



LONDON

DUBAI



ARCHITECTURE & INTERIORS

MIAMI

LIMASSOL



BUREAU

The AIYA team creates exclusive, sophisticated, timeless interiors. Through an exploration of materials, colours, forms, architecture and art, we add a wealth of experiences into every space. The most important is the balance between the designer's vision and the individuality of the client.

The bureau creates spaces that reflect the true values and lifestyle of our clients. We combine aesthetics and beauty with functionality. We work with natural and eco-friendly materials, prefer calm shades and integrate high-end technologies into our projects. We are passionate about art and work with the best art galleries in Moscow, London, Milan, Dubai and Cape Town.





The bureau was founded in 2013 and today there are more than 20 employees in the Moscow office and representatives in London, Dubai, Miami and an office in Limassol.

We practice team work on each project: architects, designers, project managers, assemblers.

The AIYA team cooperates with the best furniture designers, suppliers and galleries around the world. Each architectural project is unique. The interior is born from the co-creation of the team and our customers, together we create harmonious and unique projects.

The bureau takes on all the tasks related to the design, implementation and creation of the right atmosphere of the interior.

LONDON - DUBAI - MIAMI - LIMASSOL



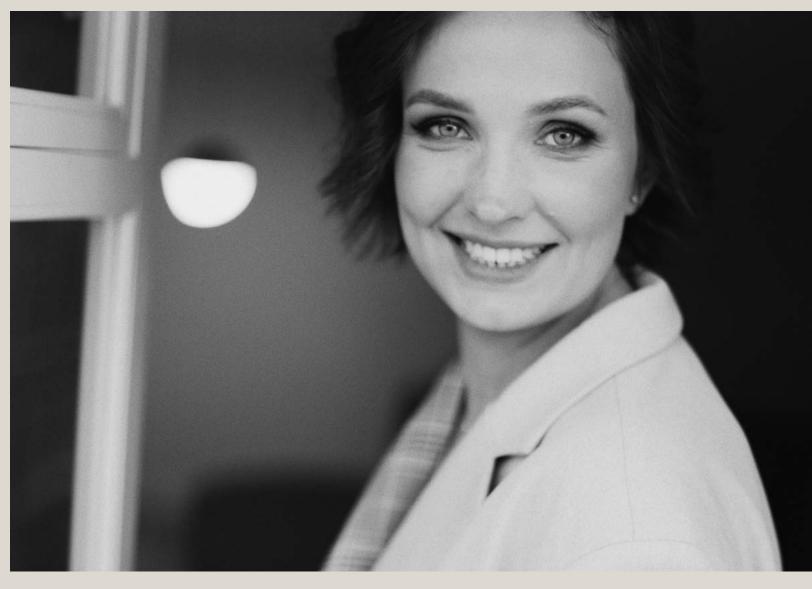


AIYA LISOVA

FOUNDER & CREATIVE DIRECTOR

The bureau was founded by art historian and interior designer Aiya Lisova in 2013. Aiya is a visionnaire, she determines the development direction and style of the bureau, travels a lot in search of inspiration for projects, and promotes the bureau in the international market.

Graduated from M. V. Lomonosov Moscow State University, faculty of History of Arts, International Design School in Moscow, faculty of Interior Design, and Lyndall Fernie course at Chelsea College of Arts (London).



ANNA MOSINA

MANAGING PARTNER

In 2016 economist Anna Mosina joined the team. She has a great experience in project management in international companies and her knowledge helped to build a strong team and take the company to the next level. Since 2021, Anna has become a managing partner and head of the bureau.

Anna is a speaker of AIYA class and other specialised events, holds master classes and seminars about management, management and finance in architecture and design.



SERVICES

- 01 ARCHITECTURE
- **02 INTERIOR DESIGN**
- **O3** ARCHITECTURAL RENOVATION
- 04 B2B PROJECTS FOR DEVELOPERS
- 05 TURN-KEY PROJECTS
- **06 ART MANAGEMENT**
- **O7 CONSULTING**



PRIZES AND NOMINATIONS



MEMBER OF ASSOCIATIONS



SBID ACCREDITED DESIGNER



HOUSE & GARDEN THE LIST



PUBLICATIONS

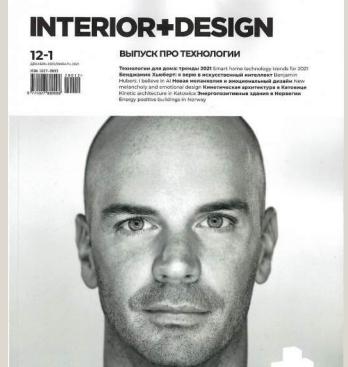




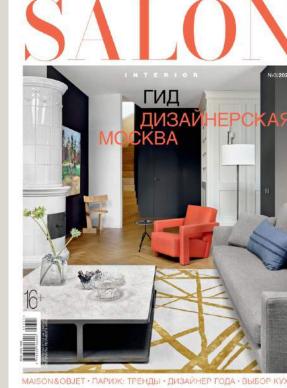
















PUBLICATIONS

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AMAZING ARCHITECTURE – APARTMENT IN SOCHI

AMAZING ARCHITECTURE - CHALET IN THE MOUNTAINS

AMAZING ARCHITECTURE – RESIDENCE WITH SPA 7

AMAZING ARCHITECTURE – PENTHOUSE IN THE CITY CENTER 7

DWELL – 300M2 APARTMENT IN MOSCOW WITH ENGLISH ACCENTS 7

DWELL – AIYA BUREAU OFFICE 7

TWO-STORY APARTMENT IN THE CITY CENTER 7

DWELL – APARTMENT WITH GLASS CUBE 7

ARCHELLO – SEASIDE APARTMENT 7

ARCHELLO – PENTHOUSE WITH PANORAMIC VIEW 7

ARCHELLO – FAMILY RESIDENCE 7

ARCHELLO – CHALET IN THE MOUNTAINS



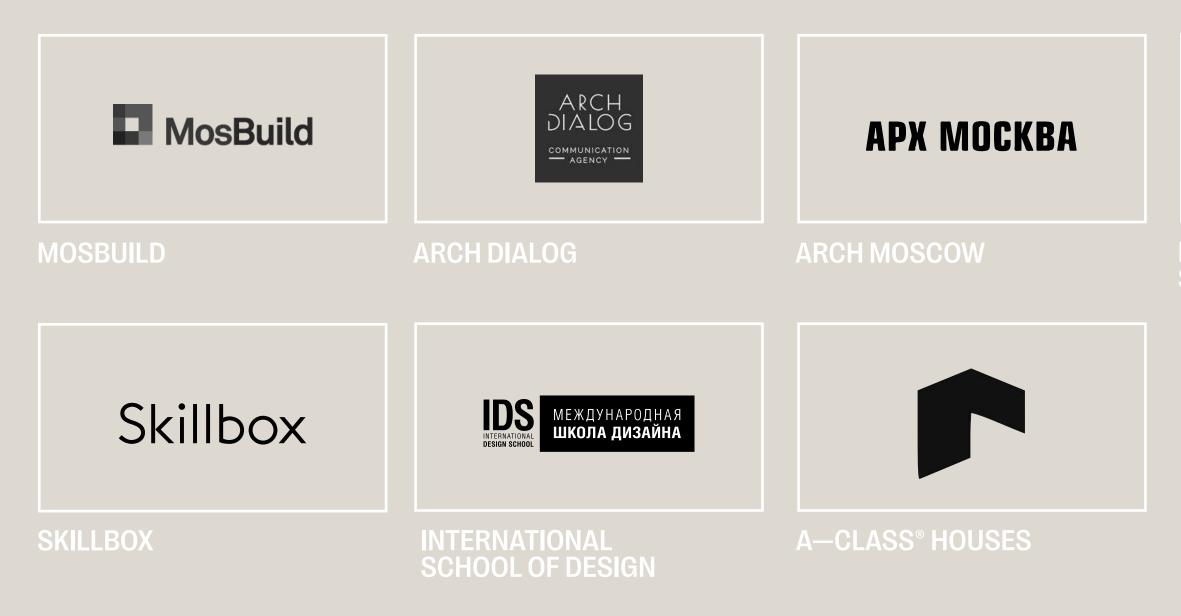
DESIGN COMMUNITY

AIYA bureau is very passionate about education and knowledge sharing, which creates a community of designers and architects – together we improve our skills and make the world a better, more functional and prosperous place. We created the AIYA class educational platform, where everyone can take various courses and webinars from SMM in design and project photography to project management and economics and knowhow of creating the design bureau.

OUR EDUCATIONAL PROJECT AIYADESIGNCLASS.RU 7



CONFERENCE AND COURSE SPEAKERS



британская высшая школа дизайна

BRITISH HIGHER SCHOOL OF DESIGN



PORTFOLIO ARCHITECTURE AND INTERIORS, TURN-KEY REALISATION

- 01 ARCHITECTURE: VILLAS AND HOUSES
- **02 TURNKEY APARTMENTS**
- **03 RENOVATION: APARTMENTS IN HISTORICAL BUILDINGS**
- **O4 DE LUXE APARTMENT FURNISHING**
- **05 B2B PROJECTS FOR DEVELOPERS**
- **06 OFFICES AND EXHIBITIONS**

ROJECTS

ARCHITECTURE: VILLAS AND HOUSES 01

- 01 RESIDENCE WITH SPA
- **02 TOWNHOUSE WITH GARDEN IN LONDON**
- **03 FAMILY RESIDENCE NEAR MOSCOW**
- **04 MODERN CHALET IN THE MOUNTAINS**
- 05 VILLA ON CYPRUS

ROJECTS



RESIDENCE WITH SPA

2022 920 M²

A spacious two-story house was built to accommodate a family of five – a couple and three children. It was important to create an intimate and cozy atmosphere for family rest, as well as to design private spaces for each family member.

The muted tones and natural materials in the finishes blend in harmoniously with the architecture of the house reminiscent of Frank Lloyd Wright's legendary villas.

Furniture, textures and materials are almost the same in every area. We have selected laconic and comfortable models from Minotti and Black Tie. The fireplace in the living room and the TV-area are decorated with porcelain stoneware. As a piece of art above the fireplace we chose an art mirror designed by Christophe Gagnon.





RESIDENCE WITH SPA

2022 920 M²

Our clients travel a lot and are inspired by the European lifestyle. They wanted to bring Italian elegance to their home without bright elements.

The basis of the project are the neutral colours and the balance of lines and shapes. We used different types of marble, furniture from the world's best factories, and large-scale painting. A special role here is for Apparatus lamps, which we consider to be real pieces of art.

PUBLICATIONS: AMAZING ARCHITECTURE 7 ARCHELLO 7











RESIDENCE WITH SPA

2022 920 M²



RESIDENCE WITH SPA

2022 920 M²

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AIYA

RESIDENCE WITH SPA

2022 920 M²

Architecture was developed by our partners – Portner Architects. Over 40 architects and engineers implementing private and commercial projects in Russia, France, Ukraine, Serbia and Azerbaijan for more than 15 years.

19



TOWNHOUSE WITH GARDEN IN LONDON

2021 223 M²

For the townhouse we designed a modern interior, using traditional elements of Victorian houses – massive wooden window frames for bay windows and openings.

The space of the first floor combines comfortable living room with a fireplace, a chamber dining room and a kitchen.

A hidden gem of the townhouse is a quiet private garden where you can drink coffee in the morning and relax outdoors in the evening.



TOWNHOUSE WITH GARDEN IN LONDON

2021 223 M²

VILLAS AND HOUSES

21







TOWNHOUSE WITH GARDEN IN LONDON

2021 223 M²

22-



FAMILY RESIDENCE NEAR MOSCOW

2021 1700 M²

A spacious house for a family with children. The designers created interiors that are tinseparable from the landscapes outside the window. The walls of the house are made of glass and it was very important for us to convey the beauty of the surrounding world, its colors, shades and textures, in finishing materials and fabrics, so that the house becomes the whole thing with nature.

We used natural wood, different types of stone, furniture and lighting from the best European designers, as well as the best modern technologies for the home.





FAMILY RESIDENCE NEAR MOSCOW

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2021 1700 M²



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2021 1700 M²





MODERN CHALET IN THE MOUNTAINS

2021 120 M²

Soft leather, natural wood, fireplace – imagine this combination in the interior. We put them together to create a modern chalet in the mountains. Wooden beams on the ceiling give the space an intimacy and coziness.

This house dissolved in mountains and feels like a whole thing. In the living room the eye-catching saffrony staircase reflects the cozy fireplace, so you feel embraced by warmness and comfort. The fireplace can be seen both from living room and from library. Bringing together aesthetics, beauty and comfort, this interior combines ecological materials and high-end technologies for upscale functionality.

PUBLICATIONS: AMAZING ARCHITECTURE 7 ARCHELLO 7





MODERN CHALET IN THE MOUNTAINS

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2021 120 M²





VILLA ON CYPRUS

2020 300 M²

The architects and designers wanted to emphasise the warm atmosphere of a beach villa for family holidays. They used colours and textures reminiscent of the nature of the Mediterranean – voluminous spaces filled with air, natural light, plants and natural materials.

The combination of panoramic windows, concrete and stone, wood and plants, wicker furniture and spectacular lamps set the mood of this open space.

On different levels of the ground floor there is a kitchen, a spacious living room and a hall, from where you can climb up a futuristic staircase hanging in the air on thin cables.







VILLA ON CYPRUS 2020 300 M²



VILLA ON CYPRUS

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2020 300 M²



TURN-KEY APARTMENTS 02

- **PENTHOUSE WITH PANORAMIC CITY VIEW** 01
- **O2 APARTMENT IN DUBAI**
- **03 APARTMENT IN MOSCOW**
- **04 TWO-STORY APARTMENT WITH TERRACE**

PENTHOUSE WITH PANORAMIC CITY VIEW

2022 190 M²

Important advantages of this penthouse, located on the 41st floor, are panoramic windows with 360 views and ceilings 5.2 meters high.

The architects designed the space with a spacious kitchendining room, a living room with a TV zone, a master suite with a dressing room and a spacious bathroom, an office, a gym.

Designers collectible furniture and unique artworks creates a gallery-like ambience.

PUBLICATIONS: AMAZING ARCHITECTURE 7 ARCHELLO 7



PENTHOUSE WITH PANORAMIC CITY VIEW

2022 190 M²



PENTHOUSE WITH PANORAMIC

2022 190 M

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(APARTMENTS



PENTHOUSE WITH PANORAMIC CITY VIEW

2022 190 M

TURN-KEY APARTMENTS





APARTMENT IN DUBAI

2022 145 M²

Most of the apartments in Dubai are white box with ready-made basic light finishes. Such projects require a careful approach in the choice of furniture, textiles, decor, accessories and art in order to turn a neutral interior into a cozy space that reflects the personality of its owners.

We decorated the tranquil base with designer furniture, bright art and ethnic details – Moroccan carpets, mirrors, chairs from local brands and a lot of plants.







APARTMENT IN DUBAI

2022 145 M²



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DUBAI

APARTMEN 2022 145 M²

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APARTMENT IN MOSCOW

2021 300 M²

Aesthetics and function are equivalent for the owners of this apartment. Our customers traveled a lot around the world but lost their heart in Great Britain and wanted to have a London-inspired interior in their Moscow apartment. Designers chose textured stucco cornices, herringbone parquet, massive door portals and graphite window decoration which is the perfect base for modern Italian furniture, expressive lamps and art.

PUBLICATIONS: INTERIOR+DESIGN 7 SALON 7 MYDECOR 7





2021 300 M²

APARTMENT IN MOSCOW











TWO-STORY APARTMENT WITH TERRACE

2021 200 M²

Our customers, a family with a teenage son, chose an apartment in a completely restored early XX century building in the center of Moscow. They are passionate about architecture and interior design and wanted to combine it all in their one-of-a-kind home dreamt up.

It was a design challenge for AIYA bureau to put together contemporary style, history, collectible furniture and vintage elements. One of the important architectural elements of the apartment is the spiral staircase, which has become an important compositional and semantic element of the space.

PUBLICATIONS: INTERIOR+DESIGN 7 SALON 7



TWO-STORY APARTMENT WITH TERRACE

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2021 200 M²



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200 M²





AIYA

TWO-STORY APARTMENT WITH TERRACE

2021 200 M²





ARCHITECTURAL RENOVATION IN HISTORICAL BUILDINGS 03

O1 APARTMENT IN EARLY XX CENTURY BUILDING ON NIKITSKY BOULEVARD
O2 APARTMENT IN HISTORICAL BUILDING ON OSTOZHENKA

ROJECTS



APARTMENT IN EARLY XX CENTURY BUILDING ON NIKITSKY BOULEVARD

2022 193 M²

The bureau has designed a conceptual space, combining elements of French classics, a contemporary understanding of comfort and a love for art.

Our customer dreamed of a home bar, which we placed in the living room, separating it with a pink-orange glass partition. The vintage bar counter with an aged mirror is the reminiscence of the bars in Milan, while the intricate wall painting emphasises the creative atmosphere. A combination of modern furniture, vintage and voluminous ceiling stucco gives this interior a special chic.



APARTMENT IN EARLY XX CENTURY BUILDING ON NIKITSKY BOULEVARD

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2022 193 M²

AIYA

ARCHITECTURAL RENOVATION IN HISTORICAL BUILDINGS



APARTMENT IN EARLY XX CENTURY BUILDING ON NIKITSKY BOULEVARD

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2022 193 M²

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APARTMENT IN EARLY XX CENTURY BUILDING ON NIKITSKY BOULEVARD

ARCHITECTURAL RENOVATION IN HISTORICAL BUILDINGS

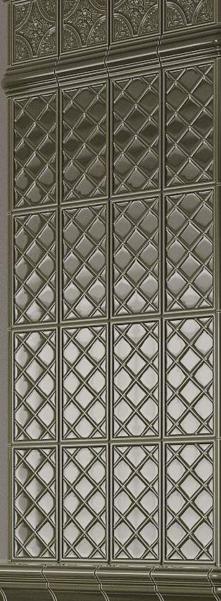








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APARTMENT IN HISTORICAL BUILDING ON OSTOZHENKA

2022 133 M²

Our customers lived in Scandinavia and love this laconic style. After coming back to Moscow, they bought an apartment in a pre-revolutionary house with plans to combine the atmosphere of an "old Moscow" apartment with northern conciseness.

During the process of architectural renovation we made the layout that met the modern needs of the family considering the architectural features of the interior.

We replaces all the floors in the apartment and restored the tiled stove which was previously located in the apartment.

We added 4 additional windows to provide stunning views on the alley and let more natural light inside.



54



APARTMENT IN HISTORICAL BUILDING ON OSTOZHENKA

2022 133 M²

AIYA

55 ARCHITECTURAL RENOVATION IN HISTORICAL BUILDINGS





APARTMENTIN HISTORICAL BUILDING ON OSTOZHENKA 2022 133 M²

ARCHITECTURAL RENOVATION IN HISTORICAL BUILDINGS





DE LUXE APARTMENT FURNISHING 04

01 APARTMENT IN KHAMOVNIKI

ROJECTS

APARTMENT IN KHAMOVNIKI

2021 96 M²

The AIYA Bureau team created individual solutions for the apartment with ready-made layout and white box finish. The owner of the apartment is a young man who appreciates comfort, practicality and functionality. We created comfortable areas for work, leisure and meetings with friends.

Our client collects art and together we completed his collection with minimalist works by Lithuanian photographer Antanas Sutkus and Belgian artist Rick de Bou. They reflects the individuality of the owner and emphasize the texture of the materials used in the interior.



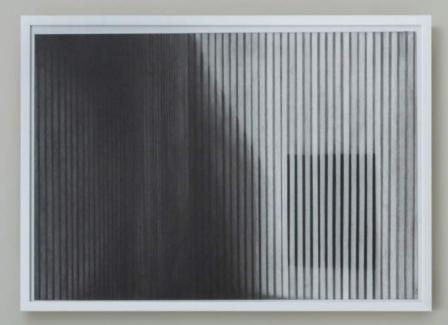




APARTMENT IN KHAMOVNIKI

2021 96 M²





APARTMENT IN KHAMOVNIKI

2021 96 M²





B2B PROJECTS FOR DEVELOPERS 05

O1 SALES OFFICE / GRAND LOBBY FOR "INTONATION" RESIDENTIAL COMPLEX
O2 SEASIDE APARTMENT COMPLEX

ROJECTS

SALES OFFICE / GRAND LOBBY FOR "INTONATION" RESIDENTIAL COMPLEX

2021 96 M²

The architects of the bureau have developed interiors for the sales office of the residential complex. Located on the ground floor, later the space will be transformed to the grand lobby.

The interior of the sales office matches with the architecture of a new residential complex in the north of the capital. Facades with laconic geometry are in natural shades – light grey, beige and golden.

Designing this interior we used the same colours and premium finishing materials – natural stone, wooden wall panels, glass partitions, laconic furniture and designers lamps.



SALES OFFICE/ GRAND LOBBY FOR "INTONATION" RESIDENTIAL COMPLEX

2021 96 M²



AIYA

SALES OFFICE / GRAND LOBBY FOR "INTONATION" RESIDENTIAL COMPLEX

2021 96 M²



SEASIDE APARTMENT COMPLEX

2021 96 M²

The architects of the bureau has developed unique layouts and interior solutions for a small complex of premium residential apartments.

Seaside apartments are designed in neutral colors, simple lines and shapes. We choose interesting designer furniture, all necessary equipment and selection of decor and household items that can add individuality to each apartment.







ASIDE APARTMENT

96 M²



SEASIDE APARTMENT COMPLEX 2021 96 M²



ASIDE APARTMENT MPLEX

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2021 96 M²

68 PROJECTS FOR DEVELOPERS





OFFICES AND EXHIBITION SPACES 06

- 01 AIYA BUREAU OFFICE AT OSTOZHENKA
- **O2 OFFICE AT ARTPLAY**
- **03 FORMS OF SILENCE EXHIBITION**

ROJECTS

AIYA BUREAU OFFICE AT OSTOZHENKA

2021 96 M²

The new office space in the center of Moscow has become a place for comfortable team work, meetings with clients and self-expression.

The office also works as an exhibition space for art, painting, graphics, sculpture and designer vintage furniture from the personal collection of Aya Lisova. Every detail matters and the collection is constantly updated and transformed.

White neutral walls are constructed over a historic walls that has been preserved along with the original herringbone parquet.





2021

AIYA BUREAU OFFIC ATOSTOZHENKA

OFFICES AND EXHIBITION SPACES





OFFICE AT ARTPLAY

2019 140 M²

The office is located in a historic building with red brick walls and large windows on the site of the former Manometer factory built in 1886. It became an ideal place for a design bureau that works a lot with the historical architecture.

The walls of the building were perfectly preserved, the historical brick was cleaned and left open, and the partitions were made of glass and metal.

We furnished the office with a mix of Scandinavian laconic pieces, collectible design, vintage items, loft and modern details. Art plays the most important role here – in the meeting room there is an amazing work by Kirill Garshin.















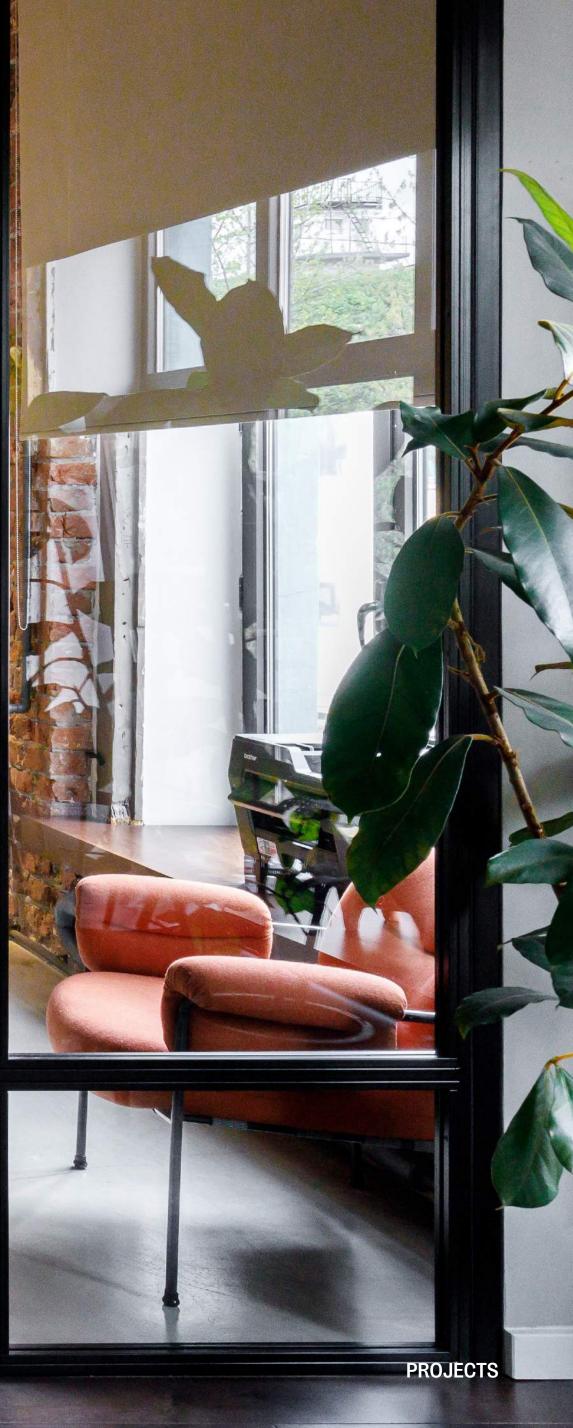
AIYA

OFFICE AT ARTPLAY

2019 140 M²









FORMS OF SILENCE EXHIBITION

2022

"Forms of Silence" is an exhibition project within the VIP and Cosmoscow parallel program, opened in September 2021 at the VCA space in Moscow. The solo exhibition presented the work of a young sculptor from Cape Town, Driaan Claassen.

The exhibition also presented the launch of a new project art and collectible design gallery AIYA Collectible.

The concept of the exhibition was developed by Aya Lisova and produced by the bureau team.

Exhibition curator: art consultant Marina Gorbunova.

AIYA collectible x VCA Формы Тишины: персональная выставка Дриаана Клаассена Специальный проект в рамках VIP и Параллельной программы Cosmoscow, 2022

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эрческий метод Дриаана заключается в работе с идеей нелинейных процессов, происходящих вокруг человека и утри него через исследование, в том числе, различных религиозных практик и психоделиков. Его интересует поиск риальной формы для выражения нематериальной структуры, такой как мыслительный процесс, воспоминан ции. Желание передать бесконечное богатство разума выра: войствами фрактала, например: побережья, облака, кроны деревьев, лист пар

менты из сложной схемы любого "узора". Его скульптуры базовых фор иде куба или сферы призваны стать символическим жестом укрощения и организации природы. Эту линин должают большие деревянные скульптуры, формы которых отсылают к хорошо считываемым образам в природе. ением мыслительного процесса. «Многое из того, что я делаю. — эт менно, они могут быть визуалы аздник сложности и двусмысленности. Я н

яв за основу один элемент. Доизан может не чения или самоповторения до получения причудливой, извивающейся, зооморфной структуры. Такие сти дает работа металлом. В этих скульптурах заложено ст

ченяя свои знания в области 3D и используя 7-осевые фрезерные станки, что позволяет изготовит мы, которые невозможно сделать вручную. Применение различных технологий и техн к литье, утраченный воск, холоднокатаный метод или метод экструзии (технология получения изделий путём зания вязкого расплава материала или густой пасты через формующее отверстие) — является еще одниг обом самовыражения автора. То есть форми орый невозможно поставить на поток.

зможностей и ловко использовать визуальные приемы для воплощения задуманного. Так происходит прес дход Клаассена дает ему время и простр зрыва между воображением и возможностью реализовать свои фантазии. «Как только вы поймете возмож пользования совремы маан Клаассен)





AIYA collectible x VC/ Forms of Silence: A Solo Exhibition by Dria: pecial project as part of the Cosmoscow 2022 VIP and Paralle



FORMS OF SILENCE EXHIBITION

2022



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Не лги 2014 Проков Тернов 1/8 Don't lie 2023 Broate 1/8



ART CONSULTING

- **01 CONSULTING AND COLLECTIONS MANAGEMENT**
- **02 ART CHOICE FOR INTERIORS**
- **03 VISITS TO GALLERIES, FITTING, ASSISTANCE IN PURCHASING**
- 04 VISITING EXHIBITIONS AND ARTISTS' WORKSHOPS
- 05 TRIPS TO INTERNATIONAL EXHIBITIONS AND FAIRS
- **06 EXHIBITION ORGANISATION**

ART CONSULTING

ART

Art is an integral part of our projects. We offer qualified and systematic selection of art for the interior, visits to artists' workshops and legal support in the purchase of pieces of art.

AIYA COLLECTIBLE

In 2021, we launched our new AIYA Collectible project – art and collectible design gallery. We also held the first exhibition as part of the Forms of Silence project.





PARTNER GALLERIES



NSULTING

AIYA

CONSULTING

- **REAL ESTATE CONSULTING (SKETCH, REDEVELOPMENT)** 01
- **PRESALE HOME STAGING** 02
- **CONSULTING ON ALL ISSUES OF DESIGN AND IMPLEMENTATION OF COMPLEX FACILITIES** 03
- **BUDGETING AND SELECTION OF CONTRACTORS FOR DESIGN AND IMPLEMENTATION** 04
- **ARCHITECTURAL RECONSTRUCTION CONSULTING** 05
- **INVESTMENTS IN DESIGN AND REAL ESTATE** 06
- **BUSINESS CONSULTING: OPENING AND DEVELOPING YOUR OWN STUDIO** 07

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