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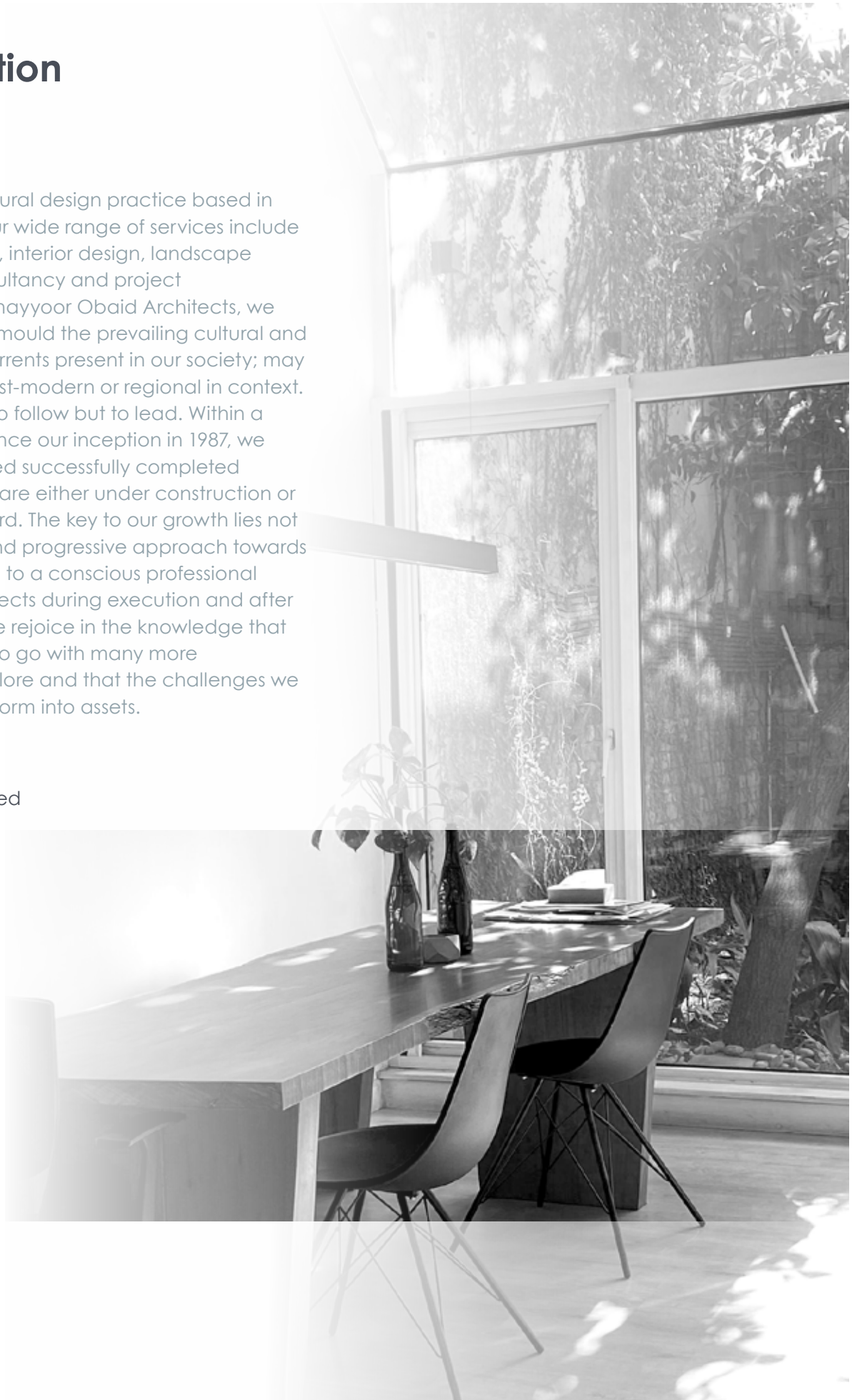


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Introduction

We are an Architectural design practice based in Lahore, Pakistan. Our wide range of services include architectural design, interior design, landscape design, design consultancy and project management. At Ghayyoor Obaid Architects, we strive to reflect and mould the prevailing cultural and intellectual undercurrents present in our society; may they be modern, post-modern or regional in context. Our intention is not to follow but to lead. Within a period of 35 years since our inception in 1987, we have over six hundred successfully completed projects. About fifty are either under construction or on the drawing board. The key to our growth lies not only in a different and progressive approach towards design, but also due to a conscious professional follow up of the projects during execution and after their completion. We rejoice in the knowledge that there is a long way to go with many more opportunities to explore and that the challenges we encounter will transform into assets.

Ghayyoor Obaid Syed



Our Team



Ghayyoor Obaid Syed
Principle Architect

Educated at the National College of Arts (NCA) during a period that saw Lahore's architectural scene thrive under the mentorship of prominent architects such as Nayyar Ali Dada and Kamil Khan Mumtaz. After graduating in 1981, Ghayyoor embarked on an extensive journey that took him to countries like Sri Lanka, the Soviet Union, and West Germany. These travels deeply influenced his architectural perspective. Upon his return to Lahore, he joined Shaukat Nawaz Raja's practice before establishing his own in 1986. Ghayyoor's work is deeply rooted in both the history of Lahore and his global experiences, allowing him to create designs that reinterpret traditional concepts while remaining forward-looking and experimental.



Khurram Ghayyoor Syed
Partner

Khurram combines a detail-oriented design sensibility with practical experience across a wide range of architectural projects. Educated at Beaconhouse National University after returning from Vancouver, he began his career at S.R.D.W, where he spent four years managing complex client work before joining Ghayyoor Obaid Architects. His work is defined by a sensitivity to cultural context, spatial clarity, and material expression, all of which continue to shape the firm's design direction. He was awarded a gold medal and the Mehdi Ali Mirza Award for academic excellence.



Faraz Ghayyoor Syed
Partner

Faraz brings a global perspective to his architectural work, shaped by his early education in Canada, professional experience in Dubai with DPA Architects, and academic training at Beaconhouse National University. After working with DPA and contributing to large-scale international projects, he returned to Lahore to join Ghayyoor Obaid Architects in 2016. His approach is defined by precision, adaptability, and a strong conceptual foundation, earning him both a gold medal and the Mehdi Ali Mirza Award at graduation.

- Manal Qamar**
- Ahsan Jehangir**
- Mehroze Naseem**
- Usman Akram**
- Isna Khan**
- Shakir Hussain**
- Qamar Ali**
- Muhammad Shahzaib**
- Waseem Ahmad**
- Mubarik Ali**

- Interior Designer
- Interior Designer
- Project Architect
- Project Architect
- Project Architect
- Senior Technical CAD Operator
- Senior Technical CAD Operator
- Technical CAD Operator
- Office Manager
- Purchaser

Registration Information

Ghayyoor Obaid Architects
Nation Tax Number (NTN) - 5355432
Pakistan Council of Architects & Town Planners (PCATP) FA/A01022/04426/04427/2023

Ghayyoor Obaid Syed
Pakistan Council of Architects & Town Planners (PCATP) - A-1022
Institute of Architects of Pakistan (IAP) - A-577

Khurram Ghayyoor Syed
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Institute of Architects of Pakistan (IAP) – A-04425

Faraz Ghayyoor Syed
Pakistan Council of Architects & Town Planners (PCATP) - A-1673-17
Institute of Architects of Pakistan (IAP) - A-04427

References

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Phone Nos. 051-2113725 & 26

Major Residential Projects

NAME	APPROXIMATE AREA (SFT)
MOHD. RAFI SHEIKH NEW GARDEN TOWN, LAHORE.	10,000
MR. IMTIAZ RAFI BUTT - AIWAN-I-RAFI MODEL TOWN, LAHORE.	13,000
MR. JAWAD SYED BEDIAN ROAD, LAHORE.	20,000
MR. SHUJAAT AZEEM CHAK SHAHZAD, ISLAMABAD.	12,000
MR. MOHD. ASHRAF GREEN ACRES, LAHORE.	16,000
MR. SHAHBAZ MALIK RAIWIND ROAD, LAHORE.	20,000
MR. SHAFQAT ILAHI MODEL TOWN, LAHORE.	9,000
MR. TANVEER CHOWDARY GREEN ACRES RAIWIND ROAD, LAHORE	10,000
MR. YOUNAS CH GREEN FORTS - 2, MULTAN ROAD, LAHORE.	12,000
MR. SALEEM MURAD CHAK SHEHZAD, ISLAMABAD.	7,000
MR. P.Q. MEHDI F-8/3, ISLAMABAD.	10,000
MRS. OMER MANSHA MAIN CANAL ROAD, LAHORE.	27,000
YOUTH HOSTELS OF PAKISTAN GREEN ACRES, RAIWIND ROAD, LAHORE.	25,000
MR.SAURAN SHAH MODEL TOWN, LAHORE	20,000
MOONIS ELAHI GUJRAT	20,000
RASIKH ELAHI ZAHOOR ELAHI ROAD, LAHORE	20,000
MR & MRS. ANEES AHMAD KHAN GREEN ACRES RAIWIND ROAD, LAHORE	8,000
AIR CHIEF MUJAHID ANWAR KHAM F8 ISLAMABAD	7,000
MR. KHUSROW NIAZI G6 ISLAMABAD	15,000
MR. ATIF CHOWDARY DHA PHASE 6, LAHORE	14,000
MR.NAYYAR ISLAM DHA PHASE 3, LAHORE	5,000

Major Commercial/Apartment Projects

NAME	APPROXIMATE AREA (SFT)
EMPIRE CENTRE (RAFI GROUP) MAIN BOULEVARD, GULBERG, LAHORE.	10,000
LANDMARK (RAFI GROUP) JAIL ROAD, GULBERG, LAHORE.	13,000
ROSHAN CENTRE BLUE AREA, ISLAMABAD.	20,000
LEEDS CENTRE MAIN BOULEVARD, GULBERG III, LHR.	12,000
DEFENCE SHOPPING MALL (RAFI GROUP) MAIN BOULEVARD, L.C.C.H.S., LAHORE.	16,000
BIG CITY GULBERG, LAHORE.	200,000
EHSAN CHAPPEL DEFENCE, LAHORE.	9,000
DOBURJ - SHOPPING MALL KOHINOOR CITY, FAISALABAD.	500,000
SILVER OAKS - APARTMENT BUILDING F-10 MARKAZ, ISLAMABAD.	500,000
GRAND ATRIUM MALL CANAL ROAD, FAISLABAD	200,000
CASA GRANDE APARTMENTS G BLOCK GULBERG	160,000
THE GARDEN APARTMENTS F-10 MARKAZ ISLAMABAD	750,000

Major Industrial & Institutional Projects

NAME	APPROXIMATE AREA (SFT)
KLASS TEXTILES - 1 DEFENCE ROAD, LAHORE.	10,000
ZAINAL TEXTILES FEROZEPUR ROAD, LAHORE.	13,000
KLASS TEXTILES - 2 DEFENCE ROAD, LAHORE.	20,000
EJAZ KNITWEAR & DYEING (PVT) LTD. DEFENCE ROAD, LAHORE.	12,000

NAME	APPROXIMATE AREA (SFT)
MR.RASHID NOOR DHA PHASE 3, LAHORE	10,000
SOHAIL KHATTAK FARM HOUSE FAISLABAD	50,000
MR. TARIQ MEHMUD ABBOTABAD	7,000
MRS. UZMA SHAH F8 ISLAMABAD	10,000
MRS. SAIRA MINTO DHA PHASE 6, LAHORE	6,000
MR. ASIM SAEED DHA PHASE 5 EXTENTION, LAHORE	12,000
MR. IBN-E- HASSAN GHA PHASE 8, LAHORE	12,000
MR.MUJTABA KHAN DHA PHASE 8, LAHORE	7,000
SALMAN AHMAD DHA PHASE 6, LAHORE	7,000
ADEEL TARIQ BEDIAN, LAHORE	10,000
MR. AMMAR MOHSIN BEDIAN, LAHORE	7,000
MR. UMAR HUSSAIN E 7, ISLAMABAD	17,000
MOHSIN ZAHUR BHURBAN, MURREE	25,000
WAQAR AZIM GULBERG GREENS, ISLAMABAD	12,000
AIZID GILL DHA PHASE 6, LAHORE	12,000
TAUFIQ AHMAD KHAN DHA PHASE 7, LAHORE	12,000
ADIL ASRAR F6 ISLAMABAD	14,000
ALMAN AZAM MODEL TOWN, LAHORE	13,000
MRS. SAWEELA ANEES KHAN KHEIRA GALI, GALIYAT	6,000
MR.UMAR HUSSAIN KHEIRA GALI, GALIYAT	5,000



Seasons Office Building

GOA's Role: Lead Architect, Interior Design

Ghayyoor Obaid Architects (GOA) was selected to lead this ambitious project through a closed competition, where several firms were invited to present a preliminary proposal and feasibility study. GOA emerged as the winner, initiating the design process in 2021.

Located in Lahore's Financial Trade Centre (FTC) in Johar Town, the project faced a number of challenges, notably the area's poorly defined bylaws. These vague regulations resulted in delays during the submission phase, necessitating careful navigation to



PROJECT SUMMARY

- 175,000 sft
- Ground + 14 tower
- 5 kanal plot
- Flexiblity in services and programs

Design: 2021 - 2022
Construction Start: 2022
Completion: 2025

align the design with evolving and often unclear guidelines. Regardless of this the project went into construction in 2022

The site itself presented further obstacles: a long, narrow plot that required innovative solutions for circulation and parking. With the client requesting an additional 20% parking capacity beyond the bylaw

requirements, efficient parking design became a critical consideration.

The air-conditioning strategy was another crucial aspect of the project. In light of rising electricity costs, the system needed to be highly flexible to allow for future adjustments as energy demands and pricing fluctuated. This flexibility was essential to ensure the building's operational efficiency over the long term.

In addition to these logistical challenges, the design needed to ensure maximum adaptability for future services and potential programmatic changes. Originally conceived as an office tower, the building features a ground-plus-14-story structure, with five floors designated for use by the Seasons Group of Companies, while the remaining floors were planned for rental as commercial office space.

However, due to the unpredictable nature of the local economy, the client pivoted and decided to convert the lower floors into a hotel catering to business travelers and visitors to the nearby Expo Centre. This shift further exemplifies the building's flexibility and GOA's ability to adapt the design in response to changing market conditions.

This project stands as a testament to GOA's commitment to delivering innovative, flexible designs that not only respond to immediate functional requirements but also anticipate future challenges and opportunities.





Lyallpur Galleria III + Masterplan

GOA's Role: Lead Architect, Master planning

Ghayyoor Obaid Architects (GOA) was approached in March 2022 to design Lyallpur Galleria III, a premier mall envisioned as the centerpiece of a larger urban development in Faisalabad. The development encompasses a mix of uses, including offices, apartments, retail spaces, and a hotel, with the mall serving as its crowning jewel.

GOA's involvement began with the master planning of the entire development, laying the groundwork for a cohesive and integrated urban fabric. A significant component of the project was the complete architectural design of the 500,000-square-foot mall, which features a diverse mix of shops, restaurants, banquet halls, a fitness club, and a dedicated play area for children.

PROJECT SUMMARY

- 500,000 sft
- Mall
- 115 Kanal Urban Development

Design: 2022 - 2023
Construction Start: 2023
Completion: 2026

The design emphasizes both functionality and an elevated user experience, ensuring that each component contributes to the mall's identity as a premier destination. With its wide range of amenities, Lyallpur Galleria III aims to set a new benchmark for mixed-use developments in the region.

Construction began in November 2023 but faced slowdowns due to economic challenges, underscoring the resilience required to navigate complex market conditions. Despite these hurdles, the project reflects GOA's ability to deliver innovative designs that respond to client aspirations and

evolving urban dynamics.

This project exemplifies GOA's expertise in creating landmark developments that integrate diverse programmatic elements into a cohesive, forward-thinking vision for urban growth.





The Garden Residences

GOA's Role: Lead Architect

Ghayyoor Obaid Architects (GOA) began conceptualizing this ambitious project in late 2020. Although the project was temporarily put on hold for about six months, work resumed mid-2021, focusing on designing the tallest residential tower in Islamabad.

The project comprises two juxtaposed towers: the front tower rises to ground+25 stories, while the back tower reaches an impressive ground+33 stories. Additionally, three basements were incorporated into the design to accommodate parking and essential services, optimizing land use while ensuring functionality.



PROJECT SUMMARY

- 750,000 sft
- Tallest tower in Islamabad
- 70% of ground floor left open
- Islamabads most premium apartment building

Design: 2022 - 2023
Construction Start: 2023
Completion: 2026/2027

Meticulously oriented to maximize views of F-9 Park and the Margalla Hills, the towers ensure that most apartments benefit from these breathtaking vistas. A key design principle was preserving open ground space by covering only 30% of the site, creating ample room for outdoor activities and landscaped areas that foster a vibrant community environment.

The development also boasts an extensive range of

amenities, including a swimming pool, squash courts, paddleball courts, badminton courts, a cinema, a gym, visitor rooms, a daycare center, and a café. These facilities create a self-sustained vertical neighborhood, offering residents a holistic and modern living experience.

The apartments are spread across a range of typologies—1, 2, and 3-bedroom units—designed to suit the needs of diverse household sizes. Particular attention was paid to daylight, ventilation, and privacy, with apartment layouts positioned to minimize overlap and ensure uninterrupted views. The corner units are designed with wraparound glazing to





aesthetic, with generous floor-to-ceiling heights, open-plan living spaces, and premium finishes. Public spaces within the building, such as lobbies and lounges, are envisioned as extensions of the home—calm, airy, and connected to greenery. A centrally located café and shared work zones also encourage interaction among residents, creating a sense of vertical community.

Beyond function and form, The Garden Residence aspires to redefine high-rise living in Pakistan by setting new standards for lifestyle, sustainability, and urban integration. The project reflects GOA's commitment to blending architectural clarity with contextual sensitivity—balancing vertical density with human-scale experience. Upon completion, it will not only be Islamabad's tallest residential structure, but also one of its most thoughtfully planned.

further enhance openness and orientation.

Although located in the heart of the city, the design aims to maintain a sense of detachment from the urban congestion by incorporating lush landscape buffers, setback towers, and elevated gardens. The project's landscape strategy focuses on walkability and community engagement, with pathways, shaded seating areas, and recreational green zones forming an integral part of the site layout.

Undertaking a high-rise project of this scale in a region with limited expertise in skyscraper construction presented unique challenges. Islamabad's location in a seismically active zone required advanced engineering solutions to ensure the structural integrity of the towers. Adhering to

international seismic standards while addressing the scarcity of local high-rise expertise necessitated close collaboration with specialized consultants and meticulous project management. It sets a new benchmark for high-rise residential developments in the region.

The material palette of the project emphasizes longevity and thermal performance, with double-glazed façades, high-performance concrete finishes, and insulated roofing systems contributing to a durable and energy-efficient envelope. The towers are designed to allow for ample natural light penetration while minimizing heat gain, reducing the reliance on artificial cooling systems.

The interiors follow a contemporary yet restrained





Silver Oaks Apartments

GOA's Role: Lead Architect

Silver Oaks was long regarded as Islamabad's premier apartment building, standing as a landmark of modern urban living in the city. Conceived and built between 2003 and 2008, the project is a ten-story residential development strategically located to face the expansive F-9 Park.

Originally envisioned as a 20-story apartment building, the project underwent significant changes following the 2005 earthquake and the collapse of Margalla Towers. These events prompted heightened scrutiny from city officials, leading to stricter earthquake zoning bylaws and structural requirements. Mid-construction, the design had to be reimagined to adhere to these new regulations, reducing the building's height to ten stories.

PROJECT SUMMARY

- 700,000 sft
- 22 Kanals
- 280 Apartments

Design: 2003
Construction Start: 2004
Completion: 2008

The reduction in height necessitated a reevaluation of the apartment inventory. The layouts were redesigned to enhance efficiency while maintaining the project's high standards of quality and livability. Despite these challenges, Silver Oaks emerged as one of the most successful apartment developments of its time, setting a benchmark for resilience and adaptability in the face of unforeseen circumstances.





Tipu Sultan Merkez Earthen School

GOA's Role: Local Architect, Local Support

Ghayyoor Obaid Architects (GOA) was approached by the German Embassy to support the Tipu Sultan Merkez Earthen School project, due to the firm's family ties with Germany and its reputation in the architectural community. In collaboration with Berlin-based Ziegert Roswag Seiler Architekten Ingenieure, the project aimed to create a sustainable educational facility for rural girls in Jar Maulwi, Pakistan.

The design combined traditional techniques with modern engineering, using local materials like earth and bamboo for an earthquake-resistant structure. The ground floor consists of two earthen cubes, while the upper level features lightweight bamboo construction, blending local craftsmanship with

PROJECT SUMMARY

- Holcim Awards Gold
- Bamboo and Mud Construction
- Collaboration
- Earthquake proof earthen school

Design / Construction: 2005 - 2008

structural resilience.

The project won the 2011 Holcim Awards Gold for Asia Pacific for its innovative sustainable design. GOA adapted the design to local construction methods, ensuring it met community needs while preserving environmental integrity.

This collaboration highlights GOA's ability to integrate global design concepts with local expertise to fulfill its role as a supporting architect, creating a project that is both sustainable and culturally relevant.





Khusrow Niazi Residence

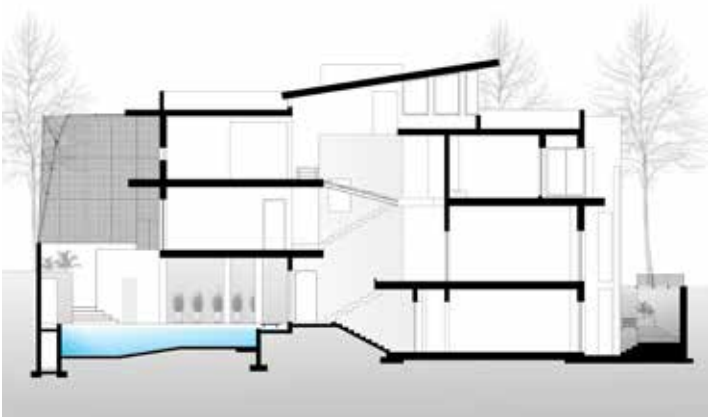
PROJECT SUMMARY

- 12000 sft
- Travertine Facade
- Jali covered pool
- Four storied Central Atrium
- Designed as a rental property

GOA's Role: Lead Architect, Landscape Design

Ghayyoor Obaid Architects (GOA) was commissioned by Dr. Khusrow Niazi to design a modern luxury residence on a 4-kanal plot along Hakeem Lucman Road, G-Sector, Islamabad. The site, nestled behind the commercial area with limited views of the Margalla Hills, presented both challenges and opportunities for a distinctive residential design. With its elongated configuration, the plot offered the potential to create dynamic spatial experiences along both its front and rear elevations.

GOA's approach emphasized retaining the site as a single entity rather than subdividing it—an unconventional but visionary move that preserved the integrity of the design. This decision allowed for the creation of a home that prioritizes exclusivity,



Design / Construction: 2016 - 2018



architectural coherence, and a sense of belonging. The residence features only five bedrooms, but its true strength lies in the variety of interconnected communal spaces that revolve around a dramatic inner atrium—a hallmark of GOA's evolving residential vocabulary. This central courtyard, accentuated by split levels and clerestory windows, creates an interplay of light and shadow that brings natural illumination deep into the heart of the house while fostering a sense of sculptural intimacy and visual connectivity.

Materiality was carefully curated, with travertine stone cladding lending warmth and texture to both the exterior and interior. The restrained palette enhances continuity, creating a seamless flow from





space to space and contributing to the home's serene, ethereal ambiance. The design balances functional simplicity with refined details, demonstrating GOA's commitment to crafting spaces that are both elegant and livable.

Externally, select segments of the facade are angled to capture the limited views of the Margalla Hills, extending the building's experiential reach and connecting the occupants with their natural surroundings. Rooftop and basement terraces, complemented by a sunken patio and a semi-enclosed wire-mesh skin, integrate indoor and outdoor living while ensuring privacy, security, and year-round usability. The wire-mesh screen also shields the pool and patio areas from falling leaves and insects, maintaining a cleaner, more enjoyable environment and effectively controlling mosquitoes—a testament to GOA's thoughtful attention to detail.

Throughout the design, every decision reinforces the home's timeless architectural identity, from the preserved mature silver oak trees that anchor the landscape to the subtle yet purposeful interplay of volumes and materials. This project embodies GOA's commitment to innovation, sustainability, and



contextual sensitivity, illustrating how courtyard spaces, layered volumes, and refined material choices can coalesce into a harmonious architectural experience.



PROJECT SUMMARY

- Ground + 11 Apartment building
- 4 Corner Apartments per floor
- Pool + Gym + Communal Spaces

Design / Construction: Project
Abandoned

94 G Gulberg Apartments

GOA's Role: Lead Architect

Ghayyoor Obaid Architects was engaged by Danish Haseeb Khan to design a modern luxury apartment building on 94 G Gulberg 3, Lahore. Envisioned as a high-end residential development, this Ground-plus-11 structure features four spacious corner apartments on each floor, each designed to capture maximum light and views of the new Central Business District skyline.

The project seeks to redefine urban living by enticing residents away from Lahore's traditional villa lifestyle and into large, well-appointed apartments that blend modern design with comfort and functionality. Each apartment features a separate dirty kitchen and maid's room, reflecting an understanding of the needs of contemporary families.

Amenities include pool, gym, and communal spaces, providing residents with an elevated lifestyle experience.



PROJECT SUMMARY

- 25,000 sft
- Travertine Facade
- Planned around the concept of open courts
- Half vault roofs provide for unique celestory windows

Design / Construction: 2008 - 2012

Mrs.Sadia Mansha
Residence

GOA's Role: Lead Architect, Landscape Design

This private residence, situated on a long and discreet plot off Lahore’s Canal Bank, was envisioned as an inward-looking retreat, spatially rich home that responds to its setting through landscape, sequence, and architectural restraint. Designed for a family of three, the house draws on the legacy of courtyard and garden traditions, adapting them to a contemporary lifestyle.

The project takes conceptual cues from Mughal gardens, particularly in the use of water, framed landscape, and orchestrated movement through space. The experience of the house begins with a broad front lawn, a quiet, green forecourt that creates both psychological and spatial distance from the surrounding city. This open lawn functions as a threshold, setting up a ceremonial progression into the private zones of the home.

Internally, the home is organized into two distinct yet interdependent wings: a horizontal, split-level arm that accommodates public and semi-private spaces such as living, dining, and kitchen areas, and a vertically descending arm that steps down into the earth to house a full-sized squash court, gym, media lounge, guest suite, and a fully functional second swimming pool. These volumes fold around the rear courtyard, which serves as the spatial and atmospheric core of the home.





This rear courtyard originally held the house's most striking feature: a large, operable infinity pool. More than just a leisure element, the pool acted as a defining axis of the home—visually extending the ground plane, anchoring the layout, and providing a sense of openness and scale. Framed by wooden decks and travertine planters, it is the focal point for everyday routines, visible from key spaces including the kitchen, dining, master bedroom, and transitional corridors.

The home's inward orientation shapes every decision. Openings and view lines are organized around internal gardens, light courts, and terraces. Skylights, clerestories, and double-height voids introduce daylight in ways that are deliberate and measured, allowing for varying intensities of light across the day. In the main lounge, a vaulted ceiling dramatically draws the viewers focus to the large window facing the front lawn.

The material palette reflects the same discipline. The exterior is clad in travertine, installed using a dry-fix system for precision and longevity. The stone's tone and texture bring warmth and weight, grounding the



structure while allowing it to age gracefully over time. Internally, the architecture continues in a language of stone, wood, and marble. There is no decorative layering; instead, spatial rhythm and material continuity shape the atmosphere.

The lower ground level is fully integrated into the experience of the home. Here, a second swimming pool and recreational spaces maintain full daylight and ventilation through sunken courts and carefully placed voids. These areas remain acoustically buffered but visually connected, extending the architectural logic of openness and calm.

Water in this project is not symbolic or ornamental it is lived with. Both pools are fully usable, designed for swimming and integrated into daily life. Other waterbodies provide moments of pause, edge conditions, and spatial orientation. Their placement borrows from Mughal principles—not in symmetry or geometry, but in their ability to structure space, hold reflections, and define experience.

Throughout the home, movement is choreographed rather than dictated. Circulation zones unfold gently,



marked by level changes, axial views, and moments of enclosure and release. Long transitional lobbies, framed gardens, and carefully scaled openings guide the user through a shifting sequence of spaces. Nothing is abrupt; everything reveals itself gradually.

In 2020, the rear courtyard pool was replaced by a floating gallery, designed by the architects son, architect Faraz Ghayyoor. While the function of the space changed, its role remained central. The gallery now occupies the same compositional position the pool once did—hovering lightly above a water surface, continuing the home's dialogue with reflection, light, and quiet presence.

This residence represents a deeply personal design exercise—one that balances inheritance with restraint, and tradition with reinterpretation. It embraces elements of South Asian spatial memory—courtyards, enclosure, light filtration, water—but recasts them in a language that is contemporary, durable, and composed.

A decade later, the house remains relevant not because of stylistic permanence, but because it was built around enduring ideas: that privacy can be generous, that water can be architectural, and that a home should unfold like a landscape, layered,



responsive, and timeless. Over time, the house has revealed its strength not through spectacle but through stillness. It is a residence that resists urgency designed to be lived in slowly, absorbed over years. Its architecture rewards repetition: views shift with the light, sounds deepen with silence, and spaces settle into the lives they were made to hold. In this way, the house continues to evolve, not in form, but in meaning.



PROJECT SUMMARY

- Extension of an existing house
- Art Gallery
- 2700 sft
- Reflective meditative spaces

Design / Construction: 2019 - 2020

Mrs.Sadia Mansha Gallery

GOA's Role: Lead Architect

Commissioned to house the client's ever-growing art collection, the Floating Gallery is delicately inserted into the heart of an existing residence—one that already carried a distinct architectural voice. The original house, completed in 2012, was designed by architect Ghayyoor Obaid for a family of three, with a deep emphasis on privacy, spatial layering, and the interweaving of landscape and architecture. Centered around sunken outdoor areas and private courtyards, the home was conceived to blur boundaries between interior and exterior while retaining a calm sense of enclosure.

The spatial organization of the residence follows a deliberate duality: a single-storey, bungalow-style wing on split levels houses the public zones—lounge, dining, and kitchen—while a vertically layered wing steps down into a basement that includes a home theater, indoor pool, squash court, and guest bedroom. The ground floor accommodates the master suite and their daughter's room, while an additional bedroom sits above. A large courtyard, anchored by an infinity pool, served as the home's unifying element.

In 2020, that infinity pool was replaced by the Floating Gallery—an architectural addition designed by Faraz Ghayyoor, the son of the original architect. The project marks a unique generational collaboration, with the house now bearing the imprints of both



father and son, each contributing to its evolving narrative.

The design of the gallery drew conceptual and architectural inspiration from the main house, particularly its use of top light. One of the defining features of the residence is its half-vaulted ceiling, visible in the central spaces, which allows for dramatic clerestory windows that bring in filtered natural light from above. These skylit openings provide a sense of changing atmosphere throughout the day and were instrumental in shaping the gallery's roofline and lighting strategy.





The gallery itself sits lightly in the courtyard, detached yet central, and is surrounded by a shallow reflection pond that reintroduces the idea of water in a more poetic form. A slim white bridge connects it back to the house. Its ten-foot-high sliding glass panels, with low-E double glazing, create a permeable envelope that dissolves the interior-exterior divide.

Inside, the gallery remains minimal and serene—an ideal backdrop for an evolving collection of art. Long skylights span the roof, inspired by the clerestories of the main house, and are integrated with the air-conditioning system to provide diffuse daylight and thermal comfort. The result is a space that feels both luminous and grounded, private yet open.

Ultimately, the Floating Gallery is more than an exhibition space. It is a carefully tuned architectural response—one that celebrates continuity, adaptation, and the enduring dialogue between light, landscape, and form.







Mr. Umar Hussain Residence

GOA's Role: Lead Architect, Landscape Design

Set within Islamabad's exclusive E-7 sector, this residential project reimagines a long, narrow 3-kanal plot at the base of the Margalla Hills. Initially intended to be subdivided between three brothers, GOA advised a more strategic intervention: splitting the site into two carefully proportioned parcels — a 2-kanal front-facing plot with uninterrupted panoramic views of the hills, and a 1-kanal plot tucked behind it. This decision preserved the spatial potential of the land and allowed for the development of two distinctive high-end homes rather than compromising the site's quality through fragmentation. Instead of splitting the property it was decided to develop and sell the two houses.

The larger, front-facing residence — completed

PROJECT SUMMARY

- House made for the purpose of selling
- Travertine Facade
- 10,000 sft
- Facing Marghala Hills

Design / Construction: 2015 - 2017

between 2015 and 2017 — spans approximately 10,000 square feet. Its design is a measured response to the site's dramatic context and axial geometry. Oriented entirely toward the Margalla Hills, the house incorporates expansive glazing and a restrained material palette to foreground the views. Light-filled interiors flow seamlessly across multiple levels, with large sliding doors and terraces dissolving the boundary between indoor and outdoor spaces.

A central elevator core provides vertical access across all floors, including a rooftop mummy that offers



sweeping vistas of the hills and the urban canopy below. The basement features an indoor swimming pool designed as a private retreat, accompanied by a flexible-use room — intended as a music studio — which also functions as an additional guest suite. Above, five spacious bedrooms are distributed across the upper floors, each with its own relationship to light, view, and privacy.

Interior finishes emphasize a quiet luxury: travertine and marble surfaces, Solid mahogany doors, and minimal detailing that underscores spatial clarity. The kitchen is designed in a refined, clean aesthetic,





mirroring the home's overall architectural restraint. A sculptural spiral staircase wrapped in curved glass serves as a dramatic architectural gesture and focal point, connecting all floors while adding a sense of movement and openness to the layout.

This project exemplifies a commitment to turning site constraints into opportunities for architectural clarity, while offering a sophisticated urban lifestyle grounded in views, proportion, and material refinement. From a commercial perspective, the project sold above market rate — a direct result of market understanding and design foresight. By aligning design quality with pricing strategy, the development attracted premium buyers and set a new benchmark for luxury homes in the area.





Mr. Sheikh Ashraf Residence

GOA's Role: Lead Architect, Landscape Design

Spread across two acres in Lahore, this sprawling estate was developed between 1993 and 2004 for client Sheikh Ashraf. The extended timeline reflected both the scale and complexity of the project, which drew deeply from local architectural references — particularly the brickwork and spatial sensibilities of the Lahore Fort and the Alhamra Arts Council by Nayer Ali Dada. The result is a residence that feels at once monumental and rooted in tradition.

The home is organized across a series of split levels that define distinct zones without fragmenting the overall flow. Five bedrooms are distributed throughout the house: two on the lower ground, two on the upper ground, and a generously sized master suite on

the main level. The ground floor also includes formal and informal living spaces — a lounge, dining room, drawing room, and main kitchen — while the basement is reserved for services such as the pump room, media room, and storage.

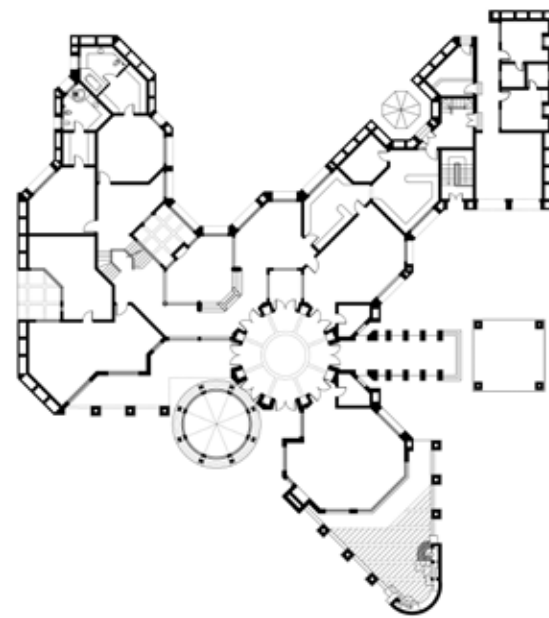
A central entrance lobby anchors the house both symbolically and spatially, with eight doors radiating out toward the home's various wings. Overhead, a painted dome by renowned artist Afshar Malik adds a moment of quiet grandeur, while his second



PROJECT SUMMARY

- Inspired by the Alhamra Arts Council
- Brick Facing
- 20,000 sft

Design / Construction: 1993 - 2004



intervention — a large ceramic mural — forms the backdrop to the drawing room's view of a tranquil reflection pond.

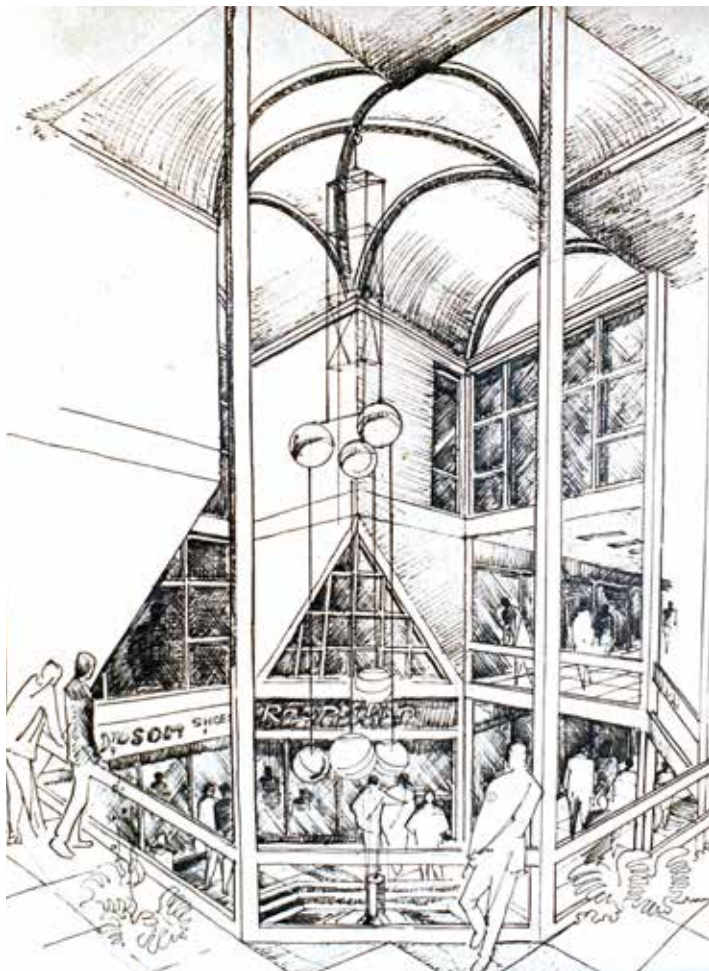
The material palette is dominated by exposed brick, selected not only for its durability but for its ability to evoke a sense of cultural continuity. Brick coursing, recessed panels, and ornamental grilles were all





custom-designed and hand-executed, lending the home a tactile richness and regional character. Deep overhangs, shaded verandahs, and interior courtyards temper the harshness of Lahore's climate, introducing passive cooling and soft transitions between inside and out.

Natural light enters the house in carefully measured ways. Skylights, clerestories, and screened windows filter daylight into the core of the home, creating patterns of light and shadow that animate the brick surfaces throughout the day. These details, while quiet, speak to a design approach that privileges atmosphere over spectacle, composition over decoration — resulting in a house that continues to feel both contemporary and deeply anchored to its place.



PROJECT SUMMARY

- One of Lahores first inward facing shopping malls
- Located on Main Boulevard
- 70,000 sft
- 4 Stories

Design / Construction: 2015 - 2017

Empire Center

GOA's Role: Lead Architect, Landscape Design

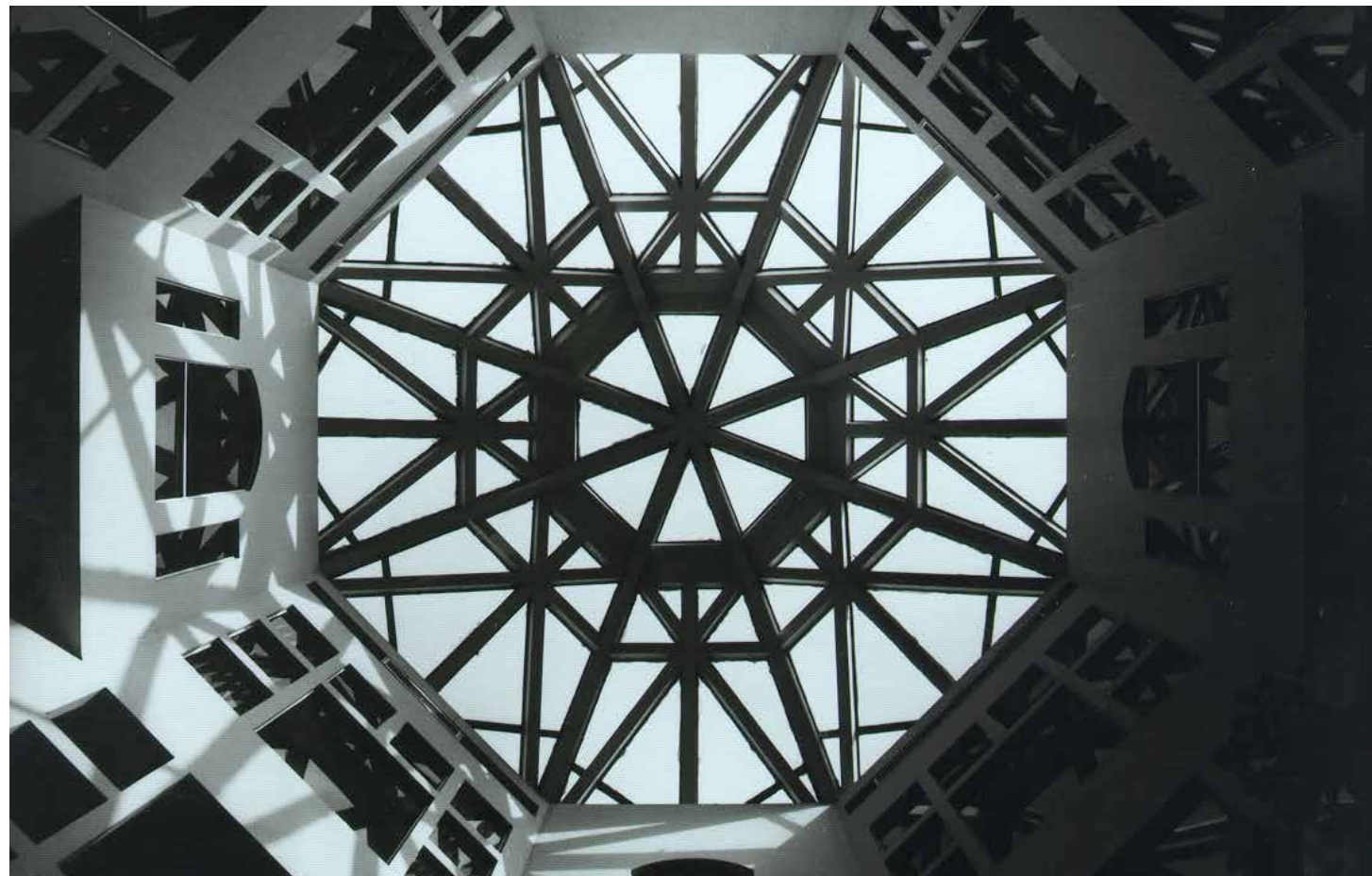
Located on Lahore's Main Boulevard, Empire Centre marked a pivotal moment in the city's commercial evolution. Designed at a time when retail development in Lahore was still nascent, the project stands out as one of the earliest inward-facing malls

in the city—signaling a shift from linear storefronts toward a more immersive, climate-controlled shopping experience. It was also the first commercial project by Rafi Group, a real estate developer that would later go on to reshape significant parts of the city's urban fabric.

The building is organized around two large atriums, each functioning as a vertical hub of light and activity. These are connected by a series of elevated walkways that stitch together the upper floors, allowing visual continuity and spatial porosity across levels. The presence of generous skylights above both atria floods the interiors with natural light, softening the commercial environment and adding a sense of openness that was uncommon for malls at the time.

Conceptually, Empire Centre embraced the language of postmodernism, evident in its mix of classical references and geometric abstraction. Rather than rely on minimalism or a strictly modernist palette, the design played with surface articulation, symmetry, and historical motifs—placing it firmly within the postmodern discourse that was emerging in Pakistan during the late 1980s and early 1990s. This approach gave the building a distinctive civic





presence, allowing it to stand apart from the glass-and-aluminum typologies that would dominate the decades to come.

One of the most significant validations of the project's architectural value came in the form of its inclusion in Kamil Khan Mumtaz's seminal publication on Architecture in Pakistan, where it was cited as a notable example of contemporary commercial design that engaged with both spatial innovation and local sensibility. For a commercial plaza to find a place in a discourse typically reserved for institutional or cultural works is a testament to the clarity and ambition of the project's design intent.

Empire Centre's impact lies not in scale or ornament, but in its early experimentation with internalized urbanism—creating a world within a world. By pulling activity inward and upward, the building offered a new way to think about public gathering, retail experience, and the role of architecture in shaping commercial life. Decades later, it remains a landmark not just for what it introduced, but for how confidently it did so.



PROJECT SUMMARY

- Combination of exposed concrete / bricks and eclectic furniture
- Side courtyard
- 6,000 sft
- Half basement , ground and first Stories

Saira Minto Residence

GOA's Role: Lead Architect, Landscape Design

This 1-kanal residence for Mrs. Saira Minto, located in the sought-after DHA Phase 6, redefines eclectic design within a compact urban site. The home merges modern sensibilities with thoughtful spatial organization, offering an intimate yet expansive living



experience.

The open-plan ground floor encourages fluidity between spaces, with the dining area designed as a striking double-height space that faces the private courtyard on the west side. This feature not only creates an immediate connection with the outdoors but also invites an abundance of natural light, enhancing the openness of the entire floor. The lounge and master bedroom also overlook this tranquil courtyard, providing a seamless flow between indoor and outdoor living. The master bedroom is positioned for privacy while offering views that create a serene atmosphere.

The open kitchen, with its clean lines and sophisticated finishes, integrates seamlessly into the living and dining areas, creating a sense of unity across the ground floor.

On the first floor, two additional bedrooms, a lounge, and a study provide the flexibility for family life, while staff quarters offer practical accommodation. This floor strikes a balance between private and shared spaces, ensuring comfort and privacy for all residents.

The basement, featuring a dedicated workshop,



serves as a flexible space for creative or professional projects. This level stands apart from the rest of the home, yet remains an integral part of the overall design.

Eclectic in style, the home blends contemporary elements with traditional touches, combining natural materials and a refined color palette to create a warm and welcoming atmosphere. Bespoke details throughout the home infuse personality and charm, reflecting Mrs. Minto's unique taste and personality in every intimate corner of the house. The design brings her vision to life with a sense of individuality that makes the space truly hers.

The residence's thoughtful use of spatial transitions further enhances its livability, ensuring that every room serves both functional and aesthetic purposes. From the ground floor's open layout to the intimacy

of the first-floor lounge and study, the design facilitates effortless movement while preserving distinct zones for relaxation, work, and recreation. The integration of outdoor spaces within the urban environment ensures that the residents experience a sense of freedom and connection with nature, even within the confines of a city.

A subtle yet effective approach to materiality anchors the home in both luxury and practicality. High-end finishes are complemented by innovative solutions that cater to modern-day living, allowing the home to evolve with its residents' needs. This balance of form and function makes the house a true reflection of Mrs. Minto's lifestyle—where comfort, sophistication, and individuality meet to create a lasting, harmonious living space.





Peerzada Complex

GOA's Role: Lead Architect, Landscape Design

The Peerzada Complex, situated on a 2-acre plot, is a well-executed family development designed to accommodate four brothers and two sisters. With six structures in total, the complex reflects the family's need for privacy, but also creates a sense of unity through its architectural layout. The design is practical, spacious, and structured to balance individual living spaces with shared areas that support family gatherings and functions.



PROJECT SUMMARY

- Complex of 6 structures
- Feature include a jali dar court and a pool at the back of the property
- 30,000 sft
- Girder / precast slabs / wooden plank construction

Design / Construction: 2006 - 2009



The four brothers' homes are each 6,000 square feet, providing ample room for comfortable living. Each house has been designed using GOA's signature technique of precast slabs with girders for the roof, a step away from traditional insitu concrete construction. The first-floor slabs are made using wood planks and girders, adding a distinctive touch to the homes while ensuring stability and durability. This method not only strengthens the structures but also gives them a unique architectural character that aligns with the overall aesthetic of the complex.

The two homes belonging to the twin brothers are connected by a common covered jali dar courtyard, which serves as a central gathering space. This courtyard opens up to a common pool located at the very back of the site, providing an inviting space for family interaction and relaxation. The open layout, combined with the surrounding greenery, offers a sense of seclusion while maintaining easy access to each residence, fostering a peaceful and functional environment for the family.

Above the parking garages, the two sisters each have their own apartment, providing them with privacy while remaining connected to the rest of the family. These apartments, though smaller than the brothers' homes, are still thoughtfully designed with the same attention to detail. They offer a cozy, self-

sufficient living arrangement while allowing the sisters to enjoy their own space within the larger family structure.

The complex's exterior is dominated by an all-white color scheme, ensuring a clean, minimalist aesthetic. This design choice provides a cohesive visual identity for the entire site while highlighting the surrounding green spaces. Each of the homes is surrounded by lush landscaping, offering both privacy and a connection to nature. The simplicity of the white exterior contrasts beautifully with the vibrant greenery, reinforcing the sense of openness and tranquility that defines the complex.

The layout of the Peerzada Complex is as much about functionality as it is about design. The parking



garages, strategically placed at the center of the site, offer practical utility without disrupting the overall flow of the complex. This central location ensures easy access for all family members while keeping the residences themselves focused on their surrounding natural landscapes.

use of natural materials, the integration of green spaces, and the practical layout all come together to create a living environment that accommodates the diverse needs of the Peerzada family while maintaining a sense of cohesion and harmony

With six distinct structures, the complex balances the need for individual spaces with shared elements that unite the family. The overall design is a reflection of a practical approach to family living, where privacy is respected, yet the communal areas encourage interaction and connection. The homes are spacious and comfortable, while the shared outdoor spaces — including the pool and the courtyard — create opportunities for family members to come together in a relaxed, informal setting.

Overall, the Peerzada Complex is an example of well-thought-out design that combines the individuality of each family member with the unity of the family as a whole. The architectural approach ensures both privacy and connection, creating a family-oriented living space where comfort, functionality, and shared moments are prioritized. The



Klass Textiles

GOA's Role: Lead Architect, Landscape Design

Klass Textiles, located off Raiwand Road in Lahore, is a factory designed with an emphasis on both industrial efficiency and the well-being of its workforce. Serving as a stitching plant, Klass Textiles provides high-quality garments to major global brands, while also fostering an environment that supports its employees through thoughtful design and integration of community-oriented spaces.

The factory features a simple yet effective cladding of brick on the exterior, chosen not only for its ability to contextualize the building within its surrounding environment but also for its low-maintenance qualities. The choice of brick as cladding helps enhance the factory's durability while providing a timeless aesthetic that complements the surrounding

industrial area. This practical approach to the building's exterior reflects a balance between form, function, and environmental considerations.

Inside, the factory's layout is designed to optimize workflow and productivity. Key functional areas, such as stitching, quality control, and packaging, are clearly defined and positioned to allow for efficient movement of materials and workers. The factory's design maximizes the use of space, ensuring that operations run smoothly and with high standards of quality control. The integration of offices and

administrative spaces within the facility ensures that the management functions are aligned with the production areas, allowing for better coordination and communication.

In addition to the industrial areas, Klass Textiles incorporates spaces that consider the well-being of its workforce. A mosque is included within the design, providing a place for spiritual reflection and rest. This element not only serves the practical needs of the workers but also contributes to the overall work-life balance, promoting a sense of peace and community. Surrounding the factory are lawns and



green spaces that offer areas for employees to take breaks and socialize, further enhancing the work environment and promoting a healthy, productive atmosphere.

While Klass Textiles focuses on the functionality of a modern industrial facility, its design is equally committed to creating a space where employees can thrive. The combination of practical industrial spaces with community-enhancing features like green lawns, a mosque, and office facilities ensures that the factory is more than just a production center. It is a place where work and well-being are balanced, creating a positive environment for both the business and its workforce. generous, that water can be architectural, and that a home should unfold like a landscape—layered, responsive, and timeless.





Ammar Mohsin Residence

GOA's Role: Lead Architect, Landscape Design

Nestled on a 4-kanal plot on the outskirts of Lahore in Bedian, this family home is designed to reflect both the personal style and functional needs of a small family eager to entertain. With a focus on comfort, flow, and connection to nature, the house offers a modern yet timeless aesthetic, while serving as a sanctuary for its residents.

The layout of the house is centered around the idea of openness and connection. The ground floor is anchored by a spacious, open-plan kitchen, dining, and lounge area, each room designed to offer a lateral or diagonal view into the others. This strategic arrangement encourages interaction while maintaining a sense of openness and continuity between spaces. The large windows framing the views of the back lawn invite natural light deep into the heart of the house, creating an inviting

atmosphere for both family and guests.

A defining feature of the house is the semi-sunken entertainment space, acting as a buffer between the house and the expansive back lawn. This cleverly designed area adds an element of depth to the design, ensuring that the connection to the outdoors feels seamless and uninterrupted. The split-level layout further accentuates the fluidity of space, with the dining and lounge areas gently descending into the ground, allowing the living spaces to integrate with the surrounding landscape.

The design also reflects GOA's signature approach to

PROJECT SUMMARY

- 25,000 sft
- Travertine Facade
- Planned around the concept of open courts
- Half vault roofs provide for unique celestory windows

Design / Construction: 2008 - 2012



construction, with precast slabs and girders used for the roof, replacing traditional insitu concrete. Similarly, the first-floor slab is constructed using a combination of girders and mahogany planks, creating a distinctive aesthetic and adding warmth to the space. This innovative approach to materiality adds both character and durability, ensuring the home is built to last while maintaining a sense of refinement.

The first floor houses the master bedroom and two additional rooms for the children. The master suite is designed as a private retreat, featuring a spacious walk-in closet that connects to a hidden stair leading to a 'cloffice' – a closet-office hybrid space tailored specifically for Mehek, who is a stylist. The cloffice, which has its own independent access from the



ground floor, serves as both a functional workspace and a personal sanctuary, with ample room for styling sessions and personal organization.

Designed with family and guests in mind, the ground floor also features a small lounge and a bedroom for visiting parents, ensuring that the home is welcoming to extended family and provides comfort and privacy to all. This flexible layout allows the space to adapt to the changing needs of the family over time.

The house's facade is characterized by a dynamic play of volumes and circular windows, which give the structure a unique character. These design elements, along with the thoughtful integration of jali dar screens on the roof, create a modern interpretation of traditional village volumes, offering a refreshing



contrast to the surrounding agricultural landscape. The roof also features a jali dar mummy space, offering sweeping views of the surrounding farmlands and providing a peaceful retreat for the family to enjoy the landscape and fresh air.

Overall, the home is a reflection of the family's lifestyle and aspirations, combining functional spaces with a design rooted in modernism and an appreciation for the surrounding natural beauty. By blending traditional construction methods with contemporary design elements, this home offers a welcoming, functional space that balances privacy, connectivity, and an ever-present connection to the outdoors.





Sukh Chayn

GOA's Role: Lead Architect, Landscape Design

Sukh Chayn Gardens, located on the outskirts of Lahore along Multan Road near Thokar Niaz Baig, is a thoughtfully planned residential development that spans over 2,100 kanals. The development was once a flourishing mango orchard before being transformed into a modern housing society. Our firm was involved from the outset, contributing to the initial master planning, road network design, and the basic plotting of the site.

The preservation of the mango orchard was one of the key concepts that shaped the development. Our firm recommended that no trees be cut before construction, which ensured that the plots remained shaded by the mature mango trees. This approach

not only retained the site's natural charm but also created a unique environment where the community could live among fully grown trees. As a result, the empty plots are far from barren; instead, they are lush and filled with trees that bear fruit every year. The mangoes are shared by the residents, fostering a sense of community and connection with the land.

The master plan for Sukh Chayn Gardens places a strong emphasis on green spaces and public areas. Parks, walking paths, and recreational zones are woven into the layout, creating a harmonious

PROJECT SUMMARY

- House made for the purpose of selling
- Travertine Facade
- 10,000 sft
- Facing Marghala Hills

Design / Construction: 2015 - 2017





balance between nature and modern living. The development is designed with the idea of bringing people closer to nature, ensuring that every home has access to a park or green area, while also maintaining privacy and open space. These parks not only provide residents with opportunities for leisure and relaxation but also act as gathering places, where neighbors can meet and socialize amidst the greenery.

The road network was designed to ensure easy accessibility, with wide roads and pedestrian-friendly walkways connecting all sectors of the community. The development also includes modern infrastructure such as fiber-optic internet and underground electrification, providing residents with all the comforts of contemporary living while respecting the environment. The layout of the residential plots maximizes the use of space, with each home positioned to enjoy views of the surrounding green areas.

While our firm played a key role in the initial planning of the development, including the layout and selection of elements, the integration of parks and the preservation of the mango orchard became the hallmark of Sukh Chayn Gardens. This approach to development not only enhances the aesthetic quality of the community but also promotes sustainability and environmental consciousness, creating a living environment where nature and modern life coexist seamlessly.

In conclusion, Sukh Chayn Gardens is a prime example of how thoughtful urban planning can preserve natural beauty while providing a high standard of living. The integration of parks and the preservation of mature mango trees have made this development a unique and vibrant community, where residents enjoy the fruits of both nature and careful planning.





Ms. Durre Residence

GOA's Role: Lead Architect

Designed by GOA (Ghayyoor Obaid Associates) for architect and visual artist Durre Sameen, this house is an exemplary fusion of vernacular architecture and modern design principles. Located on a 5-kanal plot, the house demonstrates how traditional building methods and natural materials can be thoughtfully integrated with contemporary needs to create a functional, sustainable, and visually captivating living space. The design reflects Durre Sameen's personal artistic vision while embracing a strong connection to the environment, cultural heritage, and the use of locally sourced materials.

The use of vernacular materials is a central feature of the house's design. The outer walls are constructed from 18-inch thick sundried mud bricks, a material

PROJECT SUMMARY

- Ground + 11 Apartment building
- 4 Corner Apartments
- Pool + Gym + Communal Spaces
-

Design / Construction: Project Abandoned



known for its thermal mass and excellent insulation properties. Mud walls, used traditionally in the region, help keep the interior cool in the summer and warm in the winter, providing a natural form of temperature regulation. All the internal walls were built using burnt brick while the external walls also have nine-inch by nine-inch brick columns every five feet to provide additional structural integrity and durability. This combination of materials offers both aesthetic appeal and functionality, contributing to the overall environmental performance of the house.

The mud walls presented a challenge in terms of air quality. Due to the dryness caused by air



conditioning, the mud walls tended to release dust, making the interior environment less comfortable. To solve this, the design incorporated a layer of bricks and lime plaster on the interior side of the mud walls. This solution not only prevented dust from entering the air but also enhanced the smooth finish of the walls. The application of lime plaster further contributes to the natural aesthetics of the space while improving the quality of the indoor environment, making it both comfortable and visually appealing.

The roof is constructed using precast slabs and girders, offering a vernacular solution that's quick to assemble while allowing for open and flexible interior spaces. The structural simplicity of the roof contrasts beautifully with the rich, textured mud walls. This balance between traditional and modern materials is a key feature of the design, allowing the home to feel grounded in its vernacular heritage while still



responding to the needs of contemporary living.

One of the most interesting features of the design is the way the house responds to its environment and takes advantage of natural cooling methods. The house is partially sunken into the ground, allowing it to capitalize on the cooler temperature of the earth. This descent into the ground ensures that the interior of the house remains naturally cool during the hot summer months, reducing the need for air conditioning and creating an energy-efficient living environment. This climate-responsive design is a modern interpretation of the vernacular approach to creating comfortable, sustainable homes without relying heavily on mechanical systems.

The spatial layout of the house is another important element of the design. The house is organized as a journey, with spaces that transition smoothly from one to the next, encouraging a flow of movement and interaction. Upon entering, visitors are welcomed into a lobby that connects to the kitchen and dining areas. These areas are designed in an open-plan configuration, allowing for a sense of continuity between spaces. The kitchen, dining, and lounge areas all flow into one another, enhancing the sense

of openness and creating a more connected living environment. The lounge, featuring a large central fireplace, serves as the heart of the house, drawing attention and offering warmth. The fireplace is not only a functional element but also acts as a symbol of the home's connection to traditional hearths, where family life often revolved around gathering spaces.

The design of the landscape is a key aspect of the house, reflecting Durre Sameen's love for nature and the outdoors. The landscape is not manicured or artificial; rather, it feels natural and inviting, with fruit trees and wildflowers that create a more organic environment. The focus is on creating a space that feels wild yet controlled, where the landscape feels like an extension of the home rather than a separate entity. This approach to landscaping ties the house to its environment, creating a living space that blends seamlessly with the natural world. While there are no large lawns, the abundance of fruit trees offers a beautiful, functional aesthetic that contributes to the sustainable nature of the home.

The three bedrooms, shared washroom, and lounge are strategically positioned to ensure privacy while



maintaining the overall flow of the house. Small but strategically placed windows throughout the house provide ample natural light, illuminating the space and reinforcing the connection to the surrounding landscape. The bedrooms, while private, still maintain a strong visual connection to the outdoors, allowing the natural beauty of the environment to filter into the interior. The design also incorporates a jali terrace, which is connected to the lounge, offering an additional outdoor space for relaxation and contemplation. The terrace serves as a buffer between the private interior spaces and the exterior, allowing for an extended living area where the inhabitants can engage with nature.

The house occupies only a small portion of the 5-kanal plot, with much of the land dedicated to open outdoor spaces. Cars are parked outside the compound, directly off the street, creating an open, uncluttered entryway. Upon entering the compound, residents and visitors are greeted by a small courtyard with a large tree at its center. The tree serves as the focal point of the courtyard, providing shade and contributing to the tranquil atmosphere of the space. The courtyard itself serves as a transition zone,



marking the boundary between the street and the private interior of the house. The front facade of the house is minimalist, with small openings that maintain privacy while allowing natural light to filter into the interior. This simple yet effective design ensures that the house remains connected to the environment without compromising on comfort or security.

The roof of the house, accessible via a staircase, offers panoramic views of the surrounding landscape. The roof space serves as an extension of the living area, providing a place for relaxation, contemplation, or enjoying the open sky. The use of the roof as an outdoor space is another example of the vernacular approach to connecting with nature while embracing modern design principles.

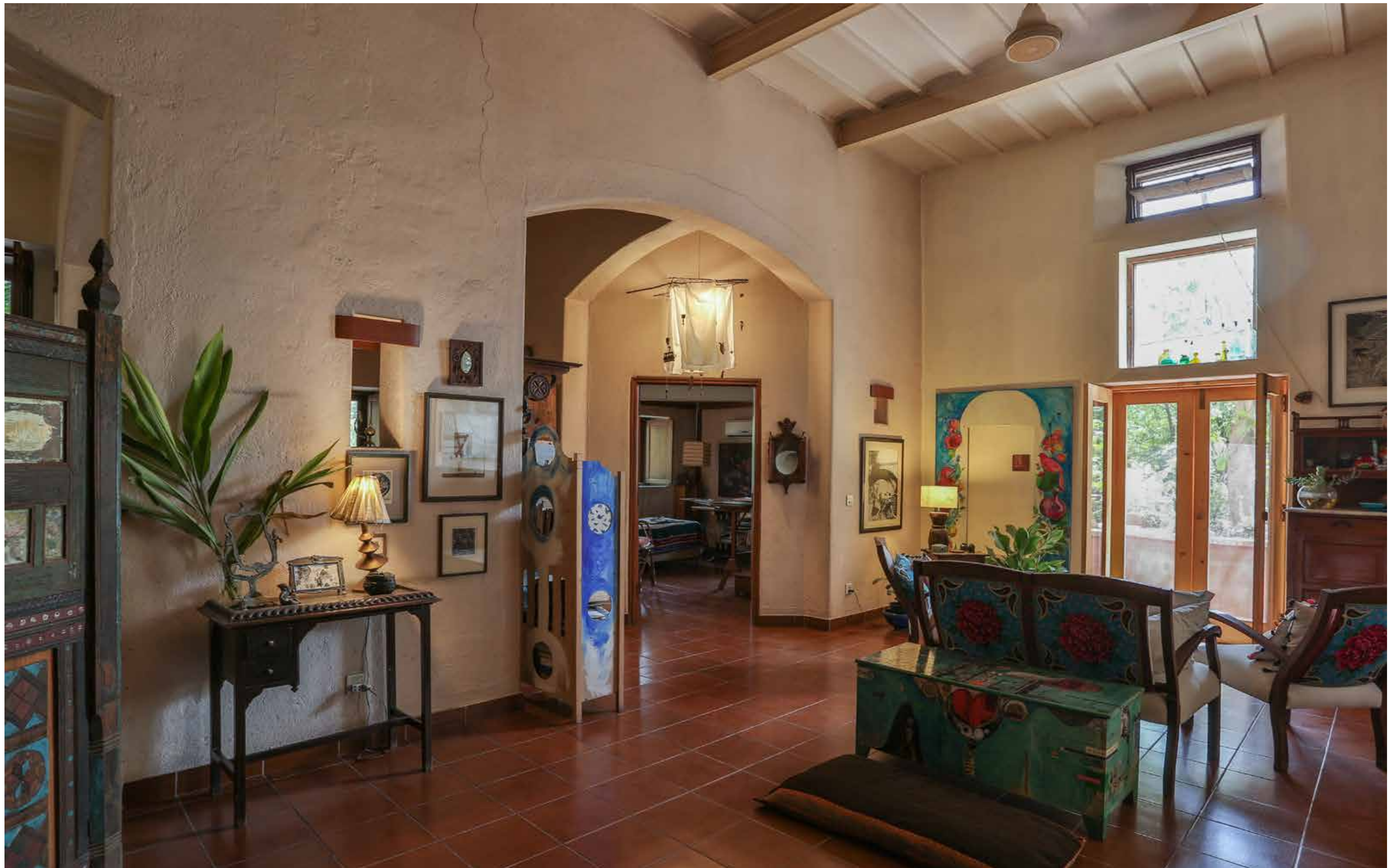
Adjacent to the main house is a separate double-story entertainment unit, which was originally a servant quarter/guard room but has been converted into a self-contained space for recreation. This unit includes a washroom and kitchenette, allowing it to function independently from the main house. It is accessed through the carport at the entrance to the compound, offering privacy and flexibility. The



entertainment unit serves as a guest space, an area for leisure, or a private retreat, offering a degree of separation from the main house while remaining part of the overall design.

Durre Sameen's house is a prime example of contemporary vernacular architecture, where traditional materials and building methods are adapted to create a home that is functional, sustainable, and deeply connected to its cultural roots. The use of locally sourced materials, natural cooling techniques, and an open, flowing layout demonstrates how modern living can be achieved while maintaining a respect for the environment and cultural heritage. The house is a harmonious blend of old and new, showcasing the potential of vernacular design in the context of contemporary architecture.





PROJECT SUMMARY

- Property for rental to highend market
- Travertine Facade
- Jali covered pool
- Four storied Central Atrium

Design / Construction: 2016 - 2018

Ghayyoor Residence (1992)

GOA's Role: Lead Architect, Landscape Design

Built in 1992, the Architect's Residence is a pioneering design, marking the first time we experimented with wood and steel girders in place of traditional concrete slabs. Located on a 5-kanal plot, the house blends innovative construction methods with a functional layout, creating a home that is both practical and aesthetically engaging.

The structure utilizes steel girders and wood planks for both the roof and first-floor slabs, departing from the conventional concrete approach. This allows for more flexibility in the design while introducing a warmer, more organic feel to the space. To address the insulation needs, the roof features upside-down clay pots creating a cavity, effectively insulating and regulating temperature. The external walls are constructed with a 13.5-inch cavity wall, with an additional cavity between the main structural wall and the brick cladding, further enhancing the thermal performance and comfort within the house.

A key feature of the design is the central atrium, which acts as the focal point of the home. The majority of the rooms, including the lounge and bedrooms, overlook the atrium, creating an open and interconnected space that allows for natural light to flow throughout the house. The split-level design consists of an upper ground floor with a large lobby, powder room, dining area, kitchen, wet kitchen, and garage, all thoughtfully laid out for easy



access and flow. The lower ground floor, or half-basement, includes the lounge, a hairdressing studio, a workspace, and a jali terrace, providing a mix of private and functional spaces for work and relaxation.

On the lower first floor, a spacious children's bedroom and bathroom overlook the atrium and the surrounding lawn, offering views of the house's central space. The upper ground floor also contains a small sitting room, a library, the master bedroom with its ensuite bathroom, and an additional bedroom with a bath. The design of the front facade is defined by a large birdcage structure that rises from the ground floor to the roof. This visual element connects the living areas to the outside, with both the master bedroom and lounge overlooking this striking feature.

Surrounded by lush lawns, the residence integrates seamlessly with its natural environment, creating a tranquil setting that enhances the overall experience of the home. The residence showcases a balance of experimental design and functional living, with thoughtful spatial organization, innovative materials, and a connection to the outdoors.





Rafi Sheikh Residence

GOA's Role: Lead Architect, Landscape Design

The Rafi Sheikh Residence, completed as the first project by the founder, Ghayyoor Obaid, marks a pivotal moment in the architectural evolution of GOA. This house features key elements that are now central to the GOA ethos, blending open spaces with thoughtful design to create a seamless living experience.

The house is defined by its open-plan layout, where the kitchen, lounge, and dining areas flow effortlessly

PROJECT SUMMARY

- Inspired by the Alhamra Arts Council
- Brick Facing
- 20,000 sft
- Facing Marghala Hills

Design / Construction: 1993 - 2004



into each other. This spatial arrangement fosters a sense of connection and openness, encouraging a dynamic flow between the different zones of the house. One of the defining features is the large aquarium that separates the living and dining spaces, acting as both a functional and decorative element that brings a sense of tranquility and natural beauty to the interior.

At the front of the house, an atrium greets visitors, featuring a small fountain and intricate wood trusses overhead, surrounded by dense indoor planting. The light filters in through tall glazed panels, illuminating the greenery and enhancing the sense of openness. This space blurs the boundary between inside and out, creating a vibrant, living threshold that sets the



tone for the rest of the house.

At the rear of the property, the kitchen and dinette overlook a serene pool and pool house, which also includes a gym. This integration of indoor and outdoor spaces speaks to the house's commitment to creating a comfortable, relaxing environment. The pool area provides an ideal space for leisure and wellness, reinforcing the house's emphasis on balance and well-being.

The house is designed with a split-level layout, with both the first floor and basement positioned at different levels from the ground floor. The half-basement houses a recreation room, creating a private space for entertainment and relaxation. The lower first floor is home to the master bedroom,

providing a sense of separation and privacy from the other living spaces. On the upper ground floor, the remaining bedrooms and sitting areas are located, each space designed for comfort and easy living.

A distinctive feature of the first floor is the grid of clerestory windows, which flood the space with natural light. This design choice not only ensures the house is bright and airy but also adds a sculptural quality to the architecture, highlighting the interplay of light and space. The gridded ceiling becomes an architectural gesture in itself, transforming daylight into form.

The house also features a jali-covered terrace, where sunlight filters through patterned screens to cast geometric shadows on the floor and walls. These

shifting patterns animate the space throughout the day, adding depth, movement, and a sense of time to the architecture.

The Rafi Sheikh Residence stands as a defining example of the GOA design philosophy, blending openness, natural elements, and innovative architectural features to create a home that is both functional and visually compelling. The design elements introduced in this project continue to influence the firm's approach to architecture, making it a significant milestone in the legacy of GOA



PROJECT SUMMARY

- Inspired by the Alhamra Arts Council
- Brick Facing
- 20,000 sft
- Facing Marghala Hills

Design / Construction: 1993 - 2004

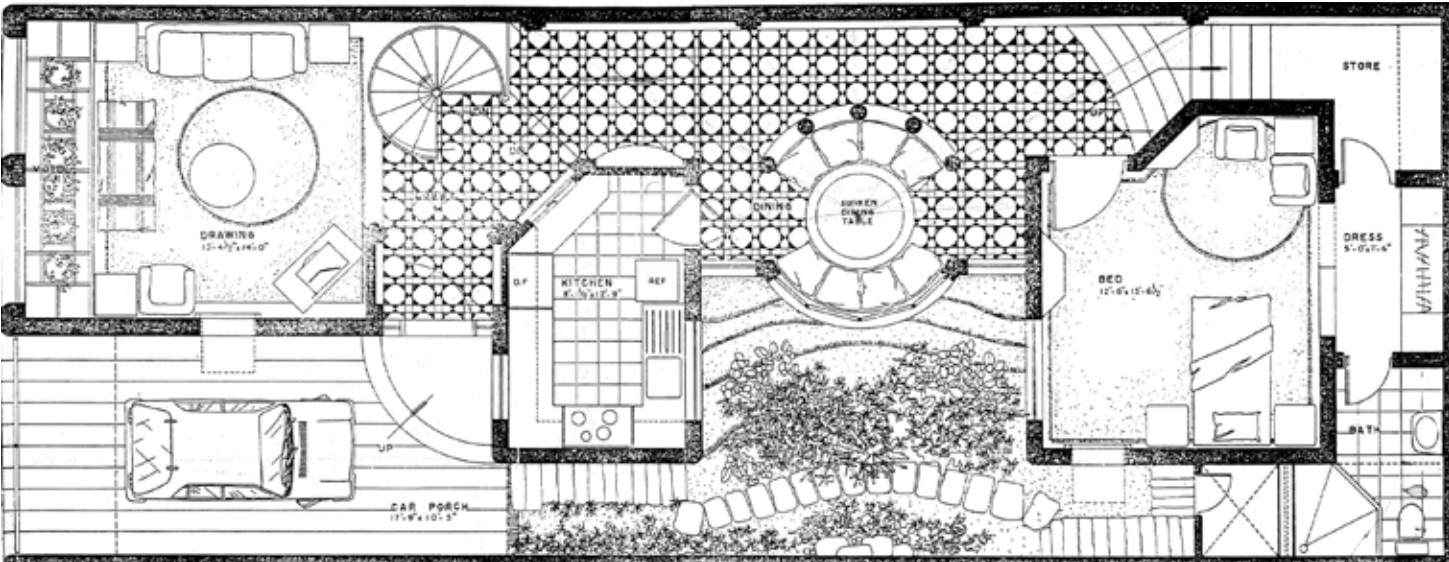
Sohail Aziz Residence

GOA's Role: Lead Architect, Landscape Design

Designed for graphic designer Sohail Aziz, this 7-marla residence in Johar Town makes inventive use of a narrow urban plot, demonstrating how light, height, and spatial layering can redefine the experience of a constrained footprint.

The ground floor begins with a compact front lounge and a covered parking area. As one moves inward, a kitchen anchors the core of the home, adjacent to a spiral staircase that leads to a basement-level formal lounge. This sequence of spaces is interrupted and enriched by a central sitting area overlooking a side courtyard. The courtyard, although modest in size, brings light and air deep into the heart of the house, dissolving the typical sense of enclosure often felt in narrow urban homes.

At the very rear of the ground floor lies a bedroom, accompanied by a staircase that leads to the upper level. The first floor carries forward the spatial rhythm of the plan, with two bedrooms: a rear room overlooking the garden and the master bedroom positioned at the front. The master bedroom opens onto two balconies that face the street, providing an essential visual and physical connection to the outside world. At the center, directly above the courtyard and ground-floor sitting, is a circular sitting area. This double-height void ties together the floors vertically and spatially, offering framed views into the side court and a dramatic play of light.





interior layout. Recessed balconies, jali-like openings, and rounded parapet forms add depth and rhythm to the street-facing frontage, while providing privacy and passive shading.

The design makes full use of vertical layering not just in section, but also in texture and light. The interplay between the open-to-sky skylight and shaded volumes creates shifting moods across the day, activating the surfaces with changing shadows.

Material choices remain consistent with the home's spirit—painted and plastered masonry, tile flooring, wrought-iron detailing, and custom joinery. These elements are not decorative afterthoughts but integral to the spatial atmosphere, giving the residence a unique character that bridges the expressive and the efficient.

The basement, accessed via the spiral stair, holds a tucked-away formal lounge, ideal for quiet gatherings or client meetings — a nod to the owner's creative practice.

Perhaps the most defining architectural gesture is the double-height internal corridor running from front to back, capped by a dramatic skylight. This corridor dissolves the home's narrow proportions, creating a visual expansion of space and allowing daylight to sweep through both levels. Both the interior and exterior of the house were painted white, lending the spaces a quiet uniformity. The clean plastered surfaces reflect natural light throughout the day, accentuating shadows and softening the overall spatial experience.

The house was finished in an adobe-inspired style on the outside, giving the façade a sculptural softness that contrasts with the geometric sharpness of the



PROJECT SUMMARY

- 25,000 sft
- Travertine Facade
- Planned around the concept of open courts
- Half vault roofs provide for unique celestory windows

Design / Construction: 2008 - 2012

Ghayoor Obaid Residence

GOA's Role: Lead Architect, Landscape Design

The second Ghayyoor Obaid residence is located on a 3-kanal plot in Green Acres, a gated community off Raiwind Road, Lahore. With a built-up area of 5,500 square feet, the house exemplifies the evolution of the firm's thinking on structure, climate, and memory. But its origins predate its architectural ambitions: the house was originally conceived in the mid-2000s not as a permanent residence, but as a guest house — intended to host friends and cultural delegates visiting from across the border in India. At the time, following a relative easing of tensions in 2006, there was growing hope for softer boundaries between the two countries, and this house was imagined as a gesture of welcome — a space for hospitality, retreat, and shared connection.

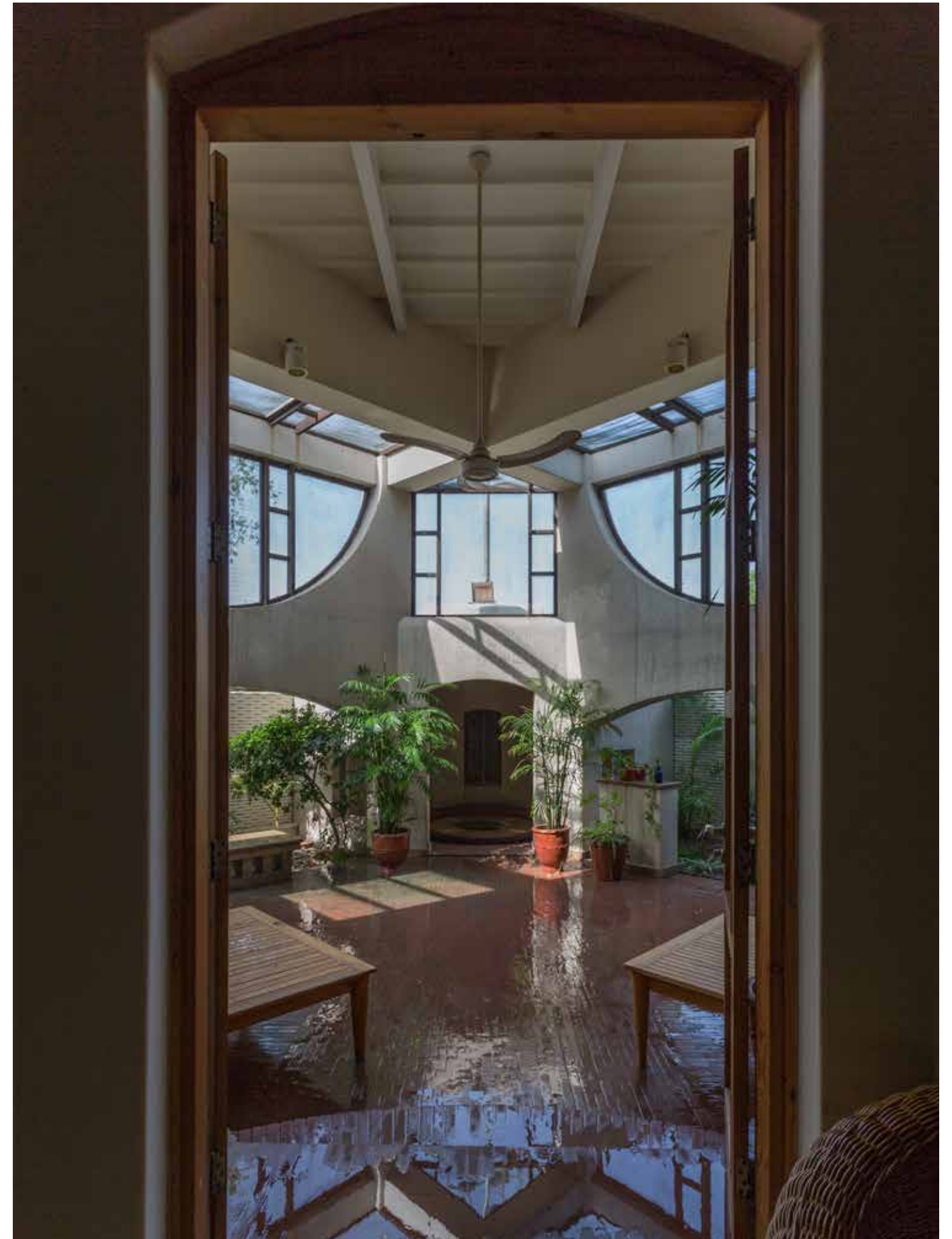
Though the political climate would later shift and complicate this vision, the house retained its initial purpose: to bring people together across space, time, and geography. This notion of gathering is embedded in the plan itself, which resists rigid programmatic boundaries. The house is organized across a split-level section, with a half-basement sunken into the earth and two upper floors that gradually step up and out toward the surrounding landscape. From the very beginning, it was imagined as a house without thresholds — or rather, a house composed of soft thresholds: spaces that encourage encounter, pause, and movement.





The half-basement, partly below ground, provides thermally insulated spaces that remain cool throughout the summer. These rooms were initially designed as a quiet sleeping quarter and informal lounge for guests, removed from the heat and bustle of the upper floors. Open to light and air through a planted sunken court, the lower level connects seamlessly to the rest of the house through split stairs that encourage fluid movement across levels.

On the ground floor, the plan opens up dramatically. Entered through a modest vestibule tucked behind a shaded front porch, the house immediately expands into a sequence of open, interconnected spaces. A lounge, dining area, and kitchen sit along a linear axis, each demarcated not by walls but through changes in floor height, ceiling treatment, and visual alignment. This spatial looseness allows light and air to travel freely across the plan, making the most of cross ventilation while creating moments of compression and release. A series of openings and cut-outs frame views toward the rear of the house, where a semi-enclosed courtyard — lined with planting and shaded by an overhang — becomes the literal and symbolic heart of the home.





The courtyard plays a critical role in mediating light, temperature, and spatial rhythm. It allows for the interior to remain deeply ventilated while creating a moment of pause and grounding. The surrounding verandah wraps around this courtyard, softening the boundary between inside and out. These elements draw from a long lineage of climatic devices used in regional architecture — elements that have historically balanced shade, breeze, and enclosure without mechanical intervention.

One of the most significant departures from conventional construction in this project is the decision to avoid cast-in-situ slabs for most of the structure. Instead, the floors and roof are framed using steel girders that support either precast concrete panels or wooden planks, depending on the use of the space. This strategy offers several advantages: it significantly reduces the volume of poured concrete, shortens construction time, lowers embodied energy, and opens up possibilities for material expression. The wooden ceilings, in particular, remain exposed, introducing warmth,

rhythm, and a visible layering of construction elements. The only spaces where conventional concrete slabs have been retained are the first-floor washrooms, where waterproofing requirements and drainage systems necessitated it.

Walls throughout the house are built as full cavity constructions, offering superior thermal insulation and moisture control. The exterior is finished in plaster and painted to mimic adobe plaster. Internally, the same palette continues, allowing the texture and grain of the construction materials to remain tactile and legible. There is a deliberate absence of decorative surface treatment; instead, form and structure are allowed to speak directly.

The first floor houses the bedroom spaces, arranged around a central octagonal void that look over a sitting space on the ground level. These double-height intersecting voids not only create vertical connection and light-filled interiors, but also become spatial markers — points of reference that structure movement and define transitions between public







and private zones. Each bedroom opens onto a terrace or balcony, offering cross-ventilation and outdoor access, reinforcing the constant interplay between inside and outside that defines the house's ethos.

At the top of the house sits a small rooftop pavilion, conceived as a shaded belvedere offering open sky and filtered views across the green landscape beyond. Though modest in size, the pavilion holds symbolic value: it completes the house's upward journey — from the cool, heavy quietness of the basement to the open, elevated lightness of the roof. In earlier iterations of the design, this pavilion was imagined as a place where guests could retreat to write, read, or talk into the night — ideas that still persist in its current use.

Formally, the house is defined by measured restraint. The geometry is softened through occasional curves, circular windows, and octagonal floor plates. These gestures break the monotony of the rectilinear plan

and add a tactile quality to the architecture. Every spatial move has been considered in section as much as in plan — the house reveals itself not just in elevation but through vertical compression, expansion, and layering. The double-height spaces, dropped slabs, and cut-throughs all contribute to a richly choreographed experience of space.

The architectural language of the house sits somewhere between the pragmatic and the poetic. On one hand, it is deeply rational: structured for efficiency, planned for ventilation, designed for ease of use. On the other, it carries emotional weight — through memory, inherited form, and cultural resonance. The decision to expose the steel girder system, to celebrate thresholds rather than eliminate them — all speak to a philosophy of building that is rooted in intention rather than style. It is a house that tries to do more with less — materially, environmentally, and visually — without ever feeling austere.





Perhaps most significantly, the house's quiet transformation from a politically optimistic gesture of cross-border hospitality into a deeply personal family home reflects how architecture must evolve with time. While the original idea of hosting Indian visitors has not materialized in the way once imagined, the spatial generosity and welcoming openness built into the plan continue to define the way the house is lived in. The layered transitions, shared spaces, and blurred boundaries between rooms still carry the spirit of hosting — now embodied in everyday interactions, multi-generational living, and the simple rituals of home life. The house stands not only as a reflection of an architectural ethos, but also as a reminder of how the ideals of openness, care, and belonging can quietly persist — long after politics have shifted and memories have softened.





Imtiaz Rafi Butt 1987

GOA's Role: Lead Architect, Master planning

The second project ever undertaken by Ghayyoor Obaid Architects, the Imtiaz Rafi Butt residence reflects a formative moment in the firm's early trajectory—where an experimental boldness intersected with a strong spatial narrative. The house is organized around a dramatic double-height atrium that serves as the arrival point. At the heart of this space, a sweeping staircase flanked by greenery rises gently toward the private quarters, while overhead a massive vaulted skylight bathes the interior in natural light. The play of structure, vegetation, and filtered light forms the spiritual core of the residence—an inward-looking moment of calm.

The exterior approach is equally theatrical. The entrance is marked by a shallow water body punctuated by stepping stones and a small



PROJECT SUMMARY

- Project value < 7000 Million PKR
- 500,000 sft
- Mall
- 115 Kanal Urban Development

Design: 2022 - 2023
Construction Start: 2023
Completion: 2026

footbridge—gestures that slow down movement and offer a moment of quiet transition from the outside world. This motif of water continues at the rear of the house where a pool, complete with a waterfall feature, becomes the defining element of the backyard. The living and dining spaces are oriented to overlook this pool, creating a constant visual and auditory connection to the water. In this way, the house engages all senses and blurs the boundary between interior and landscape.

A robust structural language defines the material and spatial palette. The design relies heavily on white stucco surfaces, expansive glass planes, and thick walls punctuated by gridded wooden screens. These are softened by lush interior gardens and timber detailing, visible especially in the stair balustrades and the wooden trusses framing the skylights. The verticality of the spaces—accentuated by the double-height volumes and clerestory openings—lends the house a sense of grandeur without resorting to ornamentation.

Throughout the residence, the architecture balances open spatial flow with deliberate framing. The internal





courtyards and planted voids act as thresholds, offering pockets of privacy while maintaining visual continuity across the home. Views are choreographed to unfold gradually—from the intimate to the expansive—culminating in the backyard, where the pool and waterfall anchor the spatial experience.

As one of the firm's earliest commissions, this house established many of the themes that would go on to define Ghayyoor Obaid's later work: a sensitivity to light and landscape, a sculptural approach to circulation, and a commitment to creating architecture that resonates both formally and emotionally.



PROJECT SUMMARY

- 25,000 sft
- Travertine Facade
- Planned around the concept of open courts
- Half vault roofs provide for unique celestory windows

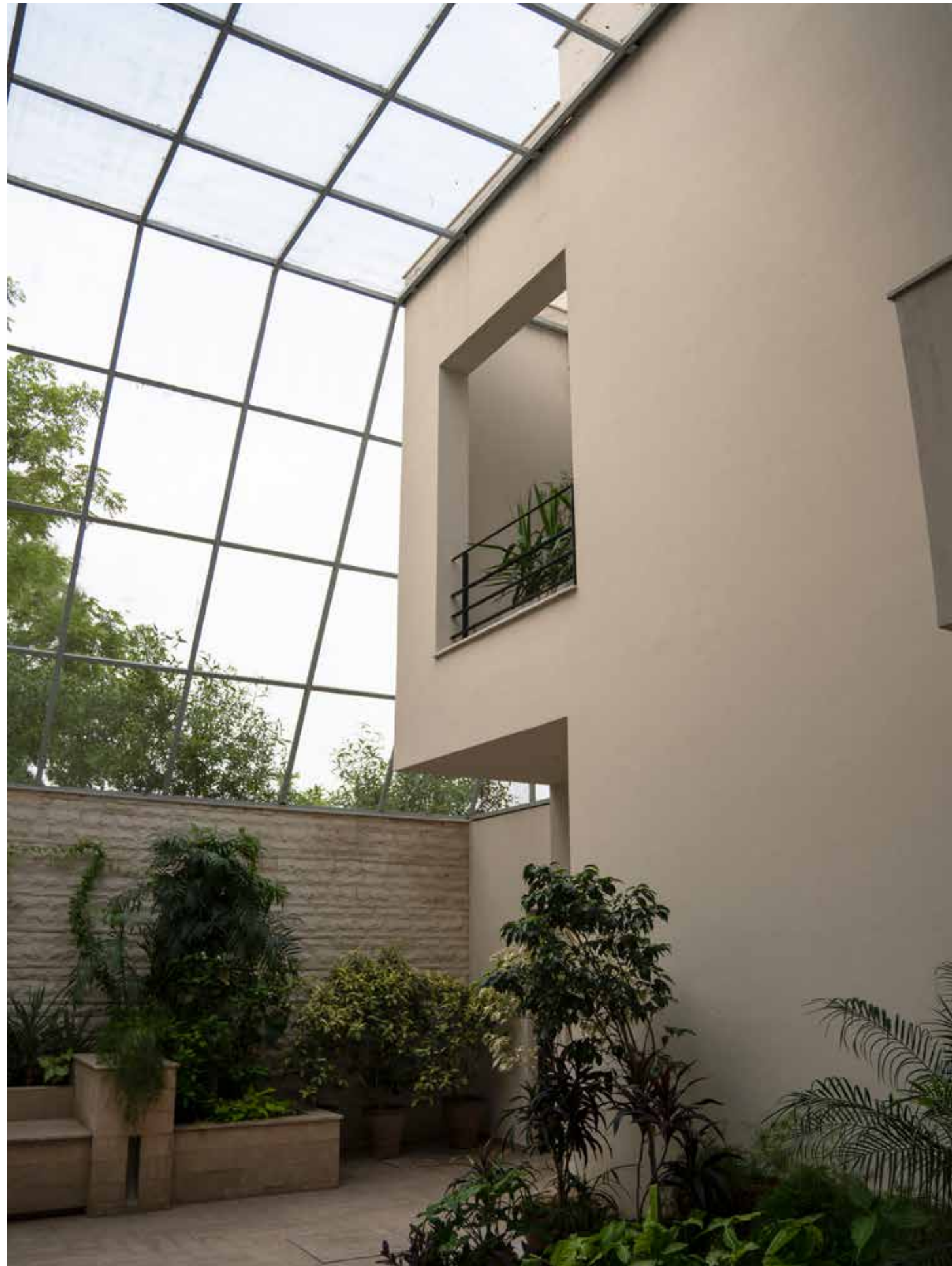
Design / Construction: 2008 - 2012

Adeel Tariq Residence

This residence was conceived as a long-term home for a close-knit, multi-generational family, with each level designed as an independent living unit to accommodate the evolving needs of three separate households within a single architectural envelope. The basement houses the eldest son’s family, the ground floor is dedicated to the parents, and the first floor is reserved for the youngest son. The arrangement allowed each nuclear family to live privately and self-sufficiently—complete with individual living, sleeping, and service zones—while still remaining connected through shared courtyards, circulation spaces, and a unified design philosophy.

From the outset, one of the defining challenges was ensuring that the basement level did not feel subterranean, enclosed, or deprived of natural light. To counter this, the design incorporates an extensive network of sunken courts of varying scales and







benefits from this orientation as well; with abundant sunlight year-round, it supports lush planting and thriving greenery in every season. The master bedroom opens directly onto the front lawn via a private wooden deck, creating a seamless flow between interior living spaces and the outdoor landscape.

Circulation within the house is intuitive but carefully layered. Each family unit has its own distinct entrance sequence, yet the overall progression through the home feels cohesive. The vertical stacking of three residences allows each level to maintain autonomy without requiring separate staircases or fragmented service zones. Shared areas—such as the main courtyard, semi-open terraces, and key transition points—ensure that the home does not feel compartmentalized despite its multi-unit program.

Material selection was driven by both budget and design ethos. The clients desired simplicity, longevity, and uniformity rather than ornamental excess. This led to a restrained palette in which a single stone type is used extensively across floors, thresholds, and outdoor courts. The repetition of this material creates



proportions. These outdoor pockets bring daylight deep into the lowest floor plate, creating visual relief and eliminating the typical sense of confinement associated with basements. Every major room on this level receives light and ventilation from at least two sunken courts, establishing constant cross-ventilation and maintaining a fresh, breathable environment throughout the day.

This emphasis on outdoor voids extends to the upper levels as well. The house is punctuated with semi-covered terraces, shaded verandas, linear courts, and planted recesses that soften the architecture and introduce greenery into daily life. These spaces act as transitional buffers between inside and out, mediating light, wind, and temperature. The generous presence of vegetation across the home reinforces a strong biophilic sensibility, encouraging calmness and connectivity to nature.

The main courtyard is the conceptual and spatial centerpiece of the house—an organizing element that subtly unites the three generations. Enclosed by a semi-permeable jali-daar skin, this courtyard avoids the feeling of directly confronting a boundary wall. Instead, the perforated screen filters light,

frames glimpses outward, and establishes a privacy gradient between the interior world of the home and the external limits of the plot. The jali creates ever-changing shadows throughout the day, allowing the courtyard to act as both a visual anchor and a temperate microclimate for the surrounding rooms.

Toward the rear of the house, a quieter court forms an intimate family zone. This back court interlinks the kitchen, family lounge, and one of the principal bedrooms, allowing a nuclear family to engage with an outdoor space that is both private and protected. It becomes a natural extension of daily life—ideal for meals, children's play, or quiet evenings—while also enabling efficient cross-ventilation across some of the most frequently used rooms in the home.

The orientation of the site played a significant role in shaping the façade and external envelope. With the front facing south—a direction that receives intense sun for much of the year—the design incorporates cantilevers, recesses, and projecting volumes that cast shade on the windows and reduce direct heat gain. These projections not only improve environmental performance but also give the façade its sculptural rhythm. The south-facing garden





a serene and minimalist aesthetic, visually tying the entire home together. Warm plaster textures, carefully controlled wood accents, and simple metalwork contribute to an environment that feels elegant yet grounded.

Throughout the design, the emphasis remains on environmental responsiveness, human comfort, and long-term adaptability. The home performs efficiently through passive strategies—daylighting, cross-ventilation, shading, and spatial layering—reducing dependence on mechanical systems. The distribution of pockets of greenery across all floors ensures that even the most internal rooms feel connected to nature.

This project is a reflection of GOA's broader architectural philosophy: a belief that thoughtful design can hold multi-generational families together, provide privacy without isolation, and create environments that grow and adapt with time. The residence stands as a contemporary example of how courtyards, light wells, and climatic sensitivity can come together to redefine urban living in Pakistan's dense and evolving residential fabric.







