





4 Seasons

FULL VIEW OF THE CASPIAN SEA FROM NORTH

برج ساحلی فورسیزن در شهرستان سرخرو، در استان مازندران در امتداد خط ساحلی دریای خزر و در بافت توریستی شهر قرار دارد. این مجموعه‌ی دارای ۲۴ طبقه مسکونی روی همکف و یک طبقه زیرزمین با حدود ۴۸۰ واحد مسکونی در زمینی به مساحت ۱۰۰۰۰ مترمربع توسط شرکت نیاساز در حال اجرا است و طراحی معماری آن در دفتر بانیان استودیو انجام گرفته است.

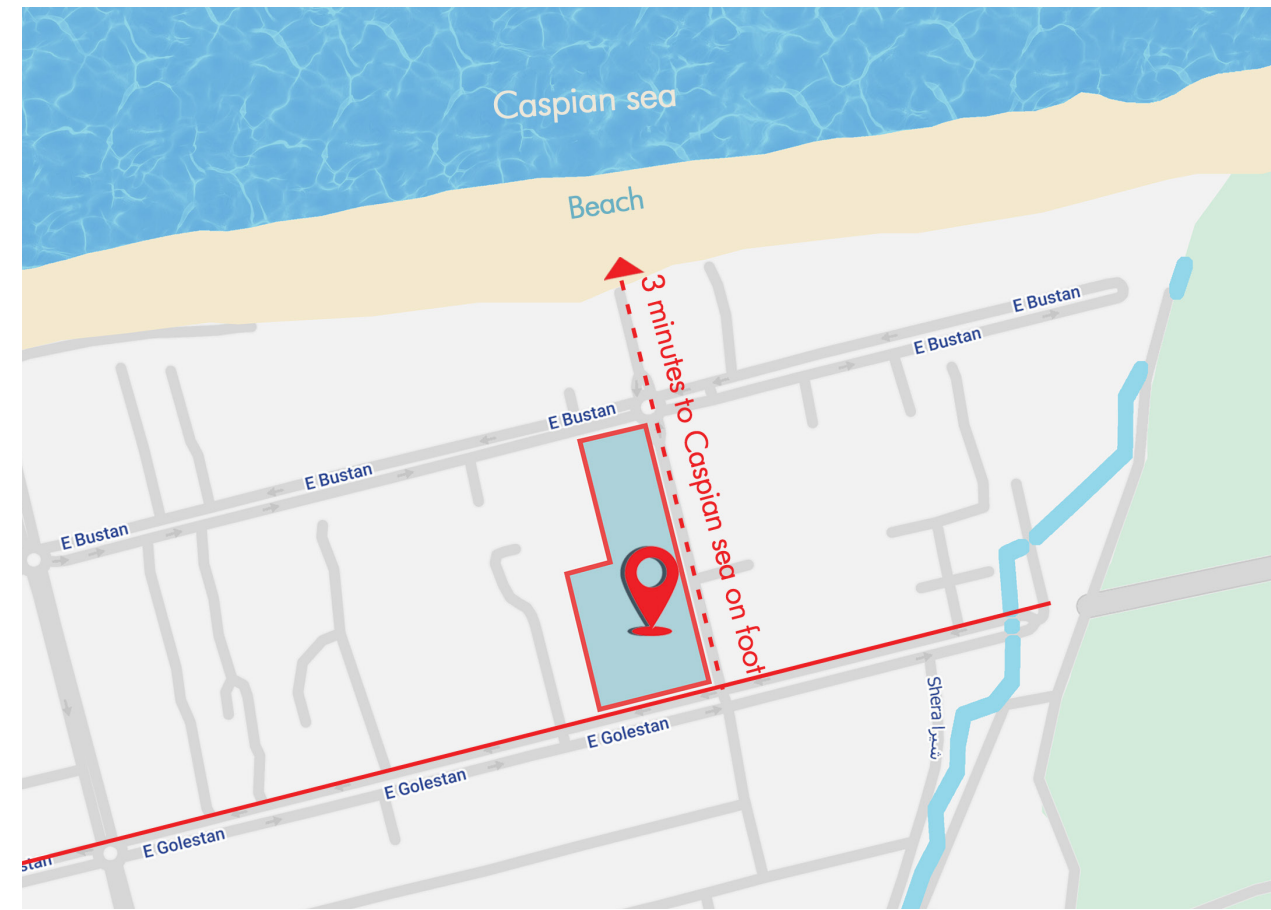
حجم پروژه با فرمی پلکانی طراحی شده که عقب‌نشینی‌های تدریجی آن، هم‌نشینی نرم‌تری با خط ساحل ایجاد کرده و امکان بهره‌مندی واحدهای متعدد از دید مستقیم به دریا را فراهم می‌سازد. سازمان‌دهی کلی برج حول یک حیاط مرکزی مشجر شکل یافته که مسیرهای پیاده‌روی و آلاچیق‌های آن نقش فضای میانی و نقطه‌ی اتصال فضاهای عمومی و خصوصی را ایفا می‌کند

در تراز همکف، لابی اصلی با نیم‌طبقه‌ی مشرف به حیاط مرکزی، به‌عنوان فضای ورودی و گره ارتباطی برج عمل کرده و دسترسی به فضاهای خدماتی و رفاهی را ممکن می‌سازد. امکانات مجموعه شامل سالن استخر، سونا و جکوزی، باشگاه‌های ورزشی، سالن اجتماعات، اتاق بازی کودکان، کافی‌شاپ و رستوران با دید به دریا، در کنار فضاهای پشتیبانی همچون رختشویی‌خانه و خدمات هتلینگ، ساختاری کامل برای اقامت‌های دائمی یا فصلی فراهم می‌کند. دسترسی عمودی این مجموعه ۴ دستگاه پله و ۸ دستگاه آسانسور در ۴ زون مجزا تامین می‌شود این برج بلندمرتبه‌ی مسکونی، پاسخگوی طیف متنوعی از الگوهای سکونتی فصلی و دائمی با فضاهای خدماتی هتلی و منحصر بفرد در شمال کشور است

موقعیت پروژه با دسترسی مستقیم به محورهای اصلی شمال کشور و فاصله‌ی ۲۰۰ کیلومتری از تهران، همراه با حضور ممتد در خط ساحلی، شرایطی برای ایجاد ارتباط بصری مستمر با دریا و افق فراهم آورده و چارچوب اصلی طراحی را شکل داده است



SORKHRUD CITY



4 Seasons

WITH THE BEST LOCATION IN SORKHRUD:



FULL VIEW OF THE CASPIAN SEA
FROM NORTH



FULL VIEW OF THE FOREST
FROM SOUTH

سرخرود، شهری گردشگری در شمال ایران با طبیعتی سرسبز و آبوهوایی دلپذیر است که حدود ۱۳ کیلومتر نوار ساحلی دارد. این شهر به عنوان تنها منطقه شمال کشور با ساحل باز و عمومی شناخته می شود و بیشتر ساختوسازها در این نوار ساحلی، حریم قانونی ۶۰ متری خط ساحل را رعایت کرده اند

سرخرود از سمت شرق به فریدونکنار و از سمت غرب به آمل و محمودآباد متصل است

پروژه برج ساحلی فورسیزن در موقعیتی برجسته از این نوار ساحلی واقع شده است و با بهره مندی از دسترسی آسان به دریا و چشم اندازهای طبیعی منطقه، فرصتی منحصر به فرد برای سکونت و سرمایه گذاری در سرخرود فراهم می کند. این برج به عنوان یکی از پروژه های شاخص در بافت گردشگری و ساحلی شهر، توجه ویژه ای به کیفیت زندگی و تعامل با محیط طبیعی اطراف دارد.

Never Feel Far away



1:20

DRIVE TO SARI
AIRPORT



1:20

DRIVE TO SARI
TRAIN STATION



4:00

Distance From Tehran
to **4 Seasons**



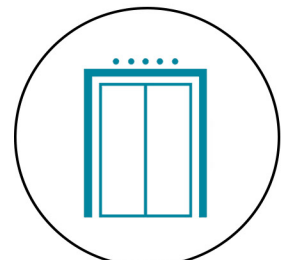
4 Seasons FACILITIES:



DRIVE TO THE NEAREST SHOPPING MALL



LONG WALKWAYS & JOGGING PATHS IN COURT YARD



HIGH-SPEED ELEVATORS



PUBLIC INDOOR POOL



LARGE LOBBY WITH CONCIERGE SERVICE



SAUNA/STEAM ROOM



MULTI-PURPOSE ROOM



EQUIPPED SPORTS CLUB



Privacy Secluded balconies offering total

Green
Residential Tower

540
Parking Spaces

APARTMENTS **476**
& penthouse from 100 sqm to 700 sqm

Panoramic
windows

3700-SQM
Impressive Garden

Floors **24** Ground Floor +

SPECTACULAR
VIEWS

5-Star
Lobby

105
Meters High

SUNSET Private
TERRACE



LONG WALKWAYS &
JOGGING PATHS IN COURT YARD



Caspian Sea



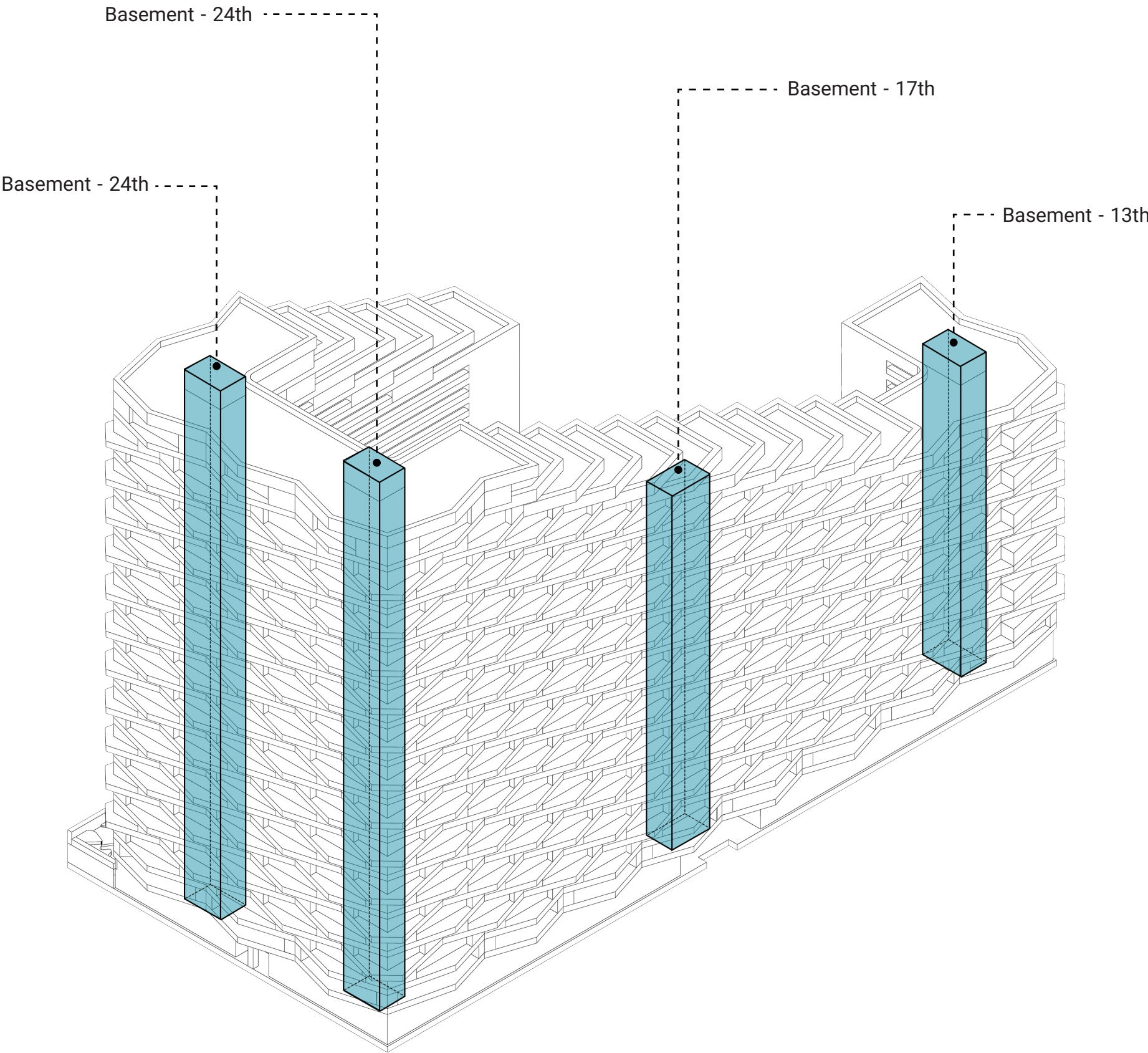
SITE
PLAN



Alborz mountains & Forest

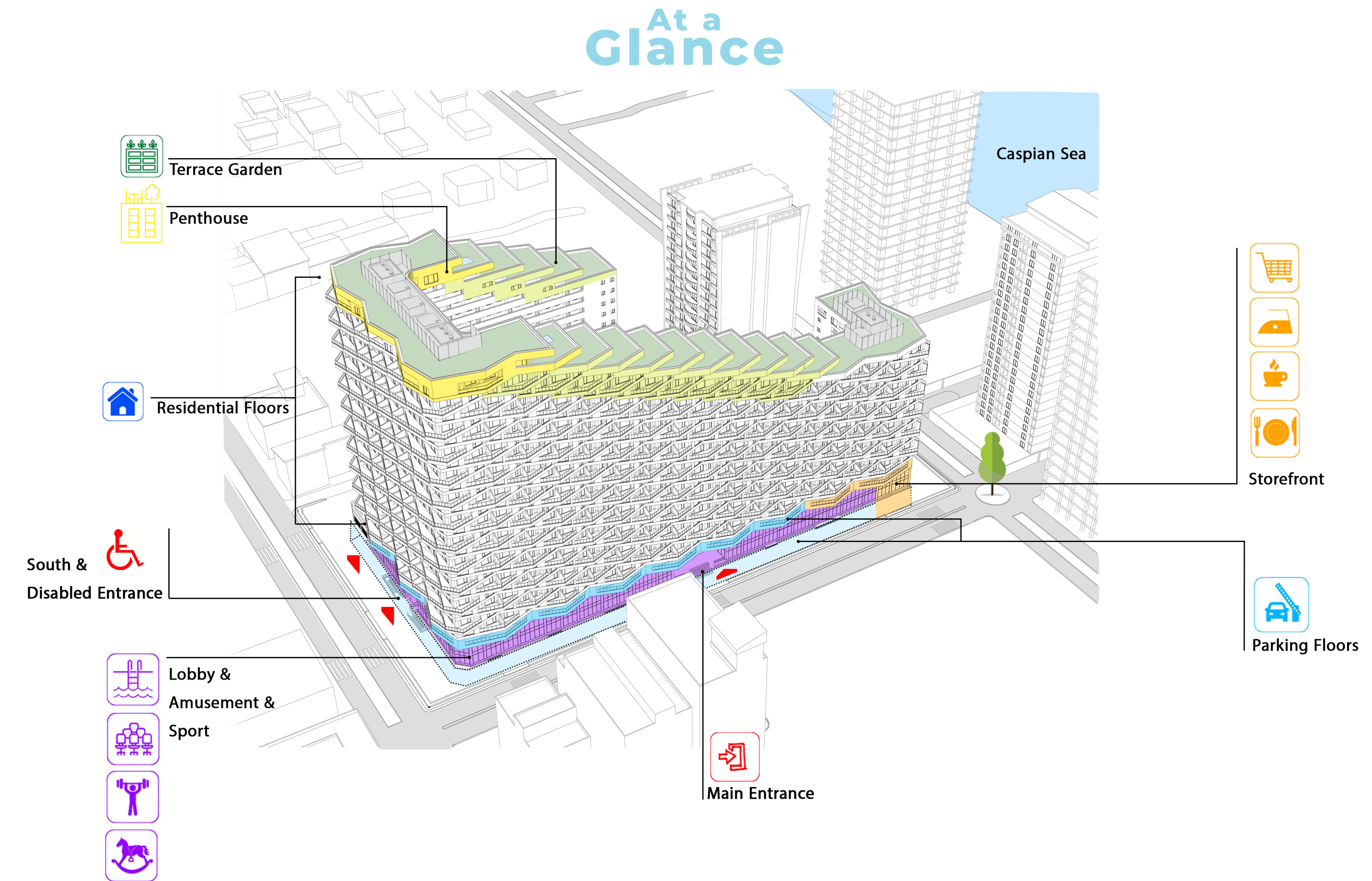


Elevators-Stairs
Stops

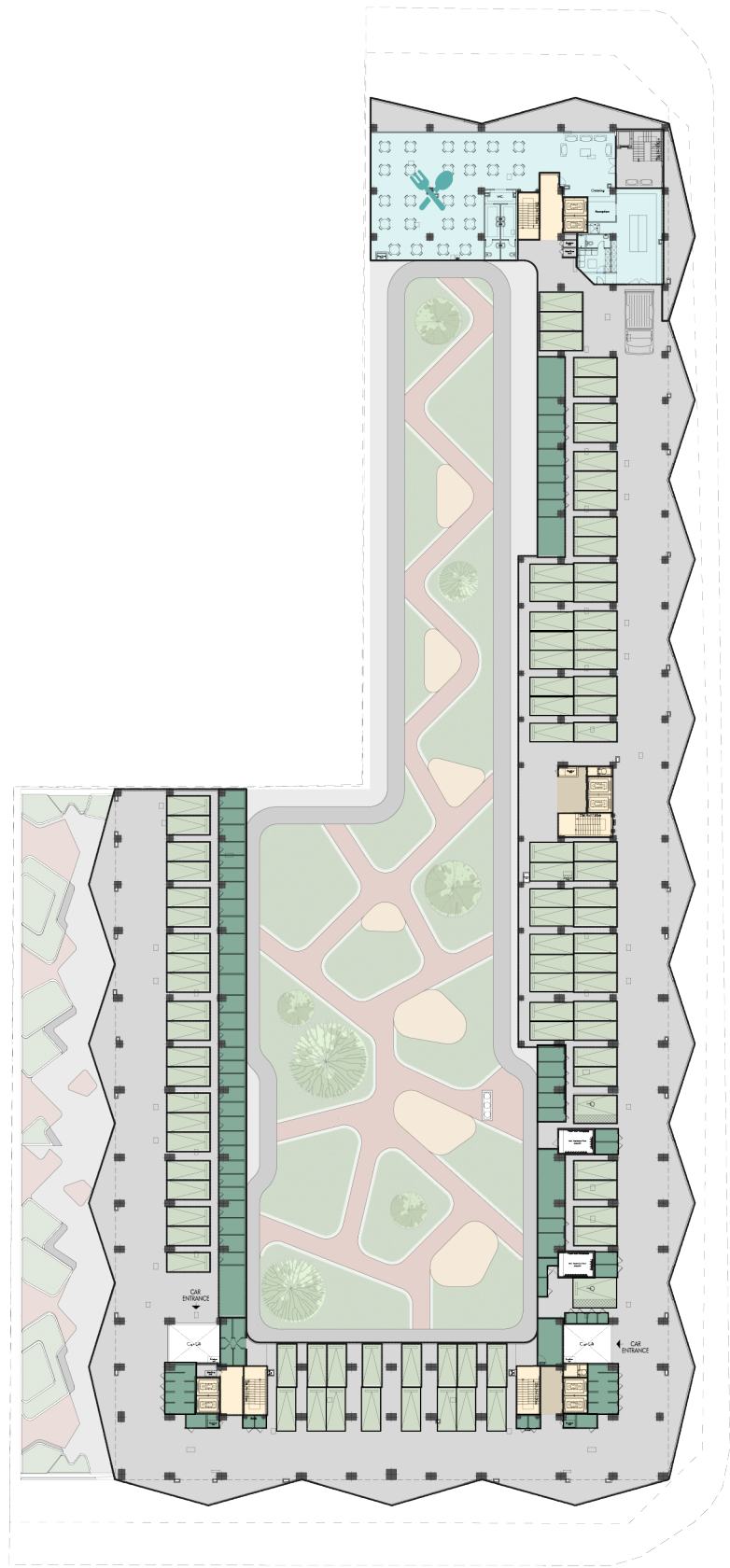


LARGE LOBBY WITH
CONCIERGE SERVICE



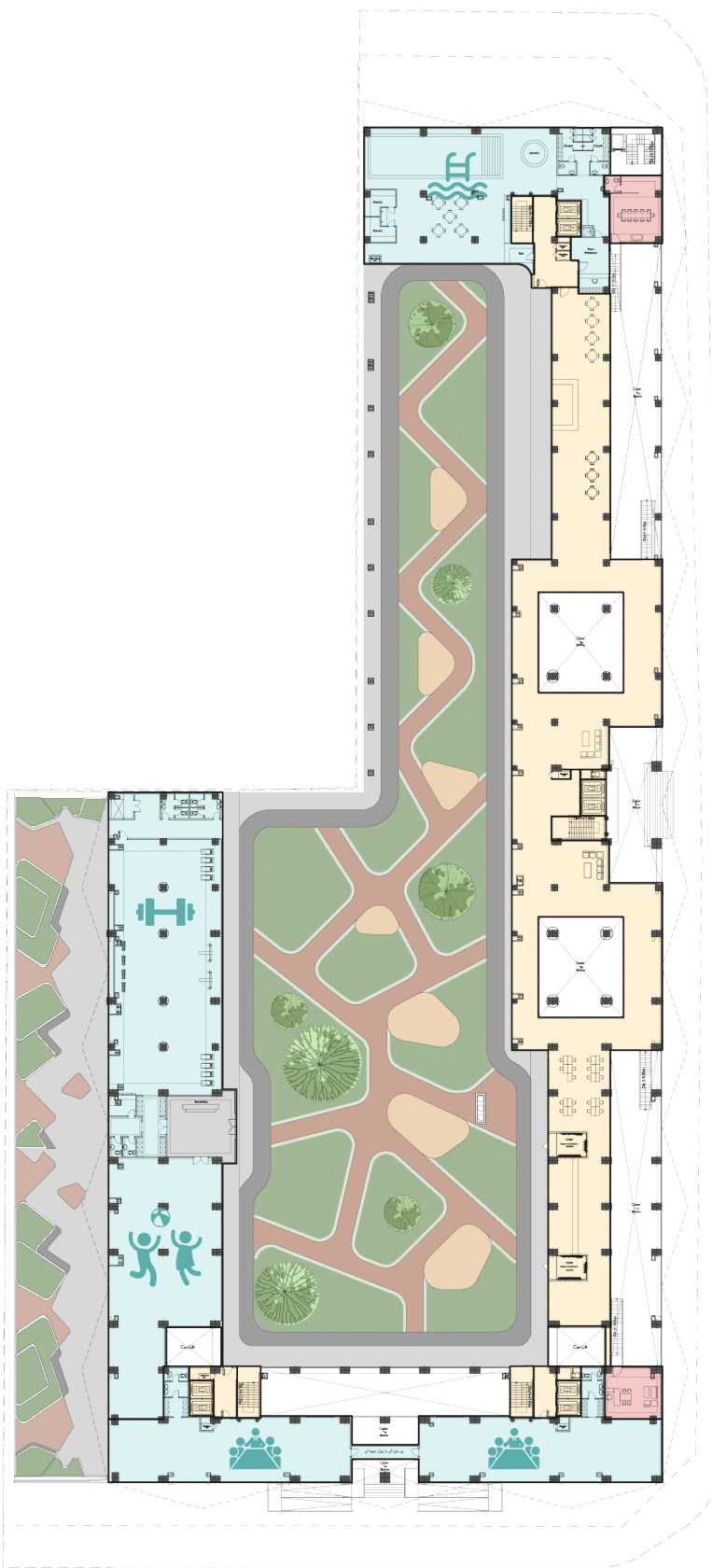


PLANS



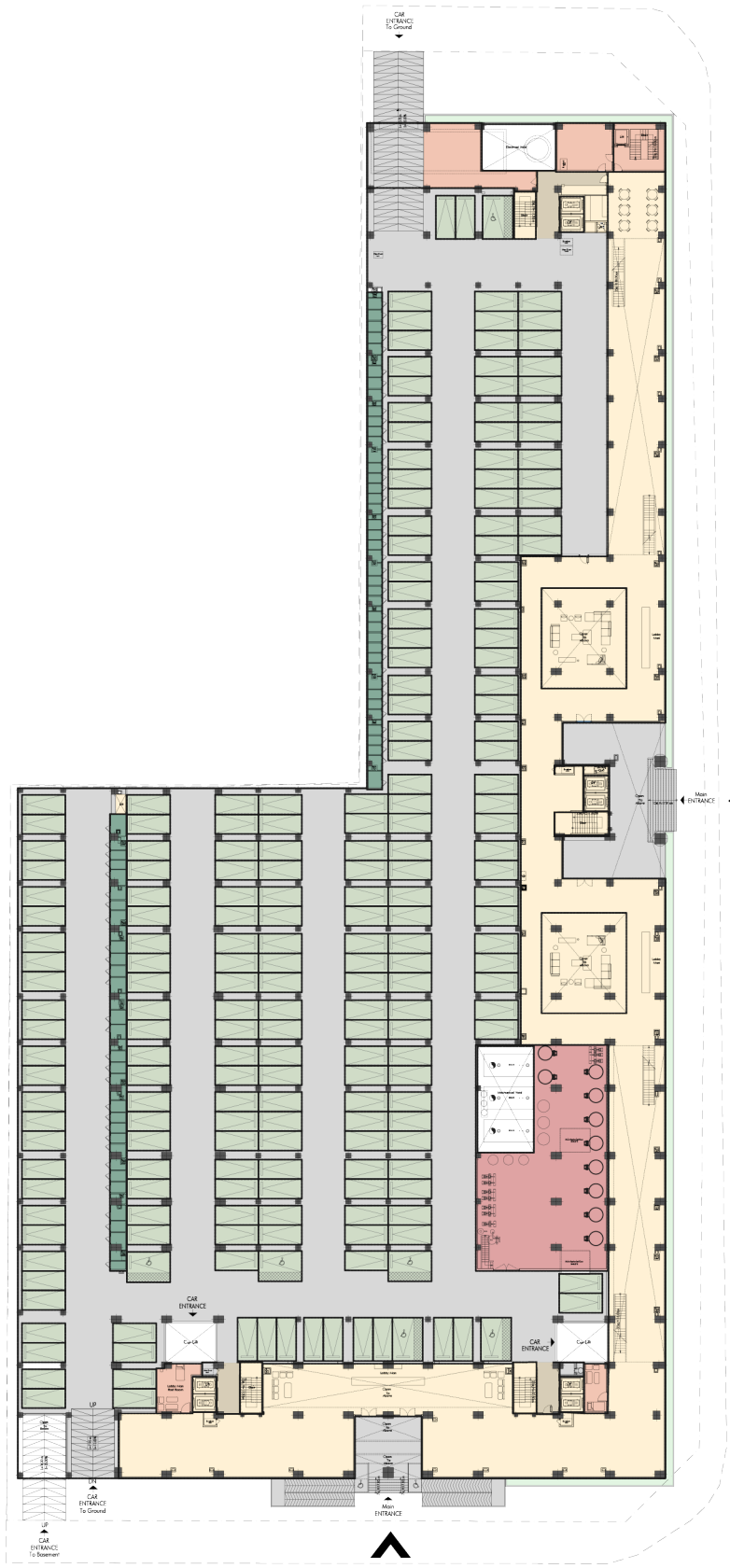
First Floor

Welfare Parkings Storages Lobby & Stairs



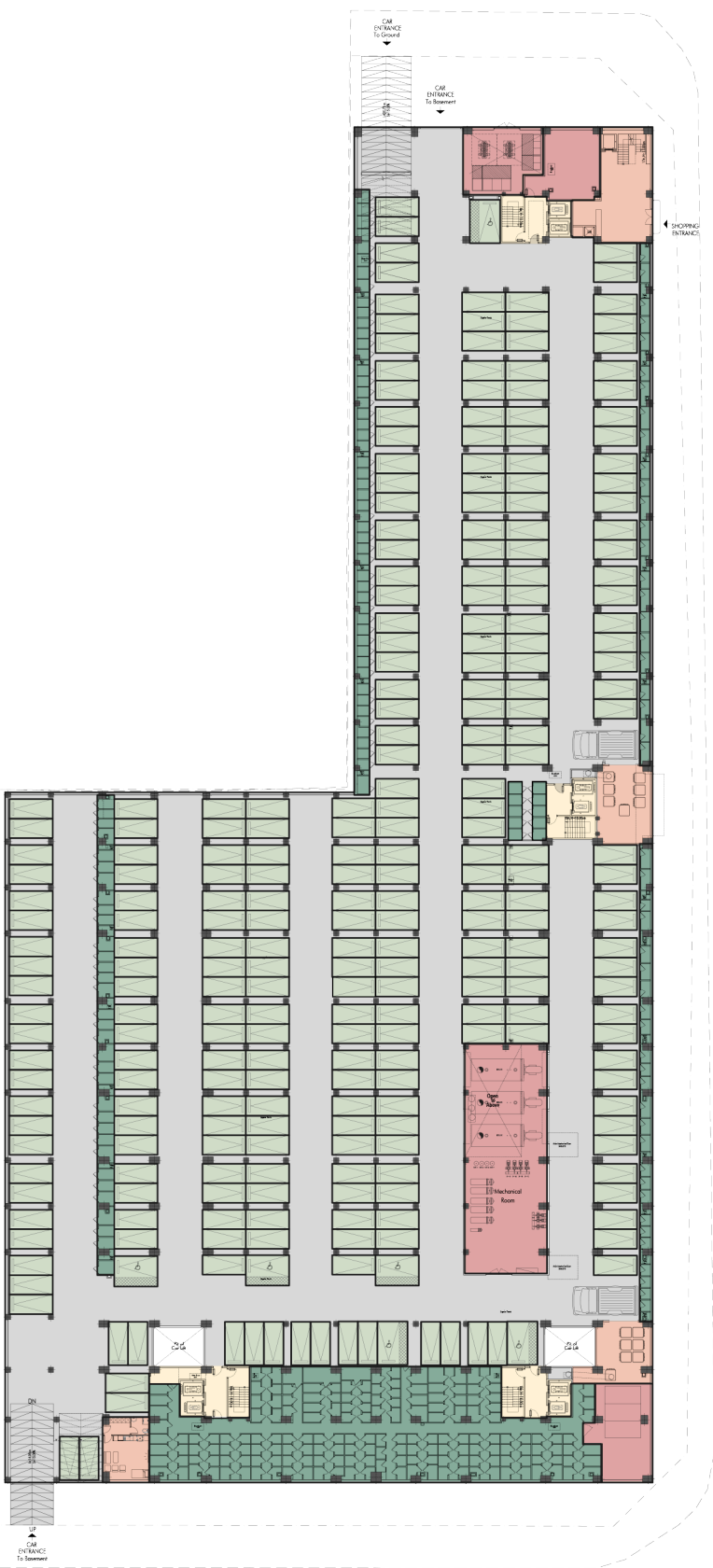
Mezzanine

Welfare Lobby & Stairs Management



Ground Floor

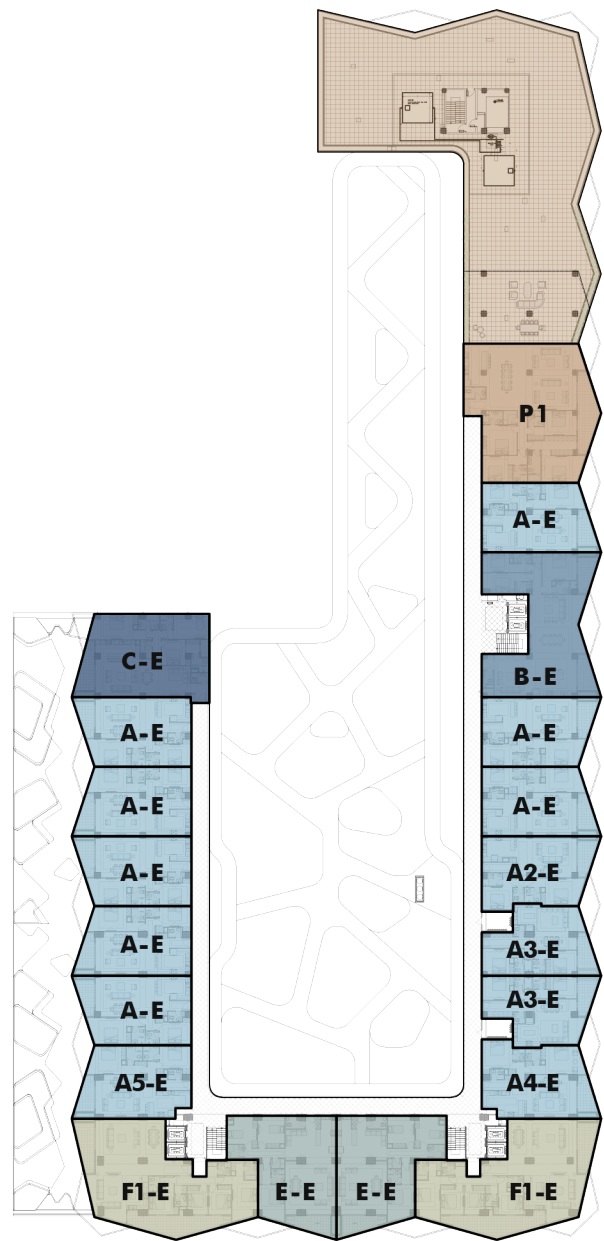
Lobby & Stairs Services Mechanicals Parkings Storages



Basement

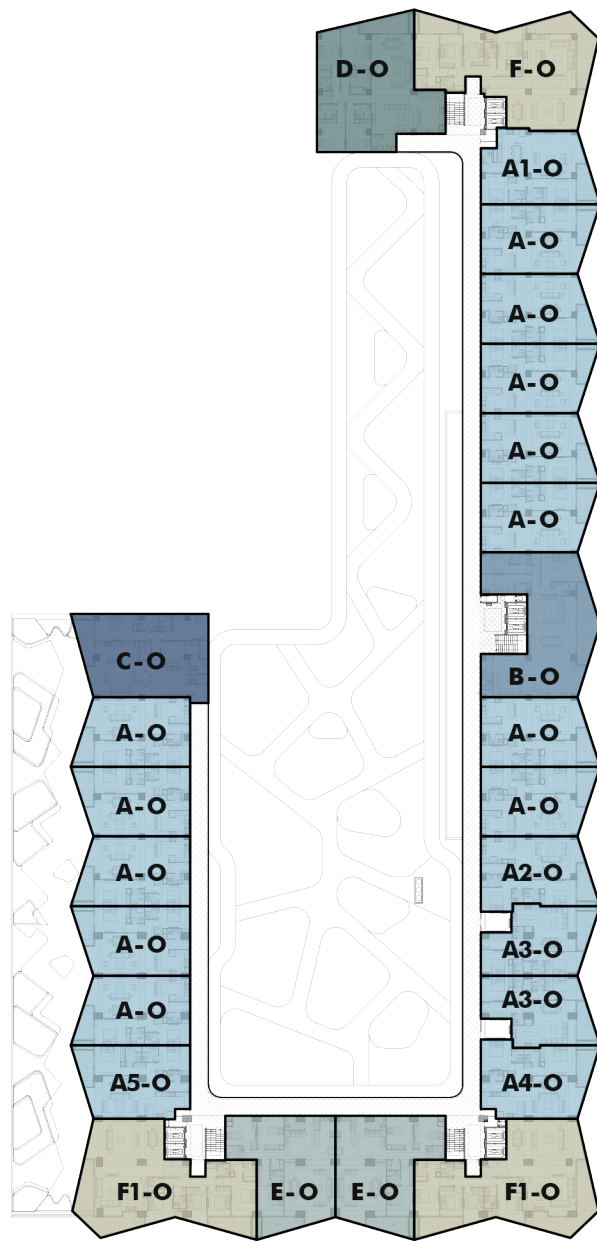
Lobby & Stairs Services Mechanicals Parkings Storages





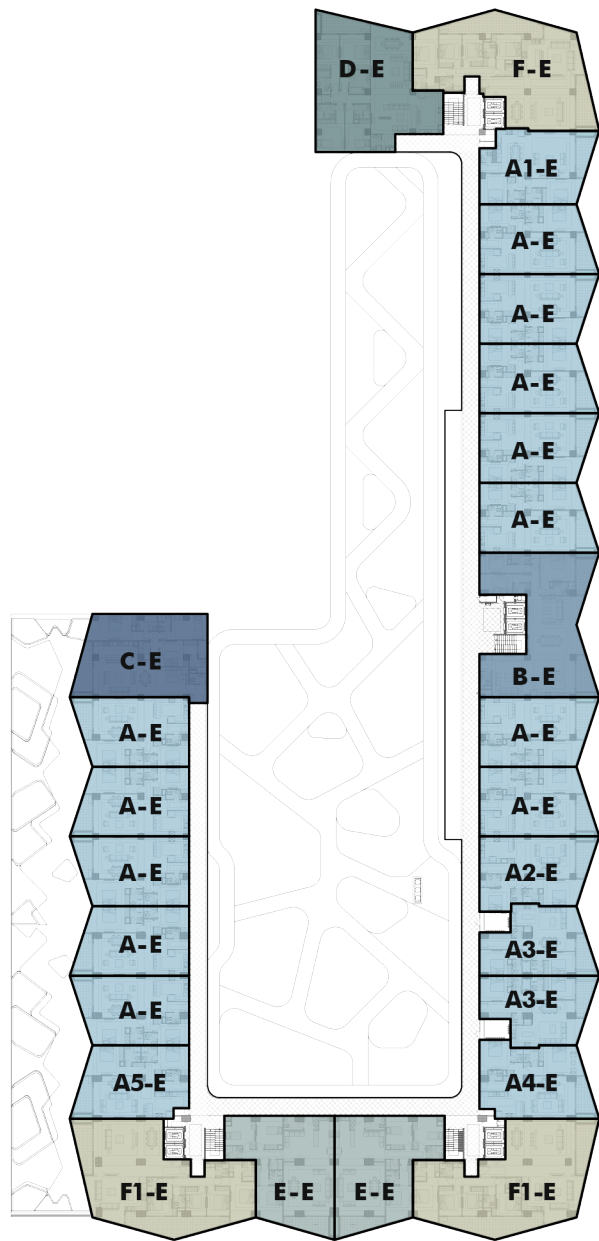
14th

Unit Type	Quantity
A-E	8
A2-E	1
A3-E	2
A4-E	1
A5-E	1
B-E	1
C-E	1
D-E	1
E-E	2
F1-E	2
P1	1



3th,5th,7th,9th,
11th,13th

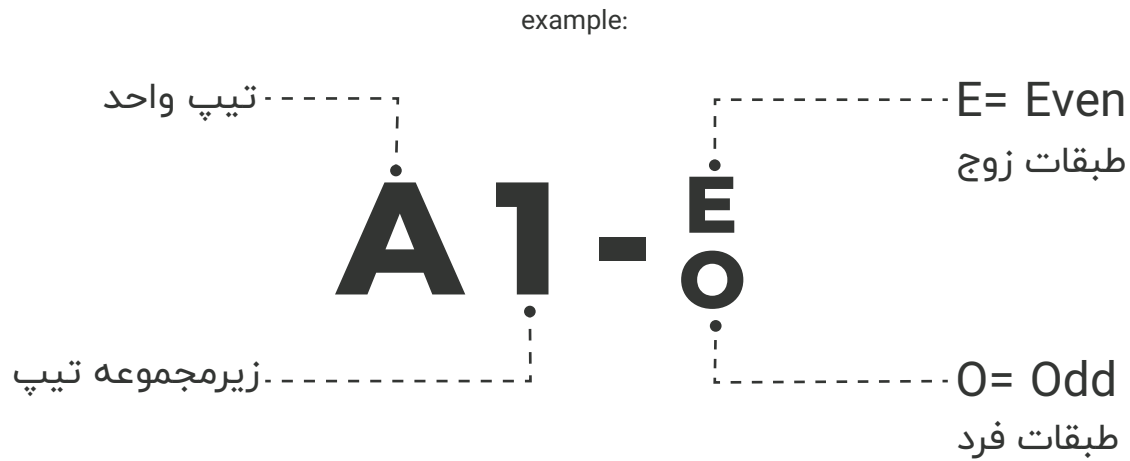
Unit Type	Quantity
A-O	12
A1-O	1
A2-O	1
A3-O	2
A4-O	1
A5-O	1
B-O	1
C-O	1
D-O	1
E-O	2
F-O	1
F1-O	2



2th,4th,6th,8th,
10th,12th

Unit Type	Quantity
A-E	12
A1-E	1
A2-E	1
A3-E	2
A4-E	1
A5-E	1
B-E	1
C-E	1
D-E	1
E-E	2
F-E	1
F1-E	2

Types Naming



A ----- Economics----- 100-130 m²

B ----- Middles ----- 198-200 m²

C ----- End-Lefts----- 168-172 m²

D ----- End-Rights ----- 224-226 m²

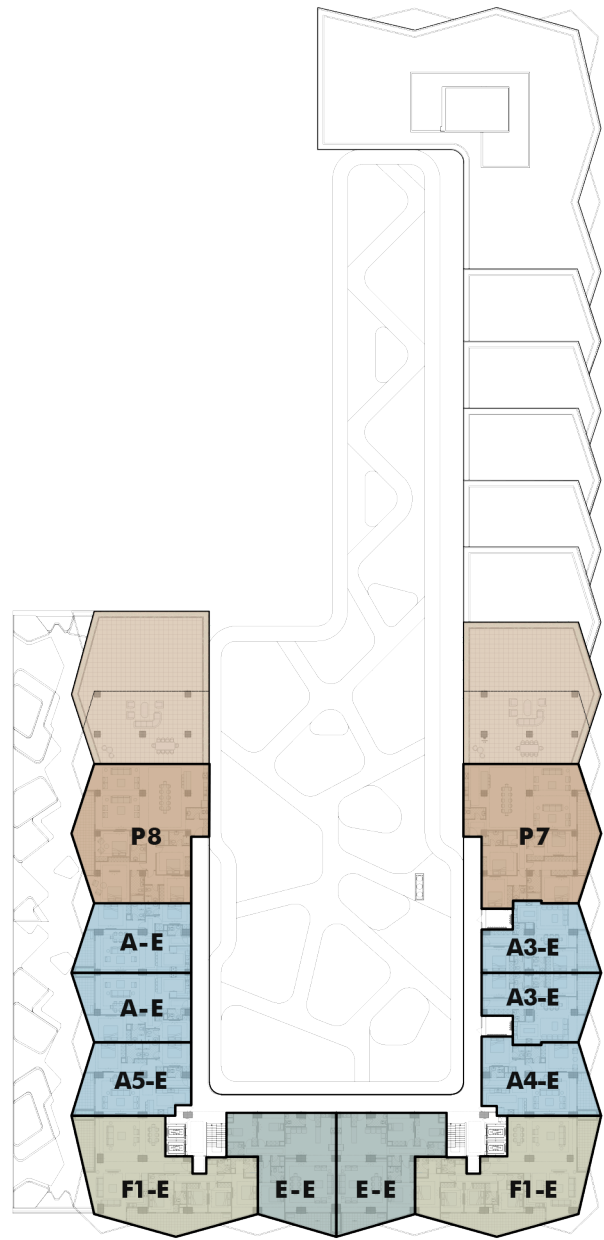
E ----- Centrals ----- 164-165 m²

F ----- Corners ----- 214-225 m²

G ----- One & Only ----- 101-102 m²

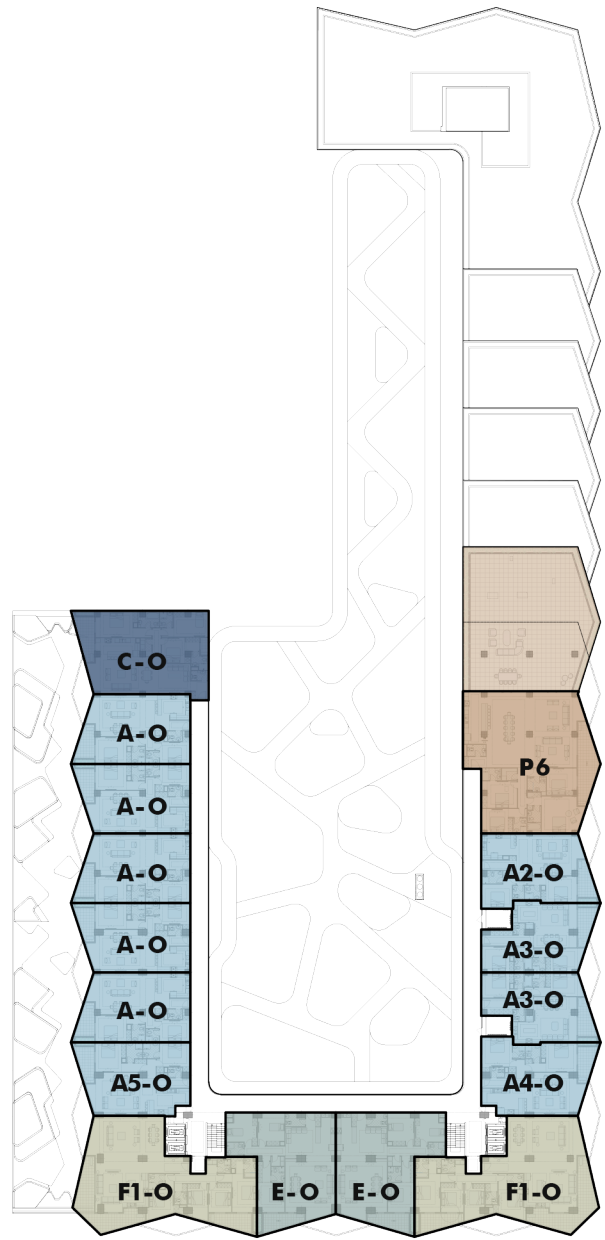
P ----- Penthouses ----- 218-269 m²

LP----- Luxury Penthouses-- 730-740 m²



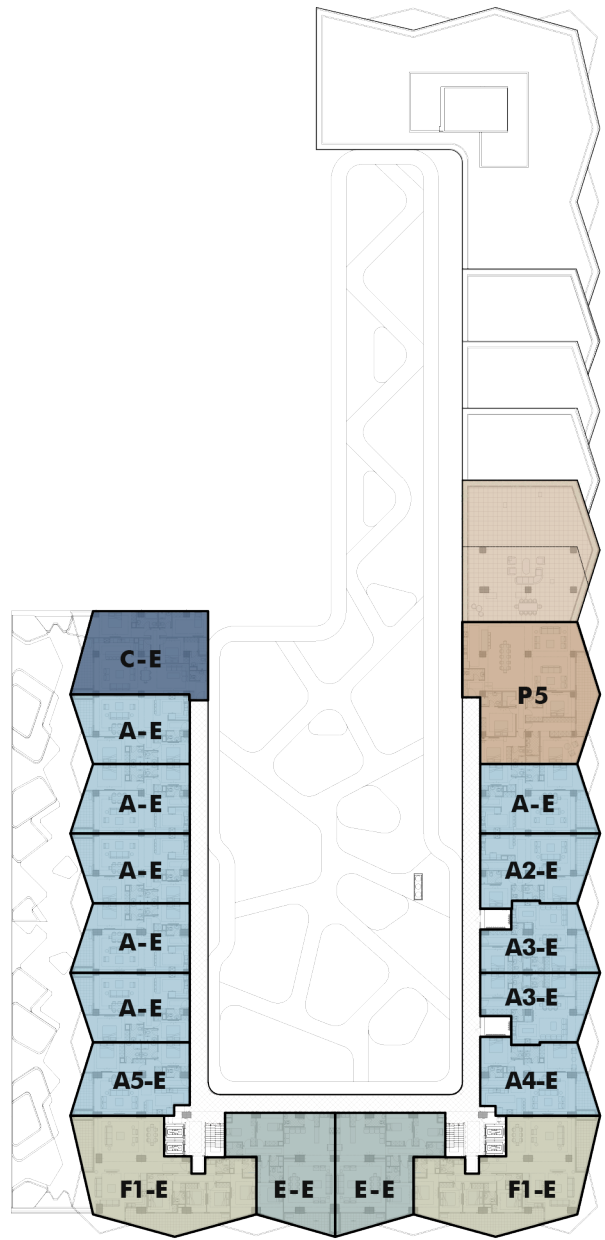
20th

Unit Type	Quantity
A-E	2
A3-E	2
A4-E	1
A5-E	1
E-E	2
F1-E	2
P7	1
P8	1



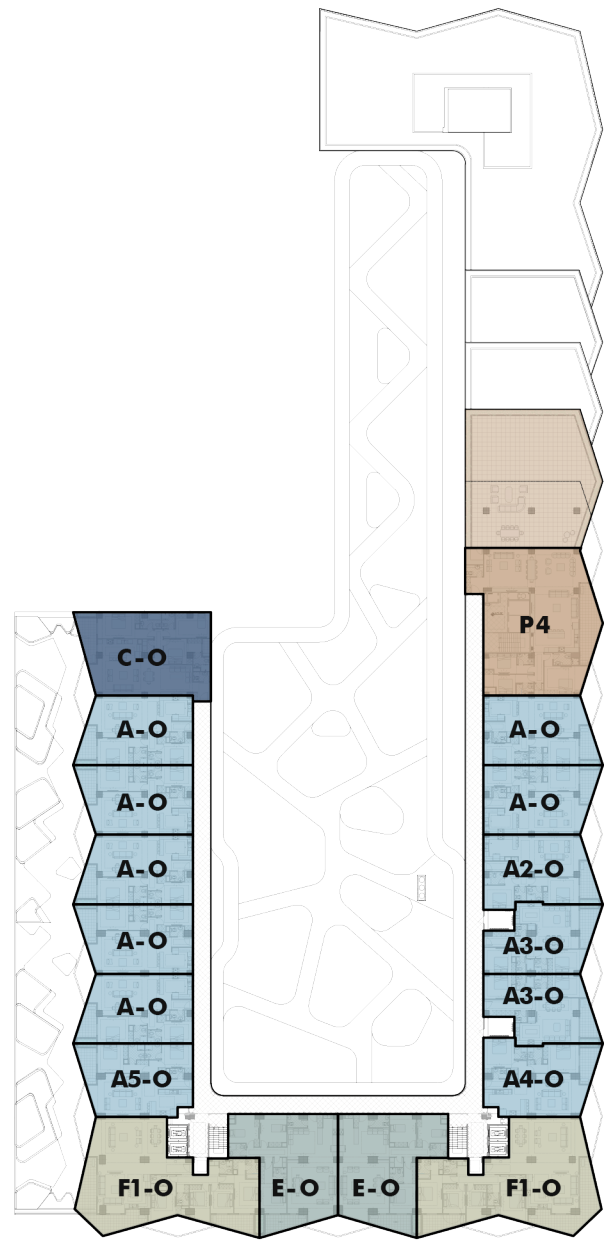
19th

Unit Type	Quantity
A-O	5
A2-O	1
A3-O	2
A4-O	1
A5-O	1
C-O	1
E-O	2
F1-O	2
P6	1



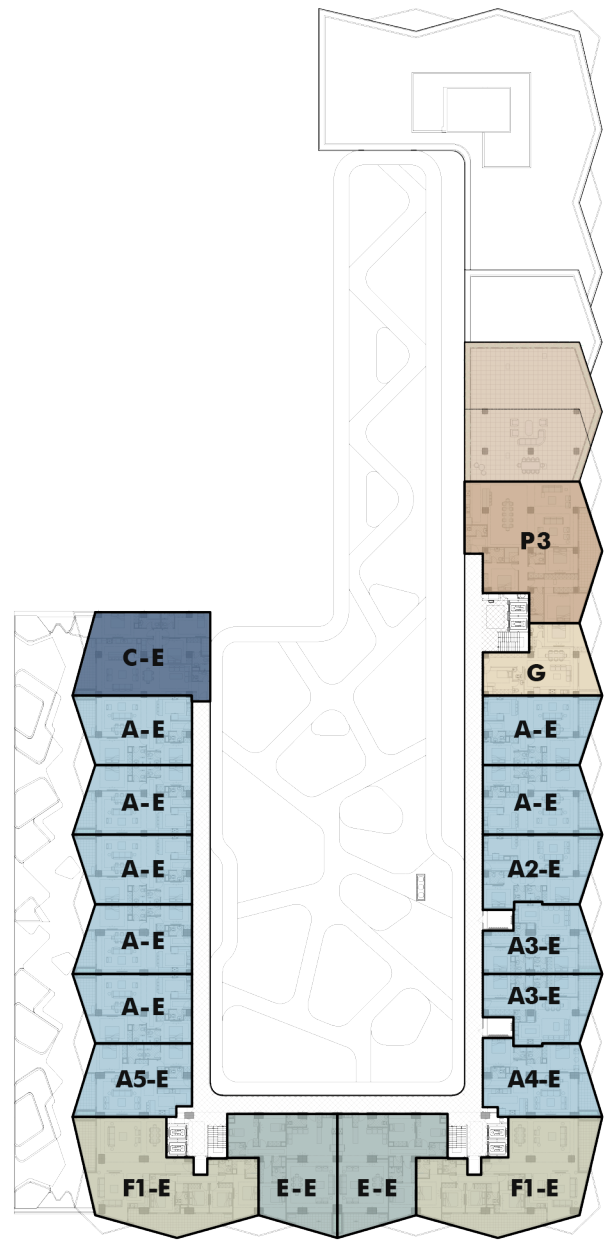
18th

Unit Type	Quantity
A-E	6
A2-E	1
A3-E	2
A4-E	1
A5-E	1
C-E	1
E-E	2
F1-E	2
P5	1



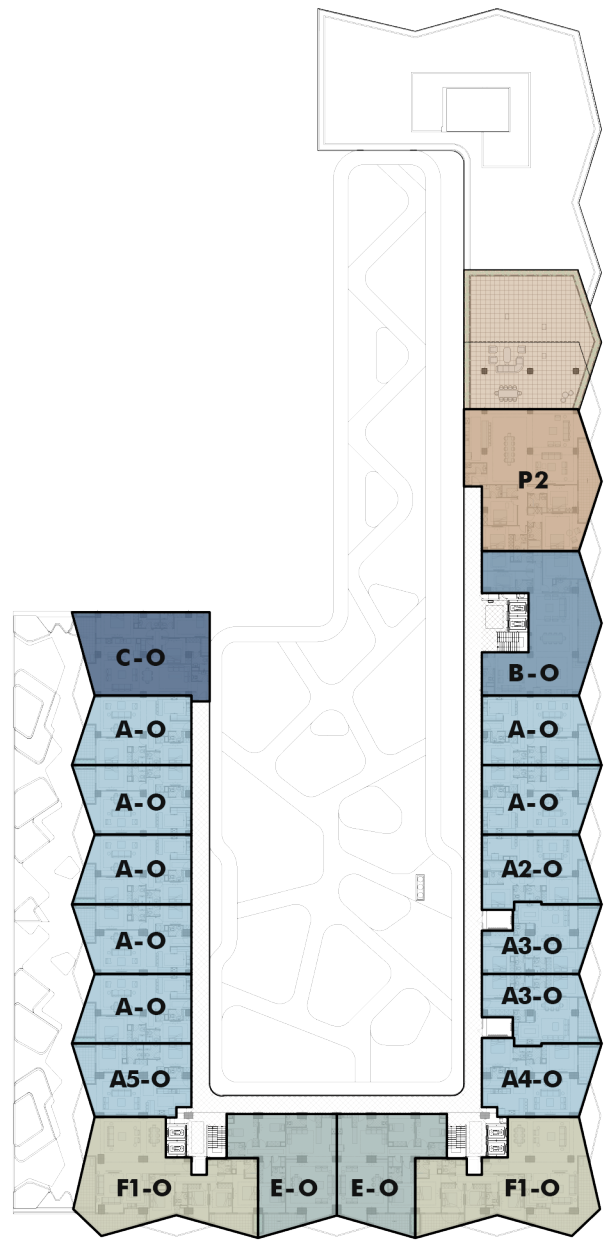
17th

Unit Type	Quantity
A-O	7
A2-O	1
A3-O	2
A4-O	1
A5-O	1
C-O	1
E-O	2
F1-O	2
P4	1



16th

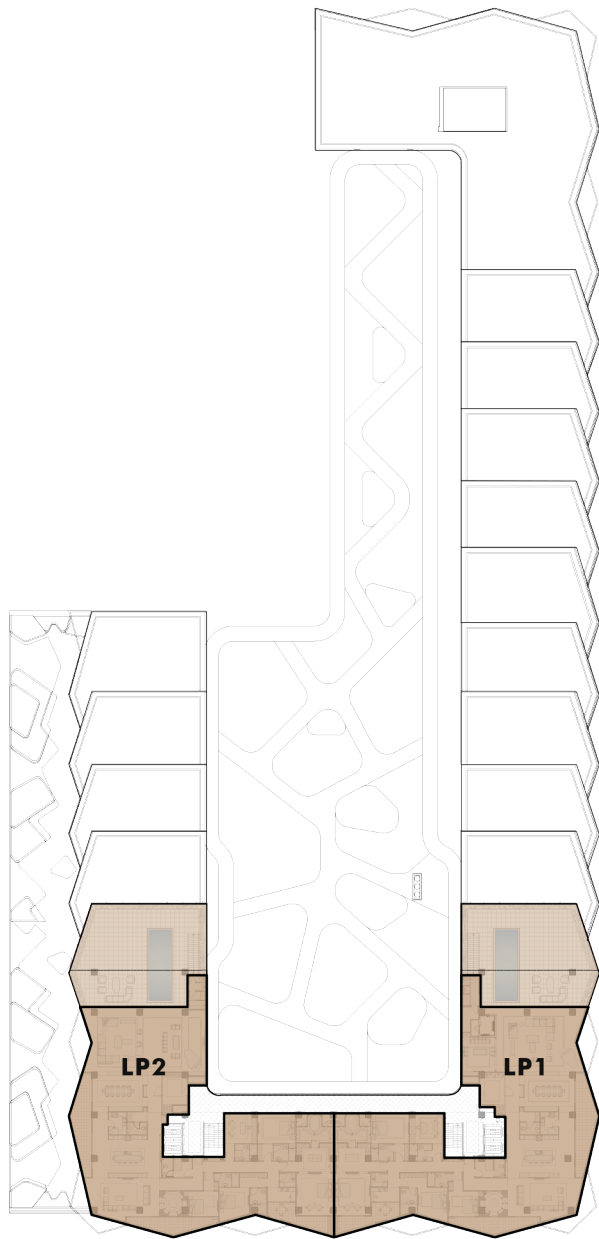
Unit Type	Quantity
A-E	7
A2-E	1
A3-E	2
A4-E	1
A5-E	1
C-E	1
E-E	2
F1-E	2
G	1
P3	1



15th

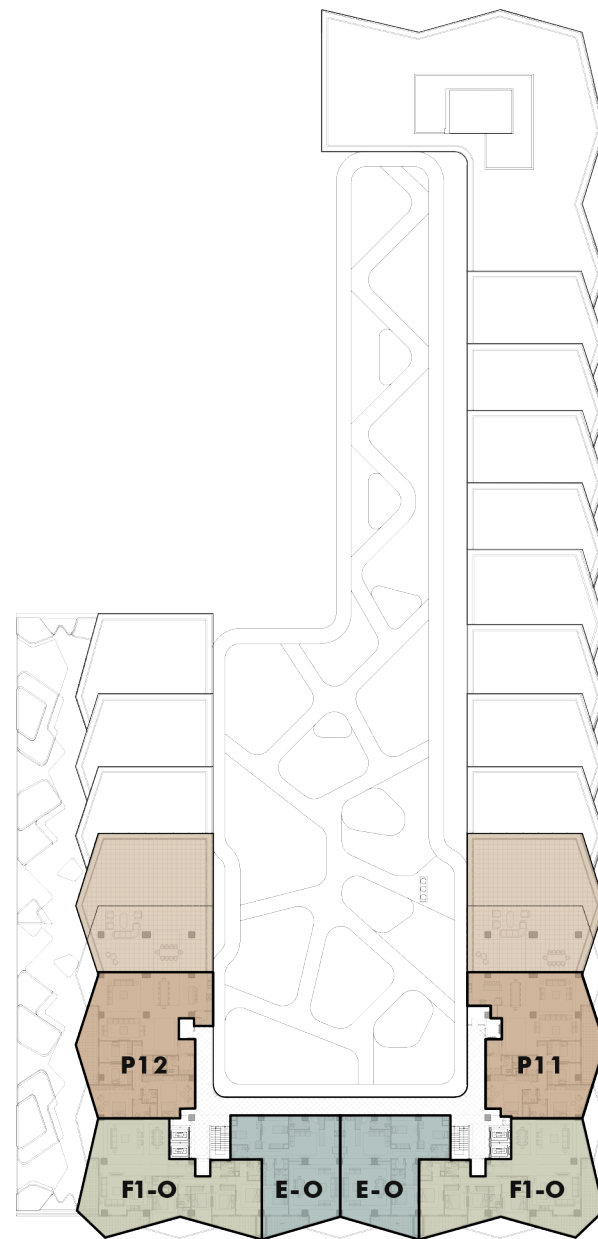
Unit Type	Quantity
A-O	7
A2-O	1
A3-O	2
A4-O	1
A5-O	1
B-O	1
C-O	1
E-O	2
F1-O	2
P2	1





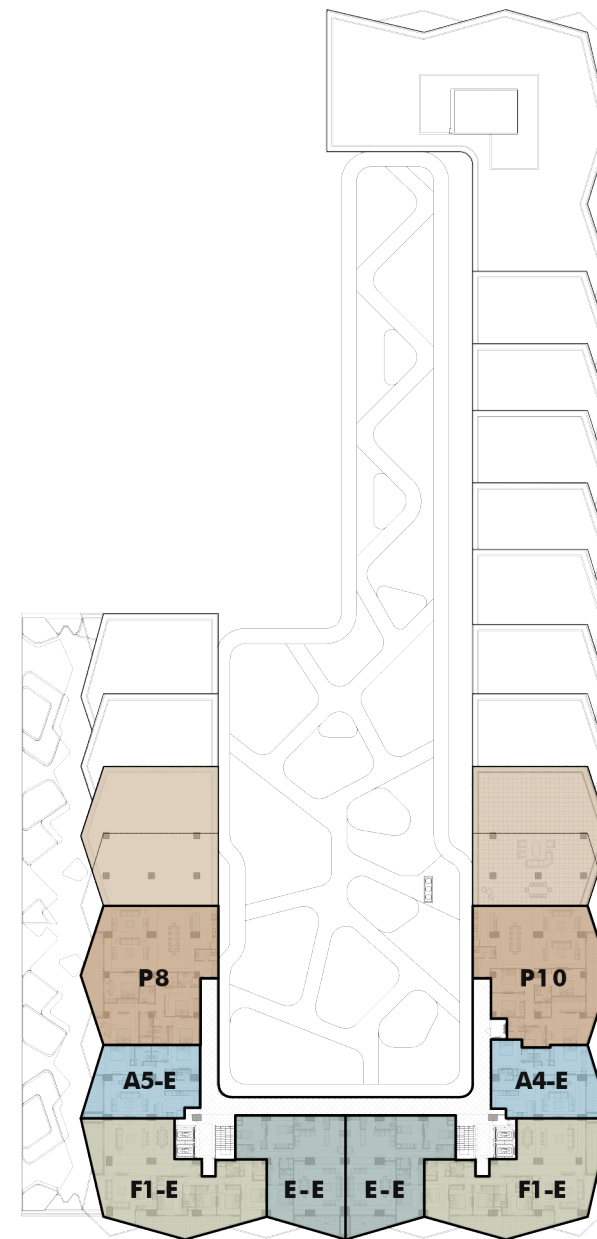
24th

Unit Type	Quantity
LP1	1
LP2	1



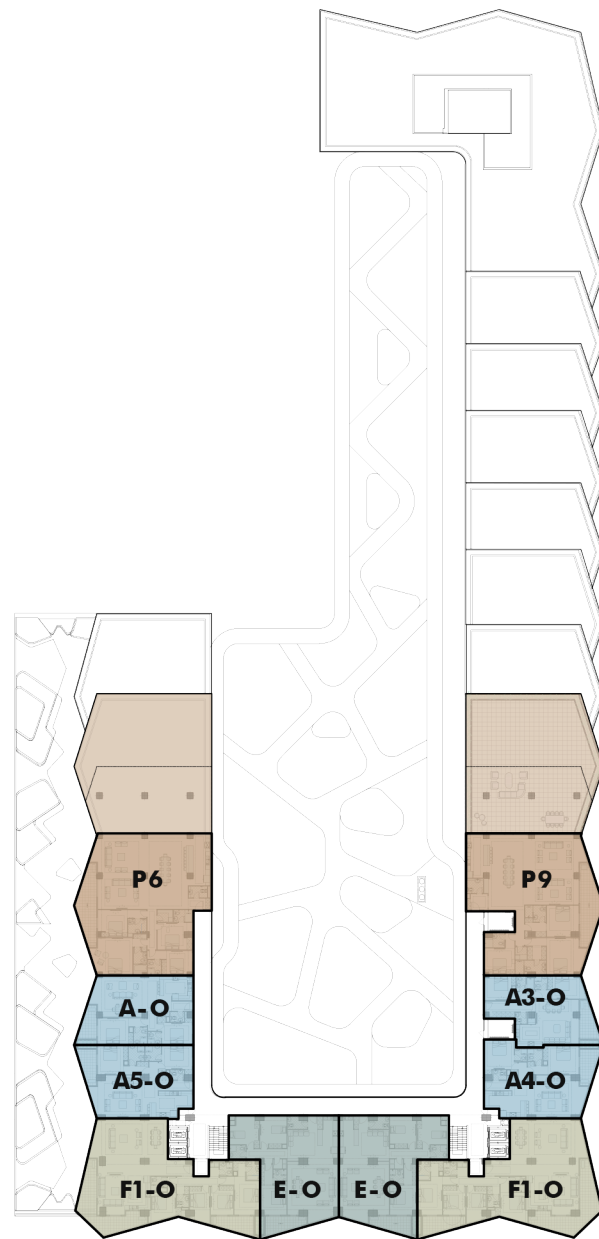
23th

Unit Type	Quantity
E-O	2
F1-O	2
P11	1
P12	1



22th

Unit Type	Quantity
A4-E	1
A5-E	1
E-E	2
F1-E	2
P8	1
P10	1



21th

Unit Type	Quantity
A-O	1
A3-O	1
A4-O	1
A5-O	1
E-O	2
F1-O	2
P6	1
P9	1



"Economics"

A total of 298 units of this type, with an approximate area ranging from 118 to 140 square meters, representing the largest distribution within the tower. This is an economical two-bedroom unit type.

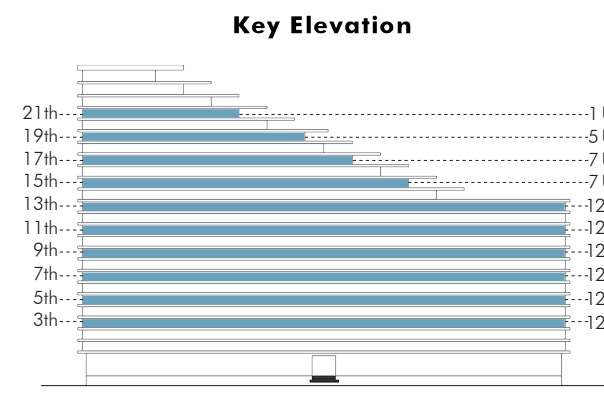
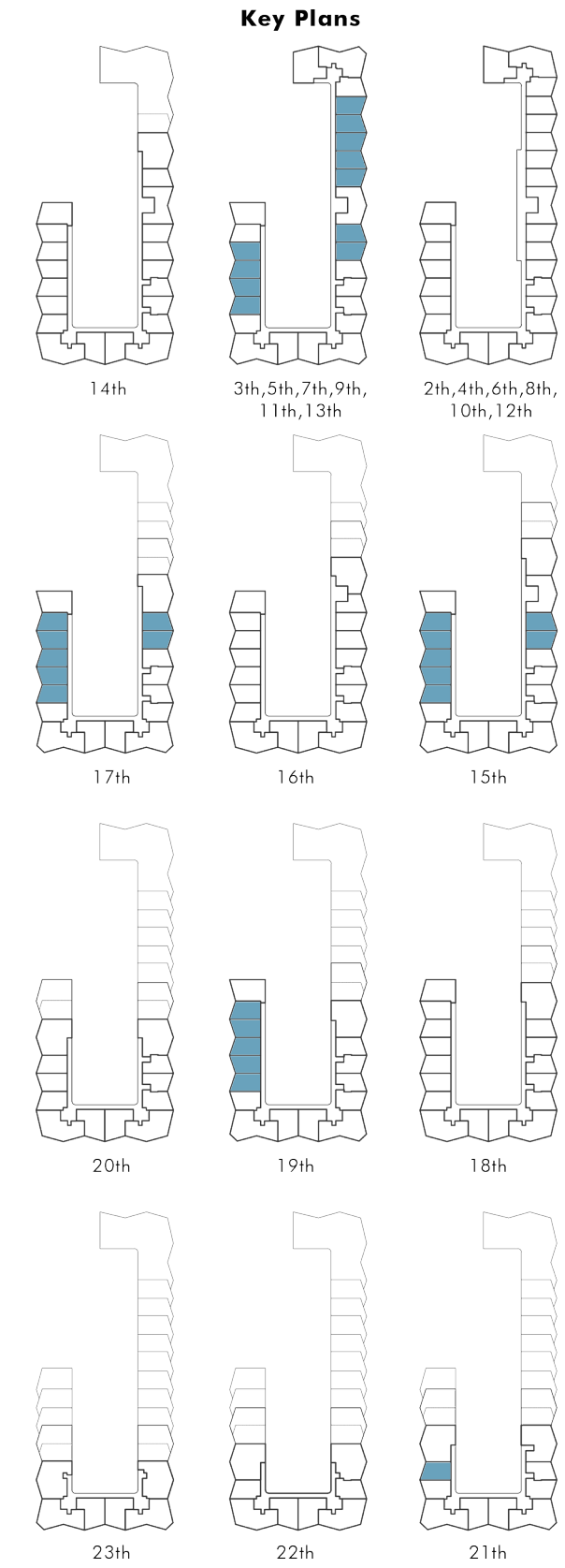
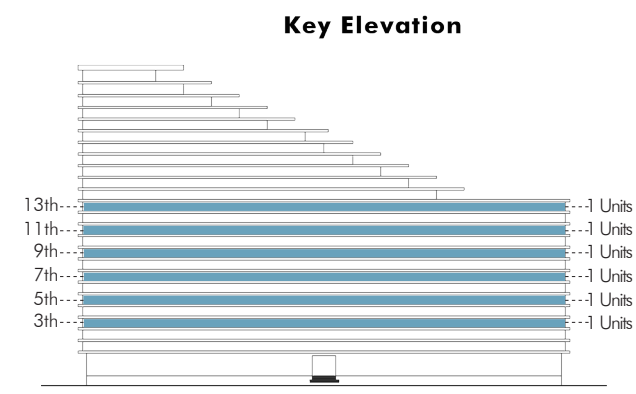
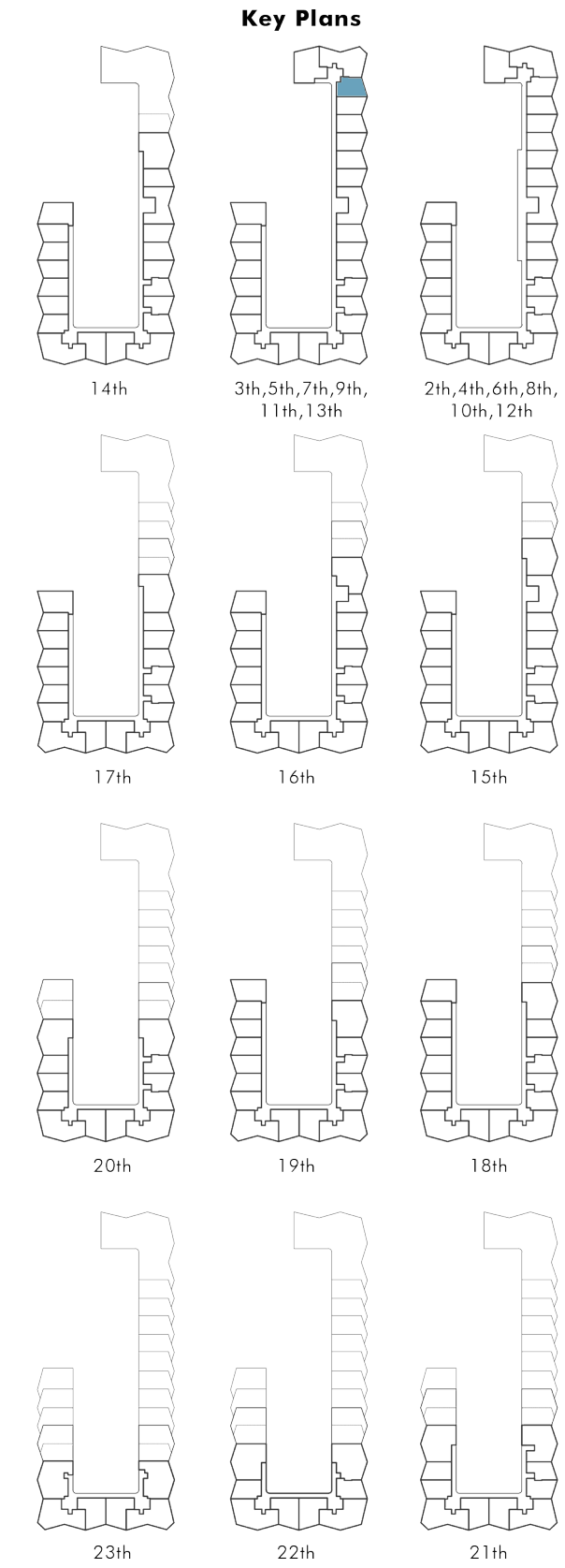
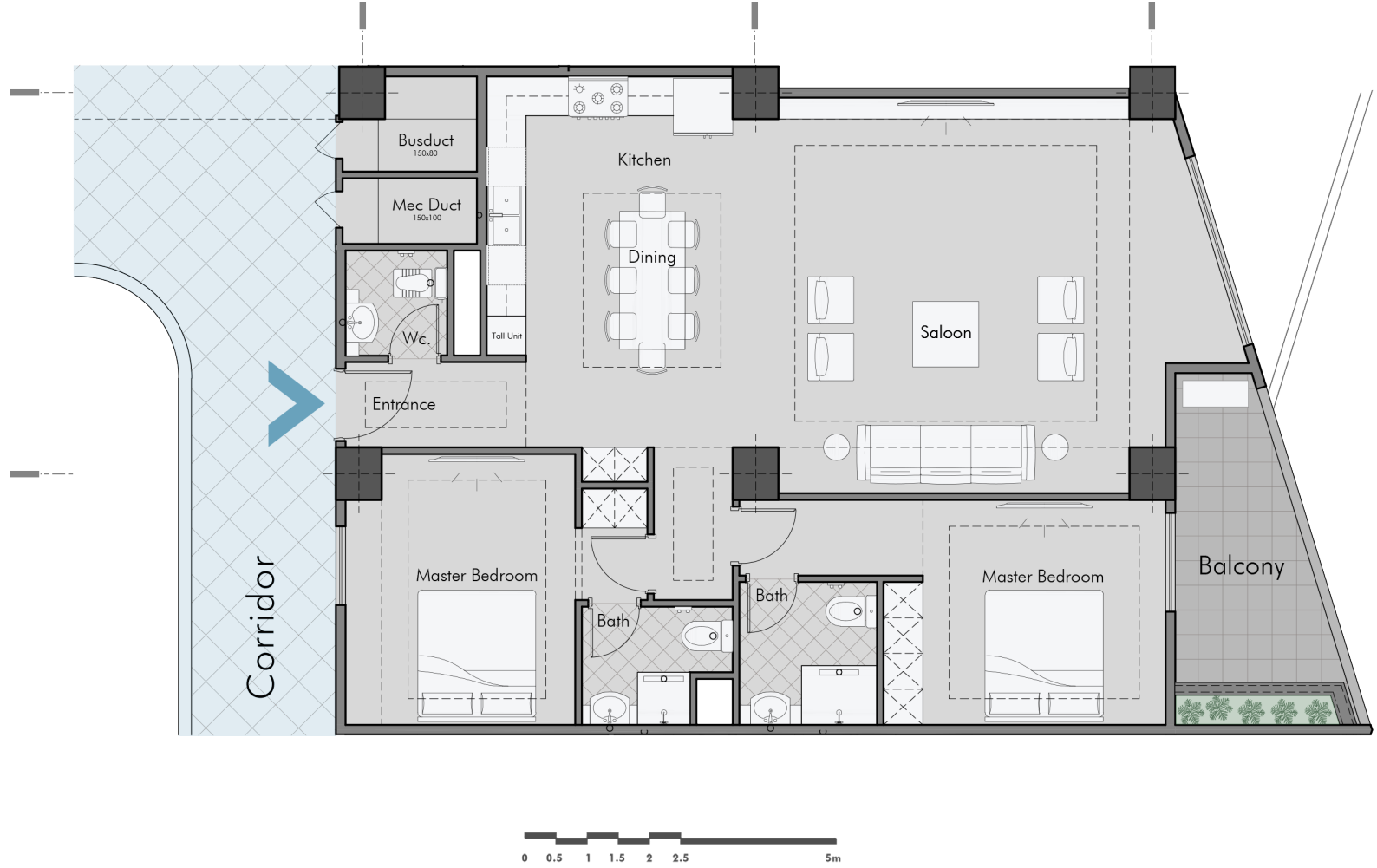
مجموعاً شامل ۲۹۸ واحد از این تیپ که مساحت تقریبی آنها بین ۱۱۸ تا ۱۴۰ متر مربع است و بیشترین پراکندگی را در برج دارد. این تیپ، واحدهای اقتصادی دو خوابه را شامل می‌شود

Type -A

A1-O

2x bedrooms
3x bathrooms

Unit Area	122.74m ²
Balcony Area	11.73m ²
Total Area	134.47m ²



A-O

2x bedrooms
3x bathrooms

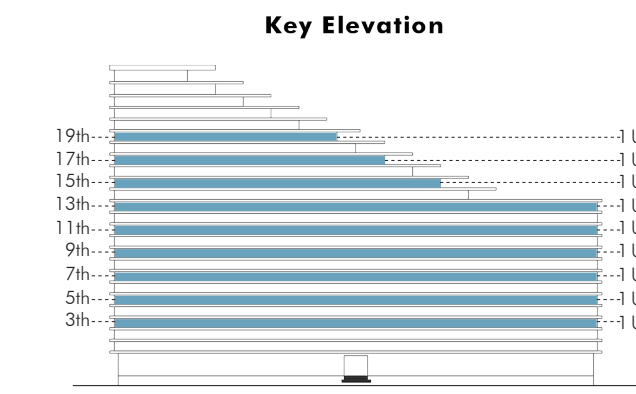
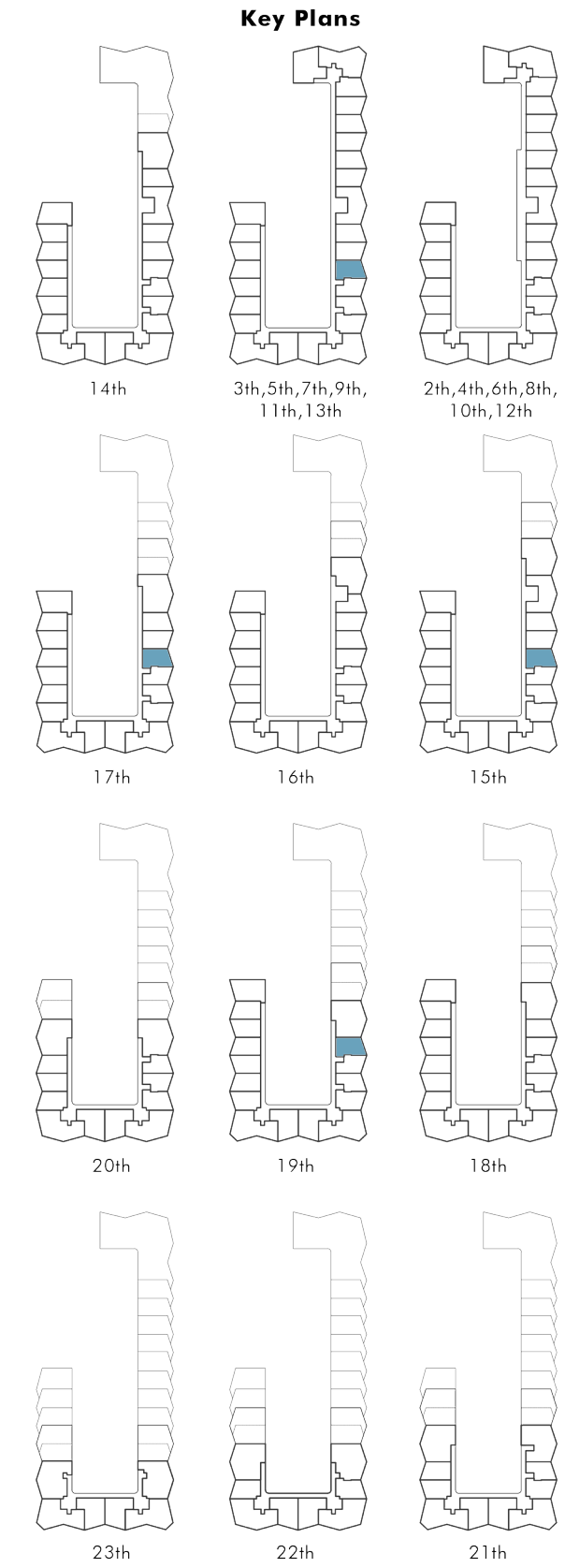
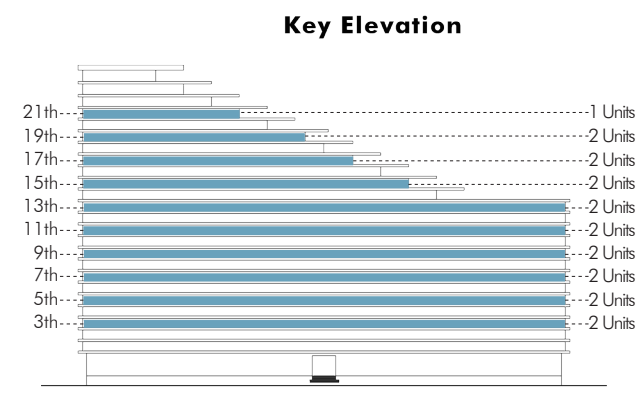
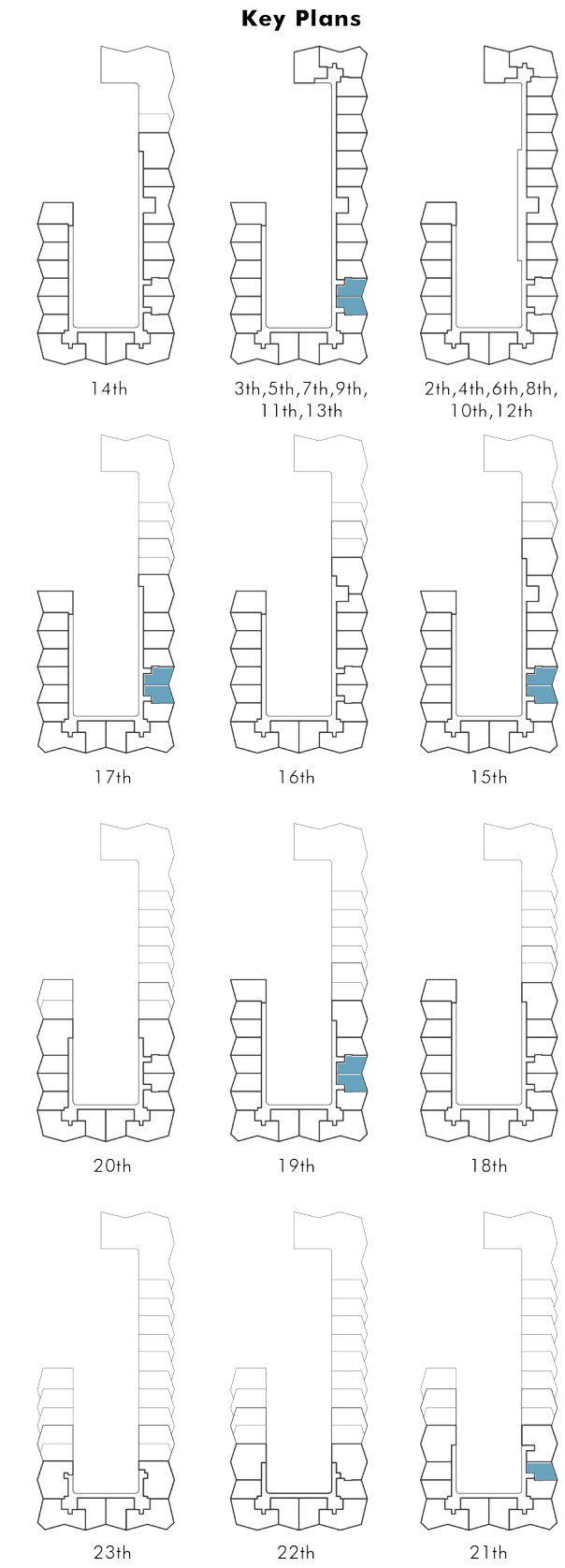
Unit Area	120.40m ²
Balcony Area	11.16m ²
Total Area	131.56m ²



A3-O

2x bedrooms
3x bathrooms

Unit Area	105.90m ²
Balcony Area	12.00m ²
Total Area	117.90m ²



A2-O

2x bedrooms
3x bathrooms

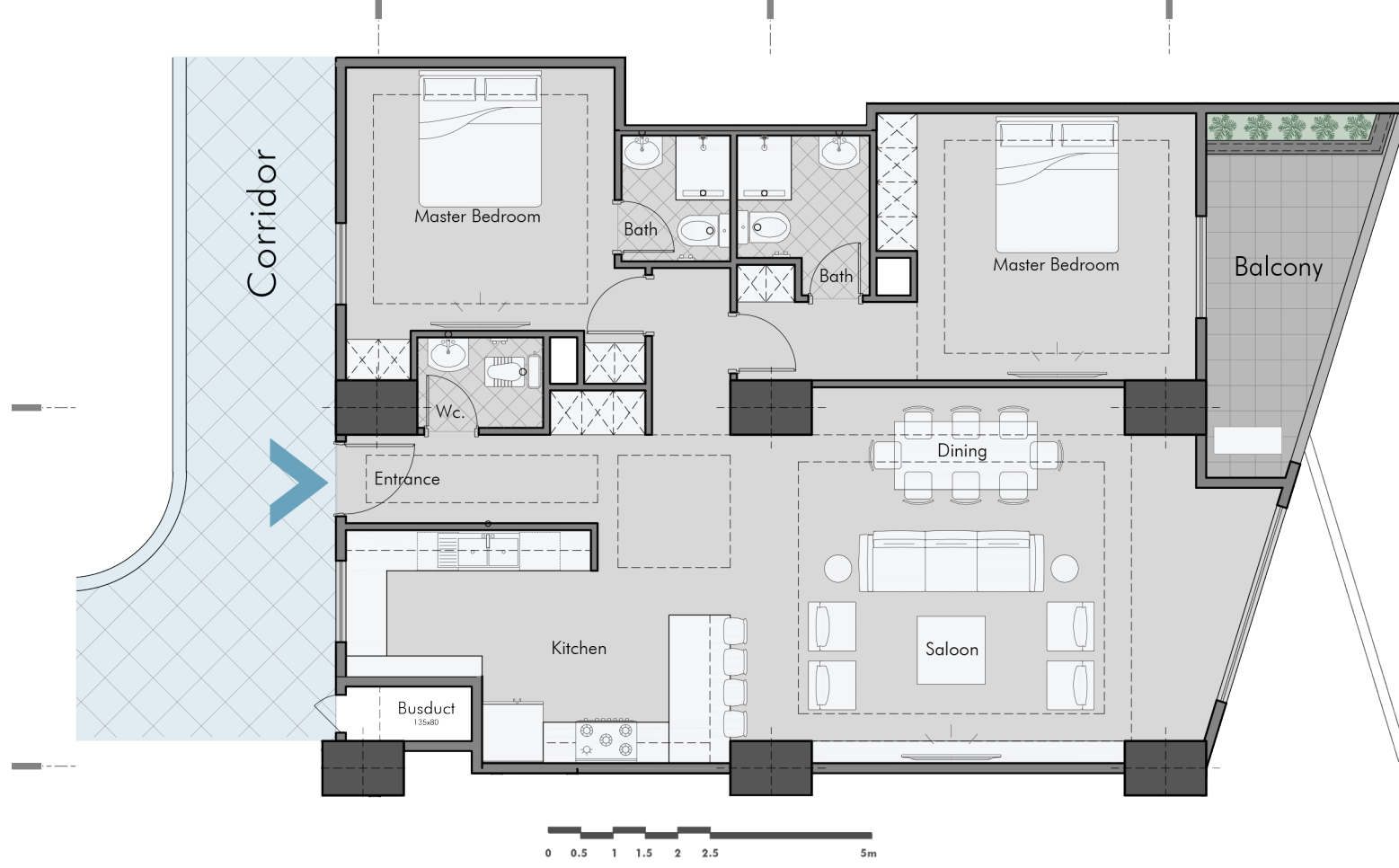
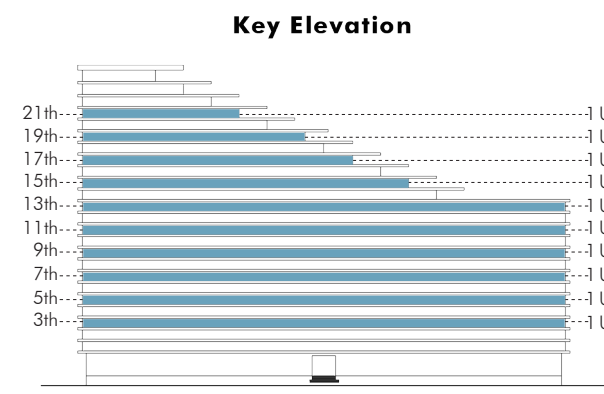
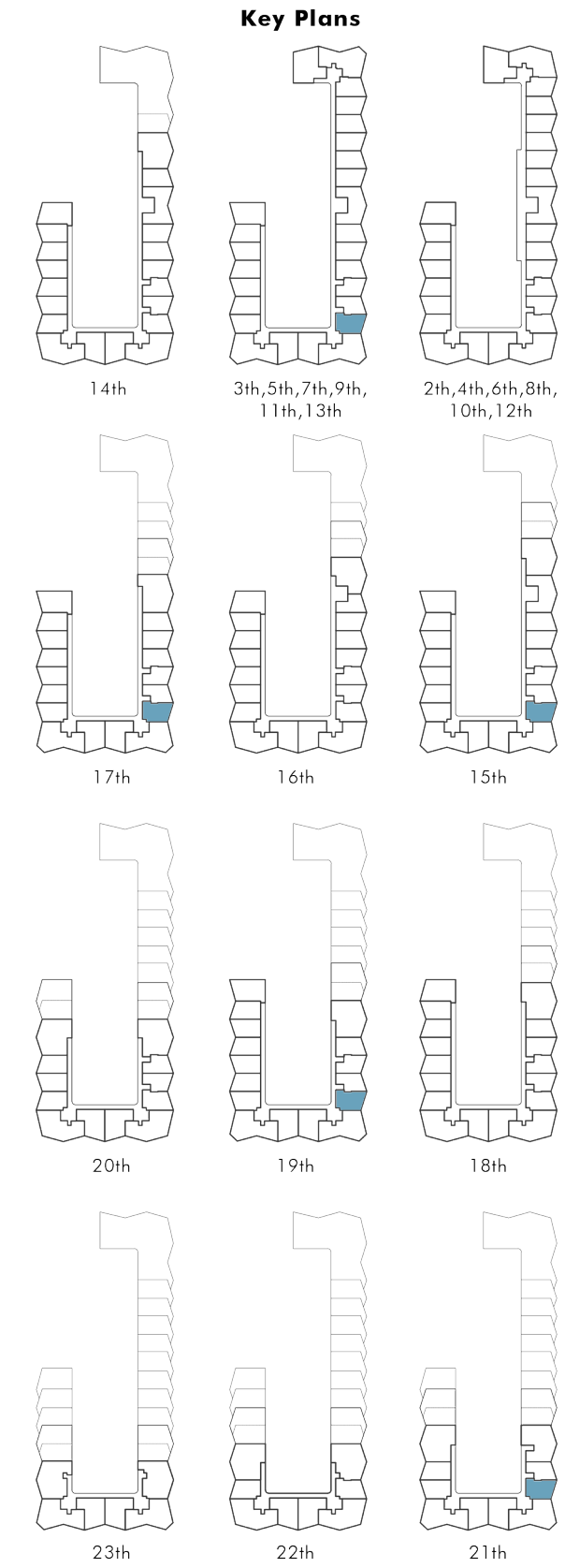
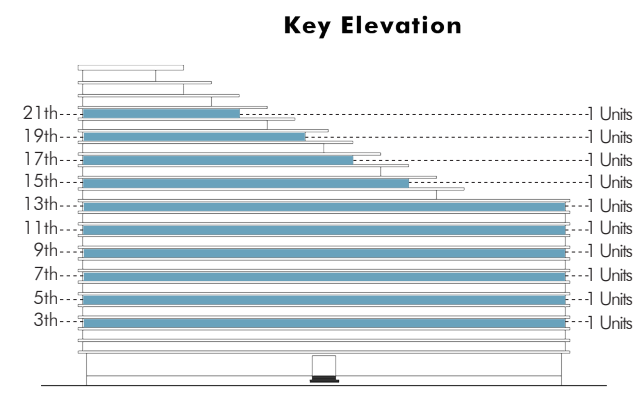
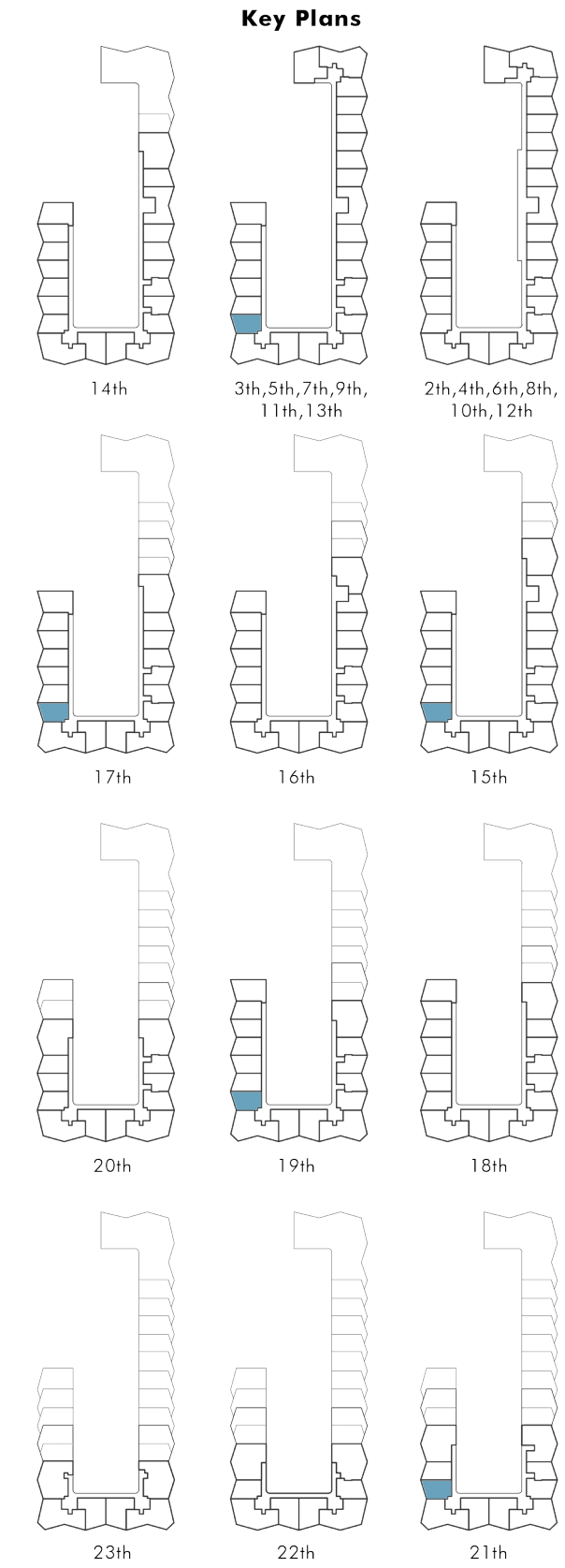
Unit Area	121.70m ²
Balcony Area	11.78m ²
Total Area	133.48m ²



A5-O

2x bedrooms
3x bathrooms

Unit Area	124.02m ²
Balcony Area	11.78m ²
Total Area	135.80m ²



A4-O

2x bedrooms
3x bathrooms

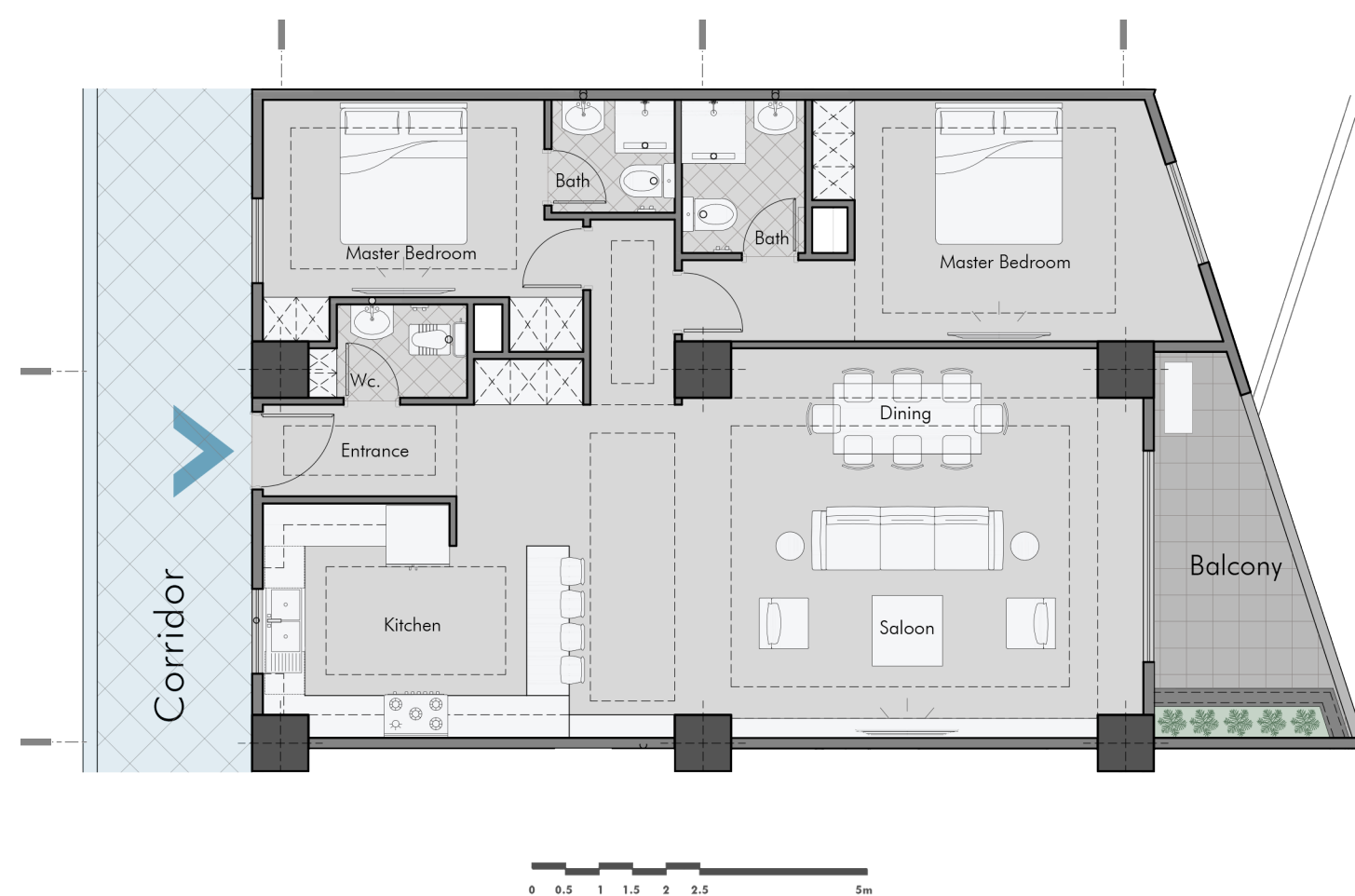
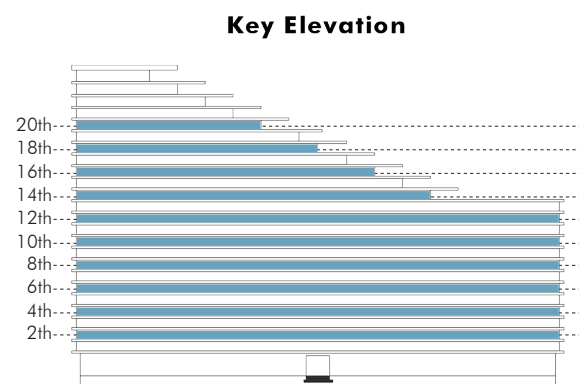
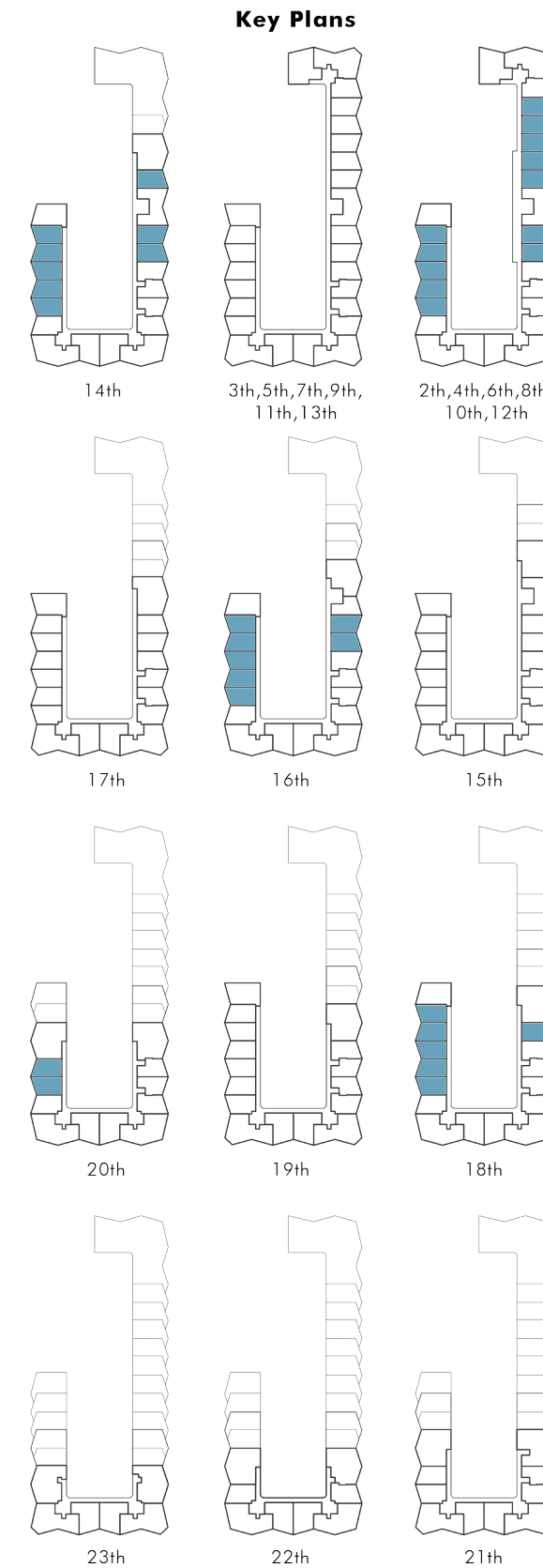
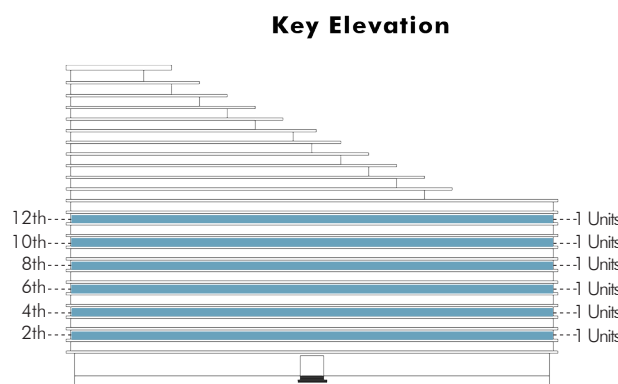
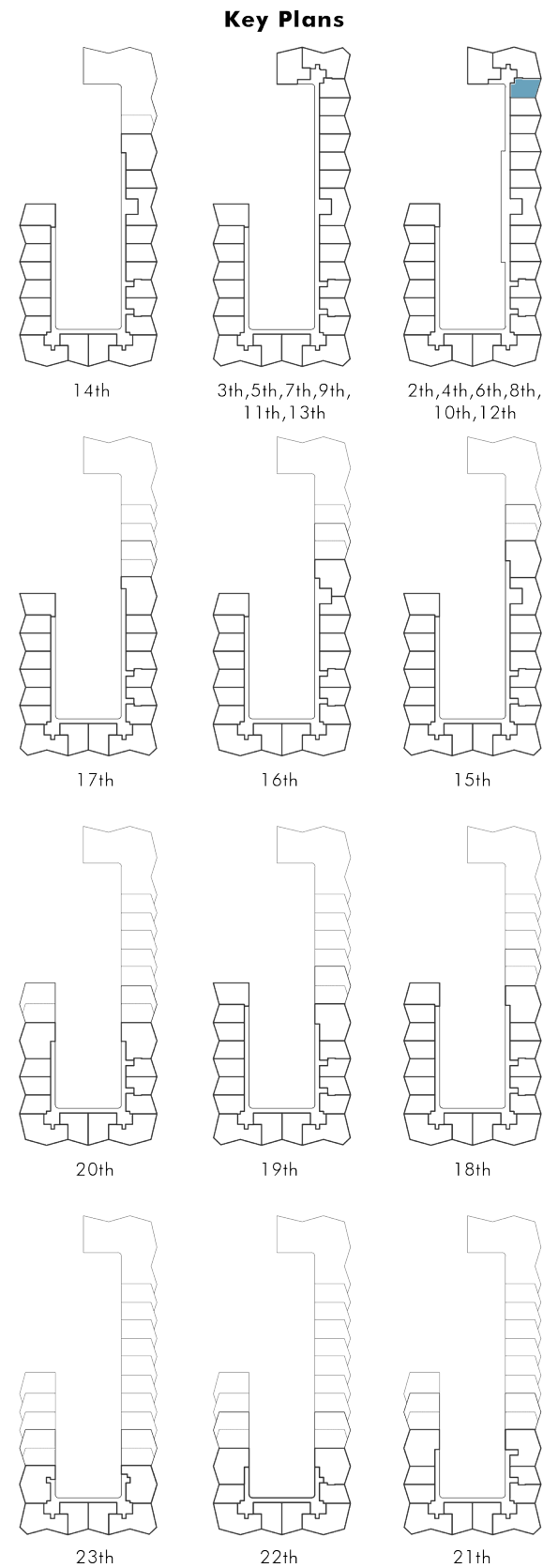
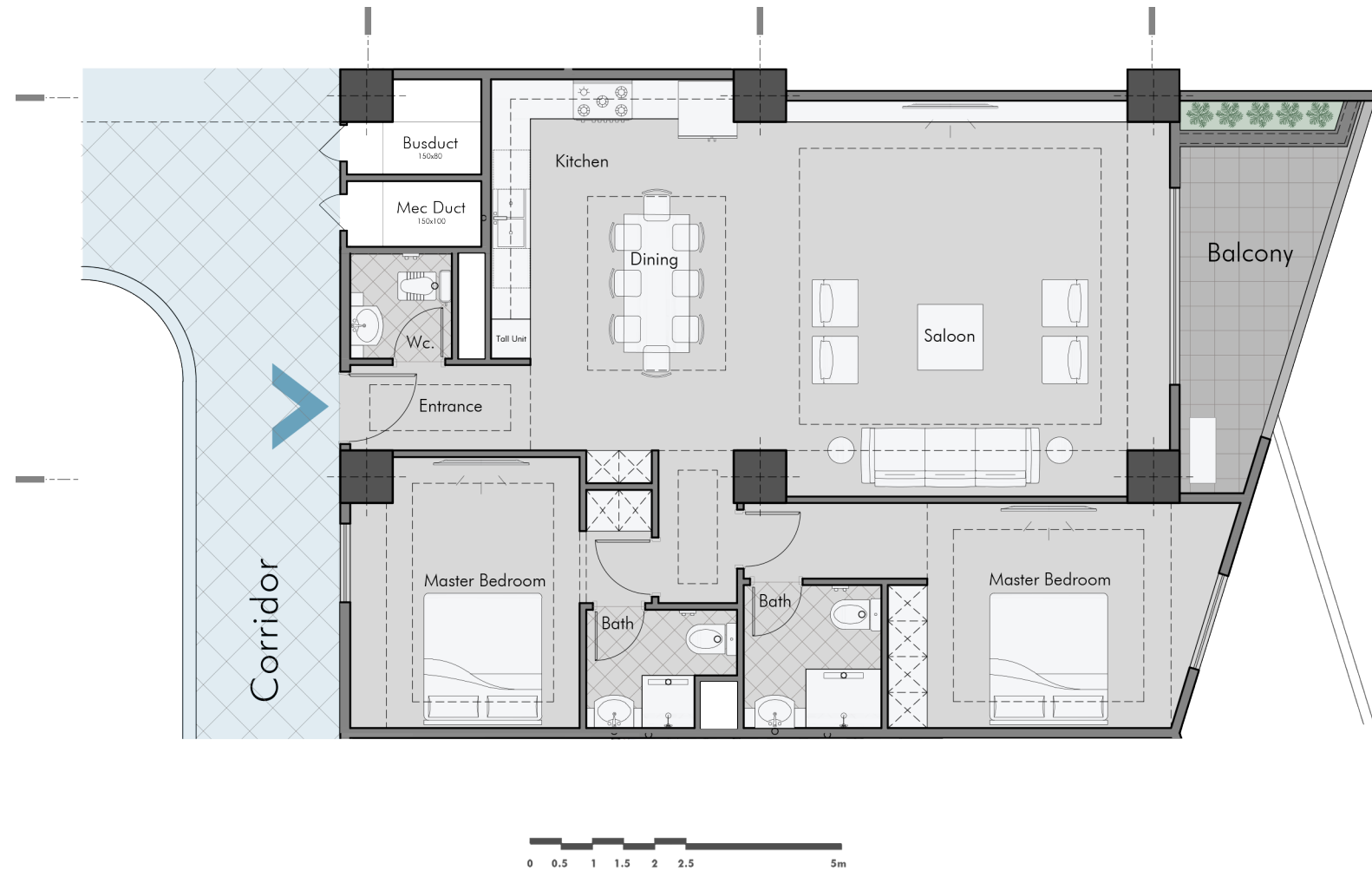
Unit Area	125.32m ²
Balcony Area	11.73m ²
Total Area	137.05m ²



A1-E

2x bedrooms
3x bathrooms

Unit Area	122.35m ²
Balcony Area	12.49m ²
Total Area	134.84m ²



A-E

2x bedrooms
3x bathrooms

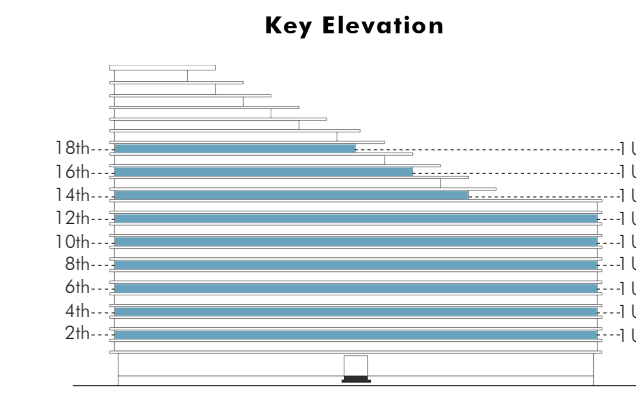
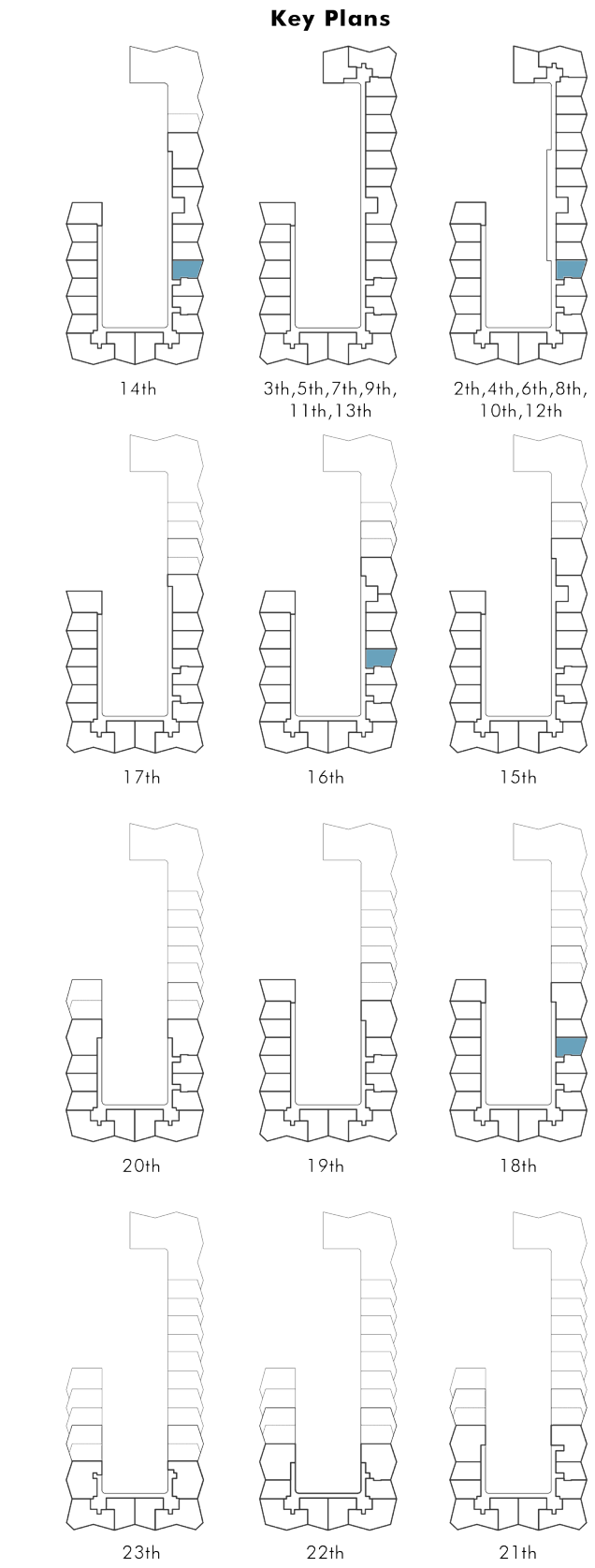
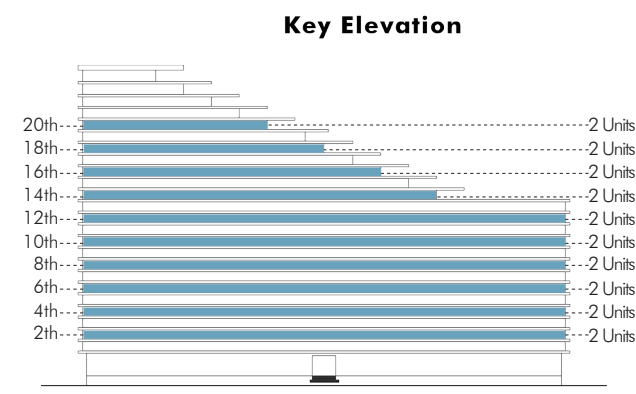
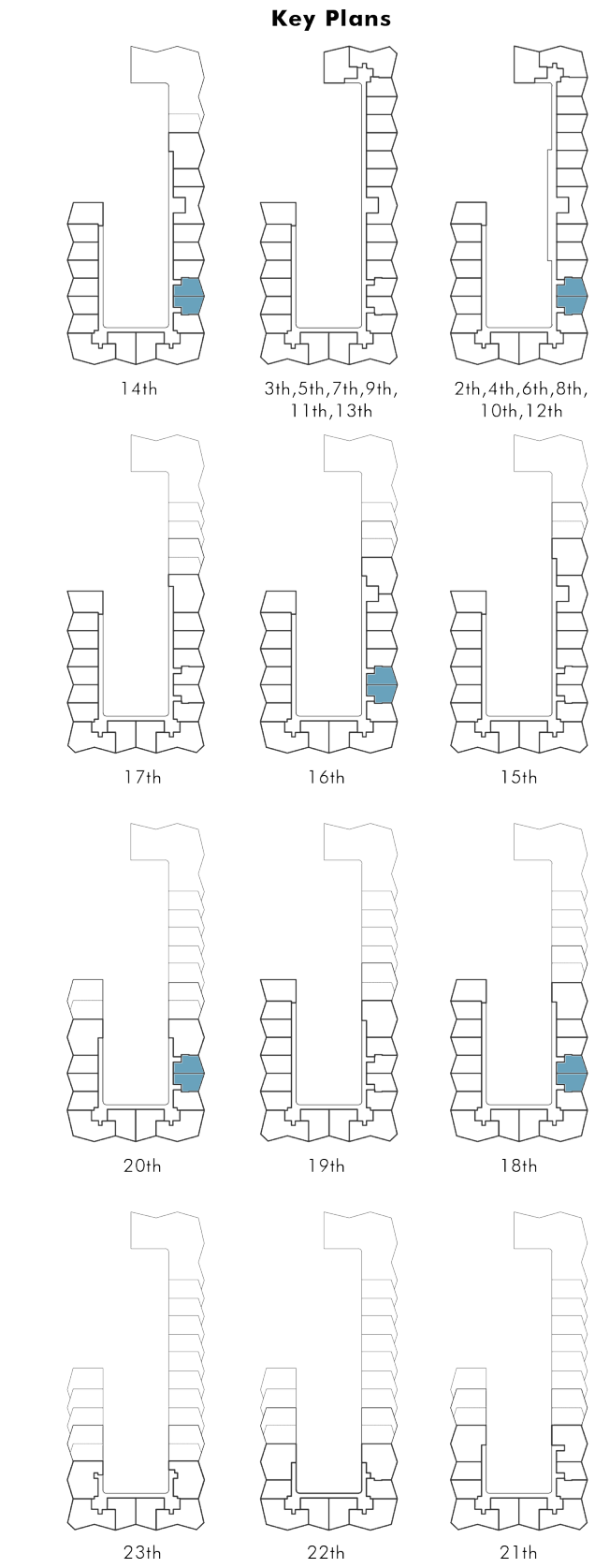
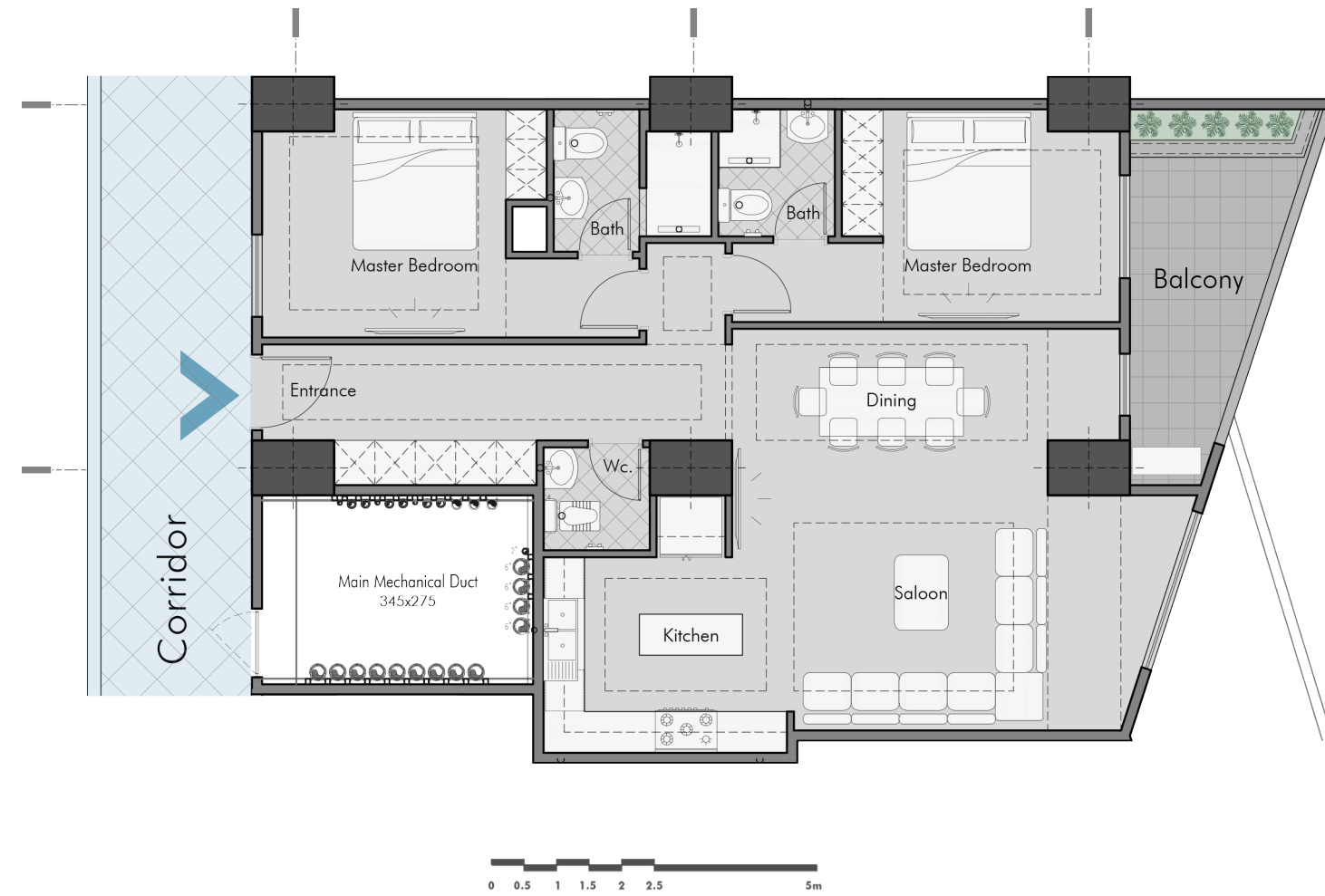
Unit Area	119.93m ²
Balcony Area	11.62m ²
Total Area	131.55m ²



A3-E

2x bedrooms
3x bathrooms

Unit Area	106.20m ²
Balcony Area	11.63m ²
Total Area	117.83m ²



A2-E

2x bedrooms
3x bathrooms

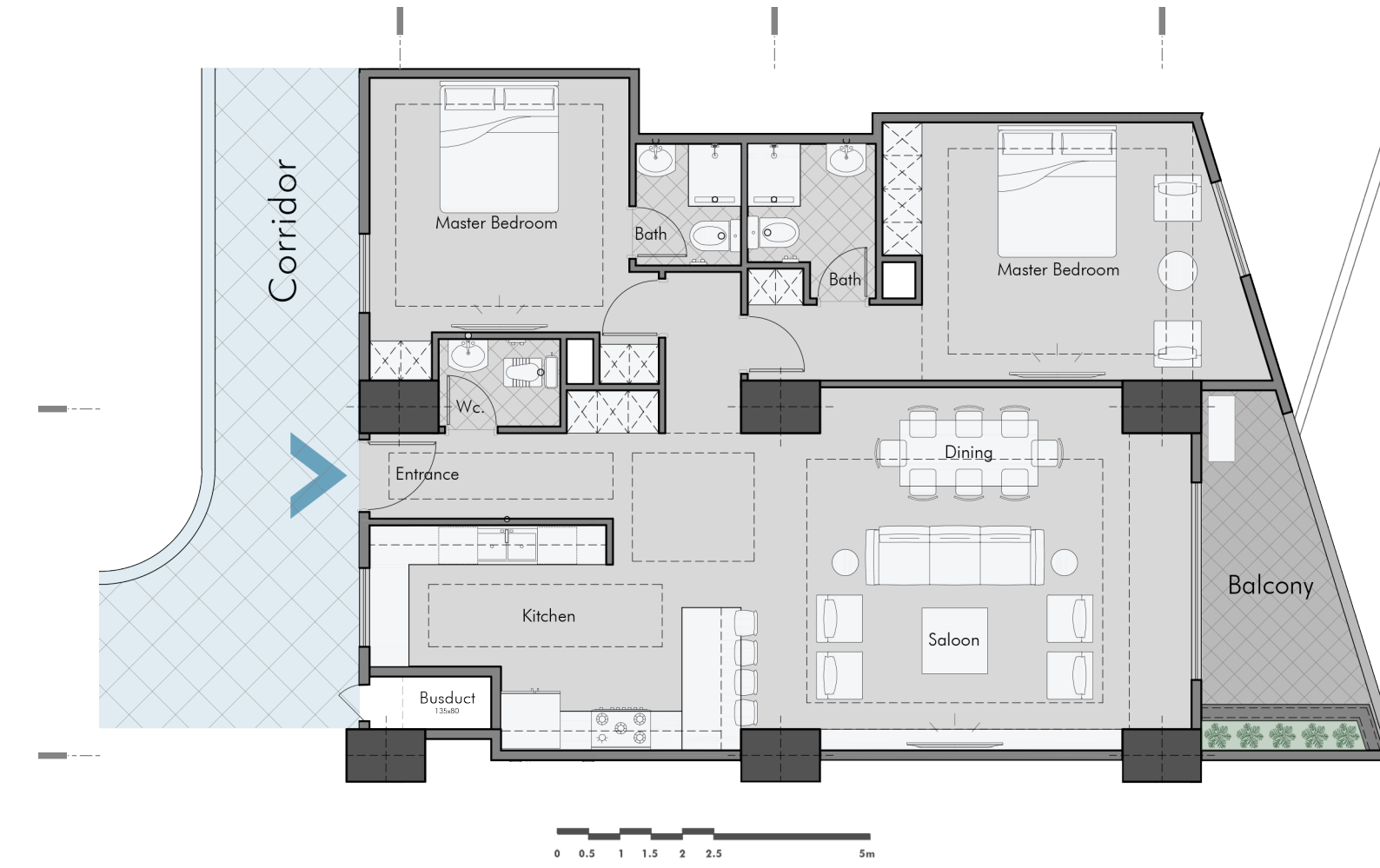
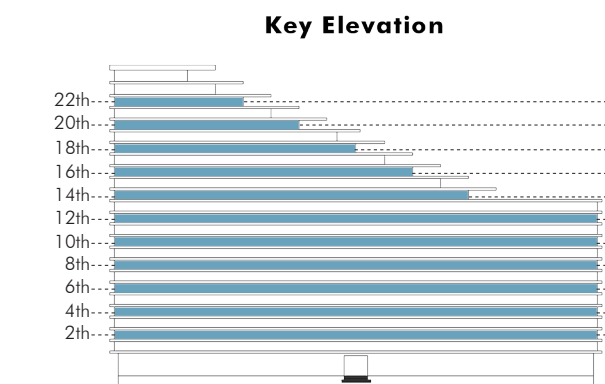
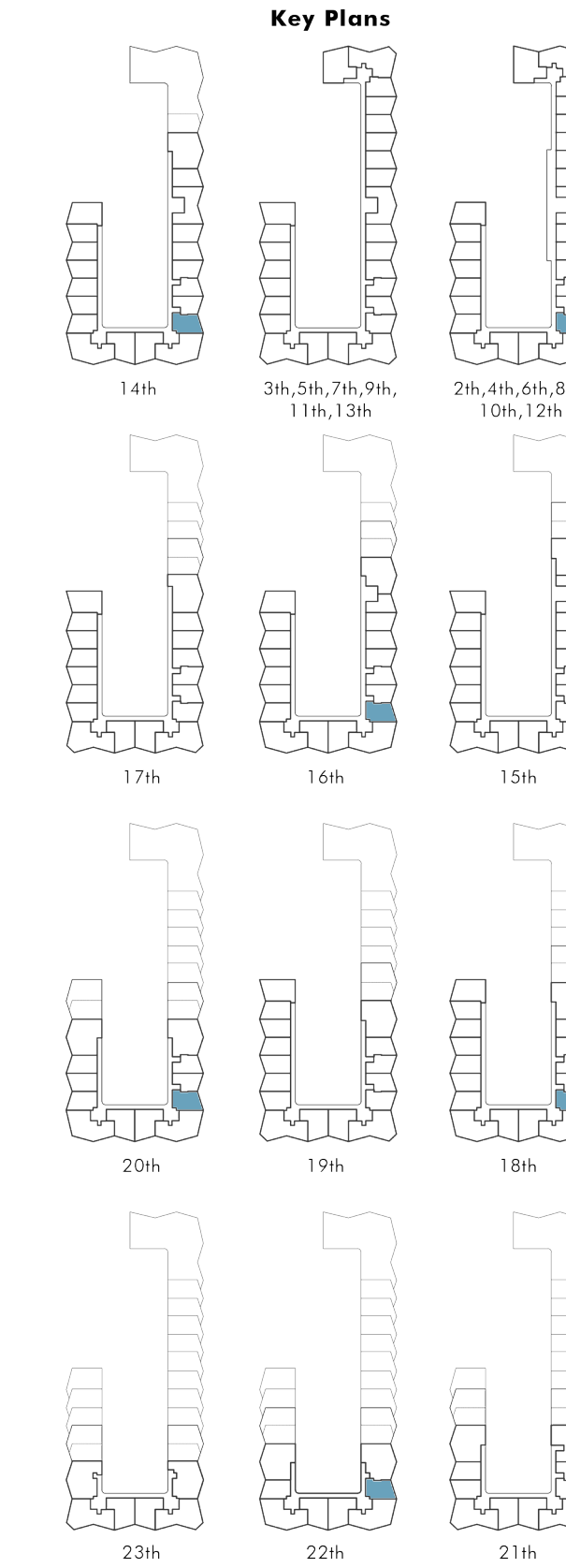
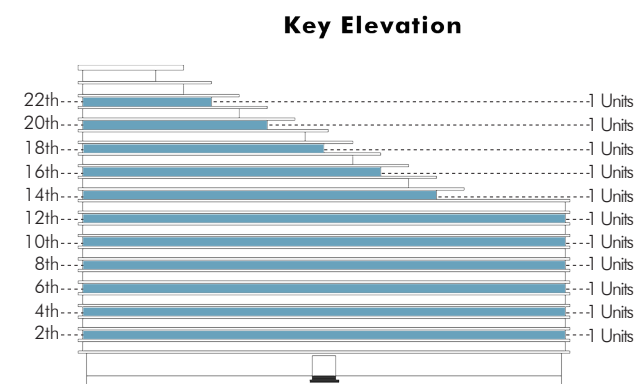
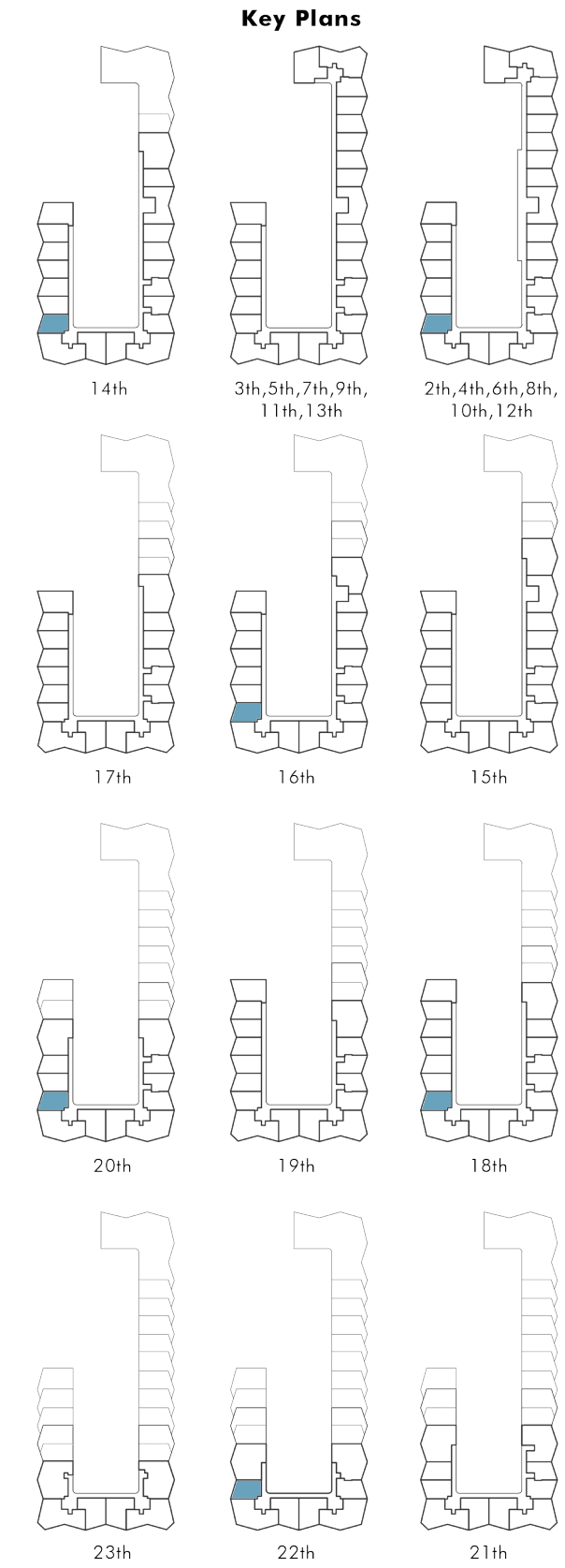
Unit Area	121.75m ²
Balcony Area	11.80m ²
Total Area	133.55m ²



A5-E

2x bedrooms
3x bathrooms

Unit Area	123.73m ²
Balcony Area	12.07m ²
Total Area	135.80m ²



A4-E

2x bedrooms
3x bathrooms

Unit Area	127.76m ²
Balcony Area	11.88m ²
Total Area	139.64m ²





"Middles"

A total of 14 units of this type, with an approximate area of 220 square meters, located mid-tower behind the elevator.

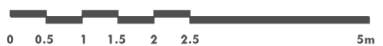
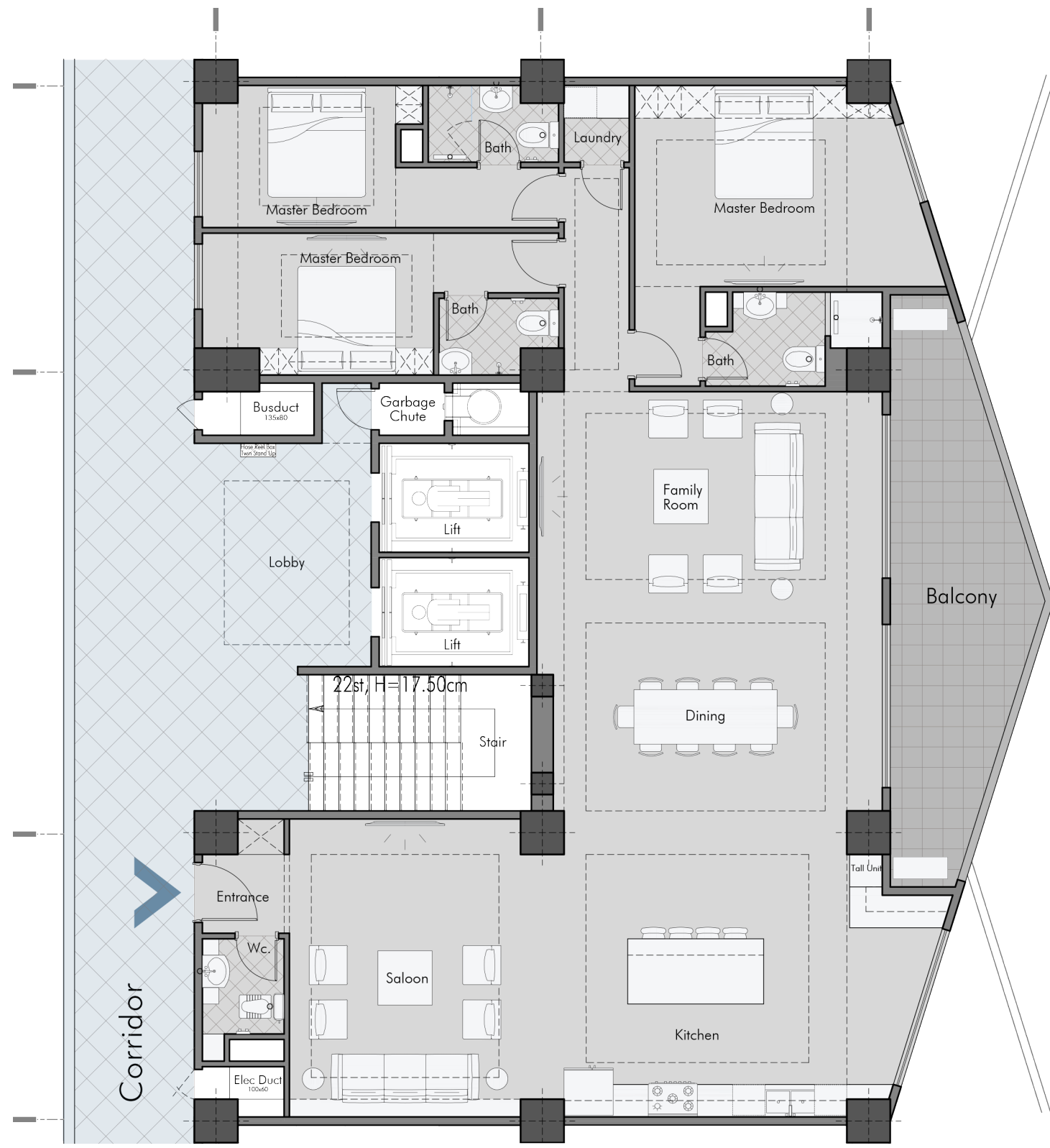
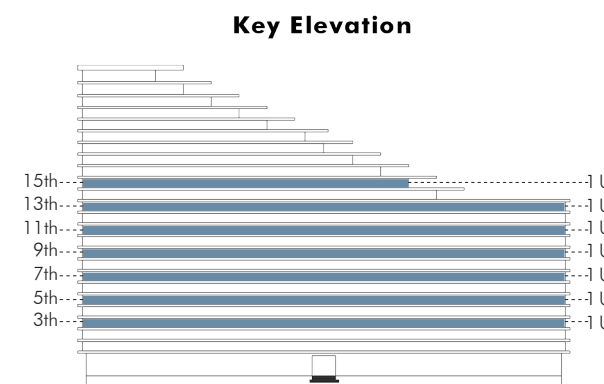
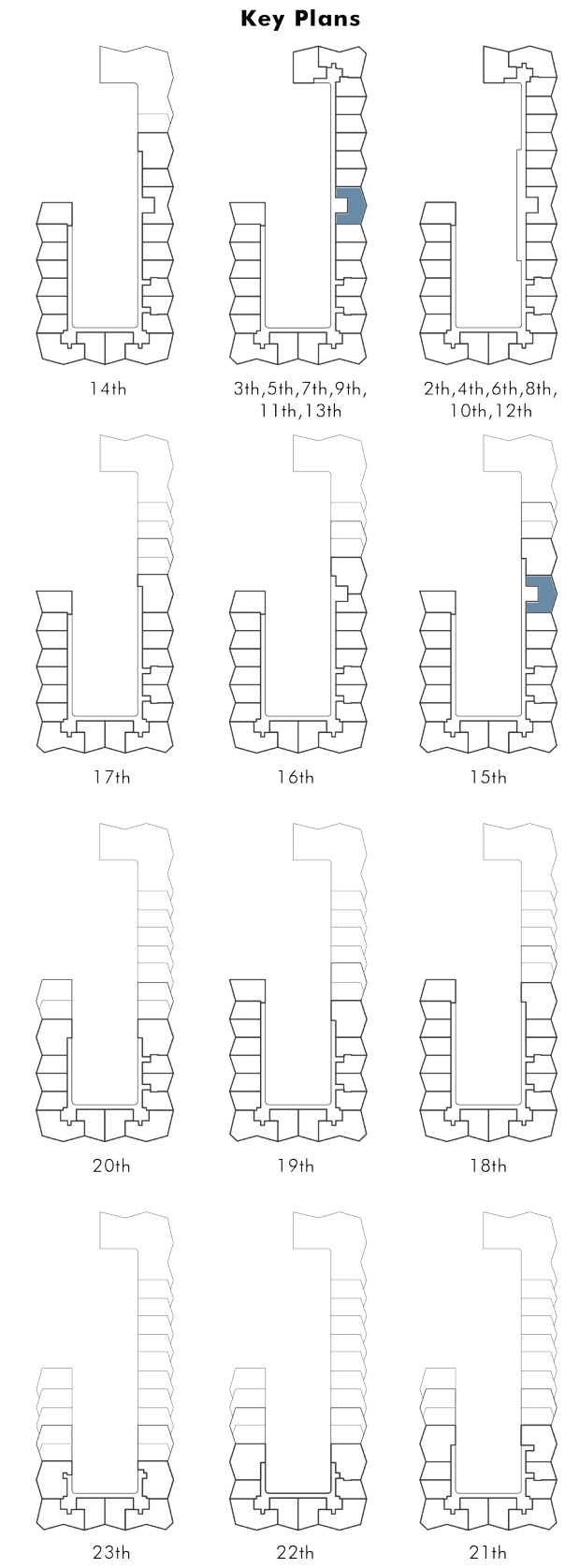
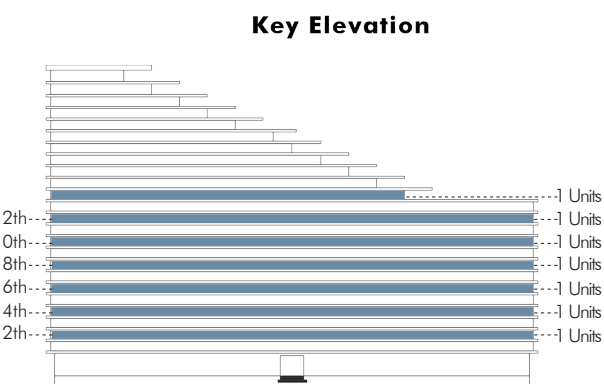
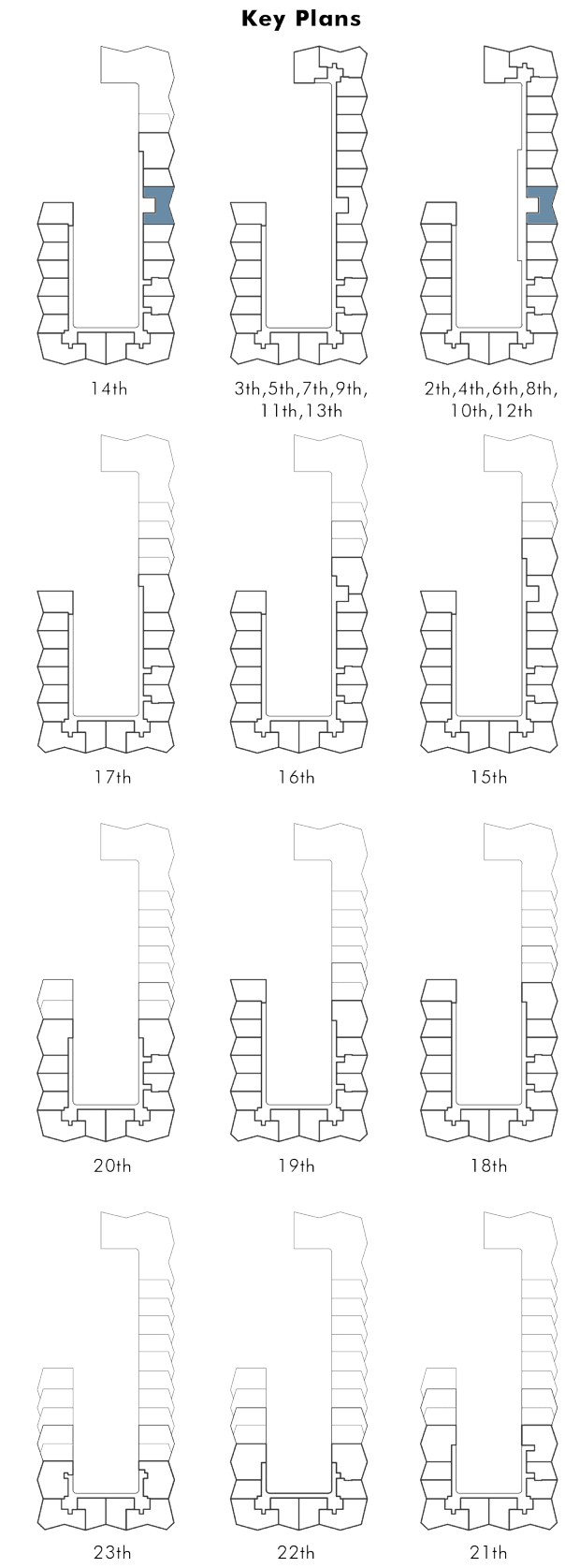
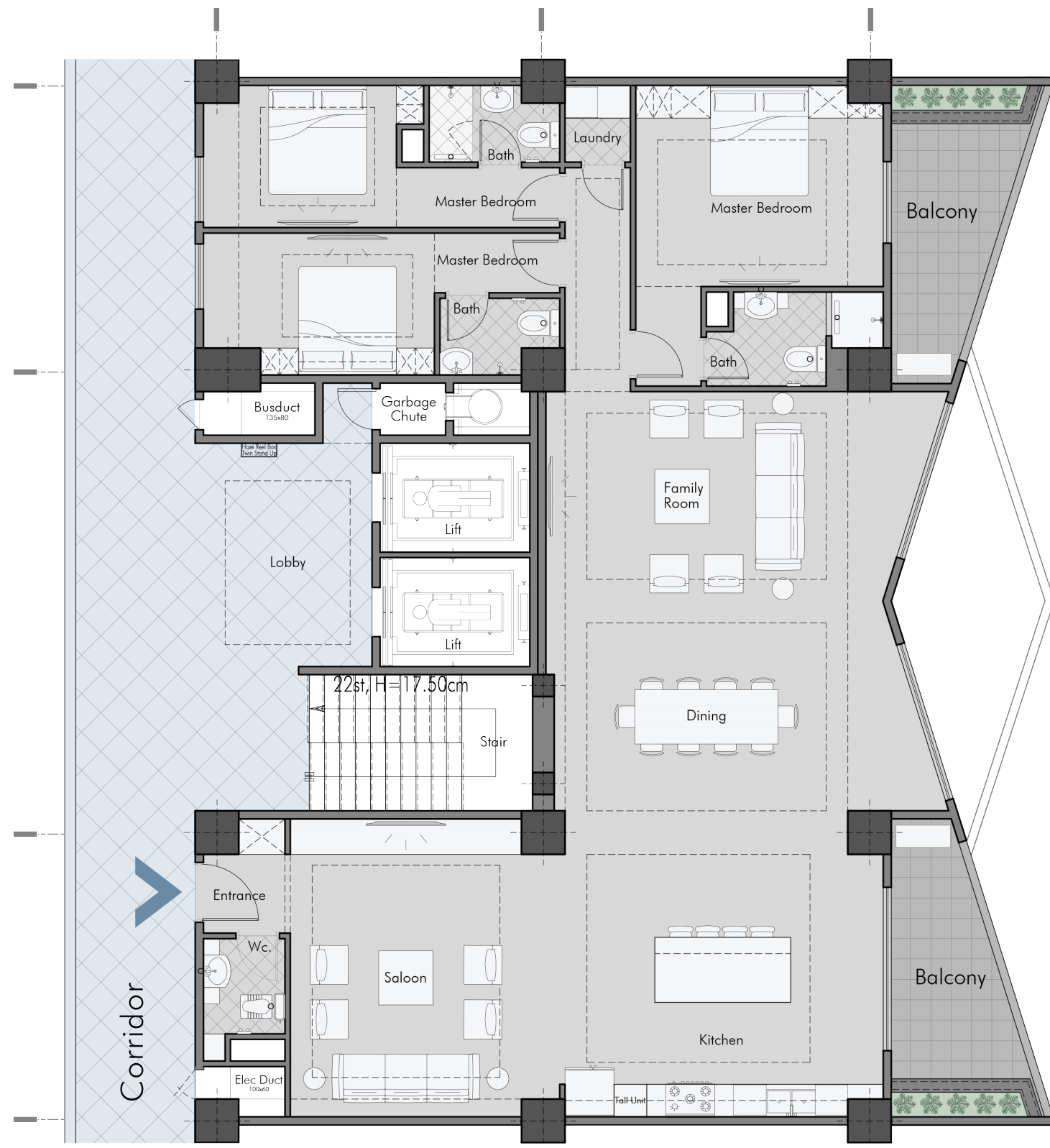
مجموعاً شامل ۱۴ واحد که در میانه بازوی شرقی برج و پیرامون راه پله و آسانسور واقع شده‌اند و هر کدام مساحتی حدود ۲۲۰ متر مربع دارند

Type -B

B-E

3x bedrooms
4x bathrooms

Unit Area	199.86m ²
Balcony Area	23.62m ²
Total Area	223.48m ²



B-O

3x bedrooms
4x bathrooms

Unit Area	198.30m ²
Balcony Area	23.33m ²
Total Area	221.63m ²

Type -B

Renders



"Middles"

"End-Lefts"

A total of **18 units** of this type, located at the far left end of the corridor, with an approximate area of 170 square meters, featuring three bedrooms.

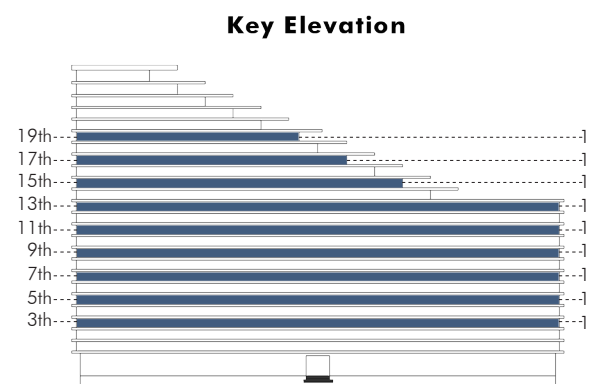
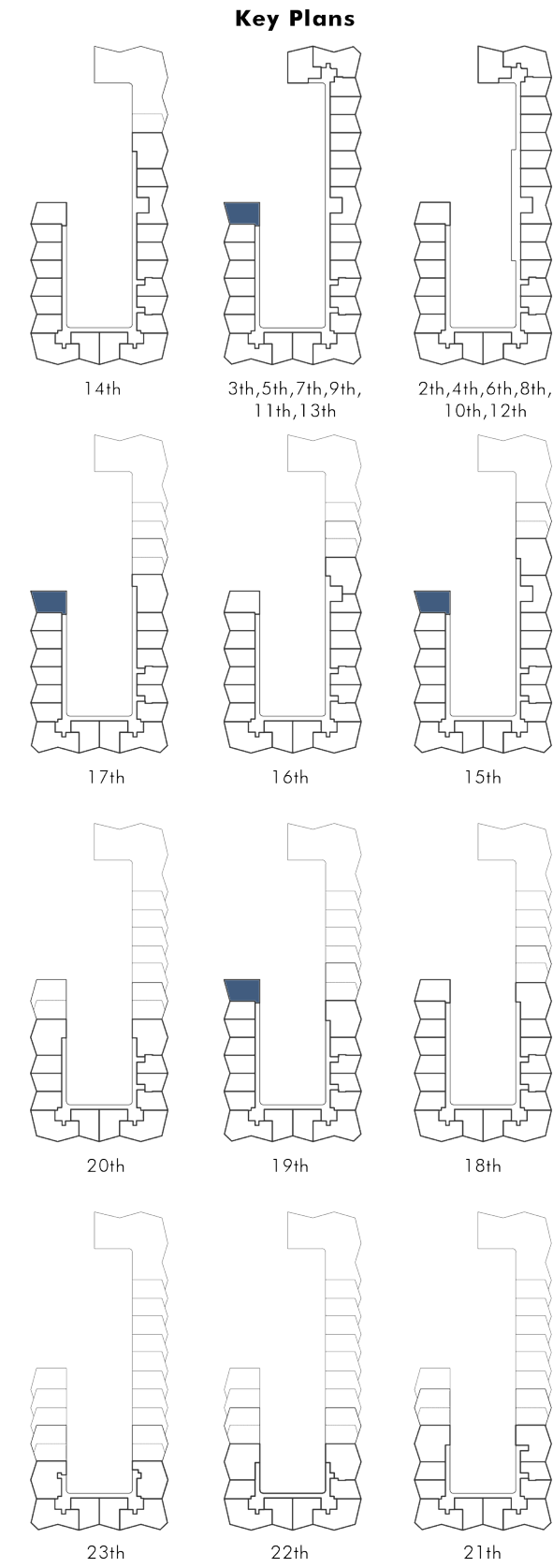
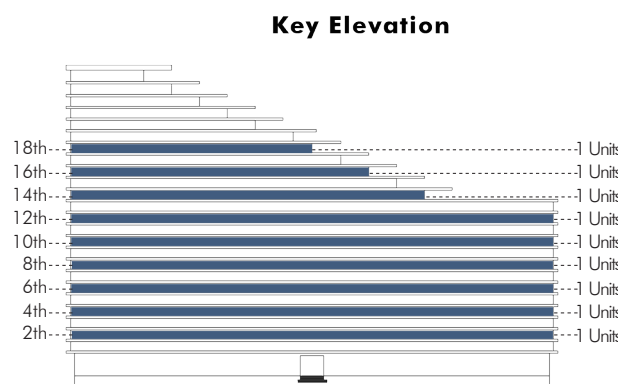
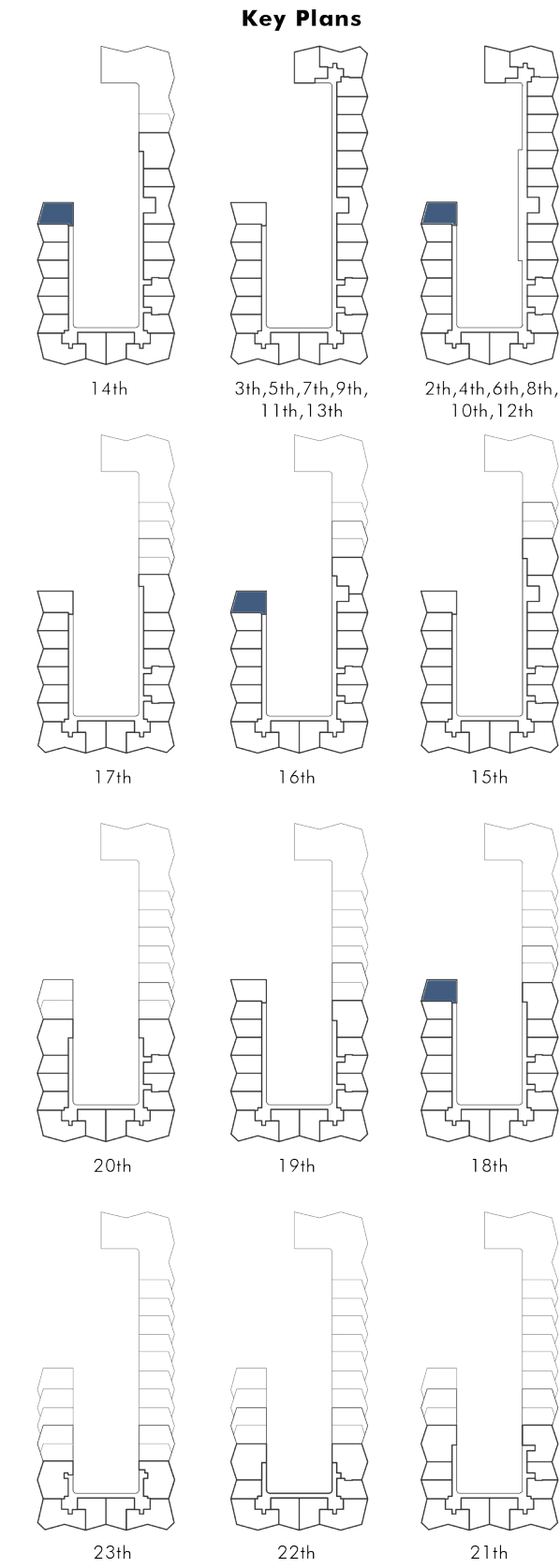
مجموعاً شامل ۱۸ واحد از این تیپ که در انتهای بازوی شمال غربی برج واقع شده‌اند. هر واحد دارای مساحتی حدود ۱۷۰ متر مربع بوده و شامل سه اتاق خواب است

Type -C

C-E

3x bedrooms
4x bathrooms

Unit Area	168.32m ²
Balcony Area	17.33m ²
Total Area	185.65m ²



C-O

3x bedrooms
4x bathrooms

Unit Area	171.43m ²
Balcony Area	14.24m ²
Total Area	185.67m ²

Type -C

Renders



"End-Lefts"

"End-Rights"

A total of 12 units of this type, located at the northern end of the corridor, with an approximate area of 225 square meters, featuring four bedrooms.

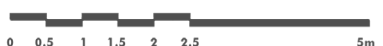
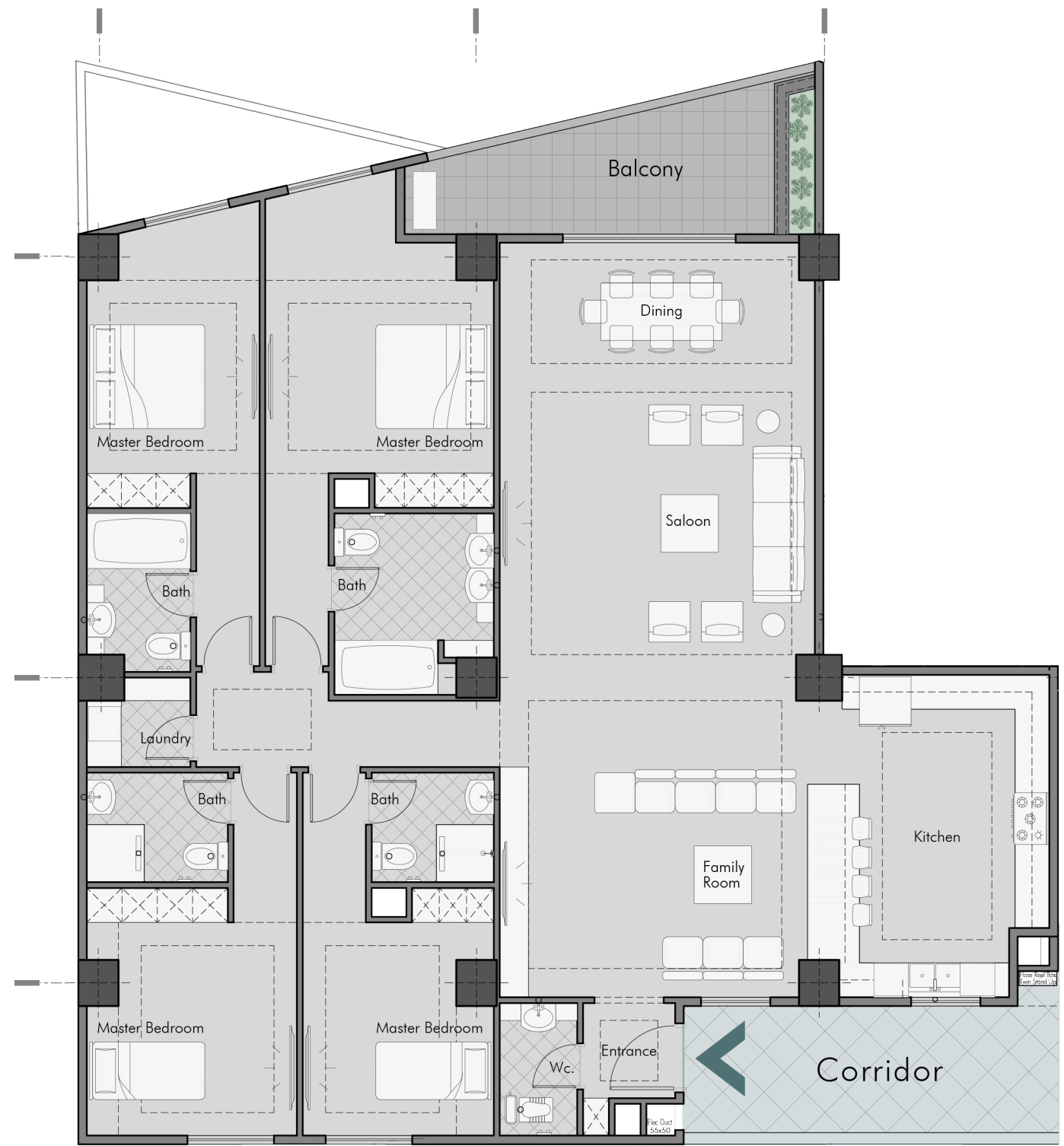
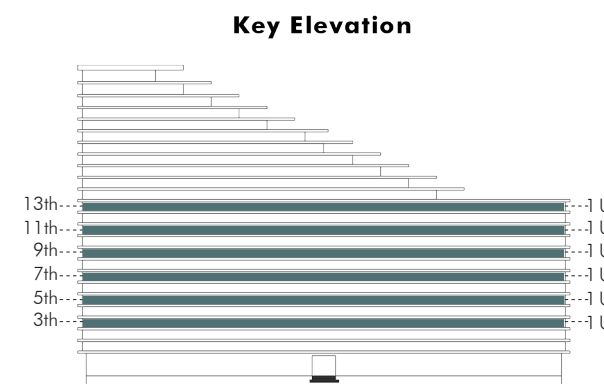
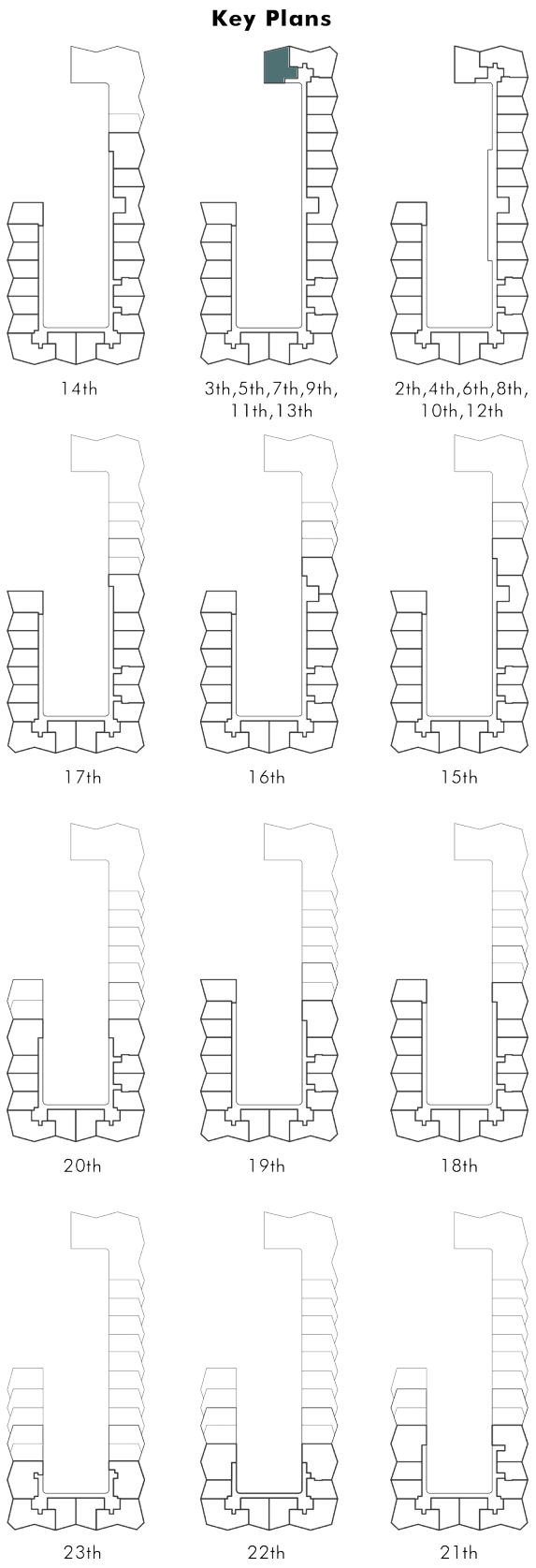
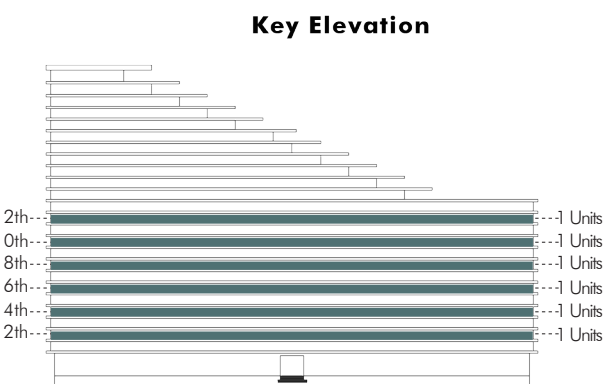
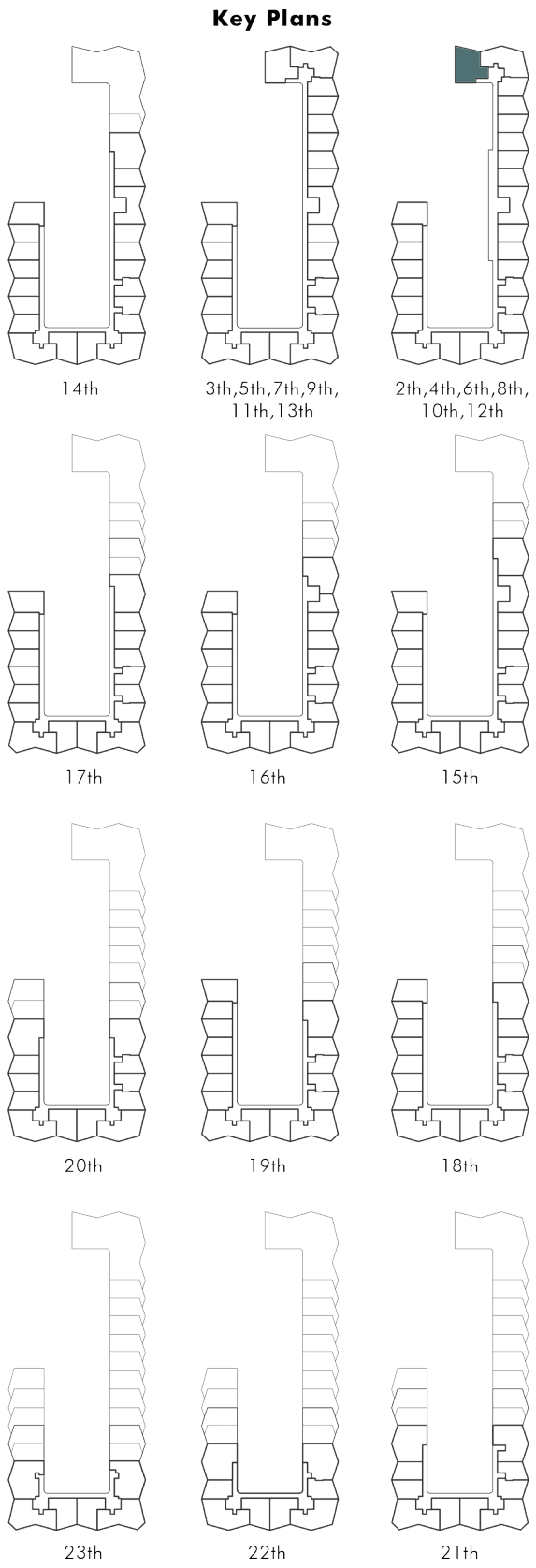
مجموعاً شامل ۱۲ واحد که در انتهای غربی بازوی شمالی برج واقع شده‌اند. هر واحد دارای مساحتی حدود ۲۲۵ متر مربع بوده و شامل چهار اتاق خواب است

Type -D

D-E

4x bedrooms
5x bathrooms

Unit Area	224.47m ²
Balcony Area	15.50m ²
Total Area	239.97m ²



D-O

4x bedrooms
5x bathrooms

Unit Area	225.13m ²
Balcony Area	15.55m ²
Total Area	240.68m ²

Type -D

Renders



"End-Rights"

"Centrals"

A total of **44 units** located in the south-central part of the tower, with an approximate area of 165 square meters, with three bedrooms.

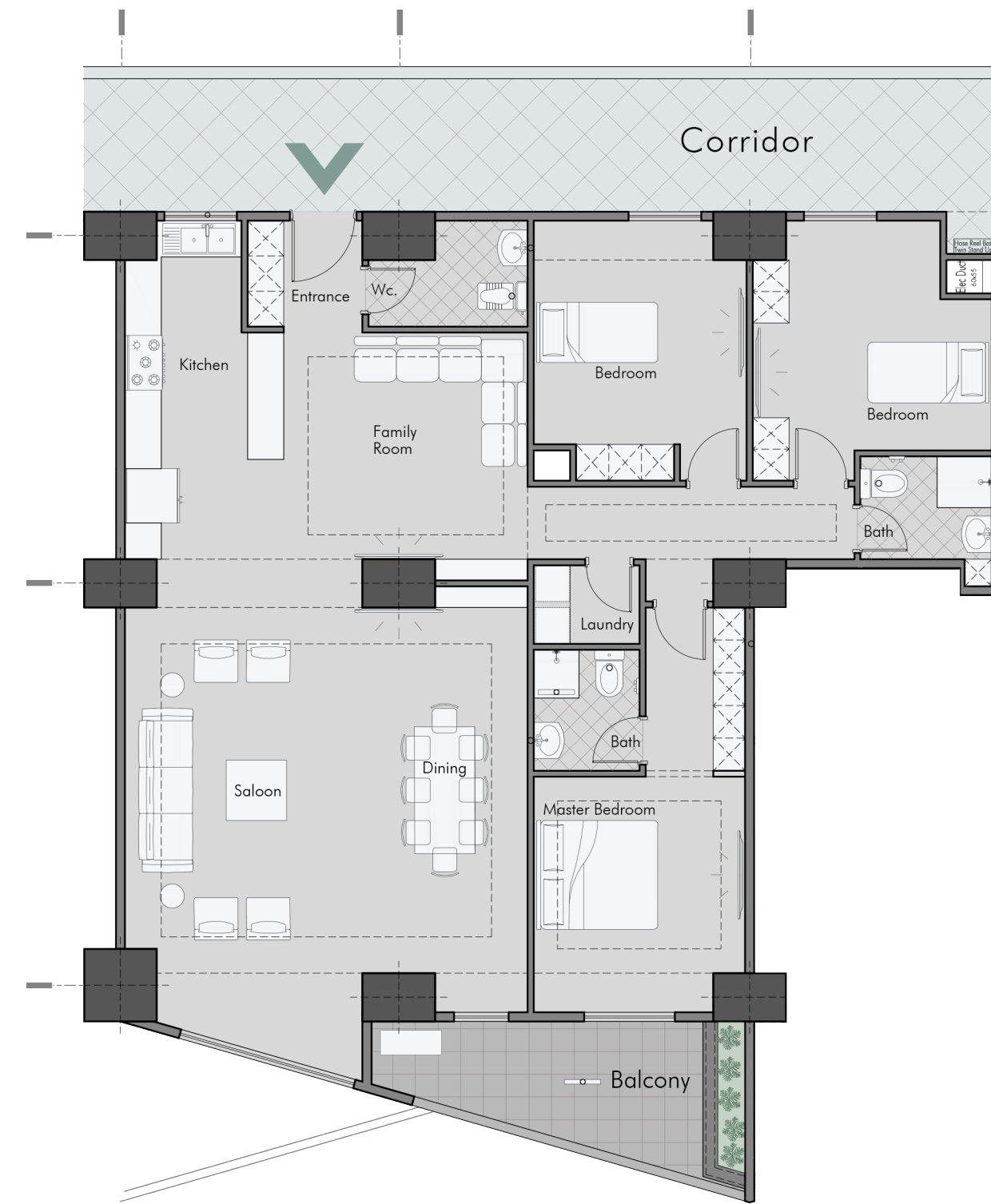
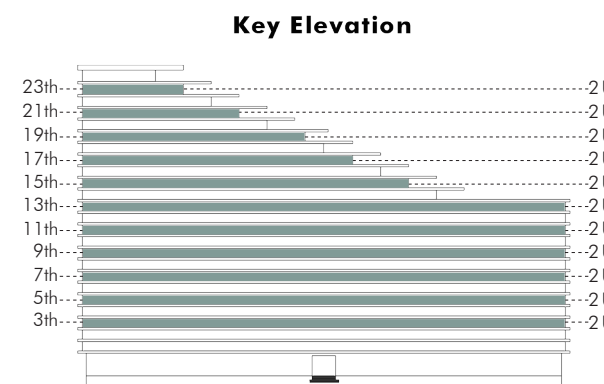
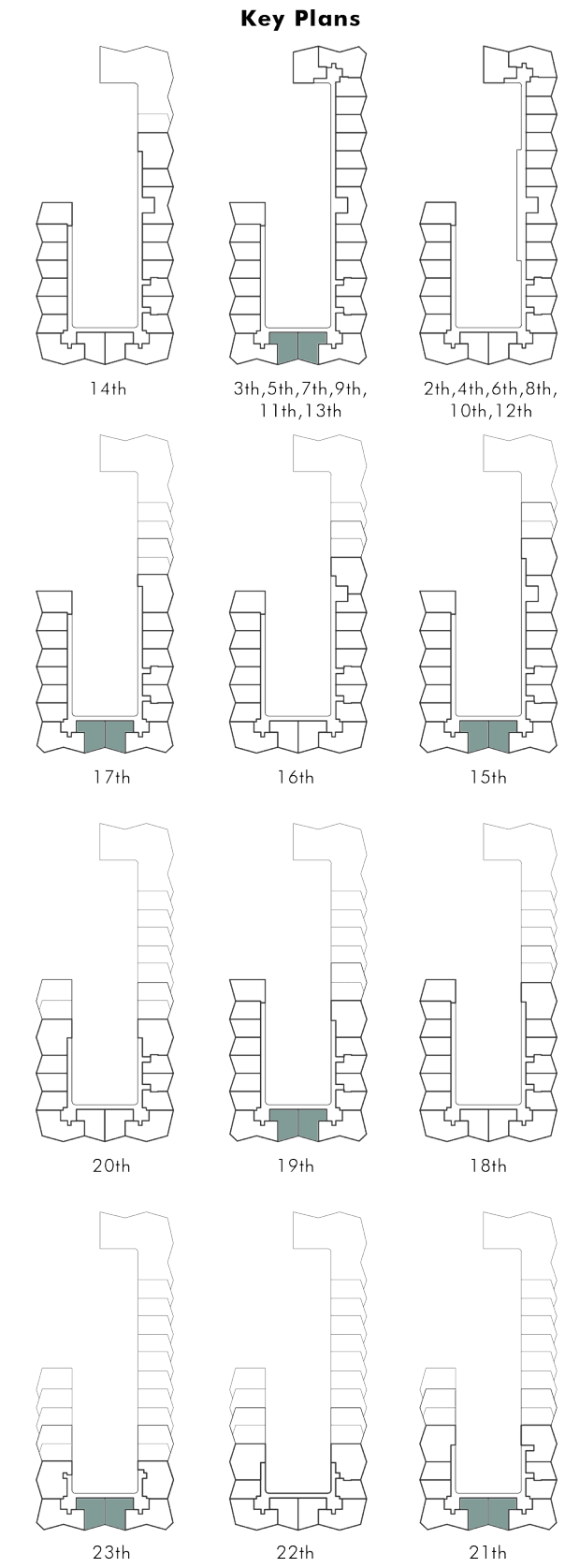
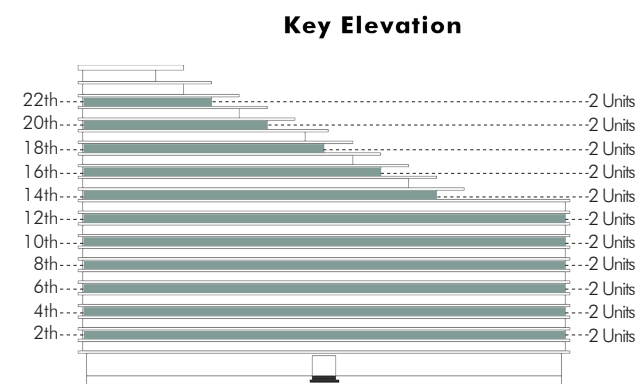
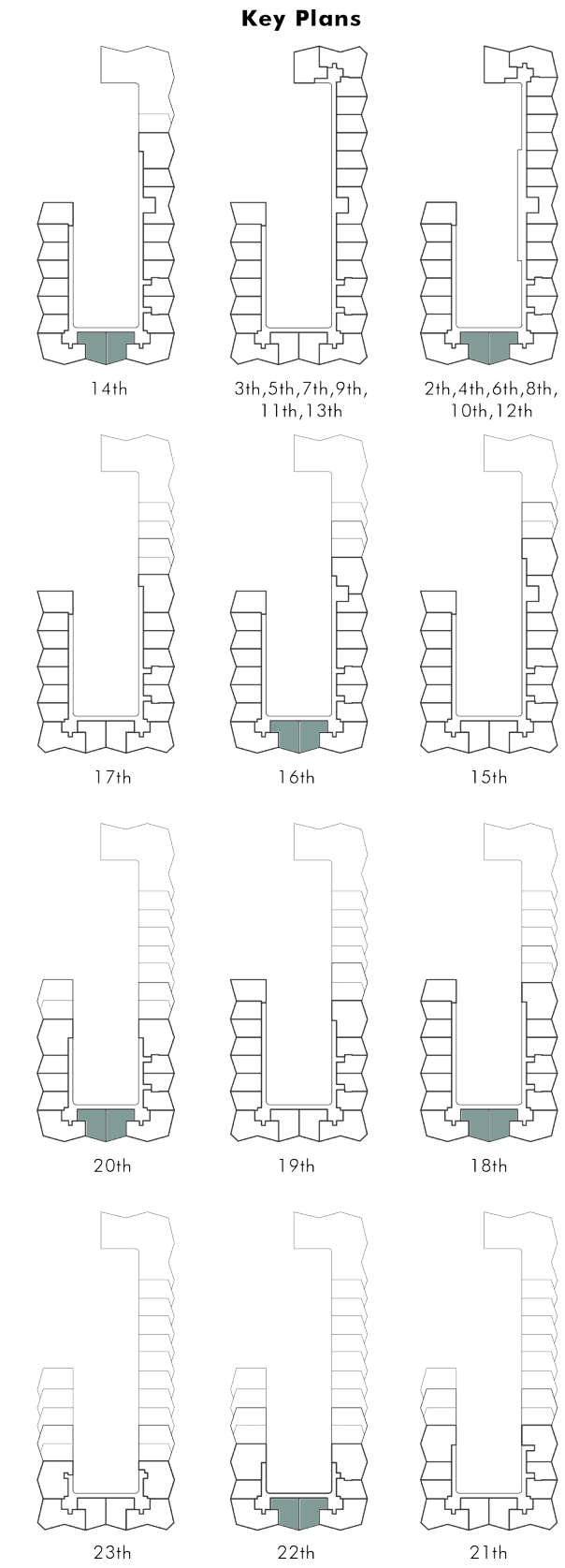
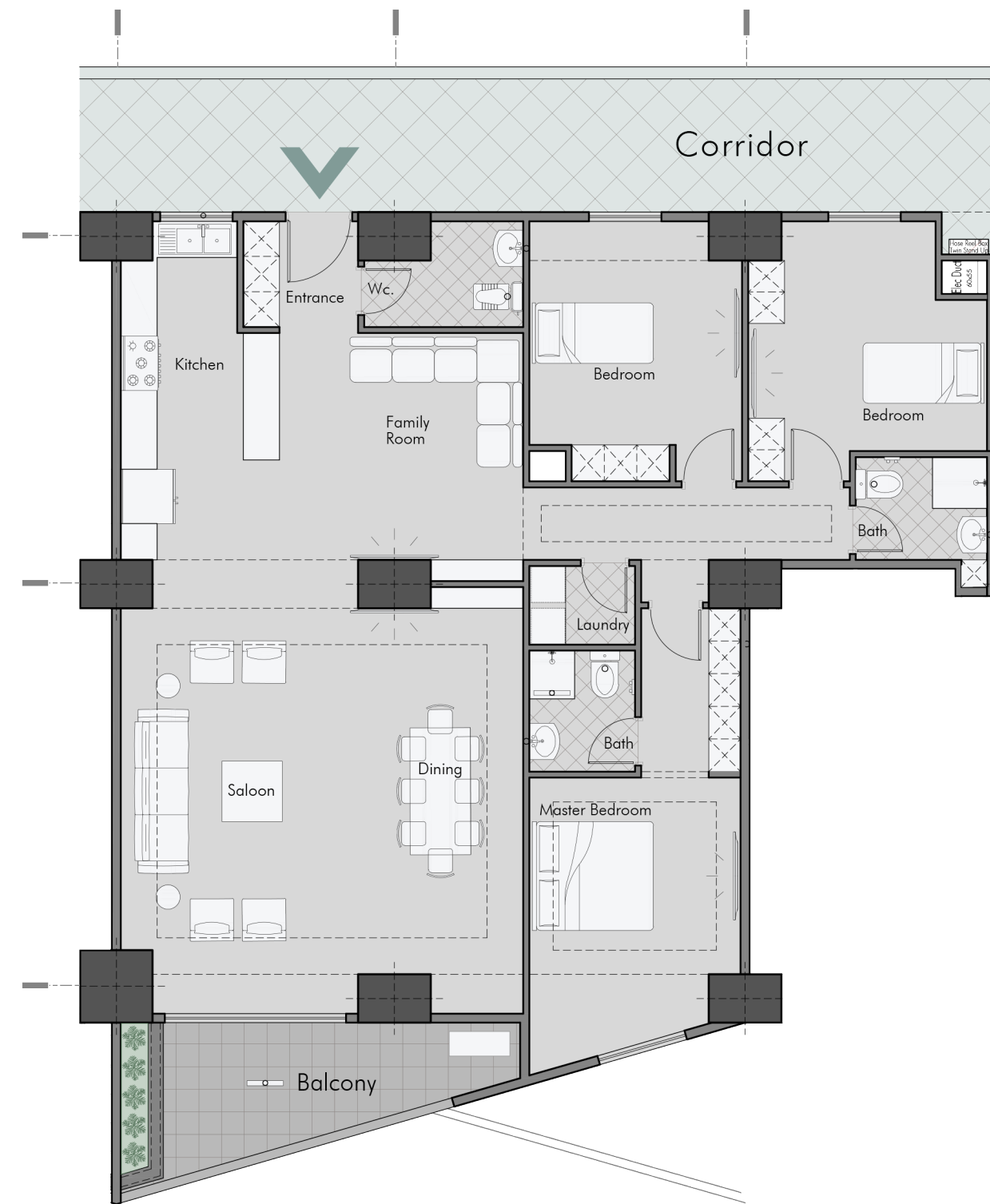
مجموعاً شامل ۴۴ واحد که در میانه بازوی برج واقع شده‌اند. هر واحد دارای مساحت تقریبی ۱۶۵ متر مربع بوده و شامل سه اتاق خواب است

Type -E

E-E

3x bedrooms
3x bathrooms

Unit Area	164.00m ²
Balcony Area	13.60m ²
Total Area	177.60m ²



E-O

3x bedrooms
3x bathrooms

Unit Area	164.29m ²
Balcony Area	13.09m ²
Total Area	177.38m ²

Type -E

Renders

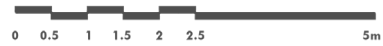
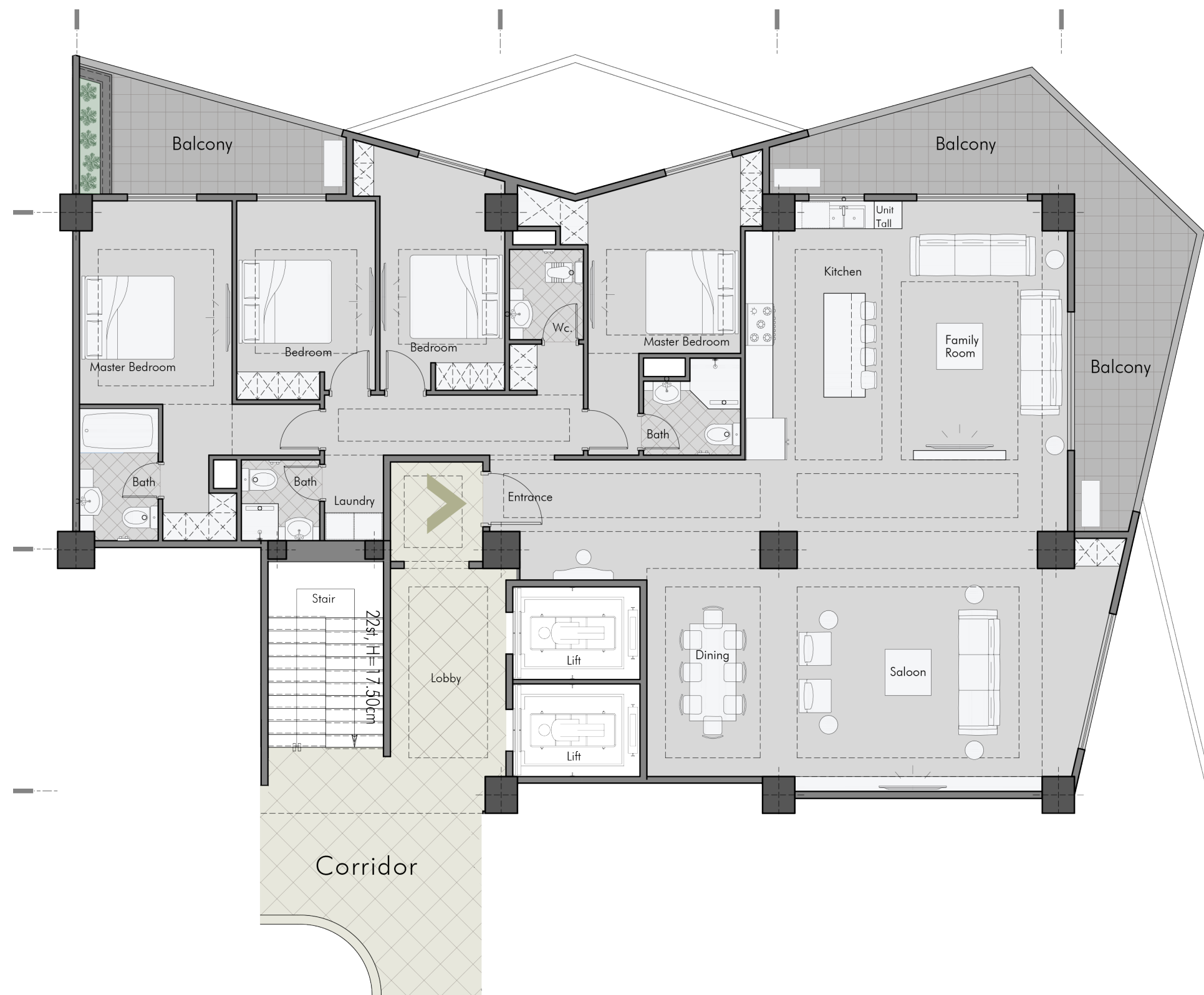
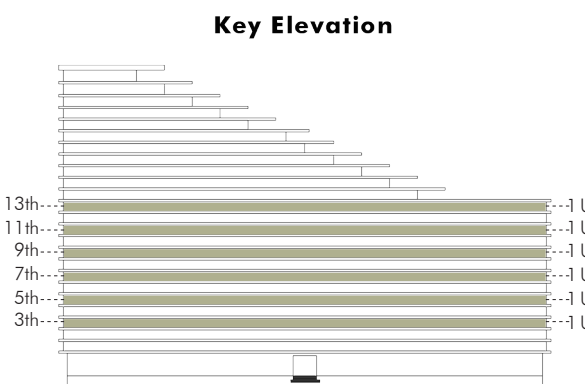
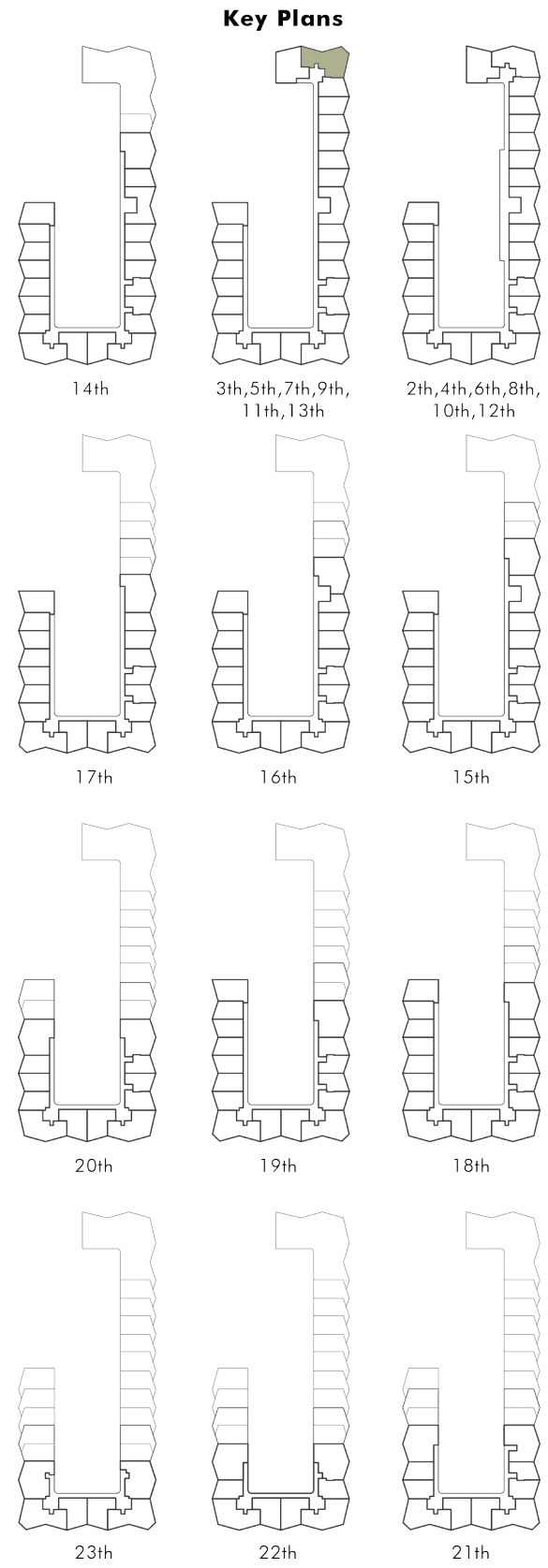
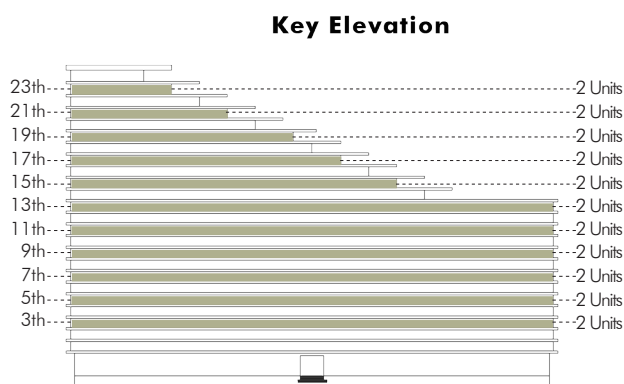
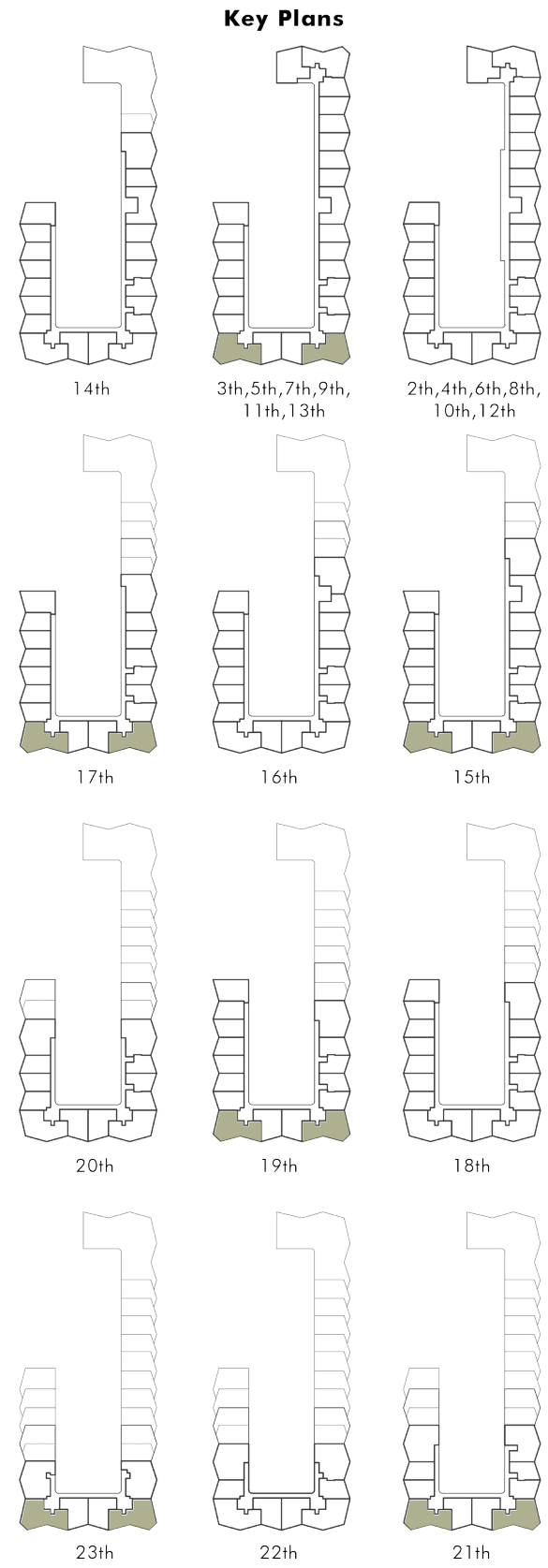


"Centerals"

F1-O

4x bedrooms
4x bathrooms

Unit Area	214.14m ²
Balcony Area	46.19m ²
Total Area	260.33m ²



F-O

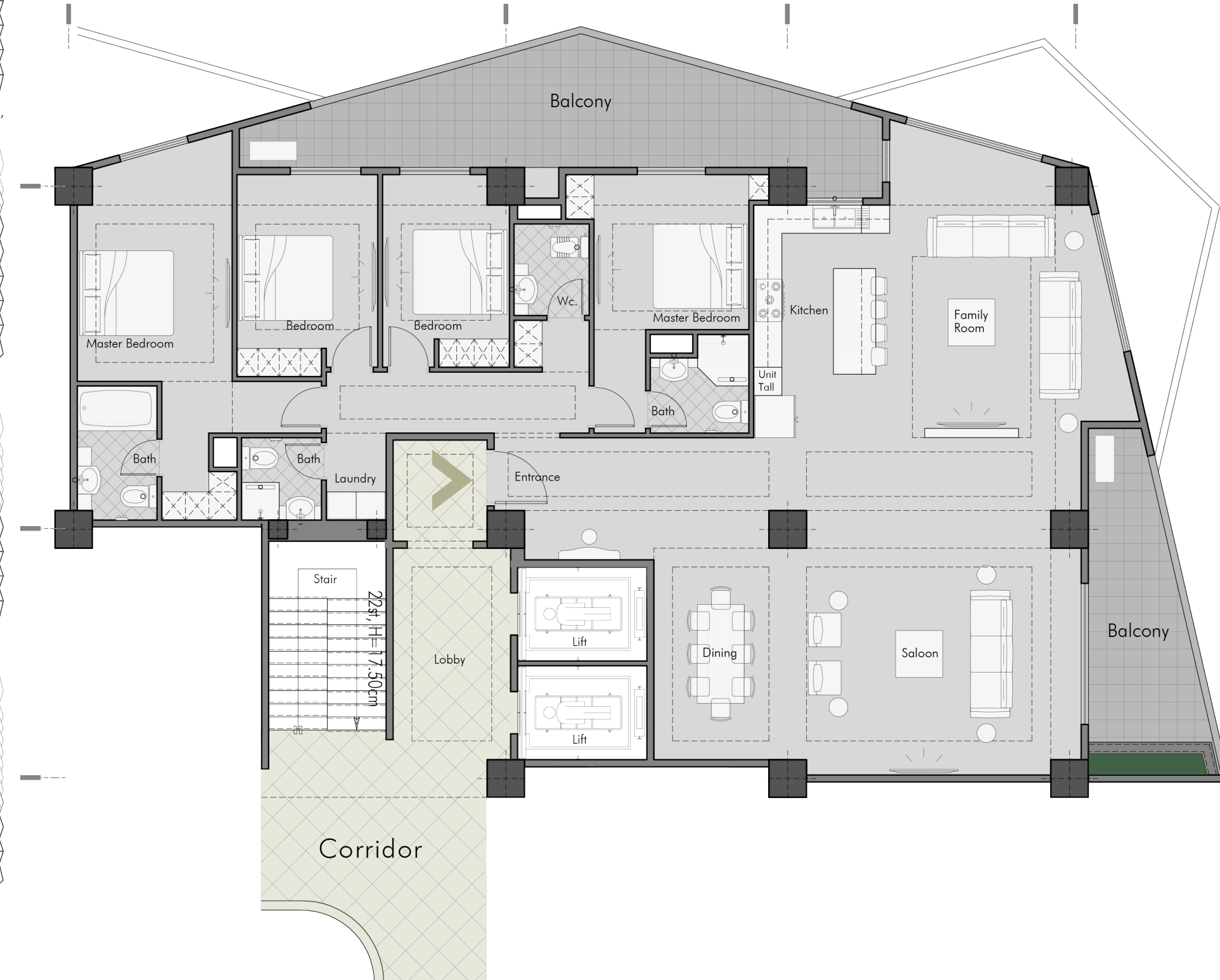
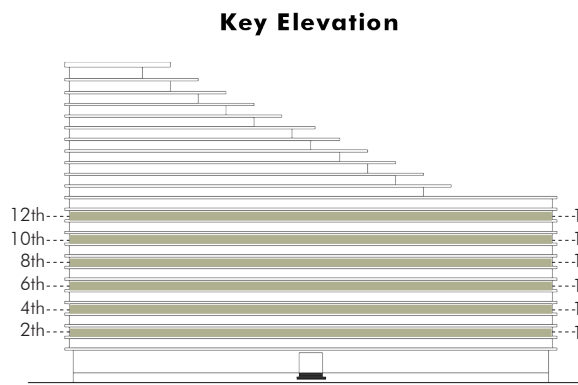
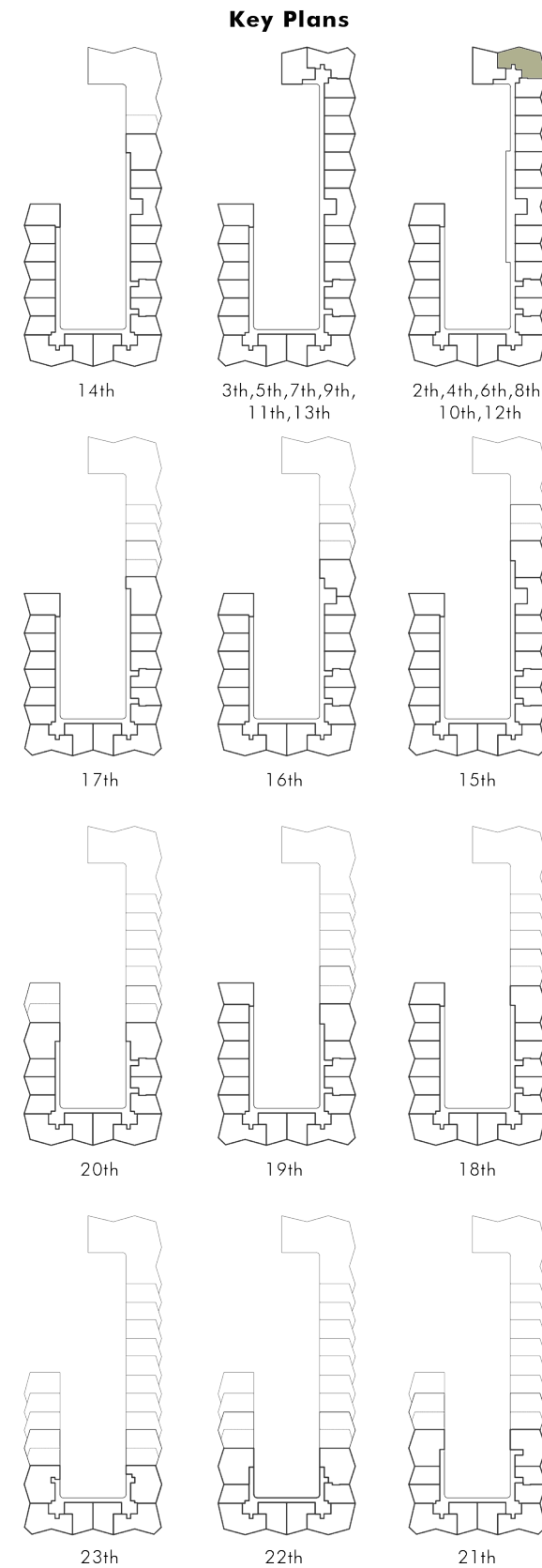
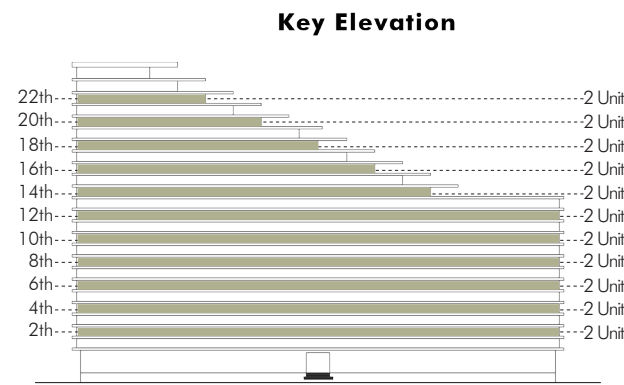
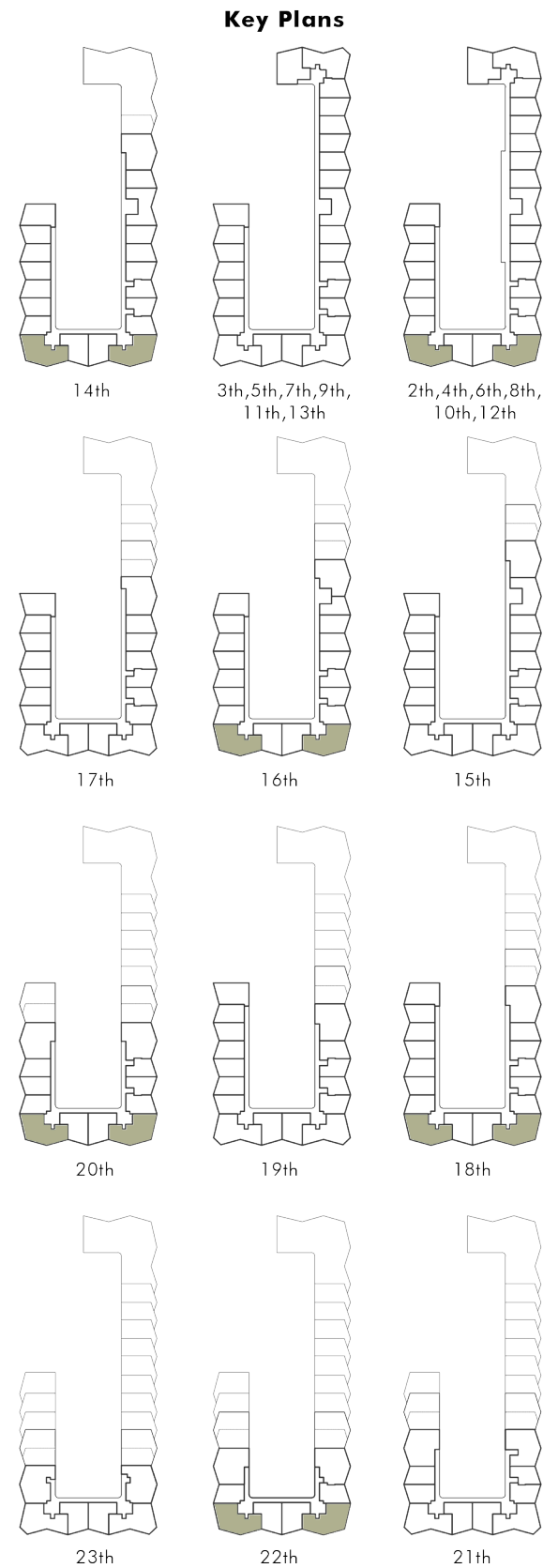
4x bedrooms
4x bathrooms

Unit Area	222.03m ²
Balcony Area	43.17m ²
Total Area	265.20m ²

F1-E

4x bedrooms
4x bathrooms

Unit Area	219.72m ²
Balcony Area	45.72m ²
Total Area	265.44m ²



F-E

4x bedrooms
4x bathrooms

Unit Area	224.13m ²
Balcony Area	45.39m ²
Total Area	265.44m ²



Type -F

Renders

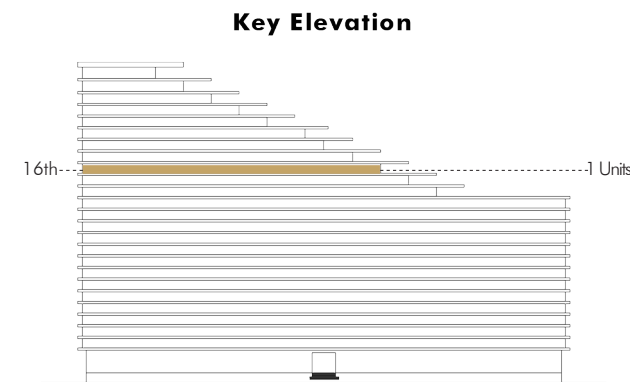
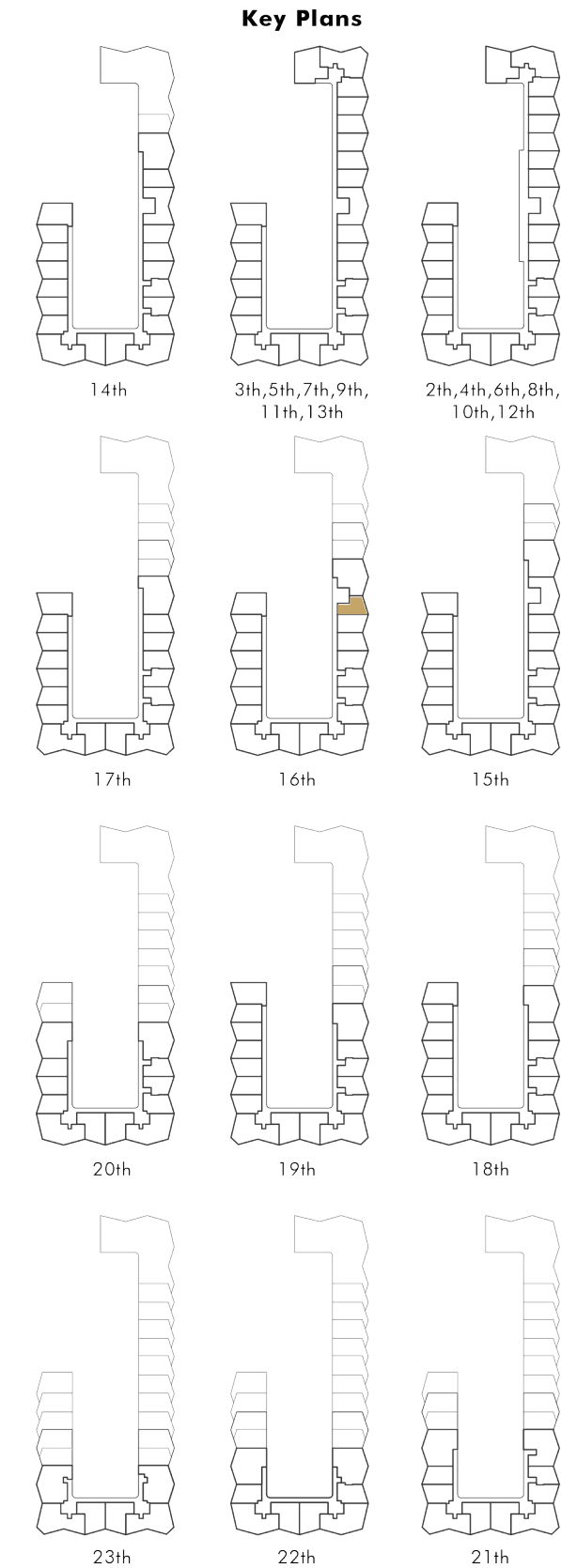


"Corners"

Type -G

Render

"One & Only"



4 Seasons
FULL VIEW OF THE CASPIAN SEA FROM NORTH

G

2x bedrooms
3x bathrooms

Unit Area 98.40m²

Balcony Area 11.81m²

Total Area 110.21m²



"Penthouses"

14 penthouses with private yards, located from the 14th to the 23rd floors, with an approximate area ranging from 380 to 450 square meters, each featuring four bedrooms.

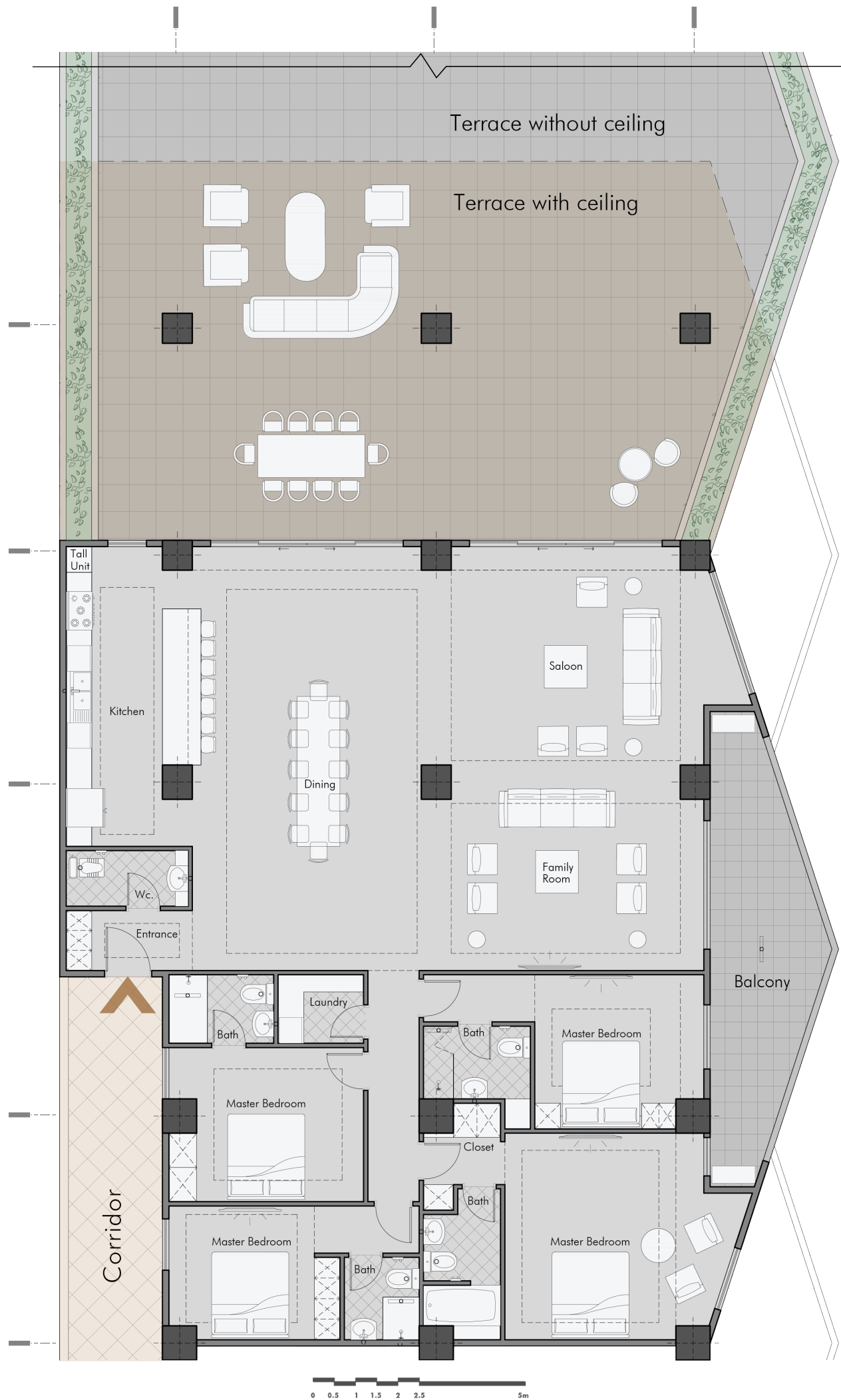
۱۴ پنت‌هاوس با حیاط اختصاصی، واقع در طبقات ۱۴ تا ۲۳، با مساحت تقریبی بین ۳۸۰ تا ۴۵۰ متر مربع، که هرکدام دارای چهار اتاق خواب هستند

Type -P

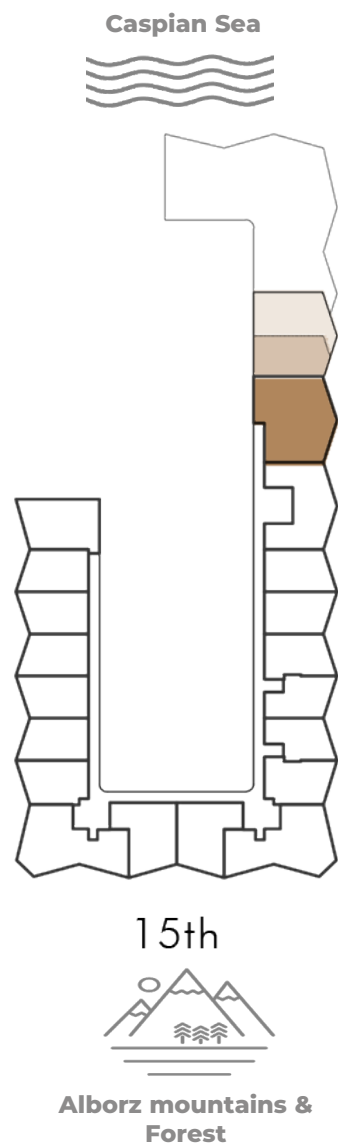
P2

4x bedrooms
5x bathrooms

Unit Area	268.82m ²
Balcony Area	23.25m ²
Terrace Area with ceiling	141.41m ²
Terrace Area without ceiling	165.86m ²
Total Area	433.48m ²



Key Plans

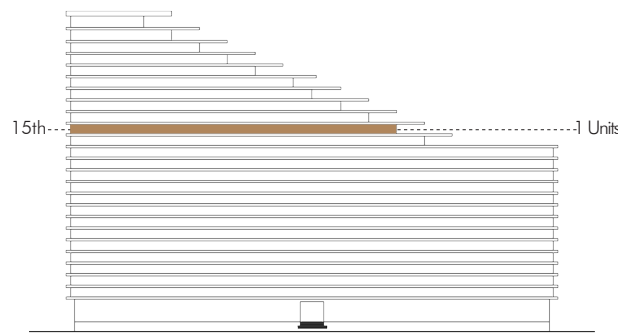


15th

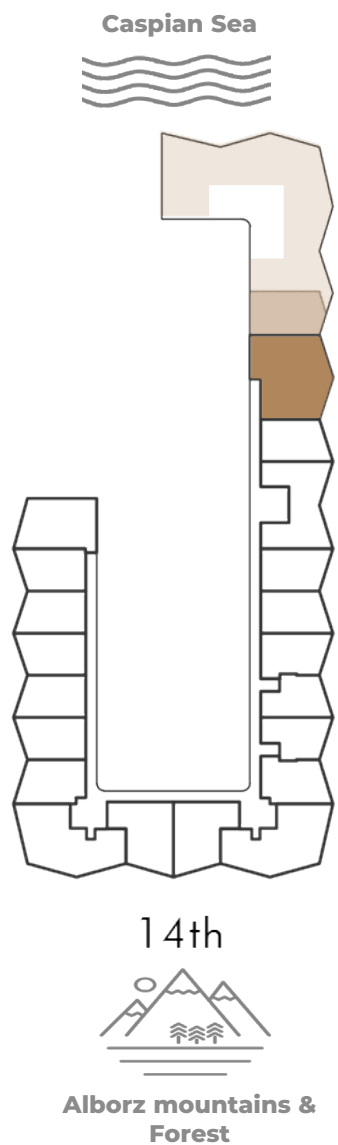


Alborz mountains & Forest

Key Elevation



Key Plans

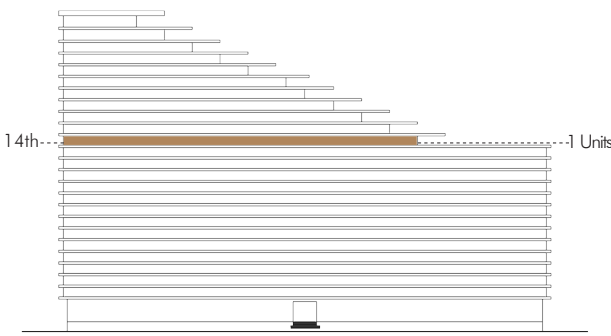


14th



Alborz mountains & Forest

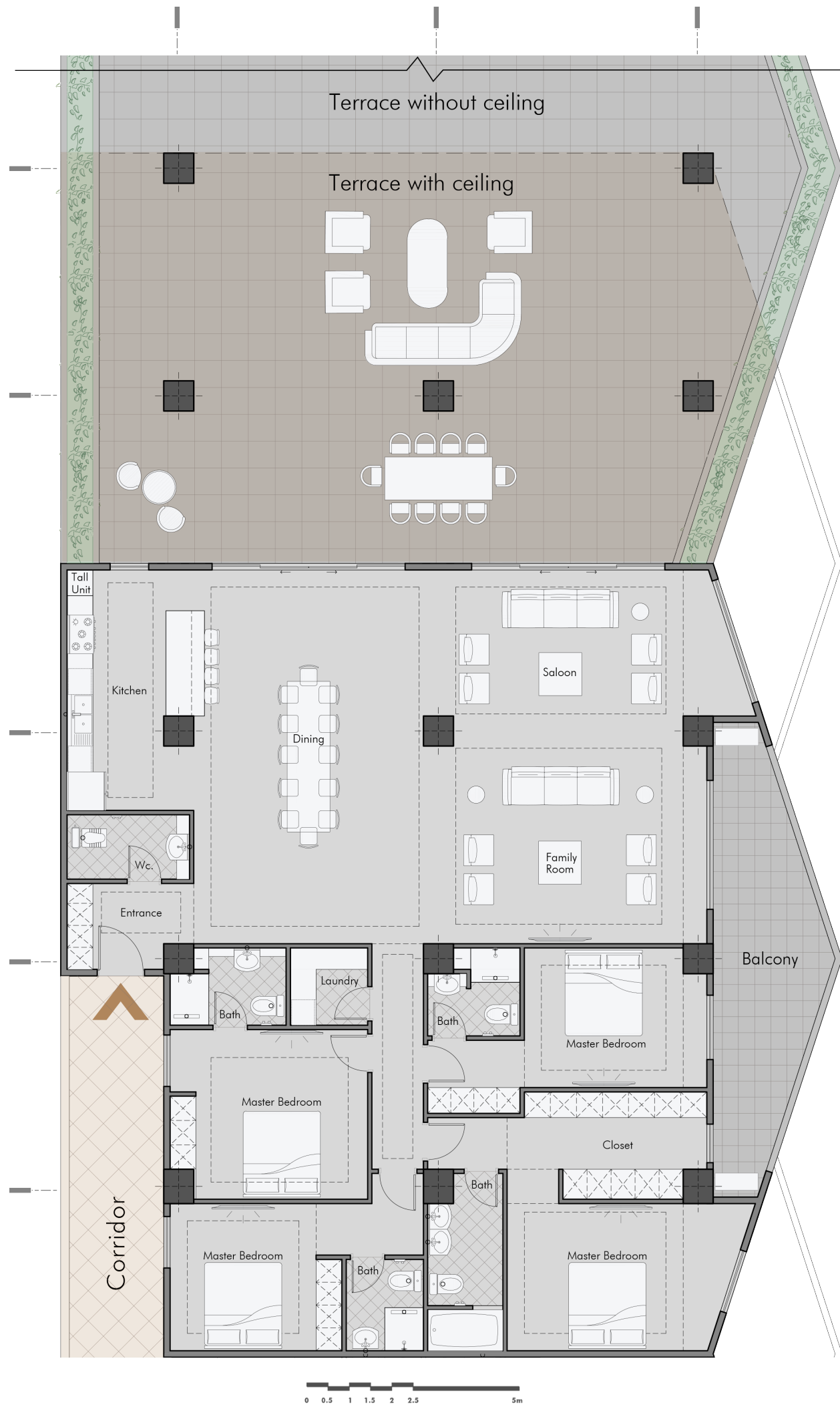
Key Elevation



P1

4x bedrooms
5x bathrooms

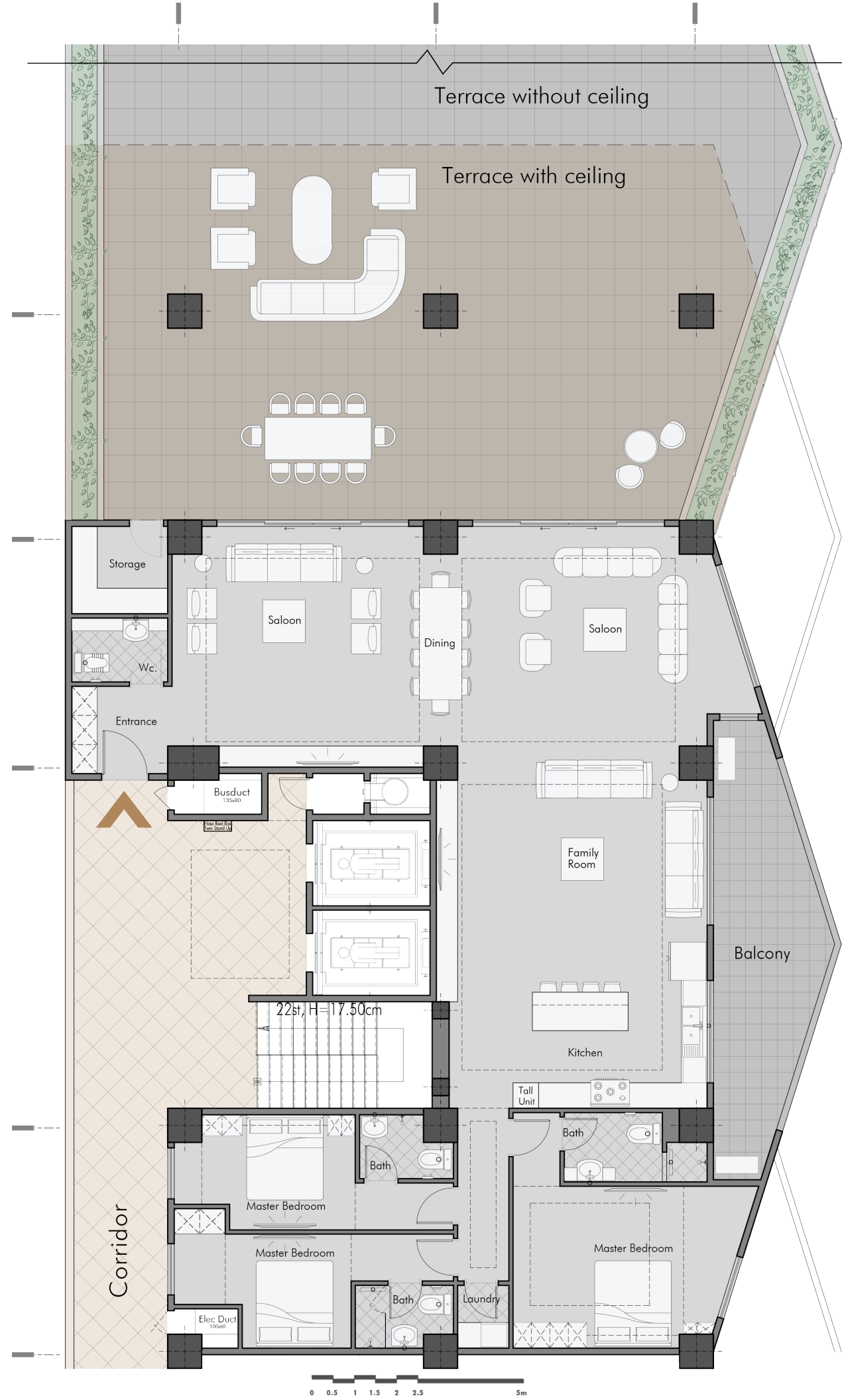
Unit Area	262.96m ²
Balcony Area	23.19m ²
Terrace Area with ceiling	152.06m ²
Terrace Area without ceiling	665.28m ²
Total Area	438.21m ²



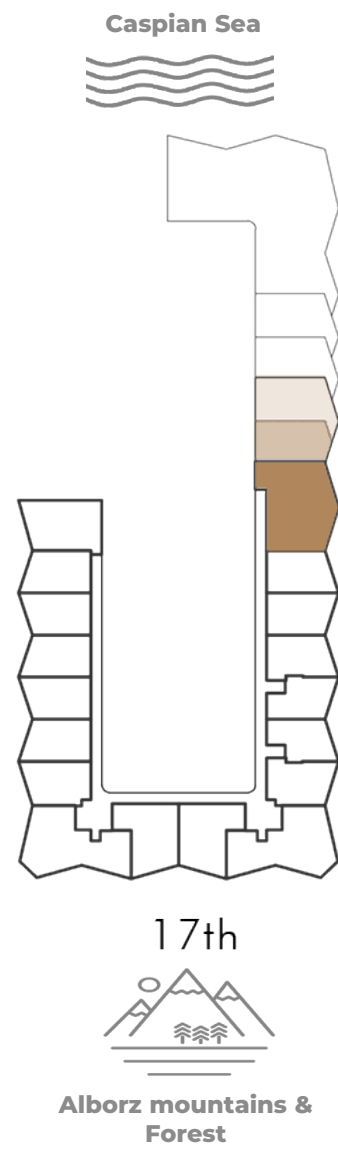
P4

3x bedrooms
4x bathrooms

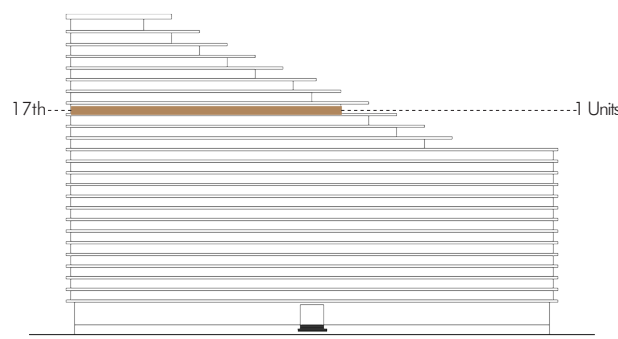
Unit Area	218.22m ²
Balcony Area	23.20m ²
Terrace Area with ceiling	140.66m ²
Terrace Area without ceiling	165.88m ²
Total Area	382.08m ²



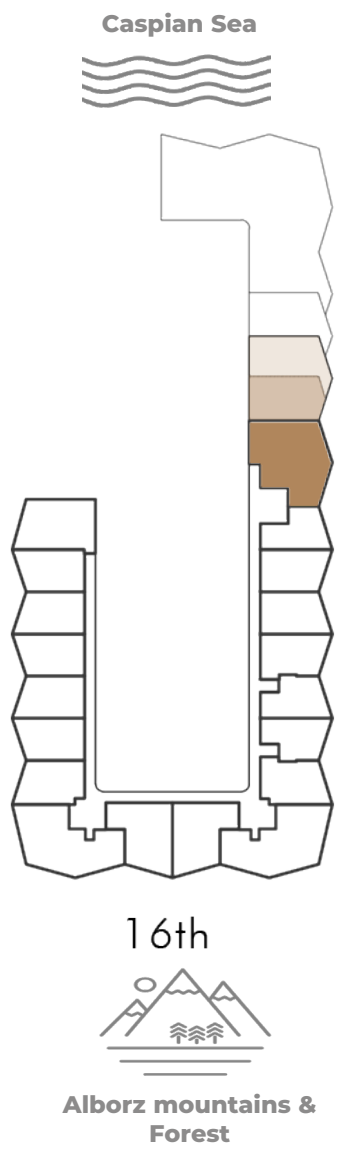
Key Plans



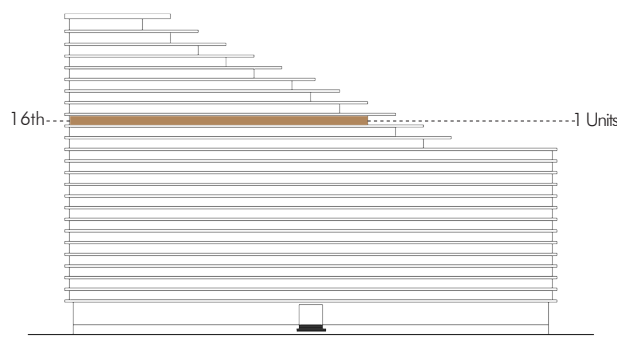
Key Elevation



Key Plans



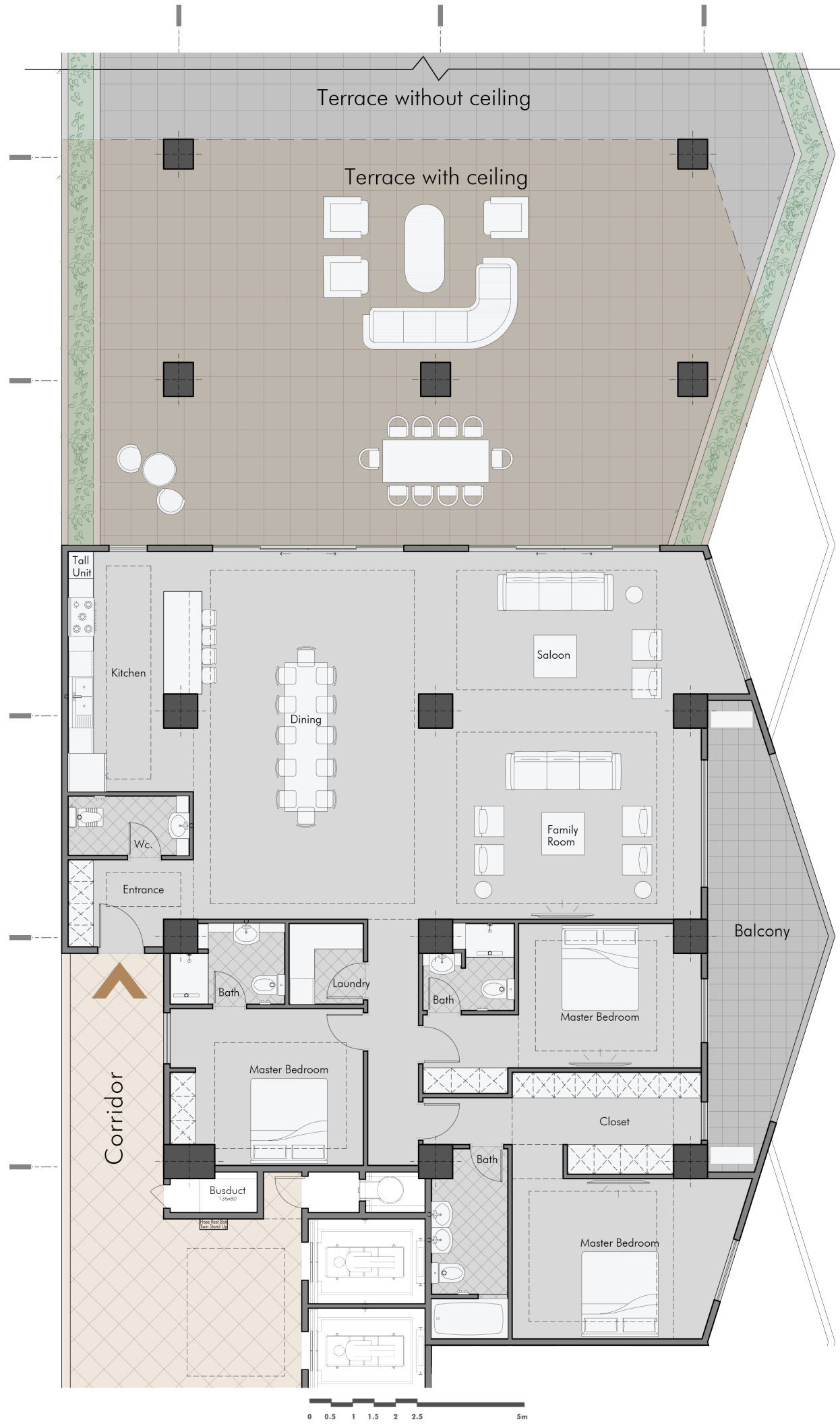
Key Elevation



P3

3x bedrooms
4x bathrooms

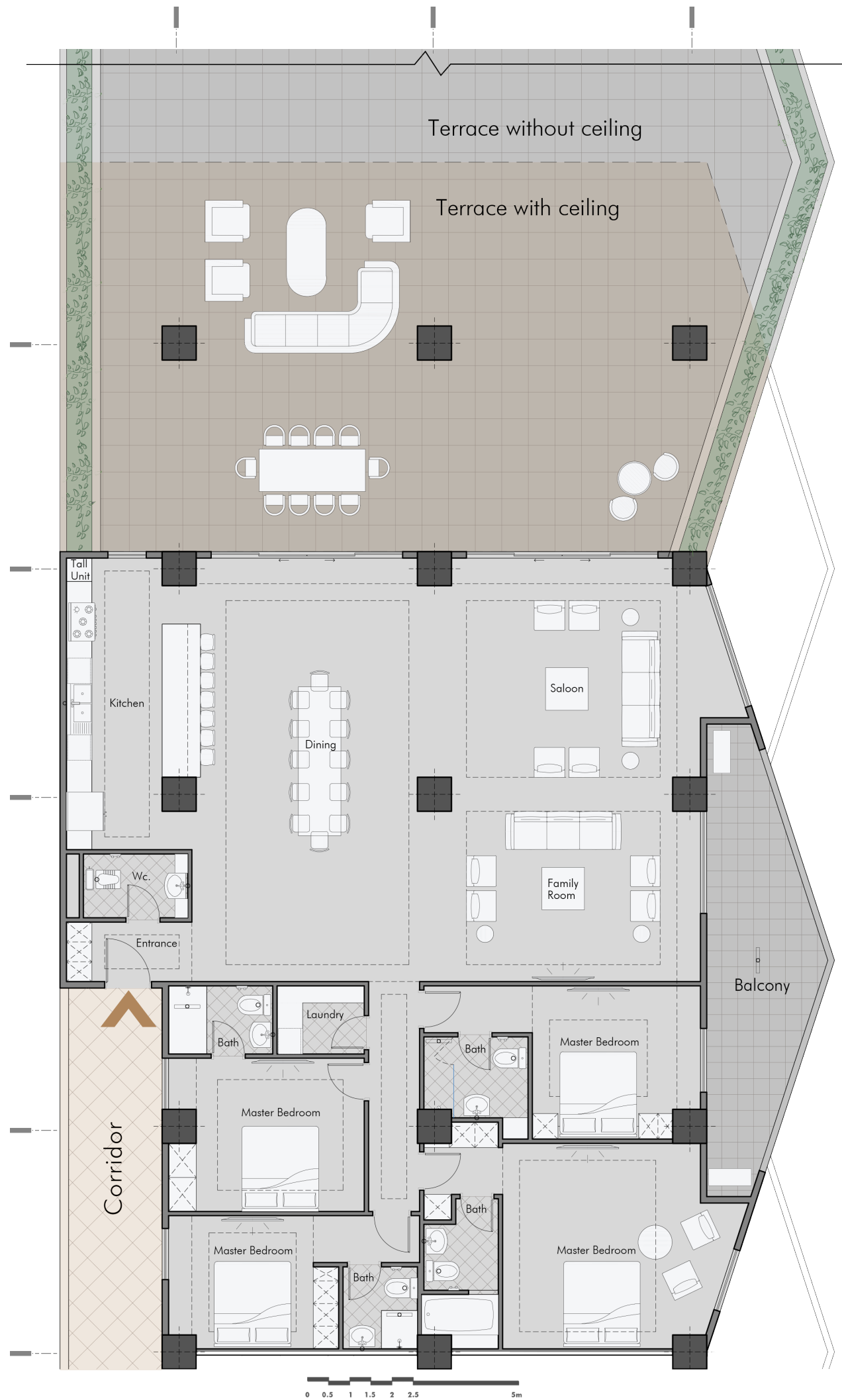
Unit Area	242.32m ²
Balcony Area	23.43m ²
Terrace Area with ceiling	152.05m ²
Terrace Area without ceiling	165.86m ²
Total Area	417.80m ²



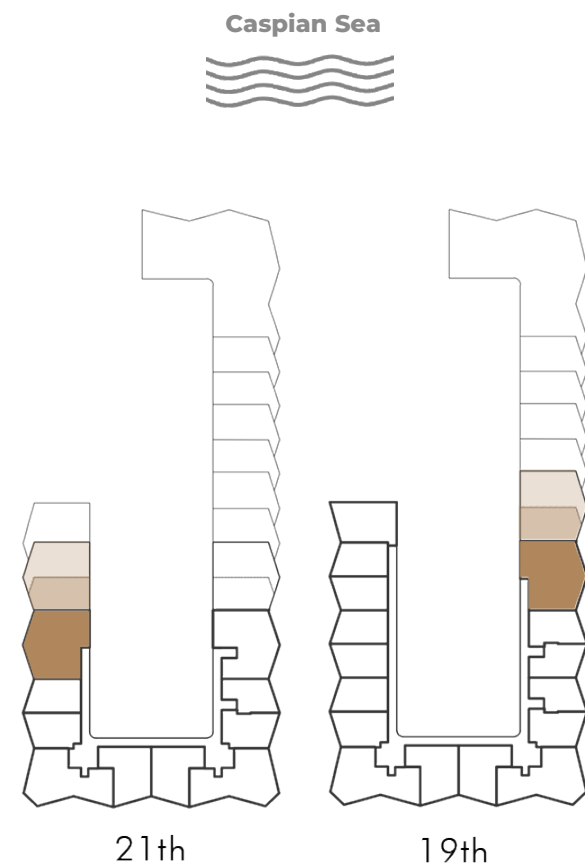
P6

4x bedrooms
5x bathrooms

Unit Area	269.58m ²
Balcony Area	23.25m ²
Terrace Area with ceiling	146.24m ²
Terrace Area without ceiling	172.72m ²
Total Area	439.07m ²

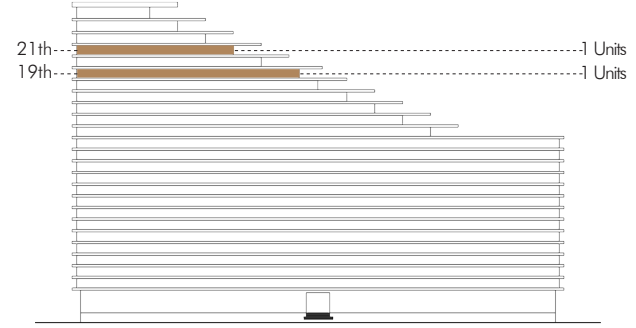


Key Plans

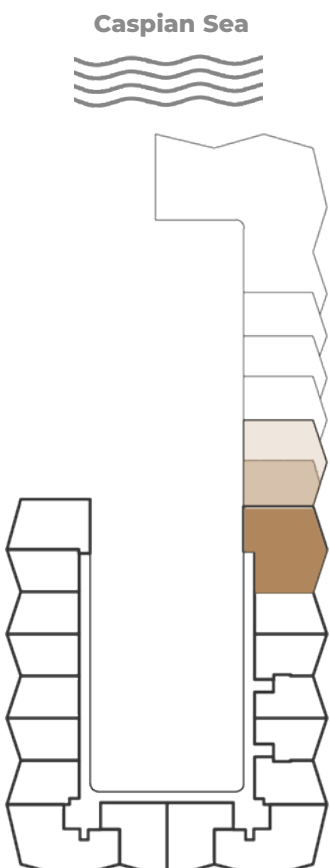


Alborz mountains & Forest

Key Elevation

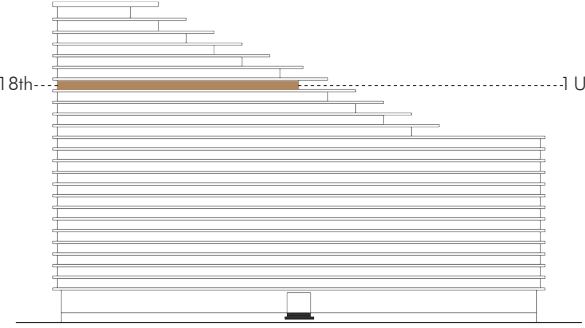


Key Plans



Alborz mountains & Forest

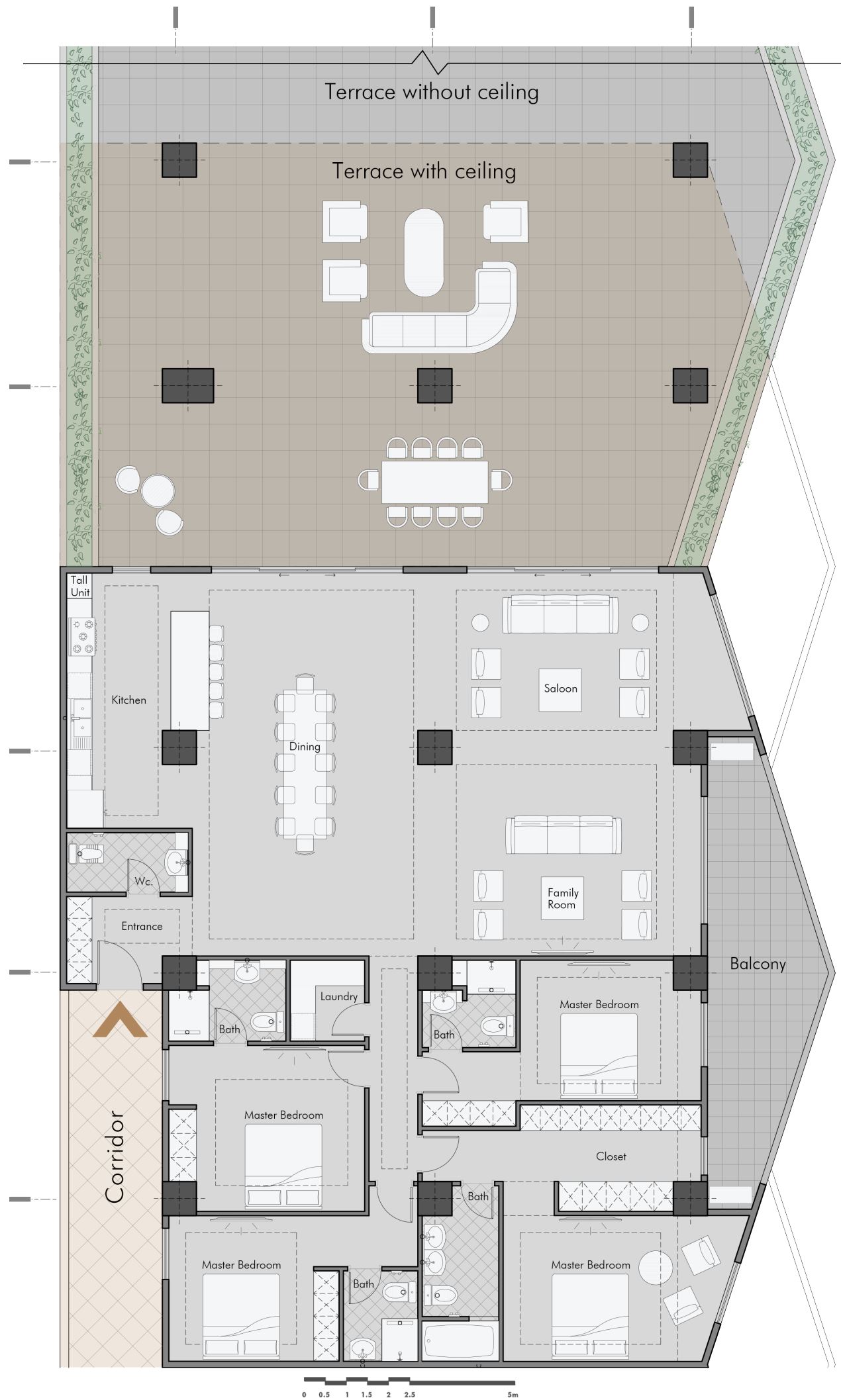
Key Elevation



P5

4x bedrooms
5x bathrooms

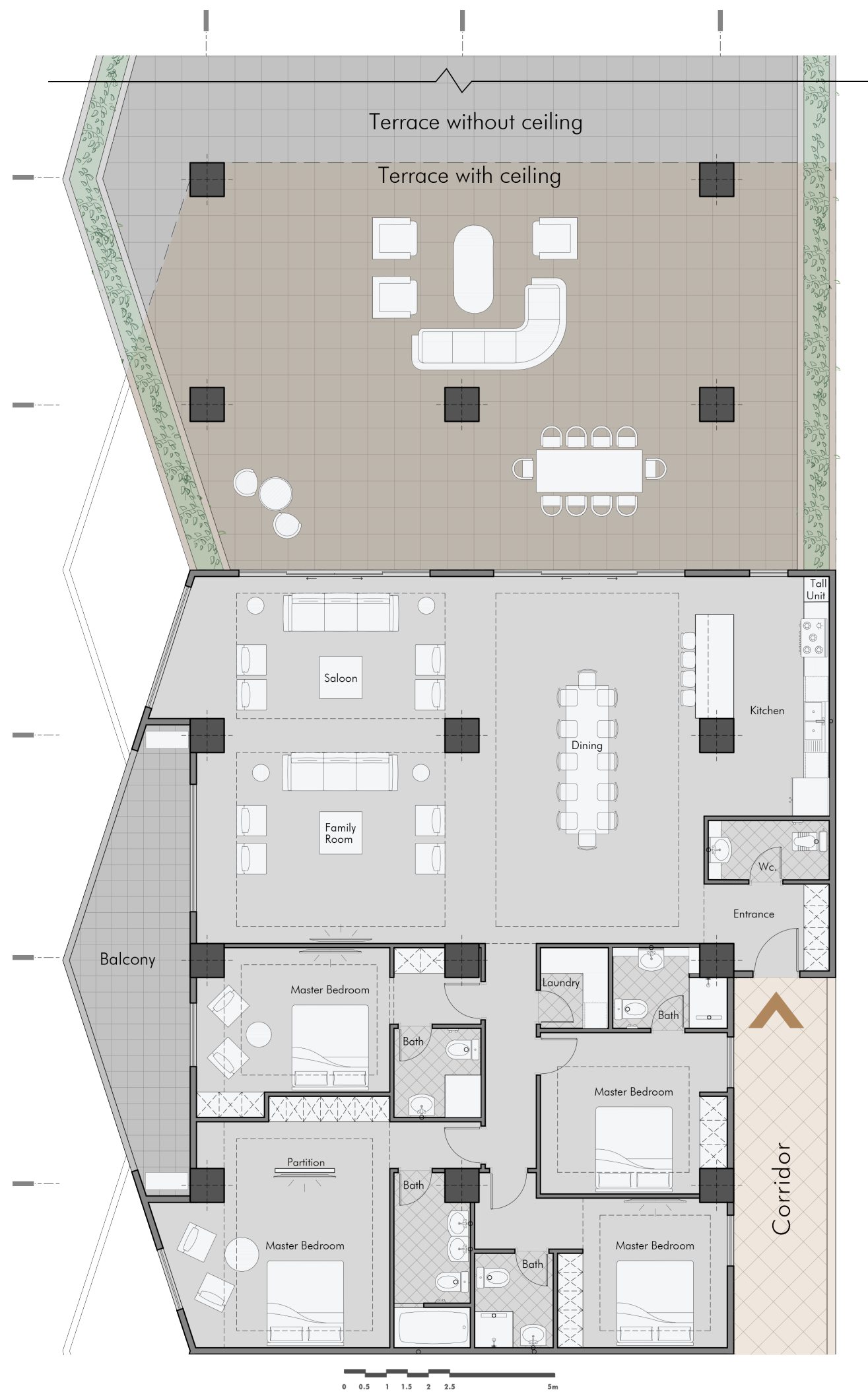
Unit Area	268.56m ²
Balcony Area	23.43m ²
Terrace Area with ceiling	158.40m ²
Terrace Area without ceiling	154.72m ²
Total Area	450.39m ²



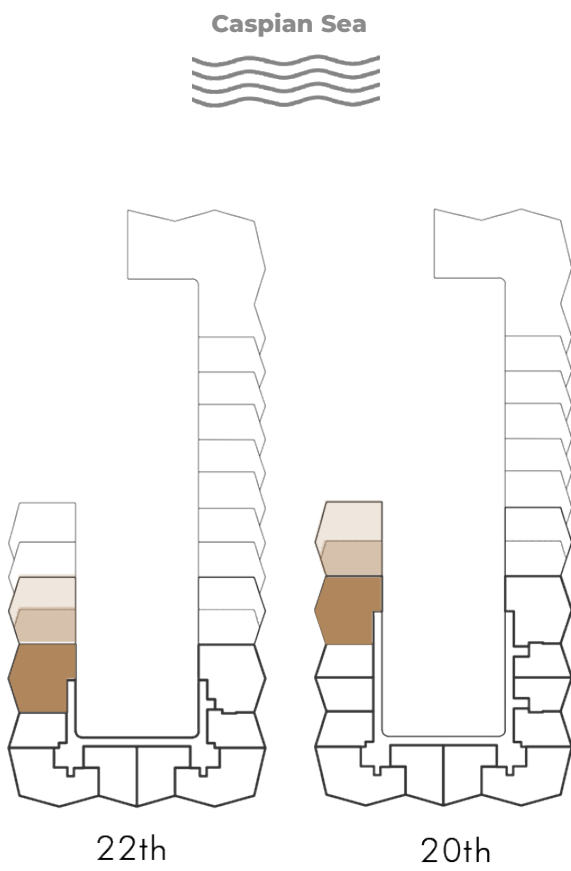
P8

4x bedrooms
5x bathrooms

Unit Area	262.91m ²
Balcony Area	23.27m ²
Terrace Area with ceiling	152.81m ²
Terrace Area without ceiling	184.53m ²
Total Area	438.99m ²



Key Plans

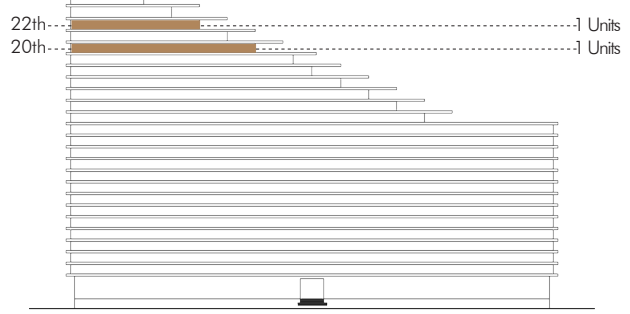


Caspian Sea

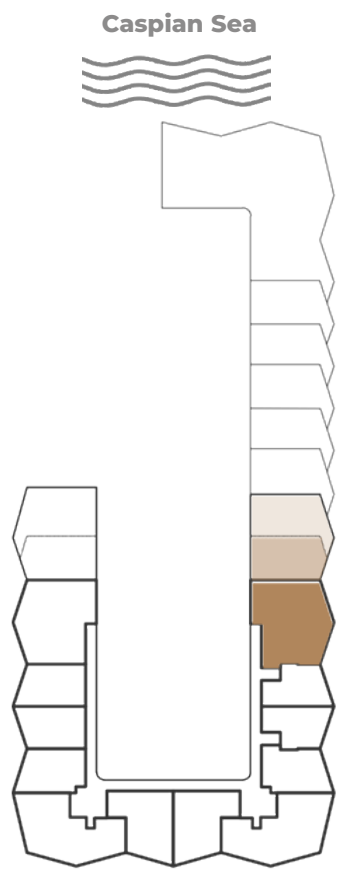


Alborz mountains & Forest

Key Elevation



Key Plans

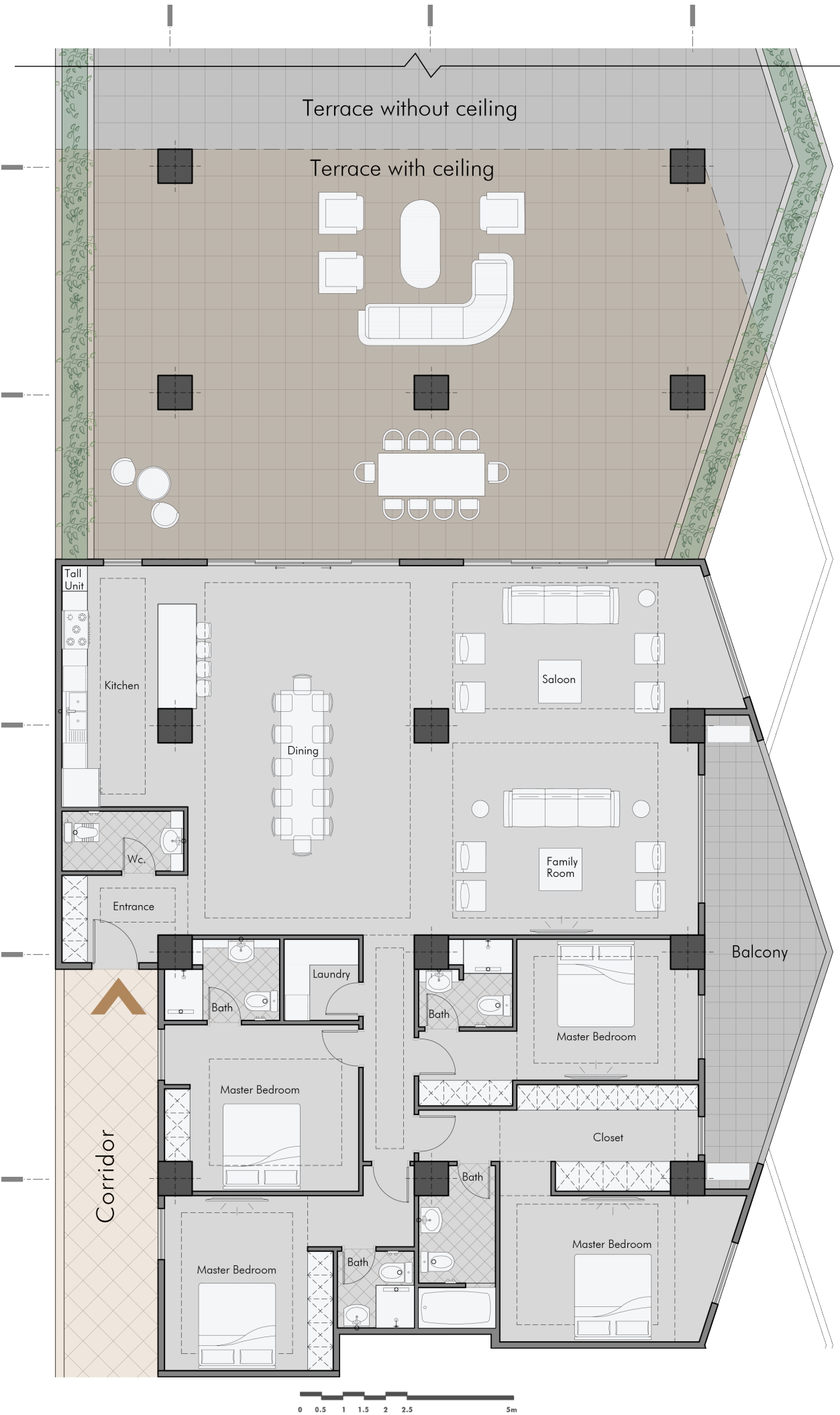
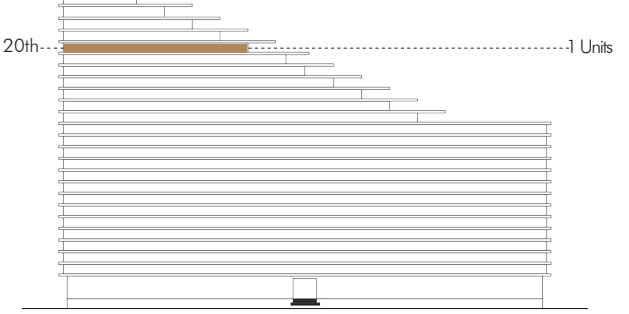


Caspian Sea



Alborz mountains & Forest

Key Elevation



P7

4x bedrooms
5x bathrooms

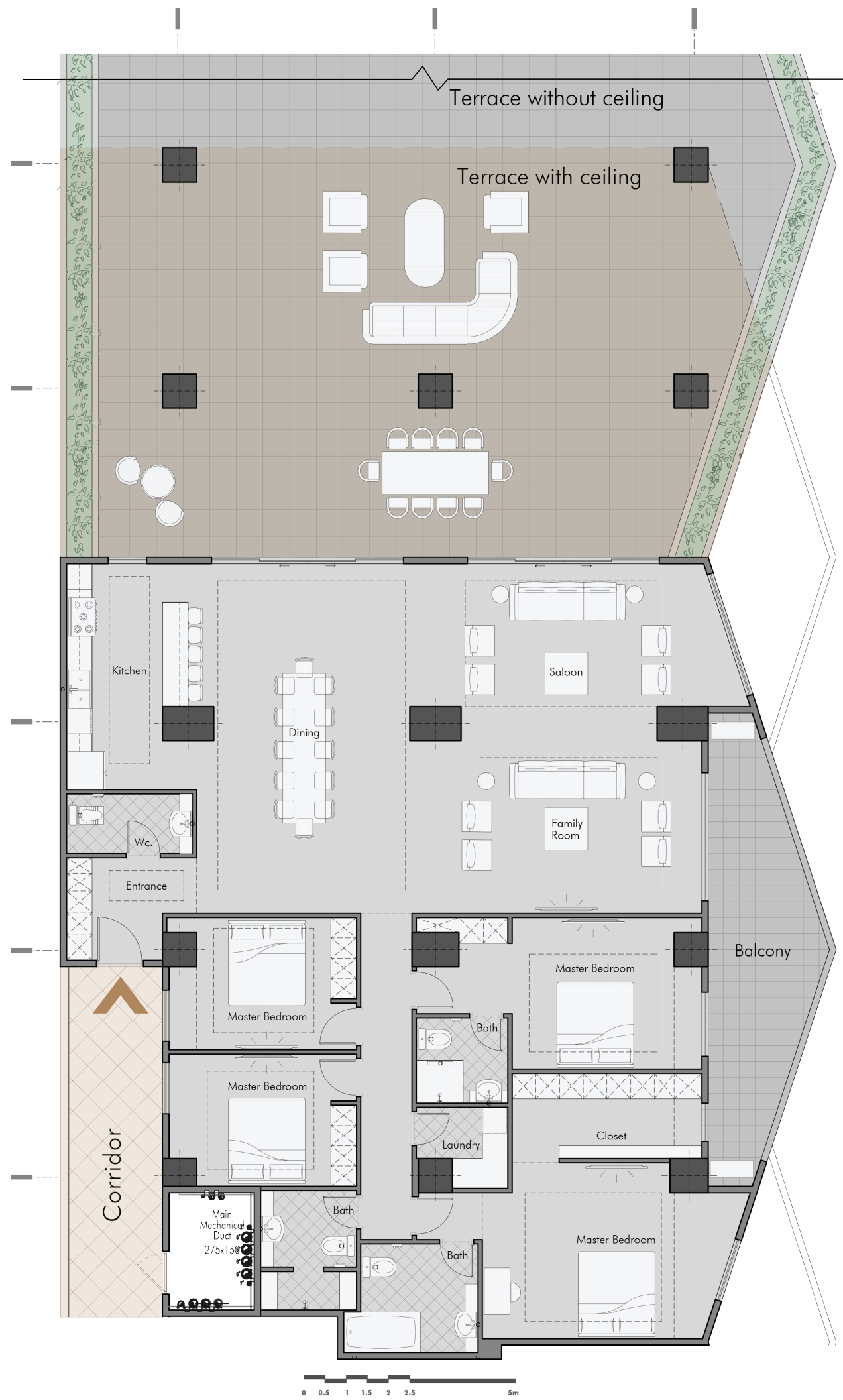
Unit Area	264.51m ²
Balcony Area	23.25m ²
Terrace Area with ceiling	152.82m ²
Terrace Area without ceiling	160.30m ²
Total Area	440.58m ²



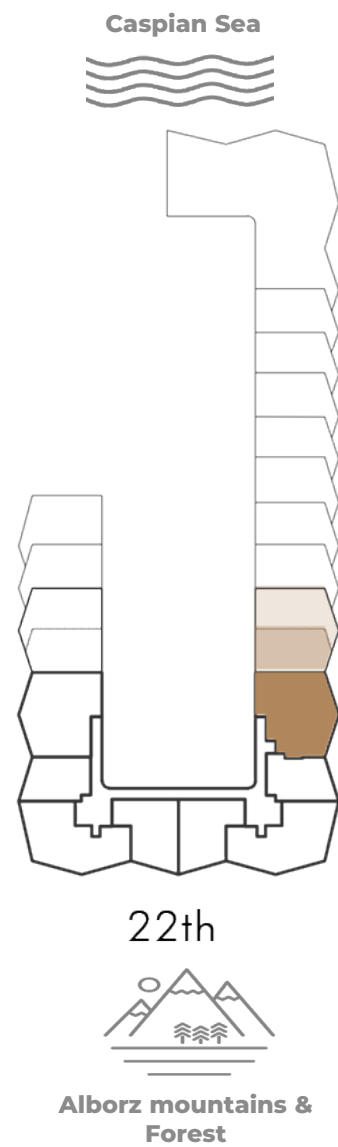
P10

4x bedrooms
4x bathrooms

Unit Area	254.81m ²
Balcony Area	23.25m ²
Terrace Area with ceiling	152.81m ²
Terrace Area without ceiling	154.46m ²
Total Area	430.87m ²



Key Plans

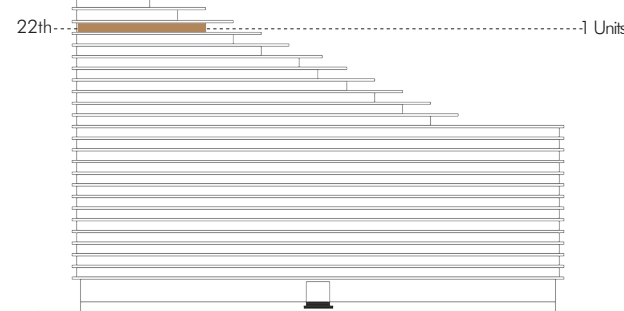


22th

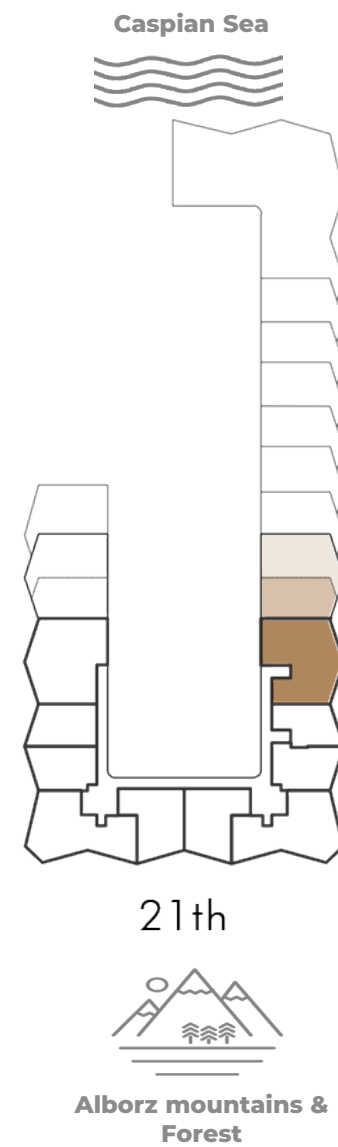


Alborz mountains &
Forest

Key Elevation



Key Plans

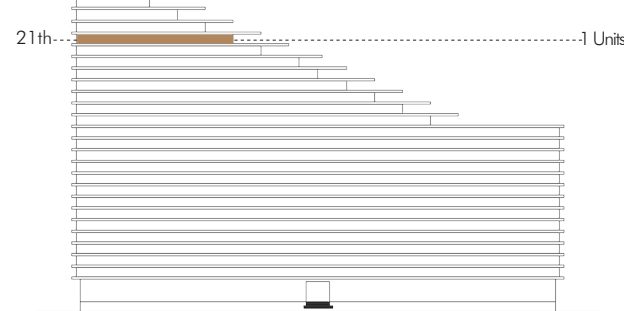


21th



Alborz mountains &
Forest

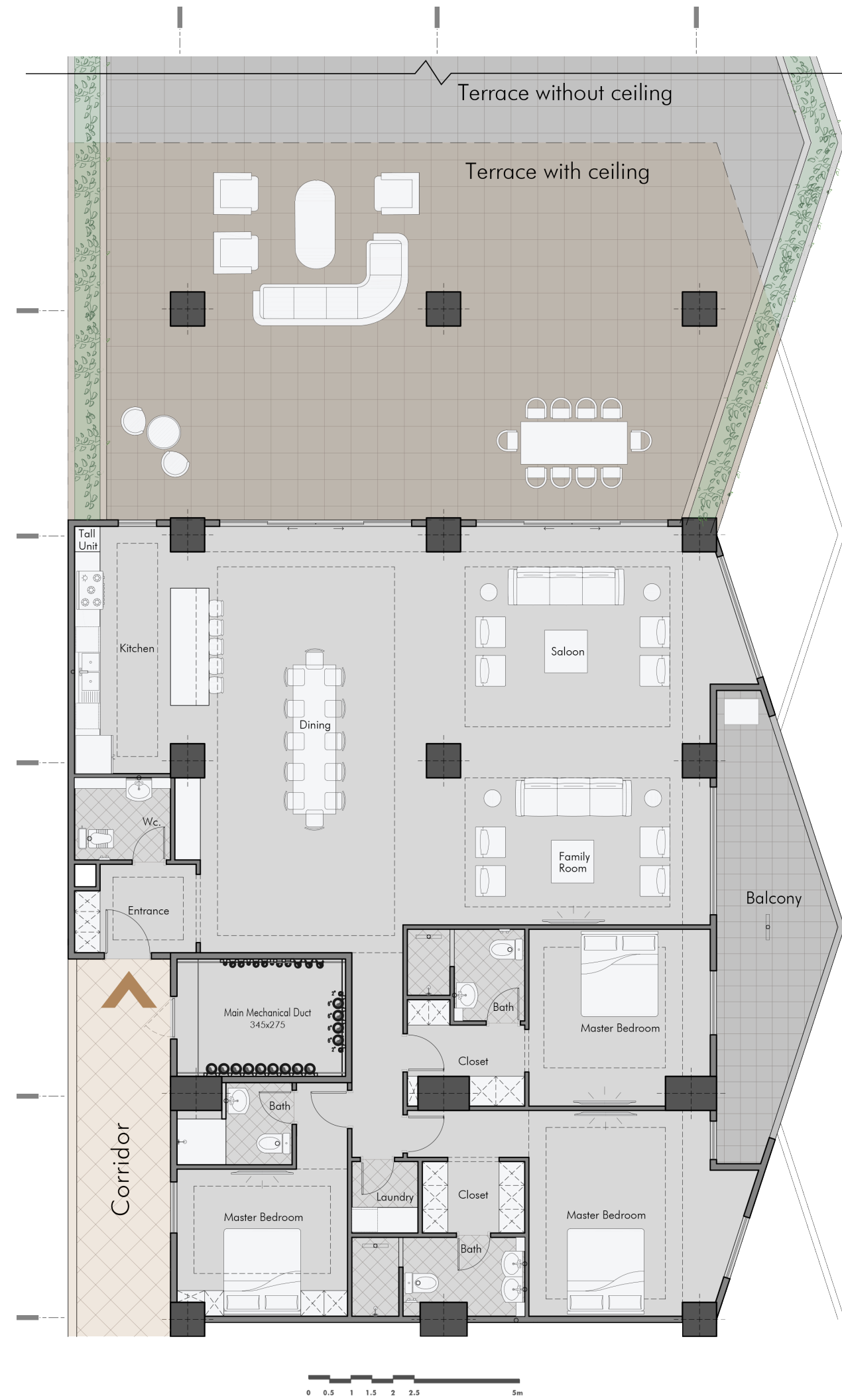
Key Elevation



P9

3x bedrooms
4x bathrooms

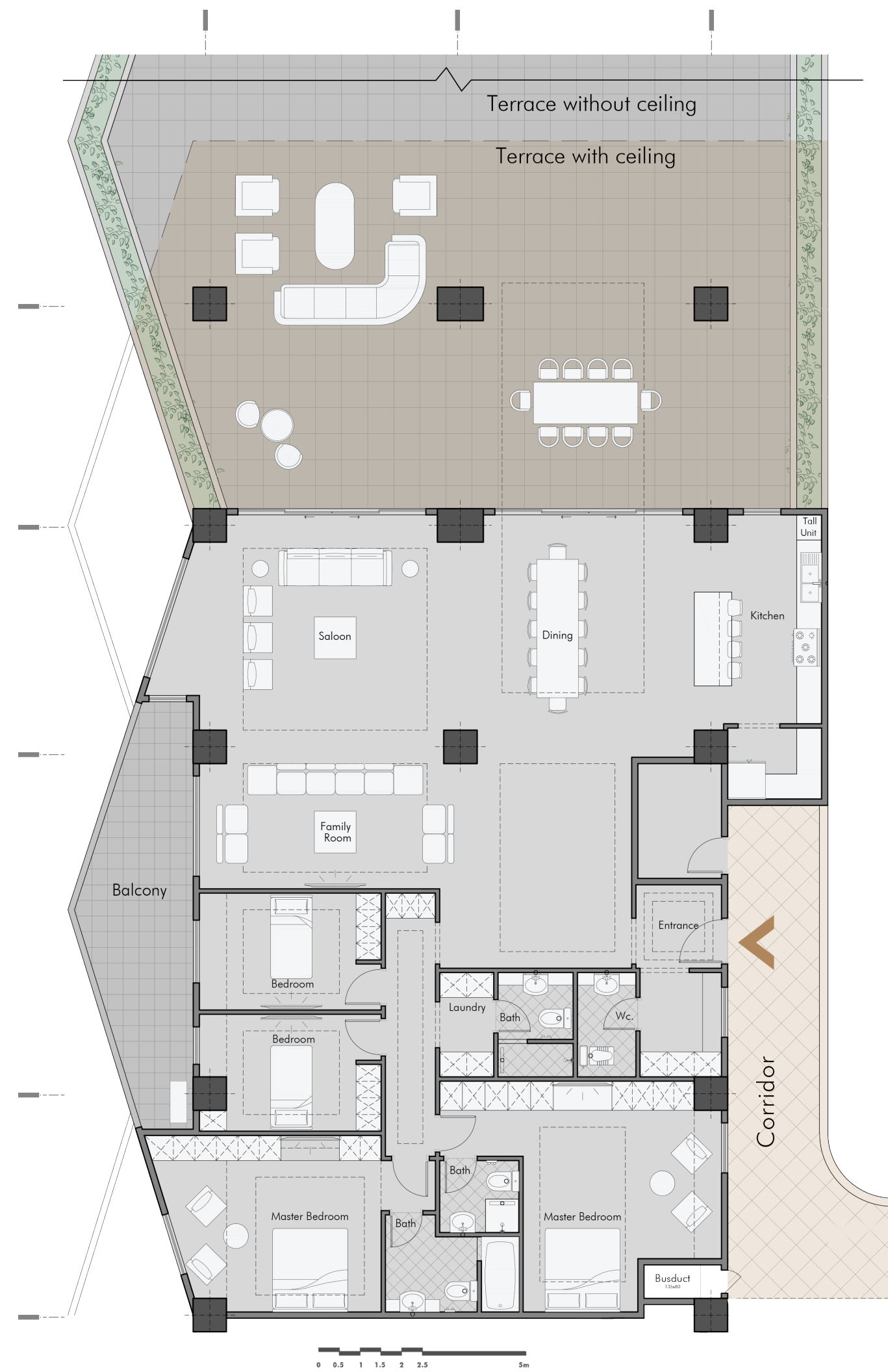
Unit Area	257.78m ²
Balcony Area	23.25m ²
Terrace Area with ceiling	141.42m ²
Terrace Area without ceiling	166.61m ²
Total Area	422.45m ²



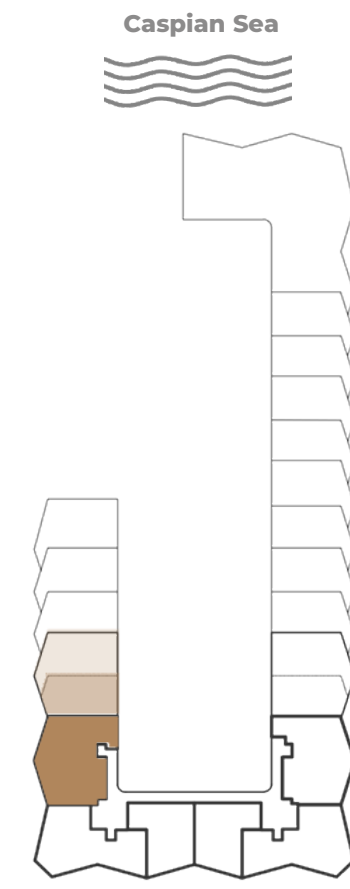
P12

4x bedrooms
4x bathrooms

Unit Area	261.22m ²
Balcony Area	22.38m ²
Terrace Area with ceiling	140.65m ²
Terrace Area without ceiling	166.59m ²
Total Area	424.25m ²

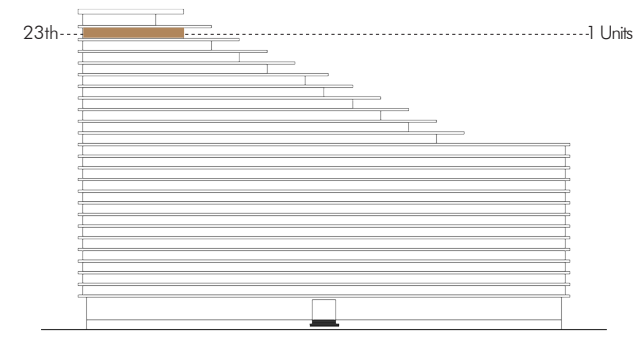


Key Plans

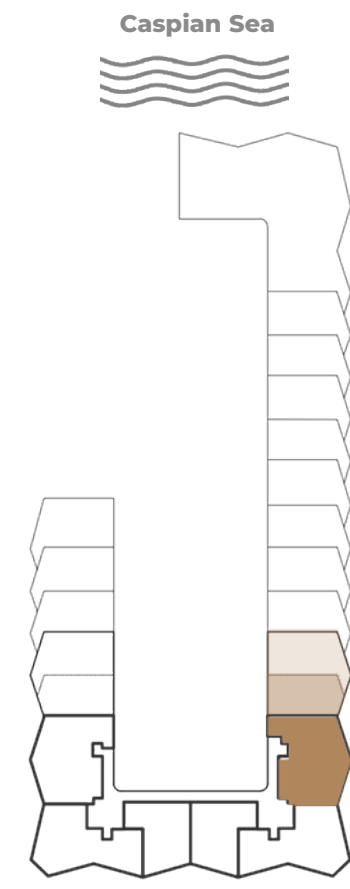


23th
Alborz mountains & Forest

Key Elevation

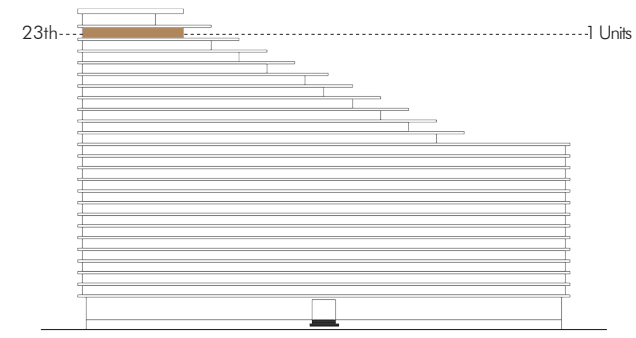


Key Plans



23th
Alborz mountains & Forest

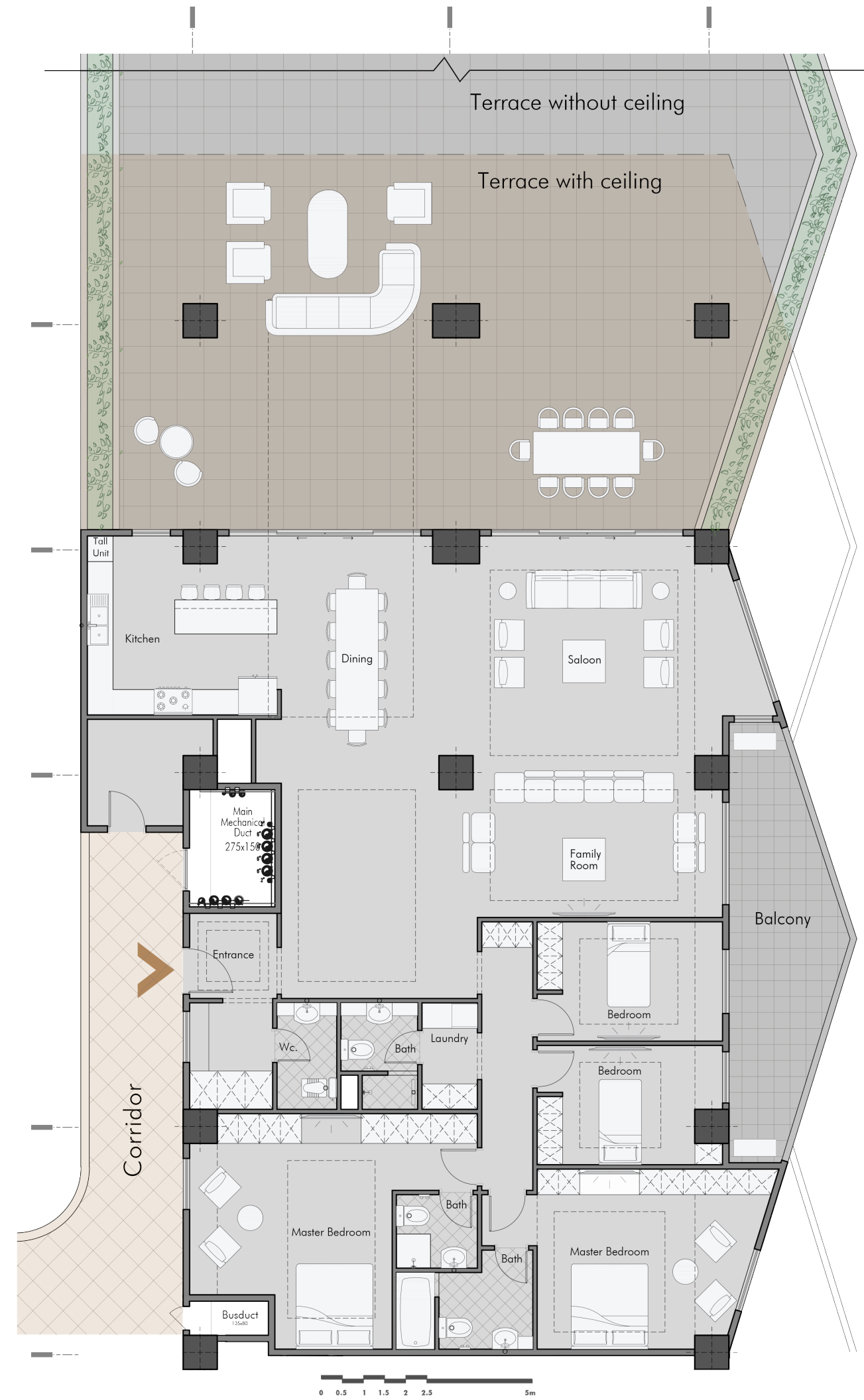
Key Elevation



P11

4x bedrooms
4x bathrooms

Unit Area	253.84m ²
Balcony Area	22.50m ²
Terrace Area with ceiling	140.65m ²
Terrace Area without ceiling	166.61m ²
Total Area	416.99m ²



Type - P

Renders



"Penthouses"



Type -P

Renders



"Penthouses"



"Luxury Penthouses"

Two luxury penthouses with an area exceeding 750 square meters, featuring five bedrooms, special spaces, a pool, a private yard, and a rooftop garden.

دو پنت‌هاوس لاکچری در طبقه بیست و چهارم بصورت غربی و شرقی در بازوی جنوبی با مساحتی بیش از ۷۵۰ متر مربع، شامل پنج اتاق خواب، فضاهای خاص، استخر، حیاط اختصاصی و روف گاردن

Type -LP

LP1

5x bedrooms
9x bathrooms

Unit Area	610.60m ²
Balcony Area	60.70m ²
Terrace Area with ceiling	66.59m ²
Terrace Area without ceiling	154.16m ²
Total Area	737.89m ²



LP1

5x bedrooms
9x bathrooms

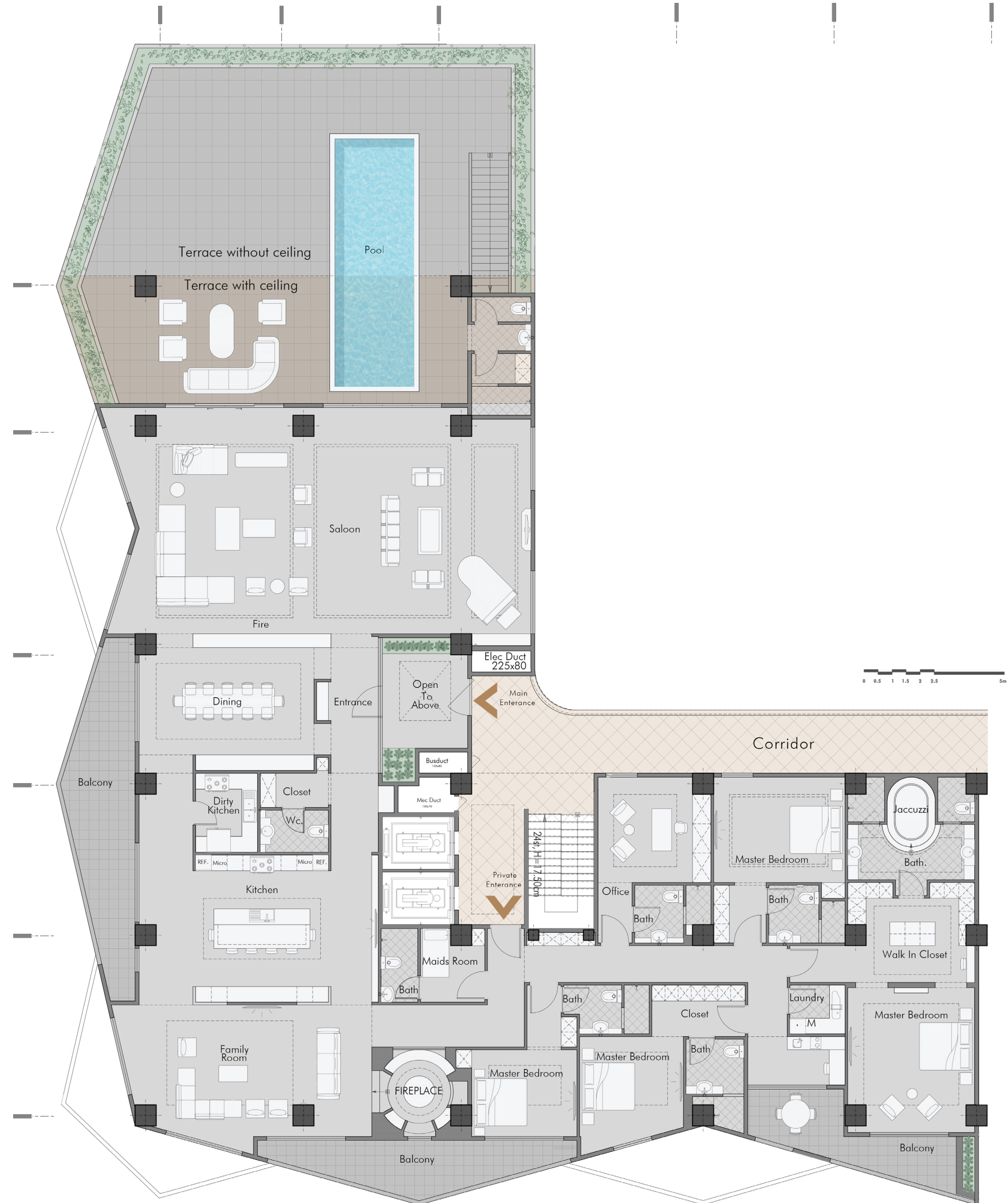
Unit Area	610.60m ²
Balcony Area	60.70m ²
Terrace Area with ceiling	66.59m ²
Terrace Area without ceiling	154.16m ²
Total Area	737.89m ²



LP2

5x bedrooms
9x bathrooms

Unit Area	619.51m ²
Balcony Area	60.70m ²
Terrace Area with ceiling	66.59m ²
Terrace Area without ceiling	154.16m ²
Total Area	746.80m ²



LP2

5x bedrooms
9x bathrooms

Unit Area	619.51m ²
Balcony Area	60.70m ²
Terrace Area with ceiling	66.59m ²
Terrace Area without ceiling	154.16m ²
Total Area	746.80m ²



Type -LP

Renders



"Luxury Penthouses"



Type -LP

Renders



"Luxury Penthouses"



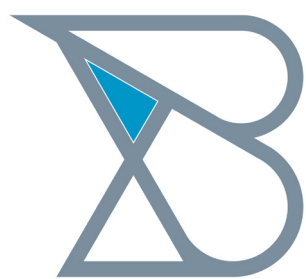
Type -LP

Renders



"Luxury Penthouses"





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