

UNFOLD

PROFESSIONAL CURATED WORKS OF
OUTSIDE OFFICE DESIGN GROUP

#12 SBS SANDY PORT, WEST BAY STREET

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WWW.OUTSIDEOFFICEDSIGN.COM

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OUTSIDE OFFICE DESIGN GROUP

FOCUSED ON INNOVATIVE BUILDING TECHNOLOGY AND FUNCTIONAL DESIGN, OUTSIDE OFFICE DESIGN GROUP IS AN INTERNATIONAL ARCHITECTURAL DESIGN FIRM OFFERING SERVICES IN: RESIDENTIAL; COMMERCIAL; CIVIC BUILDING DESIGN; INTERIOR; LANDSCAPE DESIGN; AND URBAN PLANNING.

OUTSIDE OFFICE DESIGN GROUP WAS ESTABLISHED IN 2007 AND IS BASED IN THE BAHAMAS, WITH BRANCHES IN FLORIDA, NEW YORK AND THE CARIBBEAN. THE COMPANY CONSISTS OF A GROUP OF HIGHLY QUALIFIED YOUNG PROFESSIONALS WITH OVER 20 YEARS OF COMBINED EXPERIENCE. EMPHASIS IS PLACED ON SUSTAINABLE DESIGN WITH THE USE OF CUTTING EDGE TECHNOLOGY.



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RESIDENTIAL | MULTI FAMILY



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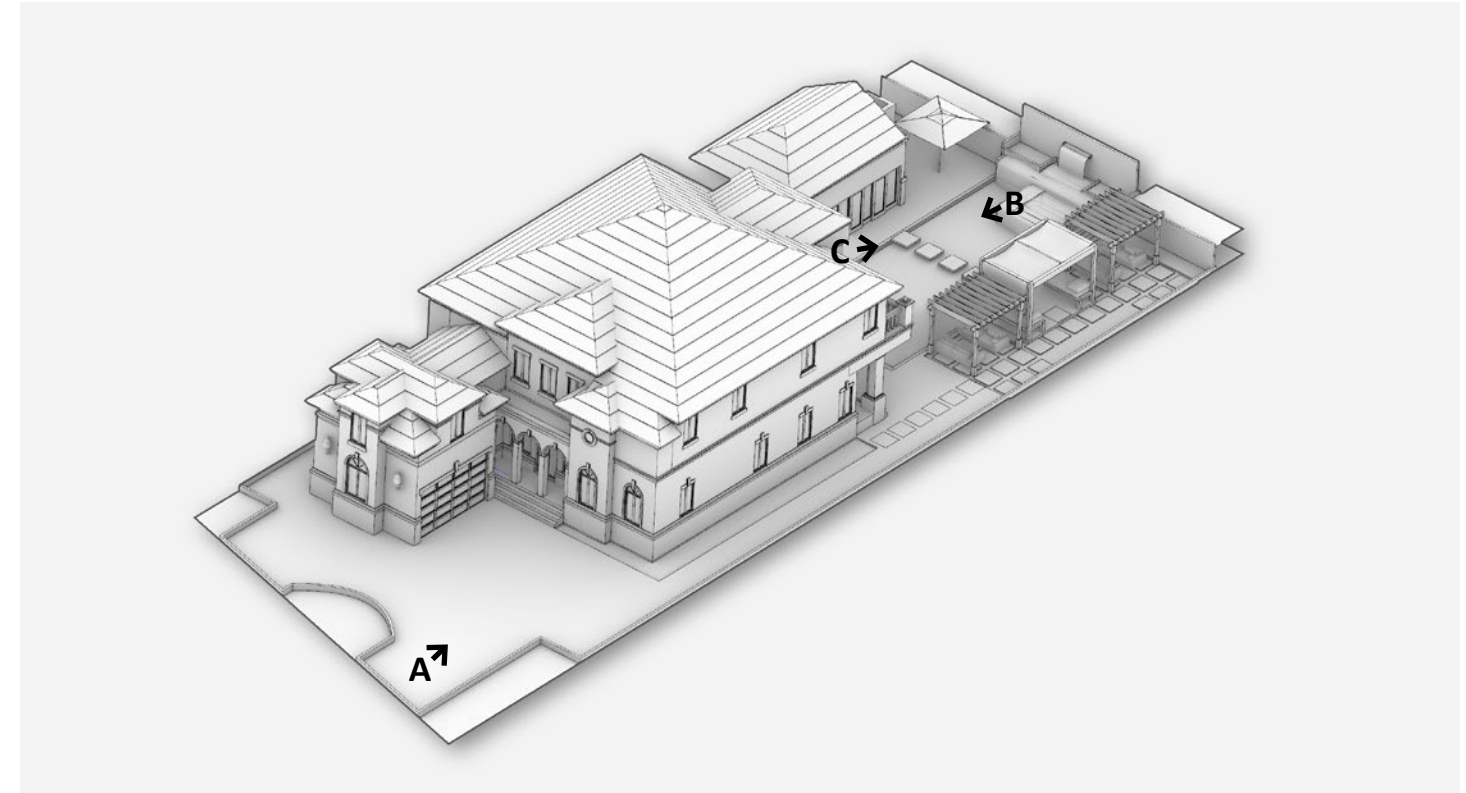
FOUNTAIN HOUSE | RESIDENTIAL | SINGLE FAMILY

A 3 STORY, SINGLE FAMILY, MODERN-TRADITIONAL, RESIDENCE. LOCATED IN PALM KEY, NASSAU BAHAMAS, WITH A PRIVATE OCEAN VIEW. THE TROPICAL AESTHETIC WITH NATURAL CORAL STONE AND EXPANSIVE WINDOWS LOOKING OUT TO A TROPICAL OASIS. DESIGNED WITH STAINABILITY IN MIND, ALTERNATIVE ENERGY CONSTRUCTION WITH FOAM, STEEL, AND CONCRETE WERE USED FOR THE THICK INSULATING WALLS. ENERGY EFFICIENT AND FULLY AUTOMATED CLIMATE CONTROL SYSTEMS CREATES A CONSCIOUSLY DESIGNED PIECE OF PARADISE.

LOCATION: PALM KEY | NASSAU, BAHAMAS
PROJECT START: 2011
COMPLETION: 2012
SIZE: 7,000 SF



A | RESIDENCE ARRIVAL



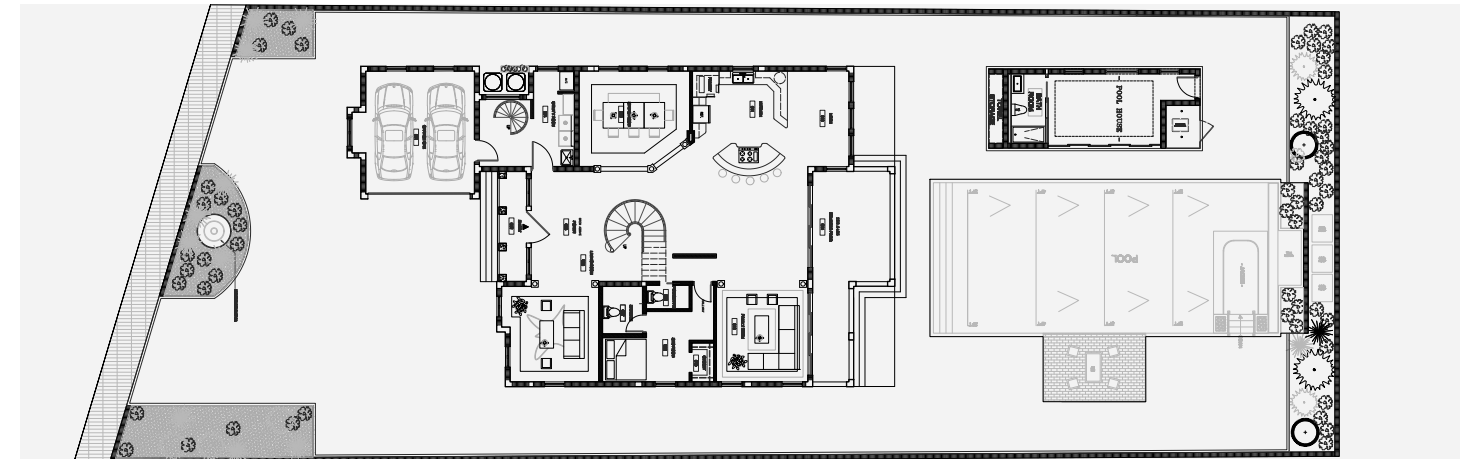
RESIDENCE AND PROPERTY AXON



B | RESIDENCE REAR TERRACE AND POOL HOUSE



C | RESIDENCE REAR TERRACE



SITE AND GROUND LEVEL PLAN

ELEMENT HOUSE | RESIDENTIAL | SINGLE FAMILY

CONCRETE, WOOD AND GLASS. A BOLD, MODERN, STATEMENT OF MATERIALITY INFUSED WITH ART. THE ELEMENT HOUSE IS A TWO STORY RESIDENTIAL HOME WITH A ROOFTOP DECK IN A TROPICAL SCENERY. THE GEOMETRIC DESIGN OF THE ARCHITECTURE'S CONCRETE FRAMES, CREATE EXPANSIVE VIEWS, AND HABITABLE CONDITIONS FOR SPECIAL MOMENTS AROUND THE PROPERTY.

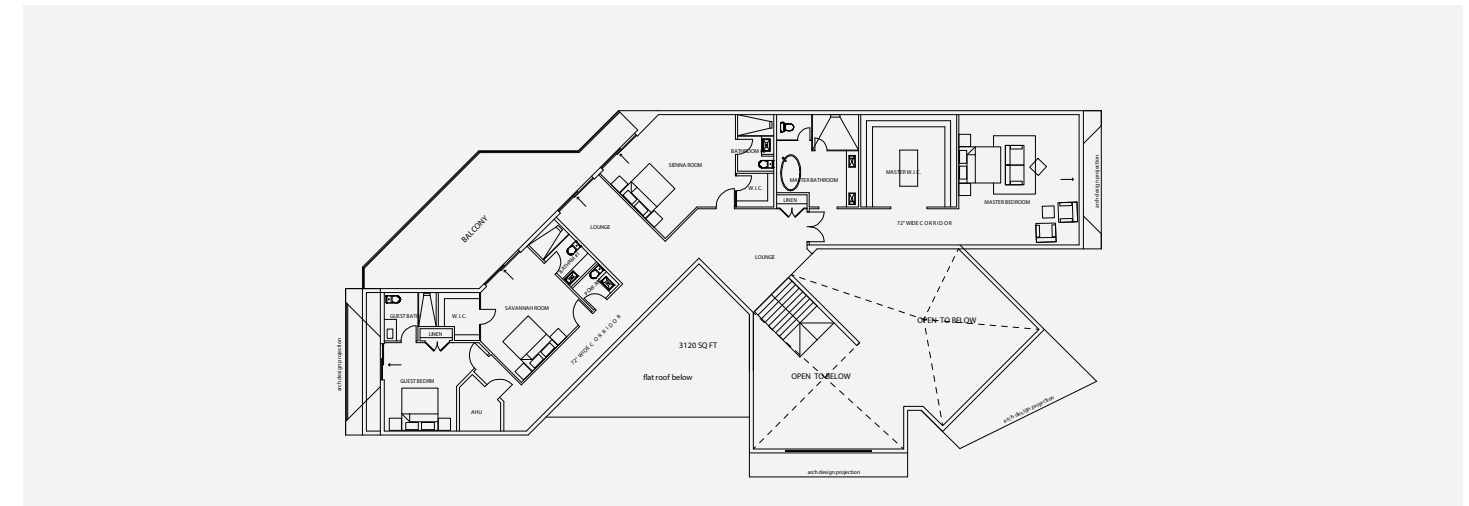
LOCATION: LOVE BEACH ESTATES | NASSAU, BAHAMAS
PROJECT START: 2017
COMPLETION: 2019
SIZE: 8,000 SF



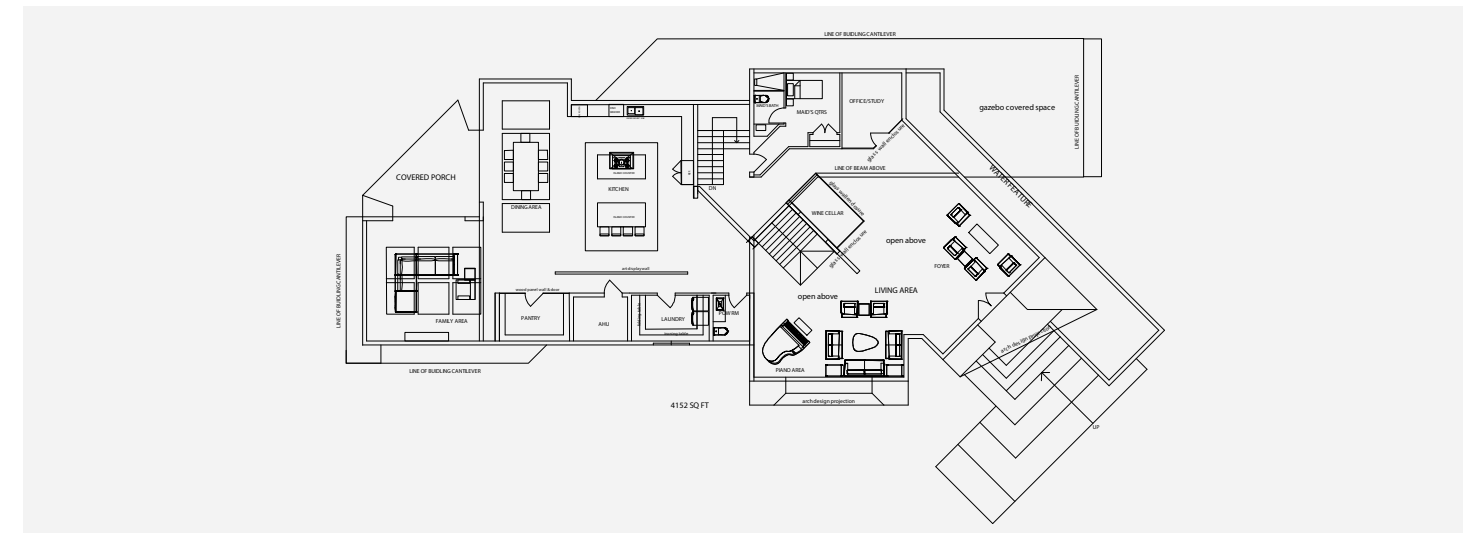
A | ELEMENT HOUSE RESIDENCE ARRIVAL



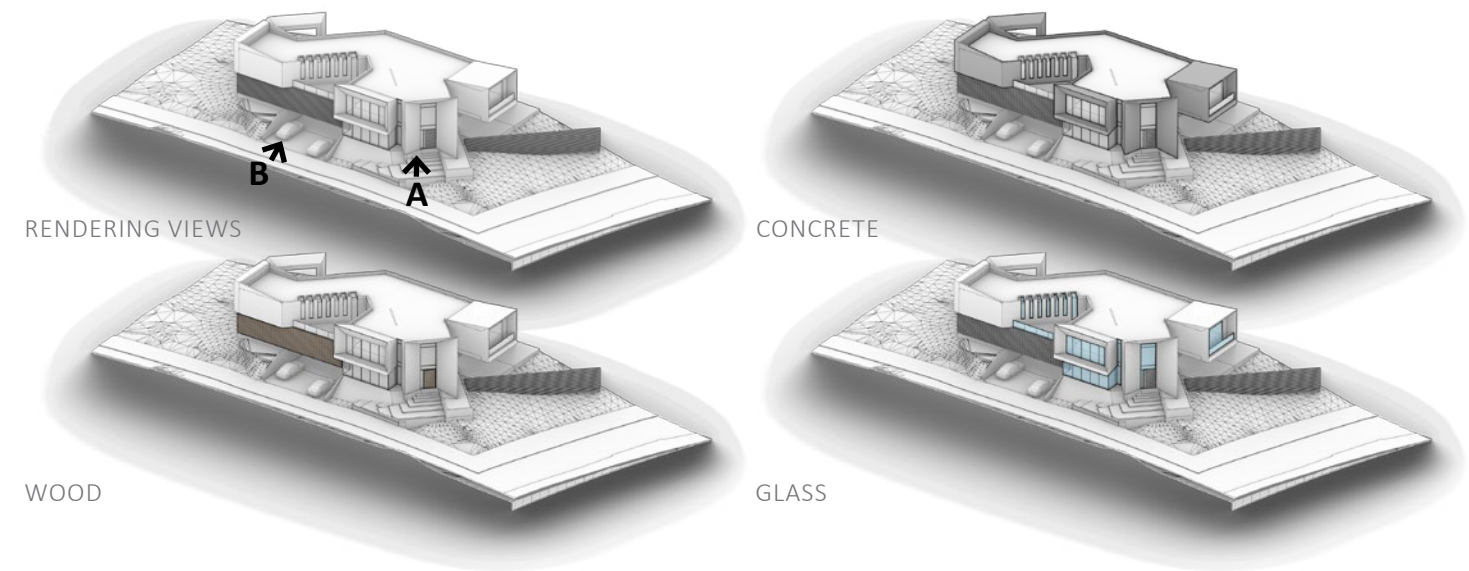
B | ELEVATION PERSPECTIVE



2ND LEVEL



GROUND LEVEL



RENDERING VIEWS

CONCRETE

WOOD

GLASS

RESIDENCE AND PROPERTY AXON

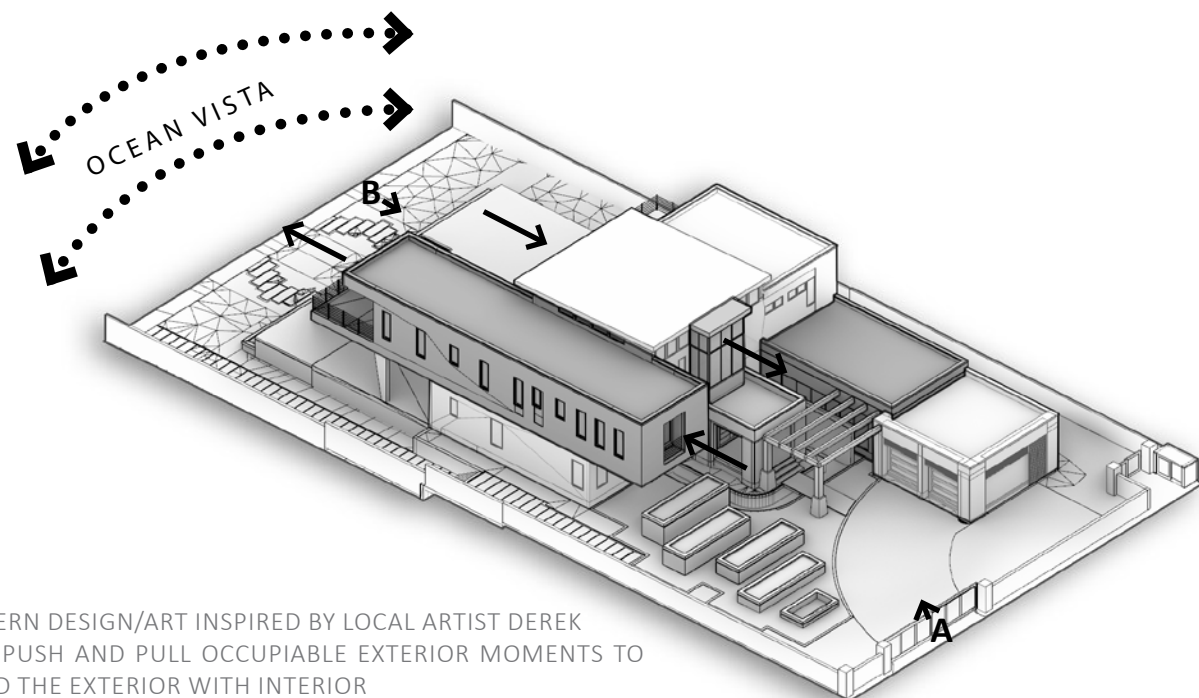
WHITE OCEAN ESTATE | RESIDENTIAL | SINGLE FAMILY

LOCATED IN VENICE BAY IN NASSAU, BAHAMAS, THE WHITE OCEAN ESTATE SITS BEAUTIFULLY ON THE BAY EMBRACING THE OCEAN VIEW. ARCHITECTURAL INTERCONNECTING MODULES / PAVILIONS CREATES A BALANCE OF SCALE. THE PUSH AND PULL OF THE VOLUMES FACILITATE A MULTITUDE OF SPACIAL EXPERIENCES.

LOCATION: VENICE BAY | NASSAU, BAHAMAS
PROJECT START: 2017
COMPLETION: 2018
SIZE: 6,000 SF



A | WHITE OCEAN ESTATE ARRIVAL



MODERN DESIGN/ART INSPIRED BY LOCAL ARTIST DEREK PAUL PUSH AND PULL OCCUPIABLE EXTERIOR MOMENTS TO BLEND THE EXTERIOR WITH INTERIOR



B | WHITE OCEAN ESTATE OCEAN FACING POOL DECK AND PRIVATE DOCK



WHITE OCEAN ESTATE CONCEPT RENDERING



WHITE OCEAN ESTATE CONSTRUCTION



RESIDENTIAL | MULTI FAMILY



WEST BAY FLATS



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WEST BAY FLATS | RESIDENTIAL | MULTI FAMILY

AFFORDABLE, MODERN, CONDO UNITS WITH A STREAMLINED DESIGN AND BREATHTAKING VIEWS OF THE TURQUOISE OCEAN AND SANDY BEACHES. THESE UNITS BRING A MODERN LIFESTYLE TO AN ISLAND FEEL ENVIRONMENT.

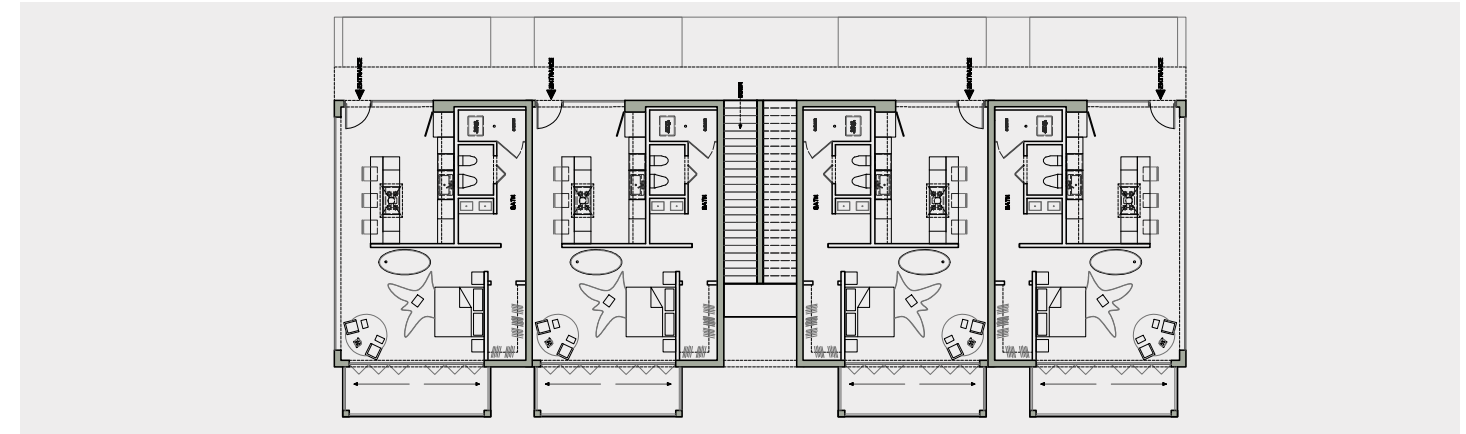
LOCATION: WEST BAY | NASSAU, BAHAMAS
DESIGNED: 2009
UNIT SIZES: 1700 SF AND 600 SF
TOTAL SF: 9,200 SF



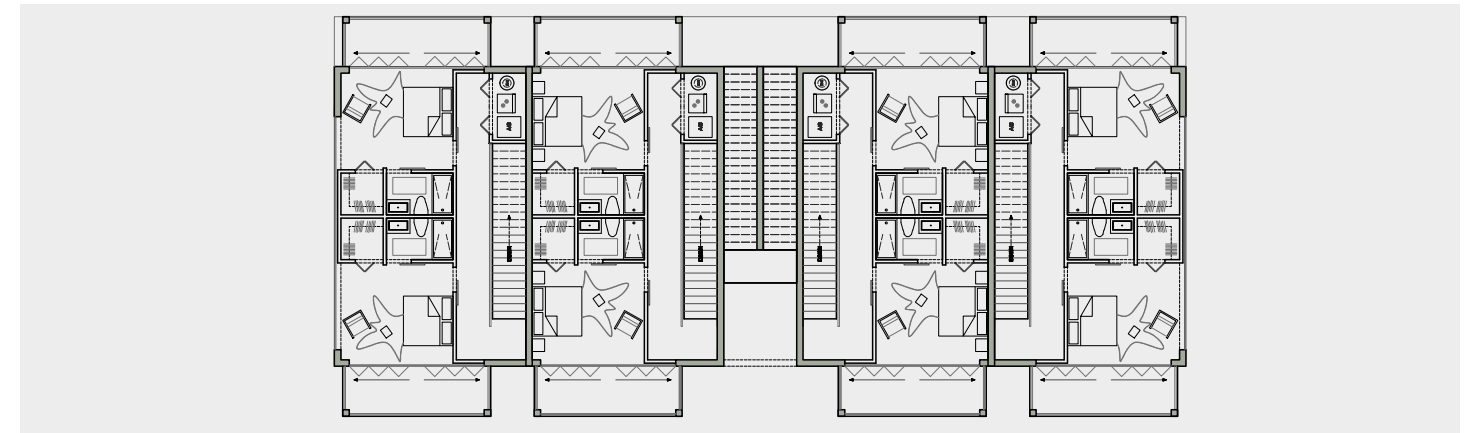
WEST BAY FLATS EXTERIOR PERSPECTIVE



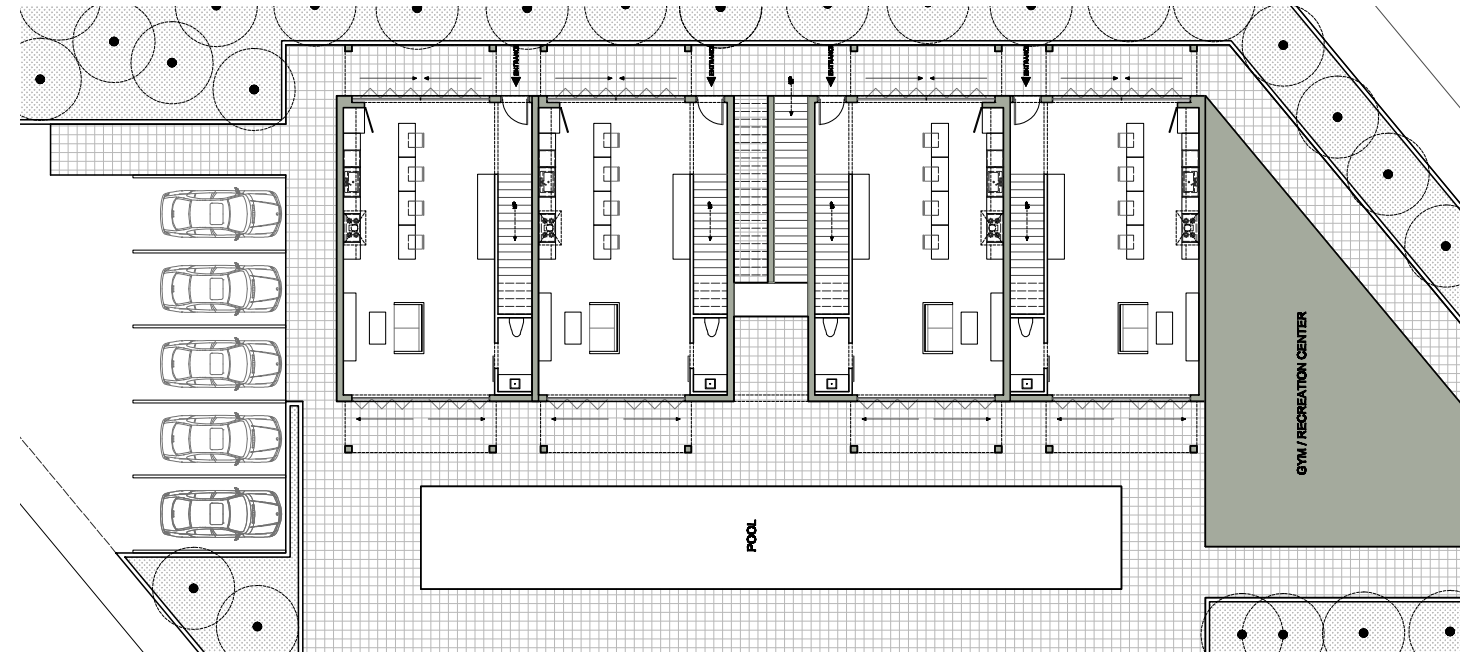
CONDO INTERIOR EXPERIENCE



3RD LEVEL



2ND LEVEL



GROUND LEVEL

QUANTUM VILLAS | RESIDENTIAL | MULTI FAMILY

TOWN HOMES WITH SHARED AMENITIES AND CENTRAL INTERIOR GARDEN. 2500 SF UNITS WITHIN A PRIVATE COMMUNITY.

LOCATION: SOUTH OCEAN ESTATES | NASSAU, BAHAMAS
DESIGN: 2020
SIZE: 5,000 SF



QUANTUM VILLAS ARRIVAL EXPERIENCE



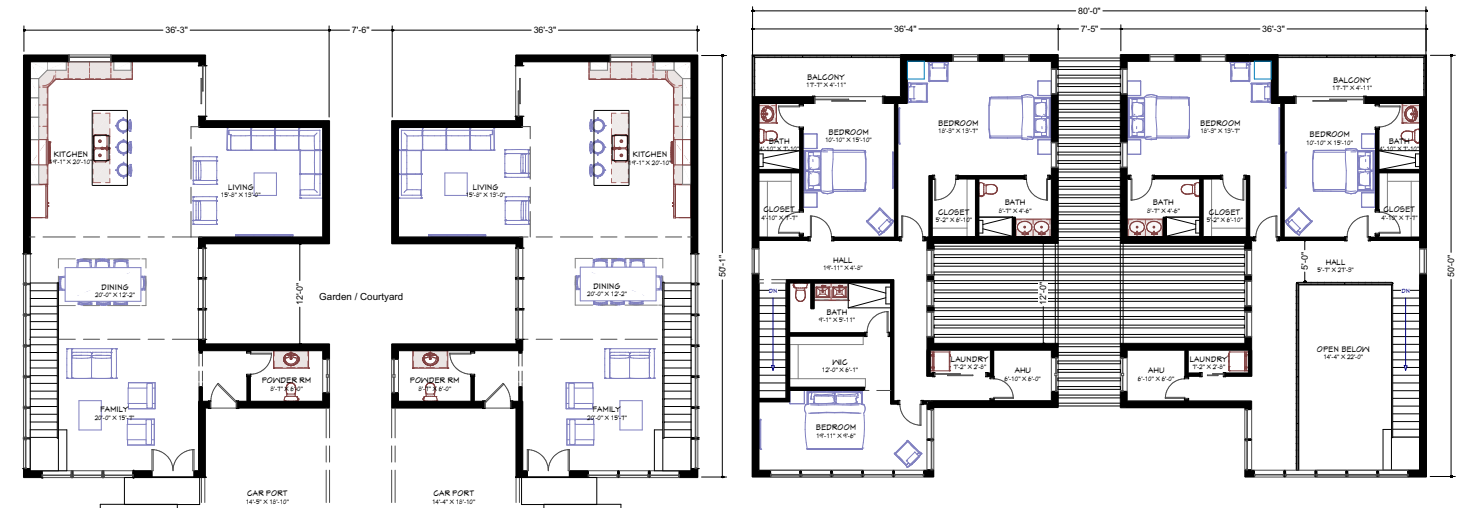
QUANTUM VILLAS ELEVATION PERSPECTIVE



GARDEN / COURTYARD



REAR TERRACE AND POOL



GROUND LEVEL

2ND LEVEL



QUANTUM VILLAS INTERIOR

CAVES TERRACE | RESIDENTIAL | MULTI FAMILY

STYLISH DESIGN AND AFFORD ABILITY MEETS AT THE BRAND NEW CAVES TERRACE CONDOMINIUM. LOCATED JUST OFF WEST BAY STREET ADJACENT TO LOVELY SANDY BEACHES. THE UNITS ARE SET BETWEEN TWO BUILDINGS PROVIDING 4 UPPER FLOOR AND 4 GROUND FLOOR UNITS. EACH UNIT FEATURES TWO BEDS AND BATHS, A POWDER ROOM AT THE FOYER, KITCHEN, LIVING AND PORCH. OTHER FEATURES INCLUDE COMMUNITY POOL, GAZEBO AND AMPLE CAR PARKING.

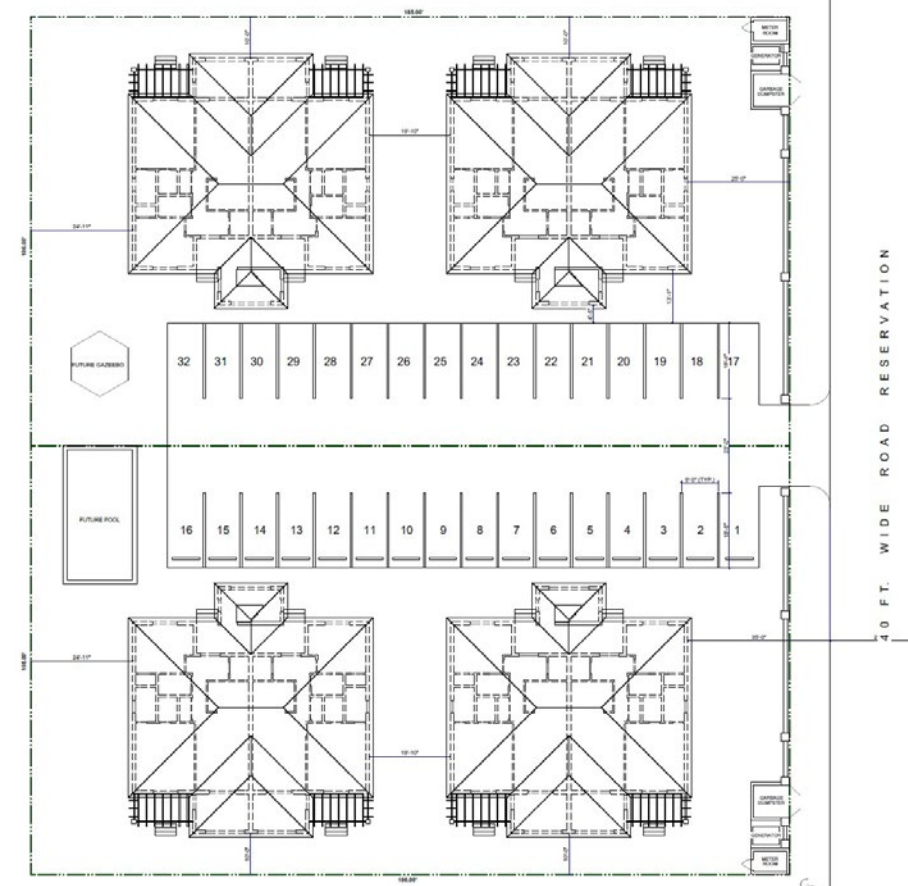
LOCATION: WEST BAY ST | NASSAU, BAHAMAS
PROJECT START: 2020
BREAKING GROUND: 2020
SIZE: 1,400 SF PER UNIT



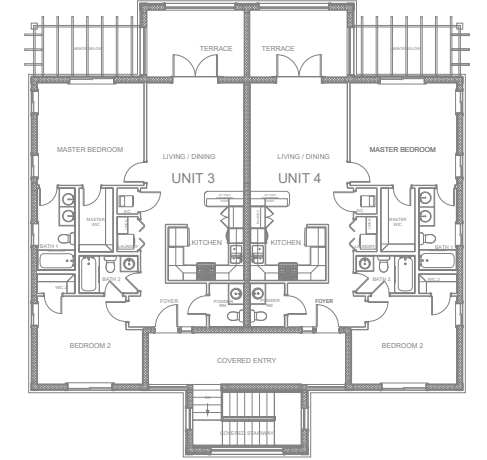
CAVES TERRACE RESIDENTIAL COMPLEX



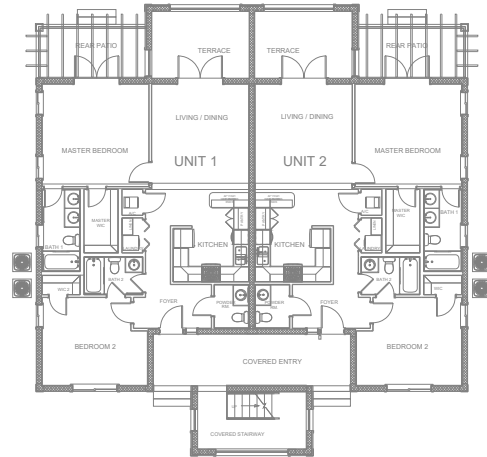
CAVES TERRACE ARRIVAL EXPERIENCE



PROPERTY SITE AND LAYOUT



2ND LEVEL



GROUND LEVEL



PRIVATE TERRACE



CAVES TERRACE UNIT ARRIVAL

MIXED USE



OCEAN AIR PLAZA | MIXED USE

A TRADITIONAL BUT BEAUTIFUL ISLAND PLAZA THAT SITS ON THE INNER SHORELINE OF GOVERNOR'S HARBOUR CRYSTAL CLEAR WATERS. THIS PLAZA IS COMPOSED OF 3 BUILDINGS. A UNIQUE HISTORICAL RESTORED BUILDING TRANSFORMED TO A MIX USE SPACE WITH ITS AMAZING ORIGINAL STONEWORK FACADE WITH TWO ADDITIONAL NEWLY BUILT COMMERCIAL STRUCTURES THAT SERVICE FOR STOREFRONTS ON THE GROUND FLOOR AND OFFICES SPACES ON THE SECOND FLOOR LEVEL. THIS PLAZA ADDS A NICE TOUCH OF TROPICAL TRADITIONAL WHILE CREATING AN HISTORIC ENHANCEMENT TO THE URBAN FABRIC.

LOCATION: GOVERNORS HARBOUR ELUTHERA, BAHAMAS
DESIGNED: 2020
36,000 SF



OCEAN AIR PLAZA MIXED USE COMPLEX



FOOD AND BEVERAGE BAKERY



RETAIL STORE



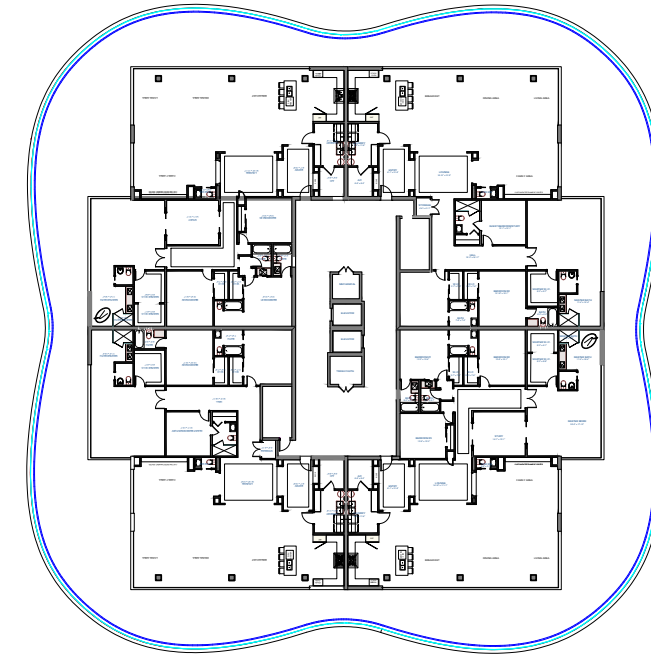
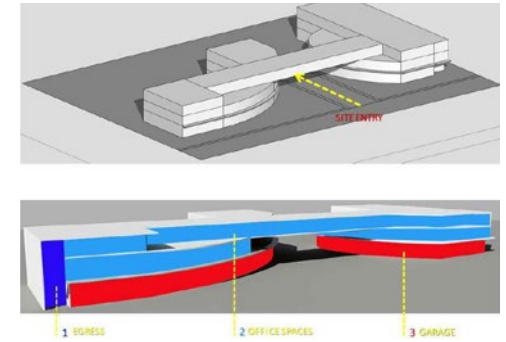
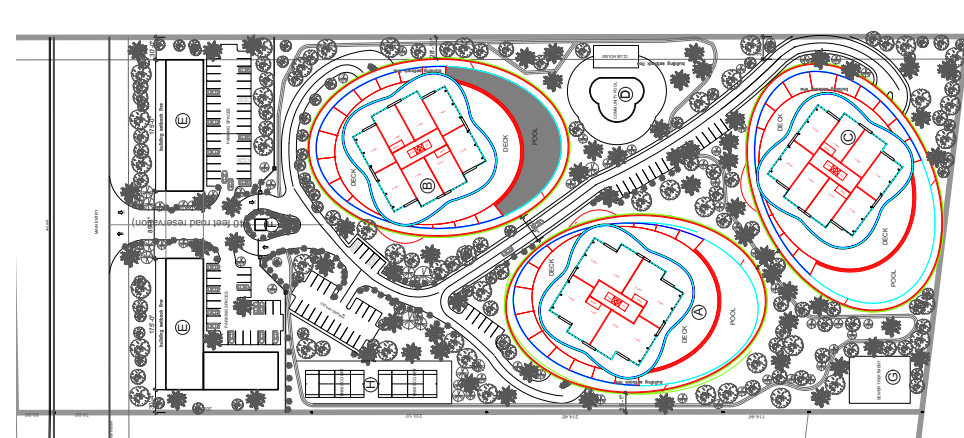
BED AND BREAKFAST

WEST BAY COMPLEX | MIXED USE

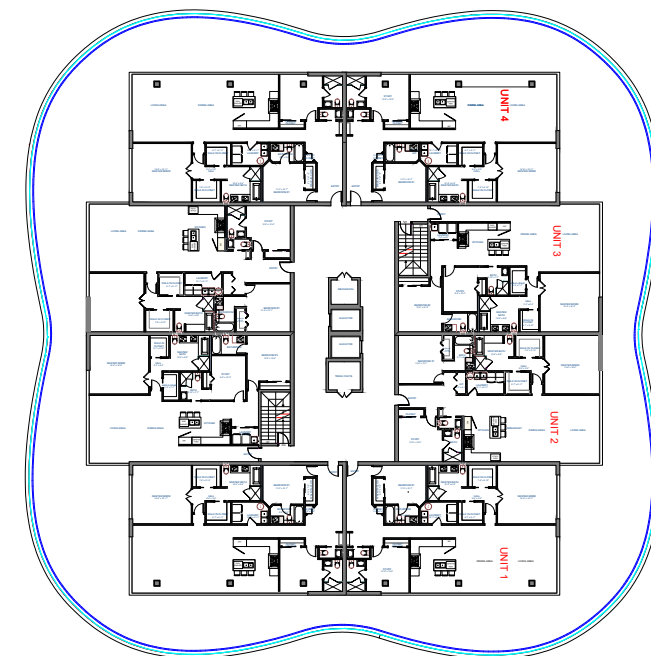
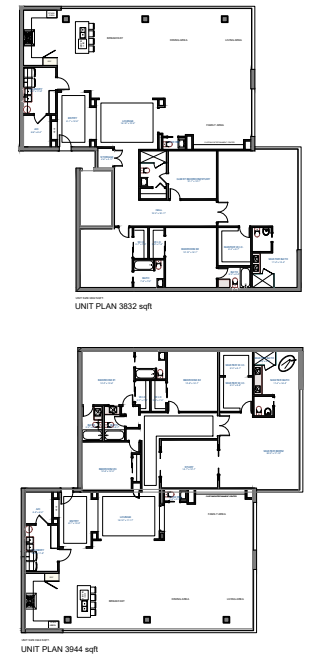
THIS MIXED USE HIGH-RISE DEVELOPMENT WAS DESIGNED TO SIT ON THE WESTERN PART OF THE ISLAND OVERLOOKING THE WORLD'S FINEST BEACHES. IT CONSISTS OF AN OFFICE COMPLEX AND A RESIDENTIAL GATED COMMUNITY WITH ALL OF THE FINEST AMENITIES LIFE HAS TO OFFER.

WHILE EXPRESSING CONTEMPORARY CHIC DESIGN LAYOUTS. THIS COMPLEX ALSO FOCUSES ON SUSTAINABLE DESIGN AND CUTTING EDGE TECHNOLOGY MERGING RESOURCES FROM ITS BUILT AND NATURAL ENVIRONMENT.

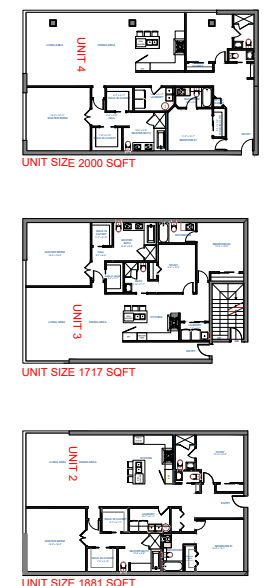
LOCATION: WEST BAY STREET, NASSAU, BAHAMAS
DESIGNED: 2016
500,000 SF



Condo Unit Plan



Condo Unit Plan



COMMERCIAL



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NAGICO | COMMERCIAL

LIKE A PIECE OF ART, THIS BUILDING RENOVATION WAS DESIGNED TO CREATE AN ICONIC STRUCTURE FORMING A LANDMARK FOR ITS SURROUNDING URBAN CONTEXT, WHILE REFLECTING THE BAHAMIAN CULTURE OF JUNKANOO IN ITS ABSTRACT MODERN PERFORATED SKIN FACADE.

LOCATION: CENTRAL OF NASSAU, BAHAMAS
PROJECT START: 2017
COMPLETION: 2019
10,000 SF



SKY BAHAMAS | COMMERCIAL

THIS AVIATION HANGER WAS DESIGNED TO HOUSE COMMERCIAL AIR CRAFTS WHILE ALSO BEING USED TO SERVICE THE FRONT OFFICE AND ITS CUSTOMER SERVICE RELATIONS PROGRAM. IT WAS DESIGNED TO BE TRUE TO THE TRADITIONAL ISLAND FEEL WITH THE USE OF BRIGHT COLORS WHILE IMPLEMENTING THE AWARENESS OF MODERN MATERIALS AND A SUSTAINABLE SYSTEM.

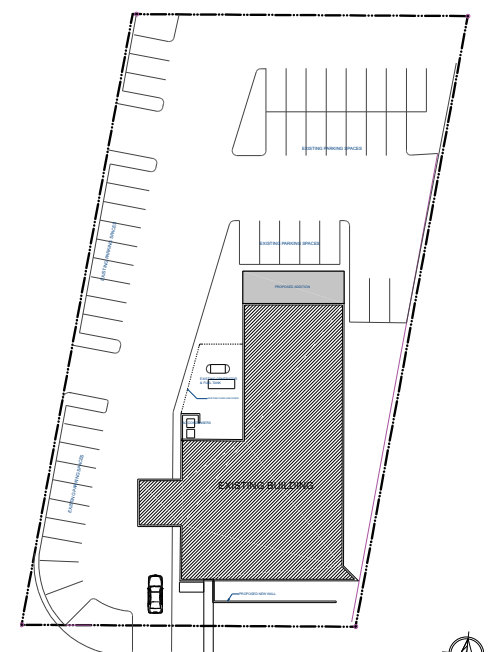
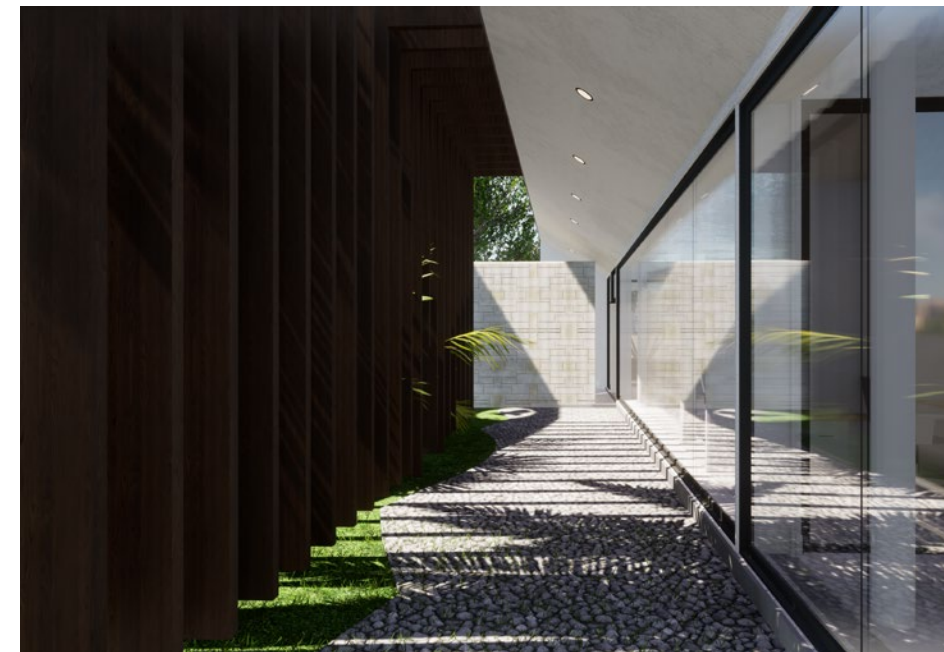
LOCATION: NASSAU, BAHAMAS
INTERNATIONAL AIRPORT
PROJECT START: 2014
COMPLETION: 2015
15,000 SF



BAHAMAS DEVELOPMENT BANK | COMMERCIAL

A COMMERCIAL TRANSFORMATION OF AN ICONIC BRAND FROM SUBTLE TO A VIBRANT MODERN EXPRESSION THROUGH THE DESIGN AND MATERIALITY. THIS FINANCIAL INSTITUTION IS LOCATED CENTRAL OF NEW PROVIDENCE, CREATING A MORE DYNAMIC RELATIONSHIP TO ITS SURROUNDING URBAN CONTEXT, HOUSING THE COUNTRY'S MAIN GOVERNMENT FINANCIAL INSTITUTION.

LOCATION: CENTRAL NASSAU, BAHAMAS
PROJECT START: 2020
UNDER CONSTRUCTION
10,000 SF





EUGENE DUPUCH LAW SCHOOL | OFFICE

A COMMERCIAL INTERIOR RENOVATION FOR THE COUNTRY'S TOP PRESTIGIOUS LAW SCHOOL USING STRATEGIC PROGRAMMING, MATERIAL DESIGN, AND FURNITURE TO INFLUENCE HOW SPACES ARE USED AND FUNCTION. ACHIEVING THE CLIENT'S GOAL OF A PRESTIGE ELEGANT LEARNING INSTITUTION WITH ENHANCED SMART TECHNOLOGY.

LOCATION: NASSAU, BAHAMAS

PROJECT START: 2016

COMPLETION: 2017

12,000 SF



PERFECT 10 | OFFICE

WHERE ELEGANCE MEETS PERFECTION, THIS INTERIOR BUILD OUT FOCUSES ON A RELAXED ENVIRONMENT OF TRANQUILITY WHILE CREATING A BRAND OF LUXURY, STYLE AND PERFECT SERVICES. THIS PROJECT IS LOCATED IN THE WESTERN PART OF NEW PROVIDENCE THAT BRINGS A CHIC, MODERN, SOFT FEEL TO THE SERVICE ENVIRONMENT ALLOWING THE USE OF OPEN SPACE TO FEEL PRIVATE.

LOCATION: WESTERN DISTRICT OF NASSAU, BAHAMAS
PROJECT START: 2012
COMPLETION: 2013
700 SF



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