URBAN-SCAPE REDEFINED

Troika Kota Bharu - embracing the beauty of Islamic motif and curves
Text by the architects

When the design was first conceived, there was a call for the incorporation of Islamic elements befitting to the context of the State of Kelantan and also the embracing of curves on the otherwise rectilinear and ergonomic plans. Kota Bharu, the capital city of Kelantan has been perceived as one of the more underdeveloped cities in Malaysia. This development aspires to serve as one of the catalysts that would help Kota Bharu flourish into a thriving city. The team strived to reinterpret Islamic elements into a modern architectural language reflecting the rich culture of this progressive city. This newly completed 36-storey TROIKA Kota Bharu is now a new significant landmark, consisting of both residential and retail units, within a compact site of 1.4-acre land at the tip of the Golden Triangle, bounded by the three most prominent streets in the heart of Kota Bharu. The crown of the building was inspired by Du'a, which is the gesture of a pair of praying Muslim hands. Reflecting this Islamic praying expression through the three-dimensional arches at the apex signifying protection and "blessing" to the families in the building.

SPATIAL PLANNING

The 30-storey apartment tower rests on top of a 6-storey podium and 1-storey basement with 21 commercial units ranging from 775 sqft to 2,185 sqft spreading over Levels 1 & 2. Handicapped friendly walkways are integrated into the landscape design connecting the development seamlessly with the existing neighbourhood helps reinforce its urban context. Level 3 to Level 5 are naturally-ventilated car parking floors, whilst Level 6 is the landscaped communal facility deck with a panoramic infinity pool overlooking the neighbourhood.

338 residential units ranging from 506sqft to 1,518 sqft are located from Level 7 to Level 36, including penthouses on Level 34 to 36 of the tower. All units have a floor-to-floor height of 3.3m with a large window aperture allowing a generous amount of natural daylight, good natural ventilation and providing spectacular views for the residents. The linear arrangement of units on both sides of the service core maximises views for every individual unit and enhances cross ventilation.

The public drop-off lobby is located at the south-eastern corner of the building while the residents' drop-off lobby is located at the north-western corner for more privacy and better security control. A glass lift and escalator are provided at the public drop-off lobby at the south-eastern corner to connect the public to the retail units at Level 2.

Combination of hexagon and six-pointed stars that infill the rotated arches form modern Islamic screening around the podium

Aerial view demonstrating the incorporation of curvy lines from top to the bottom of the building, softening the otherwise hard rectangular corners, expressing the tower and the podium in a more organic shape.

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MODERN ISLAMIC ARCHITECTURE

Being the tallest building in the city, this modern Islamic architecture with clean lines has redefined Kota Bharu's urban landscape. This project not only showcases a creative approach to combining Islamic elements into a modern high-rise building, but also demonstrates how contemporary interpretation of Islamic Architecture can co-exist in harmony with the traditional Islamic architecture within the vicinity whilst adding contrast, colour and difference.

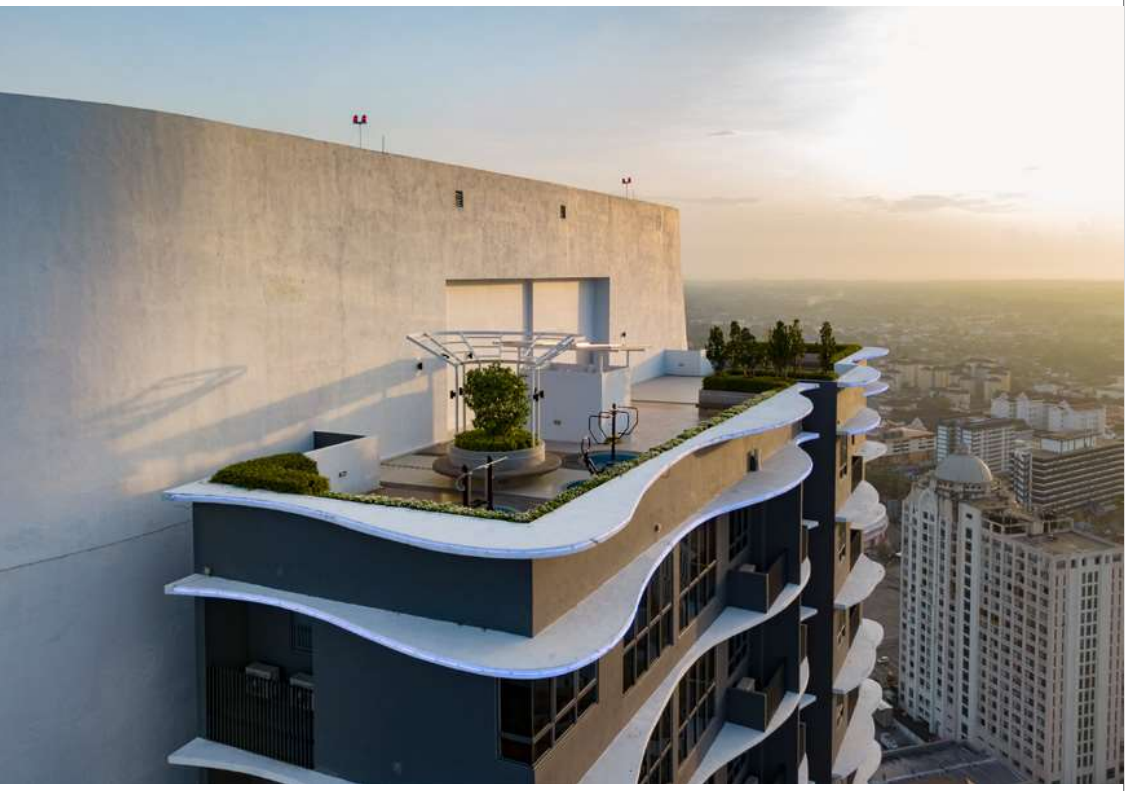
The three-dimensional arch, a contemporary interpretation of an Islamic arch - crowning the north-east and south-western corners of the tower, visible from afar - adds the latest Icon to Kota Bahru. The Islamic arch also inspired the treatment for the openings at the podium façade. Rotated arches are arranged to form opening patterns around the podium. To act as a screen, repetitions of the hexagon, a commonly used geometry in Islamic architecture were utilised to create tessellated six-pointed stars to infill these rotated arches; these patterns are also repeated at the three-dimensional crown arches.

BUILDING SKIN

The multi-purpose hall is designed as another eye-catching structure that perch and overhangs over the podium at Level 6. Its external skin with intricate Islamic motifs mimics the Islamic patterns of the adjacent Hotel Perdana whilst providing sun shading to the hall. An array of Islamic arches punctured its external skin to bring natural light into the hall.

The curvature language of the Islamic arch was also consistently carried through with the curvy copings around the building, resembling the fluidity of the praying robe. Random and repetitive curvy copings which wrap around the entire podium and tower create a smooth transition of the vertical transformation whilst highlighting the sense of horizontal extensions. Apart from portraying this modern outlook of the building, the curvy copings also function as an important shading device against extreme tropical and monsoon weather.

The beauty of Islamic arches and sensual curves are further expressed in the landscape and interior design of the facility floor at Level 6. The infinity pool also embraces these curves with the planter boxes offering seating spaces at the curved concaves. To match the design language of the building façade, wavy panels are introduced in the design of trellises and the ceiling at the Lounge of Level 6.



Outdoor exercise area with scenic view at the roof top garden

Intricate Islamic motif screen with traditional design punctured with array of arches added Islamic design element to the multipurpose hall

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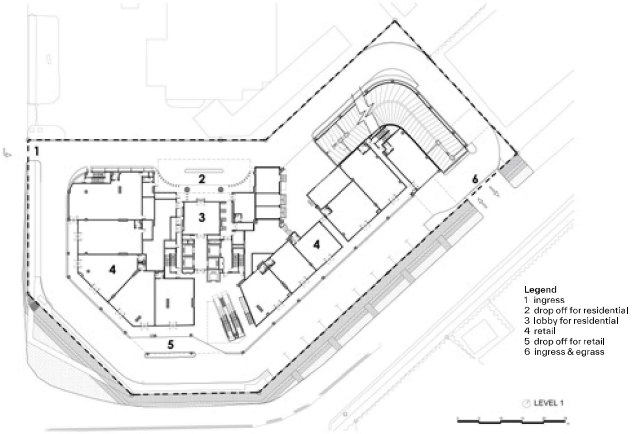

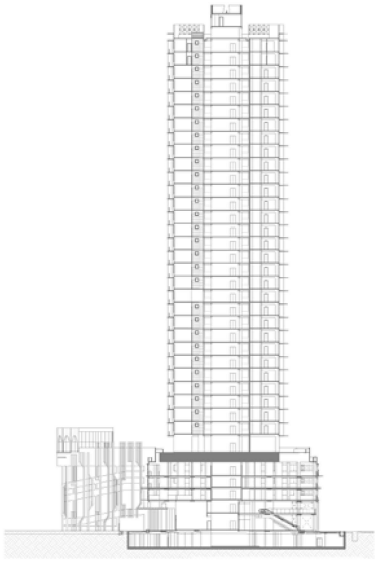

Section Drawing

Sunset view of the serene infinity pool overlooking the city

Troika Kota Bharu located at the 'Golden Triangle' in the heart of the city

LOCATION
Jalan Mahmood, Kota Bharu

CLIENT
Kelmedic Sdn Bhd

PRINCIPAL USE
Serviced Apartment & Retails

ARCHITECT
Architects 61 Sdn Bhd

PROJECT PRINCIPAL
Ar Ling Cheng Ping

PROJECT TEAM MEMBERS
Ar Teoh Teik Wooi,
Oscar Lee Han Lin,
Ar Lim Tze Ling,
Haslizawati Binti Haris

DESIGN PERIOD
November 2012 to
March 2014

CONSTRUCTION PERIOD
41 months

DATE OF COMPLETION
19 August 2020

SITE AREA
5,459 sqm

FLOOR AREA
38,157 sqm

PROJECT COST
RM89 million

CONSTRUCTION COMPANY
MCC Overseas (M) Sdn Bhd

CIVIL ENGINEER
ARUP Jururunding Sdn Bhd

M&E ENGINEER
Pen Konsult Sdn Bhd

QUANTITY SURVEYOR
GKG Konsultant Kos

LIGHTING
Lumiplan (M) Sdn Bhd

LANDSCAPING
Landscape Studio Sdn Bhd

INTERIOR DESIGNER
Landscape Studio Sdn Bhd

MAIN MATERIALS
Reinforced concrete wall, brick walls, aluminium frame window, tiled floor

PHOTOGRAPHER
M Film Sdn Bhd