

STROFI Boutique Hotel



Project Categories: Completed Projects / Adaptive. Retrofit

Site Location: 9 Asatiani Str., Tbilisi, Georgia ;

Plot Area: 534.0 sqr.m.

Project Categories: Adaptive. Retrofit



IMAGE CREDITS:

- Figure 1 – (Ortho Photo): <https://ms.gov.ge/msmap/#C=44.8041895-41.6899537@Z=20> ;

Project History

The project site is located in one of the oldest residential areas of Tbilisi, in the Lower Kala district, adjacent to the Moghnis Church. Across the street, on the Sololaki Ridge, lies the Kldisubani neighborhood. This area has been continuously inhabited and developed throughout the entire history of Tbilisi. The building itself which is for reconstruction project for now, was constructed during the second half of the 19th century, possibly on the foundations of an earlier structure. The clients main purpose was to rehabilitate the hotel's old facade with all historical shapes and context and also to add one additional story for hotel rooms.



Figure 2

The plot area was in a very bad shape in terms of structure it was the best time to reahbilitate the existingbuilding with all the recomendations from historical researches and create new, modern intervnetion with additional story



Figure 3

Project overview

The primary purpose of the proposed reconstruction is the structural stabilization, rehabilitation, reconstruction, restoration, and adaptive reuse of the listed historic buildings (currently in a hazardous condition) located at 9 Asatiani Street. As part of the project, a 28-room boutique hotel will be established, incorporating contemporary architectural forms and materials while ensuring that the neighboring historic buildings of significant architectural and artistic value are neither visually nor volumetrically overshadowed or diminished. In addition, an open rooftop café-terrace will be created above the third floor, offering panoramic views of the picturesque skyline of Old Tbilisi.

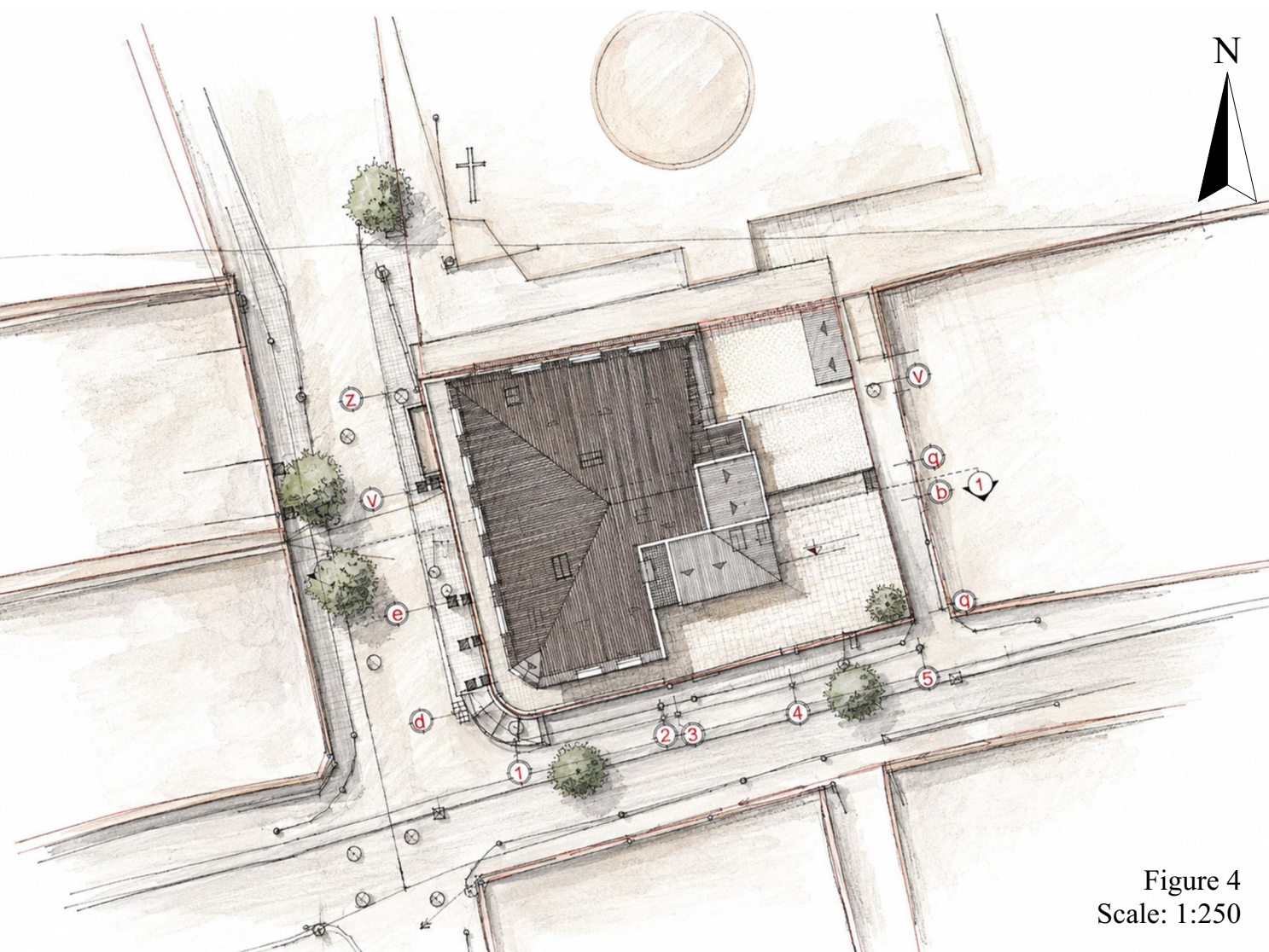


Figure 4
Scale: 1:250

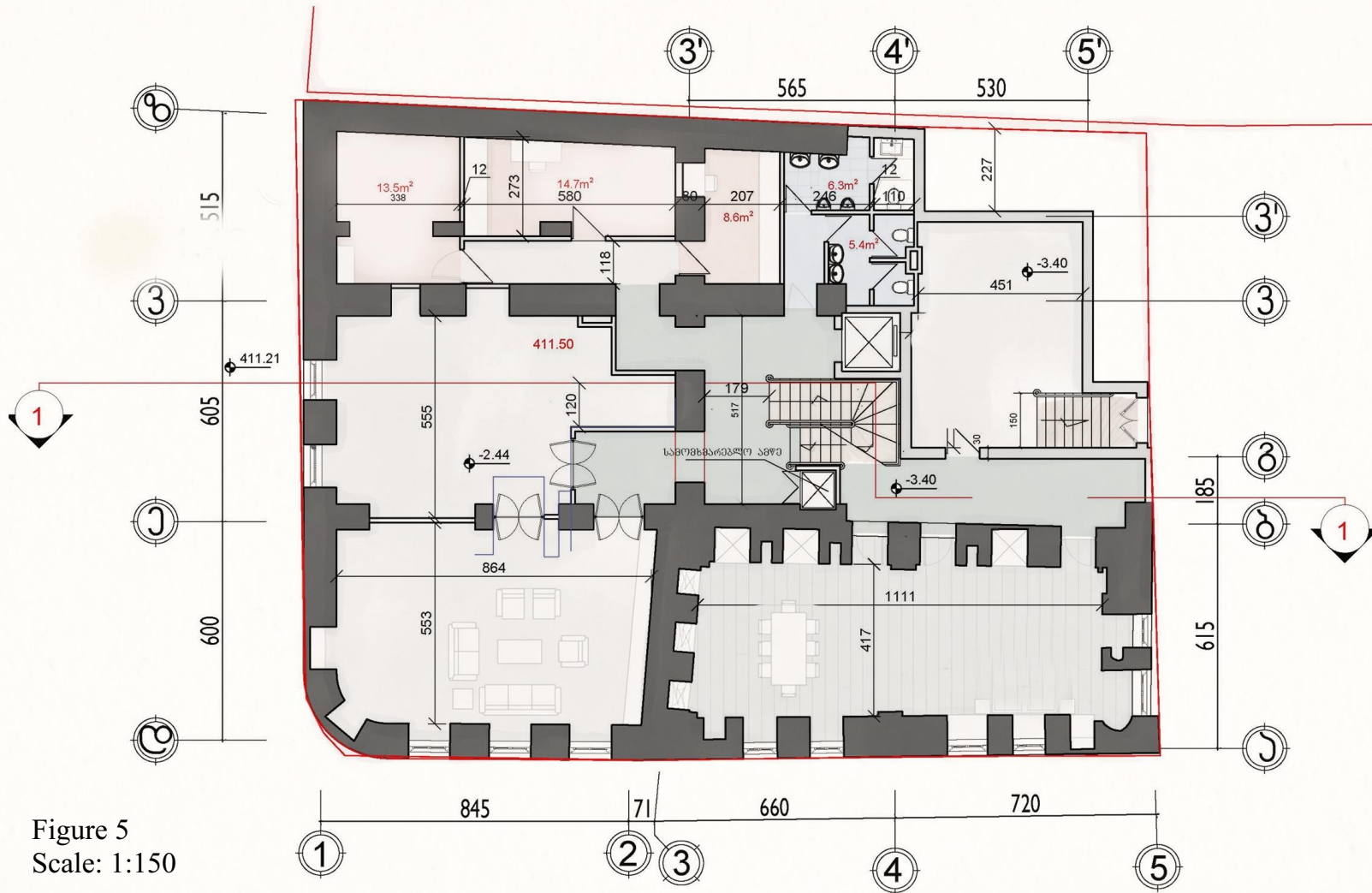


Figure 5
Scale: 1:150

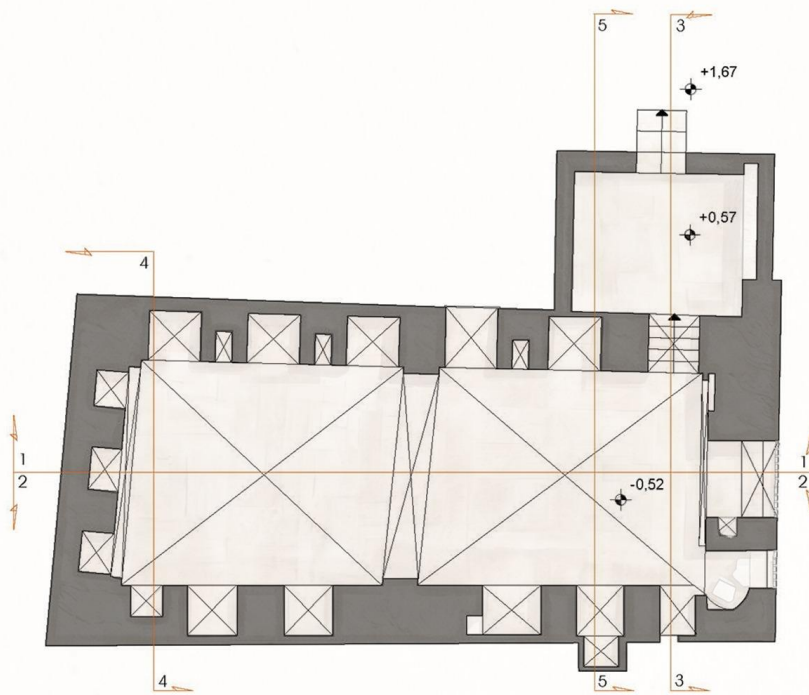


Figure 6
Scale: 1:200



Figure 7
Scale: 1:200

Figure 8
Scale: 1:200



Figure 9
Scale: 1:150

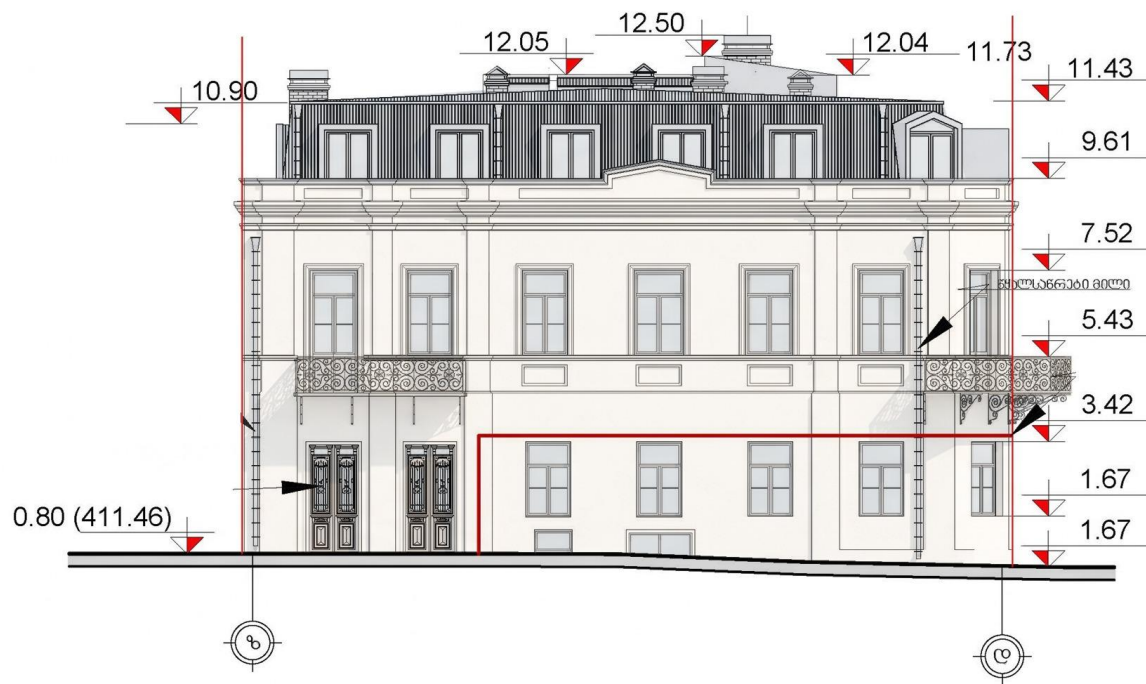
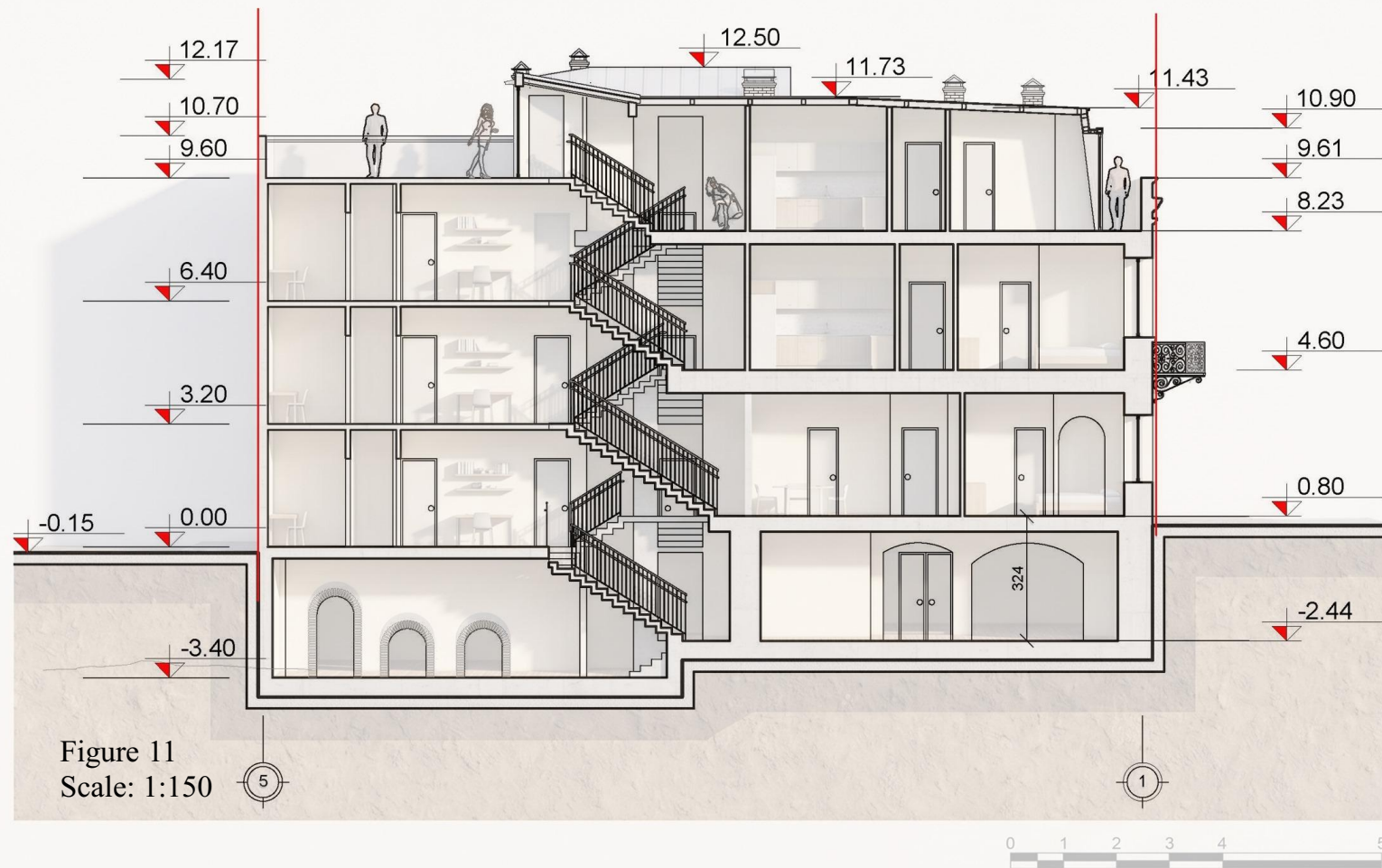


Figure 10
Scale: 1:150



Camera View Point



Figure 12
Scale: 1:1500

IMAGE CREDITS:

• Figure 12 – (Ortho Photo): <https://ms.gov.ge/msmap/#C=44.8040796-41.6901579@Z=19>

Figure 13



Figure 14



Figure 16



IMAGE CREDITS:

• Figure 16 –Photo: Personal Archive

Figure 17



Figure 15



IMAGE CREDITS:

• Figure 15 –Photo: Personal Archive

IMAGE CREDITS:

• Figure 17 –Photo: Personal Archive

Figure 18



IMAGE CREDITS:
• Figure 18 –Photo: Personal Archive



Basement before rehabilitation

Figure 19

IMAGE CREDITS:
• Figure 19 –Photo: Personal Archive

Figure 20



IMAGE CREDITS:

• Figure 20 -Photo: Personal Archive

Figure 21





Figure 22



Figure 23



Figure 24



Figure 25

IMAGE CREDITS:

- Figure 22 –Photo: Personal Archive
- Figure 23 -Photo: Personal Archive

IMAGE CREDITS:

- Figure 24 –Photo: Personal Archive
- Figure 25 -Photo: Personal Archive

Figure 26



IMAGE CREDITS:

• Figure 26 –Photo: Personal Archive