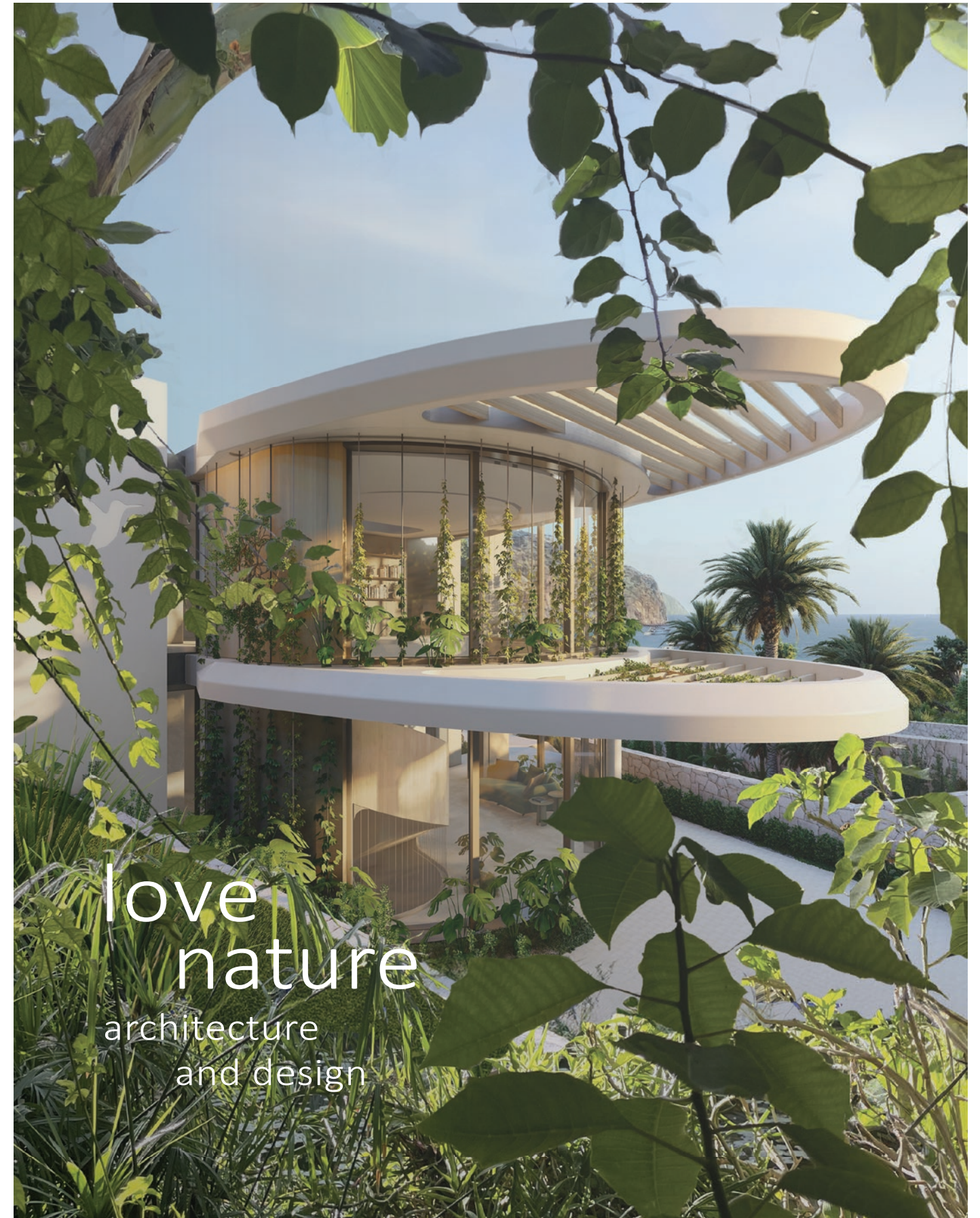


mathiaskoester[✈]
a r c h i t e c t s



love
nature
architecture
and design



love nature

architecture and design
in the Mediterranean
and worldwide



Contents

04	Foreword
06	Introduction Design statement How we work together Our vision
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" I believe that architecture has a direct influence on the quality of our lives, and it is my passion to design and create spaces that are uplifting and inspiring to use.

As an architect I am excited to make a difference, to solve problems, to put a smile on someone's face, to never stop learning and to deliver outstanding buildings that enhance our lives and respect our natural world. "



Yours sincerely,
Mathias Koester





Introduction

From greenluxury villas to innovative high-rises, we design and build extraordinary architecture and interiors from our studio in Palma de Mallorca.

Love Nature is the guiding theme of our latest portfolio, featuring projects surrounded by stunning landscapes as well as designs with a seamless integration of greenery.

We seek to create spaces that are not only functional but also alive, promoting an enhanced relationship between nature and architecture, and creating immersive, living environments that prioritize well-being.

Previously architect, associate and project-leader for the renowned architectural offices of Norman Foster and Richard Rogers in London, as well as apm in Mallorca, our Palma office was founded in 2020 with the focus on excellent design, management and communication.

Through in depth site analysis and 3D studies we develop architectural solutions that maximise the potential of each site and turn project challenges into advantages and unique design features. Architecturally we like to bring the backgrounds from London, Hamburg and Mallorca together and combine sophisticated detailing and technology with natural materials and vegetation: "Precision and Nature".

This portfolio is in English language EN, but we also speak DE, ES, FR and IT.



Design Statement

The common goal in all our projects is to maximise the potential of each site and develop a design response that relates to the unique features, opportunities and challenges of the site.

Together with the clients brief this drives our design approach, resulting in a wide variety of architectural forms and expressions, which are specific to each project.

We design extraordinary buildings that maximise the potential of each site.

It is our aspiration to create joyful spaces that are uplifting and inspiring to use.

Spaces, that are brought to life by a vivid play of light and shadow and feature natural materials and vegetation, enhancing the users' experience and wellbeing.

Sustainability and the analysis of the specific site conditions are at the heart of our projects and often define the very concept of the buildings.

This involves careful consideration for the climatic conditions such as the sun, temperature, wind, rain and snow, as well as the site conditions regarding daylight, views, privacy, noise control and the use of renewable energy resources.

Aesthetically our designs follow the concept of legibility, in which every element of the design is expressive of its function and as such contributes to the overall appearance of the building.

How we work together

Our projects are based on excellent communication with our clients and the wider project teams and construction companies.

To this end we speak 6 languages EN, DE, ES, FR, IT and PT and use extensive computer visualisations to achieve the best possible clarity and understanding of the proposed designs.

From initial hand sketches to professional image renderings, videos and virtual reality, we use all available media to discuss the projects with our clients.



Advanced 3D Design

Our advanced 3D models help us and our clients to check the design ideas at every step.

In the concept stage we can thus optimise the design with regards to the views, privacy, shading and overall architectural expression.

During the executive design we can coordinate structure, facades, interiors and installations in order to make sure that the design is built as imagined by us and our clients.

Further the use of advanced 3D modelling helps significantly in establishing cost and time certainty to our projects.

Potential misunderstandings in the design as well as during construction on site can be avoided and hence speed up the overall project process, with both time and economic benefits.

Of course, the visualisations can also be used for further communication and marketing purposes.

We use advanced
3D Models to improve
design, cost and time
certainty.

Teamwork

We promote teamwork and find that the best designs evolve in close collaboration with our clients and the dedicated design team of architects, designers, engineers, cost consultants and the construction companies and builders involved.

Especially on our abroad projects we work with an experienced team of local partner architects and consultants who make those projects possible.



Our Vision

An architect by training, I have been promoting green designs throughout my career whenever possible.

Thereby I strongly believe that done well, green design is not a burden, but much more an opportunity to define a new architectural expression, that relates to a modern, luxurious lifestyle and equally addresses the obvious need to protect our green, natural world.

We call it greenluxury®.

The wow of
sustainable
living!

With our greenluxury® philosophy we embrace the challenge of implementing sustainability into the high-end market and to create buildings, interiors and design products that are good for the people as well as for the planet.

It is our aim to create healthy, self-sufficient buildings with integrated vegetation that increase our awareness and joy of life.

This may be reflected in the arrangement, shading, detailing and materials of our buildings, as well as in the use of innovative and traditional technologies to save and produce energy on site.

While our studio focuses on architecture, the same principles apply to the fields of design, fashion, mobility and many more and it will be exciting to watch and be part of this great change in the years to come.



An architectural journey

Background

Current work

Background

Mathias Koester grew up in Lüneburg, a student town near Hamburg in the north of Germany.

At school he excelled in natural sciences and art and developed an early interest into technology and design after visiting the Centre Pompidou (1) in Paris during a school trip.

Following high-school he studied architecture under Prof. von Gerkan and Prof. Schultz in Braunschweig, Germany, as well as design and restoration under Prof. Branzi and Prof. Bruno in Milan, Italy.

After graduating in 2004, Mathias started working on the Europark 2 Shopping Centre (3) at Fuksas office in Frankfurt before moving to London, where he was offered a position at Foster+Partners (9) in 2005.

Here he specialised on the design of bespoke building envelopes and had a key role in the development of the Zenith Concert Hall (4) and Walbrook Office Building (5) facades.

In 2007 he took the opportunity to work for both his favourite architects and joined Richard Rogers practice (10) - now RSHP for a total of 8 years.

In 2015 he led the international design team for the new conservation centre of the Louvre Museum in Lens-Liévin from concept to detail design.

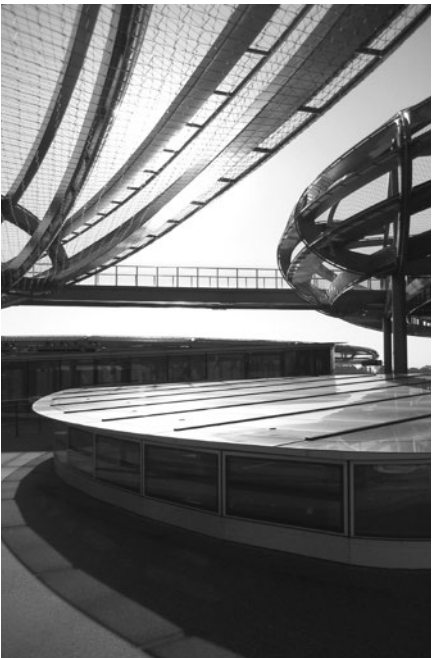
Following the Louvre project with RSHP, he set out on a "World Inhabitat Tour" in 2016, travelling and exploring the latest of "green" architecture worldwide.

In 2017 Mathias moved to work for Project Developer APM in Mallorca, where he subsequently founded Mathias Koester Architects in 2020.

Mathias speaks 5 languages and enjoys working within the context of different locations, cultures and climate zones.



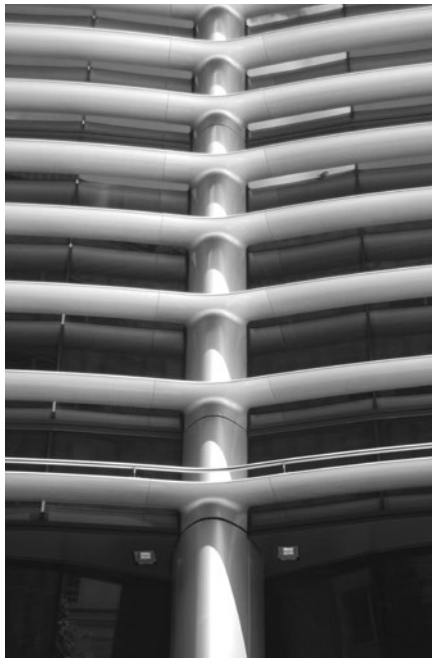
9



3



4



5



6



7



8



1



2

Here he worked closely together with Partner Graham Stirk and became an Associate in 2011.

The project Neo Bankside (6), where Mathias was responsible for the facade and steelwork details, received a 2015 Stirling price nomination for its innovative and high quality design.

Among others he also worked on the facade design of the Leadenhall Tower (7), and became project co-leader for the new Lyon Airport Terminal 1 (8).

Early Inspiration:

- 1 Centre Pompidou by Rogers+Piano
- 2 HSBC Bank by Foster+Partners

Work Experience:

- 3 Europark 2 by Massimiliano Fuksas
- 4 Zenith Saint Etienne by Foster+Partners
- 5 The Walbrook by Foster+Partners
- 6 Neo Bankside by RSHP
- 7 Leadenhall Tower by RSHP
- 8 Lyon Airport by RSHP
- 9 Design Meeting with Norman Foster
- 10 Site Visit with Richard Rogers



10

Current Work



1

We currently work on various villa projects in Mallorca, some on site and well under construction (3,6) while others are in the early concept phases on the drawing boards (7,8).

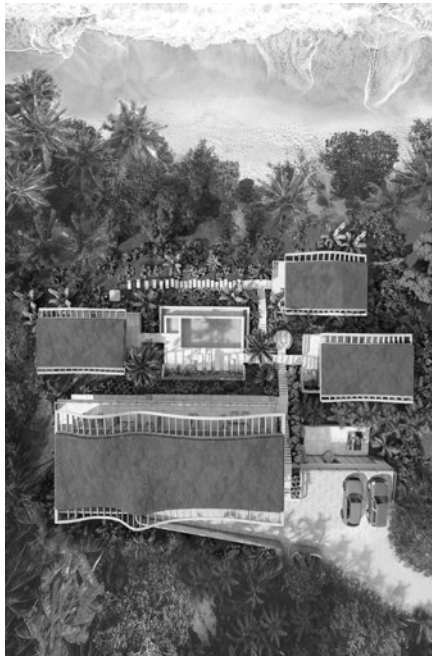
Further we maintain ongoing projects in Saint Lucia, the Caribbean (5), where we developed a masterplan and a handful of house projects in the years leading up to 2020, while our main studio was still based in London.



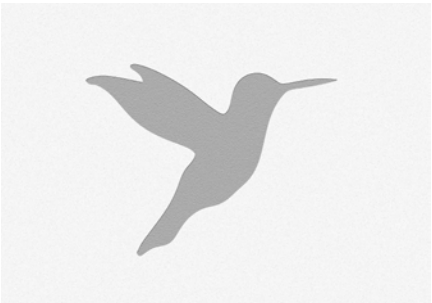
3



4



5



2

- Studio:
- 1 "Meeting Room" in Palma
 - 2 Our logo stands for lightness and a close relationship with nature, combining joyful living, luxurious comfort and sustainability
- Projects:
- 3 Villa P116, Mallorca, under construction
 - 4 Cliff House, Costa Blanca, concept
 - 5 Marigot Treetops, Caribbean, ongoing
 - 6 Villa P121, Mallorca, awaiting construction
 - 7 Full Circle Living, Mallorca, concept
 - 8 Villa P120, Mallorca, ongoing
 - 9 Ipiranga Hotel, Rio, concept

Based now in Palma de Mallorca, the majority of our projects is in the Balearic Islands and southern Spain, but with our love for travel and different cultures we are always up for exciting new projects around the world, like the Ipiranga Hotel in Rio, Brazil (9), for example.

With our international and award-winning design and construction experience and an infinite passion for architecture and the delivery of outstanding buildings, we can offer our clients the full range of services in the fields of architecture, interior design, visualisation and project management.

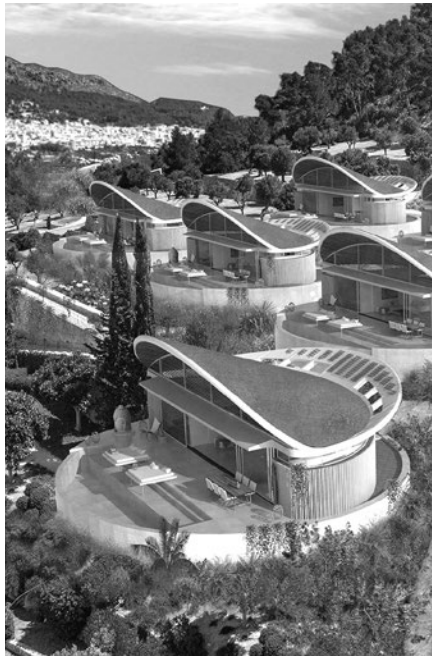
We currently focus on the design of high-end, greenluxury villas and we do aspire to bring this philosophy to hotel, apartment and commercial projects in the near future.

The following portfolio shows a selection of ongoing and past projects in Mallorca, Saint Lucia and other locations around the world.

We hope our designs are inspiring and we very much look forward to hear from you as a potential client, coworker or consultant to start designing the future together.



6



7

Blending architecture and nature, as well as user-comfort and sustainability, we love to work towards our vision of combining these perceived opposites and creating an architectural design style of light and open buildings with flying roofs, integrated vegetation and solar energy.

Our logo (2), the hummingbird, stands for this lightness and a close relationship with nature, combining joyful living, luxurious comfort and sustainability.



8



9



Projects

Mathias Koester Architects

The Curve, Mallorca, Spain
 Villa Aire 17, Mallorca, Spain
 Villa Aire 18, Mallorca, Spain
 Villa Aire 19, Mallorca, Spain
 Oasis Bendinat, Mallorca, Spain
 Binivilla, Mallorca, Spain
 Marigot Treetops, Marigot Bay, Saint Lucia
 Ocean Breeze, Cap Estate, Saint Lucia
 Oasis Saint Cugat, Barcelona, Spain
 Penthouse Osterdeich, Bremen, Germany
 Villa Espacio, Mallorca, Spain
 Villa Vela, Mallorca, Spain

Mako Pavillions, Mallorca, Spain
 Aire Supervilla, Mallorca, Spain
 Full Circle Living, Establiments, Spain
 Mako House, Modular Steel System
 Cliff House, Costa Blanca, Spain
 Seascraper, Unterwater Hotel
 Hotel Ipiranga, Rio de Janeiro, Brazil
 7 Stones, Bochum, Germany
 StartUp Container, Mallorca, Spain
 Mola Restaurant, Mallorca, Spain
 Mas Mola, Winebar, Mallorca, Spain



The Curve Mallorca

Completed



Architecture
Mathias Koester Architects

Design and
Site Supervision
Concept to Construction
2020 - 2023

The Curve, Mallorca, Spain
5 Bedroom Beach Villa with Infinity Pool

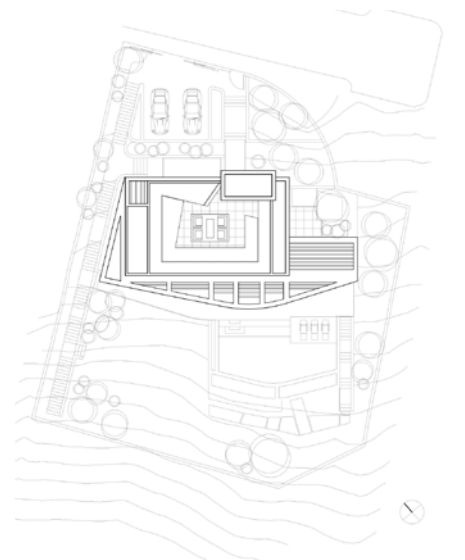
The House is designed to make the most of the spectacular views over the Bay - a summer favourite for yachts and boats of any scale.

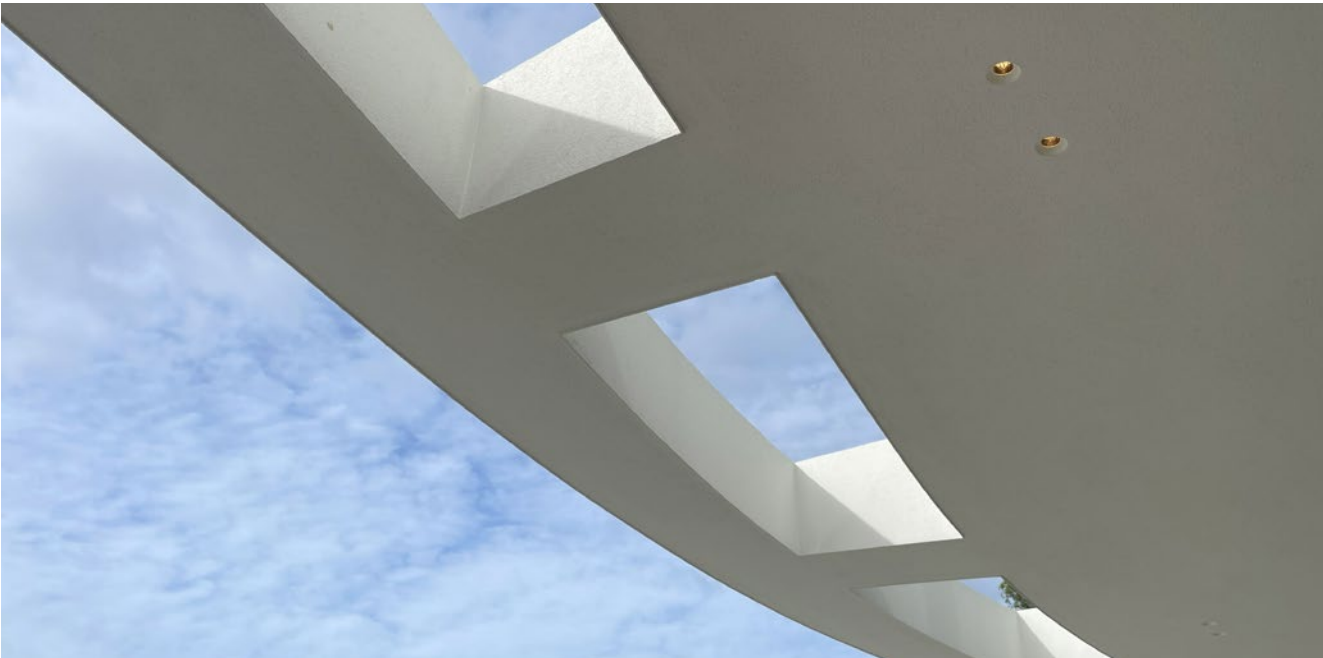
The orientation of the house follows the slope of the natural terrain and points towards the Mediterranean Sea between the Eastern and Western Hills of the bay.

A large curved canopy provides shade of the southern sun and creates a generous outside dining area next to the pool and the ample deck chair spaces.

Despite the relatively small plot size of 1200m2 the design feels light and spacious.

The house features an infinity pool as well as generous gym and spa spaces and an outdoor chill out fire place with views over the sea.

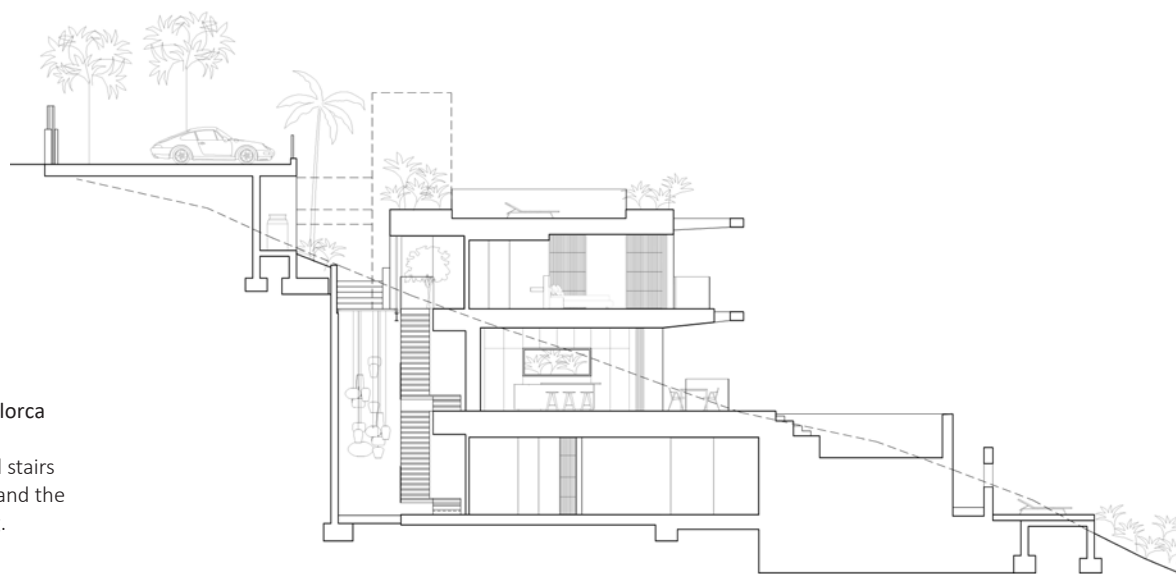




Project
The Curve, Mallorca

The rounded roof shape adopts to the site outline and gives the building its unique appearance.

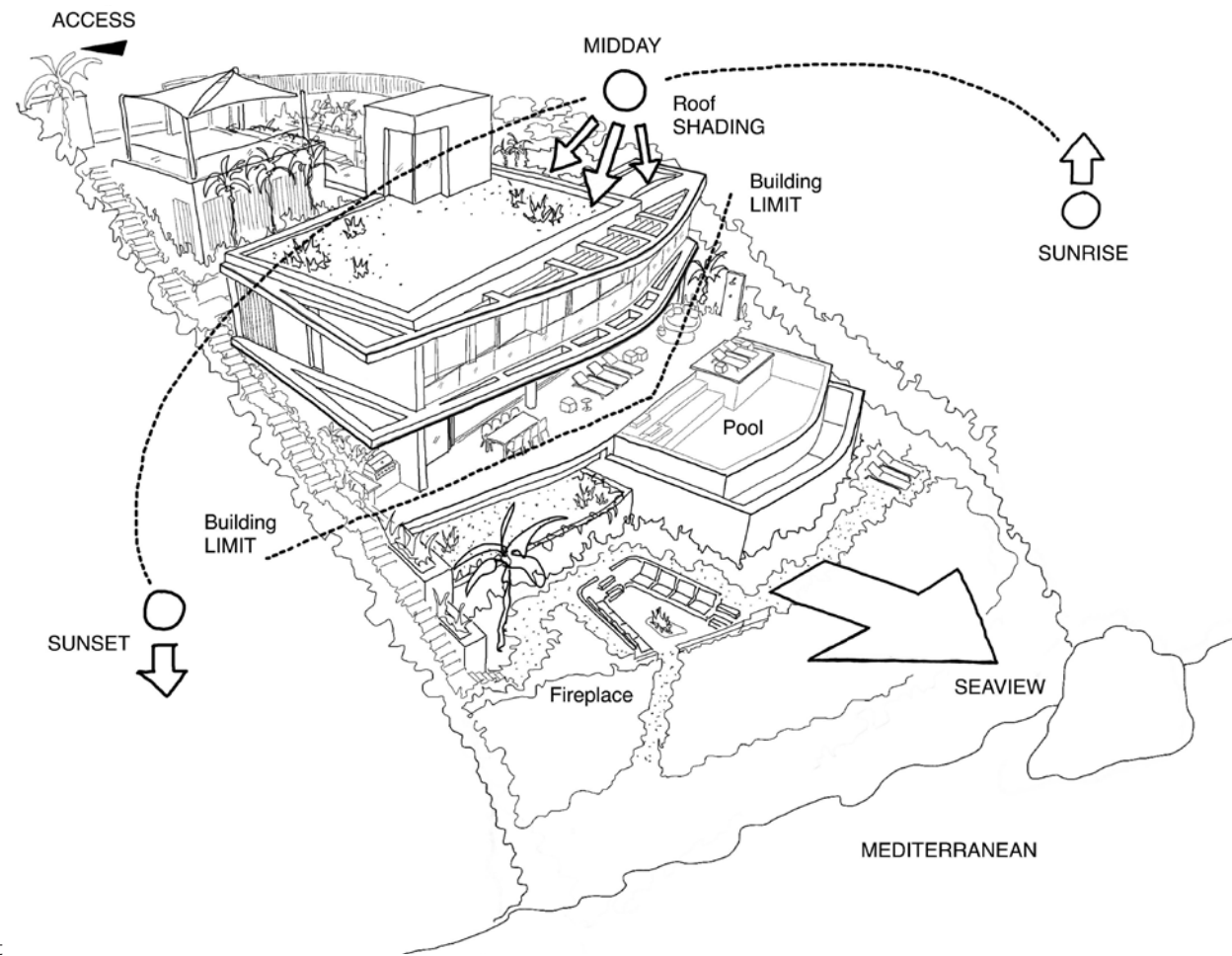




Project
The Curve, Mallorca

Living areas and stairs
seen in photos and the
section drawing.





Project
The Curve, Mallorca

Conceptual sketch
and realisation on site,
with stunning views
of the sea.





Project
The Curve, Mallorca

Project Team

Architecture (Design)
Architecture (Legislation + Technical)
Aparejador
Interiors

Mathias Koester Architects
JBC Architecture
Working Technics
Terraza Balear

Photos Mathias Koester, Terraza Balear, Maurizio Fuentes

Master bedroom and stairs
with warm materials and colours
for a fresh and uplifting feel.



Aire 17 Mallorca

In Planning



Villa Levante, Mallorca, Spain
6 Bedroom Villa with Infinity Pool

Project Design
Mathias Koester Architects

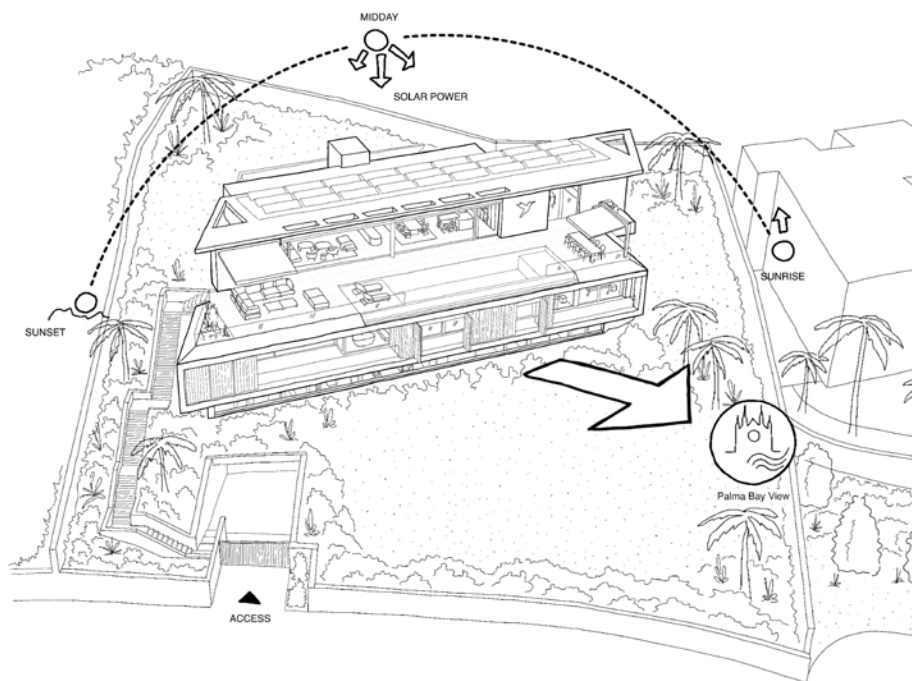
Design and Visualisation
Concept Design
2023

The kite shaped house design with its penthouse living areas and infinity pool are a direct response to the particular opportunities and challenges of the site.

Various contradicting directions were to be integrated in the house design, like the steep slopes of the terrain, the irregular angled site boundary and the main view orientation towards the Bay of Palma in a diagonal direction.

To maximise the views to their full potential, the living and terrace areas are positioned at the top of the house, overlooking the surrounding hills towards Palma and the sea.

This geometric arrangement also enhances the users privacy from the lower street level while the bedroom areas are fully "hidden" by the garden trees and vegetation.





Villa Aire 18 Mallorca

In Planning



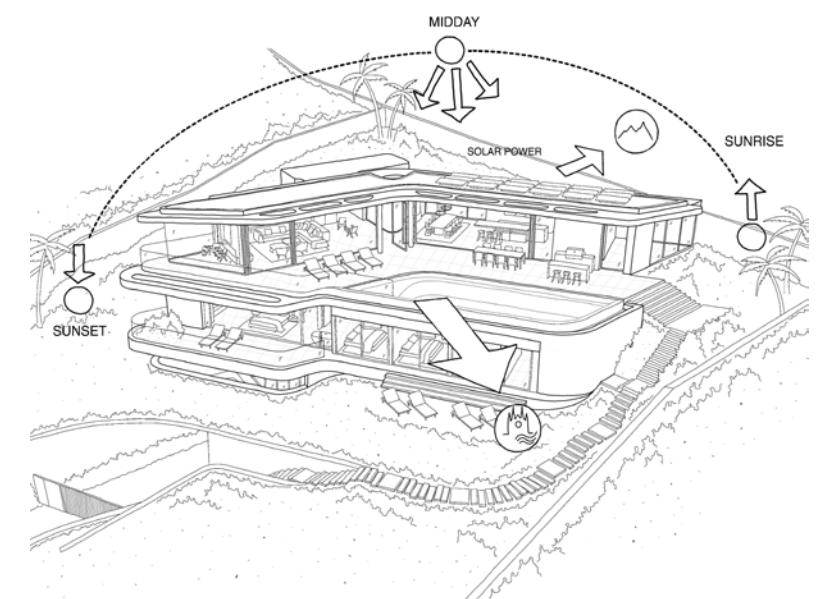
Project Lead
Mathias Koester Architects

Design and Visualisation
Concept Design
2022-23

6 Bedroom Villa with Infinity Pool
and panoramic City and Sea views

The unique boomerang shaped penthouse of this villa creates free flow living, dining and kitchen spaces around a central glazed garden patio - all with spectacular views over Palma city and the Sea.

In addition this arrangement also provides privacy from the neighbour above as well as privacy from the street below.





Villa Aire 19 Mallorca

In Planning



Project Lead
Mathias Koester Architects

Design and Visualisation
Concept Design
2022-23

6 Bedroom Villa with panoramic
Mountain, City and Sea Views

The curved "vela" shaped house design is a response to the irregular site geometry and maximises the house arrangement according to the best views from this privileged site - high above the city of Palma de Mallorca.

The living and pool areas are placed at the top floor, where one can enjoy fully unobstructed views from the mountains to the sea.





Oasis House Mallorca

Concept Design



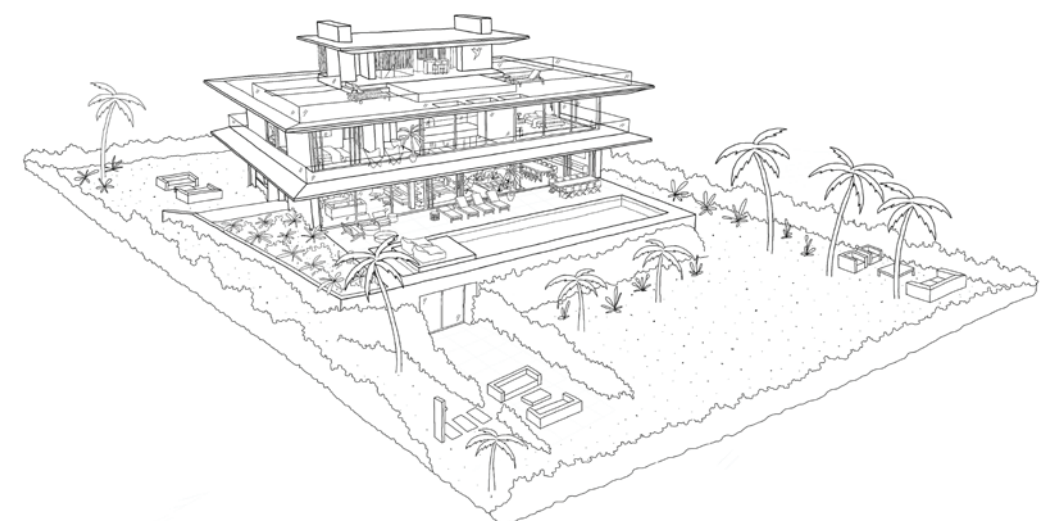
Project Design
Mathias Koester Architects

Design and Visualisation
Concept Stage
2018 - 2020

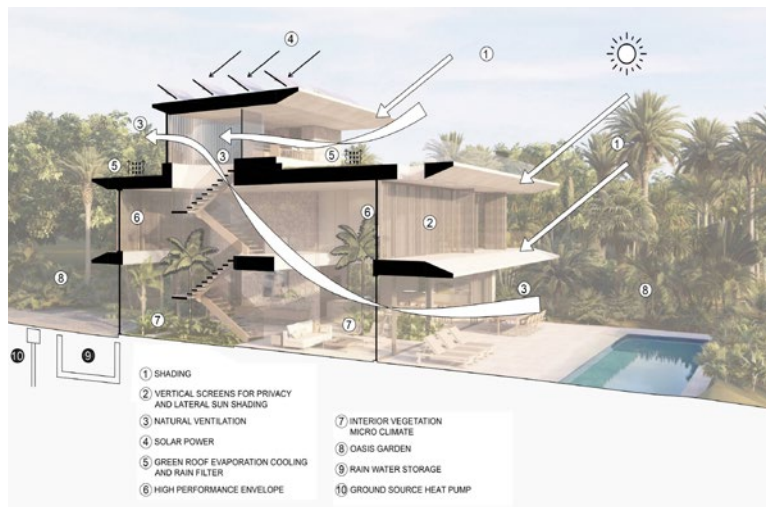
Oasis House
Mallorca, Spain

5 bedroom Villa with panoramic
roof top terrace and sea views
set in lush garden surroundings

Interiors	700 m ²
Terraces and Pool	300 m ²



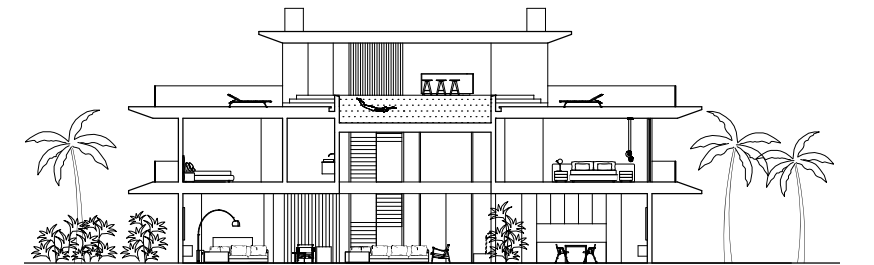
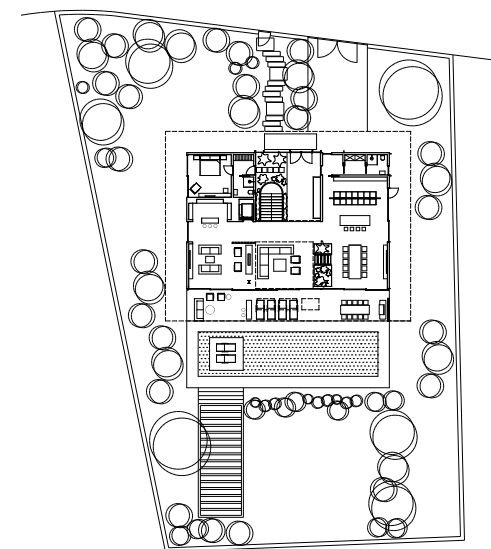




The Oasis house is designed for an inspiring inside-outside living experience, placing the nature at the central patios of the house.

Large canopies protect the largely glazed southern facades from the sun at both levels of the house and a panoramic roof terrace above allows spectacular views over the surroundings.

Solar panels and pv cells on the upper roof help to further minimise the external energy consumption of this house.





Binivilla Mallorca

Concept Design



Project Lead
Larissa Arantes
Mathias Koester Architects

Design and Visualisation
Concept Stage
2023

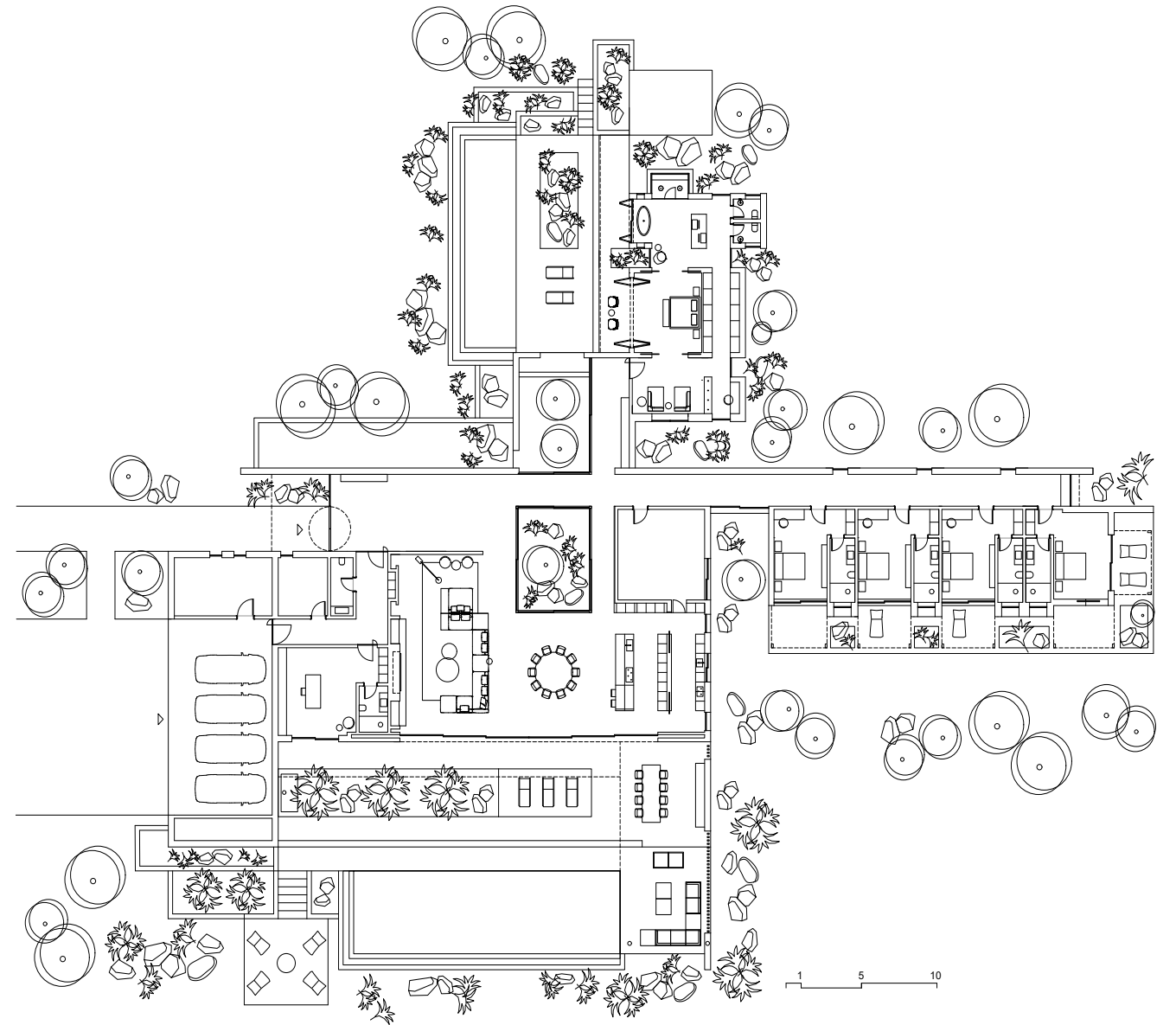
Benivilla
Mallorca, Spain



Set amidst the picturesque landscape around Binisalem, Binivilla is perfect amalgamation of tradition and modern design aesthetics and offers a tranquil retreat that is deeply rooted in its locale, celebrating Mallorca's innate beauty and serenity.

Designed with an open-concept approach, spaces effortlessly flow from the interiors to the expansive exteriors, allowing residents to soak in the Mediterranean ambiance at every corner.

The strategic placement of terraces, courtyards, and large windows ensures that every room celebrates the outside world just as much as the cozy interiors.



Project
Binivilla, Spain

Design and Visualisation
Concept Stage
2023

Benivilla
Mallorca, Spain

Set amidst the picturesque landscape around Binisalem, Binivilla is perfect amalgamation of tradition and modern design aesthetics and offers a tranquil retreat that is deeply rooted in its locale, celebrating Mallorca's innate beauty and serenity.



Marigot Treetops Saint Lucia

Concept Design



Project Lead
Mathias Koester Architects

Design and Visualisation
Concept Stage
2013 - 14

Marigot Treetops
Marigot Bay, Saint Lucia

Tree Houses and Spa overlooking
Marigot Bay and the Caribbean Sea



Situated in the southern Hills of Marigot Bay the site features stunning views over the Bay as well as the Caribbean Sea and Fishermen's Cove. The curved roof shape and timber construction respond to the clients brief of an organic tree house, which blends into the

lush landscape of site. Elevated walkways, stairs and bridges through the vegetation give access to three further tree cottages and a central pool area below the main house.



Ocean Breeze Saint Lucia

Completed 2022

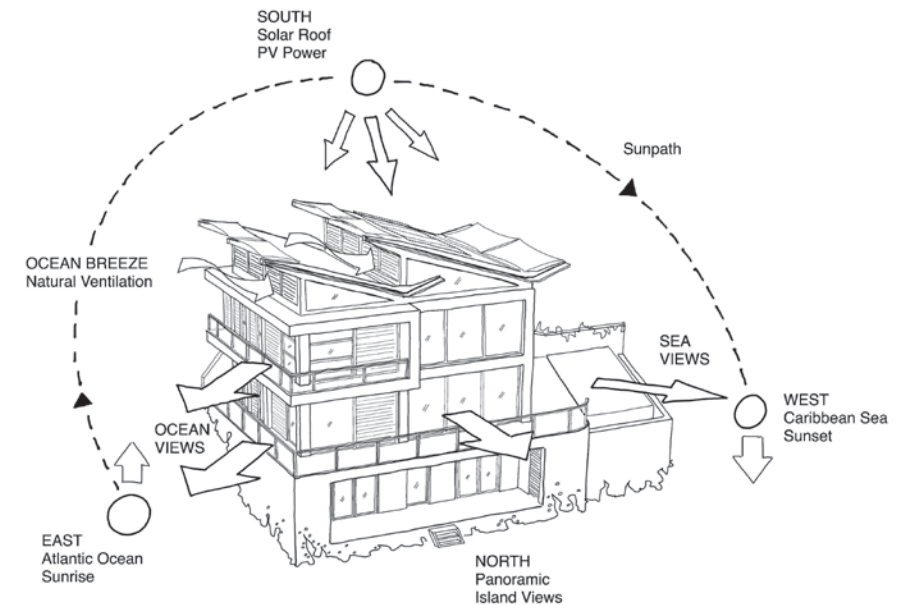


Project Lead
Mathias Koester Architects

Design Concept
and Developed Design
2012-2016

Ocean Breeze
Cap Estate, Saint Lucia

Holiday Residence with views
over the Caribbean Sea
and Atlantic Ocean





Oasis Sant Cugat Barcelona

Ongoing

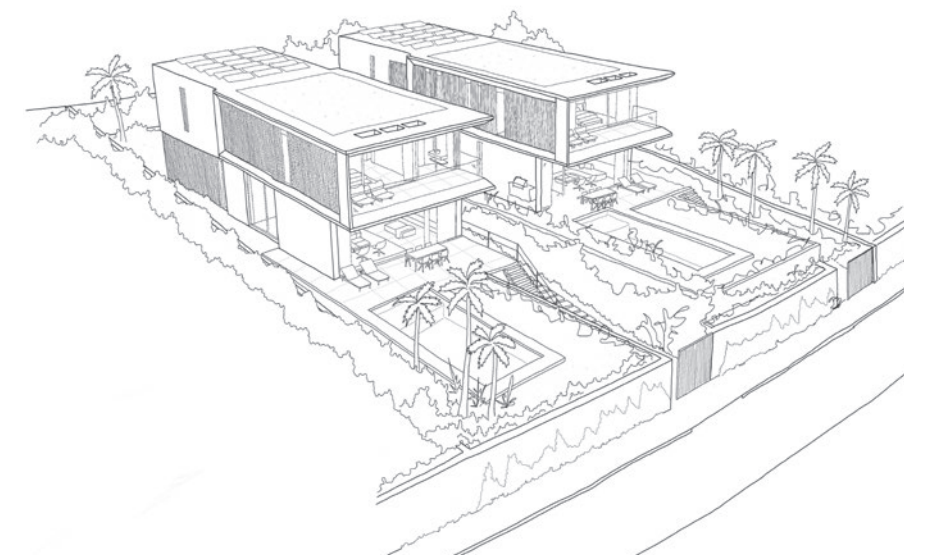


Project Lead
Mathias Koester Architects

Design and Visualisation
Concept Design
2023

Oasis Saint Cugat, Barcelona, Spain
6 Bedroom Villas with
Oasis Garden and Pool

The Rubi villas feature ample interior spaces with up to 6 bedrooms each. The 100m2 open living-kitchen-dining areas extend further to the southern oasis gardens with its wide terraces and long swimming pools.





Penthouse Osterdeich Bremen

Interior Design
and Visualisation



Project Lead
Mathias Koester Architects

Interior Design
and Visualisation
2024



Penthouse Osterdeich
Bremen, Germany

The Penthouse is arranged over 2 floors with the main living areas at the main level and an open plan office or lounge in the rooftop wintergarden.

All rooms feature fantastic river and city views. Further the penthouse features an additional apartment space, with separate living room and kitchen. Independent Penthouse Zones:

- 1) An open living space with river views
- 2) A separate apartment with city views
- 3) The rooftop wintergarden space with panoramic river and city views

Villa Espacio Mallorca

Preparing for Construction



Project Design
Mathias Koester Architects

Villa Espacio, Mallorca, Spain
5 Bedroom Villa with Infinity Pool

Design and Visualisation
Concept Design
2021-22

Set in the second sea line at the Bay, the project draws inspiration of its unusual triangular site and maximises the partial sea views through the prevailing pine trees by careful arrangement of the interiors, terraces and pool areas.

Shaded by large canopies and facade vines, an open, double height lobby forms the main entrance from the corner of the site.

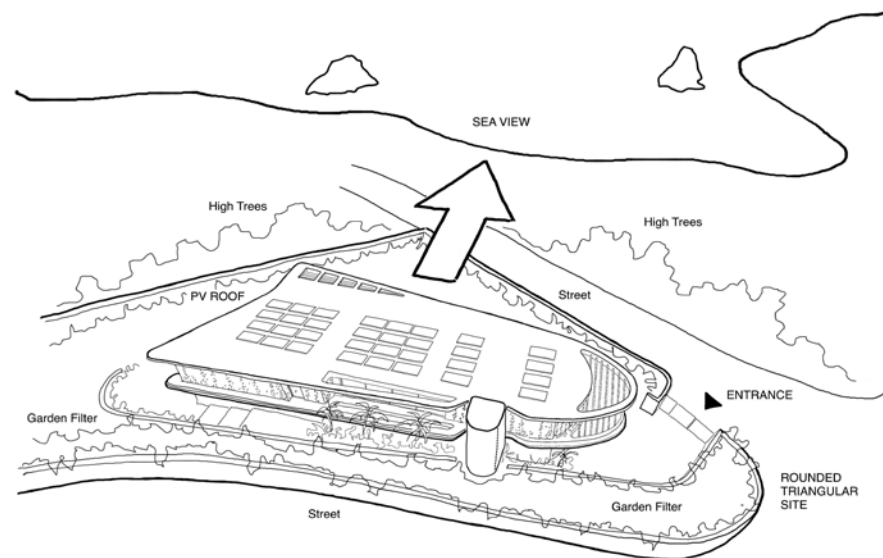
From here we access the more private living areas at ground floor as well as the bedrooms and library on the upper floor.

Situated to the east of the site we find the living room and master bedroom respectively, making the most of the best views across the Bay and Mediterranean Sea from this point of the site.



Project
Villa Espacio, Mallorca

Design and Visualisation
Concept Design
2021-22





Villa Vela Mallorca

Concept Design



Project Lead
Mathias Koester Architects

Design and Visualisation
Concept Stage
2021-23



Villa Vela
Mallorca, Spain

Situated high up in the hills over Palma de Mallorca, Villa Vela features a spacious double-height living room that bathes in natural light and offers breathtaking views over the picturesque landscape and the city

below, all the way to the Mediterranean Sea. The house has a total of 8 bedrooms, including two independent guest apartments, as well as a fully equipped gym with sauna and indoor pool.

The lightness and inside outside living areas are the most striking features of the house, while all interior and terrace spaces are shaded by large canopies and vertical shading fins.



Mako Pavilions Mallorca

Concept Design



Project Lead
Mathias Koester Architects

Design and Visualisation
Concept Stage
2018

Mako Pavilions
Mallorca, Spain

Open plan steel-pavilions arranged around a central stone wall, dividing the primary and service spaces.



The natural stone wall grounds the building at its site in the Mallorcan countryside, while the lightweight steel structure creates its airy, contemporary feel and volume around it. Large glazing panels open the house towards the garden and the views into the countryside.



Aire Supervilla Mallorca

Concept Design

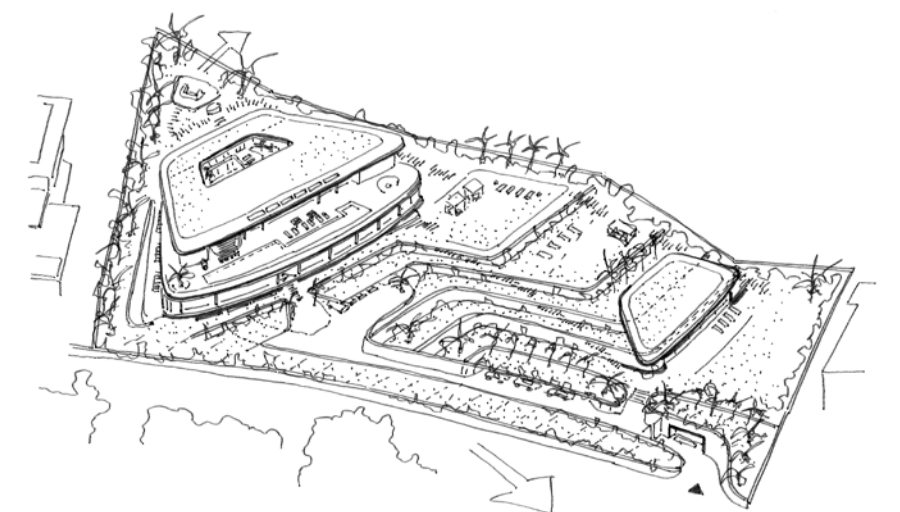


Project Lead
Mathias Koester Architects

Design and Visualisation
Concept Design
2022

Aire, Mallorca, Spain
8 Bedroom Villa with Infinity Pool

Situated in the hills over Palma, the House is designed to make the most of the panoramic views over the Mediterranean Sea, the City of Palma and the Tramuntana mountains. The rounded building shape makes reference to the irregular site boundary and its main view direction towards the Bay of Palma.





Full Circle Living Mallorca

Full Circle Living is our autonomous living concept, connecting nature, luxury and sustainability in its full circle building structures and surrounding gardens and vineyards.

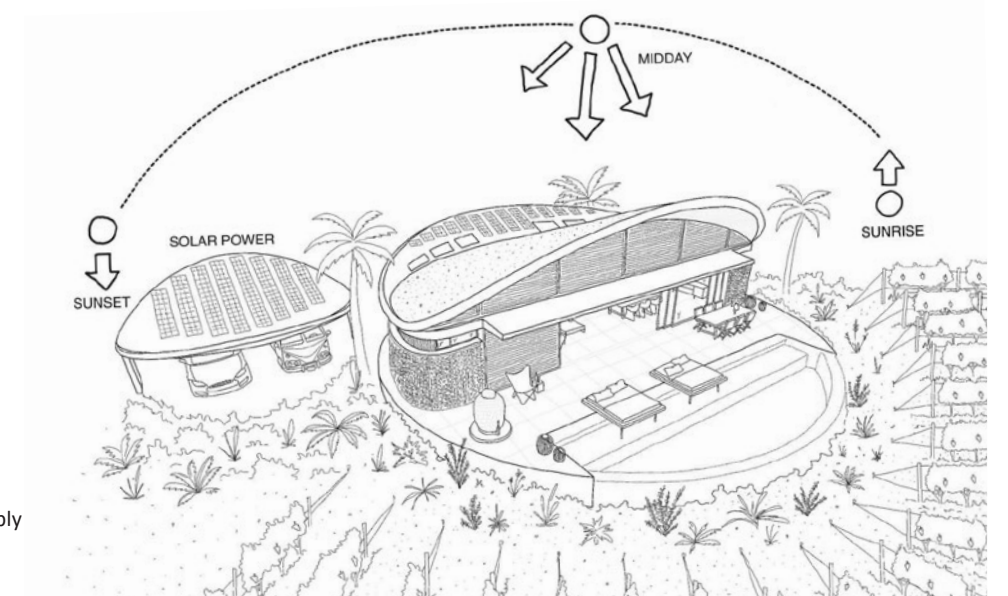


Project Design
Mathias Koester Architects

Design and Visualisation
Concept Stage
2020-23

Full Circle Cabins
Mallorca, Spain

Self-sufficient, greenluxury cabins in the mallorcan countryside with autonomous water and energy supply and domestic vegetable gardens.





Mako House Prefab Modules

Design Concept



Project Lead
Mathias Koester Architects

Design Concept and Detail Design
2008 | 2012

Modular Steel House
Tropical Edition

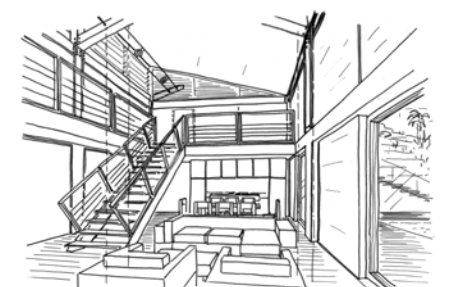
Mako House System
with double roof wings

The Mako House is a modular steel house system that can be configured to suit house sizes from 40m² single-storey tiny houses up to 1200m² villas.

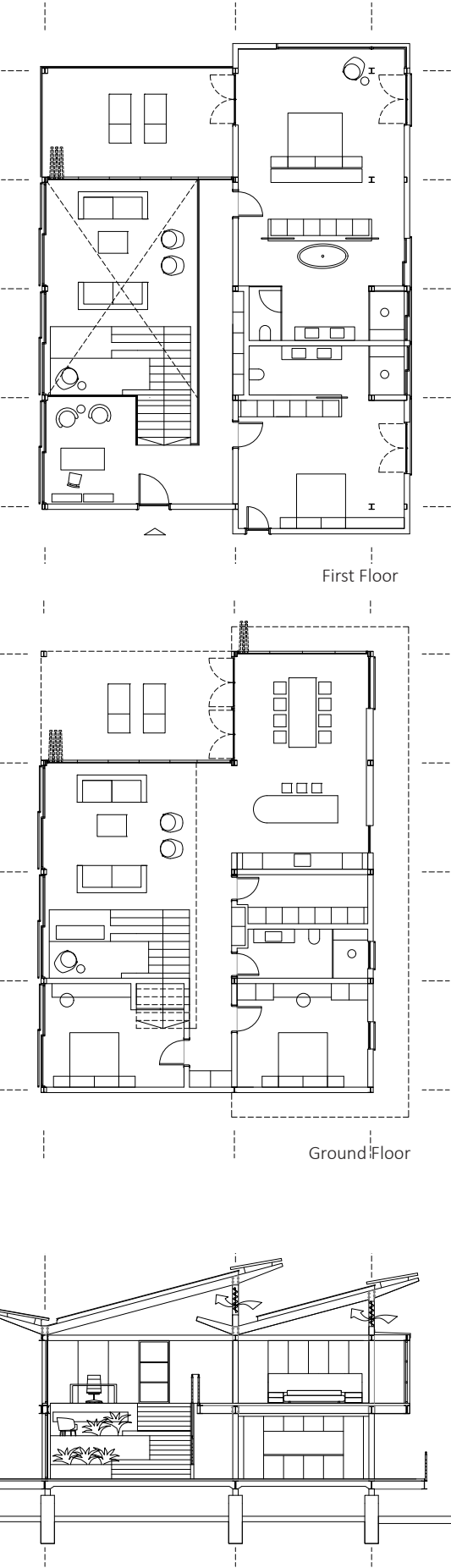
The iconic double-wing pitched roof catches the air-breeze and enables natural ventilation throughout the house.

Sharing the same steel frame system the houses come in different cladding systems for Nordic, Mediterranean and Tropic climate zones.

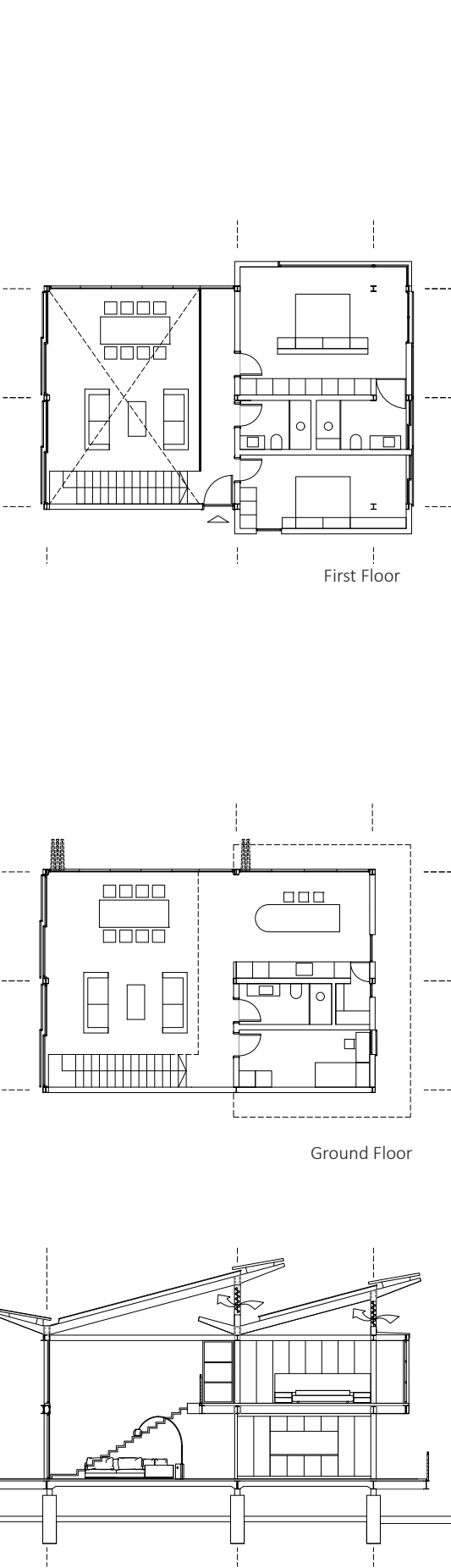
All steel-elements are galvanized for ultimate corrosion protection and then painted according to each projects individual colour preference.



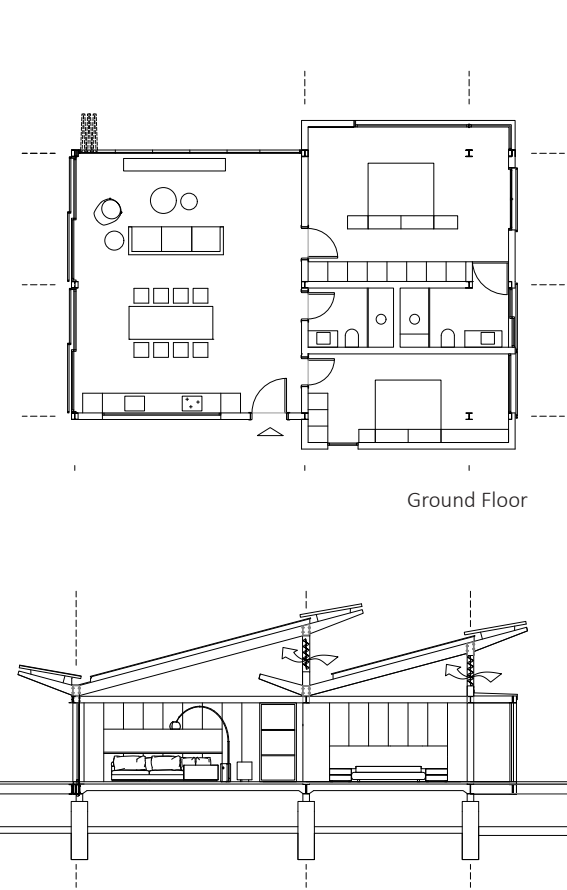
Casa XL
2x8 Modules
300 m²



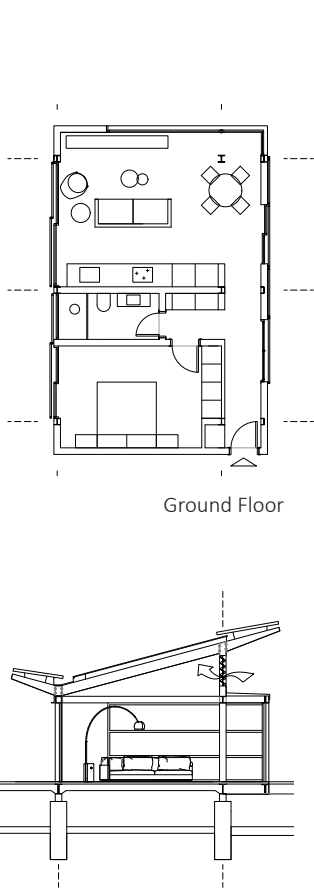
Casa L
2x4 Modules
160 m²



Casita M
4 Modules
115 m²



Cabin S
2 Modules
55 m²





Cliff House Costa Blanca

Concept Design



Project Lead
Mathias Koester Architects

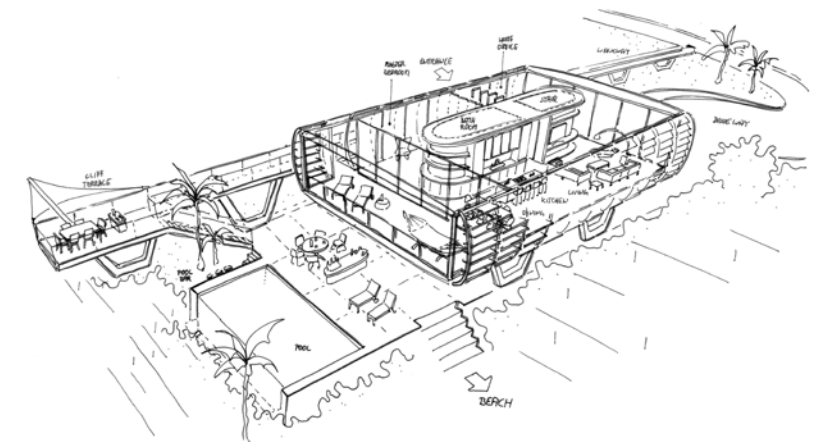
Design and Visualisation
Concept Stage
2017

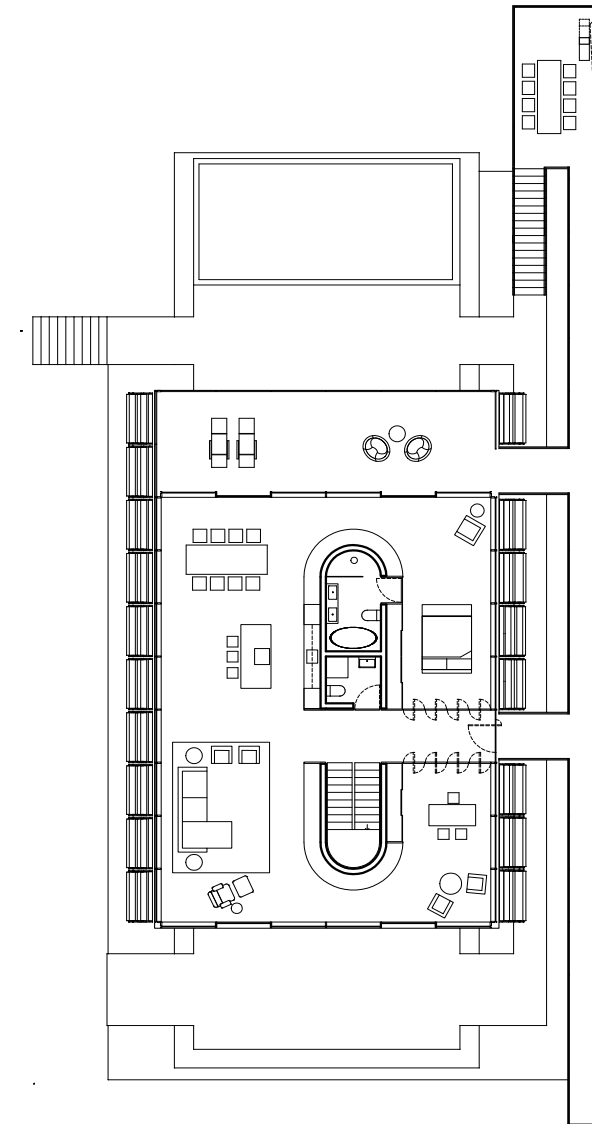
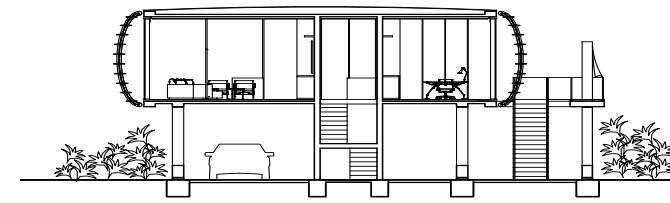
Cliff House
Costa Blanca, Spain

Open plan house lifted above the cliff edge with panoramic views over the Mediterranean. Elevated on a cliff side on the Mediterranean Sea the 'Cliff House' is defined by it's spacious

open plan living with panoramic views over the sea and surrounding hills and mountains of the site. The rooms are separated by the central timber clad island, which incorporates all

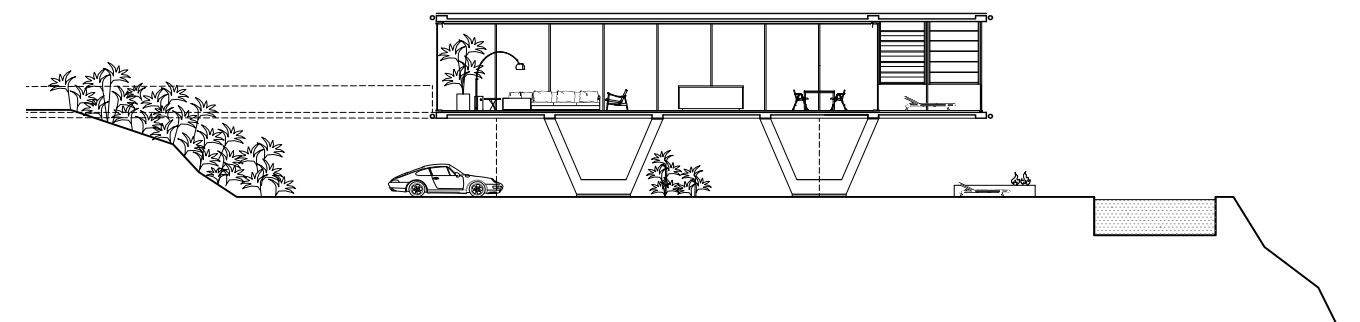
service functions of the house like the staircase, the bathrooms and the kitchen.





Project
Cliff House, Spain

Design and Visualisation
Concept Stage
2017



The Seascraper

For Sale
\$1.000.000.000

Besides the upcoming space tourism and further adventurous tourist destinations, the Seascraper offers a respective opportunity to experience the world's largest element – the water and its amazing habitat.



Floating underwater tower with hotel and sea research facilities

Built as a skyscraper upside down into the water, the Seascraper creates a habitable link towards the lower levels of the sea and features a unique hotel with a distinctive combination of recreation and scientific facilities.

Half building and half vessel, the Seascrapers design and construction is purely driven by the aquatic forces. The circular setting out provides an effective ring structure to withstand the water pressure. The floor plates diminish in size as the water pressure rises in the lower levels.

The submerged main body is stabilized by the floating ring which connects via a dampened bridge structure to ensure the vertical position of the Seascraper at all times. The main cone reaches down 120m.

Above, a glazed dome marks the top of the structure and allows light to penetrate deep into the inner atrium, which connects the public and private zones of the hotel facilities. While the hotel's lobby, restaurant and café are situated in the levels above the sea, the conference facilities and hotel rooms are located below sea level with a view into the vivid underwater world.

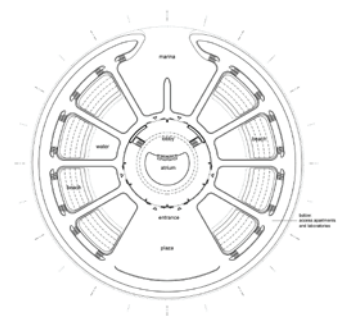
The surrounding ring accommodates a series of apartments with direct access to the Seascraper's beach platforms.

The Seascraper is a floating building. It can drift within the open waters, move to a different location or it can anchor to achieve a fixed position.

This project defines a new challenge for today's engineering to overcome the forces of nature and combine the knowledge of tall buildings and watercrafts to create a new experience and a new icon of advanced architecture.

Project Lead
Mathias Koester Architects

Design and Visualisation
Concept Stage
2007 - 2019





Hotel Ipiranga Rio de Janeiro

Concept Design



Project Lead
Mathias Koester Architects

Design and Visualisation
Concept Stage
2017 - 2021

Hotel Ipiranga
Copacabana, Rio de Janeiro, Brasil

Hotel Tower with panoramic views over the
Copacabana and Sugarloaf mountain

The Ipiranga Hotel Tower is inspired by the existing Ipiranga Building on the Avenida Atlantica along Copacabana Beach. As per the "original" its protruding semi-circular windows and balconies allow spectacular panoramic

views from Sugarloaf Mountain over Guanabara Bay and the Atlantic Ocean. The higher floors also profit from amazing views over the Corcovado and Rios' famous Cristo Redentor Statue. Matching the tropical climate, the building uses extensive facade vegetation, providing shading and privacy as well as creating a macro-climate along the hotel rooms that has a cooling effect in the mostly hot temperatures of Rio de Janeiro. The semi-circular glazing can be fully opened to make the most of the breath-taking views and take in the sea breeze from the ocean, but can also be closed to reduce the noise from the busy streets below and provide shelter in the heavy tropical rainfalls. The lower floors step backwards to create a covered, open plaza at the buildings entrance also featuring a restaurant.





Seven Stones Bochum

Concept Design
and Masteplan



Project Lead
Mathias Koester Architects

Design and Visualisation
Mixed Used City Quater
Concept Stage
2024

Seven Stones
Bochum, Germany



Vision for the futher development of the town quater Seven Stones in Bochum with a total of 230 new flats and as well as offices, doctor practices and a mix of retail units. The total of 28000m2 of new areas are arranged around the central park, featuring various zones of

relaxation with a fountain, as well as a play ground and a city beach club.

The central park is achieved by the omission of a small office tower currently planned on around 50% of the proposed park area.

In exchange the corner building is proposed be slightly higher in order to compensate the overall areas, and to increase the corner presence as entry point towards the Seven Stones Quater and city centre.



StartUP Container Mallorca

Concept Design



Project Lead
Mathias Koester Architects

Design and Visualisation
Concept Stage
2023

StartUp Mallorca
Santa Eugenia, Spain

Start-up office and accommodation in the Mallorca countryside, made of two recycled shipping containers.

I have long been fascinated by modular buildings and the use of shipping containers in particular.



My move to Mallorca triggered this project as a potential option for temporary accommodation and the initial set up for my office near Palma. Made of two standard 40ft containers, the central circulation space with glazed roof lights generates a spacious feeling throughout the office, dining and living areas.

To one side the container walls are generously opened and replaced by timber bi-folding doors that lead to a covered terrace which further enhances the spacious feel of this container housing.

Interiors: 68 m²
Terraces: 32 m²



Project Design
Mathias Koester Architects

Design and Visualisation
Concept Stage
2023

Mola Restaurant
Mallorca, Spain

Mediterranean-Fusion Dining
in a sophisticated atmosphere
of light wood and blue hues.

The Mola experience extends beyond just the food. Inspired by its island origins, the restaurant's ambience is a fresh composition of the land and sea.

The interior's palette dances with accents of blue and turquoise, evoking the clear, tranquil waters of the Mediterranean Sea, while the natural timber elements and vegetation

subtly remind you of Mallorca's stunning landscapes. The large windows let in an abundance of natural light, creating an invigorating dining space that is bright, open and full of life.





Mas Mola Mallorca

Interior Design

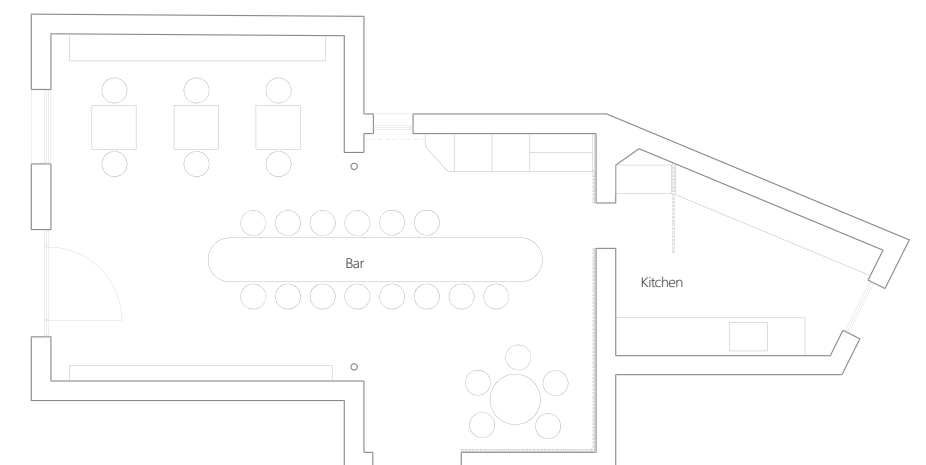


Project Lead
Mathias Koester Architects

Design and Visualisation
Concept Stage
2023 - 24

Mas Mola
Concept design for a wine bar in
Santa Catalina, Palma de Mallorca.

Our proposal shows a large central bar
that connects the two spaces into a
communicative space for a great
wine sharing experience.





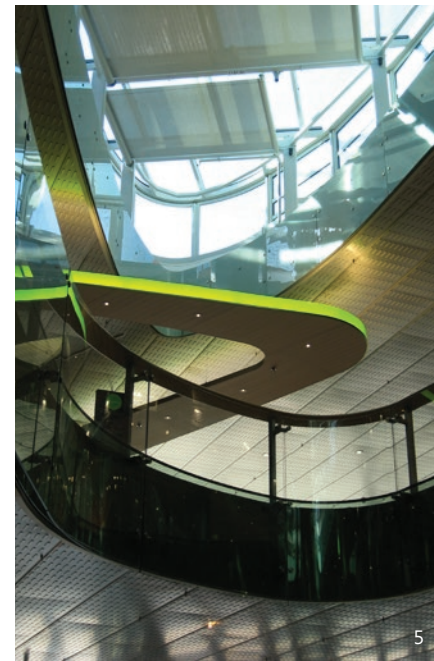
Experience

Foster and Partners

Rogers Stirk Harbour and Partners

Fuksas

Arquiproject Mediterraneo



Selected Works

2004 - 2020

CV Mathias Koester
 2004-05 Fukas, Frankfurt, Rome
 2005-07 Foster and Partners, London
 2007-16 Rogers Stirk Harbour and Partners, London
 2017-20 apm, Mallorca, Spain

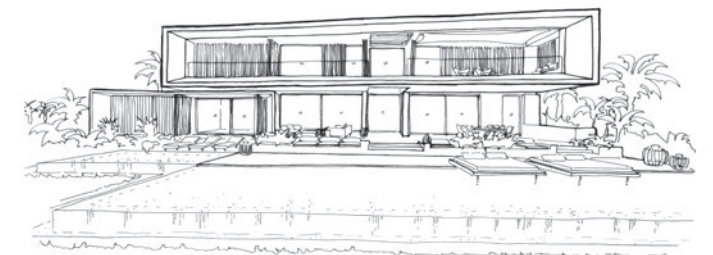
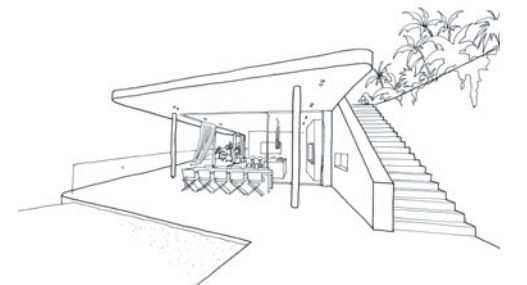


Selected Experience

Foster and Partners
 2 Zenith Saint Etienne Concert Hall, France
 3 The Walbrook Office Building, London, UK

Rogers Stirk Harbour and Partners
 1 Neo Bankside, Residential, London, UK
 4 Lyon Airport Terminal 1, France
 6 The Leadenhall Office Tower, London, UK

Fukas
 5 Europark 2, Salzburg, Austria
 apm
 7 Various Villa Designs. Mallorca, Spain



7





Studio

Team
Office
Philosophy
Logo





Mathias Koester, Dipl. Ing. Architect

Mathias Koester

Mathias Koester has 20 years of experience as project leader, architect and associate for the renowned architecture offices of Foster+Partners, Rogers Stirk Harbour+Partners and Massimiliano Fuksas as well as project developer APM.

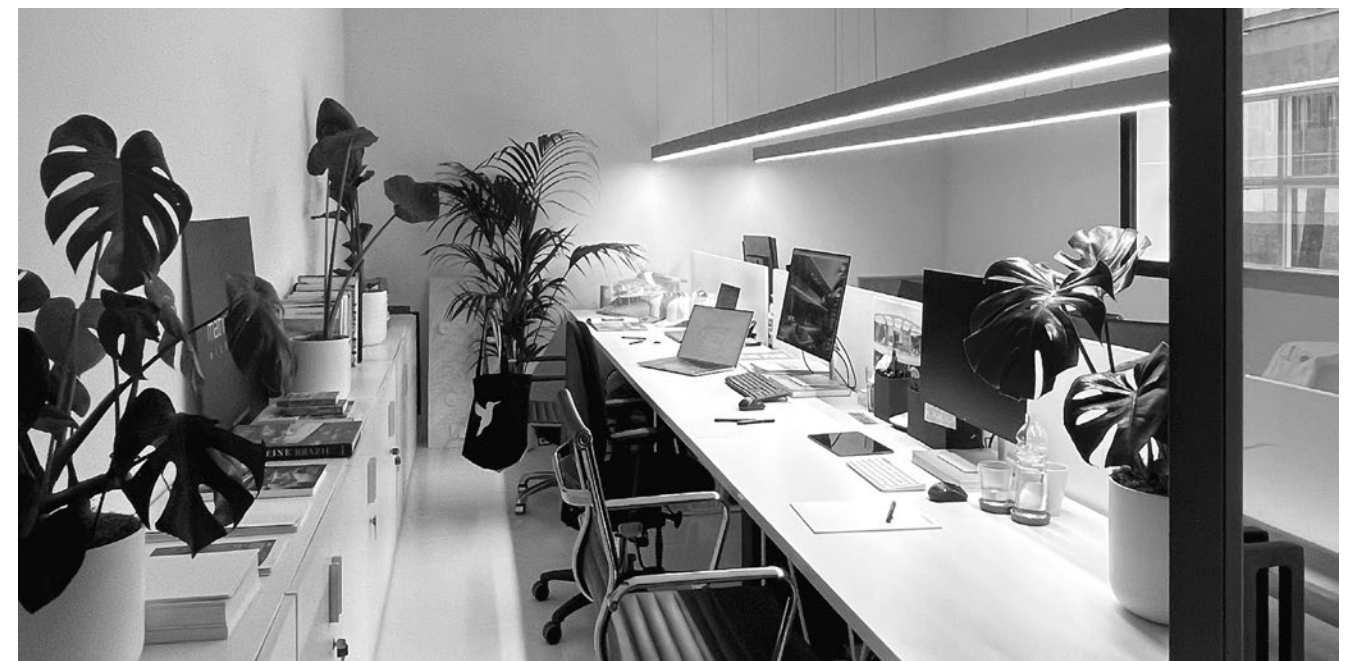
In this time, he held key roles in the design and construction process of several ground-breaking buildings – many of which have become award winning icons in their location.

In parallel he worked on the design of innovative and sustainable house projects and was tutoring the courses "design matters" at the Central Saint Martins College of Art in London.

In 2020 he opened his studio Mathias Koester Architects in Palma de Mallorca, designing high-end residential and hotel projects in the Mediterranean and worldwide.



Teamphoto, Larissa, Mathias, Karolina and Gustavo in the office in Palma



Team

From our office in Palma we currently work with a team of 3-5 Architects, with occasional meetings and events also held at our "countryside" spaces in Establiments.

Parking is always available close-by and there are plenty of nice city and beach restaurants a short walk from the office.

So please come by for a coffee and meet the team.

Office

Mathias Koester Architects SLU
Palma de Mallorca

+34 689570493

info@mathiaskoester.com
www.mathiaskoester.com

instagram:
mathias.koester.architects

Design Philosophy

Love Nature

Love Nature is the guiding theme of this portfolio, featuring villas and commercial buildings surrounded by beautiful landscapes as well as interior design projects with an immersive integration of greenery.

Joyful Living

We believe that the build environment has a direct influence on the quality of our lives and set out to create joyful spaces that are uplifting and inspiring to use. A vivid play of light and shadow is key to bring our architecture alive and the use of natural materials and vegetation enhances the users' experience and well-being.

Greenluxury

We promote sustainable designs with plenty of vegetation and an exceptional user comfort and strongly believe that done well, green design is not a burden, but much more an opportunity to define a new architectural expression, that relates to our modern, luxurious lifestyle and equally respects our natural world. Combining nature, sustainability and comfort - we call it greenluxury®.

Hence sustainability and the analysis of the specific site conditions and surrounding nature are at the heart of our design and often define the very concept of our buildings. This involves careful consideration for the climatic conditions such as sun, temperature, wind, rain and snow etc. as much as the optimization of views, natural daylight and use of renewable energy resources.

Precision meets Nature

We are bringing our experience in innovative project design to mix with the beautiful mediterranean landscapes to design buildings that are equally rooted on their site as well as moving towards the future. As such we combine sophisticated detailing and technology with with natural materials, traditional building methods and vegetation: "precision meets nature".

Aesthetically our design follows the concept of legibility, in which every element of the design is expressive of its function and as such contributes to the overall aesthetics of the building.

Maximising Potentials

Through in-depth site analysis and 3D studies we develop architectural solutions that maximise the potential of each site and turn potential challenges into project advantages and unique design features. The designs are based on a detailed understanding of the clients brief and of the functions they must fulfill.

We further promote the idea of flexibility as a means to ensure that a building can adopt to changes in the original brief and function over time.



Logo

Our logo stands for lightness and a close relationship with nature, combining joyful living, luxurious comfort and sustainability in our projects.



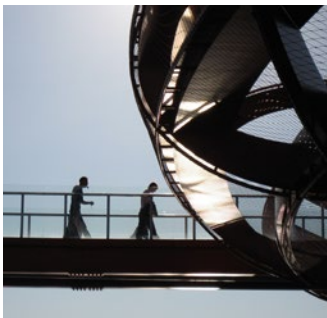


Chronology

Project Timeline

Complete List and Awards

Chronology



Zenith Concert Hall France

Architectural Assistant for Foster+Partners

Facade details and Interiors
Concept design to Detail design
2005 - 06



Seascraper UAE

Mathias Koester Architects

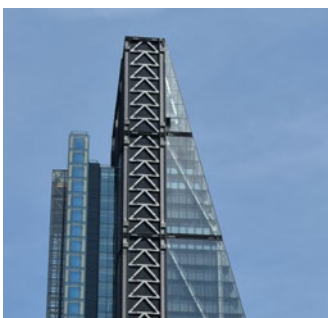
Design and Visualisation
Concept Stage
2007 - 2021



Cliff House Spain

Mathias Koester Architects

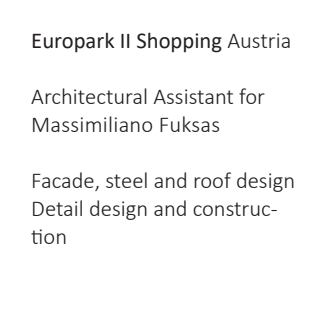
Design and Visualisation
Concept Stage
2007



Ocean Breeze House Santa Lucia

Mathias Koester Architects

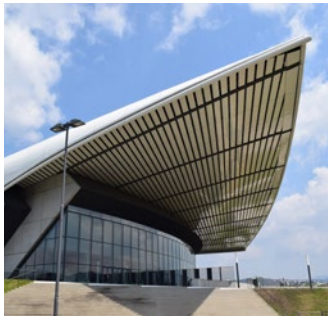
Concept Design, Detail Design and Construction
2008 -2012



Europark II Shopping Austria

Architectural Assistant for Massimiliano Fuskas

Facade, steel and roof design
Detail design and construction



Walbrook Office UK

Architect for Foster+Partners

Facade and roof design
Concept design to construction
2006 - 2007



NEO Bankside Residential UK

Architect for Rogers Stirk Harbour+Partners

Design Lead
Facade and steel detail design
Concept to Construction
2007 - 2010



Leadenhall Tower UK

Associate for Rogers Stirk Harbour+Partners

Facade design
Detail design and tender
2010



Lyon Airport T1 France

Project Co-Lead Architect for Rogers Stirk Harbour+Partners

Design, planning, costs
Building application to construction
2013 - 16



Oasis House Spain

Mathias Koester Architects

Design and Visualisation
Concept Stage
2018 - 2020



Ipiranga Hotel Brazil

Mathias Koester Architects

Design and Visualisation
Concept Stage
2017 - 2021



Villa Espacio, Spain

Mathias Koester Architects

Design and Visualisation
Under Construction
2021 - 2024



Treetops Villas Saint Lucia

Mathias Koester Architects

Design and Visualisation
Concept + Detail Design
2013 - 2014



Maisons Sentlisi Saint Lucia

Mathias Koester Architects

Design and Visualisation
Concept Stage
2018 - 19



Full Circle Living Spain

Mathias Koester Architects

Design and Visualisation
Concept Stage
2020



The Curve, Spain

Mathias Koester Architects

Design and Site Supervision
Completed
2020 - 2023



09 | 2007 – ongoing
Mathias Koester Architects
Palma, Hamburg, London

01 | 2025- ongoing
Sandy Bottom Villas, Saint Lucia
Concept Design

12 | 2024- ongoing
Binivilla Bunyola, Spain
Concept Design

08 | 2024- ongoing
Villa Level 4, Spain
Redesign and Refurbishment

05 | 2024- ongoing
7 Stones Bochum
Project Vision and Visualisation
30000m2 Mixed Use and a Central Park
Concept Design

04 | 2024- ongoing
Casa Cas Catala, 6 Bedroom Villa, Calvia
Concept Design

03 | 2024- ongoing
Ecoquality Homes, Clever Containers
Concept Design

12 | 2023- 06 | 2024
Mola Wine Bar, Mallorca, Spain
Completed

10 | 2023- ongoing
Playa Tortuga, Beach House + Cabi
Los Cabos, Mexico
under construction

07 | 2023
P132, Palma, M^o Restaurant
Project Architect, concept design

06 | 2023 - ongoing
P131, Barcelona, 2 'Oasis' Villas
Project Architect, concept design

01 | 2023 - ongoing
P119, Mallorca, 6 Bedroom Villa
Project Architect, concept design

01 | 2023 - ongoing
P118, Mallorca, 6 Bedroom Villa
Project Architect, concept design

04 | 2022 - ongoing
P117, Mallorca, 6 Bedroom Villa
Project Architect, concept design

03 | 2021 - 12 | 2022
P120, Mallorca, 9 Bedroom Supervilla
Project Architect, concept design

02 | 2021 - ongoing
P121 Mallorca, 6 Bedroom Villa
Project Architect, concept design,
interior design

10 | 2020 - 07 | 2023
P116 Mallorca, 5 Bedroom Beach Villa
Project Architect, concept design,
site supervision

04 | 2020 - 06 | 2020
Full Circle Cabins, Establiments, Spain
Project Architect, concept design

02 | 2019 - 05 | 2021
Oasis House, 5 bedroom Villa, Bendinat, Spain
Project Architect, concept and detail design

10 | 2018 - ongoing
Maisons Sentlisi, Double Villas,
Marigot Bay, Saint Lucia
Project Architect, concept and detail design

02 | 2017 - 04 | 2019
Sumara Offices, Office Extension and
Refurbishment, Rezc, Poland
Project Architect, concept and detail design

01 | 2017- 04 | 2018
Andalusia Boutique Hotel,
Vejer de la Frontera, Spain
Project Architect, concept design

12 | 2016 - 08 | 2017
House Okon, Family House,
Mechernich, Germany
Collaboration with Michael Scheuvens,
Project Architect, concept design, planning

08 | 2016- 08 | 2018
House Stübing, Family House,
Vögelsen, Germany
Project Architect, concept design

06 | 2013 – ongoing
Marigot Treetops, Boutique Hotel,
Marigot Bay, Saint Lucia
Project Architect, concept design,
planning permission and detail design

12 | 2012 – 10 | 2013
The Latitude Commercial Building, Façade
Design, Pune, India
Concept Architect, facade design

11 | 2012 – 04 | 2013
Kongresshaus Baden-Baden, Facade
Redevelopment, Germany
Freelance Architect, façade and
detail design, tender documents

01 | 2012 – 04 | 2012
Vandyke House, residential house,
Marigot Bay, Saint Lucia
Project Architect, concept design

08 | 2011 – 01 | 2012
Sloane Gardens, victorian house conversion,
London, UK
Project Architect, interior design
living room and master bathroom

06 | 2009 – 09 | 2009
De Rose Yoga School, yoga school, London
Project Architect, interior design for yoga
room, changing, retail and reception areas

09 | 2007 – 03 | 2011
Johns House, holiday house,
Rodney Bay, Saint Lucia
Project Architect, concept design, planning
permission and detail design

01 | 2007 – ongoing
Seascraper, underwater hotel, Dubai, VAE
Project Architect, competition design,
coordination of consultants

10 | 2017 – 10 |20
Arquiproject Mediterraneo
Mallorca

07 | 2020 - 10 | 2020
Elements, 6 Bedroom Villa, Andratx, Spain
Full Project design for APM Mallorca

06 | 2020 - 08 | 2020
Samaniego, 4 Bedroom Villa, Calvia, Spain
Facade design for APM Mallorca

05 | 2020 - 10 | 2020
Goya, 7 Bedroom Villa, Calvia, Spain
Facade design for APM Mallorca

02 | 2020 - 10 | 2020
High Five, 7 Bedroom Seaside Villa, Andratx, Spain
Facade design and plan optimisation for APM
Mallorca

10 | 2017 - 02 | 2020
Villa Son Vida, Luxury 6 bedroom Villa, Palma, Spain
Project Architect, detail design and
site supervision for APM Mallorca

05 | 2007 – 05 | 2016
Rogers Stirk Harbour and Partners
London

08 | 2015 – 05 | 2015
Louvre Conservation Centre, art conservation
centre, Lens/Liévin, France
Project Architect, concept and detail design

09 | 2013 – 08 | 2015
Lyon Airport, airport futur terminal 1, Lyon, France
Project Architect, planning application,
detail design, construction

05 | 2011 – 01 | 2012
Geneva Airport, plusenergy airport extension,
Geneva, Switzerland
Project Architect, planning application,
passenger flow modelling and detail design

03 | 2011 – 01 | 2012
The Lloyds Building, facade redevelopment,
London, UK
Project Architect, planning application,
coordination of consultants, quality control

01 | 2011 – 04 | 2011
International Towers, 3 office towers
and retail, Sydney, Australia
Architect, facade concept design

Awards
2018 RLB Australian Development of the Year
2018 WSP Award for Best Sustainable
Development
2018 Liberty Steel Award

09 | 2010 – 12 | 2010
The Leadenhall Building, 48 level office tower,
London, UK
Architect, façade and detail design, tender

Awards
2018 RIBA National Award
2018 RIBA London Award
2017 British Constructional Steelwork Award
2016 BCO Best Commercial Workplace in the UK
2016 NLA Best Commercial Building
2015 British Council for Office Innovation Award
2015 City of London Building of the Year
2011 Pre-certified BREEAM Excellent Rating
2011 Working (Unbuilt category): NLA Awards

05 | 2007 – 08 | 2010
Neo Bankside, residential 229 flats, London, UK
Architect, façade, structure, and detail design,
coordination of consultants, site supervision

Awards
2015 RIBA Stirling Prize Shortlist
2015 RIBA London Award
2015 RIBA National Award
2014 Urban Habital Award- Finalist
2013 London Building Excellence Awards Best
Large Housing Development
2012 RESI Awards- Development of the Year
2012 Structural Steel Design Awards Commendation
2011 Evening Standard New Homes Awards
2011 Best International Development
International Property Awards

03 | 2005 – 04 | 2007
Foster and Partners
London

05 | 2006 – 04 | 2007
The Walbrook, Office Building, London, UK
Architect, 3d building setting out, facade,
detail and roof design

Awards
Worship Company of Chartered Architects,
New City Architecture Awards High Commendation

03 | 2006 – 04 | 2006
Broadgate West, Office Building, London, UK
Architectural Assistant, feasibility study and
client presentation

05 | 2005 – 03 | 2006
Zénith, Concert Hall, Saint Etienne, France
Architectural Assistant, facade and detail
design, interior fit out
and sustainability features

Awards
2009 RIBA Award

03 | 2005 – 04 | 2005
Boulevard Victor, Office Building, Paris, France
Architectural Assistant, feasibility study and
client presentation

08 | 2004 – 02 | 2005
Fukas Architects
Frankfurt

08 | 2004 – 02 | 2005
Europark 2, Shopping Mall, Salzburg, Austria
Architectural Assistant, façade, rooflights and
detail design, interior fit out and roof structure

Awards
2007 ICSC World Shopping Center Award
World's best mall in the categories architectural
design and sustainability development

04 | 2012 – 11 | 2012
Renner Hainke Wirth Architects
Hamburg

04 | 2012 – 11 | 2012
Neues Korallusviertel, 350 flats, Hamburg,
Germany Project Architect, concept design,
coordination of consultants and planning ap-
plication

04 | 2004
gmp Architects, Walter Gebhardt, Hamburg
National Conference Centre, Hanoi, Vietnam
Architectural Assistant, concept design and
client presentation

1998 – 2004
Studies of Architecture and Design
Braunschweig, Milan

03 | 2004 – 06 | 2004
Ozeanarium, Aquarium, Hamburg, Germany
Diploma Project
Technische Universität Braunschweig

Awards
2014 Stahlbau Preis

02 | 2002 – 05 | 2002
Hoch und Hinaus, mixed use office and
appartment tower, Hamburg, Germany
Sustainability Project
Technische Universität Braunschweig

Awards
2012 BDA Preis “Details in Architecture”

10 | 1999 – 04 | 2000
Office 4D, concept for flexible office spaces,
Milan, Italy
Project Design and Economics
Politecnico di Milano

Awards
2001 OFFISION “Office Awards”

Mathias Koester Architects
Portfolio 2025

projects by
Mathias Koester Architects
Foster and Partners
Rogers Stirk Harbour + Partners
Massimiliano Fuksas
Arquitecto Mediterraneo

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Thank you!