

Zaitoun Residential Complex

Across from Imam-Hassan Mosque,  
Razmandegan Street  
Isfahan, Iran

Architects Sarva Architecture Company /  
Masoud Mohammadi  
Tehran, Iran

Clients Housing Investement Company  
Tehran, Iran

Commission 1999

Design 1999 - 2001

Construction 2001 - 2004

Occupancy 2008

Site 31,472 m²

Ground floor 11,200 m²

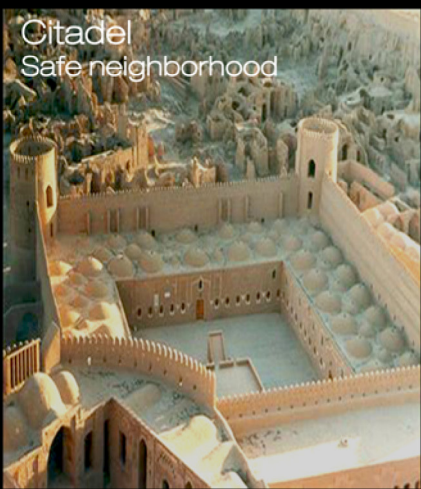
Total floor 75,847 m²

Costs 18,101,637 USD

Programme Providing 491 homes for low-income families, Zaitoun offers an alternative to repetitive box-style housing. Although it was built in phases, it was conceived as a sculptural whole - a car-free citadel surrounded by a moat and reached via four gates and four bridges. The accommodation is arranged around green spaces and courtyards connected by shady passages to create a rich spatial experience that references traditional Isfahan neighbourhoods. Local red travertine stone, unsuitable for cold winters, was powdered to lend its colour to the concrete mix, and all materials come from within 100 miles of the site.



peaceful living  
of low income  
families in the city of  
**ISFAHAN.**



Childhood  
memories

# Zaitoun Citadel

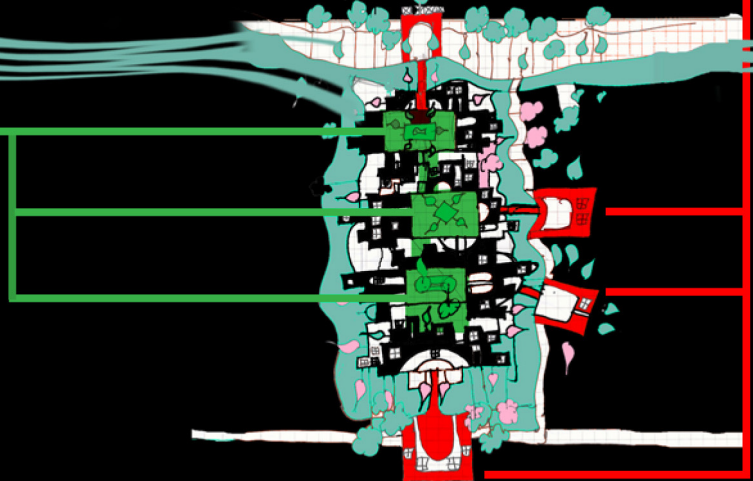
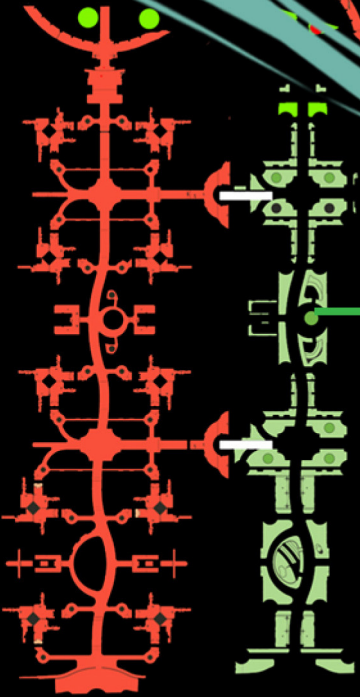
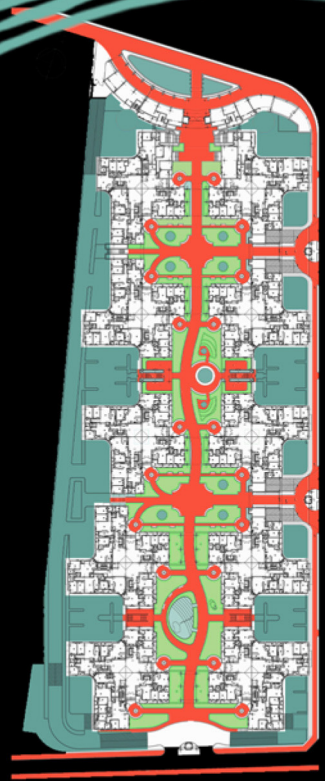
a residential complex  
for low income families

Gardens

Moat

Bridgegates

interconnected  
Gardens



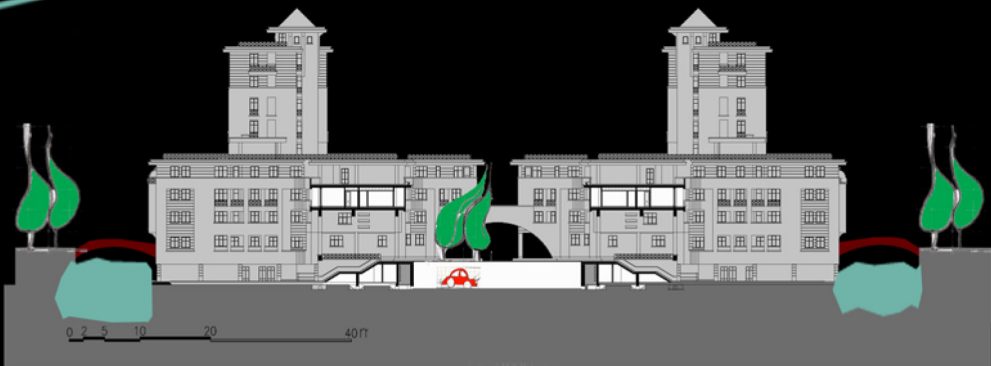




Situated in a 32,000 m<sup>2</sup> site, Zaitoun is a 225000 m<sup>3</sup> sculpture designed and constructed in one piece for 491 low-income urban dwelling families. Zaitoun is a small neighbourhood located in the city of Isfahan, Iran and has been designed with the intention of reviving the feelings once awakened by the Islamic and Persian architecture of the historic city of Isfahan. Through texture, color, material, smell, scale and feel, this neighborhood-project has brought back to its inhabitants the forgotten sense of belonging they once had to their neighbourhood. The unique corners, memorable structural elements and unrepeated passages encourage one to discover a new way home after crossing the entrance bridge every time. The hope of losing oneself in the small alleyways, finding a new corner to contemplate for a while or a new shade to lie under may lead you to an old playmate, a relative or a neighbour who lives two courtyards away; next to the water fountain or by the plane tree over the archway.



Zaitoun is a citadel, a citadel free of walls, surrounded by a moat with four gates and four bridges which control and grant access to the interior. Zaitoun has four gardens connected to one another through a series of shady passages. Zaitoun is a fort for pedestrians. In long hot summers of Isfahan, as you walk through each gate there is a garden waiting for you filled with flowers, water fountains and local Plane trees casting their shadows.



The iron chariots (cars) are kept in the concourse level to keep the life of the inhabitants and the streetscape of the citadel in peace and free of visual, noise and air pollution, allowing the children to play and make memories.



- 491 Residential units
- 52 Multi-family units
- 5 Commercial units
- 5 Interconnected Gardens
- 1420 m<sup>2</sup> Recreational facilities

