

The Atrio

By Yusran for Development



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Project Overview:

We are excited to announce our first project in Kigali's sought-after Gacuriro neighborhood. This well-established area, favored by Kigali elite, offers both excellent connectivity and a serene atmosphere with stunning views. Gacuriro's growth and investment potential make it the perfect place for our vision, contributing to the area's vibrancy while providing residents a premier living experience.

Plot Information:

Location: Gacuriro
Area: 600 sqm
Zoning: R1 - A



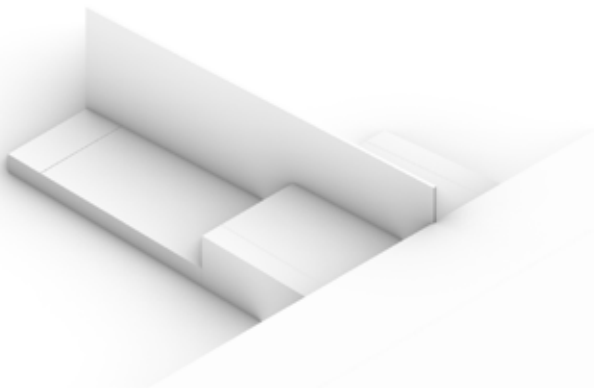
Project Overview:

The Atrio twin villas, each 300 sqm, feature 5 bedrooms, 5 bathrooms, 2 living rooms, a dining room, kitchen, kitchenette, and a variety of outdoor landscaped areas, and are designed to maximize natural ventilation and daylight while leveraging views, functionality, and sustainability.

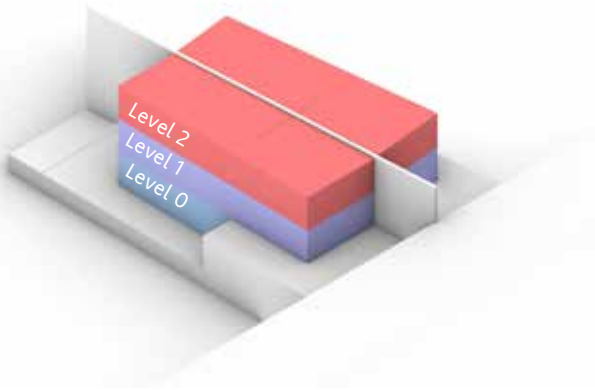
Site Diagram



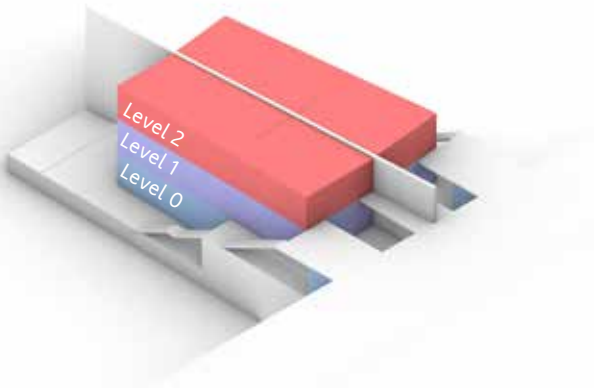
Site



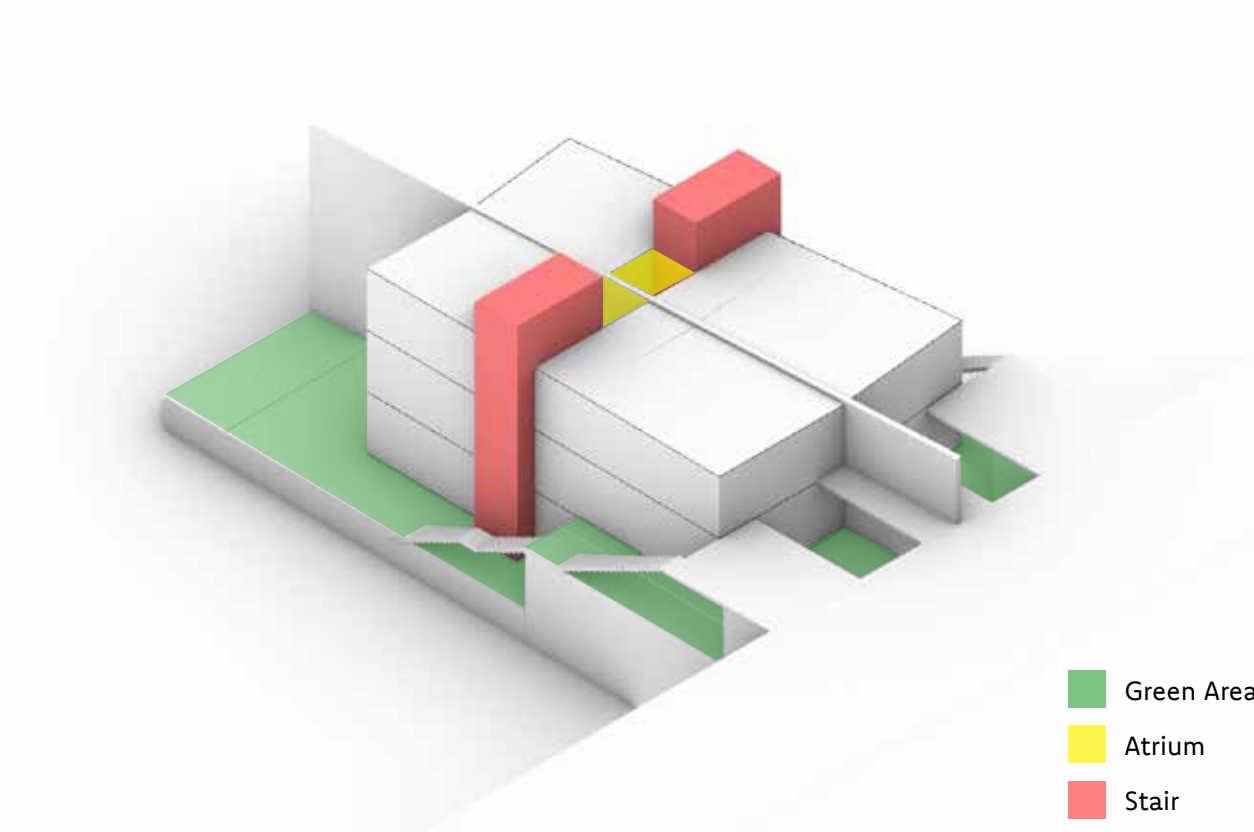
Divide the site into two plots



Seamlessly intergating a stepped building configuration to leverage the sloped site.



Connect the building to the street level though the parking and an enty bridge



Divide the long narrow buildings with a preferated stair and an atrium that enhance the ventilation and the daylight.

Concept Diagram:

The orientation of the building is carefully considered to maximize the utilization of sunlight and natural airflow, with an integrated atrium to augment natural ventilation and enhance daylight quality.



Concept Diagram:

The Atrio takes full advantage of its elevated location to offer stunning views of the surrounding hillside landscape, with a series of climbing gardens adorning the structure to further enhance the panoramic views, and all areas seamlessly connected to the outdoors, allowing residents to immerse themselves in the natural beauty of the surroundings.

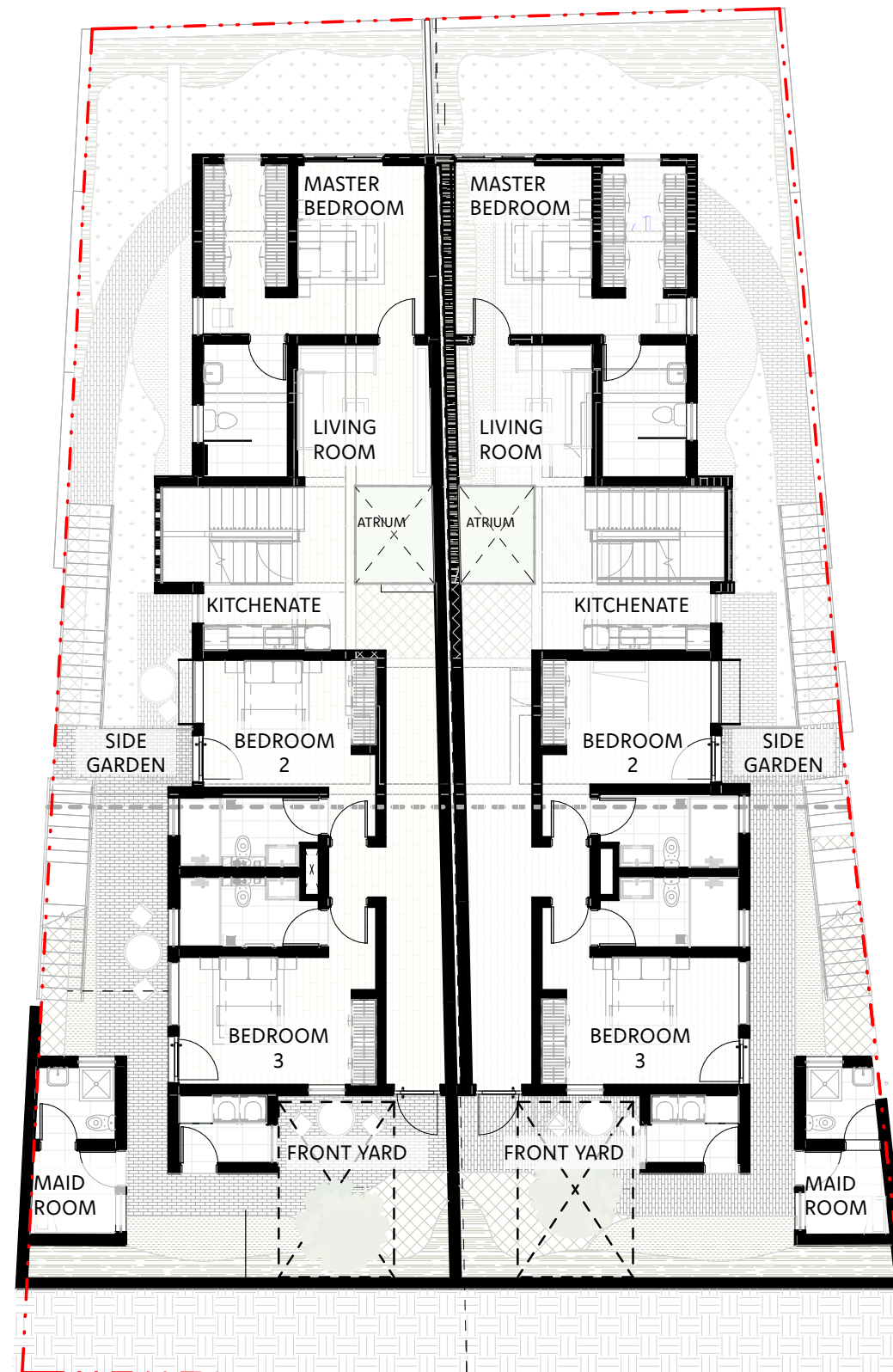




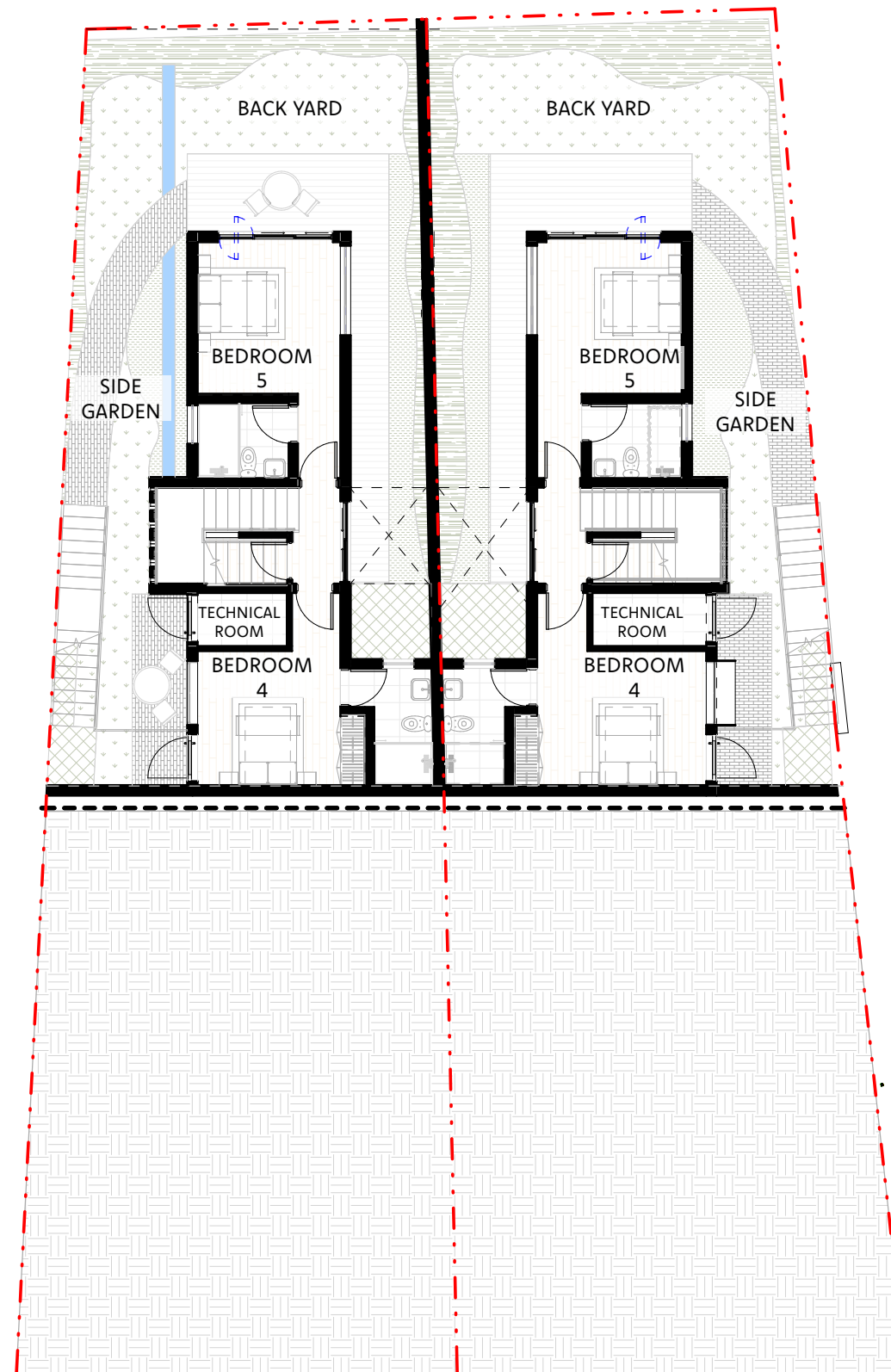
The design prioritizes functionality with layouts carefully designed to cater to the diverse needs of residents, featuring versatile spaces that promote efficiency and convenience in daily living, ensuring every aspect of the residence is optimized for comfort.



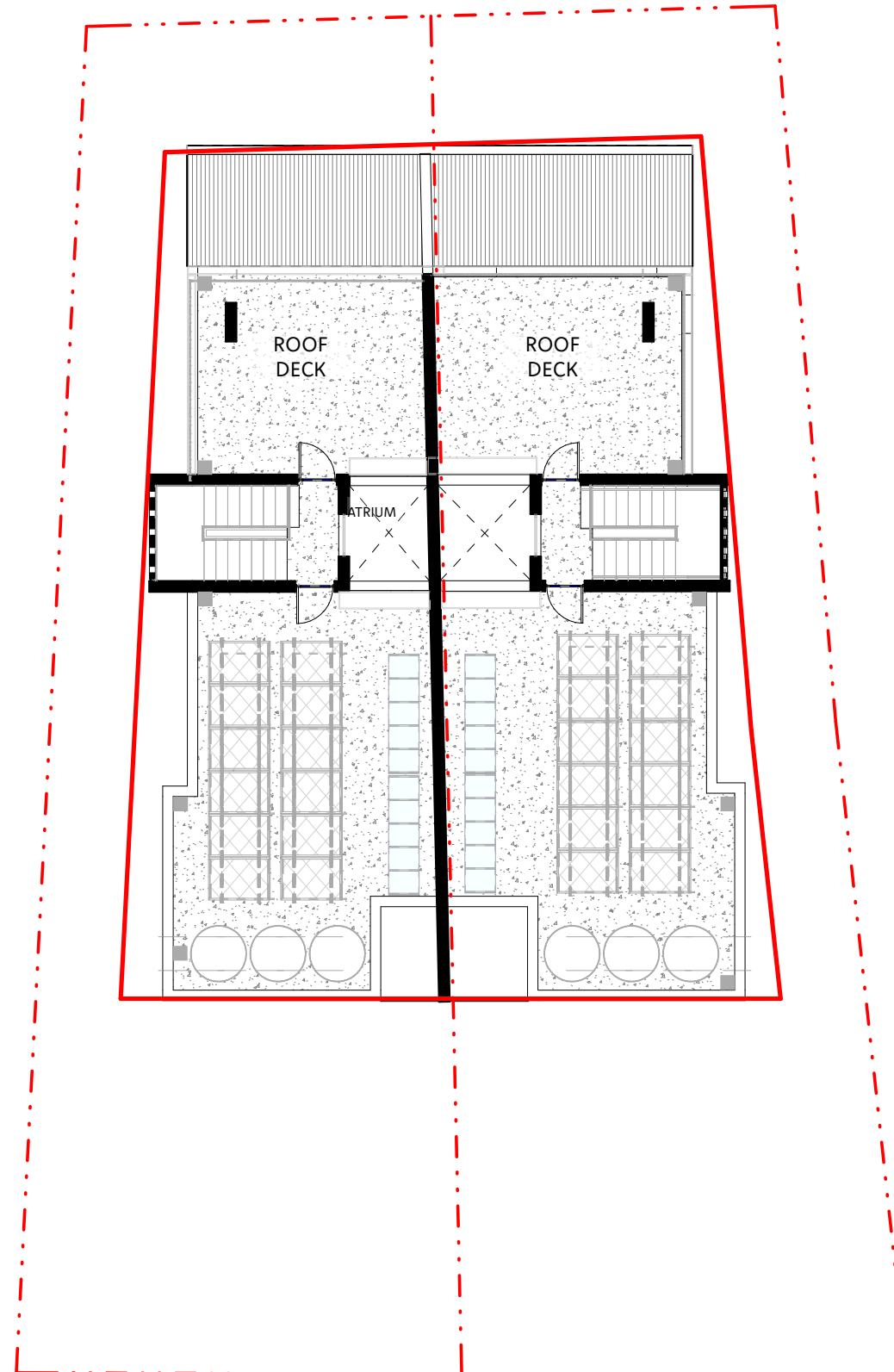
FLOOR PLAN – LEVEL 2



FLOOR PLAN - LEVEL 1



FLOOR PLAN – LEVEL 0



FLOOR PLAN – ROOF



ENTRANCE VIEW



STREET VIEW

The Atrio has a simple presence on the street that exudes beauty without revealing much, enhancing the sense of privacy, while its massing and materials are designed to blend seamlessly into the context.

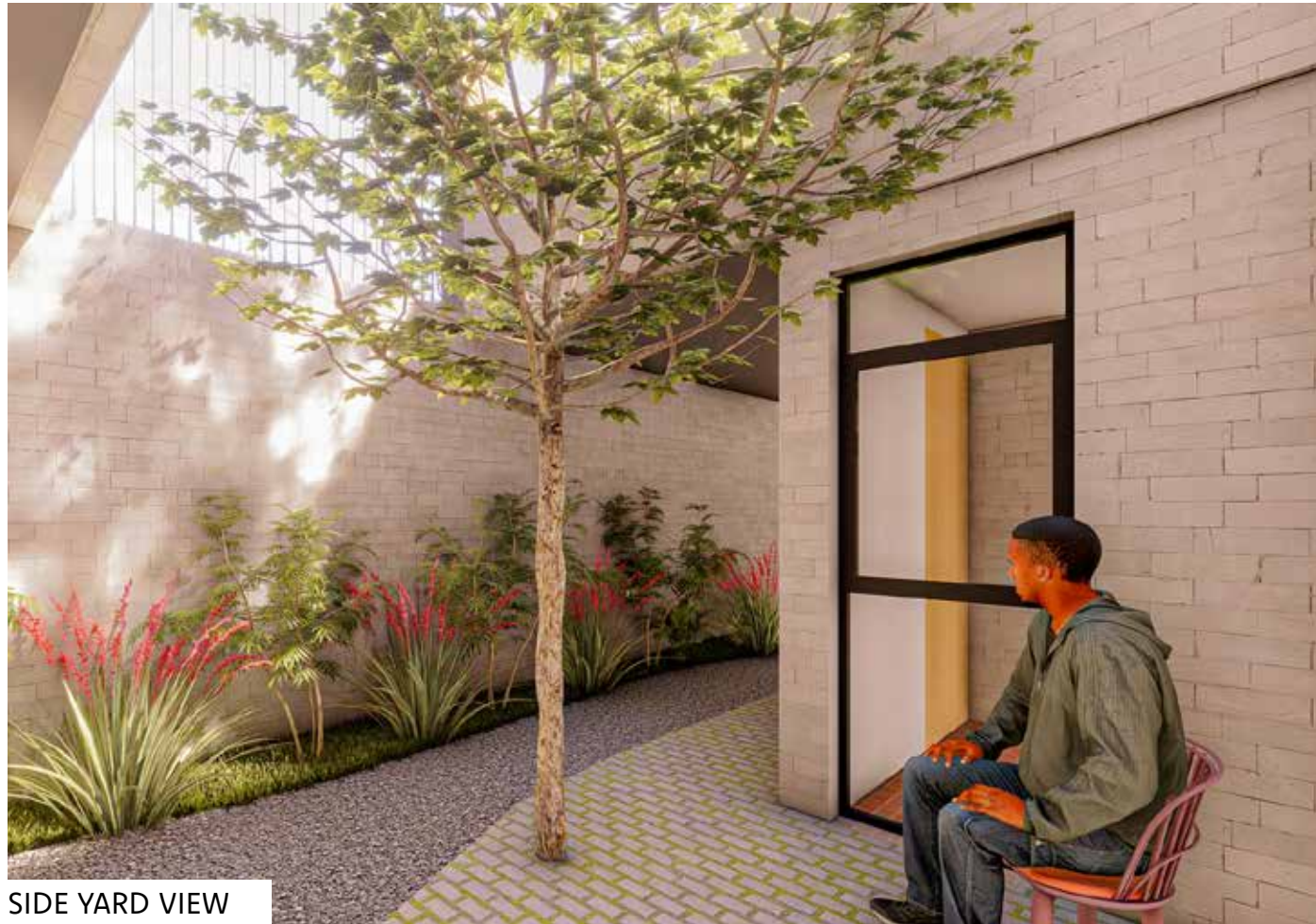


LEVEL 0 VIEW



BACK YARD VIEW

Level 0 is designed with inviting indoor spaces and ample outdoor areas to host various activities, with spaces carefully planned to maximize choice and privacy.



SIDE YARD VIEW

Each villa features four different types of outdoor landscaped areas designed to maximize access to outdoor living and connection with nature, providing residents with various choices for different uses and activities.



SIDE GARDEN VIEW



LIVING ROOM - LEVEL 1

Interior spaces are designed around the atrium, which brings in ample daylight and enhances natural ventilation for maximum comfort, while the prime areas are positioned to take advantage of the stunning views from the elevated site.



DINING & LIVING ROOMS - LEVEL 2