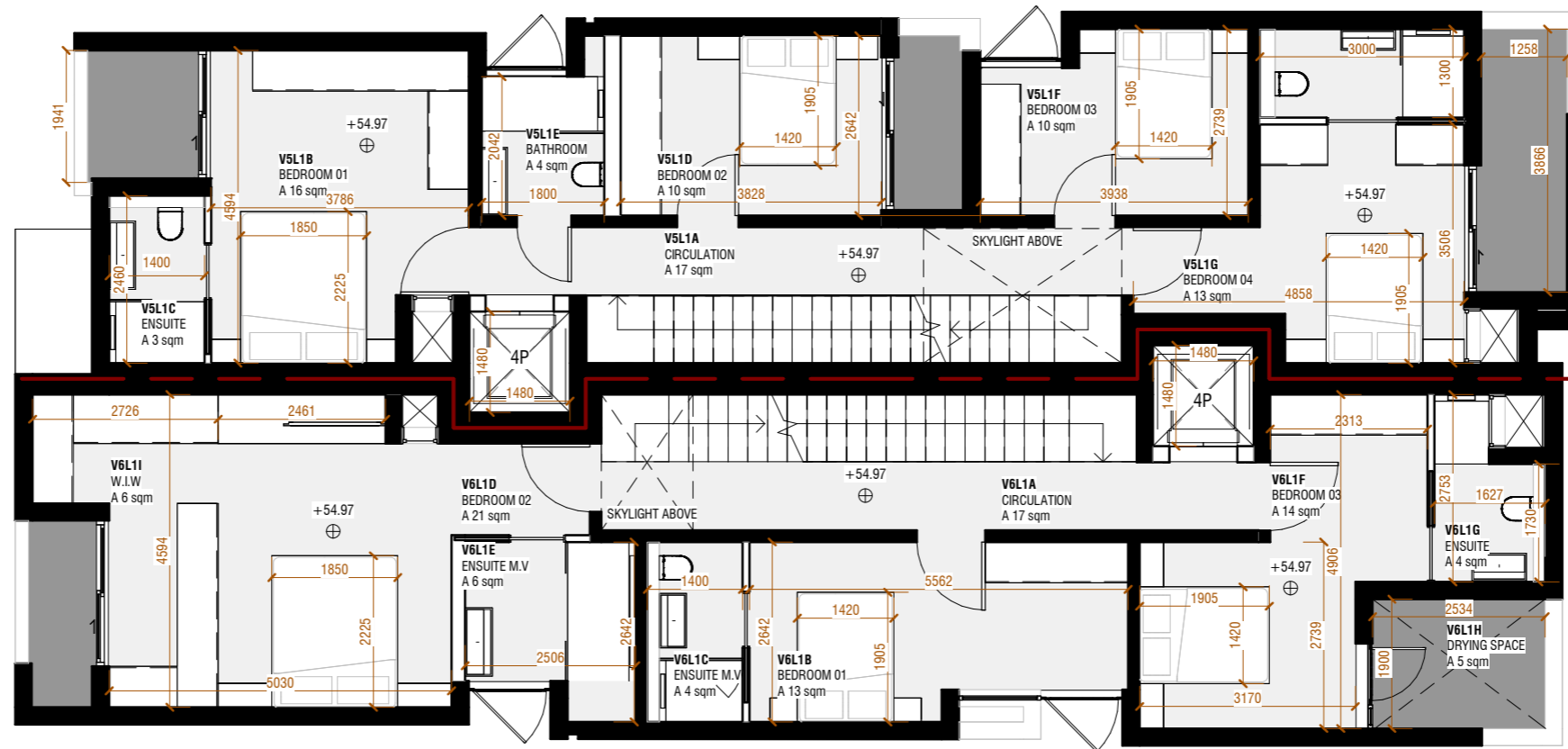
PLANS - VILLAS 5 & 6



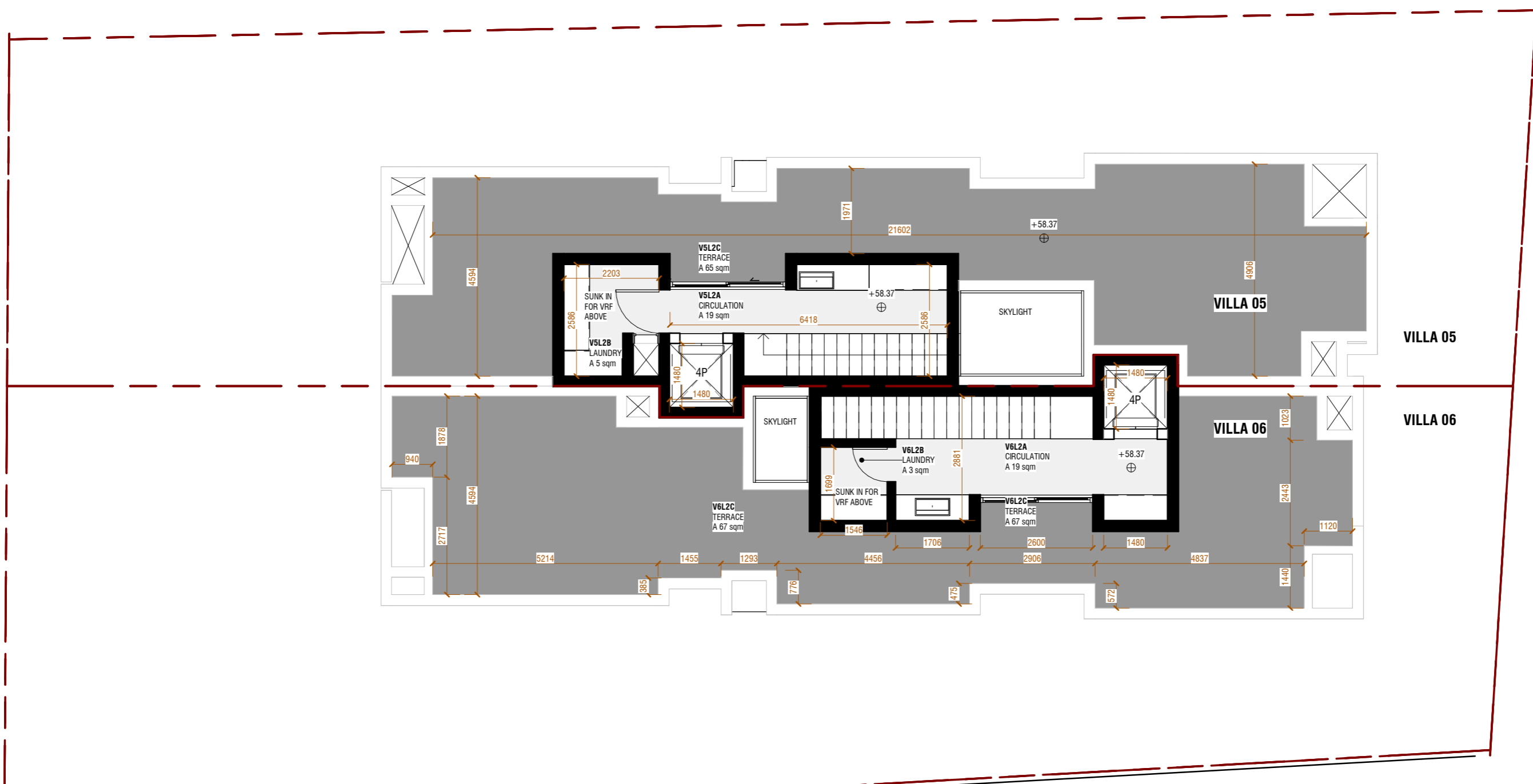
PLANS - VILLAS 5 & 6



LEVEL 1



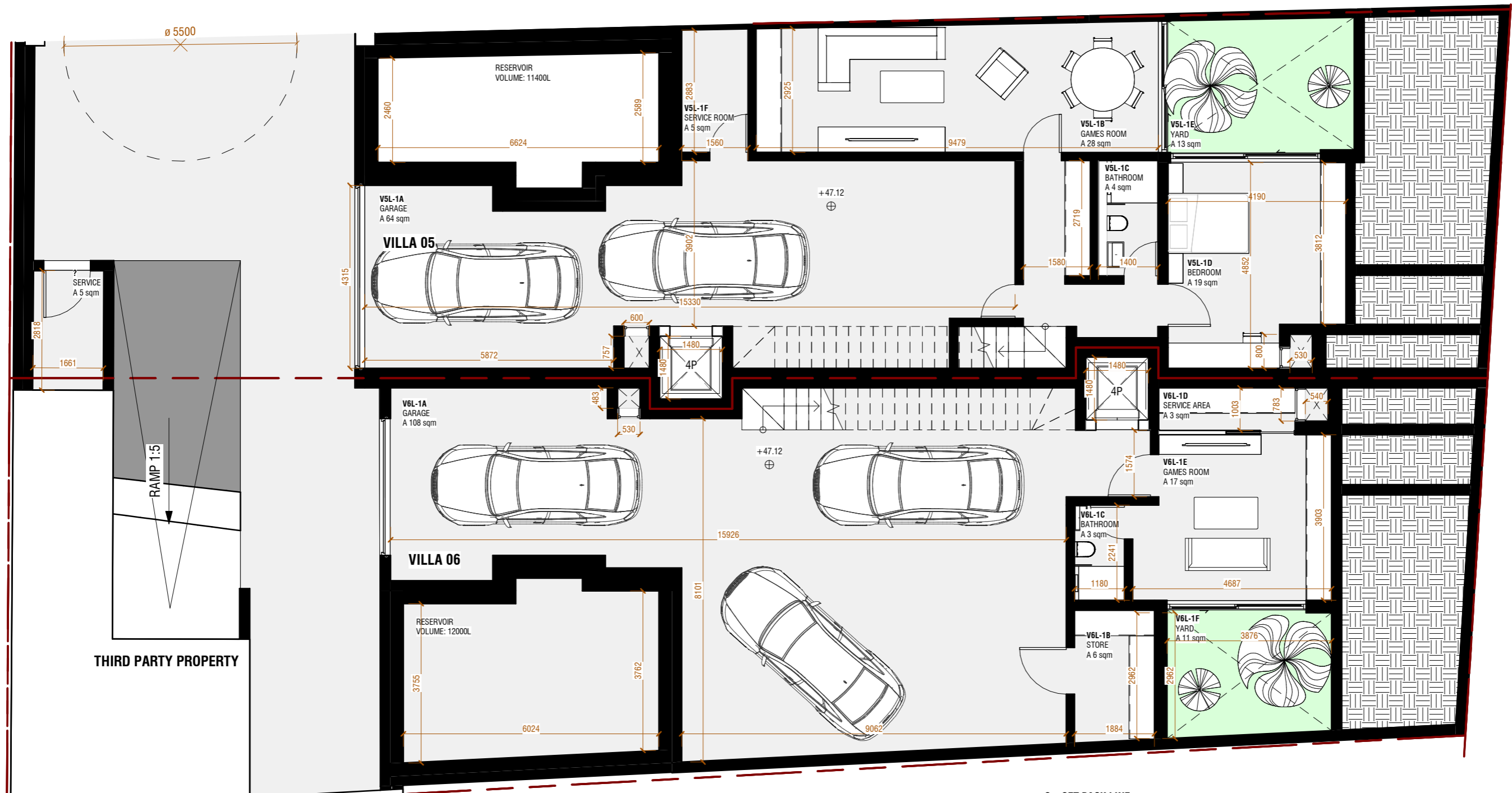
PLANS - VILLAS 5 & 6



LEVEL 2



PLANS - VILLAS 5 & 6





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