

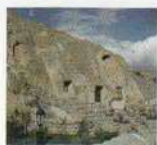


Pictorial Report about Kandovan Cave Hotel

2A Magazine

Issue No. 14

Pages: 112-119



KANDOVAN Cave Hotel

Design & Built by:  **Tarh va Afarinesh**

Architectural & Engineering consultants

Kandovan Cave Hotel is located in Kandovan village, which is one of the villages of the Sahand mountain located 50 km southwest of Tabriz. Kandovan is placed 18 km south of Osko, at the bottom of a green mountain called Soltandaghi. What has given Kandovan a historic identity is a large amount of cone shaped stones where people have made houses, workshops, stables, and storage. The history of this village is at least 700 years old but historians believe that this place is actually older. From the eruption of a volcano in Sahand Mountains a place with one of the best atmospheres was created that seems more of a dream than reality. The natural spatial organization of the caves are organized either in pairs, next to each other, or singularly. These cone-shaped structures have created one the best landscapes in Iran and the world. The eruption of lava from the mouth of mountain-ranges like Sahand and the effect of weather is what made these structures look like caves. Over time, the parts that had less strength have broken down but the caves survived and the present conditions looks like miracle of nature. There are 3 remaining stone cave villages in the world, Cappadocia in Turkey, Dakota in the United States, and Kandovan in Iran. However Kandovan is the only one that people still inhabit, which acts as part of the major attraction of this place. Another interesting and fantastic fact is that there is a natural spring located in Kandovan that offers pure spring water, which holds medicinal qualities. Tourists from different parts of the world and Iran travel to this amazing place to witness and experience the beautiful life and welcoming atmosphere. Before 2006, there was no accommodation for tourists that came for visiting this village. So designing a hotel that has necessary amenities like restaurant and etc, was essential for this place.



Area Map



Kandovan Cave



Sahand Mountain

Project: Kandovan Cave Hotel
Client: IRAN Tourism Development Corporation
Location: IRAN- Kandovan Village
Start: Sep. 2006
Finished: Dec. 2006
E.P.C. (Design & Built) by: TARH VA AFARINESH Architectural & Engineering Consultants

Project Manager: Mohammad Nemati
Project Architect: Shiva Aghababaei
Project Technical Manager: Gh-Fazlollahi



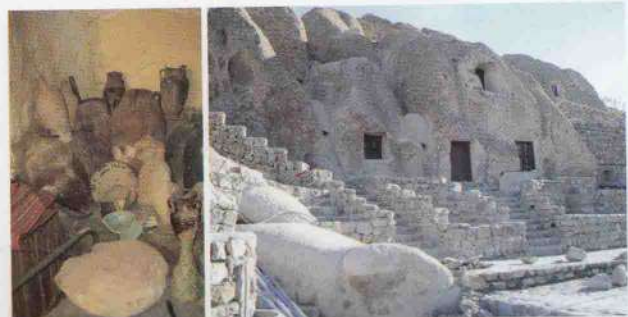
Kandovan Cave Hotel - Guest Room Interior View



Kandovan Village - Natural Houses

Iran Tourism Development Corporation chose Tarh va Afarinesh Architectural and Engineering Consultants to design and build this incredible hotel in Kandovan, as their experience and professional work in hotel project. This choice made these designers to start research in this field. In the first step they must knew more about the people, their life style and problems and also they need to study about the cave physicality items like location, space, stability and access way to them. Finally the research and site visits led the deign team to complete adapted to form of village and choosing the caves for the main concept of work. With this idea, in the village entrance 30 of most accessible Karan chose as a guest rooms and main concept completed to combine the caves and plat forms between them in according to land slope for access to Karan and under them using for public and service area of Hotel.

The pictures show the first phase of this project, which was a combination of 10 rooms and restaurants in various scales. The project will be complete as the budget is provided, with adding the caves as guest rooms and extend plat forms for using as public and service area.



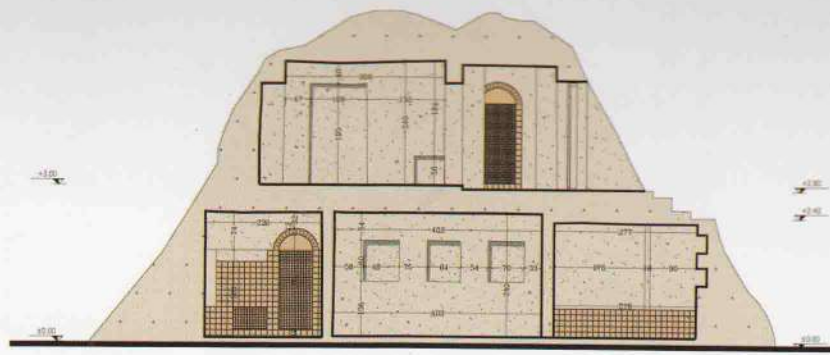
Kandovan Cave Hotel -General View

KANDOVAN

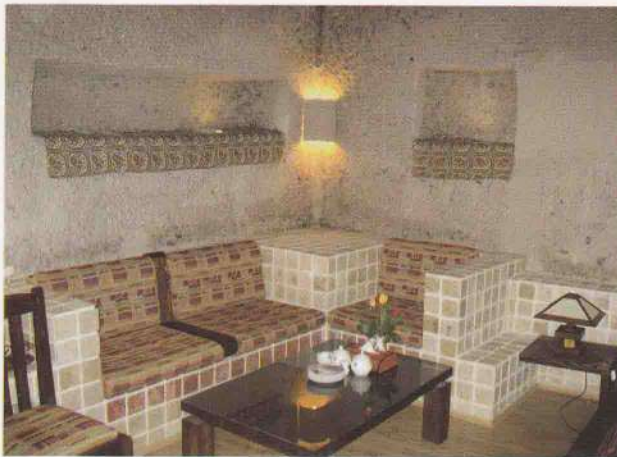
The co-existence of humans and nature



Kandovan Cave Hotel
View From Inside The Guest Room



Kandovan Cave Hotel - Karan Section



Kandovan Cave Hotel Guest Room Interior Views



Considering the climate of area there was no need for Air condition system for cooling the guest rooms in the summer. Therefore only concealed exhaust fans were considered between natural stones for ventilation and floor heating was provided for heating in the winter that has been installed under the artificial wood veneer strip panel flooring, with enough resistant against heating. Electricity outlets were placed on the wall according to the interior design layout and wall-mounted lights were installed with cover similar to natural finishing of wall.

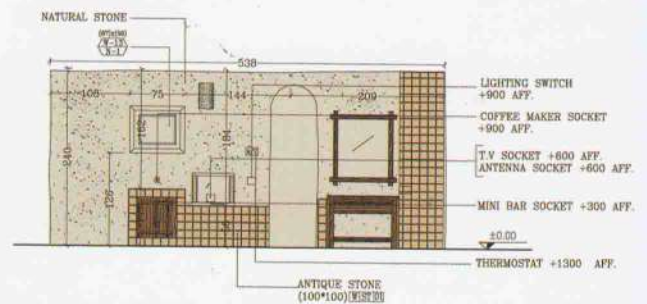
Fire alarm was also fixed in each room.

Where there were needed to use separating partition inside the cave, they were in accordance to natural walls with using the similar finishes from rough cement and travertine stone.

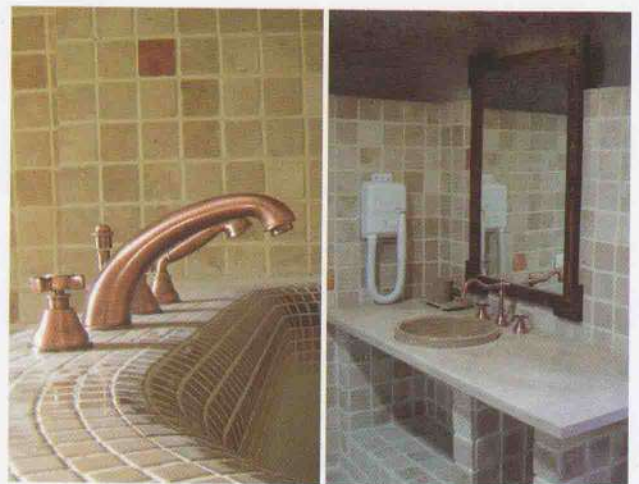
All furniture, doors and windows were created from natural wood with protective layer. The design of furniture was inspired from the simple village life and it is a combination of wood and built-in stone benches. Curtain & bed spread were prepared from traditional fabric.

Inside the bathrooms, counters and even counter top basin were made from natural stone and the taps were chosen from old style model that kept the concept.

Considering Jacuzzi inside some cave suites increases their attraction. Modern principles in construction were applied to the interior design of these rooms to keep the integrity of the natural surroundings yet make them enjoyable for the modern person. In conclusion, placed next to the miracle of nature exists another miracle of the Kandovan Cave Hotel, which was materialized with the cooperation of several architects, designers, and engineers in a short period of time between September to December 2006.



Kandovan Cave Hotel - Karan Section



Kandovan Cave Hotel - Inside The Bathroom



Mohammad Nemati

He was born in 1962 in Fooman. He was graduated in civil engineering. In 1994 he established "Tarh Va Afarinesh" architectural & engineering consultants company. He is a perfect leader and his in management and risk ability has improved the company in a short time. Keeping the design concept and details of the design during the construction work has led to successful Design and Build projects executed by the company.

E-mail: m.nemati@tarh-afarinesh.com



Shiva Aghababaei

She was born in 1972 in Tehran. She was graduated as master of architecture in 2000 from art university (Pardis Isfahan). She has started her career in 1994 during the education with consultant engineering companies till 1988, when that she established, "Tarh Va Afarinesh", jointly with Mr. Mohammad Nemati and started her independent professional career. Her idea about architecture is a combination of love, perfection and creativity which has been shown in the chosen name for their company, "Tarh Va Afarinesh", that means "design and creation".

E-mail: babaei_shiva@tarh-afarinesh.com

Tarh Va Afarinesh architectural and engineering consultants company has started its professional activities in designing and construction from 1998. Executives experiences as well as their concerns, meticulous characters, their determination and commitment led to such organization, well-known as one of the leading engineering consultants in designing and constructing general buildings especially hospitality buildings and hotels.

The company includes various departments such as construction, architectural design, structural engineering, interior architecture design, along with mechanical, electrical engineering and plumbing (MEP), project planning and control, information technology and economical studies. Designing and building exceeding 40 successful projects in Iran demonstrates company's high capacities for designing and building.

Company's concerns for fulfilling international benchmarks and standards in designing and building led to technical confirmation of company's completed hotel projects by international groups.

Company's insistence on researching in building technologies, latest materials and innovative methods to be used in its projects.

The company's most significant assets are its young, energetic, and ambitious staff which is trained for company's projects under its specified criteria.

With regard to company's high capabilities in construction, most of its projects are completed on the design-build (DB) basis. Therefore innovative and attractive ideas as well as functional attributes are completely incorporated in company's projects.

Most of the projects completed by the company, such as Kandovan Hotel which is described in detail, are memorable and has attracted many audiences.

- Persepolis Minsk 5 Star Hotel

Design -55000 m2 (Minsk- Belarus 2010)

- IKIA Airport 3&4 star Hotel

Design & Build (E.P.C. Project)- 50000 m2 (Tehran- Iran 2009-2012)
under Construction

- Pars Rest Area Complex

Design- 2000 m2- (Iran 2009-2010)

- Moheb Hospital (Excluding structural works)

Design & Build (E.P.C. Project) -5000 m2 (Tehran- Iran 2008-2009)

- Sib Rest Area Complex

Design -4800 m2 (Iran 2007-2008)

- Safaeiyeh Yazd 4 Star Hotel

Design Review, Interior Design & Build (E.P.C. Project) -11000 m2
(Yazd- Iran 2006-2007)

- Iran Zamin 4 Star Hotel

Design - 36000 m2 (Tehran- Iran 2006-2007)

- Hilton Conversation Center

Design- 10000 m2 (Tehran- Iran 2004-2005)

- Kowsar Isfahan Hotel

Design & Build (E.P.C. Project) - 5800 m2 (Isfahan – Iran 2004)

- Hilton Hotel 3rd Tower

Design 21000 m2 (Tehran- Iran 2001-2003)

- Darius Kish Hotel (Public Area & Façade)

Design & Construction Management- 16700 m2 (Kish Island-Iran 1999-2001)



Hilton Hotel - 3th Tower



Hilton Conversation Center



Sib Rest Area Complex



Kowsar Esfahan 4Star Hotel



Safaeiyeh Yazd 4Star Hotel



Moheb Hospital



Pars Rest Area Complex



IKIA Airport 3&4Star Hotel



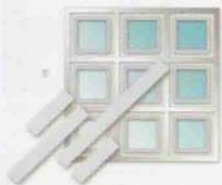
Iranzamin 4Star Hotel



Persepolis Minsk 5Star Hotel



Darius Kish 5Star Hotel



Tarh va Afarinesh
Architectural & Engineering consultants

Reference & Source:

-TARH VA AFARINESH Architectural & Engineering Consultants Documents Archive
<http://www.dpp.ir/ib.ir>
<http://www.heritageinstitute.com>

www.tarh-afarinesh.com
info@tarh-afarinesh.com