

ADV QAZAQ

ARCHITECTURE · MASTERPLANNING · INTERIORS ·
WORKING DOCUMENTATION

ALMATY · LONDON · ADVQAZAQ.COM

PORTFOLIO 2026

ABOUT US

International design.
Local responsibility for the result.

ADV Qazaq brings together a British school of architecture and a full-cycle design team in Kazakhstan. We have worked here since 2006 — from masterplans of hundreds of hectares to headquarters interiors.

One team carries the concept, working documentation to Kazakhstan codes, state expertise and site supervision — so the idea you approve at sketch stage reaches the building intact.

International design. Local delivery.



IN NUMBERS

Two decades of design in Central Asia and the United Kingdom

20

years in Kazakhstan — since 2006

14.5M

m² designed by our team

100+

projects, 24 built and 3 under construction

7

sectors — from housing to oil & gas campuses

ALMATY · ASTANA · AKTAU · ATYRAU · TENGIZ · URALSK · KOSTANAY · TASHKENT · KHIVA · LONDON

SERVICES

Full cycle — from idea to handover

01

Masterplanning

Site plans, detailed planning, development strategies.

02

Architecture

Residential, public, commercial and industrial buildings.

03

Interiors

Offices, hotels, restaurants and executive spaces.

04

Working documentation

All disciplines to Kazakhstan codes; adapting foreign concepts.

05

Expertise & approvals

Taking the project through to a positive state expertise conclusion.

06

Site supervision

Checking compliance on site and advising contractors.

PROCESS

How we work

01

Brief & site

Site, inputs and the client's goals.

02

Concept

Massing, site plan, identity, key figures.

03

Schematic design

Plans, façades, visualisations.

04

Working project

All documentation disciplines.

05

State expertise

Approvals and the conclusion.

06

Site supervision

Support through to handover.

A design is only the beginning: we carry the idea through to a real building.

CLIENTS

Trusted by

National companies, international corporations, developers, banks and diplomatic missions.

Tengizchevroil	KPO
Ministry of Foreign Affairs of KSA	Microsoft
Kaspi Bank	RBK Bank
BI Group	DAMAC
Accor · Novotel	Radisson
Samruk Energy	Kazakhstan International School
Baur Kazakhstan	Batys Invest Group
Bazis Construction	Kusto Development
Mercury	Chagala
Bavaria Auto (BMW)	Hyundai Premium Almaty
Teva	

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01

Residential & Masterplanning

Жильё и мастерпланы

- Aqualina Resort
- Aktau Hafeet Complex
- Emmer Towers
- Silver Hills
- Abay 130
- Green Block Expo Village
- Korkem Tau
- Gornyi Sadovod
- Ken Dala Towers
- Zhety Kazyna Residence
- Wright-inspired House





RESORT RESIDENTIAL COMPLEX · UNDER CONSTRUCTION

Aqualina Resort

AKTAU · 2020

RESORT RESIDENTIAL COMPLEX · UNDER CONSTRUCTION

Aqualina Resort

A residential resort on the Caspian shore: villas, pools and promenades on a 10-hectare site. Full design cycle, from masterplan to working drawings.

City	Aktau, Kazakhstan
Year	2020
Area	10 ha
Client	Bazis Construction









RESIDENTIAL COMPLEX · BUILT

Aktau Hafeet Complex

AKTAU · 2018

RESIDENTIAL COMPLEX · BUILT

Aktau Hafeet Complex

Two residential towers on the Caspian waterfront. A public podium and pedestrian links lead residents down to the promenade.

City	Aktau, Kazakhstan
Year	2018
Area	26,000 m²
Client	Private Fund of H.H. Sheikh Suroor Bin Muhammed Al Nahyan









MIXED-USE TOWERS

Emmer Towers

ASTANA · 2017

MIXED-USE TOWERS

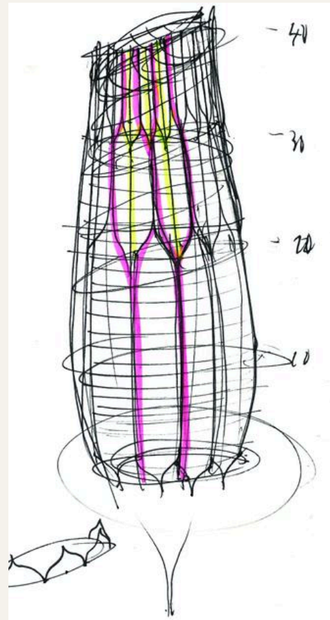
Emmer Towers

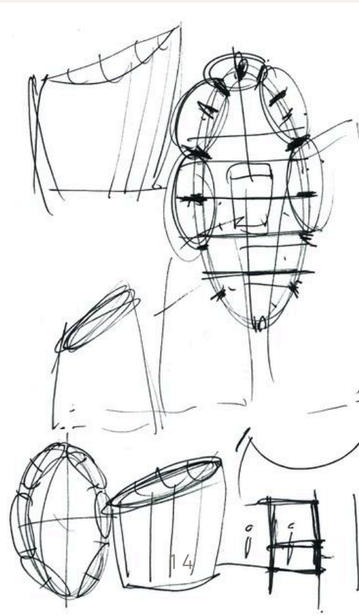
A concept for an ensemble of sculpted towers in Astana, 379,000 m² in total. The fluid volumes form a new silhouette for the Left Bank.

City	Astana, Kazakhstan
Year	2017
Area	379,231 m²
Client	Baur Kazakhstan JSC











RESIDENTIAL COMPLEX · BUILT

Silver Hills

ALMATY · 2018

RESIDENTIAL COMPLEX · BUILT

Silver Hills

A mid-rise residential quarter in the Almaty foothills. Terraced courtyards and landscape follow the slope and keep the mountain views open.

City	Almaty, Kazakhstan
Year	2018
Area	35,000 m²







RESIDENTIAL COMPLEX · BUILT

Abay 130

A 58,600 m² residential quarter in Almaty with planted courtyards, active ground floors and rhythmic façades.

City	Almaty, Kazakhstan
Year	2016
Area	58,600 m²





EXPO RESIDENTIAL QUARTER · BUILT

Green Block Expo Village

A 338,000 m² quarter within the Expo 2017 scheme, targeting LEED certification. The block grid and building heights shelter courtyards from Astana's winter wind.

City	Astana, Kazakhstan
Year	2017
Area	338,318 m² / 20 ha
Client	BI Group / Expo Village





RESIDENTIAL COMPLEX

Korkem Tau

A 214,000 m² residential complex on 9 hectares facing the Tian Shan: eight-storey buildings with penthouses and garden apartments, an artificial lake and shared amenities.

City	Almaty, Kazakhstan
Year	2014
Area	214,000 m² / 9 ha
Client	Kusto Development

Designed by the team while at Aedas Kazakhstan







500-HECTARE MASTERPLAN

Gornyi Sadovod

A 500-hectare masterplan towards Talgar: housing, schools, retail, leisure and a first-class medical centre.

City	Almaty, Kazakhstan
Year	2008
Area	500 ha
Client	DCM

Designed by the team while at Aedas Kazakhstan





MASTERPLAN & TOWERS

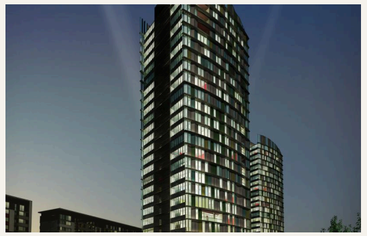
Ken Dala Towers

Masterplan and schematic design for six towers facing the stadium in Astana. The image of banners in the wind becomes the pattern of the glazed façades.

City	Astana, Kazakhstan
Year	2007
Area	6 towers
Client	BI Group

Designed by the team while at Aedas Kazakhstan





RESIDENTIAL COMPLEX · BUILT

Zhety Kazyna Residence

140 apartments, a club house and sports facilities in Atyrau. Design development, approvals and site supervision through to handover.

City	Atyrau, Kazakhstan
Year	≈ 2012
Area	140 apts
Client	Agip (end user)





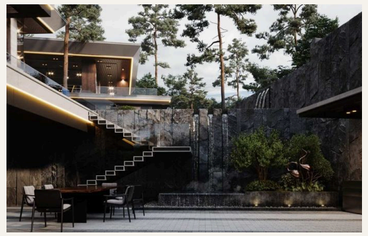
PRIVATE RESIDENCE

Wright-inspired House

A 1,200 m² residence in Almaty where the architecture and the landscape of the site are conceived as one.

City	Almaty, Kazakhstan
Year	2023
Area	1,200 m²





02

Hospitality

Гостиницы и курорты

- Novotel Tashkent
- Novotel Almaty
- Hilton Kostanay
- Mevaston Hotel
- Shymbulak Glamping
- Kimasar





HOTEL

Novotel Tashkent

TASHKENT · 2019

HOTEL

Novotel Tashkent

An international-brand hotel in Tashkent, 14,500 m². Full design cycle.

City	Tashkent, Uzbekistan
Year	2019
Area	14,500 m²









HOTEL · BUILT

Novotel Almaty

A 191-key international hotel in Almaty, 15,500 m². Architecture and interiors — built.

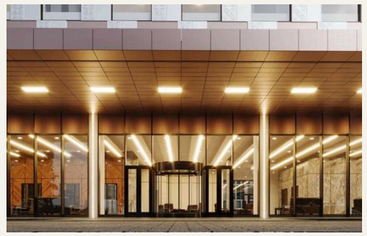
City	Almaty, Kazakhstan
Area	15,500 m² · 191 keys

HOTEL

Hilton Kostanay

A 6,000 m² hotel: a rhythmic façade grid, warm bronze and a fully glazed ground floor.

City	Kostanay, Kazakhstan
Year	2023
Area	6,000 m²





HOTEL AT ICHAN KALA · UNDER CONSTRUCTION

Mevaston Hotel

A hotel in the buffer zone of the Ichan Kala UNESCO World Heritage Site. The design respects the scale of the historic city and received initial UNESCO approval.

City	Khiva, Uzbekistan
Year	2021

With Atomik Architecture, London





GLAMPING RESORT

Shymbulak Glamping

A 900 m² hospitality centre and 20 guest cabins in the Shymbulak mountains, with room to grow to 30.

City	Almaty, Kazakhstan
Year	≈ 2022
Area	900 + 800 m², 20 cabins





4* HOTEL, GLAMPING & SPA

Kimasar

A 4,800 m² mountain hotel, glamping and spa near Medeu.

City	Almaty, Kazakhstan
Year	2019
Area	4,800 m²





03

Commercial & Workplace

Офисы и общественные здания

- Royal Embassy of Saudi Arabia
- RBK Bank
- Al Farabi BC
- Abay – Seifullin
- Kaspi Bank
- Microsoft
- Teva





EMBASSY & RESIDENCE

Royal Embassy of Saudi Arabia

ASTANA · 2015

EMBASSY & RESIDENCE

Royal Embassy of Saudi Arabia

A 1.47-hectare compound in Astana: the embassy, the ambassador's residence and staff housing. Architecture and interiors that bring together the heritage of two countries.

City	Astana, Kazakhstan
Year	2015
Area	1.47 ha
Client	Ministry of Foreign Affairs of KSA

Designed by the team while at Aedas Kazakhstan









HEAD OFFICE · BUILT

RBK Bank

ALMATY · 2015

HEAD OFFICE · BUILT

RBK Bank

The bank’s head office in Almaty, 28,000 m². Full design cycle including executive interiors.

City	Almaty, Kazakhstan
Year	2015
Area	28,000 m²
Client	RBK Bank







BUSINESS CENTRE · UNDER CONSTRUCTION

Al Farabi BC

A 35,000 m² business centre in Almaty. Full design cycle.

City	Almaty, Kazakhstan
Year	2017
Area	35,000 m²





MIXED-USE CENTRE

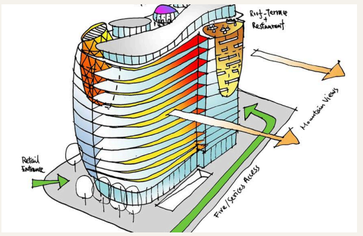
Abay – Seifullin

A 'jewel box': crystal volumes on the façade announce the restaurants, offices and rooftop viewing gallery. 31,100 m².

City	Almaty, Kazakhstan
Year	2007
Area	31,100 m²

Designed by the team while at Aedas Kazakhstan



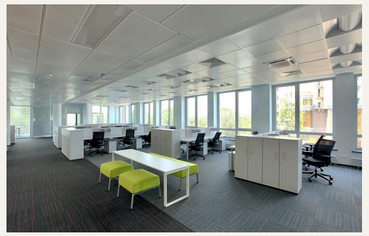


HEAD OFFICE · BUILT

Kaspi Bank

Refurbishment of a building on Nauryzbai Batyr Street into the bank's headquarters, 12,000 m². A bright, warm workplace in the brand's identity.

City	Almaty, Kazakhstan
Year	2018
Area	12,000 m²
Client	Kaspi Bank





OFFICE · BUILT

Microsoft

An Astana office built to Microsoft standards: open plan, meeting hubs, focus rooms and environmentally friendly materials.

City	Astana, Kazakhstan
Year	2014
Area	450 m²
Client	Microsoft





OFFICE · BUILT

Teva

Offices for a pharmaceutical company in Almaty, 1,084 m².

City	Almaty, Kazakhstan
Year	2016
Area	1,084 m²
Client	Teva



04

Retail

Торговля

MAG

Almaly Plaza

Silk Way Passage



RETAIL & LEISURE CENTRE

MAG

A 120,000 m² retail and leisure centre: an 8-screen cinema, family entertainment, bowling, spa, food court and parking for 1,500 cars.

City	Almaty, Kazakhstan
Year	2010
Area	120,000 m²
Client	MAG

Designed by the team while at Aedas Kazakhstan





MALL REDESIGN · BUILT

Almaly Plaza

Redesign of a 13,000 m² shopping centre in Almaty: new public areas, a children's zone and service spaces.

City	Almaty, Kazakhstan
Year	2017
Area	13,000 m²





SHOPPING ARCADE · BUILT

Silk Way Passage

A new identity for a shopping arcade: façades, entrances and a pedestrian street.

City	Almaty, Kazakhstan
Year	2019
Area	4,370 m²





05

Education

Образование

KIS Almaty

Abay International School

KIS Astana

KIS Sports Centre





INTERNATIONAL SCHOOL · BUILT

KIS Almaty

ALMATY · 2018

INTERNATIONAL SCHOOL · BUILT

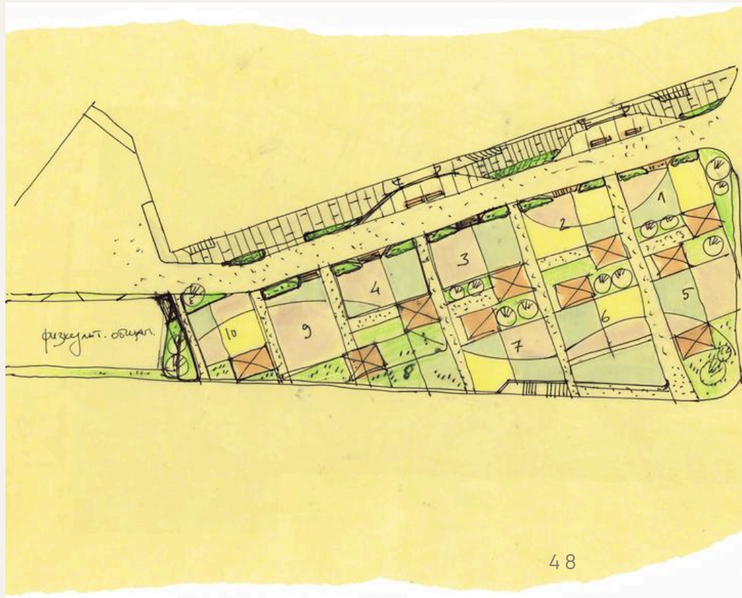
KIS Almaty

The Kazakhstan International School campus, 15,880 m². Full cycle, from first sketches to the finished building.

City	Almaty, Kazakhstan
Year	2018
Area	15,880 m²
Client	Kazakhstan International School









SCHOOL · BUILT

Abay International School

AKTAU · 2019

SCHOOL · BUILT

Abay International School

A 27,760 m² school in Aktau for Batys Invest Group. Full design cycle.

City	Aktau, Kazakhstan
Year	2019
Area	27,760 m²
Client	Batys Invest Group LLP







INTERNATIONAL SCHOOL

KIS Astana

An international school campus in Astana, 22,550 m²: concept and schematic design.

City	Astana, Kazakhstan
Year	2021
Area	22,550 m²
Client	Kazakhstan International School





SPORTS CENTRE

KIS Sports Centre

The sports and recreation centre of the KIS campus, 3,251 m².

City	Almaty, Kazakhstan
Year	2018
Area	3,251.1 m²
Client	Kazakhstan International School





06

Culture

Культура

Balgimbayev Museum

Tselinny

Children's Entertainment Centre

Artishok Theatre





MUSEUM · BUILT

Balgimbayev Museum

ATYRAU · 2019

MUSEUM · BUILT

Balgimbayev Museum

The Nurlan Balgimbayev Museum in Atyrau, 4,000 m². Full design cycle.

City	Atyrau, Kazakhstan
Year	2019
Area	4,000 m²







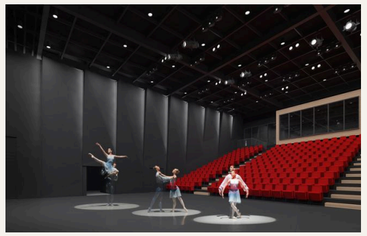
CINEMA & CULTURAL CENTRE

Tselinny

A concept for the renewal of Almaty's legendary Tselinny cinema, 3,500 m².

City	Almaty, Kazakhstan
Year	2018
Area	3,500 m²





PUBLIC BUILDING

Children's Entertainment Centre

An 8,000 m² complex in Almaty: sculpted façades and expressive evening light.

City	Almaty, Kazakhstan
Year	2023
Area	8,000 m²





THEATRE INTERIORS

Artishok Theatre

Spaces for an independent theatre, 350 m²: concept and site supervision.

City	Almaty, Kazakhstan
Year	2018
Area	350 m²



07

Industrial & Corporate

Промышленность и корпоративные кампусы

KPO Head Office

TCO Orken Village

TCO PMB

Samruk Energy





HEADQUARTERS

KPO Head Office

URALSK · 2014

HEADQUARTERS

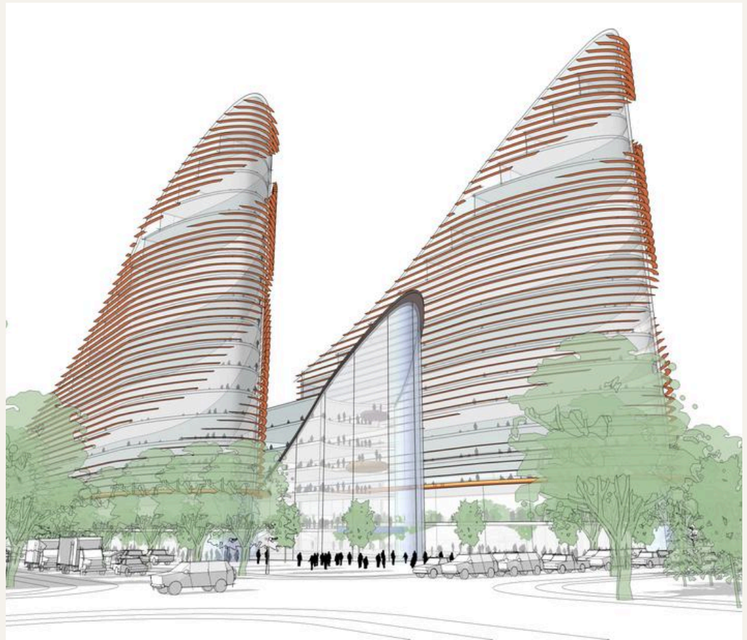
KPO Head Office

Masterplan and concept for KPO's head office in Uralsk: offices, sports facilities, an energy centre and parking.

City	Uralsk, Kazakhstan
Year	2014
Area	75,000 m²
Client	KPO

Designed by the team while at Aedas Kazakhstan







WORKFORCE CAMPUS · BUILT

TCO Orken Village

A 172,000 m² campus for Tengizchevroil: housing for 5,000 workers, offices for 1,000, leisure, retail and medical facilities.

City	Tengiz, Kazakhstan
Year	2014
Area	172,000 m²
Client	Tengizchevroil

Designed by the team while at Aedas Kazakhstan





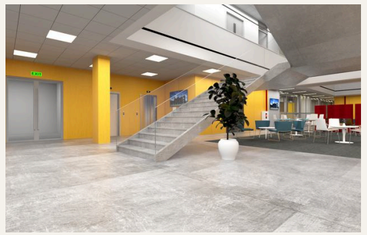
ADMINISTRATION BUILDING

TCO PMB

A Tengizchevroil facility, 4,500 m²: architecture and workplace interiors. Full design cycle.

City	Tengiz, Kazakhstan
Year	2019
Area	4,500 m²
Client	Tengizchevroil





CORPORATE TRAINING CENTRE

Samruk Energy

Conversion of a sanatorium into a corporate training centre with offices and a sports complex, 28,000 m².

City	Almaty Region, Kazakhstan
Year	2012
Area	28,000 m²
Client	Samruk Energy

From the team's Aedas Kazakhstan period





TEAM EXPERIENCE

Landmark projects in our specialists' practice

Before ADV Qazaq, our architects and engineers worked on major projects across Kazakhstan.

Rakhat Towers mixed-use complex	Almaty	Architecture
Nurly Tau business centre	Almaty	Architecture
Eurasian Development Bank	Almaty	Architecture
Ice arena for 12,000 spectators	Almaty	Team lead
Military hospital, 155 beds	Astana	Team lead
Talgar residential district, 26 ha	Talgar	Chief architect / engineer
Tyoply Plyazh resort, 6 ha	Aktau	Chief architect / engineer

LEADERSHIP

Who leads your project



Timothy Owen

Partner, Director

- British architect
- Leading projects in Kazakhstan since 2006
- Partner of AD-Studio and Atomik Architecture



Almas Abishev

Partner, Principal Architect

- Zhurgenov Kazakh National Academy of Arts
- Founded DnA architects in 2010
- Residential, public and commercial buildings



Adela Yu

Deputy Director

- Architect, International Liaison
- Working with ADV since 2020
- Projects in Kazakhstan and Central Asia

BM

Baurzhan Mukhamedzhanov

Chief Project Architect

- 20+ years in Kazakhstan architecture
- KAZGOR, Samal Engineering, TAU Development, SABAGROUP
- Housing, hospitals, schools, sports venues

TEAM

Every discipline is led by a dedicated specialist



Rimkhan Yelbayev
Chief Project Architect / Engineer
25 years · Almaty, Aktau, Atyrau

Nuriya Zhakupova
Chief Engineer, water & drainage
Pump stations, external networks

Vasily Chumak
Project manager
Low-voltage systems

3D visualisers
2 specialists
Exterior and interior

Maxim Kondratyev
Chief Engineer, structures
Concrete · steel · Revit · Civil 3D

Anna Medvedeva
Masterplanning architect
Site plans, detailed planning, state expertise

Aslan Zhumagaziev
Architect, structural designer
AutoCAD · Revit · Lira

Architectural technicians
2 specialists
Working drawings

PARTNERS

An international network

AD-Studio

An award-winning international architecture practice: 750+ completed projects and over 6.5 million m² in 47 countries. Offices in London, Warsaw, Berlin, Helsinki, Dubai, Riyadh and Almaty.

ad-studio.com

Atomik Architecture, London

A practice focused on existing and long-held buildings: refurbishment, heritage, planning and executive architect roles. Partners in Kazakhstan since 2018.

atomikarchitecture.com

Projects of our partner AD-Studio: Riyadh · Helsinki · Warsaw







CLIENT REFERENCES

Reference letters

Issued to the firms our team worked in — Aedas Kazakhstan and AHR Kazakhstan (formerly Aedas). Award: Kazakhstan Interior Awards, Effective Communications — the Microsoft office.

2022

Tengizchevroil

“I enjoyed working with Tim and his team and would not hesitate to work with them again.”

2019

Tengizchevroil

“AHR personnel and the Chief Architect were very professional and flexible. I would recommend them for future projects.”

2010

Chagala

“An 85,000 m² development in Aktau with a hotel and ten residential towers, finished to a high standard and on time.”

Microsoft Kazakhstan

“Completed on time to a high professional standard. We recommend them as a reliable business partner.”

2015

Bavaria Auto (BMW)

“Completed on time and to Kazakhstan codes. No claims on quality or timing.”

2015

Hyundai Premium Almaty

“Our collaboration supported the growth of our business. We recommend them as a reliable partner.”

ADV
QAZAQ

Let's start designing together

ADVQAZAQ.COM



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