

**parametrica**

Full-cycle Architectural bureau.  
Smart IT-based solutions for deveoplars.

# Team of over 250 members





# Project team selection criteria

We are implementing our own in-house developed system for project team selection for each specific project.

During the team selection process, the system takes into account the experience, competencies and strengths of each employee of the company.

## Подбор команды

Иванов Иван Иванович



## Участие в проектах



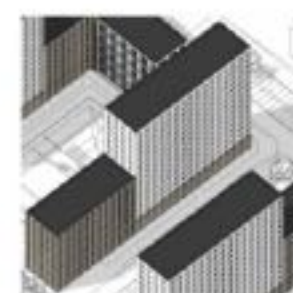
Квартал 112



Микрорайон "Береговой"



Жилый дом комфорт-класса в Чебоксарах



Жилый комплекс «Покровский»



## Команда

| ФИО        | Подразделение      | Должность                                |
|------------|--------------------|--|
| [Redacted] | Архитектурное бюро | Архитектор 2 категории                   |
| [Redacted] | Архитектурное бюро | Архитектор 1 категории                   |
| [Redacted] | Архитектурное бюро | Главный специалист – архитектор генплана |
| [Redacted] | Архитектурное бюро | Главный архитектор проекта               |
| [Redacted] | Архитектурное бюро | Ведущий архитектор                       |
| [Redacted] | Архитектурное бюро | Архитектор 2 категории                   |
| [Redacted] | Архитектурное бюро | Архитектор 1 категории                   |
| [Redacted] | Архитектурное бюро | Главный архитектор проекта               |



# Offices

4

Countries

5

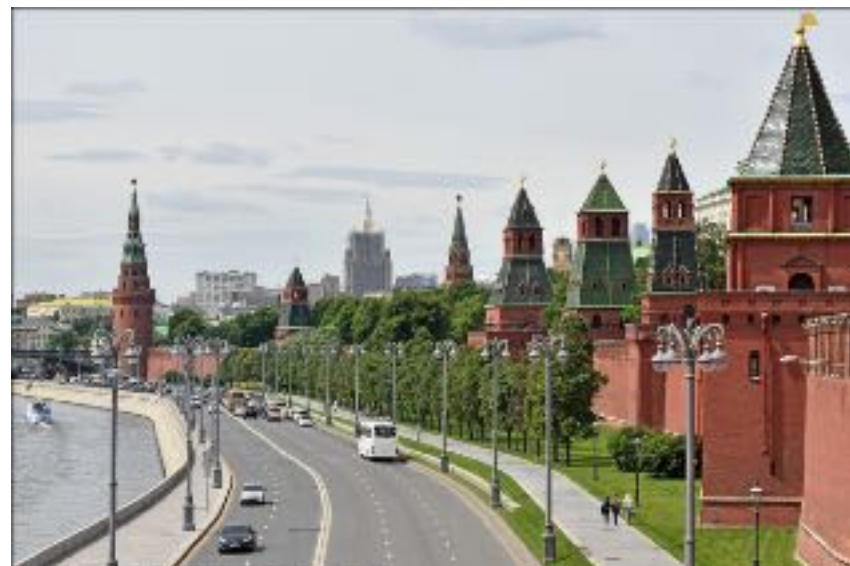
Cities

6

Offices

7

Years



Moscow



Novosibirsk



Sevastopol



Sochi



Riyadh

Since 2016 we have established 6 offices: in Novosibirsk, Sevastopol, Sochi, Riyadh and two offices in Moscow. Parametrica is also represented in Armenia and in the Republic of Kazakhstan.

Today our team has over 250 full-time employees: masterplanners, architects, designers, constructors, engineers, designers and IT specialists.



# Experience

**>35 M m<sup>2</sup>**

of masterplans

Over 100 projects with  
total area > 5000 hectares

**>1.5 M m<sup>2</sup>**

of schematic design

500 buildings  
25 000 apartments

**>1 M m<sup>2</sup>**

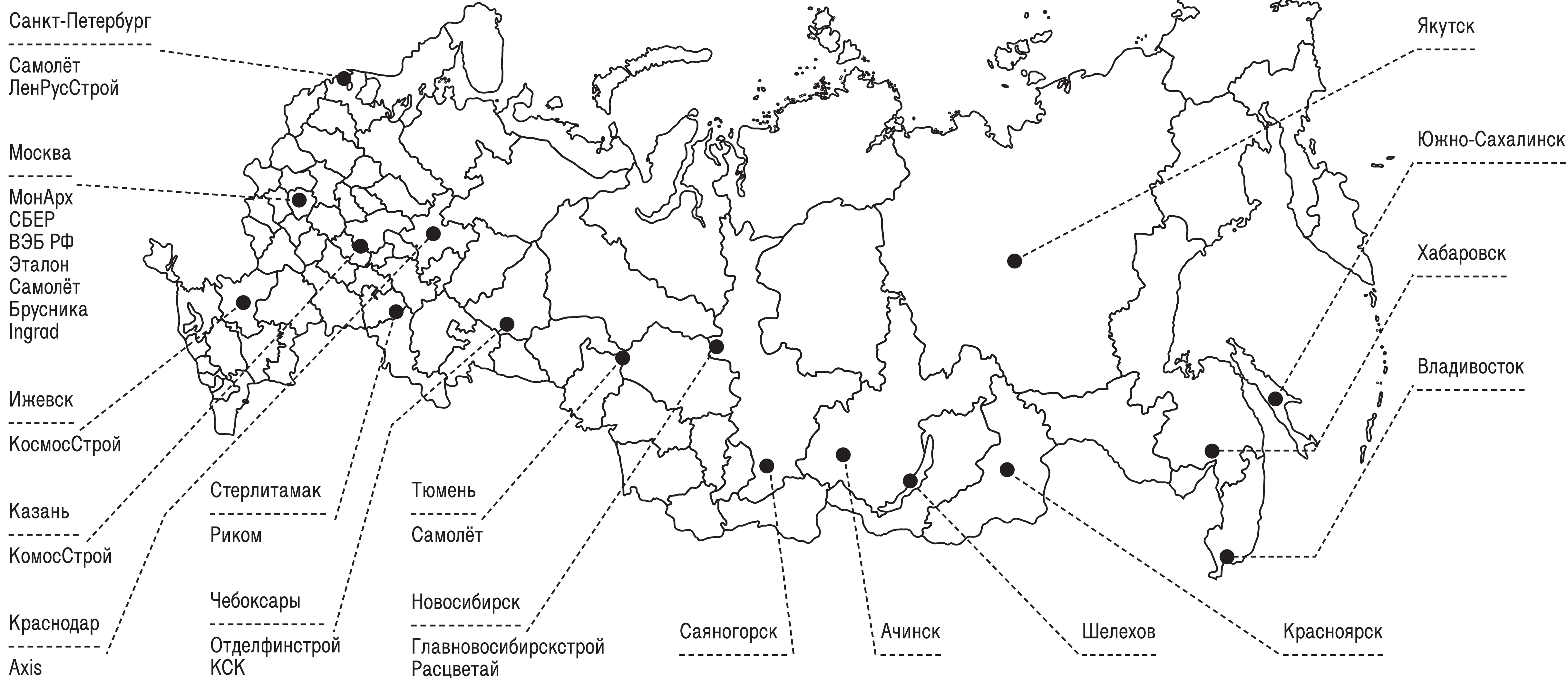
of design development and  
construction documents

300 buildings  
16 000 apartments

**6**

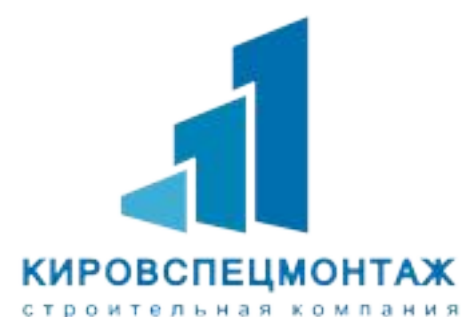
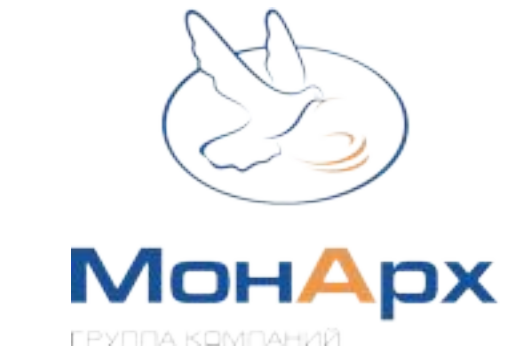
developer  
product standards

# Project geography





# Clients and partners

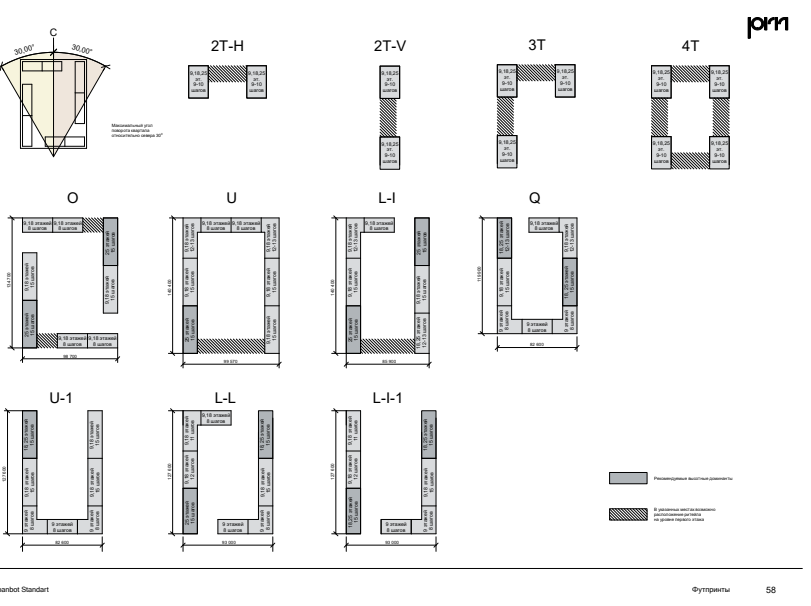
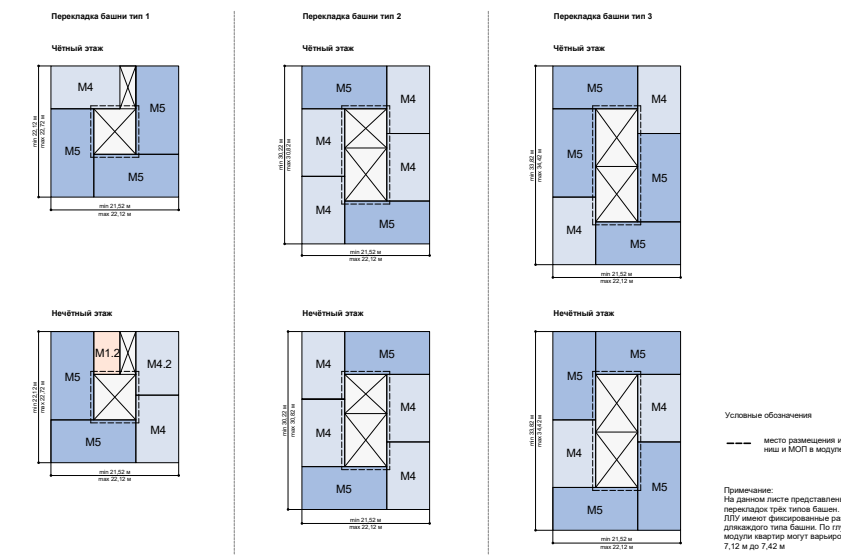
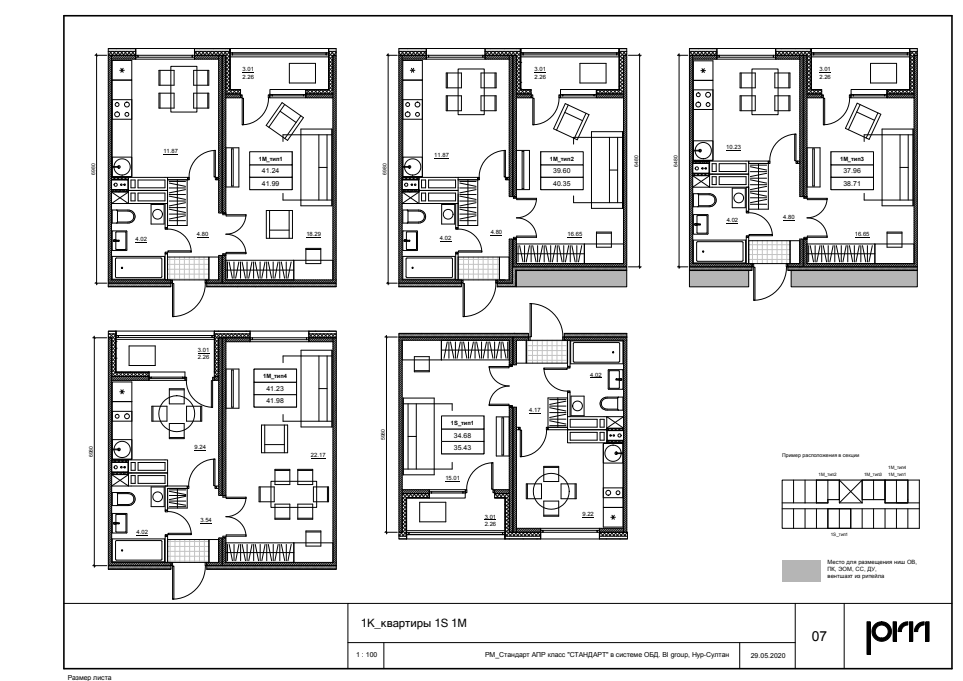


# Standards

Implementation of developer standards guarantees the most ergonomic and client-oriented planning solutions in projects.

Standards significantly reduce the time necessary for design and approval, while simultaneously increasing profits by construction cost reduction.

Our employees had experience in working for and developing standards for CIS's biggest developers, including BI Group, MonArch Group and our own Urbanbot software.





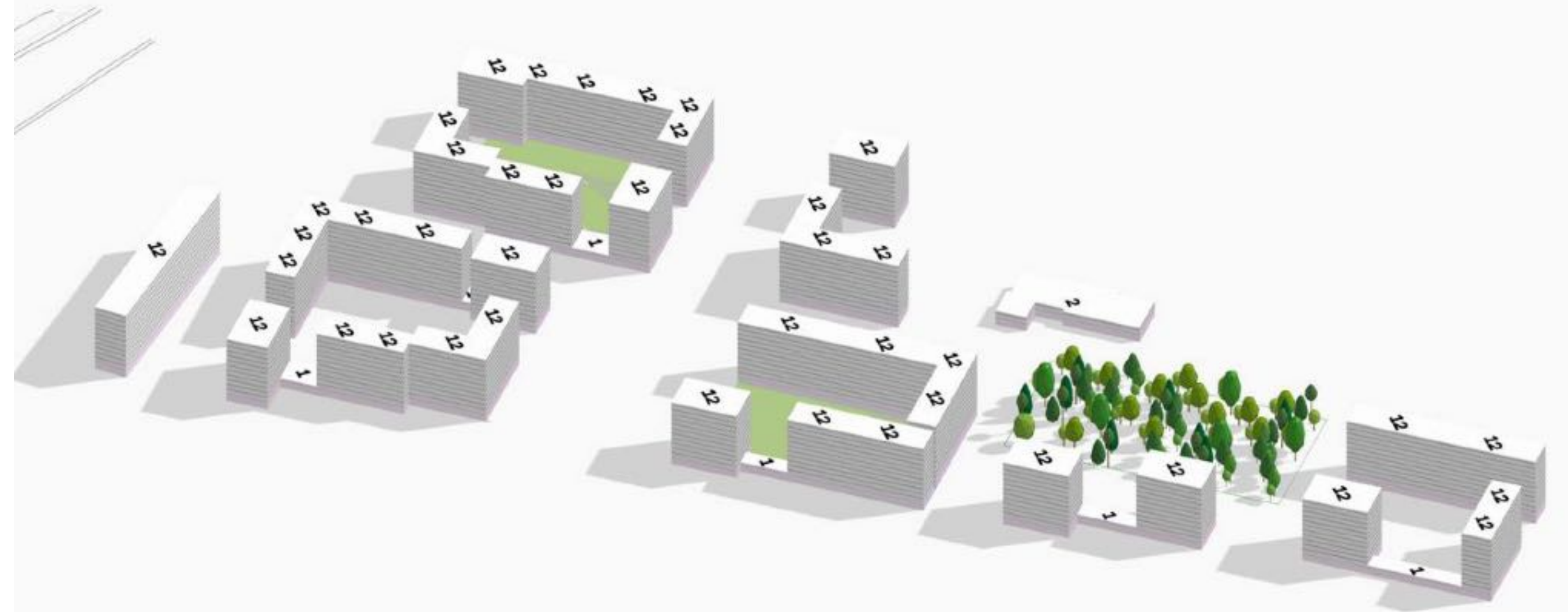
# Automation

# URBONBOR

# Urbanbot

Urbanbot is Parametrica's own software solution.

Urbanbot changes the approach to architectural design and financial analysis. The software provides accurate economic indicators on every project stage and instantly adapts to product or design changes.





# Urbanbot

Current Urbanbot functionality:

- 1 Project economy indices
- 2 Environment export
- 3 DXF, SKP export
- 4 Solar insolation analysis
- 6 Floor plan calculations
- 7 Facade configuration
- 8 Tables export to Excel

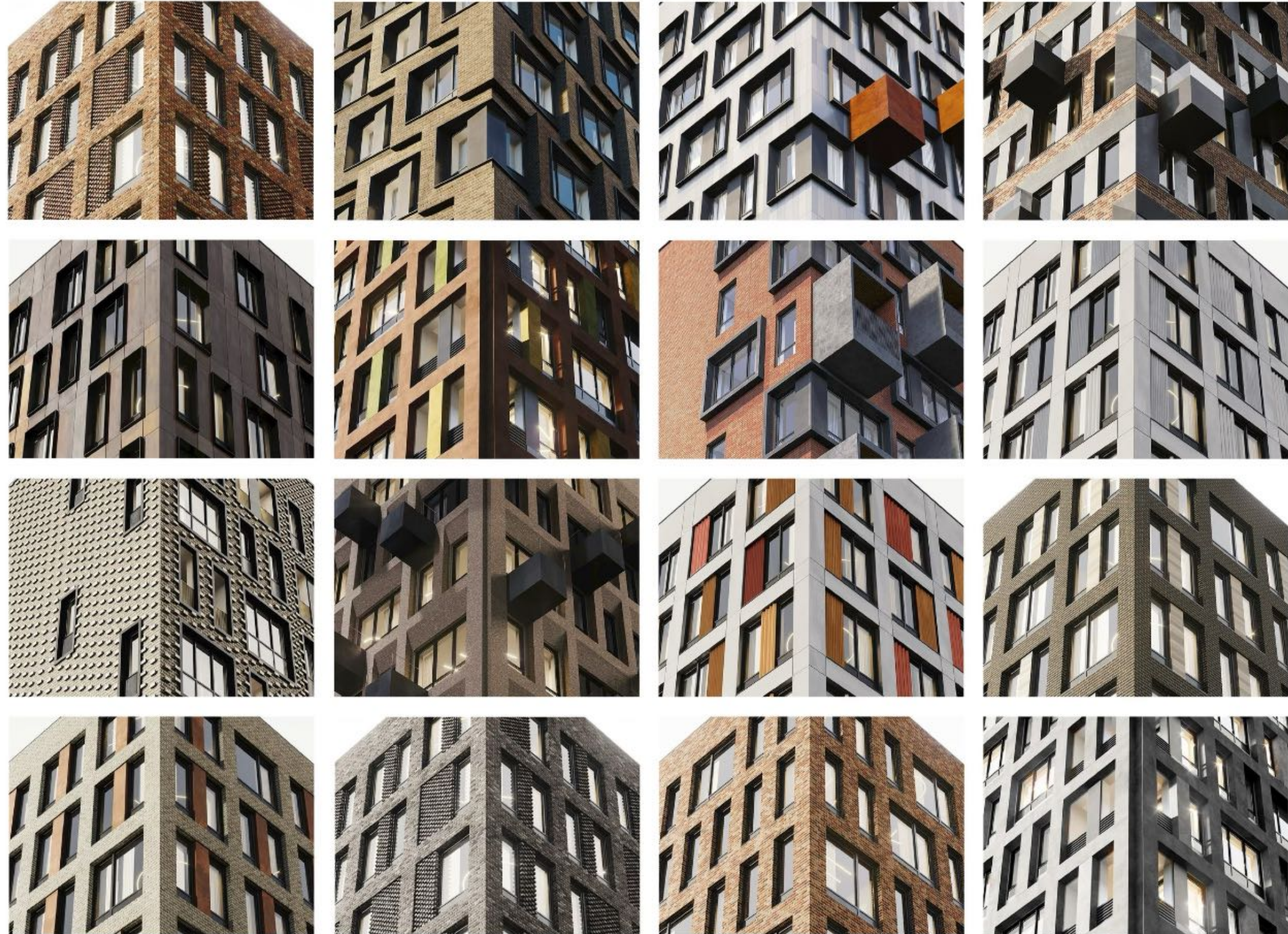




# Facades

The facade configurator offers a variety of original facade solutions from hundreds of possible options.

Our configurator not only helps to fight the monotony in architecture, but also reduces facade design time.





# Masterplan





# Masterplan

Masterplan is a strategy for spatial development.

The goal of masterplan development is to form a clear model of project implementation, taking into account all of the main KPIs. We develop masterplans for all types of land, urban blocks, neighbourhoods, cities and touristic clusters.





# Masterplan Krasnoyarsk

Masterplan of a site in the central district of Krasnoyarsk

Client: Glorax

Year: 2024

Location: Krasnoyarsk

Total area: 41 ha

Sellable area: 200 000 m<sup>2</sup>





# Masterplan Krasnoyarsk





# Masterplan Samara

Client: Glorax

Year: 2024  
Location: Samara

Total area: 28,34 ha  
Sellable area: 286 001 m<sup>2</sup>





# Masterplan Samara





# Masterplan Omsk

Masterplan of the waterfront area in Omsk

Client: Glorax

Year: 2024  
Location: Omsk

Total area: 24,8 ha  
Sellable area: 194 226 m<sup>2</sup>





# Masterplan Omsk





# Masterplan Djutsa

Masterplan of an area in the suburbs of Pyatigorsk

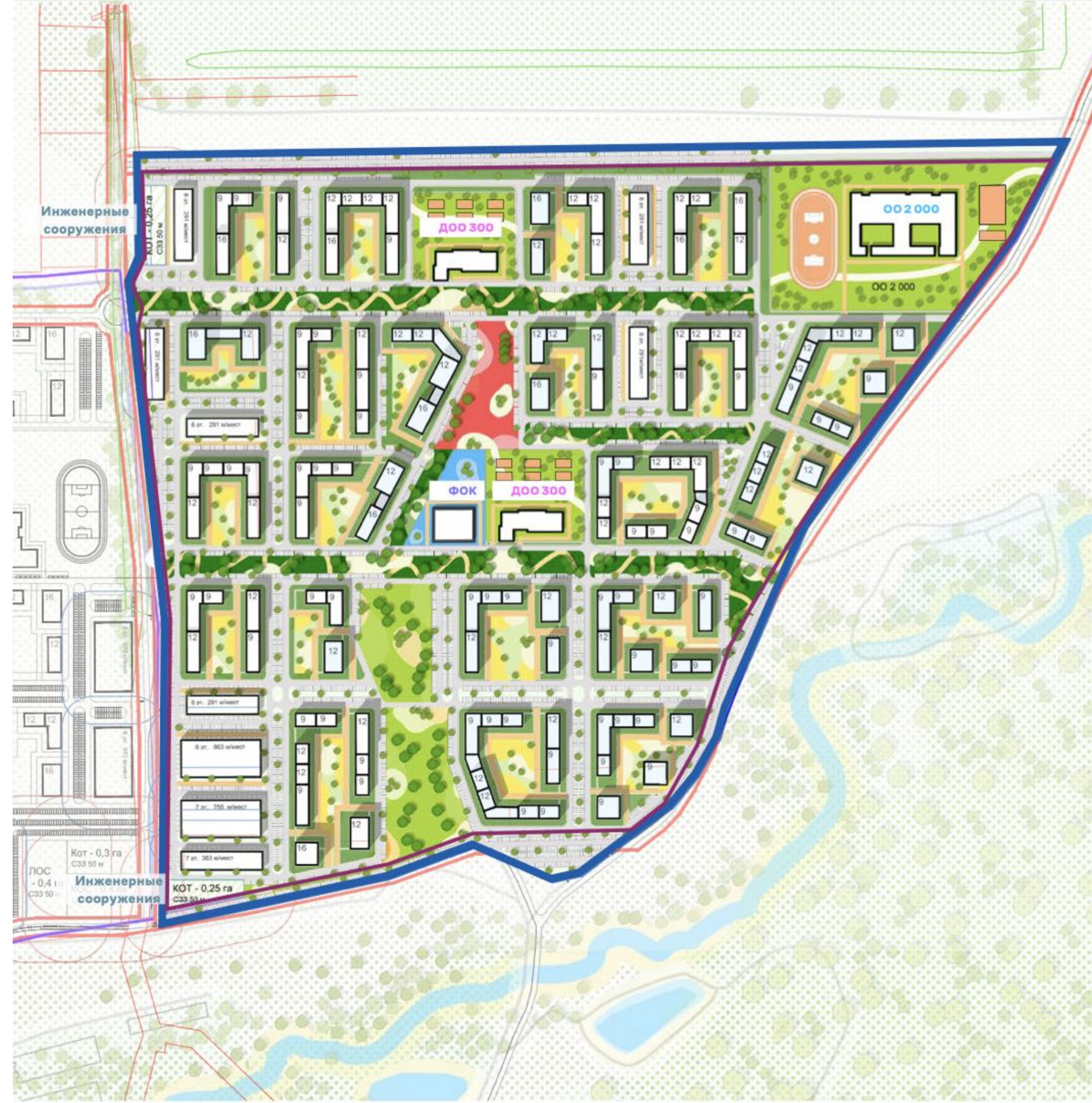
Client: AVA Group

Year: 2024

Total area: 63 ha

Location: Pyatigorsk

Sellable area: 530 355 m<sup>2</sup>





# Masterplan Djutsa





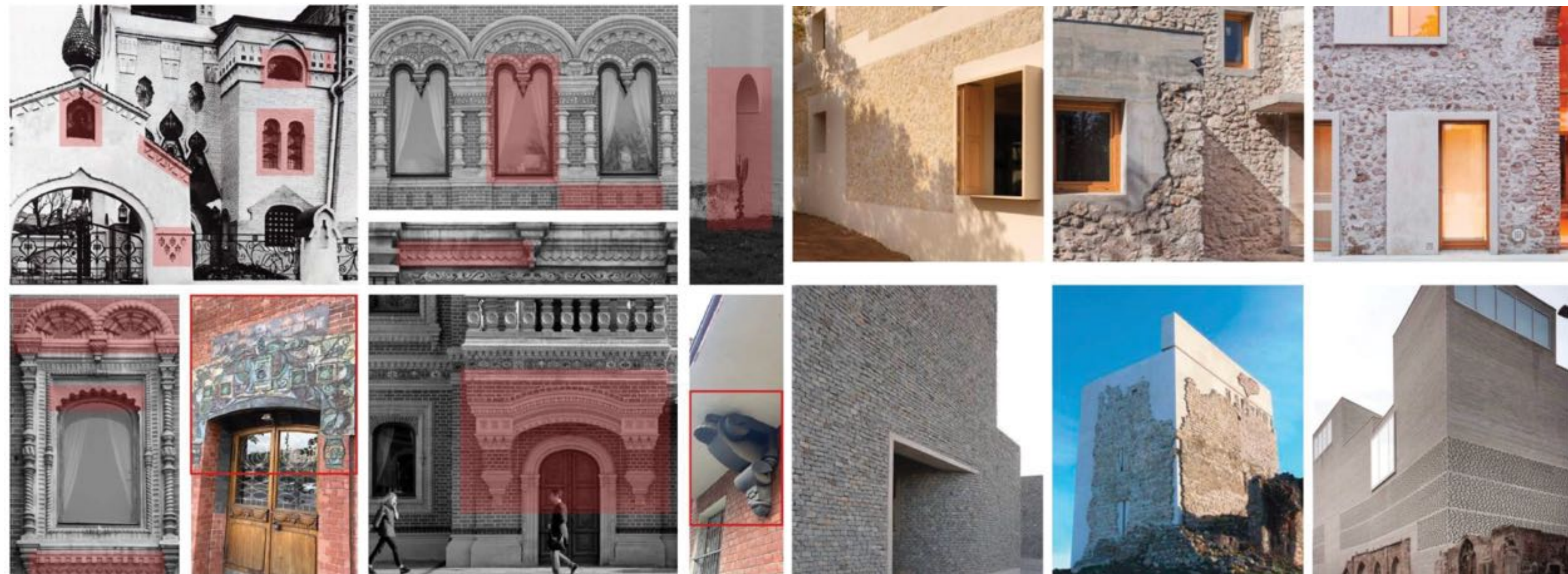
# In search of local context

In every new project we try to immerse ourselves in the local context: culture, history, architectural style.

We analyze the surrounding architecture and identify the predominant styles adjacent to the area of the project.

Working on a project we take into account various factors such as modern technology, materials and trends.

We aim to create a distinctive artistic object that will become a local attraction and a reflection of the neighboring architecture.





# In search of local context

Immersion in the local context allows us to create individual and unique projects that reflect the local identity and its transformation in accordance with the modern trends.





# Schematic Design





# Schematic Design

Schematic design is a fundamental phase of architectural design process. At this stage of the project we aim to determine the functional zoning, layouts, external appearance, structural and engineering solutions of the future object.

Schematic design serves as a basis for the development of design documentation.

Our experience in the development of Schematic design exceeds 1 500 000 m<sup>2</sup>.





# Projects





# Riga freight yard

Architectural concept of the territory development

Client: RZD

Year: 2024

Plot area: 4,13 ha

Location: Moscow

Total area: 262 861 m<sup>2</sup>

The Ostankino Tower is the tallest dominant tower in Moscow. It is located next to the construction site and is an active urban landmark in the city.

In order to prevent the surrounding buildings from shading, we started our work with the construction of an insolation slide. We then received restrictions on the height of the projected structures.

After analyzing these restrictions on the site, we came to the conclusion that the most optimal option would be a tower development.

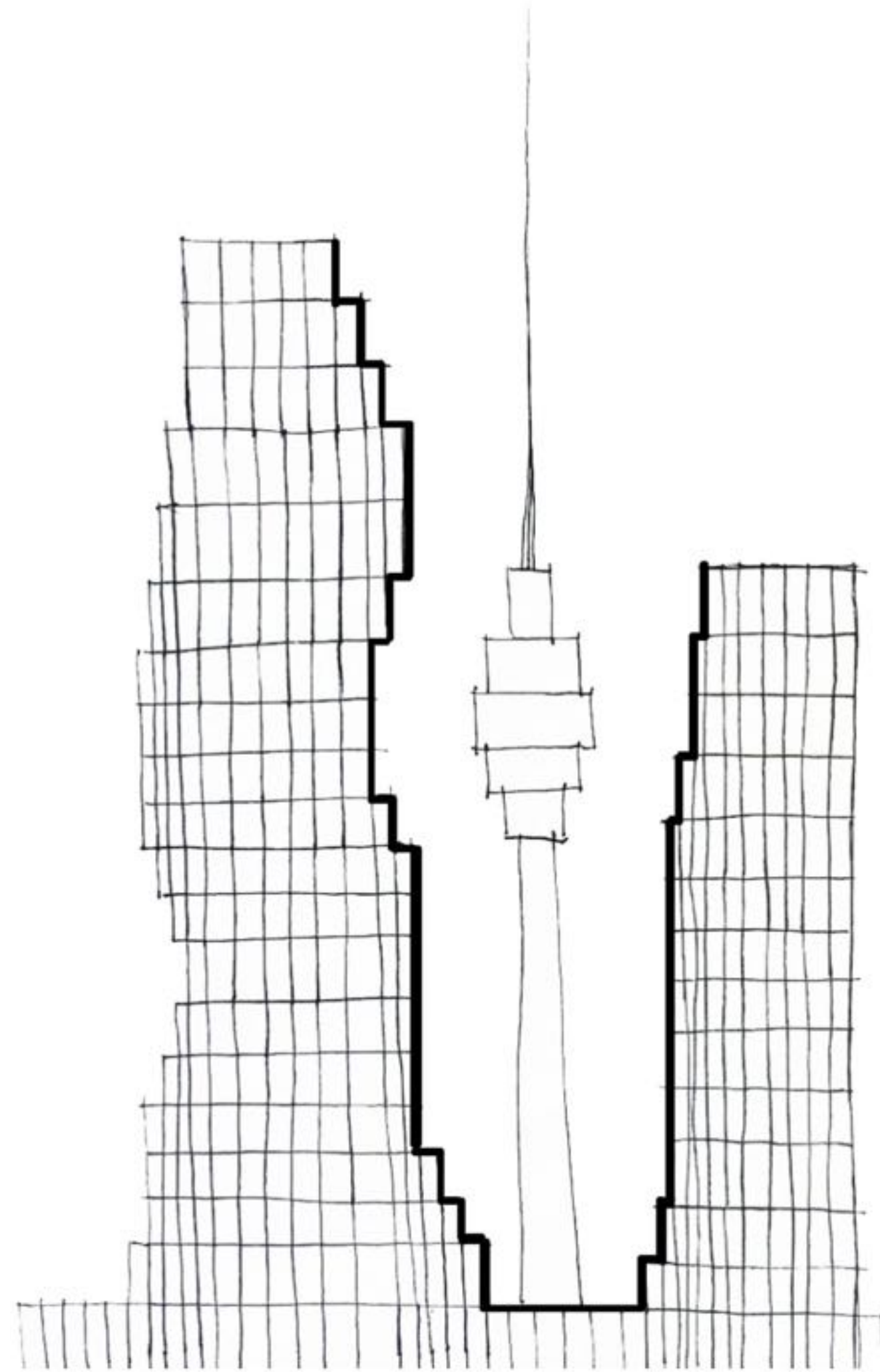




# Facade development scheme

The facades were inspired by silhouette lines of the Ostankino Tower.

|                         |                        |
|-------------------------|------------------------|
| Population              | 3 087                  |
| Floors                  | 37-58                  |
| Sellable area           | 146 375 m <sup>2</sup> |
| Buildings to land ratio | 31%                    |













# Milashenkova 6

Architectural concept of the territory development

Client:  
MonArch-UKS

Year: 2023  
Location: Moscow

Plot area: 0,98 ha  
Total area: 43 380 m<sup>2</sup>

Residential complex with underground parking in Moscow.









# Cheremushki 7.1

Moscow renovation program

Client: Renovation Foundation  
Year: 2023  
Location: Moscow

Plot area: 0,9 ha  
Total area: 24 897 m<sup>2</sup>

The Cheryomushki 7.1 project is a part of the municipal renovation program of Moscow.





# Cheremushki 7.1





# Rowing canal embankment

Architectural concept of the embankment development

Client: Glorax

Year: 2024

Plot area: 30,7 ha

Location: Nizhniy Novgorod

Total area: 318 505 m<sup>2</sup>

The idea behind the development is inspired by the silhouette of the Nizhny Novgorod Kremlin and the Dyatlov Mountains.

Residential buildings cascade down to the Volga River, forming a recognizable silhouette of the historic city center.

















# Minipolis Achinsk

Comfort class residential complex

Client: Rusal

Year: 2022

Location: Achinsk

Plot area: 2,21 ha

Total area: 27 114 m<sup>2</sup>





# Minipolis Divnogorsk

Comfort class residential complex

Client: Rusal

Year: 2022

Location: Divnogorsk

Plot area: 1,83 ha

Total area: 30 968 m<sup>2</sup>





# Minipolis Shelekhov

Client: Rusal

Year: 2022

Location: Shelekhov

Plot area: 1,82 ha

Total area: 30 968 m<sup>2</sup>





# Minipolis Sayanogorsk

Client: Rusal

Year: 2022

Location: Shelekhov

Plot area: 6,3 ha

Total area: 20 251 m<sup>2</sup>





# Kirov Melkombinat

Modern comfort class residential complex

Cleint:  
Kirovspetsmontazh

Year: 2024  
Location: Kirov

Plot area: 5,65 ha  
Total area: 91 622 m<sup>2</sup>













# AIST RESIDENCE aparthotel

Business class residential complex

Client:  
MonArch-UKS

Year: 2022  
Location: Moscow

Plot area: 0,54 ha  
Total area: 60 892 m<sup>2</sup>

AIST RESIDENCE Aparthotel is a unique object from the point of view of design solutions.

The project contains 30 above-ground floors and 3 underground floors, 754 apart-hotel rooms, multifunctional commercial premises and underground parking.





# AIST RESIDENCE

## aparthotel

Business class residential complex

Client:  
MonArch-UKS

Year: 2022  
Location: Moscow

Plot area: 0,54 ha  
Total area: 60 892 m<sup>2</sup>

The site originally included an unfinished construction project.

Parametrica architects had to incorporate new volume planning solutions into the existing structures, taking into account the sharp drops in relief on a relatively small construction site.





# Mamison

Year: 2024

Locatio : Vladikavkaz

Total area: 25 985 m2

Mamison is a ski resort project in the Republic of North Ossetia-Alania.

The project was implemented as part of the Federal Program for the Development of the Tourism Industry in the North Caucasus Federal District.





# Mamison

Year: 2024

Locatio : Vladikavkaz

Total area: 25 985 m<sup>2</sup>

Parametrica architects managed to optimize the existing hotel complex project, reducing the total area of the facility from 82 000 m<sup>2</sup> to 25 985 m<sup>2</sup>.

In the process of optimization we managed to maintain the original technical and economic indicators (number of rooms, functionality, usable area), meeting the hotel quality standards of the relevant classification. Preserving the volume of room stock with a significant reduction in the area of the building allowed us to cut the design and construction costs by more than half.

The presented solutions were also dictated by the topography of the site. Thanks to the proposed efficient and ergonomic solutions, the customer saved 4 billion rubles on construction, installation and rock excavation works.













# Sudak

Year: 2023

Location: Sudak

Total area: 6 340 m<sup>2</sup>

According to the developed concept of the City of Sudak, tourism should become one of the priority areas of development, turning it into one of the centers of world culture, domestic and international tourism.

Located on the coastline, the flat plot has an elongated shape from north to south. The concept includes 2 restaurants, 2 bars and a cafe for hotel guests. All establishments have summer terraces. The top floor of the hotel houses a Number of suites and a presidential suite.

Hotel floor plans are designed in accordance with the requirements of international hotel operators and Russian regulations.





# Sudak

Year: 2023

Location: Sudak

Total area: 29 000 m<sup>2</sup>

A unique project of a complex of apartments on the shore of Black Sea.

The project stands out due to terracing, modern architectural solutions and stunning views - every apartment features a sea view.





# Module





# Module

In joint cooperation with the «MonArch» Group Parametrica designs and produces modules for civil and public building construction.

Module is a prefabricated reinforced concrete box-shaped construction of wall panels united by a floor slab.

Modular construction technologies allow to design and construct buildings for various purposes in record time: schools, kindergartens, residential complexes and villas.





# Yakovlevo

Year: 2024

Location: Moscow

Total area: 48 178 m<sup>2</sup>

The Yakovlevo project is an experimental residential microdistrict in the Moscow region with houses of variable height built from modules.

















# The French House

Year: 2022

Location: Moscow

Total area: 225 m<sup>2</sup>

The French House is a pilot modular home project presented at the VDNKh Expo centre.

Total area: 225 m<sup>2</sup>

Total area + Terrace: 270 m<sup>2</sup>





# The French House

Year: 2022

Location: Moscow

Total area: 225 m<sup>2</sup>

The house was completed in 33 days including module production, installation and transportation:

The design of the house took 14 days. Production and assembly of the walls into the complete module was one 2 days, and transportation, installation and finishing were done in just over 2 weeks.









# 9 Severnaya

Year: 2023

Location: Moscow

Total area: 90 000 m<sup>2</sup>

9 Severnaya is a unique project of the first 23-story residential complex built entirely of reinforced concrete modules, manufactured at the MonArch plant.







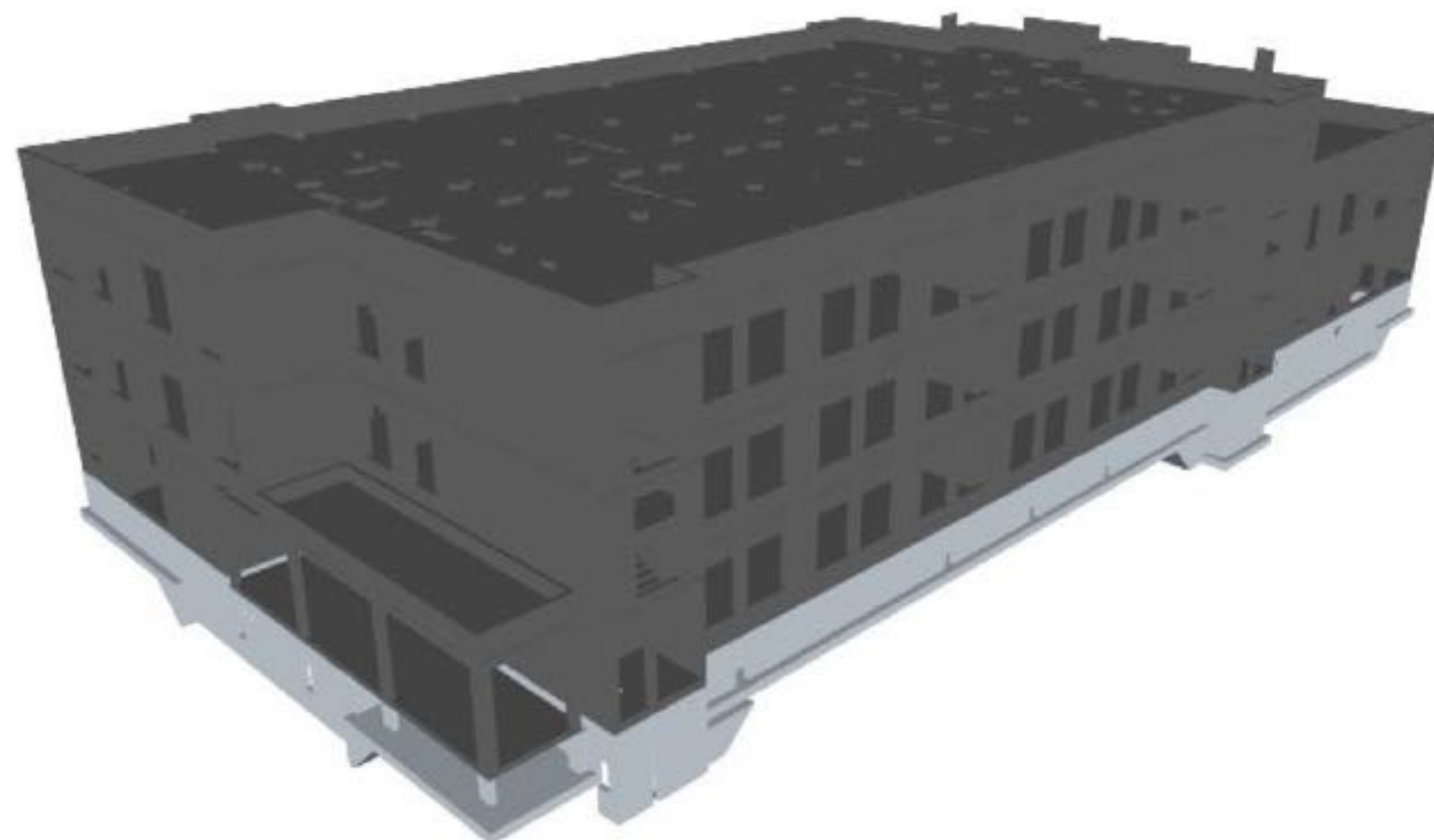
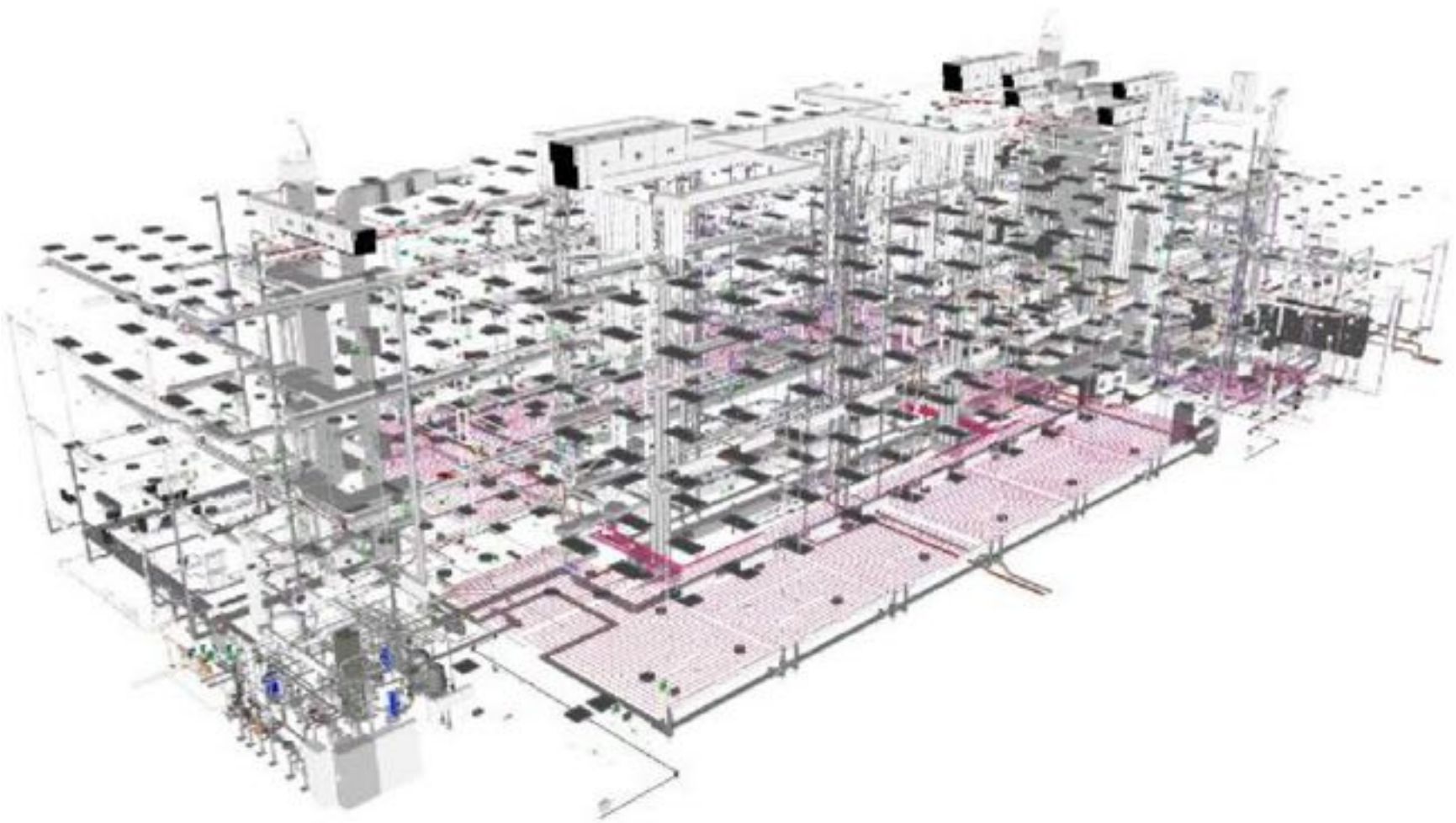


# Kindergarten





# Kindergarten





# Modular school





# Modular school





# Local administration building





# Local administration building





# Local administration building





# Interior design

Parametrica specializes in residential and public interiors in three categories: comfort, business and deluxe.

Interior project includes planning solutions, design project and documentation, visualizations, procurement management and supervision.





# Interior design

Example of design project development of a 20 m<sup>2</sup> room in 7 days:

- 1 Concept development - 3 days. The stage includes stylistic and color solution: graphic images in sketch form, collages.
- 2 Selection of furniture, light and finishing materials - 2 days.
- 3 3D-visualization - 3 days. Detailed 3D visualization of rooms, 2-3 graphic images for each room.





# Residential interiors





# Residential interiors















|    |    |    |    |    |    |    |
|----|----|----|----|----|----|----|
| 1  | 13 | 25 | 37 | 49 | 61 | 73 |
| 2  | 14 | 26 | 38 | 50 | 62 | 74 |
| 3  | 15 | 27 | 39 | 51 | 63 | 75 |
| 4  | 16 | 28 | 40 | 52 | 64 | 76 |
| 5  | 17 | 29 | 41 | 53 | 65 | 77 |
| 6  | 18 | 30 | 42 | 54 | 66 | 78 |
| 7  | 19 | 31 | 43 | 55 | 67 | 79 |
| 8  | 20 | 32 | 44 | 56 | 68 | 80 |
| 9  | 21 | 33 | 45 | 57 | 69 | 81 |
| 10 | 22 | 34 | 46 | 58 | 70 | 82 |
| 11 | 23 | 35 | 47 | 59 | 71 | 83 |
| 12 | 24 | 36 | 48 | 60 | 72 | 84 |











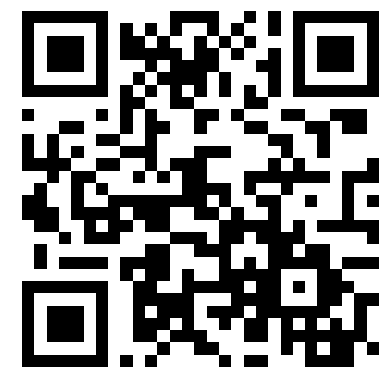








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