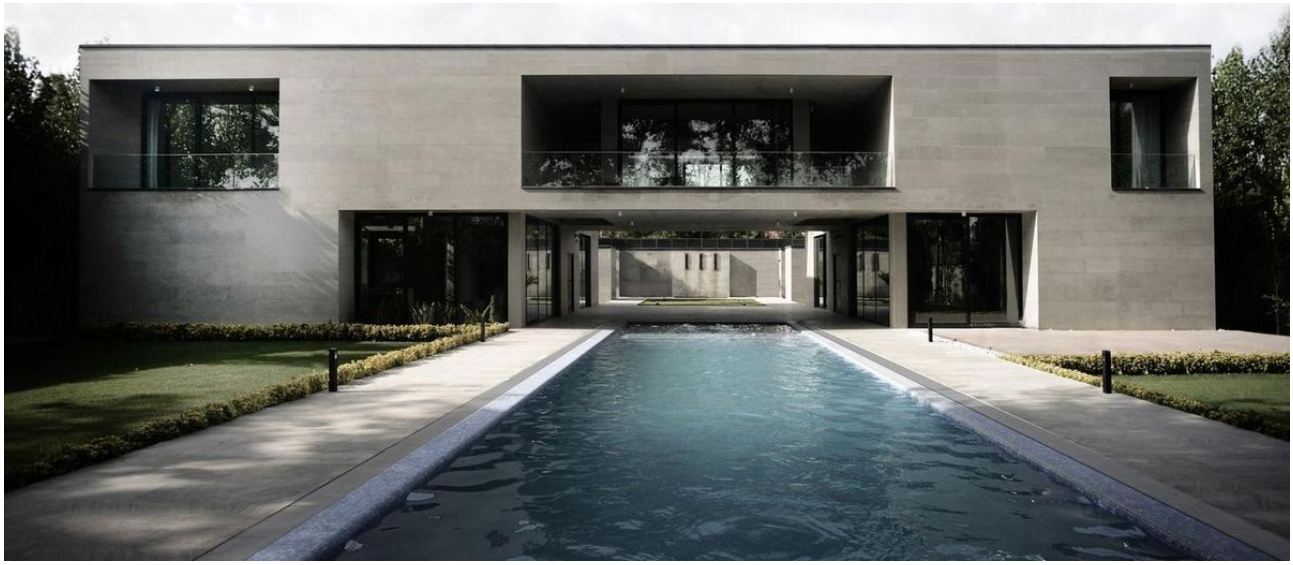
Villa Safadasht

A passage through a Persian garden — the complete project guide: history, photographs and drawings of Kamran Heirati Architects' Memar Award-winning villa in Baghestan-e-Kushk, Karaj.



The main facade on the site axis; the pool runs toward the open passage beneath the bridge.
Photograph: Ali Daghigh & Abdolreza Bassiri.

Architecture	Kamran Heirati Architects
Location	Baghestan-e-Kushk, Malard, Karaj, Iran
Year	2014–2016
Award	First place, Memar Award 2016 — residential villas
Photography	Ali Daghigh & Abdolreza Bassiri

Project history

On a 2,400-square-metre garden plot in Baghestan-e-Kushk, on the edge of Karaj, Kamran Heirati Architects built a weekend villa around a single, old Persian idea: that a house and its garden are not two things but one. The project — known simply as the “Passage” — won first place at the Memar Award 2016, and it is organised as a walk. A pedestrian axis enters the plot, crosses the garden, dives beneath a suspended stone bridge, and only then arrives at the pavilion and the pool. Everything in the villa is arranged along that line.

The plan is split in two at ground level. To the west, a 205-square-metre public wing holds the living room, dining space and kitchen behind tall glazing that faces the orchard. To the east, a quieter 145-square-metre wing is semi-private: a recreation room, a jacuzzi and a pantry, with its own stair. Between the two wings the ground floor is left open — a shaded breezeway where the axis of the site crosses the axis of the building. The architects call this void the heart of the project: it is where every visit starts and ends, and it gives each wing its own entrance without ever disconnecting them.

Above the passage, the two halves are rejoined by a 370-square-metre first-floor bridge carrying four bedrooms, a family lounge and terraces. Post-tensioned concrete slabs let the bridge span the void — and the swimming pool below — as one calm, suspended volume. Slots and skylights in the passage floor open glimpses down to the water, so the pool is present even from the most private rooms. Three balconies along the upper facade turn the bedrooms outward to the gardens.

The whole composition is wrapped in a single material: unpolished grey Esparakhon, a dolomite stone from Iranian Azerbaijan, laid over exterior and interior walls alike. Against the green of the garden the stone reads as one solid, quiet object — deliberately simple, so that the openings, the void and the landscape do the expressive work. At the rear, a thick horizontal concrete beam runs parallel to the bridge and cuts a long void into the mass, opening the courtyard to the sky.

Ancillary spaces — the entrance complex, parking, a caretaker unit and the garden canopy where the axis ends — add a further 380 square metres, bringing the built total to roughly 1,100 square metres. But the measure of Villa Safadasht is not its area. It is the discipline of its single gesture: one line through a garden, two wings held apart by air and water, and a bridge of stone rooms floating above both.

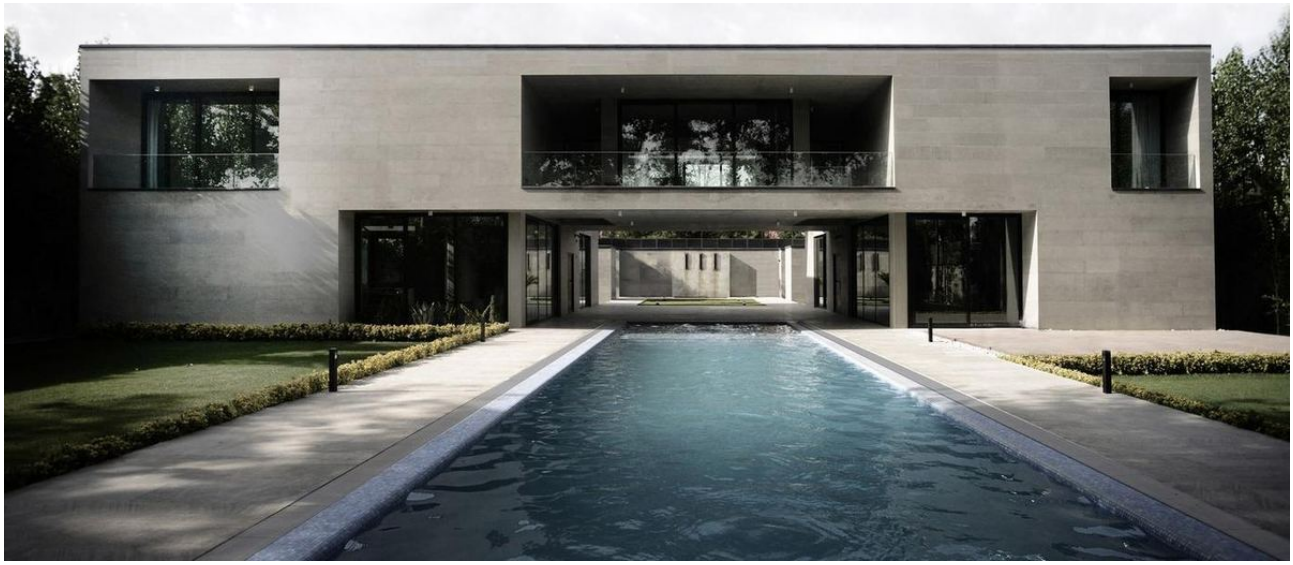
Project facts

Architecture	Kamran Heirati Architects (lead: Kamran Heirati)
Location	Baghestan-e-Kushk, Malard, Karaj, Alborz, Iran
Client	Hatef Kebritchi
Design period	2014–2016
Site area	2,400 m²
Ground floor	350 m² — west (public) wing 205 m², east (semi-private) wing 145 m²
First floor	370 m² — the bridge: four bedrooms, family lounge, terraces
Ancillary	380 m² — entrance complex, canopy, parking, caretaker unit
Built area	≈ 1,100 m²

Structure	Post-tensioned concrete slabs (Artoup Group)
Principal material	Esparakhon grey dolomite stone, unpolished
Award	First place, Memar Award 2016 (residential single villa)
Photography	Ali Daghigh, Abdolreza Bassiri

The villa in photographs

Nineteen published project photographs, in the order of the walk: from the garden axis and the bridge, through the passage and pool court, into the wings, the stairs and the bridge rooms, and back out to the facade at dusk.



The main facade on the site axis, with the pool running toward the passage.
Photograph: Ali Daghigh & Abdolreza Bassiri.



The stone bridge from the garden — one suspended volume above the void.
Photograph: Ali Daghigh & Abdolreza Bassiri.



Beneath the bridge: the shaded undercroft between the two wings.
Photograph: Ali Daghigh & Abdolreza Bassiri.



The pool court beneath the bridge at dusk.
Photograph: Ali Daghigh & Abdolreza Bassiri.



Dining and kitchen in the west wing, behind full-height glazing to the garden.
Photograph: Ali Daghigh & Abdolreza Bassiri.



The double-height living space, looking up toward the bridge rooms.
Photograph: Ali Daghigh & Abdolreza Bassiri.



Inside the bridge: the family lounge, with its window onto the pool court.
Photograph: Ali Daghigh & Abdolreza Bassiri.



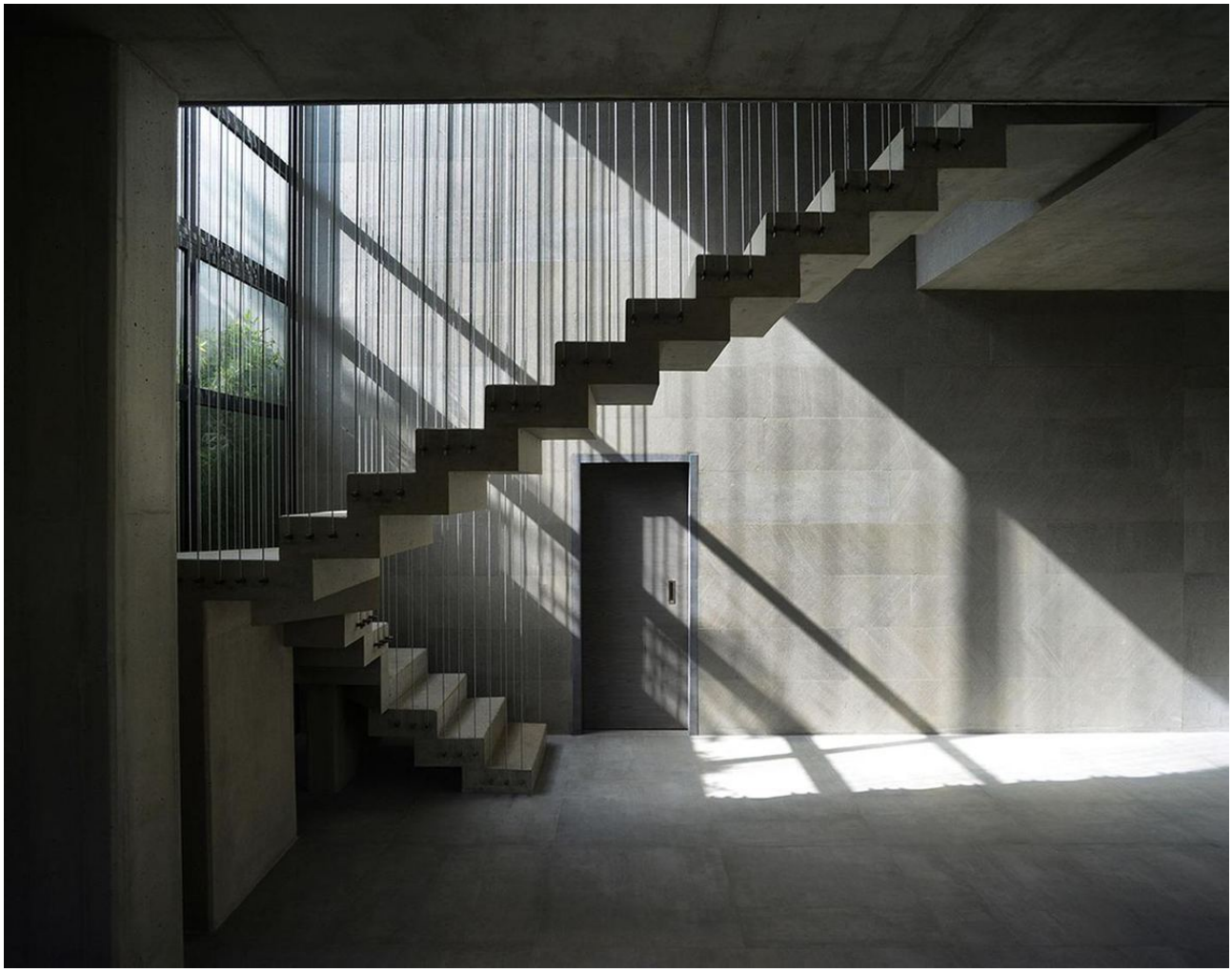
The glazed slot in the bridge floor — the pool glimmers below.
Photograph: Ali Daghigh & Abdolreza Bassiri.



On the bridge terrace, looking along the stone volume.
Photograph: Ali Daghigh & Abdolreza Bassiri.



Looking up at the bridge soffit and its glass balustrade.
Photograph: Ali Daghigh & Abdolreza Bassiri.



The floating stair; fine vertical wires print its shadow across the stone.
Photograph: Ali Daghigh & Abdolreza Bassiri.



The stair hall, washed by light from the tall garden window.
Photograph: Ali Daghigh & Abdolreza Bassiri.



The stair window: a tall slot of light between stone walls.
Photograph: Ali Daghigh & Abdolreza Bassiri.



Stair detail — cantilevered treads and a fine steel rail.
Photograph: Ali Daghigh & Abdolreza Bassiri.



From the upper stair, looking back across the living space.
Photograph: Ali Daghigh & Abdolreza Bassiri.



Bathroom in Esparakhon stone — the villa’s single material, inside and out.
Photograph: Ali Daghigh & Abdolreza Bassiri.



Bathroom detail: stone, timber and a single washbasin.
Photograph: Ali Daghigh & Abdolreza Bassiri.



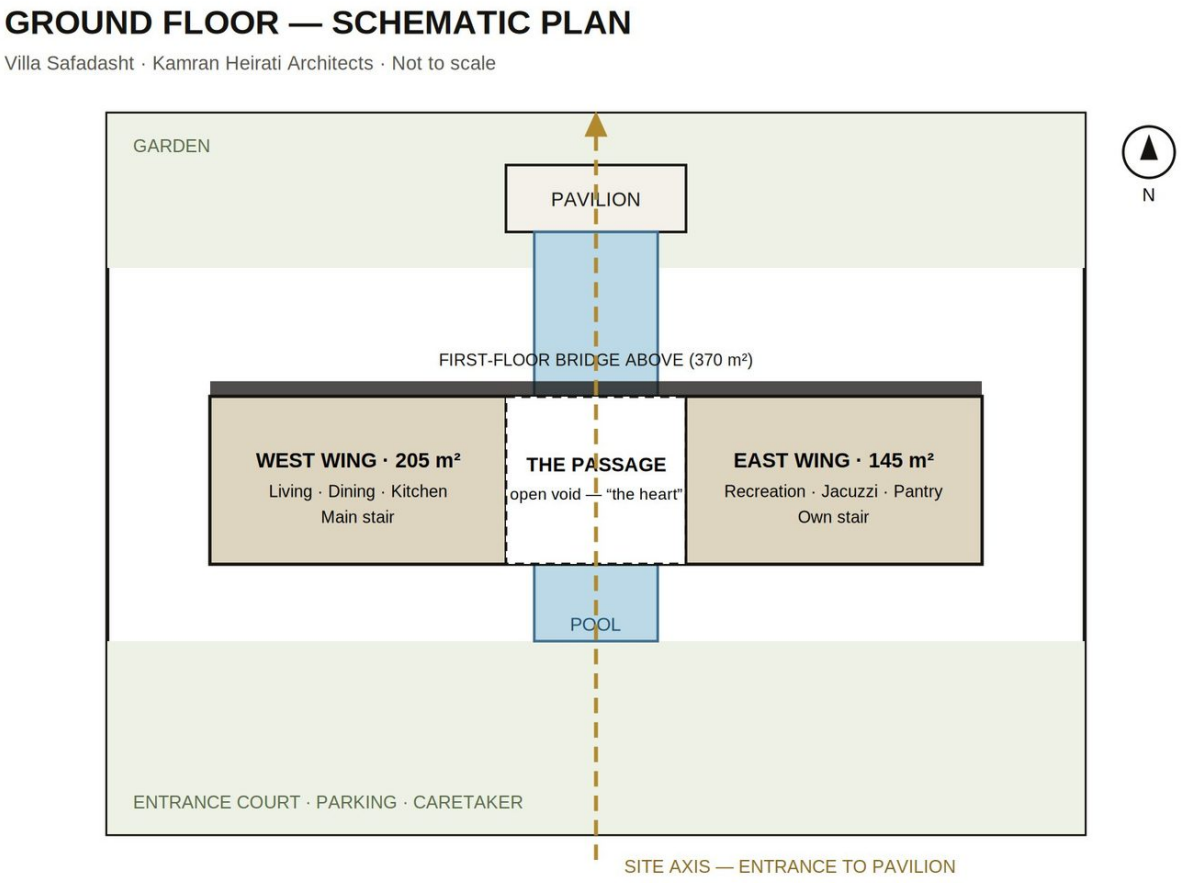
The main facade at dusk, from the end of the pool.
Photograph: Ali Daghigh & Abdolreza Bassiri.



The facade and pool at night.
Photograph: Ali Daghigh & Abdolreza Bassiri.

Plans and section

The published project archive for Villa Safadasht circulates as photographs; measured construction drawings are not publicly available. The three diagrams below are original World Arch Journal schematic readings of the documented layout — the two ground-floor wings, the open passage, the pool and the first-floor bridge — drawn from the verified project facts in this guide. They are provided for architectural study and are not construction documents.



Ground floor — schematic plan: two wings, the passage, the pool and the site axis.
Diagram: World Arch Journal (schematic, not to scale).

FIRST FLOOR — THE BRIDGE · SCHEMATIC PLAN

Villa Safadasht · Kamran Heirati Architects · Not to scale



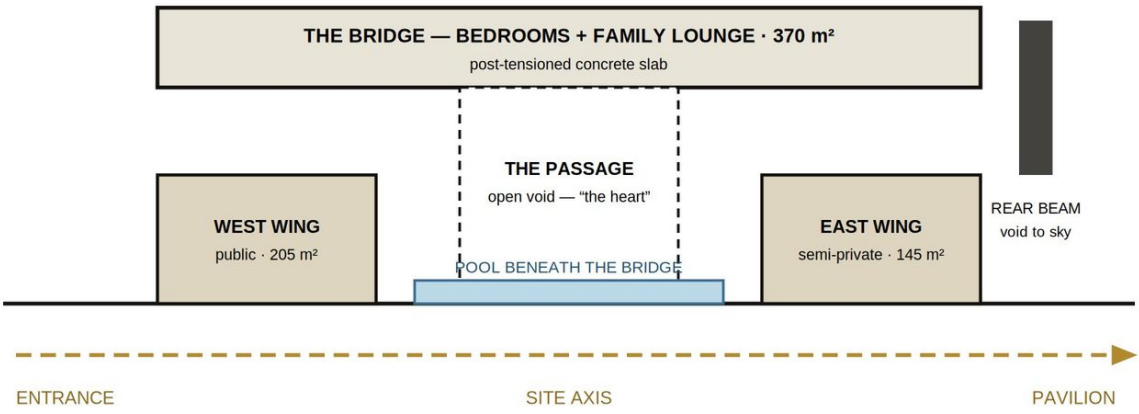
Post-tensioned concrete slabs span the passage and the pool — 370 m²

— — — axis of the site continues below — — —

First floor — schematic plan of the bridge: four bedrooms around the family lounge.
Diagram: World Arch Journal (schematic, not to scale).

LONG SECTION ALONG THE AXIS — SCHEMATIC

Villa Safadasht · Kamran Heirati Architects · Not to scale



Long section along the axis: wings, passage, pool and bridge in one line.
Diagram: World Arch Journal (schematic, not to scale).

Credits and sources

Architecture: Kamran Heirati Architects — lead architect Kamran Heirati. Design associates: Abdolhamid Edris Abadi, Amirali Sharifi, Solmaz Tabatabai, Sepas Haghighi, Shahrzad Pooshfam. Project coordinator: Hamidreza Pooshfam. Civil engineer: Hossein Soleimankhani. Post-tension structure: Artoup Group. Mechanical engineers: Hossein Monfared, Farid Eskandari, Mohammadreza Ghanouni. Electrical engineer: Ali Piltan. Lighting consultants: Shahram Tavakoli, Nima Milani. Contractor: Mohammad Abolhasani. Decorative iron works: Arash Samavat.

Photography: Ali Daghigh and Abdolreza Bassiri. The photographs in this guide are the project's published photographs, as featured by Dezeen (May 2017) and recorded in the Contemporary Architecture of Iran project archive (project record: Villa Safadasht, Kamran Heirati Architects). They are reproduced here for editorial study of the project.

Project history: original World Arch Journal text, written from the architects' published project description and the verified project record (Memar Award 2016). Schematic diagrams: World Arch Journal, drawn from the documented layout; not measured drawings.

This guide accompanies the interactive virtual tour of Villa Safadasht at worldarchjournal.com. It is an editorial study document and must not be used as construction documentation.