



Developers
Communities
Malls

Retail Design
& Management

ALL-INCLUSIVE — DESIGN SERVICES



www.sosa.ae



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About Us



SOSA is a specialist provider of retail design, project management, tenant coordination and design review services to the retail real estate industry. Whether you're a large company considering outsourcing alternatives, or a small company looking to grow your business, SOSA offers a wide range of services geared toward providing cost-effective solutions to meet your development goals. Our primary objective is to effectively manage the design and delivery aspects of our client's projects in order to increase their opportunities to develop their tenant relationships and pursue more deals.

As well as helping your tenants open their dream shops as fast as possible, we also design or guide them with their store from the very beginning. We are always pursuing the perfect opening day experiences.

This involves going down to the finest details of construction and design coordination, to help brands open on time, in less time. However our work continues beyond opening day. Our goal is to make incremental, focused upgrades to the assets and the customer experiences that they provide. Our operating design management solutions promise fast and smooth tenant turnovers along with our expertise in retail business trends.

In addition to design management, as an architecture and interior design studio, we can provide unique concepts and detailed design packages. SOSA's mission is to create inspiring and unique spaces and places. The team works conceptually by looking at human needs and social changes. That's how we design places people love, that tell a story and create special experiences – from shops to restaurants, hotels or offices and large scale mixed-use developments.

Our studio has an international team of talented designers and we are supported by a varied portfolio of local contractors and global suppliers for any type of project. Brands are finding new ways to connect with their customers. We have been challenged to rethink how they do this. We have the solution.

The team at SOSA would love to hear from you and discuss your thoughts for the next unique retail project.

Marta Sowinska
Founder



Soil Store, Al Seef Mall, Abu Dhabi

Our Services

Commercial Design

Concept, Detailed Design and Site Supervision. Whether it is a large scale project such as mixed-use development and shopping mall, seasonal and temporary installations within your business space or a single tenant unit or renovation. We can help you to create an award-winning interior design (we've done it before), from blue sky thinking to assisting you with every part of the design process, we expertly manage your project every step of the way, including technical development and full site works. Ensuring that brand, creative concept and architecture remain in perfect harmony, we seamlessly deliver creative visions through the construction phase of any new store design or refresh.

Tenant Design Coordination

SOSA provides RDD (Retail Design Delivery) and construction exhibit feedback directly to the leasing team and legal consultants. During this period, we build a solid foundation between all parties, establishing a cohesive and collaborative working rapport. Our efforts focus on establishing contact with each tenant design team and outlining project timelines, especially relative to tight submission deadlines. SOSA's work doesn't stop when the lease is signed. Our standard design review includes preliminary and final review phases, providing tenants with guidance and artistic direction on how to expedite their required governing-agency approvals and permits.

Design Criteria Manual

The desired aesthetic outcome for a retail development depends on the careful amalgamation of the Landlord and Tenant Design. Together they create a harmony that is enjoyable by the visitor and consumer. The aim of this tenant manual is to take the retailer through the process of delivering a successful retail, health and wellness or F&B outlet while managing the design and various processes.

The Tenant Design Criteria Manual will be created to ensure that all new store designs or renovations/alterations to existing stores are in keeping with developer's established operational and design specifications for the development. All Tenant leasehold improvements, however small or limited in scope must be fully reviewed and approved by the Landlord's Retail Design Delivery team RDD prior to commencement of construction.

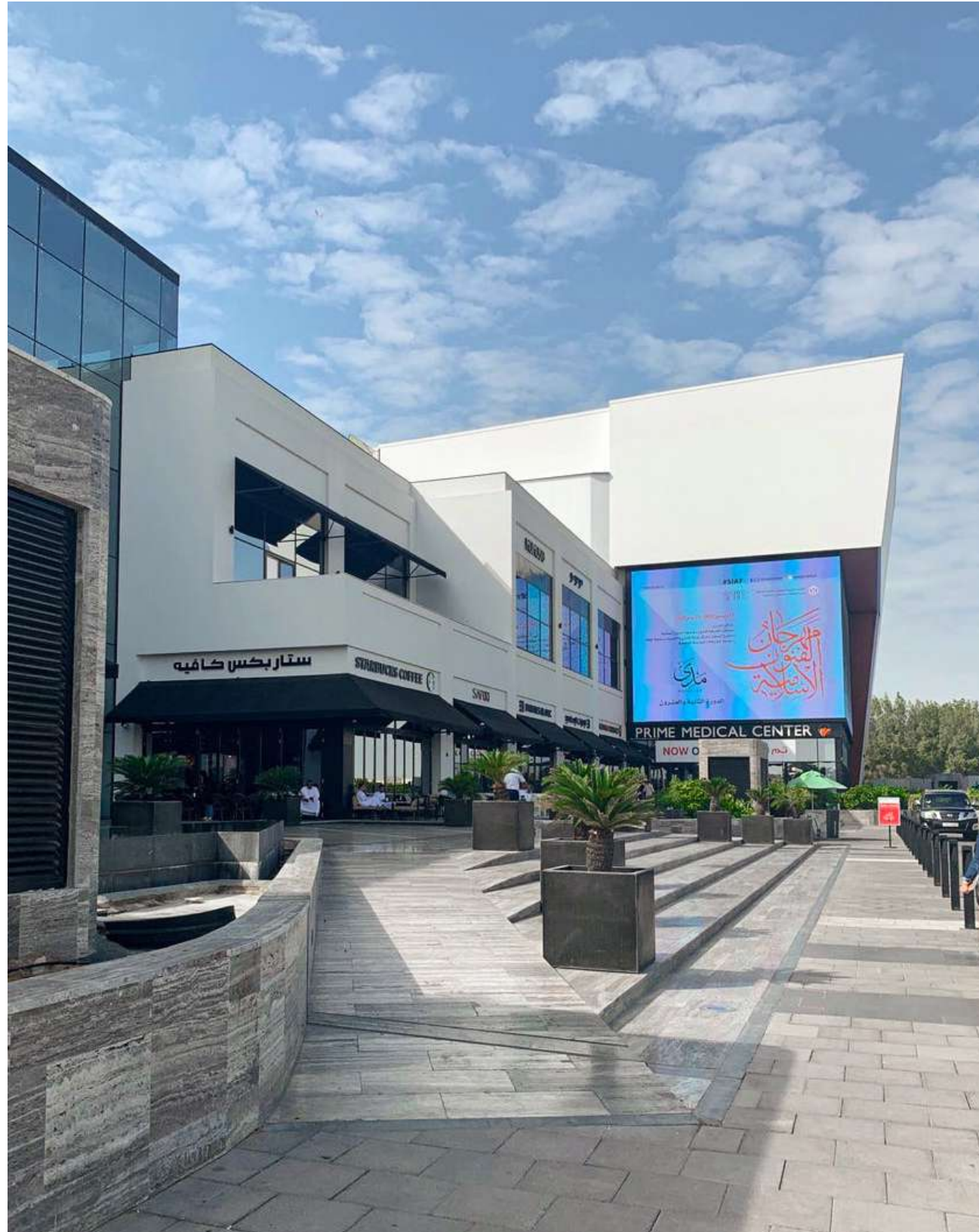
Lease Outline Drawings

Lease Outline Drawings is a set of architectural, structural and MEP drawings prepared on the basis of executive or "as built" plans of a building or complex of buildings. LODs are to illustrate spaces that is available to be lease; used usually as a preliminary step and base document for rent agreement between Tenant and Landlord.

The drawings serve as the foundation for the Tenant's interior design during the second phase. The designer will be able to quickly and accurately develop the interior décor and function, subsequently translated into the actual store.

For the Landlord, collection of LOD drawings is essential since it allows to easily debate leasing matters, demonstrate the available space more specifically, stimulate architects and designers to create a functional and interesting store immediately.





Zero 6 Mall

**Design & Construction Supervision
 Tenant Site Coordination
 Lease Outline Drawings
 Tenant Design Criteria Manual**

by Marta Sowinska

The design for Zero 6 Mall provides a go-to venue for families looking for unique entertainment, leisure, shopping, and fitness activities closer to home and under one roof. o6 combines a sophisticated contemporary design with a diverse selection of dining, retail, and leisure attractions. Strategically located in Al Juraina in close proximity to prominent city landmarks, o6 celebrates Sharjah's evolving identity through an inspiring lifestyle community experience, where trendsetters will constantly feel at home.

With over 15,000 sqm of retail frontage, Zero 6 Community Mall presents an unrivalled shopping parade that will attract visitors from across Sharjah and beyond. The grand tree lined walk with active retail frontage is designed to evoke European style streets and provide for a sophisticated shopping and dining experience.

The uninterrupted retail strip will include a dynamic mix of top of the range brands as well as convenience stores and food and beverage outlets. As a focal point along Zero 6, restaurants and promenade provides an ideal setting for local residents and visitors to dine during the day and socialise in the evening.

Anchoring either end of Zero 6, and position at the two main road junctions, are large footprint retail outlets, which open out onto generous plaza spaces. Access to the site has been designed to ensure the greatest convenience for the visitor and the best functionality for the tenant's deliveries and disposals. The site may be accessed off the Road 29 or University City Road. Parking is provided in a number of locations across the development to ensure easy access to each of the retail units. Parking and drop off zones are located to the rear of the site and to the east and west of Zero 6. A further parking zone is located to front of the site and directly off the slip road access.

Marta Sowinska (SOSA) helped Zero 6 with foundations for Retail Design Delivery Team. Through RDD documents a set of forms and checklist to administrate the entire design and fit-out process has been produced. These were specifically formulated to guide tenants, and their consultants/contractors in understanding the requirements at various stages of the design and fitting out. Tenants shall be obligated to adopt the use of these forms and checklists and follow the design and fit-out process required by The Zero 6 RDD. The Mall has been divided into three Zones. Classical, Contemporary and zone 3 which is dedicated to supermarkets, cinema and medical clinic. Each zone has its unique space with distinguishable look and feel.



Manual

Tenant Design Criteria Manual

The retail design guidelines are part of the delivery of any high-quality development vision, and successful retail developments require first and foremost a clear vision and design brief. It is a commitment to an overall quality agenda which accelerates the building work progress and efficiency goals.

The Zero 6 design criteria manual is divided into two main sections: general criteria and specific criteria. The general criteria covers overall general requirements for all tenants, regardless of their type or location, and the specific criteria addresses criteria and requirements specific to the different locations and shop types.

These criteria are a basic "set of rules" that the tenant is required to work with and expand upon. It is written to encourage freedom of expression for all tenants. Through these criteria, the tenants are encouraged to create innovative and creative storefronts, shop interiors and graphics, to use dramatic lighting and color, as well as to pay careful attention to detailing and fixturing. By following these criteria, each tenant can create an inviting and effective retail establishment compatible with the overall design concept and image of Zero 6.

The contemporary zone doesn't forbid any unique or surprising shelving or wall design solutions. In the contemporary zone it is expected that design will stay aligned with store branding while presenting high-end, modern atmosphere with usage of appropriate furniture. Use of the wall on the issue of products is one of the most interesting solutions in a modern store.

For the retail units, wall will be most probably included in display area. If provided shelves, ergonomically, reaching approx. height of 1800, wall should be designed above according to shop theme.



Staged submissions of Tenant's shop design and all technical services will be required to be made to the RDD. Review and approval of Tenant's design will be undertaken by the RDD on behalf of the Landlord.



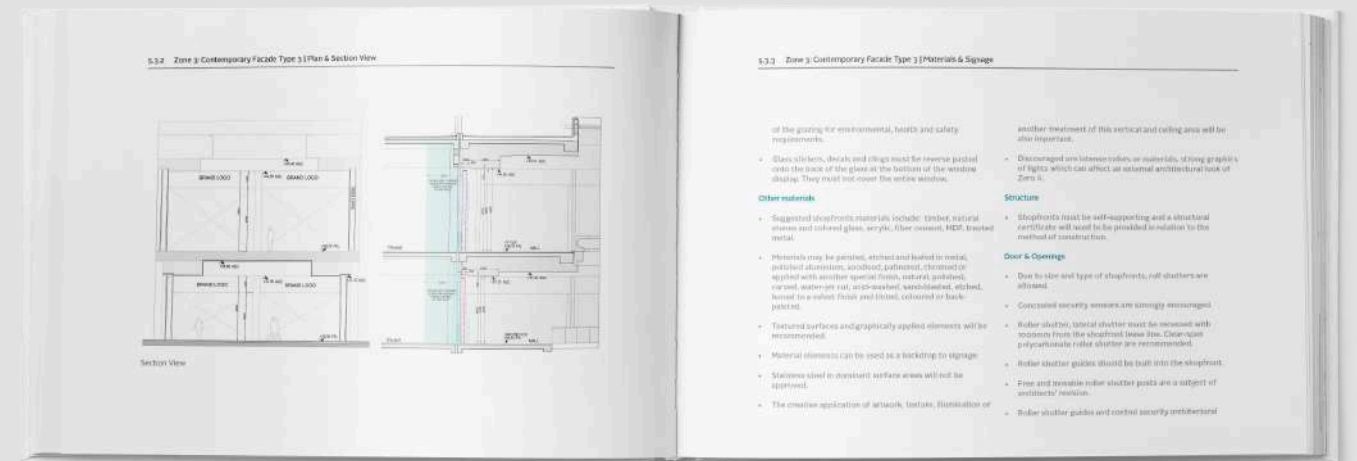
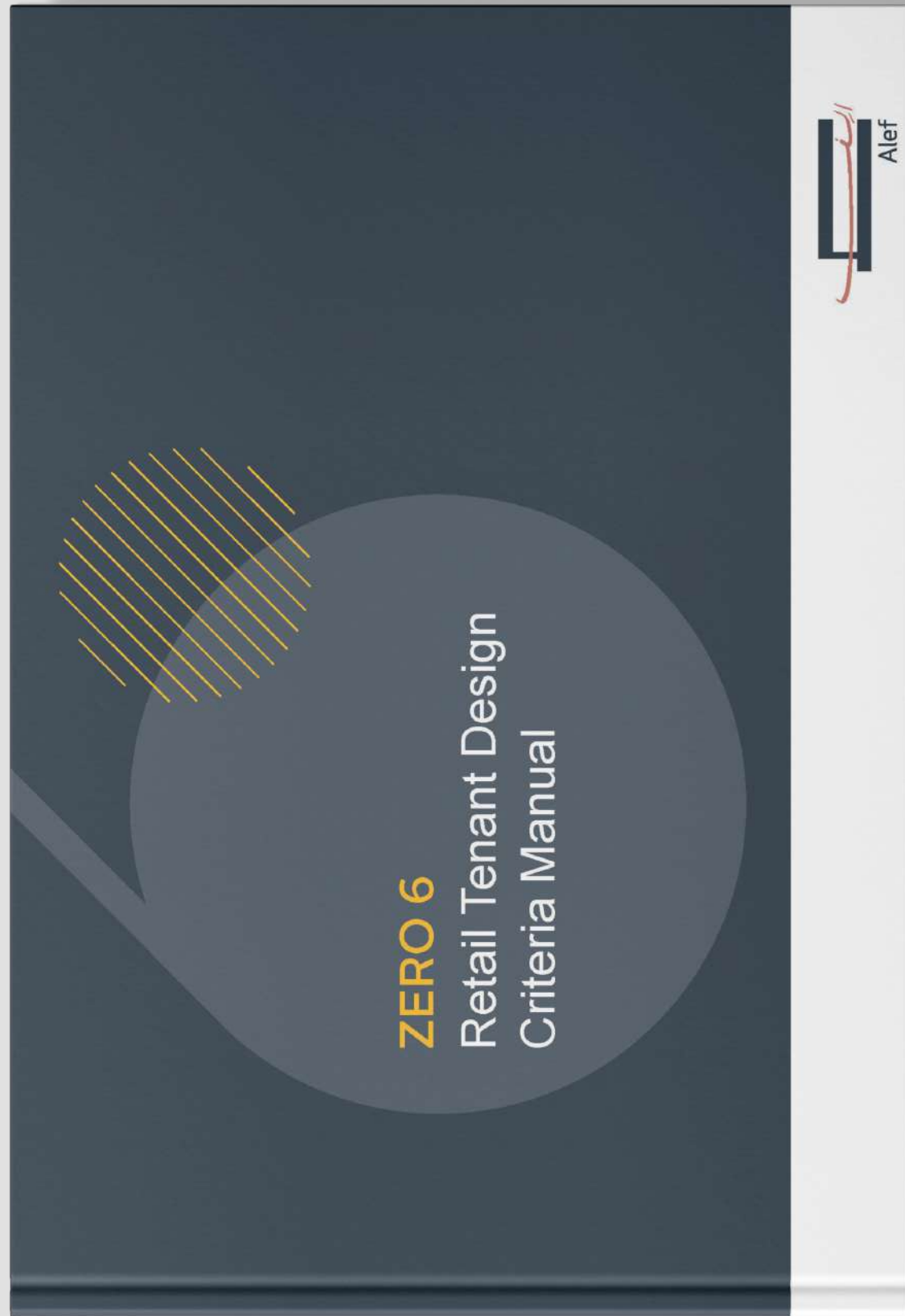
Fen Restaurant at Zero Six
Designed & Supervised by SOSA

The design of each retail tenant within Zero 6 Retail Development includes three major components; each is subject to separate guideline requirements.

For all tenants. Each tenant, its architect or designer, contractor and representative should familiarize themselves with the intent, scope, requirements and details of these criteria. International and regional tenants, who have recognizable store designs, are also expected to review these criteria and modify their design prototypes to ensure compatibility with and compliance to the following criteria. Any modifications of or deviations from these criteria must be reviewed by SOSA.

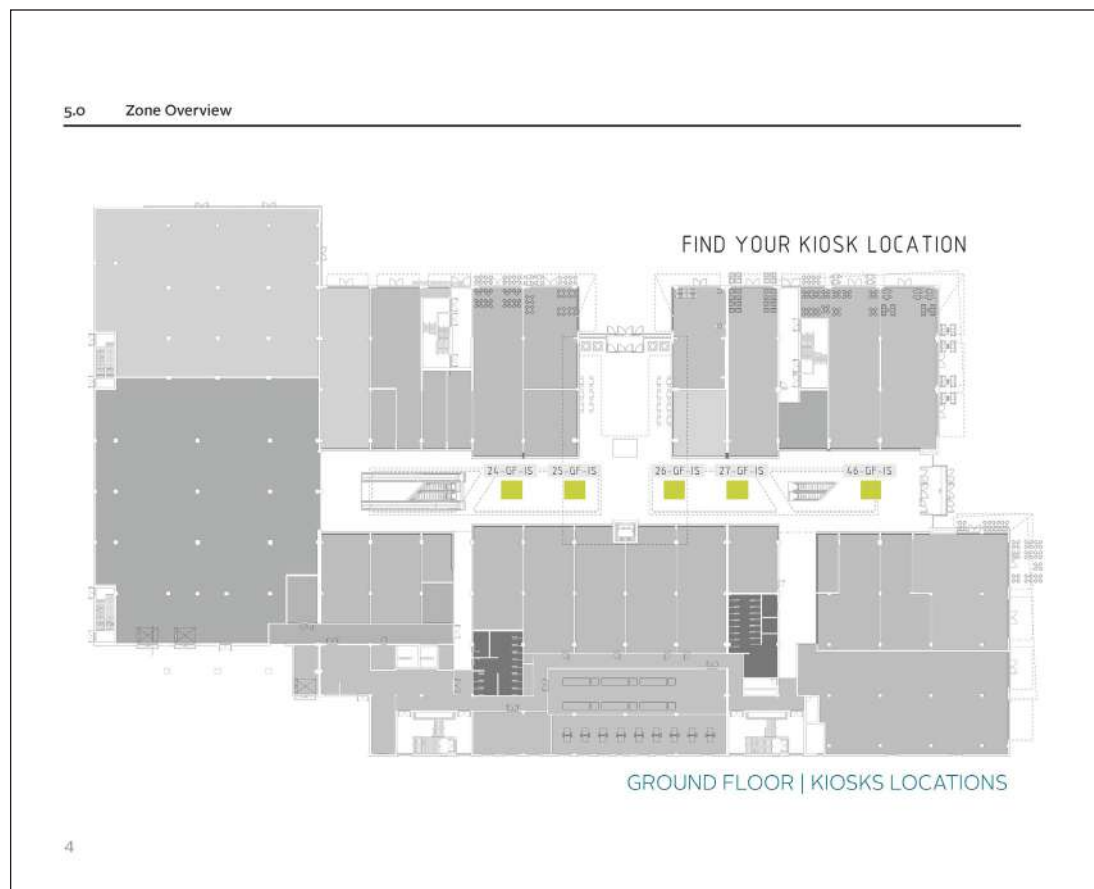


Zero 6 Mall, Sharjah






- 5.0 Zone Overview
- 5.1 Specify Type of Kiosk | Typologies
- 5.2 General Requirements
- 5.3 Materials
- 5.4 Existing Conditions
- 5.5 Floor bases
- 5.6 Gate Access & Closure Systems
- 5.7 Signage
- 5.8 Lighting
- 5.9 Pylon



5.3 Materials:



Examples of such materials in visible for public areas include, but are not limited to:

Counter Tops

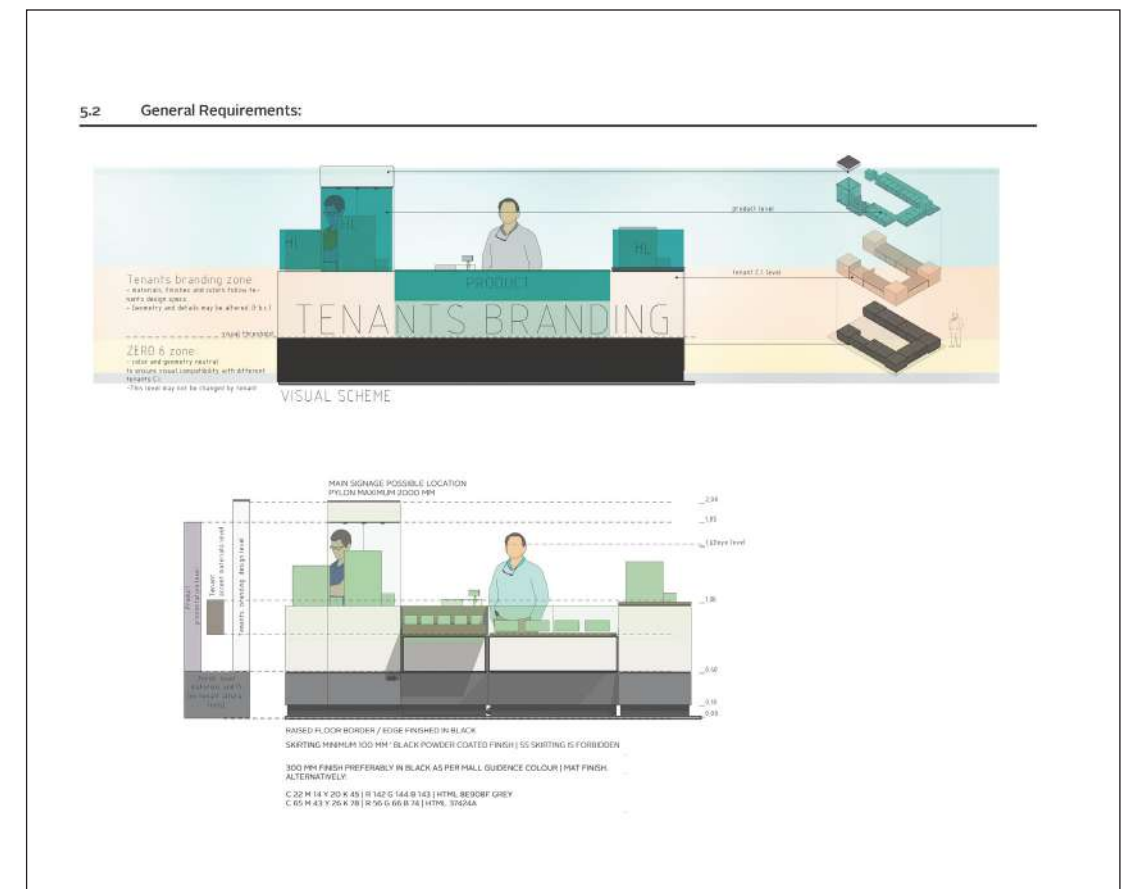
- Ceramic Tile
- "Corian" or similar
- Metal - stainless or painted steel, brass, copper, aluminum
- Natural Stones - marble, granite, slate
- Glass

Counter Fronts

- Porcelain Tile in non-standard sizes
- Glass block
- Fiberglass-reinforced concrete fabrications
- Casework-quality hardwood
- Metal - stainless or painted steel, brass, copper, aluminum
- Natural stones - marble, granite, slate
- Glass
- Ceramic tile for accent only

Interiors

- Solid color plastic laminate
- Casework-quality hardwood
- Metal - stainless steel, brass, copper, aluminum
- Fabrics



5.1 Specify Type of Kiosk | Typologies:

B) Service Kiosks:

Service kiosks are easier to design and install. They focus on providing a specific service, do not require a lot of shelving and equipment. They are connected with the inserted printers, IT system, telephone service, advertisement display stands or self-service displays. Presentation of products is limited to the rack with a catalog, a small number of products used to perform the actual service. These types of kiosks are used in marketing research, travel assistance, campaign launch, etc.

For customer, it is required primarily to maintain availability of dealer / advisor. The viability of the various scenarios, the large number of clients seasonally or the customers visiting as a group is very important. Built-in computer support, file or larger amounts of money storage will be required from Zero 6 Management. Please pay attention to the attractiveness and cleanliness of the kiosk. Access to information for both: the customer contacting the seller and the individuals who simply want to see the catalog should be provided.

Aesthetics and placement of interactive kiosks decides the material selected to be used in the kiosks cabinets.



5.2 General Requirements:



5.2 General Requirements:



5.3 Materials:

Interior and exterior of a kiosk must be made of high quality, contemporary and modern, durable materials.

Kiosk Licensees must utilize materials that are upscale in quality, resist wear and dirt penetration and are easily maintained. It is in the best interest of Licensees and Licensor that display cases are constructed of the most durable and highest quality materials.

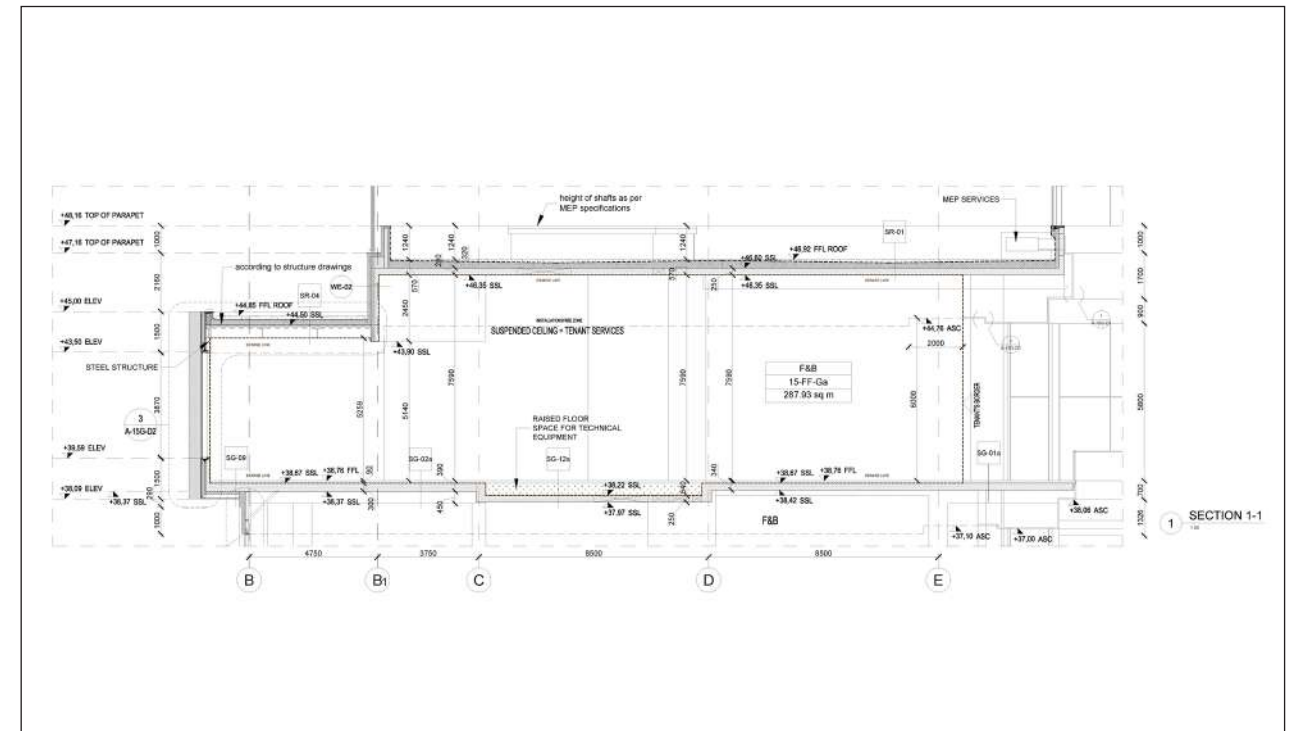
Trendy finishes and materials corresponding with Zero 6 Design Language will be prioritized.



Materials in Zero 6 Mall

Lease Outline Drawings (LOD)

Description + Sample: an F&B unit within Zero 6



Lease Outline Drawings is a set of architectural, structural and MEP drawings prepared on the basis of executive or "as built" plans of a building or complex of buildings. LODs are to illustrate spaces that is available to be lease; used usually as a preliminary step and base document for rent agreement between Tenant and Landlord.

Each set refers to particular unit or outline (in case of retail kiosk or island; outdoor terrace or display area) which is a subject of Tenant's lease. Reduced size of documentation limited to particular space and adjoining areas is shared with particular Tenant or future Tenant during lease negotiation.

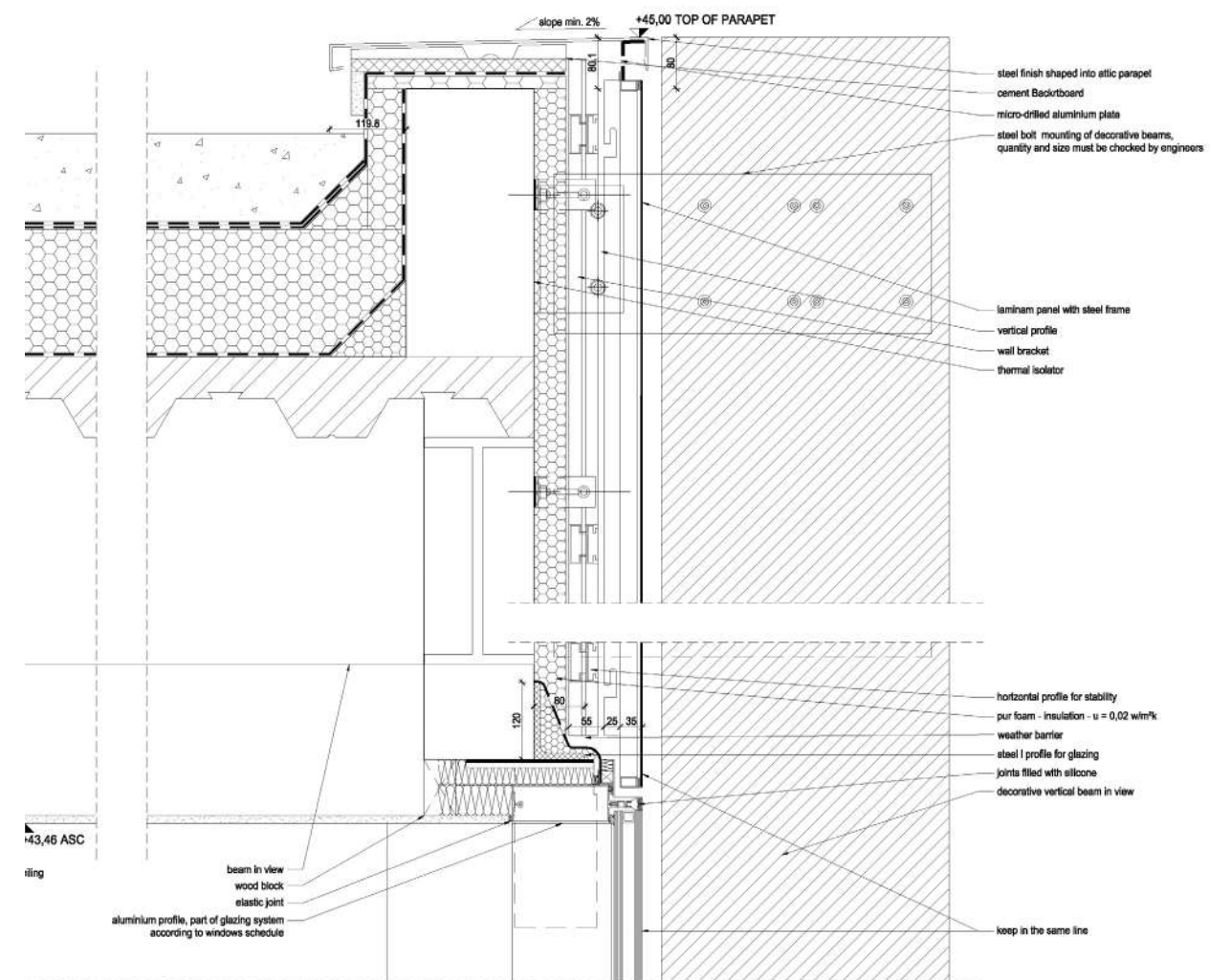
The drawings serve as the foundation for the Tenant's interior design during the second phase. The designer will be able to quickly and accurately develop the interior décor and function, subsequently translated into the actual store.

Drawings include architectural plans, sections and details; termination points details such as demise piers or bulkhead connections; details of external storefronts (if existing), outdoor landscape (if included in the lease) or features such as existing stairs or attics.

Structural plans refer to available loads, existing beams and building structural elements.

MEP drawings show available services (such as electrical, plumbing, HVAC) and their connection points, other services running trough the unit (if any). Documentation is developed on the basis of construction drawings received from the Client. However, there are times when the blueprints need to be altered, primarily when the prior Tenant made changes that cannot be rectified (e.g. structural changes).

Maintaining the documentation limited helps to keep confidentiality of the building plans.



Like a modern version of the souk...

The project will unite high end retail and luxury goods shops with individual courtyards and alleys, together with food markets and craft-based trades specific to the region. Avoiding the generic feel of the universal shopping mall, the scheme will fuse the local

Al Mamsha Souks

Architecture + Interior + Manuals + Tenant Design Coordination
by SOSA

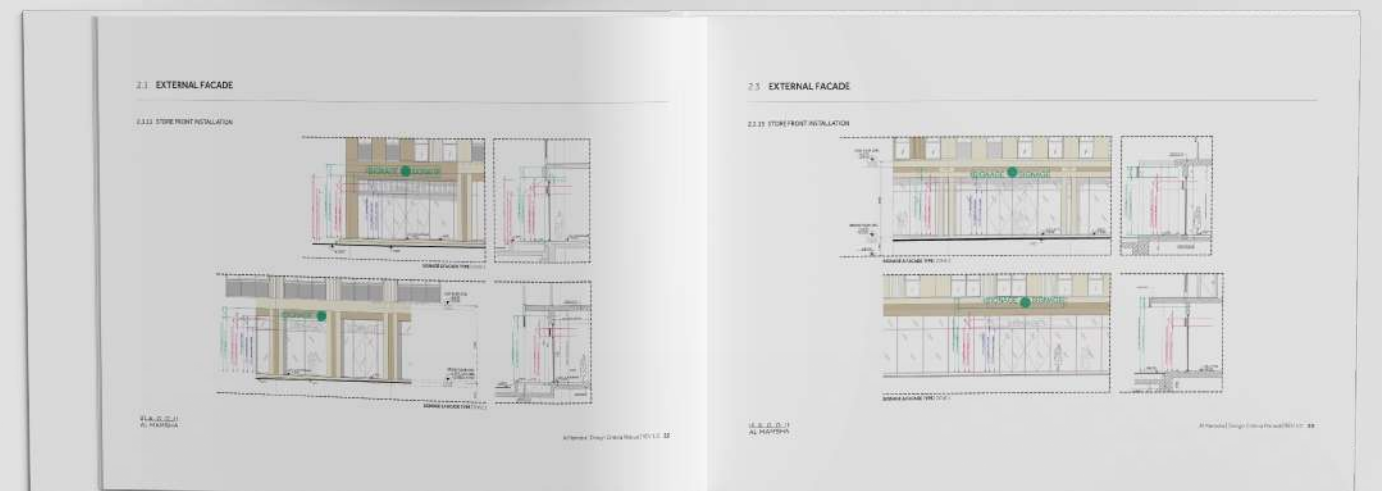
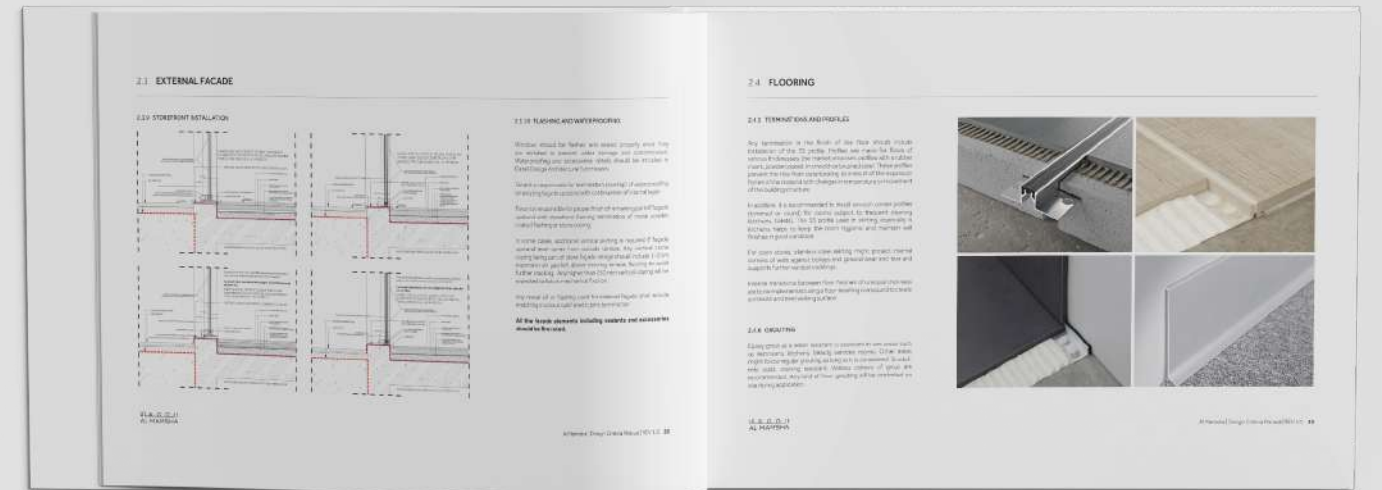
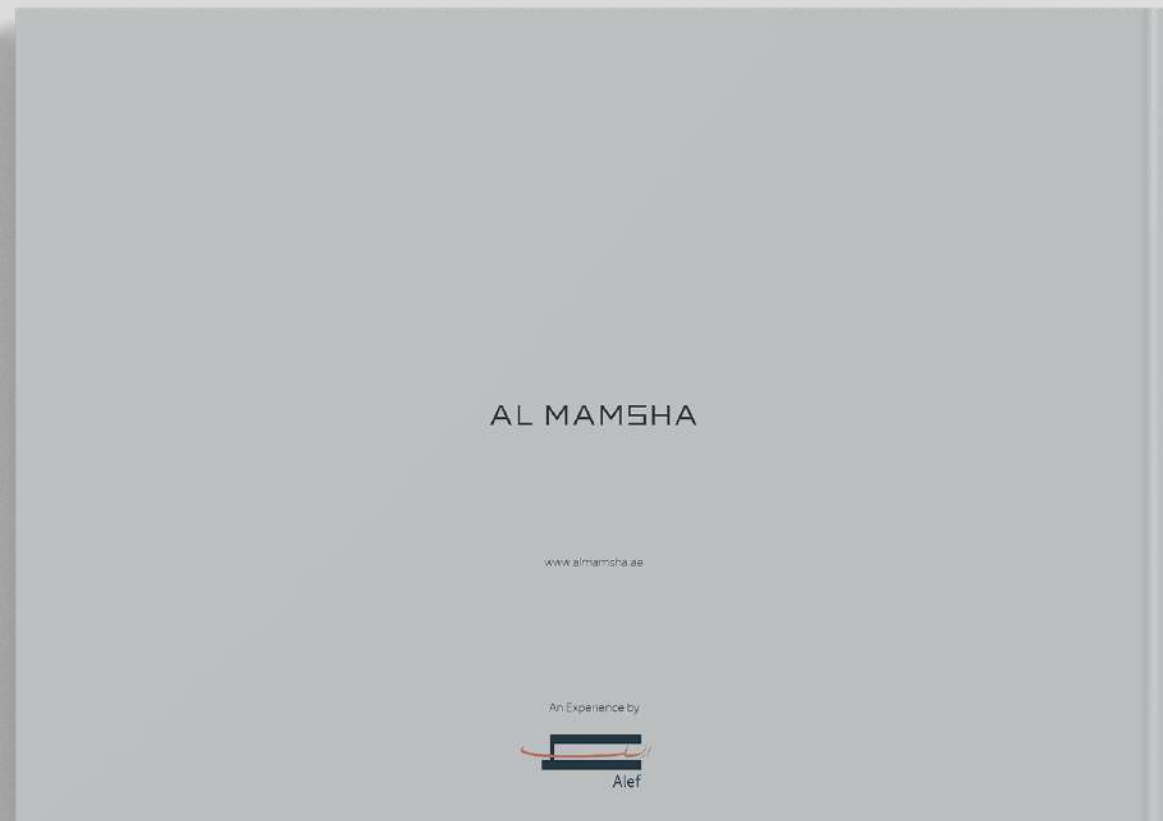
Al Mamsha Souks was inspired by the architecture of the old souks in the Emirate of Sharjah. It was designed with the latest style according to a sustainable environment that enhances human health and well-being through the use of shaded pedestrian paths that harmonize with architecture designed to provide comfort, safety, and privacy for residents and visitors.

Al Mamsha Souks represents the vital element at the heart of Al Mamsha project, as it is characterized by its lively atmosphere inspired by the old Khan souks, which is full of original culture and customs, and carries with it the freshness of ancient life and the smell of ancient heritage.

While the Al Mamsha towers relate to distance and skyline, the souk and the lower levels are scaled to the pedestrian. An intimate sequence of streets, alleys, courtyards, balconies and colonnades dissolve barriers between inside and outside, with projected roofs and walls to enable control of internal environments, and to maximise potential for natural ventilation. Like a patchwork quilt of gridded modules of varying height, the scheme is a highly articulated composition that bridges and unifies the entire mixed-use project.

Unit fit-outs includes independently designed in accordance to store concept an external facade in a designated place, taking into account the assumptions and limitations as described in Souks Design Manual.





Al Mamsha Food Court

Architecture + Interior + Manuals + Tenant Design Coordination
by SOSA

Located within Al Mamsha Souk food Hall is to collect 4 individual F&B Tenants sharing exclusive and sophisticated eating area. Designed by SOSA common space and pre-arranged counters layouts is to be completed by F&B Tenants under tight supervision and in accordance with created guidelines.

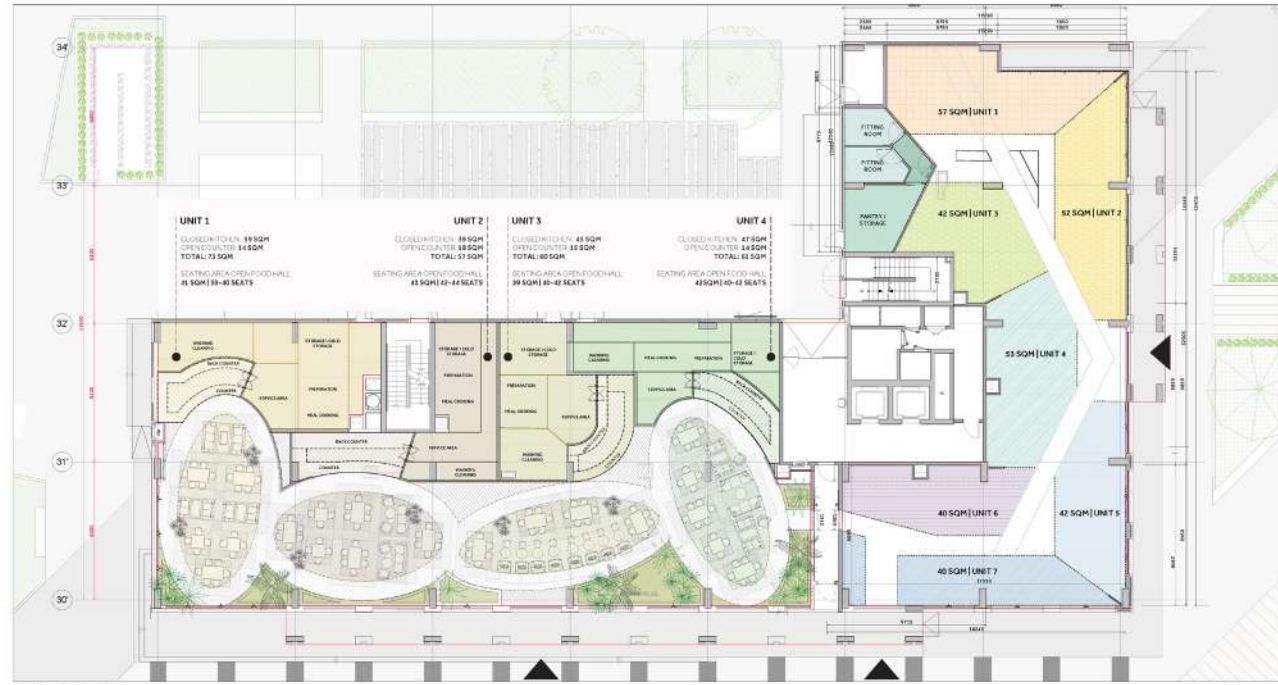
Enclosed in unified design common space, each unit has its own counter to design. Tenants must submit attractive, modern, and minimal designs that represent their cuisine, including display shelves and refrigerators, "to go" sections and merchandising.

Tenants are expected to be exceptional, offering not only unique cuisines but also aesthetics and ambience.

SOSA works with each Tenant individually to ensure that the overall concept of the entire space becomes a reality. In such a project, it is critical to reflect the Client's vision not only in the design but also the Manual to guarantee all elements operating together.



2.2 F&B AND RETAIL VENDORS_SN3 | SCHEMATIC LAYOUT



AL MAMSHA | AI Mamsha | F&B_RETAIL_Vendors Department Store Building SN3 | Design Criteria Manual | Version 1.0 | 10

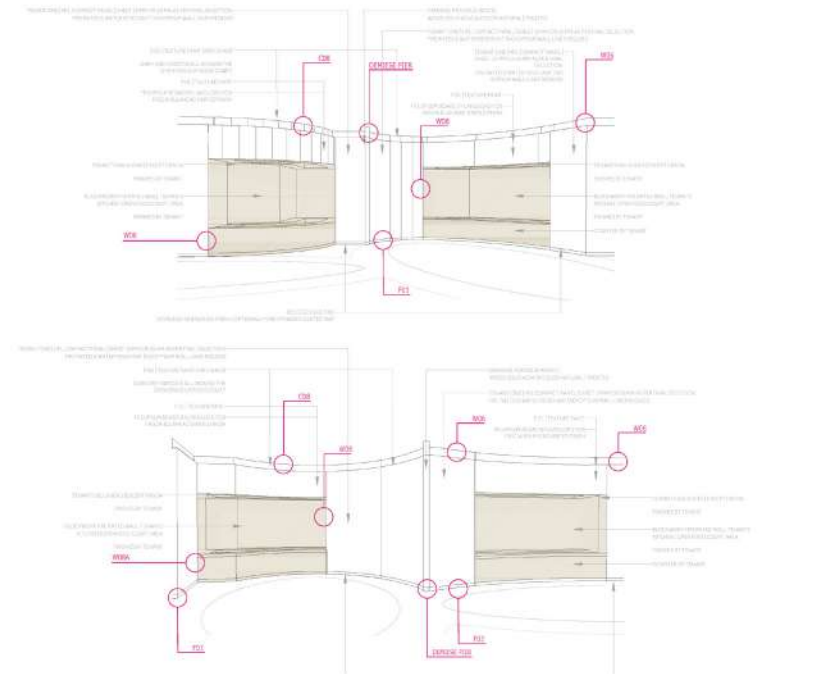
3.3 F&B UNITS | GENERAL TERMINATION POINTS

3.3.1 TERMINATION POINTS

Three strategic termination points between Tenant's open counter design and Landlord's open Food Hall space are subject to substantial coordination. The Lessee will be asked for special attention on finishes on the termination line in the floor, ceiling and wall cladding.



AL MAMSHA

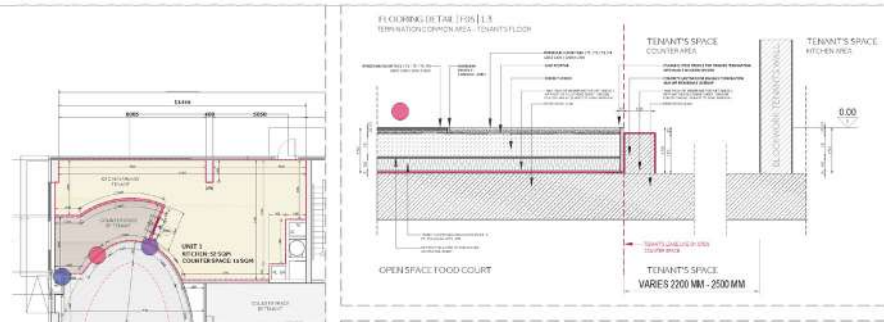


AI Mamsha | F&B_RETAIL_Vendors Department Store Building SN3 | Design Criteria Manual | Version 1.0 | 13

3.3 F&B UNITS | GENERAL TERMINATION POINTS

3.3.2 THE FLOORING TERMINATION

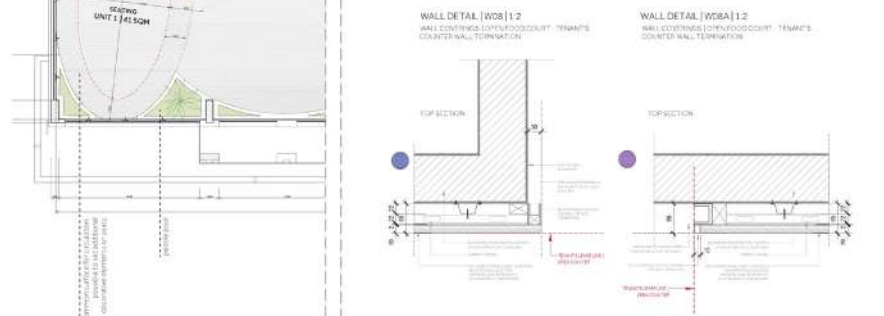
Counter lease line termination between F&B open Food Hall flooring and Tenant's space is separated with an upstand. Upstand is covered by the Landlord with one layer of waterproofing to prepare surface for insulation overlap. Termination SS profile on the lease line edge is also provided. Tenant shall terminate the floor or directly place the counter on the upstand line before existing stainless steel profile.



3.3.3 THE WALL TERMINATION

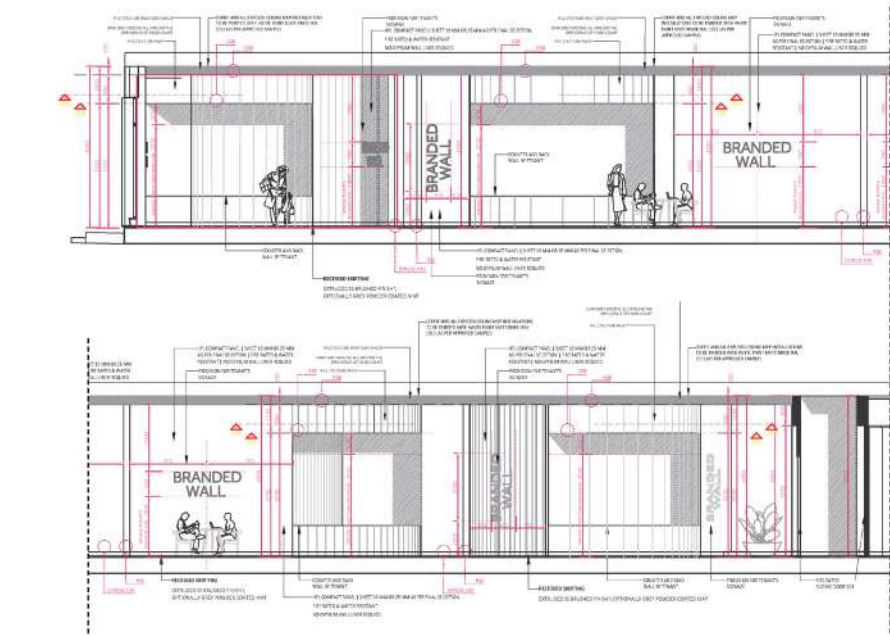
Wall cladding within open Hall area is to be executed by Landlord with a channel space for Tenant's termination.

When F&B open counter area is going to receive tiles (most commonly), acrylic, HPL or stainless steel panels, Tenant is provided with typical 5 cm to "hide" behind existing cladding. This way, fascia visible from open Food Hall space remains clean and free from any profiles/ termination corners.

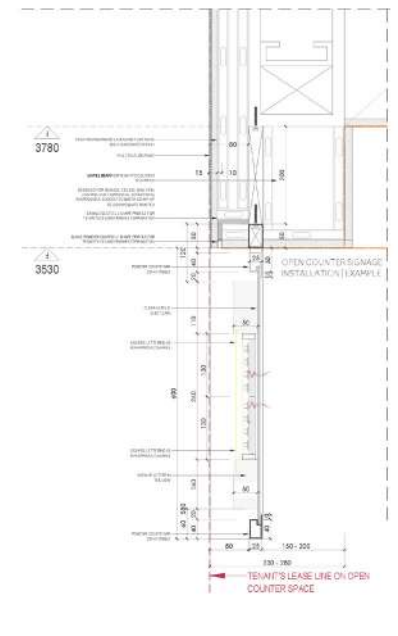


AL MAMSHA | AI Mamsha | F&B_RETAIL_Vendors Department Store Building SN3 | Design Criteria Manual | Version 1.0 | 14

3.7 F&B UNITS | SIGNAGE & BRANDED WALL



AL MAMSHA



AI Mamsha | F&B_RETAIL_Vendors Department Store Building SN3 | Design Criteria Manual | Version 1.0 | 21

Lagoon Tower Renovation

Architecture + Interior Renovation + Design Criteria Manual

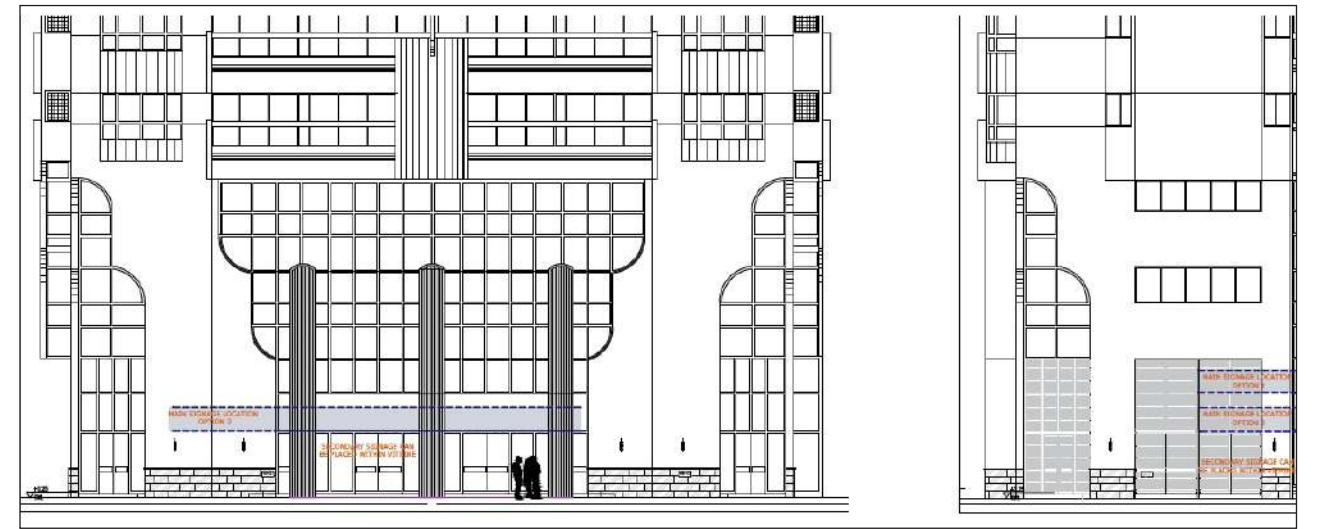
Lagoon Tower is a building located opposite Al Noor Island in the picturesque Al Majaz district of Sharjah.

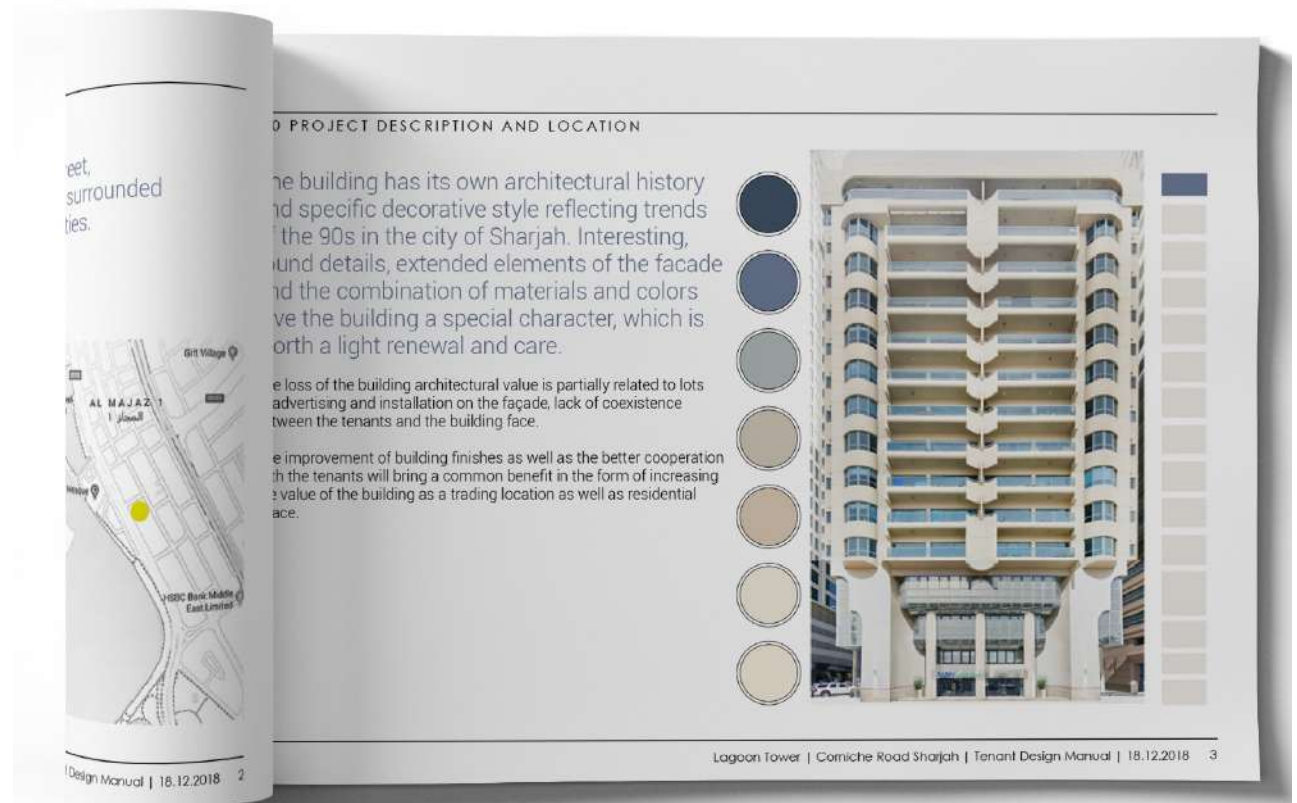
This tower reflecting Sharjah's tones and style, required renovation, functional changes and improvement. SOSA, responsible for improved appearance to the facade, additional lighting, a new lobby for residents, also prepared Manuals for current and future commercial Tenants of the building.

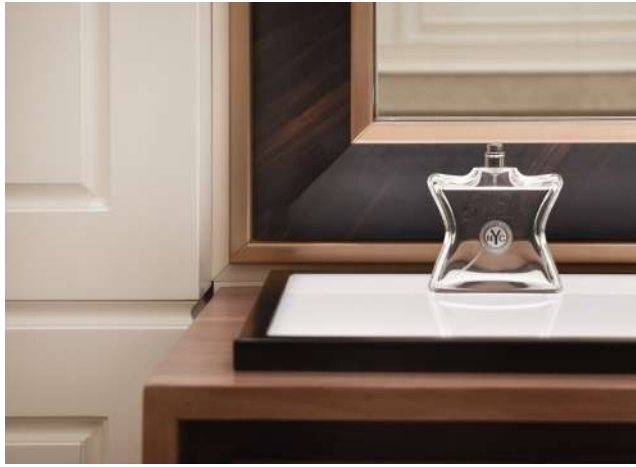
The guidebook for each Tenant of the building defines the rules for the use of commercial spaces. It illustrates design requirements and restrictions, limitations and rules of installations on external facades.

Certain principles and prohibitions are extremely necessary for such buildings. Buildings having historical and architectural significance, in particular, require special attention and care while exploiting their potential. Even simple commercial use requires organized and clean interiors, thoughtful installations and limited, modest intervention in its external elevations.









Atelier Perfumery

luxury department store chain in UAE designed by SOSA

Atelier Perfumery in City Center Mirdif is the latest flagship store of the brand and its largest with 186 square meters of sales area. Every new design of the flagship will be followed by smaller stores across the country. Therefore, our challenging task was to study the identity and provide a refreshing design while staying true to the traditions of the brand.

In terms of look and feel we had to envision the unit as an Emirati entity with rich culture and heritage that is as well inspired by French perfume artisanship. The main form factor of the design was to provide a luxury space that is yet humble and avoids overdesigning or sense of lavishness.

Functional elements were neatly integrated into the design, and the quality of the products served as an inspiration to some of the sophisticated detailing, materials and furnishing of the store.

The store consists of three spatial sequences with the trial seating and side table combos being the middle. These spaces are not separated by walls or partitions but by full height (5.6m) crystal L shaped columns filled with brass mesh to maximize visibility and openness.

The brand is one of the world's top shopping destinations, Atelier is the first port of call for perfume lovers seeking something a little bit special.



For the new facelift, we had to refresh the design language and introduce slightly different colors and finishes. Furthermore, we had to adhere to the 'sacred and clean' appearance and feel of the brand while staying true to its 'Emirati' identity.

During the design process, we were asked to take into account the brand's historical context as well as generate an old and new feel. Our challenge was to go beyond the existing life experience stores in terms of both functionality and style, and stand out as well as expand the entire architectural appearance and space. Designed as a metaphor for a luxury walk-in closet, it mirrors an antique house. With almost every element being carefully detailed and handcrafted.





Atelier Perfumery, City Centre Mirdif, Dubai

SOIL Store

Organic grocery stores in Abu Dhabi designed by SOSA

Finalist at multiple design awards, Soil Store is the desire of an Emirati entrepreneur to expand her start-up brand which used to be represented as small kiosks into fully functional stores dedicated to unique range of bio and organic food and drinks products in which customers can purchase items as well as learning to cook on the spot or try them inside the store. One of our big challenges was how to accommodate and combine the three main functional spaces of Shopping, Eating and a Bar counter into an 80 square meter of space and at the same time stay true to the brand motto of healthy and clean-ness. For this reason, Entrance to the shop contains full height glazed panels (4m) and sliding glass panel entrance.

Interior finishes is limited to texture painted with paste-based Tere De Lune in white, Terrazzo aggregates in matt finish, a vertical grey porcelain slab as an accent and white washed oak wood. The shop is divided into two sections of products display recessed into the wall and an eating space. Two closely different but identical terrazzo finishing mixtures has been used for the floor and the counter. To further provide the space with a sense of openness we took a radical decision to present the two middle display units as an impression of floating islands by suspending them with metal bars covered with cotton ropes connected to the ceiling beams.

Another step was to design a clean fully white texture painted open ceiling with a grid system made of timber to support pendant lights and AC ducts. Soil Store design intend is to create an experience that embraces the deep reflection of users into simplicity and healthy life style.

Following successful execution of the first Soil Store branch, Client has asked us to design the next store in an allocated 100 sqm tenant island within Al Maryah Central which is the new extension of The Galleria mall Abu Dhabi. The main requirement for this branch is an emphasis on the eatery aspect of the brand.



Stepped concrete platforms with wooden finish that serve as bench seats ascend from the store's entrance to the rear of the space where the service counter is located, allowing customers clear sight lines towards the street.



SOIL Store, Al Seef Village Mall, Abu Dhabi

Daima

**fine art and delicacy of roasted nuts
designed by SOSA across the UAE**

Donec urna metus, malesuada tincidunt accumsan quis, finibus a lectus. Curabitur id odio ac nisl cursus elementum a ut libero. Donec fringilla semper diam et porttitor. Vivamus enim urna, dignissim nec sem id, mollis pellentesque purus. Suspendisse convallis odio vel tortor varius, sed pellentesque felis mollis. Sed elementum suscipit nisl, ac lobortis tortor venenatis eleifend.

DAIMA is a retailer of organic honey and nuts. An Emirati entrepreneur intends to take his business run by small kiosks into permanent and fully functional stores offering a unique range of natural products in which customers are able to choose from different types of honey products or nuts to roast them on the spot.

As one of our main challenges, we had to integrate the functions of shopping, roasting and trial counters within seventy six square meters of space. However, we also wanted to remain true to our brand's health and cleanliness philosophy. To fulfill this requirement, we opted for the following finishes: green paint throughout the fittings, checkered flooring, and oak for the accent at the back counter.



Lighting design, the evanescent partner of architecture, completes and reinforces the shop design



illumination of the store combined with hand crafted elements enhanced the brand image.





DAIMA, Mercato, Dubai

Fen Health+Wellness

Gym, Spa, and Hair Salon

"Hues of soft pink and accents of grey are coupled with tiled surfaces in Fen Health & Wellness Club designed by SOSA"

With this project, Fen, which is known for its fine dining restaurants in Sharjah, ventures into health and wellness. We were tasked with an interior design for a 25,000 sqft podium floor in Al Rayyan triple towers. Within a mixed-use complex, the club is divided into sections for men and women, each containing a gym, sauna and spa, beauty salon, physiotherapy center, and organic food store. In women's spaces, a pantone for pink is the key color, while for men it is green; and where it was necessary a combination of both has been used at unisex areas.

An objective of the design brief was to come up with several innovative design solutions where each space is recognizable by its materials, look and feel rather than via direct communication such as signage. It was also important to provide a luxury space that was humble and avoided overdesigning. For these spaces, we wanted to create a sense of belonging and an 'exclusive vibe' for users to engage in wellness programs and activities.



Bath & Spa

A therapeutic oasis in Sharjah

Tower B includes a luxury Female Beauty Salon and Treatment rooms at the left side of the floor and Sauna, Spa & Fitness Club at the right side.

To follow the client brief we have made an extensive study on natural material tones and colors and categorized them as masculine and feminine. The entrance to the ladies Salon and Spa comprises of an inviting reception desk to the Beauty Salon. Here the mellow pink and shades of cream are the two main colors used. By maximizing natural light on 3 sides of the space using fixed glazing panels at high level and blend it into greenery we could have provided clients with privacy while they can sense the cleanliness of the space. Dedicated sections for Nail Care & Treatment are located on one side and on another the hair dressing hall. To provide users with multiple options there are 3 Massage and Treatment rooms with completely different relaxation look and feel for each.

Located at the right side of the floor there is Sauna & Spa including a Turkish Bath. The sun as a source of energy has been the design signature of this space. What we wanted to achieve in Sauna & Spa was a sense of deep reflection and calmness within a fusion of modern architecture and nature with a pathway around plunge pools & relaxation beds separated by arch-like columns. A large ambient light depicting the sunset has been installed behind these arches. The finishes in the Turkish Bath consists of bright materials and limited to Marmorino paint for the ceiling, full height Calacatta marble walls and hexagonal tile flooring.



We were inspired by some Japanese and local designers and the way they used colour and pattern in unexpected ways



Designed for Mind and Body
From Gym to Turkishbath

The Fitness Club concept at tower C introduces a niche which is a boutique gym studio in which in addition to providing usual facilities tends to increase the sense of belonging to the community of athletes by FEN branding interior design elements and merchandising as well as user collective ideas for group training sessions specific to this particular club.

Tower A consists of the largest Fen Café and Restaurant franchise. Considering the unique branding characteristics of Fen we were asked to rethink the various interior design elements while maintaining the core minimalistic approach evident in all Fen branches. In addition to Arabic and Japanese fusion we took one step further by introducing a Café section that resembles a British conservatory. Full height glazing covers 3 sides of







Treatment rooms



The finishes and colors of each section continues into bathrooms



Men's hair salon



Gym changing rooms



Cafe & Restaurants

Selection of F&B projects by SOSA

In the social media-centric world that we live in, carving out areas of appealing vignettes, complete with trinket boxes, decorative bowls and impressive floral arrangements, means your restaurant's design is all the more likely to become a must-visit and must-photograph location.

Starting a restaurant and just creating an elaborate menu item will not be enough to satisfy and satiate customers. SOSA is creating the right ambiance, the right interiors that will hitch customers to the restaurant. There are some vital restaurant design tips that must be implemented. The interior is known to influence the way customers perceive the space, and it also impacts their ordering behavior.

As with residential projects, high up on the subject list for restaurant decor ideas is that of the colour palette scheme. Colour in a restaurant layout can also become a huge start talking point. SOSA often uses colour as a trademark in numerous high-end hospitality projects, such as Community Café & Restaurant or the in the Fen. with colour decisions has to reflect on how objects sit together in daylight and how they evolve when night falls and they rely on candle and lamp light for luminosity.



Lighting ideas must be respectful of the fine line between necessary, task-style beams and ambient illumination. SOSA studio also acknowledges the effect that lighting has on each guest, considering what is the most flattering light at every angle.



There's a purely functional aspect to the restaurant's area too though. SOSA always stresses the importance of a clear operational layout for staff and patrons to move freely. A division between the bar and restaurant area is another question to be answered on the subject of the layout.

When a restaurant approaches its furniture choices as objects of function and nothing else, the entire experience becomes underrated. The importance of a carefully restaurant chairs selection, tables and accent pieces is not to be underestimated. In all our projects, bespoke restaurant furniture resonates chef's vision and in turn, the restaurant's atmosphere.

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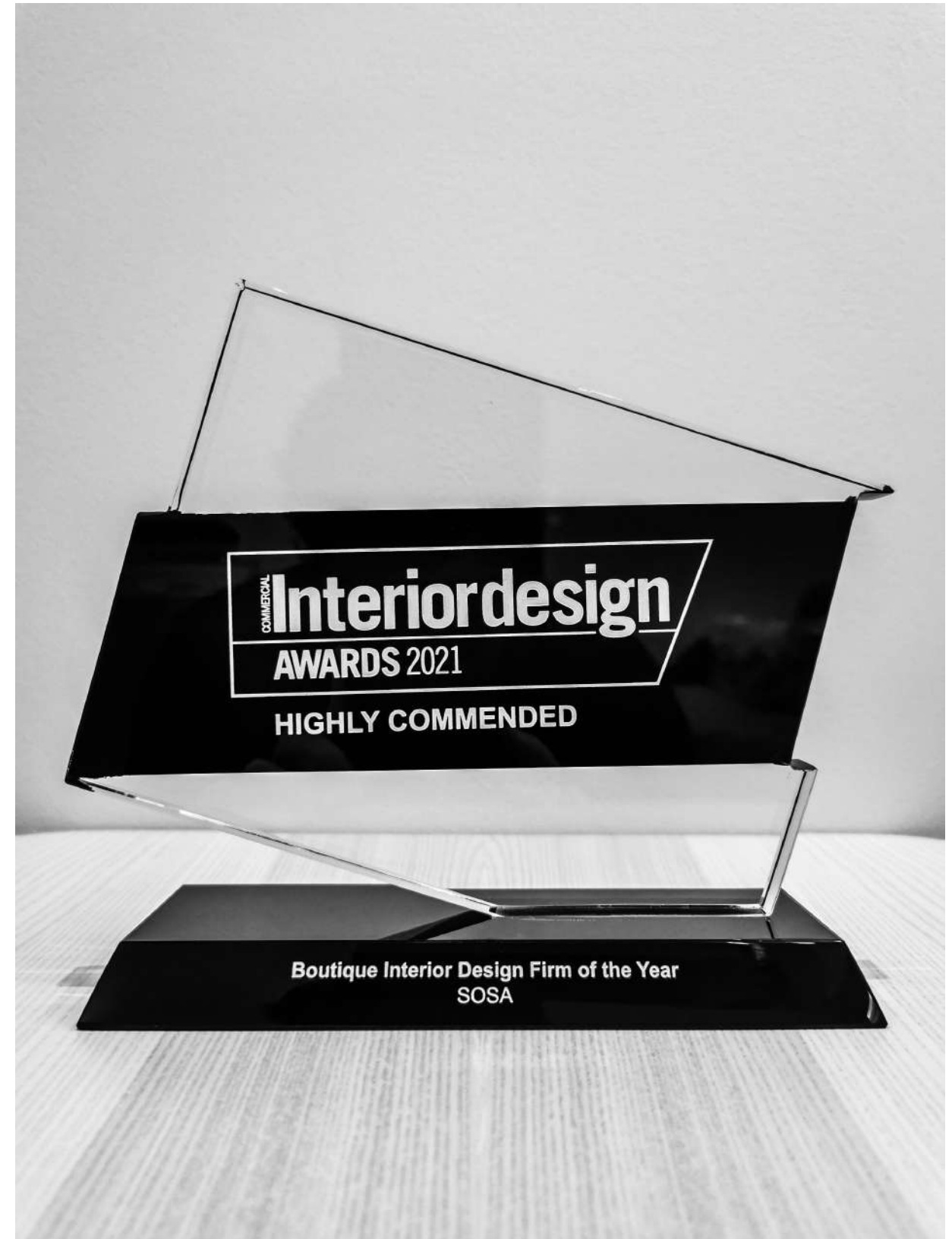


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#Stay_Home

Our Business Packages

Monthly & Annual Contracts

	ALL-INCLUSIVE	STANDARD
RDD Management		
Tenant Kick-Off Meetings	✓	✓
Tenant Design Review & Approvals	✓	✓
Tenant Design Coordination	✓	✓
Mall Design Services		
Design Criteria Manual & Guidelines	✓	✗
Lease Outline Drawings (LOD)	✓	✗
Tenant Unit Interior Design & Development	✓	✗
Mall Design Improvements & Adjustments	✓	✗
Seasonal and Events Installation Design	✓	✗



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