

Press information

“flower of the east“ Island Kish, Iran
1 October 2004

**DREES &
SOMMER**

“flower of the east“ – Chance for German architects in Iran

The major project “flower of the east” on the Island of Kish (Iran) in the Persian Gulf takes shape. Drees & Sommer have been assigned with the entire project management of the 237-hectare, city-like luxury compound and currently attend the international architect competition. The competition and subsequent realisation opens German architects doors to the economically prospering Iran.

Project contractor is the “flower of the east” Kish development Co. (AG) Kish Island. The venture, with an investment volume of ca. 1,7 Billion Euro, is currently the world’s largest property and tourism project. The project company’s main target groups are Iranians and expatriate Iranians. In a country with an unique mix of leisure and business facilities, “flower of the east” will meet with interest not only with residents and tourists but also businessmen of the entire Middle East.

In early June and as the first foreign investment in the tourist sector in 25 years, the Iranian government officially placed the investment under state guarantee. This is a determining milestone for investors and was a necessary requirement before construction could go ahead.

The project is divided into several sub-projects: the “flower of the east” hotel, a 7-star hotel about 200 metres high as well as six further luxury hotels. Furthermore, ca. 4700 luxury apartments, ranging from 60-square metre apartments to a 1.800-square metre villa, are built. The project also includes a marina, 18-hole golf course, 9-hole golf academy according to plans of the golf course architect Peter Harradine as well as ca. 53.000 square metres of retail space and more than 80.000 square metres office space.

DS-Infra experts have been commissioned with project management for the entire infrastructure. Infrastructure development for more than 28.000 residents includes, amongst others, a desalination plant, power generation, clarification plant, sewage reutilization, traffic and marina.

Since spring 2003, a product concept and feasibility study was prepared for the entire project. Additionally, HOK International developed a completely novel masterplan including infrastructure.

Please send a specimen copy with publication of the contribution. Many thanks.

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In late 2003, in order to commission a general planner for individual sub-projects, an international competition in the context of a business card procedure was advertised. Renowned architect offices from Germany, the United Arab Emirates, Australia, Iran and the UK participated. General planners, mostly planning consortiums, submitted their ideas for creative and technical realisation. Assessment target was to evaluate the planner's quality and approach to find long-term partners for the planning tasks as well as to receive first tendencies for the planned development. Competition contributions were received until early March. Assessment was concluded in June and, subsequently, general planners invited to bidder meetings. The decision about award receipt will be made in the following weeks.

In advance, Thalén Consult received the award for planning tasks of the nine-kilometre fence installation around the entire area including appendant gate lodges. Execution is assumed by the Iranian construction company HAMPÁ. Base planning, surveying and compilation of current surveys have already been initiated by Baur Consult International, who are anticipated to be commissioned with the general planning of the infrastructure development of the entire resort. As main contractor for the entire “flower of the east” project, a pre-contract has been concluded with Bouygues France for ready-to-use development of the project. On the golf course, sample villas are realised by the architect office BBP. Medial project support was allocated to the company MACINA from Hanover.

Official start of construction is in spring 2005. The major project “flower of the east” is scheduled for completion in early 2009. An open golf course and the first 17 golf villas are scheduled for completion in late 2006 already.

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Background information

Iran

For many years, Iran has been one of Germany's most important trade partners. The country owns the world's largest oil and gas deposits and boasts an annual economic growth of ca. seven per cent.

The Island of Kish

The 90-square kilometre Island of Kish is situated 20 kilometres off the Iranian coast, 150 kilometres away from Dubai and has its own airport. The free-trade area boasts visa and duty-free entry as well as fiscal privileges.

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