

QSAS · VILLA C-2282 · DESIGN PRESENTATION R03

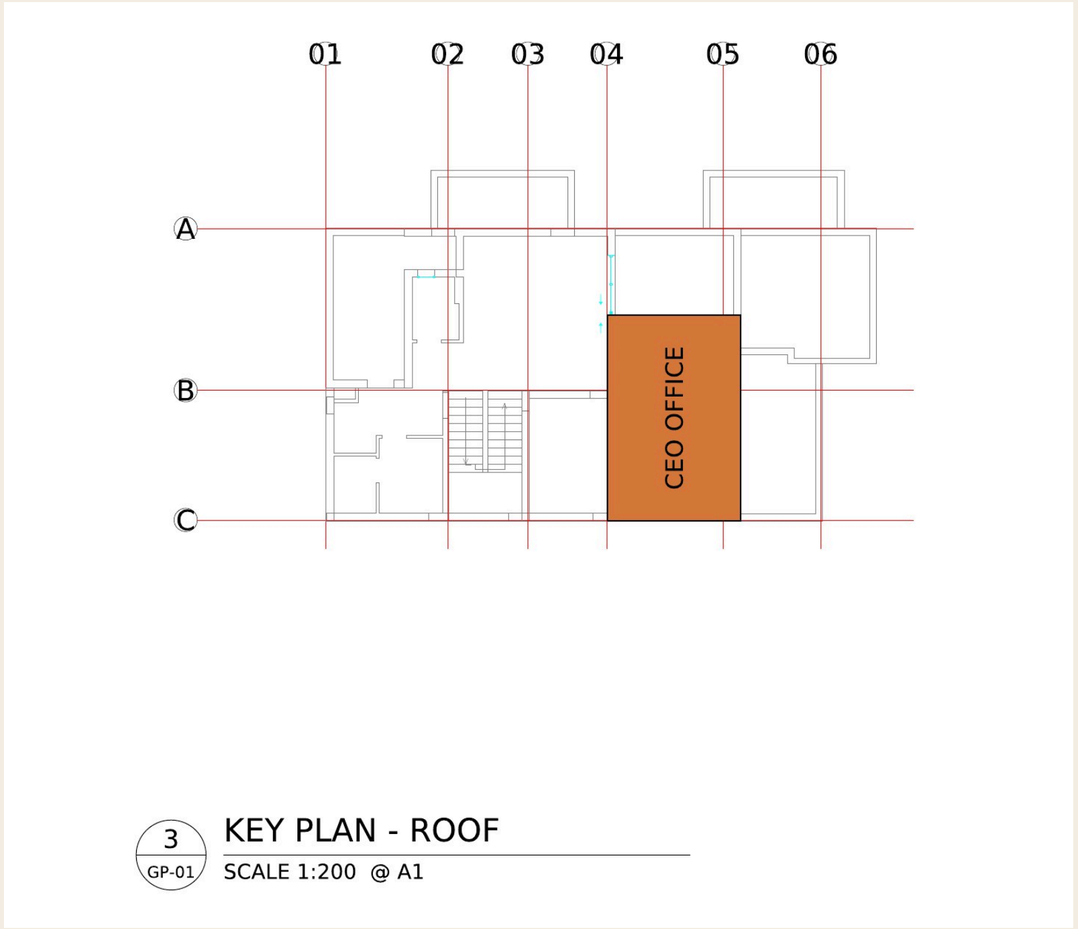
The CEO Office

Najdi heritage, made quiet and modern.

Prepared for QSAS top management · Swiss Design Group · November 2026

The room

26.6 m² Office floor area	**4060 × 6545** Clear room, structure (mm)
4030 × 6488 Clear room, finishes (mm)	**+2863 / +2947** Ceiling raft / perimeter
+2798 Window and door heads	**+1646** TV centre, on the CEO axis
FFL ±0.000 Floor finish level	**+3159 / +3359** Roof slab soffit / top



Key plan, roof. Office between grids 04–05 / A–C.

Najdi heritage, made quiet and modern

Sand relief plaster, with a stepped frieze and triangular niches, frames the room. Walnut panelling surrounds the full-height glazing. The desk and credenza, in stitched tan leather, sit on the CEO axis and face a mural of a mud-brick village set between lit niche shelves.

WL-01 Najdi relief plaster

WL-02 Walnut veneer

JN-01 Tan leather

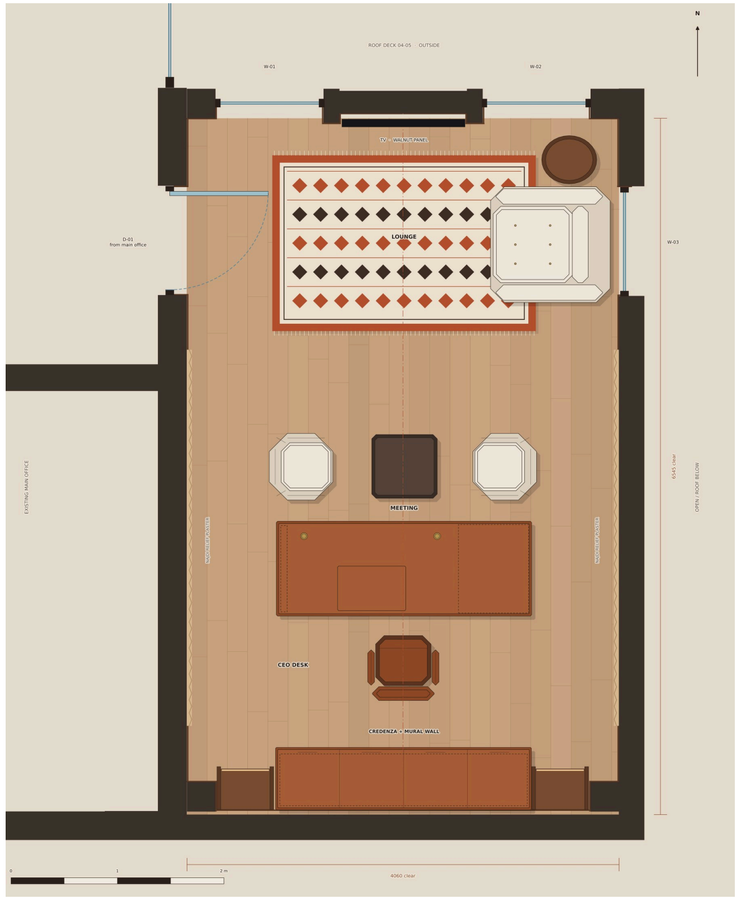
Bouclé upholstery

Brushed brass

FL-01 Timber-effect plank

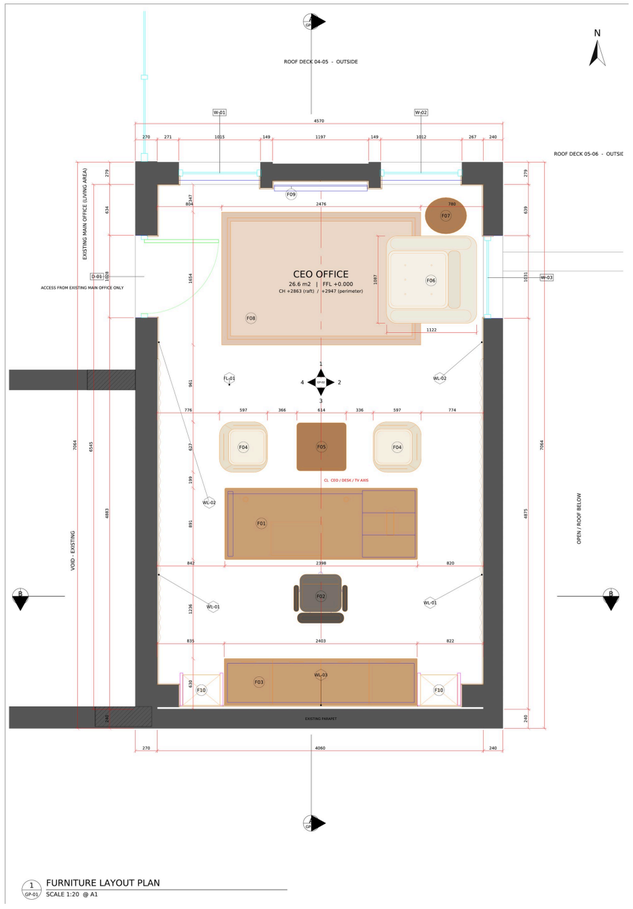


Furniture layout

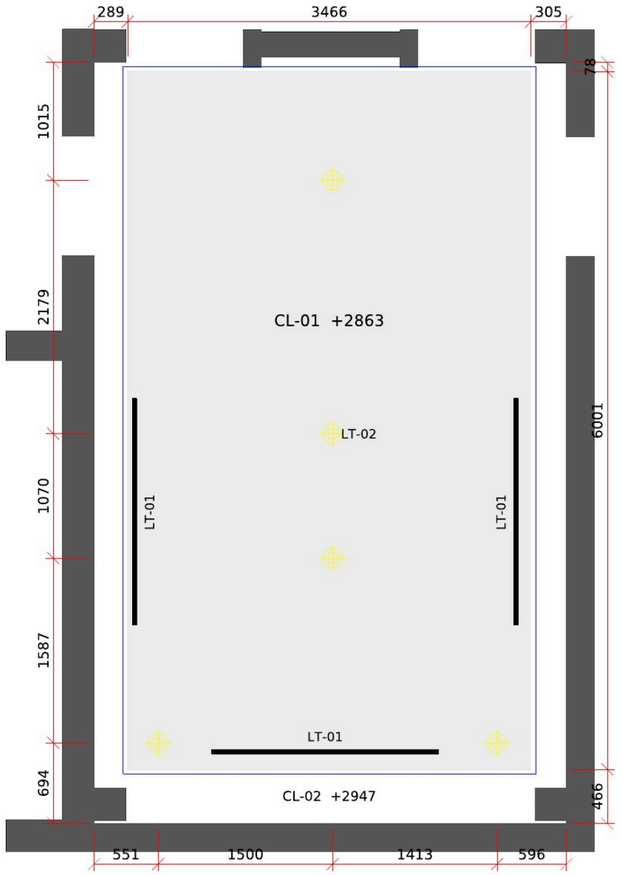


TAG	ITEM	W × D × H (MM)	QTY	FINISH
F01	Executive desk, pedestal east	2398 × 891 × 710	1	JN-01 leather, brass tray
F02	Executive chair, high back	705 × 671 × 1249	1	Tan leather, 5-star base
F03	Credenza, low	2403 × 586 × 812	1	JN-01, recessed plinth
F04	Guest chair	597 × 627 × 840	2	Bouclé, timber legs
F05	Side table	614 × 599 × 513	1	Dark top, brass base
F06	Lounge swivel armchair	1122 × 1087 × 910	1	Bouclé, star base
F07	Coffee table, oval	517 × 453 × 565	1	Pedestal
F08	Rug, Sadu pattern	2476 × 1654	1	Wool, border
F09	TV in black-glass surround	1157 × 690	1	Centre +1645, CEO axis
F10	Niche shelving, 3 shelves	535 × 404 × 2928	2	WL-02

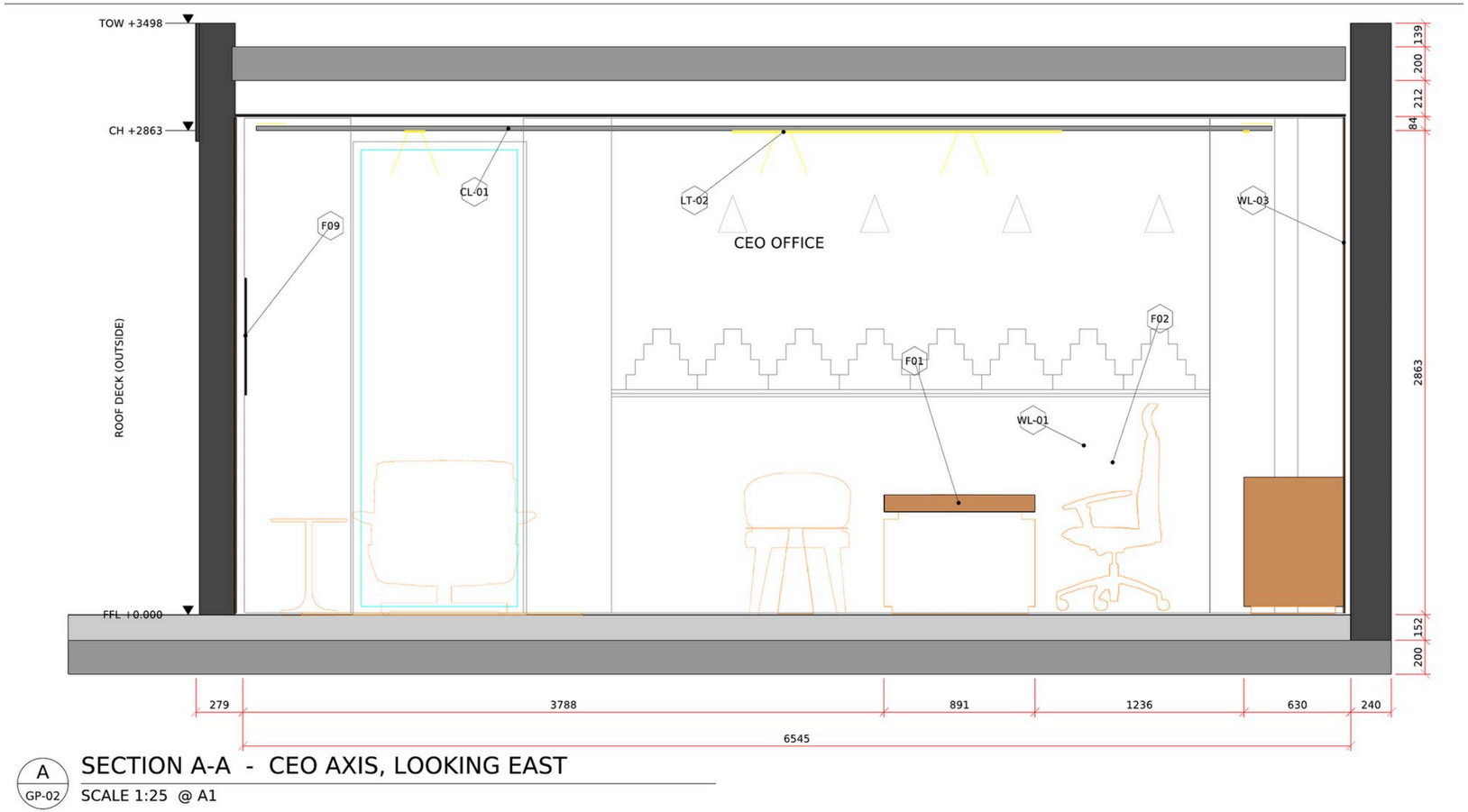
Furniture layout plan



Reflected ceiling plan



Section A–A

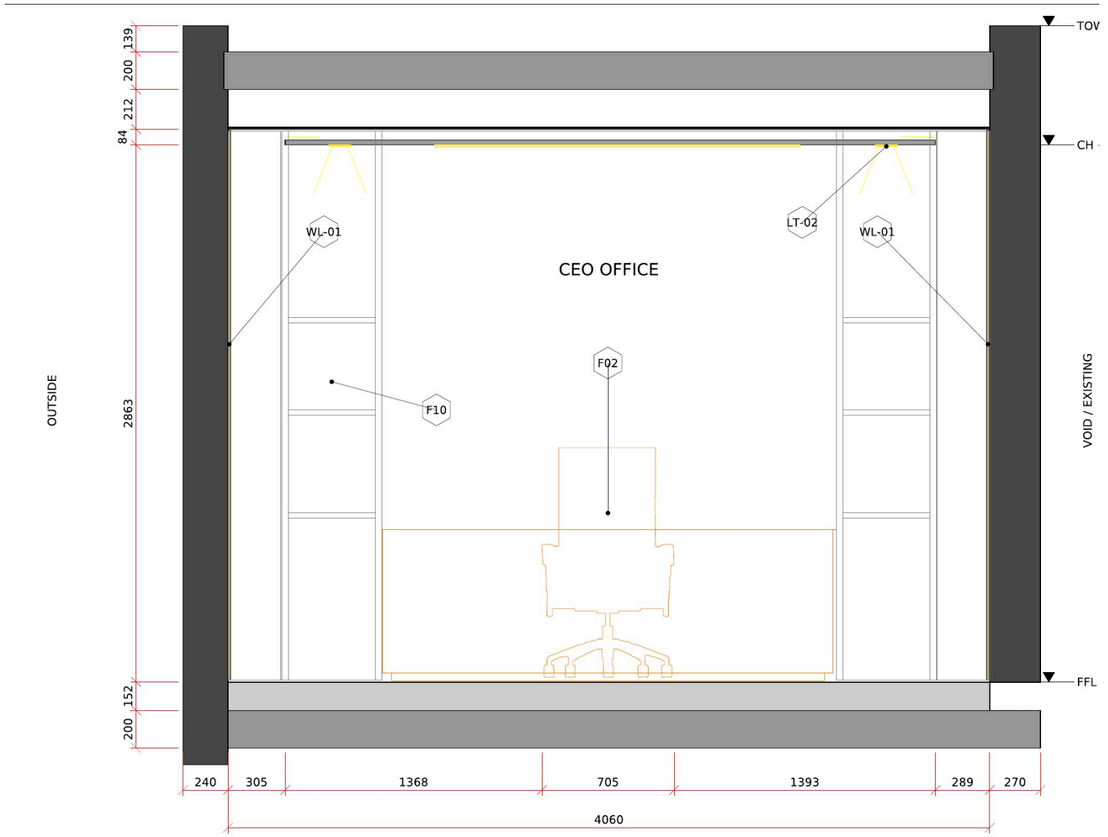


A
GP-02

SECTION A-A - CEO AXIS, LOOKING EAST

SCALE 1:25 @ A1

Section B–B

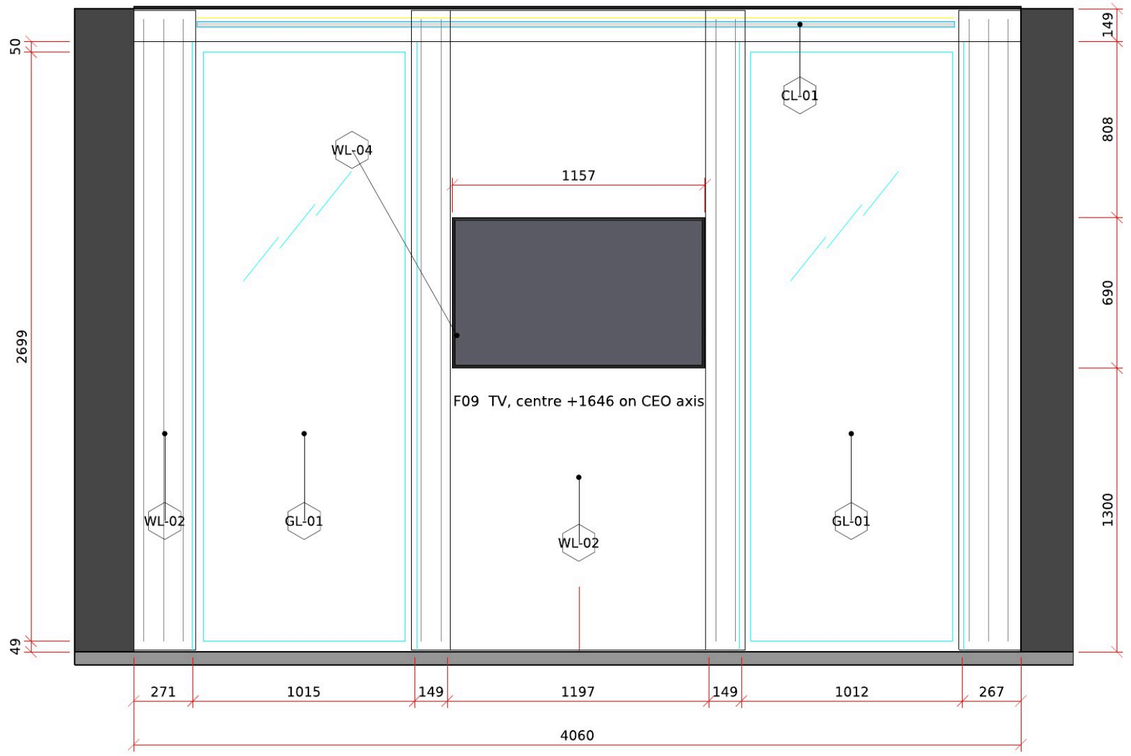


B
GP-02

SECTION B-B - LOOKING SOUTH

SCALE 1:25 @ A1

Elevation, north wall

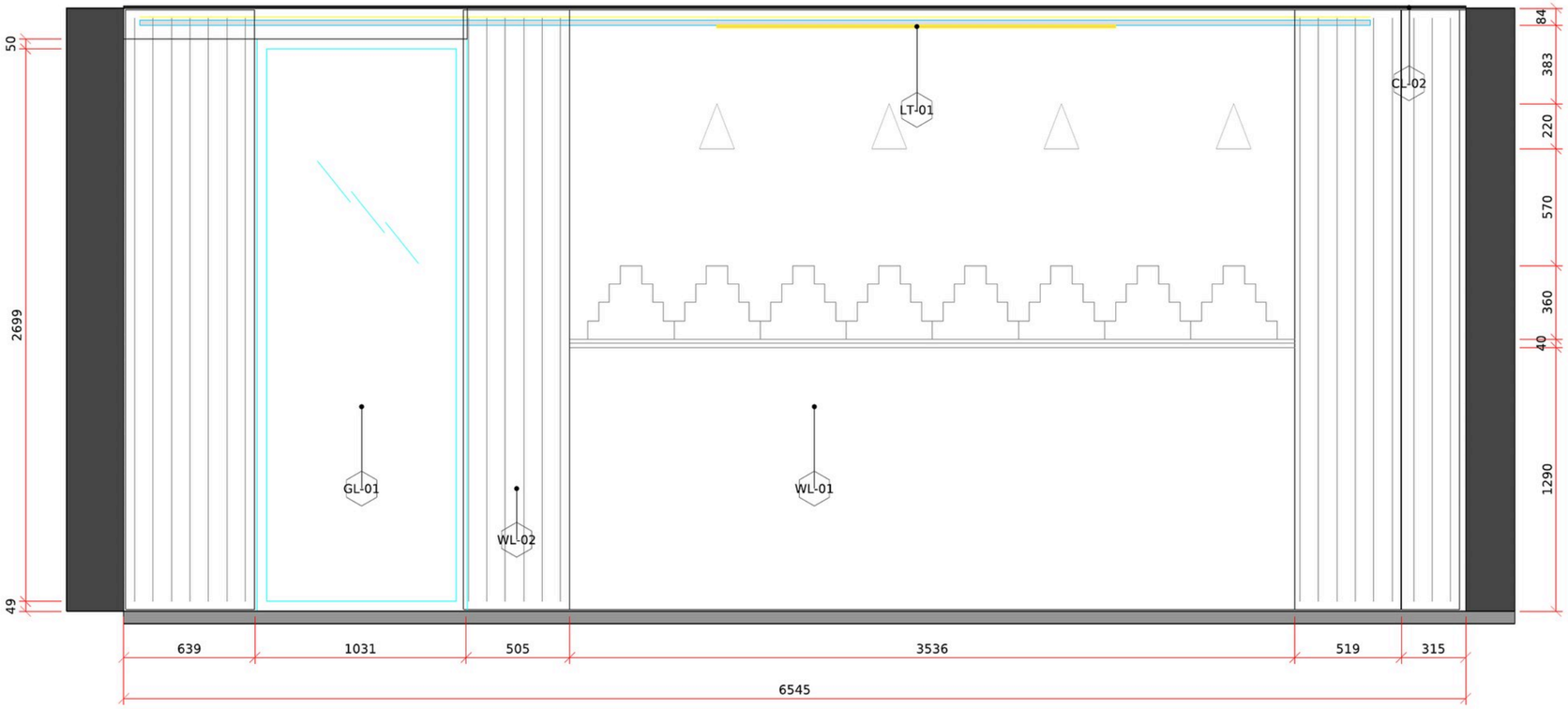


1 GP-02

INTERIOR ELEVATION - NORTH (TV WALL)

SCALE 1:25 @ A1

Elevation, east wall

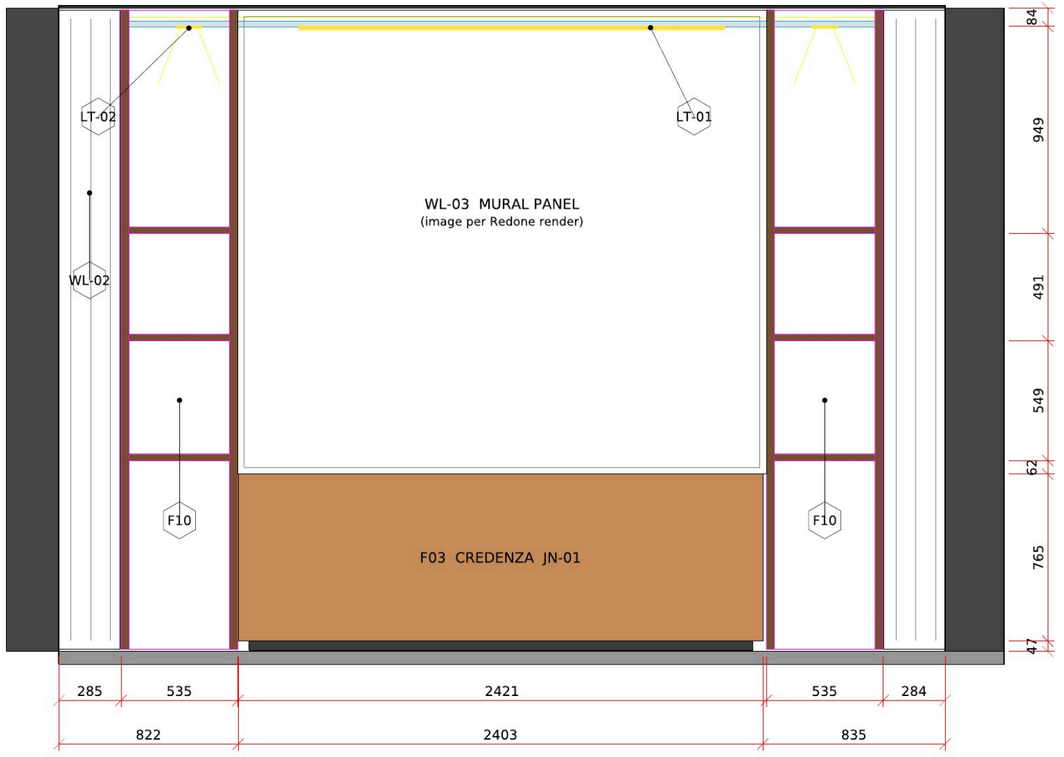


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GP-02

INTERIOR ELEVATION - EAST

SCALE 1:25 @ A1

Elevation, south wall (mural)

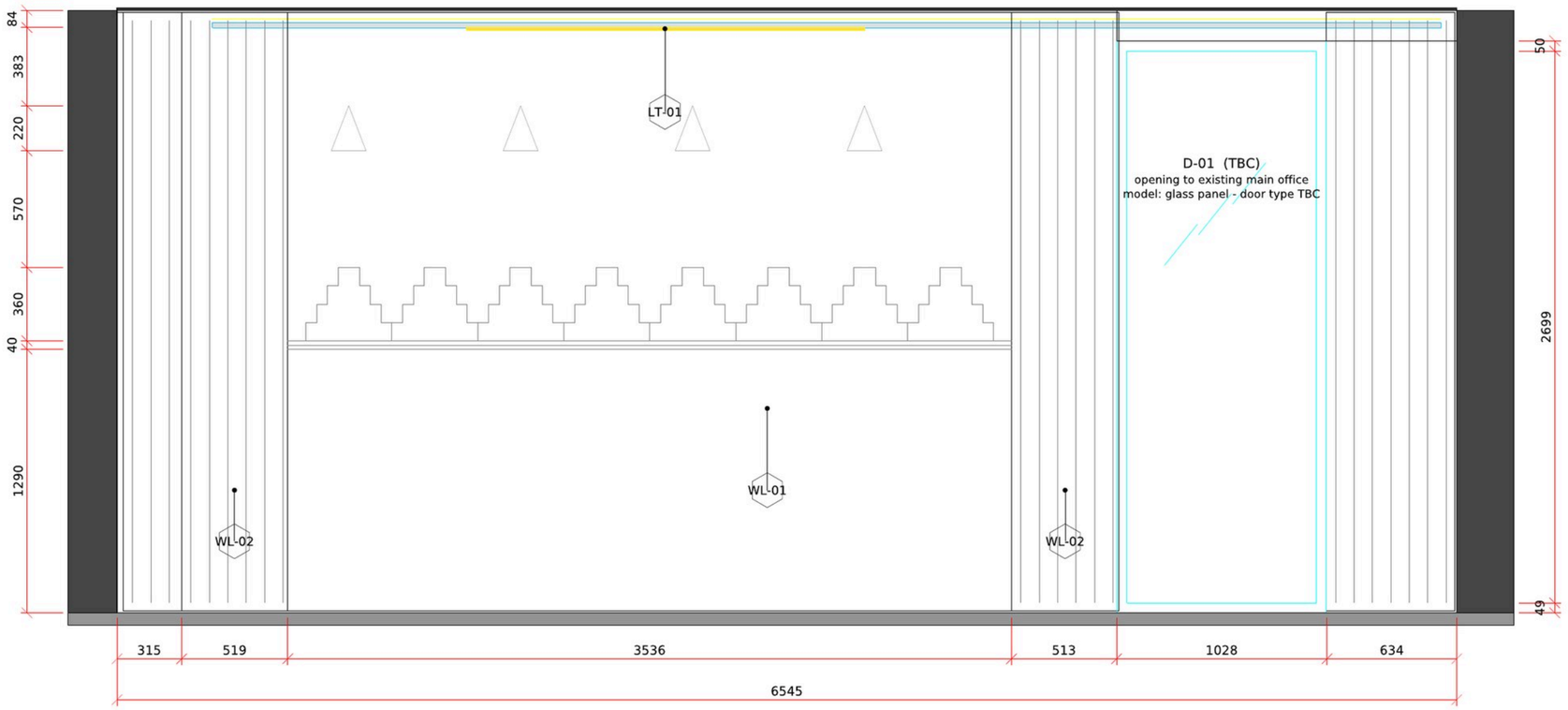


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GP-02

INTERIOR ELEVATION - SOUTH (MURAL)

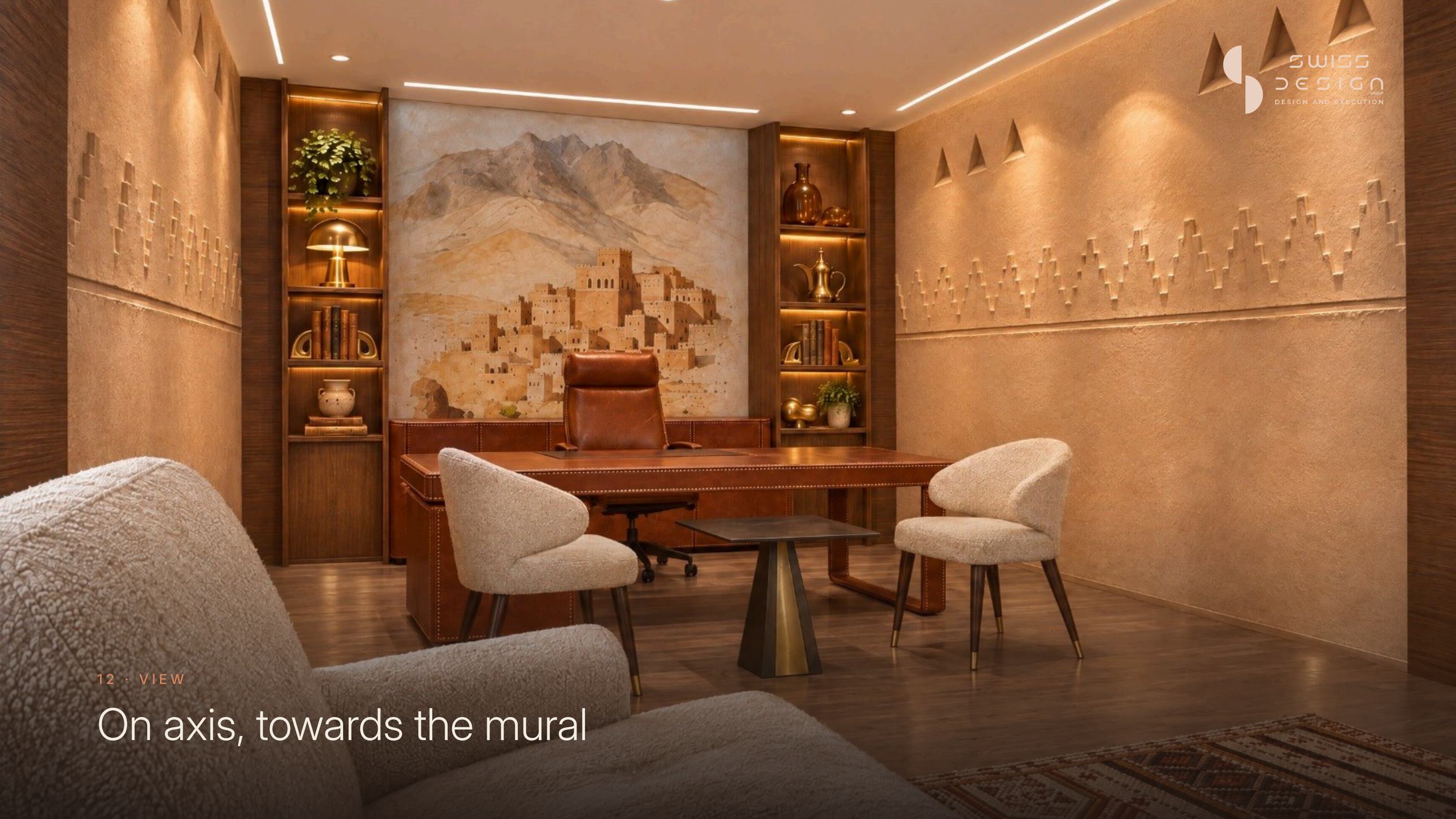
SCALE 1:25 @ A1

Elevation, west wall



4 / GP-02 INTERIOR ELEVATION - WEST (D-01)

SCALE 1:25 @ A1



12 · VIEW

On axis, towards the mural



13 · VIEW

At the desk, looking north



14 · VIEW

From the desk, towards the TV



15 · VIEW

Mural wall, wide



16 · EXTERIOR

Roof deck



Thank you

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