RAUM

BÜRO

architecture + design + furniture + construction

Integrated interior design

3D visualization and animation

Construction & renovations

Project management and site supervision

Budget and schedule optimization

Interior furnishing and decoration

Interior marketing and customer experience



Yulia Pischchukevich

Principal Architect
& Co-managing Partner

Architect with more than 10 years of experience in architectural design, urban infrastructure, and the planning of commercial and public spaces. Since 2024, she has been part of the ENISA (Spain) innovation community. Responsible for the full architectural development cycle - from concept and planning to implementation and project coordination. Her specialization lies in creating modern, functional, and expressive environments based on analytical thinking, knowledge of current trends, and the application of innovative solutions.

Her portfolio includes office spaces, commercial complexes, and public environments for major companies. At the company, Yulia leads the architectural and design direction, ensuring that every project combines aesthetics, functionality, and a thoughtful user experience.



Robert Mavisakalyan

CEO & Co-managing Partner

Entrepreneur and executive with extensive experience in building businesses, managing teams, and developing operational systems in large organizations. His expertise combines strategic management, business development, process optimization, and the implementation of emerging technologies, including artificial intelligence.

Robert has led complex transformation and innovation initiatives, building efficient teams and scalable processes across different business environments. His approach focuses on combining technology, strong management systems, and clear business objectives to create sustainable growth.



Mikheil Gudavadze

COO & Co-managing Partner

Entrepreneur and strategic executive with 15+ years of experience in building businesses, developing teams, and creating scalable management and marketing systems. His background spans hospitality, retail, brand development, and customer experience.
Mikheil has extensive experience in developing retail and commercial concepts from a customer perspective — designing not only the physical environment, but the complete customer journey and experience within it. His approach combines business strategy, brand, spatial experience, and operational thinking.

At the company, he is responsible for operational development, business strategy, and the integration of customer experience into architectural and design solutions.

Our Services

Home Staging

Measure → Plan → Shopping → List → Supervision

- On-site survey & measuring (space dimensions, photos, and functional notes).
- Furniture layout plan (optimized 2D layout to improve flow and usability).
- 3D visual preview (realistic image of the redesigned space to help you decide faster. Upgrade recommendations - furniture, lighting, small appliances, and decor swaps).
- Shopping list & budget (complete list of items with quantities, links, and cost summary).
- Procurement & timing plan (week-by-week schedule and estimated delivery lead times).
- Supervision & delivery control (coordination of orders and quality checks during installation).

Contruction Work

Concept (Design + 3D + Planning)

Development of the visual and functional concept of the space. Includes moodboard, selection of materials, colors and styles, and 3D visualization (renders or 360° panoramas).

Technical Project (Construction Documentation)

Preparation of a full technical plan package for execution: layout plans, electricity, lighting, finishes, and fixed furniture.

Our Construction Services

Home Staging

Furniture, decor, and styling included.

- Furniture & Decor - purchase of furniture (IKEA, etc.), decor, lighting, curtains, textiles, plants - all selected according to the design plan.
- Painting & Finishing Touches - repainting of walls and minor decorative works (patching, refreshing trims, caulking, replacing handles or switches).
- Small Construction & Repairs - minor carpentry, assembling furniture, fixing lighting or shelves, no structural works or plumbing/electric rewiring.
- Logistics & Assembly - furniture delivery, unpacking, assembly, waste removal, and on-site styling.
- Designer Supervision - control and supervision of all installation stages.
- Procurement Coordination - ordering, scheduling, and supplier coordination to ensure everything arrives on time.
- Cleaning and photography

Contruction Work

Grey box - Base structure

Included:

- Demolition, partition walls, plastering
- Floor screed, ceiling leveling, wall preparation
- Plumbing rough-in (pipes, valves, drains)
- Electrical rough-in (wiring, sockets, panel)
- Windows & insulation installation
- Entrance door installation (if applicable)

Not included: Tiles, flooring, paint, doors, kitchen/bathroom finishes.

Our Construction Services

Construction Work

White Box - Ready to paint.

Included (everything from ''Grey Box'', plus):

- Wall plastering, putty, primer, paint base coat
- Flooring base installation (screed + underlay)
- Tiles for bathroom/kitchen walls (standard)
- Interior doors (white MDF)
- Electrical and plumbing finalization (switches, sockets, taps)
- Basic sanitary installation (toilet, sink, shower prep)
- Ceiling lights (standard fixtures)

Not included: kitchen furniture, appliances, final styling or decorative lights.

Turnkey - Ready to move in.

Included (everything from ''White Box'', plus):

- Kitchen furniture (base + wall units + countertop)
- Kitchen sink, tap, and installation
- Complete bathroom set (toilet, sink, shower or bath, screen, taps, mirror)
- Tiles, flooring, paint - full finishing layer
- Lighting fixtures (standard quality)
- Interior doors, handles, and trims
- Standard post-construction cleaning
- Designer supervision

Not included: appliances (oven, fridge, dishwasher), furniture & decor

Residential

Soft Classic

A cozy apartment in the heart of Barcelona's Gràcia district, where Mediterranean light meets timeless design.
Natural textures, soft tones, and vintage-inspired details create a warm and elegant atmosphere.
Each corner reflects the calm rhythm of local life - intimate, bright, and full of character.









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Modern Apartment in Barcelona “Sagrada View”

A serene Barcelona apartment filled with light and soft geometry. Natural wood, marble, and neutral tones shape a timeless living space. Designed to achieve balance between elegance, functionality, and warmth.





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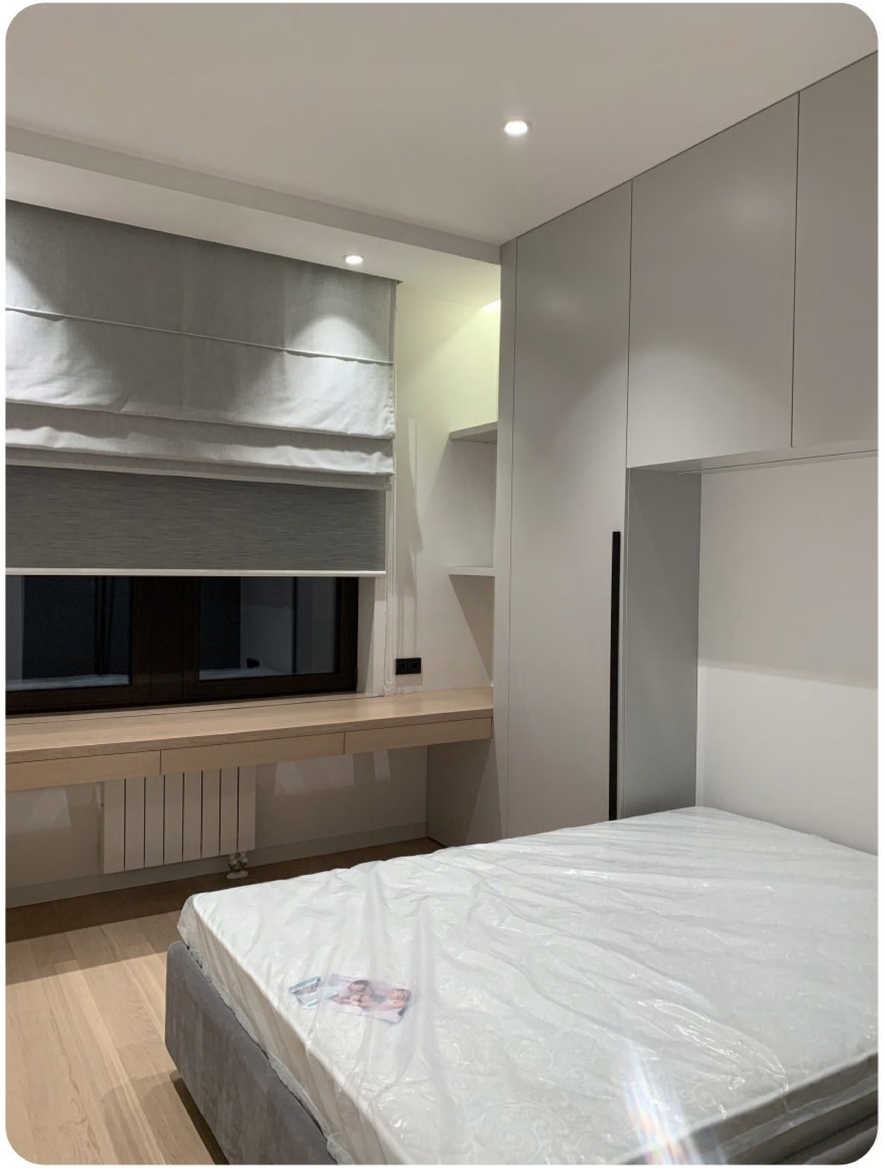




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House on the Costa Brava

A modern private villa on the Costa Brava, designed for comfort and coastal living. Large panoramic windows open to breathtaking sea views, filling the interiors with natural Mediterranean light. Warm wood textures, minimalist lines, and refined details create a calm yet luxurious atmosphere, perfectly blending indoor and outdoor living.







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Color Story – House on the Costa Brava

An expressive interior inspired by the Mediterranean palette: sunlit yellows, sea blues, and sunset pinks. Each room tells its own story while maintaining a bright and optimistic rhythm. Designed for creative living, this home celebrates color as a language of joy and personality.





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RESIDENTIAL

Tordera · Renovated kitchen



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TORDERA · RENOVATED KITCHEN

El Mas Mora

In this house, a family of **four adults** begins a new *chapter of living together*. The kitchen will be the heart of the home: a place to cook together, *share stories* and care for their food with a conscious and sustainable outlook.

The project *refreshes the atmosphere* without major building work, keeping what exists while adding warmth, flow and details that reinforce a lifestyle based on the *healthy*, the simple and the essential.



STARTING POINT

TORDERA · RENOVATED KITCHEN

Sintered stone
Neolith
Abu Dhabi White



Dekton worktop
Cosentino
Laurent model



Existing floor
Square tiles





High-spout tap
GROHE
Minta single-lever

Door handle
Viefe
MIIG model



Renovated fronts
Eco MDF
Water-based lacquer



MATERIALS


RESIDENTIAL
Tordera · Calm bedroom

TORDERA · CALM BEDROOM

A new chapter

A newly retired couple arrives from Italy to begin a new chapter alongside their daughter. They are not looking for great luxury, but for a space where *comfort* is felt in the *textures, the light and the nobility of the materials*.

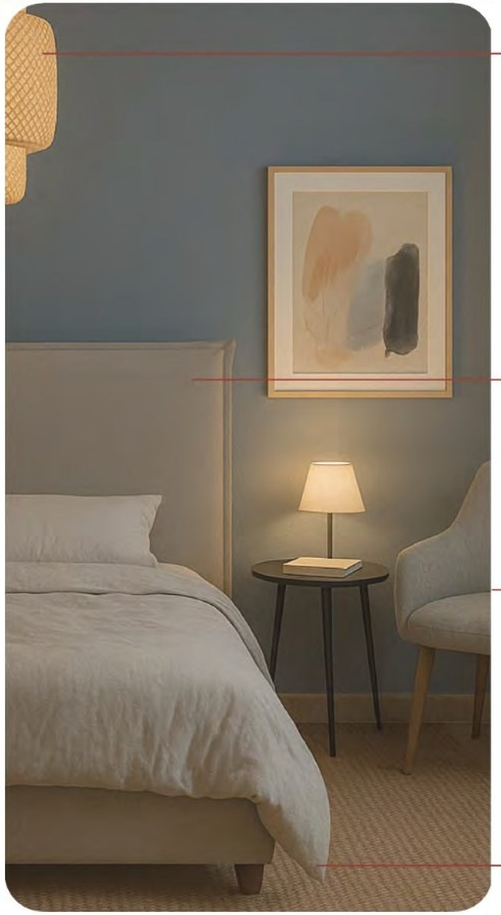
The bedroom becomes an intimate place for *reading* rituals, without large storage or distractions. They agree on the essentials: the serenity of the blue tones, the warmth of the lighting and the subtle presence of art, which give the space a calm, personal character.
A project for inhabiting calm, where every gesture reinforces the *feeling* of home.



STARTING POINT

TORDERA · CALM BEDROOM





Valet stand

Bedside lamp
KAVE HOME
Ambar



Bedside table
IKEA
Hemnes



Jute rug
KAVE HOME
Madelin





Ceiling lamp
IKEA
Sinnerlig



Linen headboard
DHOME
YT-EQZA-JI46



Armchair
KAVE HOME
Konna beige

Organic textiles



MATERIALS

Residential Lobby

Main entrance of a residential building

A space conceived to convey order, light, and balance from the first moment. The combination of natural materials, contemporary furniture, and clean lines creates a welcoming and representative atmosphere. The design focuses on visual comfort and daily functionality, with differentiated waiting and circulation zones harmoniously integrated into the building's overall architecture.







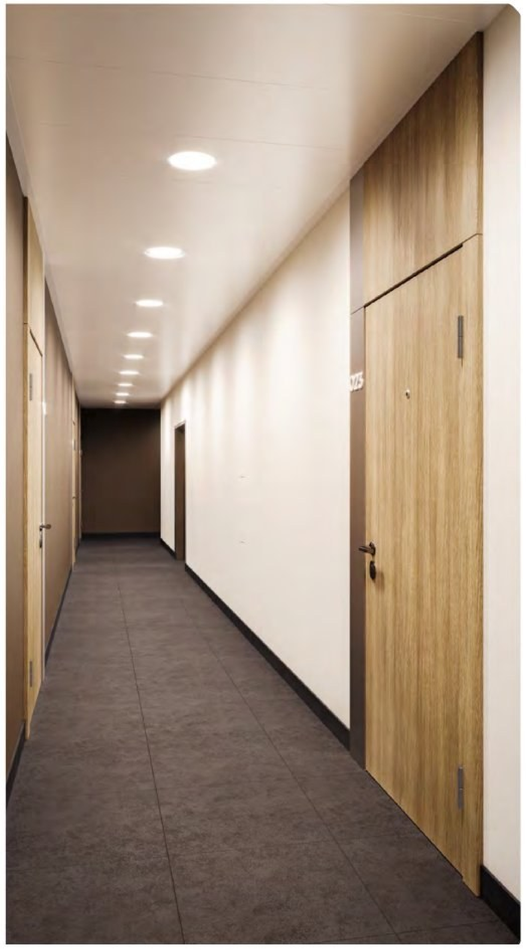
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Common Areas

Residential Complex

The shared spaces of the complex are conceived as an extension of the home, designed to generate comfort, connection, and well-being from the entrance. The design combines warm natural materials with contemporary volumes, incorporating indoor greenery, sculptural furniture, and carefully directed ambient lighting. The result is a modern, functional, and inviting environment that reinforces the building's identity and creates a more pleasant daily experience for its residents.







Dostoyanie apartment

Family apartment in the Dostoyanie complex, from concept to completed interior

A compact apartment for a family with two children, planned so that every room does more than one job. The living area combines kitchen, dining and lounge around a stone-clad island, with warm greys, light oak and soft indirect lighting keeping the space calm. Built-in storage runs wall to wall, so nothing has to stand in the way.
The children's rooms get their own character, a mountain mural in one and a graphic poster wall in the other, while the parents' bedroom doubles as a home office with a desk under the window. Photographs of the finished flat sit next to the renders: what was drawn is what was built.





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Investment apartment

Turnkey finish of a rental-ready apartment in the Dostoyanie complex

An apartment designed to be let: neutral, durable and easy to photograph. White walls and a light stone floor set the base, walnut veneer brings warmth to the kitchen and wardrobes, and a marble-effect splashback gives the kitchen its one moment of pattern. A framed glass partition separates the sleeping area without closing it off.
Every material was chosen for wear and simple maintenance, and the apartment was delivered fully fitted, from kitchen appliances to the wardrobe interiors, so that it could go on the market the day after handover.



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Krasnogorsk apartment

Interior of a two-bedroom apartment in a dark, graphic palette

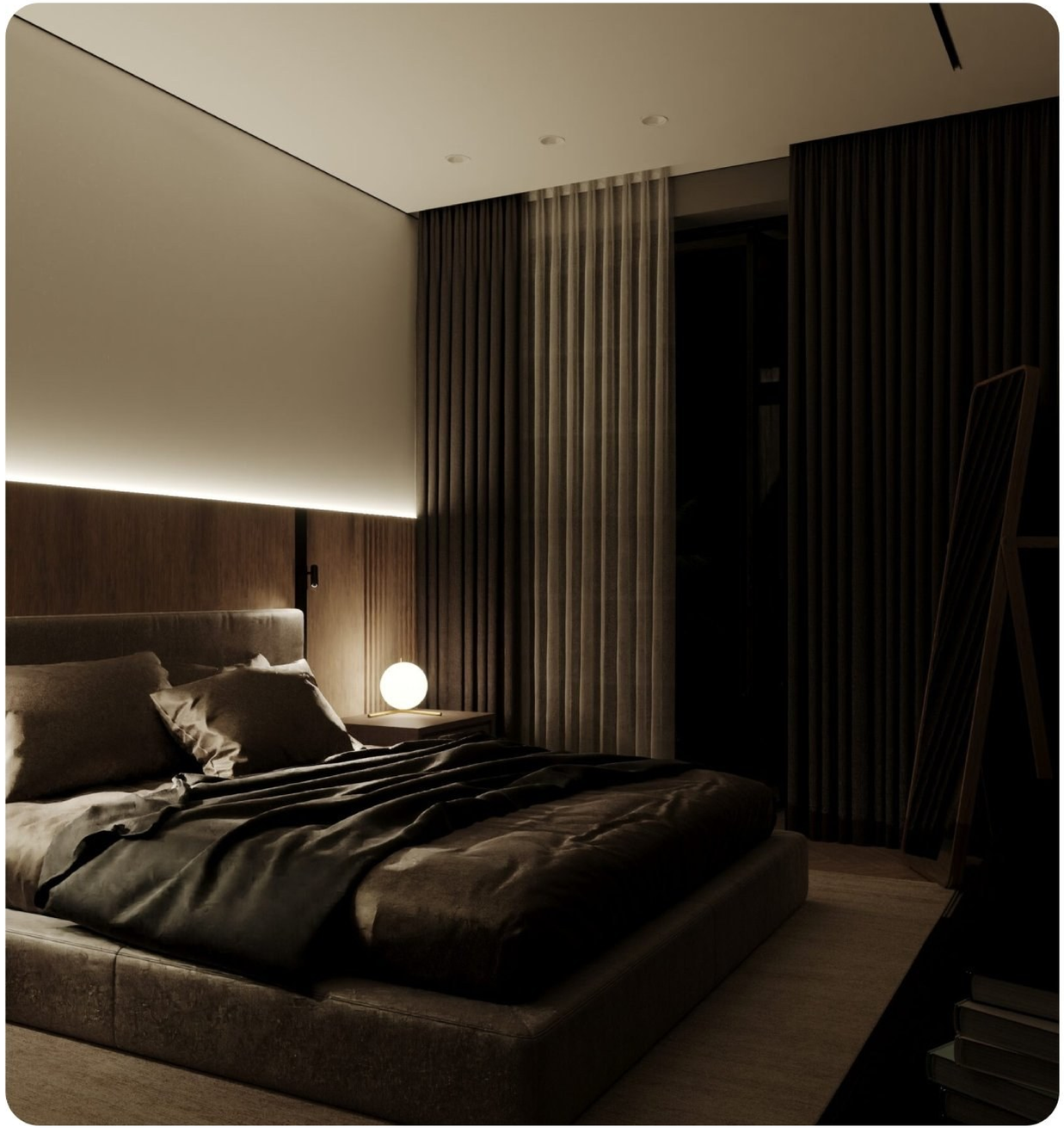
A moody, tailored interior for a client who wanted the opposite of a white box. Charcoal walls and a black leather sofa are balanced by warm oak, sheer curtains and a terrazzo floor in the entrance hall, and the round window with its black frame becomes the natural focal point of the living room. Lighting is layered rather than bright: floor lamps, concealed strips behind slatted panels and pendants in the dining corner. The bedrooms follow the same palette in a softer register, with wood-clad headboard walls and dark textiles that make the rooms feel enclosed and quiet.





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Private house

Interior design of a two-storey family house with a double-height living room and a home sauna

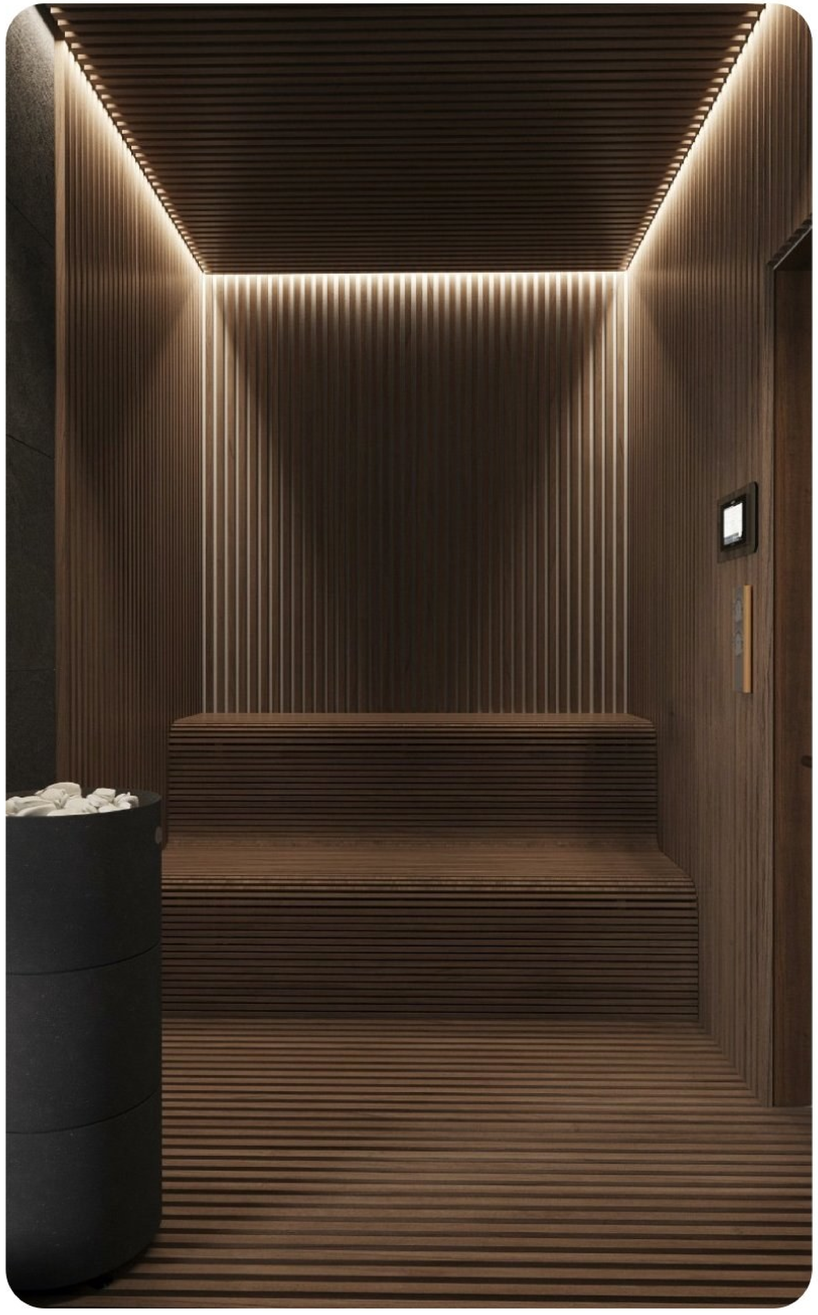
The house is organised around a living room that opens to the full height of the building, with a wall of sheer curtains, a gallery above and a suspended chandelier that gives the volume its scale. Downstairs the palette is light and soft; upstairs it turns darker and more intimate.
The bathroom and sauna are finished in dark stone and heat-treated wood, lit from above by skylights and from below by concealed strips. Wood cladding runs from the hall into the bedrooms, so the whole house reads as one material story rather than a set of separate rooms.





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Attic rooms

Redesign of two bedrooms under the roof, one of them for a teenager

Two rooms on the attic floor of a family house, both with sloping ceilings that the previous fit-out had tried to hide. The redesign treats the slope as an asset: the beds sit under the low side, storage is built into the knee walls, and the ceiling stays white so the rooms feel taller than they are.
The parents' room is calm and grey, with warm parquet and blackout blinds. The teenager's room gets a proper desk under the window, a wall of guitars and shelves, and red accents on an otherwise neutral base, a room that can grow with its owner.











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Commercial



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101 DIM SUM · GRÀCIA

Pendant lamp
TUBO
Black metal





Oriental parasol
Shanghai model



Square table
LUISINI
Vega



Velvet chair
MAISONSDUMONDE
Ginette















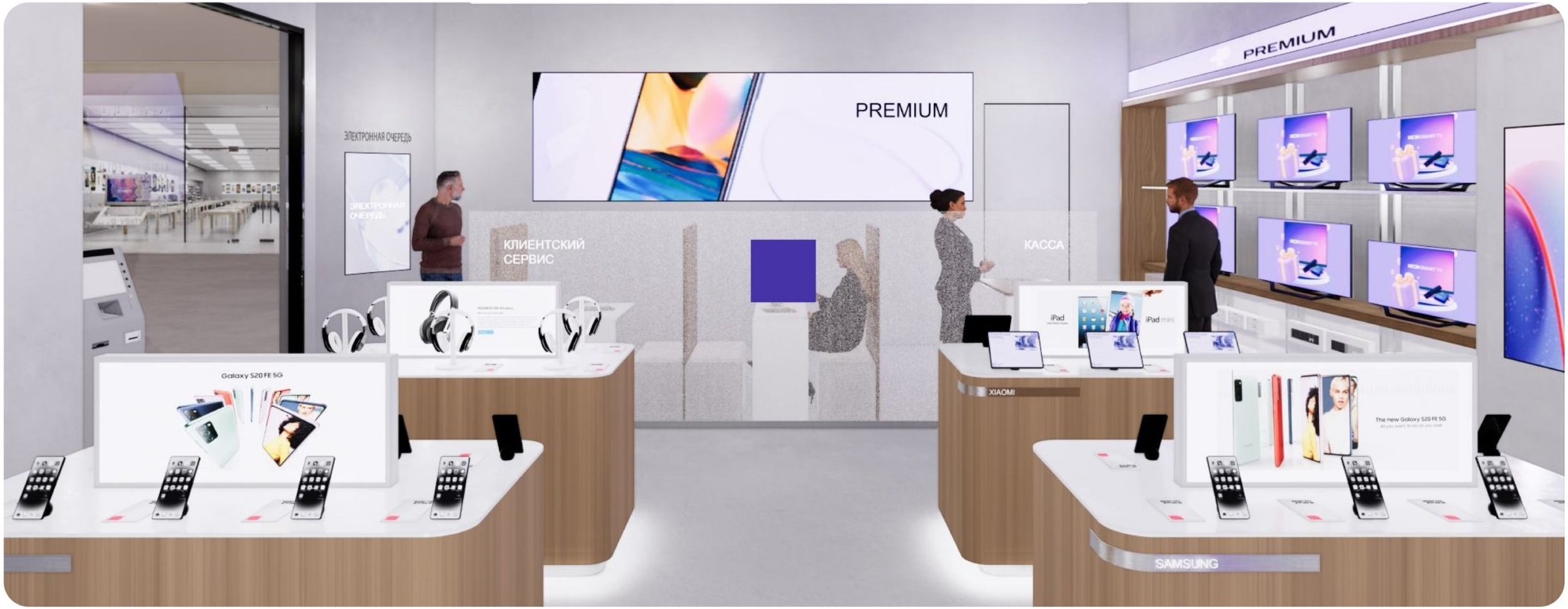
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Store concept

Interior sketches for the rebranding of retail outlets of a major telecommunications company

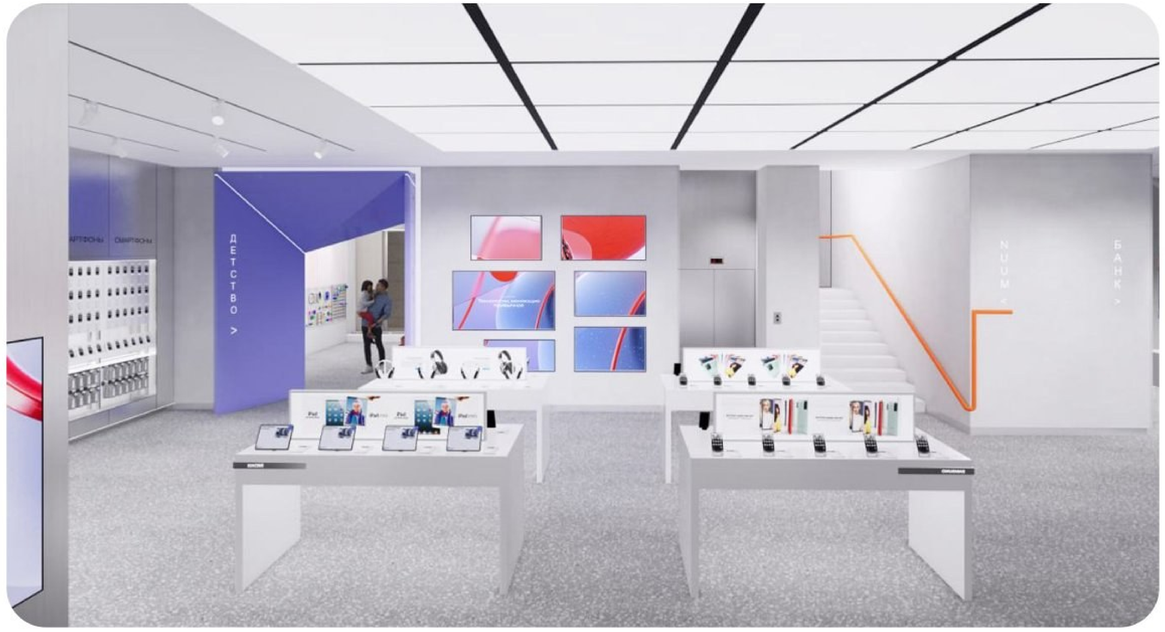
The new store format concept was developed to inform customers about changes in the company's policy and structure, as well as about its key features and offers, while emphasising the individuality, dynamism and modernity of the brand.

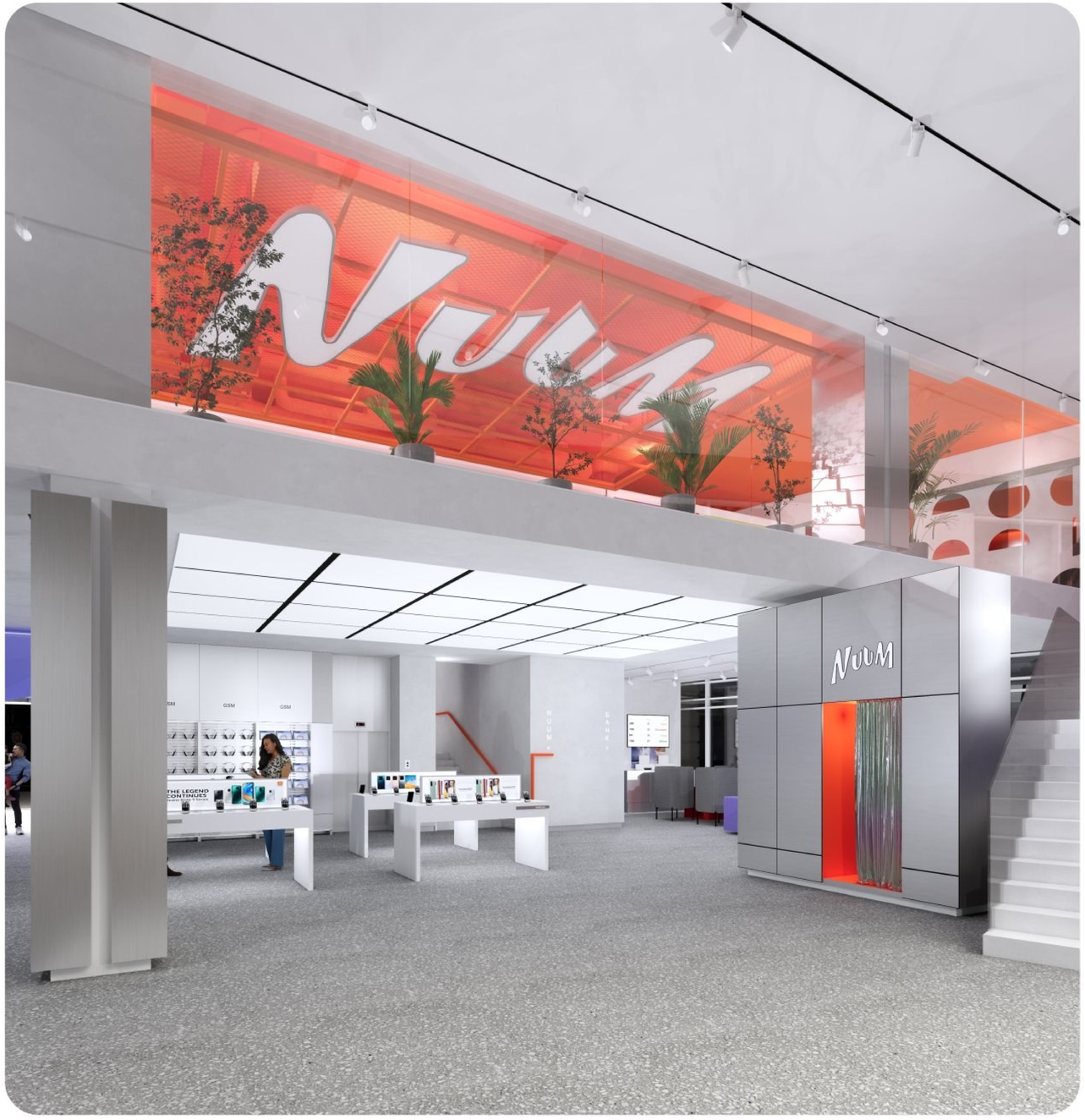
Within the concept, the primary colours chosen were white, light blue and grey, along with materials such as metal and plastic, which visually tie the interior to the company's corporate palette and strengthen the association between the stores and the brand. A well-considered customer journey and functional zoning allow even compact stores to display a large product range without compromising ergonomics or the comfort of the space.

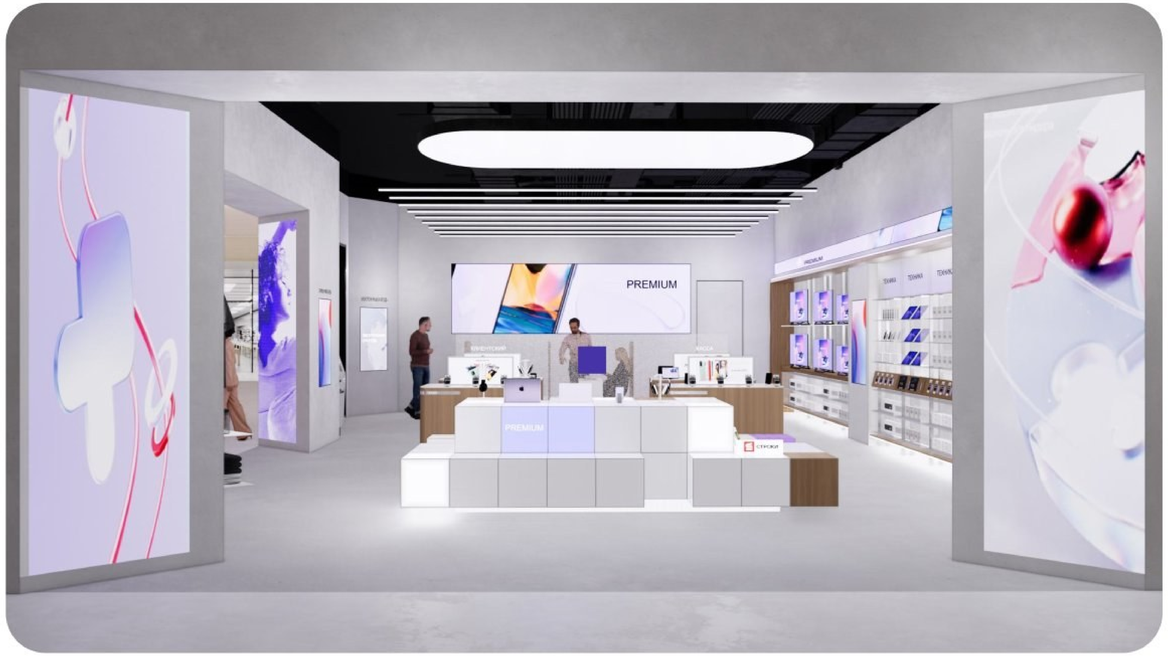



PREMIUM
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СТРОКИ

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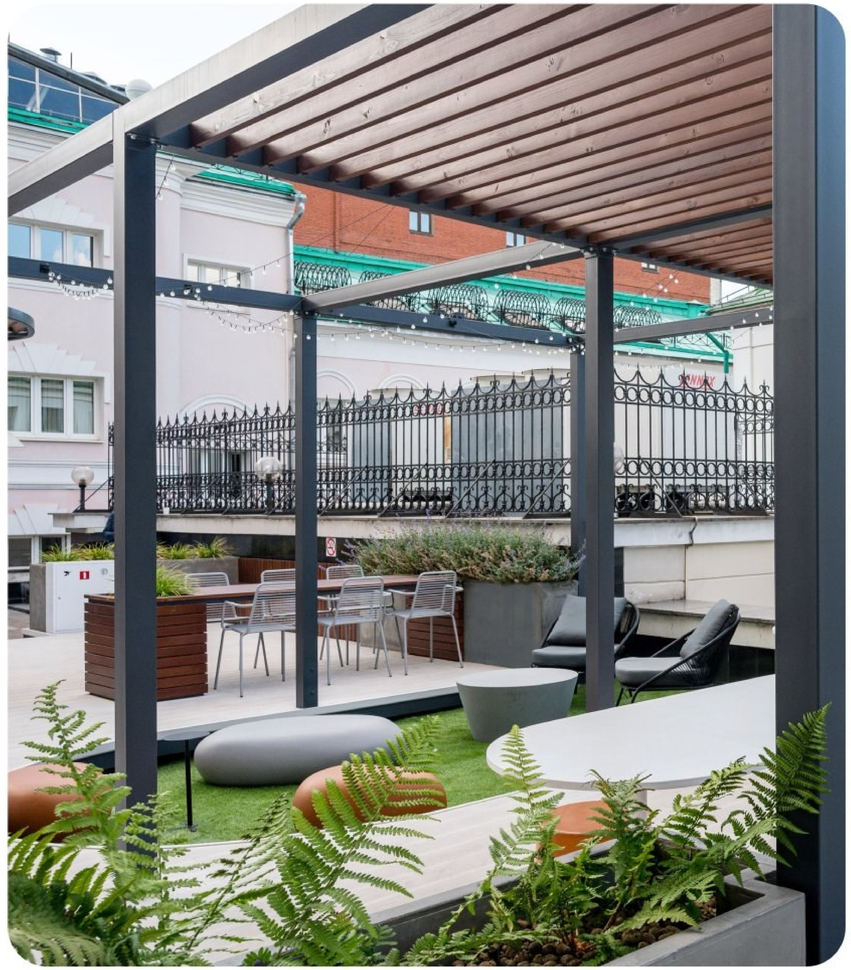
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Summer terraces

Design and construction of outdoor summer rest areas for employees

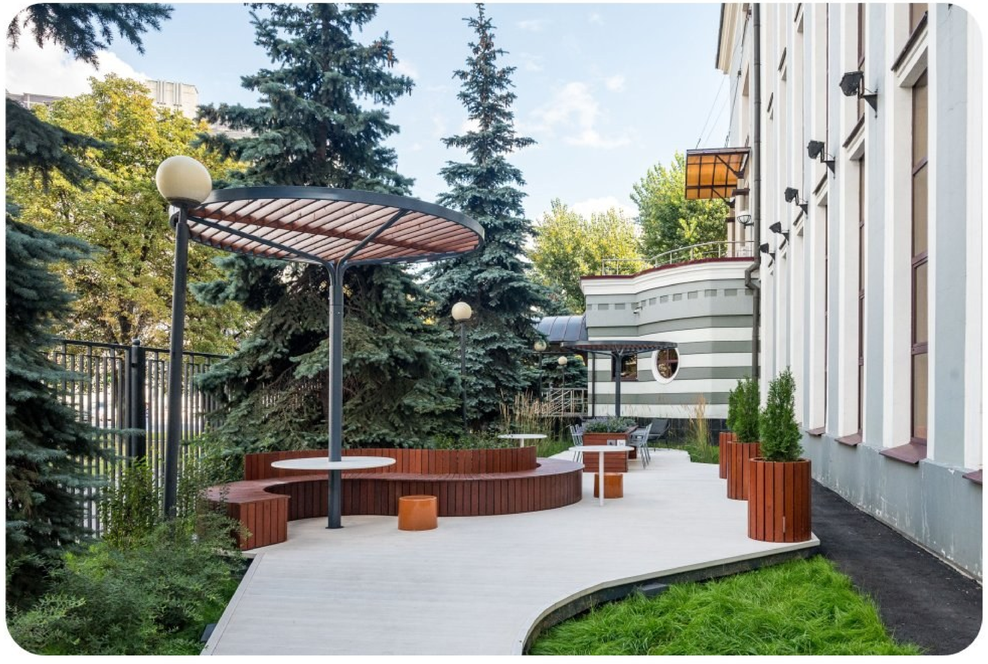
Creating a multifunctional and comfortable public space next to the office buildings, where the company's employees can relax, socialise and work outdoors. A variety of seating options, with individual tables and areas for groups, makes it easy to arrange comfortable spots for work and conversation. The partially landscaped terrace, with artificial lawn and armchairs, offers a place for a proper break or simply for pleasant time out. The space is finished in soft, natural tones. Tall decorative plants provide privacy and screen the terrace from passers-by. Pergolas with wooden lattices give shade during the day and create cosy lighting at night.

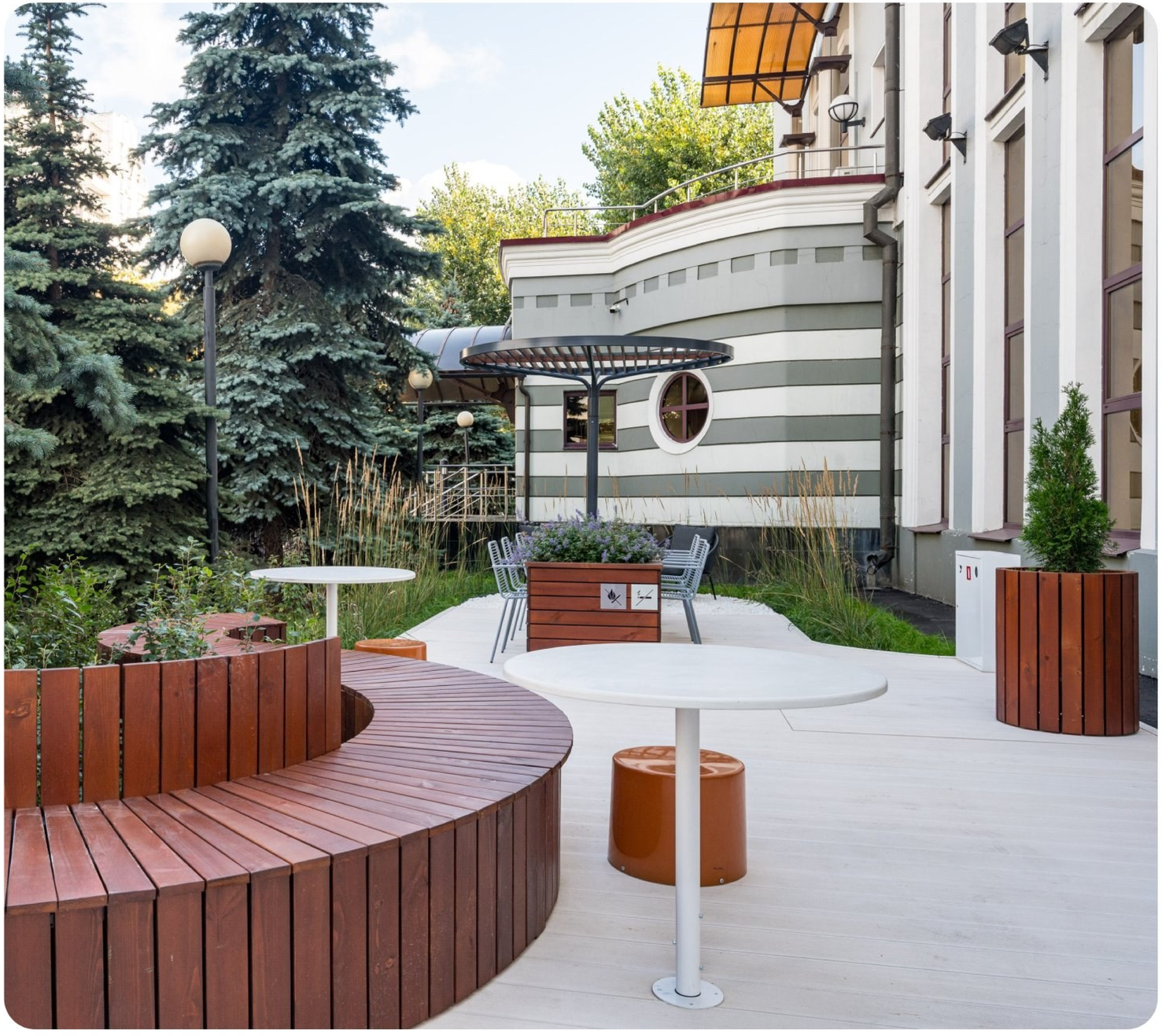




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Office design

Interior design for the administrative and amenity building of a major logistics centre

The interior of the administrative building of a logistics complex, named after a prominent Chinese statesman, combines elements of Chinese and Russian culture in a contemporary interpretation. The interweaving of the two cultural traditions symbolises the shared history and long-standing friendship between Russia and China, from ancient times to the present day. For the building's interiors we chose a deep red, characteristic of both cultures, together with natural textures and tones found in Russian and Chinese tradition. We also furnished the interiors with functional, stylised pieces, resulting in a practical, vivid interior with character.





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Concert venue

Branding concept for a concert venue with partial interior renovation

The branding concept with partial interior renovation was developed in line with the client's unified design code for its venues. The key requirements for the design project were cost efficiency, visual appeal, clear identification of the space with the brand, and fast renovation and branding without major construction work in the existing interiors of the concert arena.
The project used the brand's signature patterns and contemporary materials, with particular attention paid to replacing the lighting, one of the simplest and most effective ways to transform a space quickly. A convenient wayfinding system was also developed, following the principles of ergonomics and aesthetics.





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Office design

Interior design for the regional office of a telecommunications company

The design project for the company's regional office accommodates 800 employees and focuses on creating a functional and comfortable working environment. The main task was to develop an ergonomic layout that makes the most efficient use of the complex floor plan with its curved walls.

The result is a dynamic, flexible environment where every square metre is used to full effect, providing comfort and productivity for employees. Particular attention was paid to the harmonious combination of colours and materials, creating a cohesive, inspiring atmosphere that supports teamwork and concentration.





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Hello Green

Architectural concept, developed jointly with Bureau Pravda

Hello Green is a new brand in the healthy food segment, present both as corners in shopping centres and as stand-alone restaurants. The core of the menu is soups, complemented by salads, balanced main courses, fruit drinks and a special children's menu. The main audience is families with children who want food that is not only tasty but also healthy.
Our task was to create an architectural solution that reflects Hello Green's concept of a healthy lifestyle and hospitality. Working with Bureau Pravda, we paid particular attention to convenience for different groups of visitors and to the visual identity, so that the new space looks modern and friendly and invites guests to discover the culture of mindful eating.



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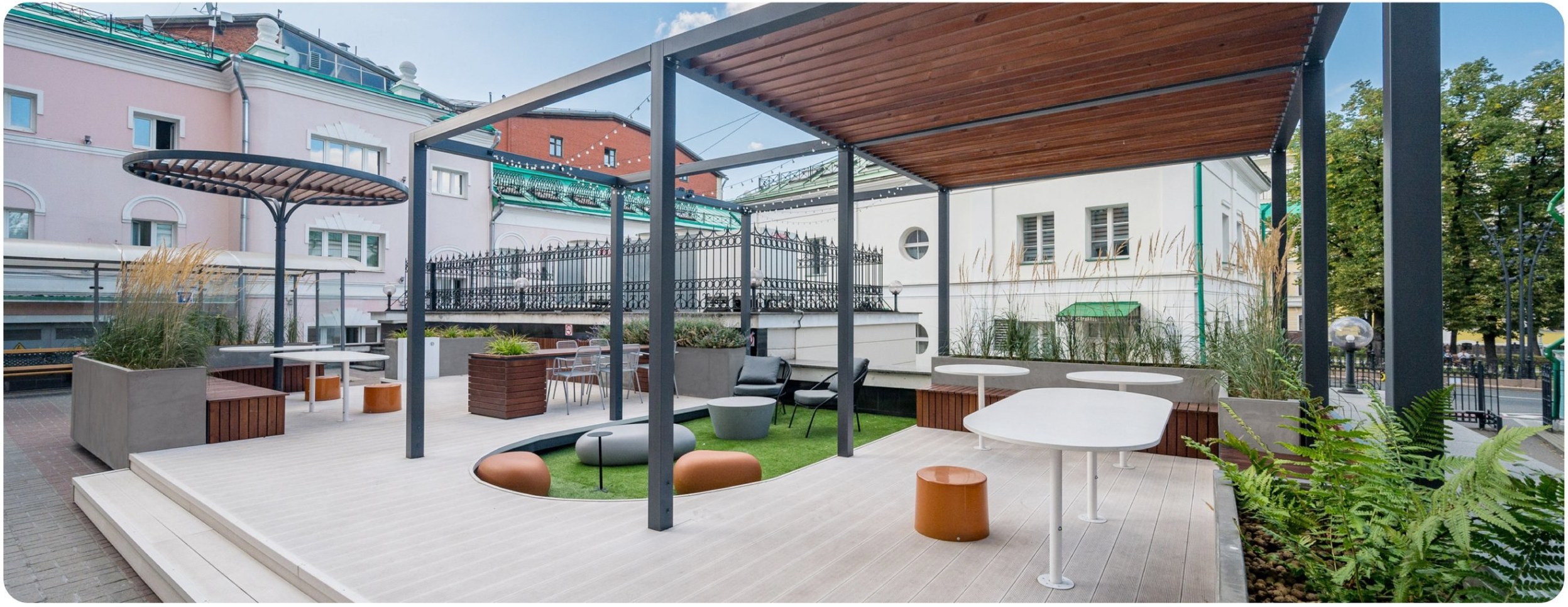


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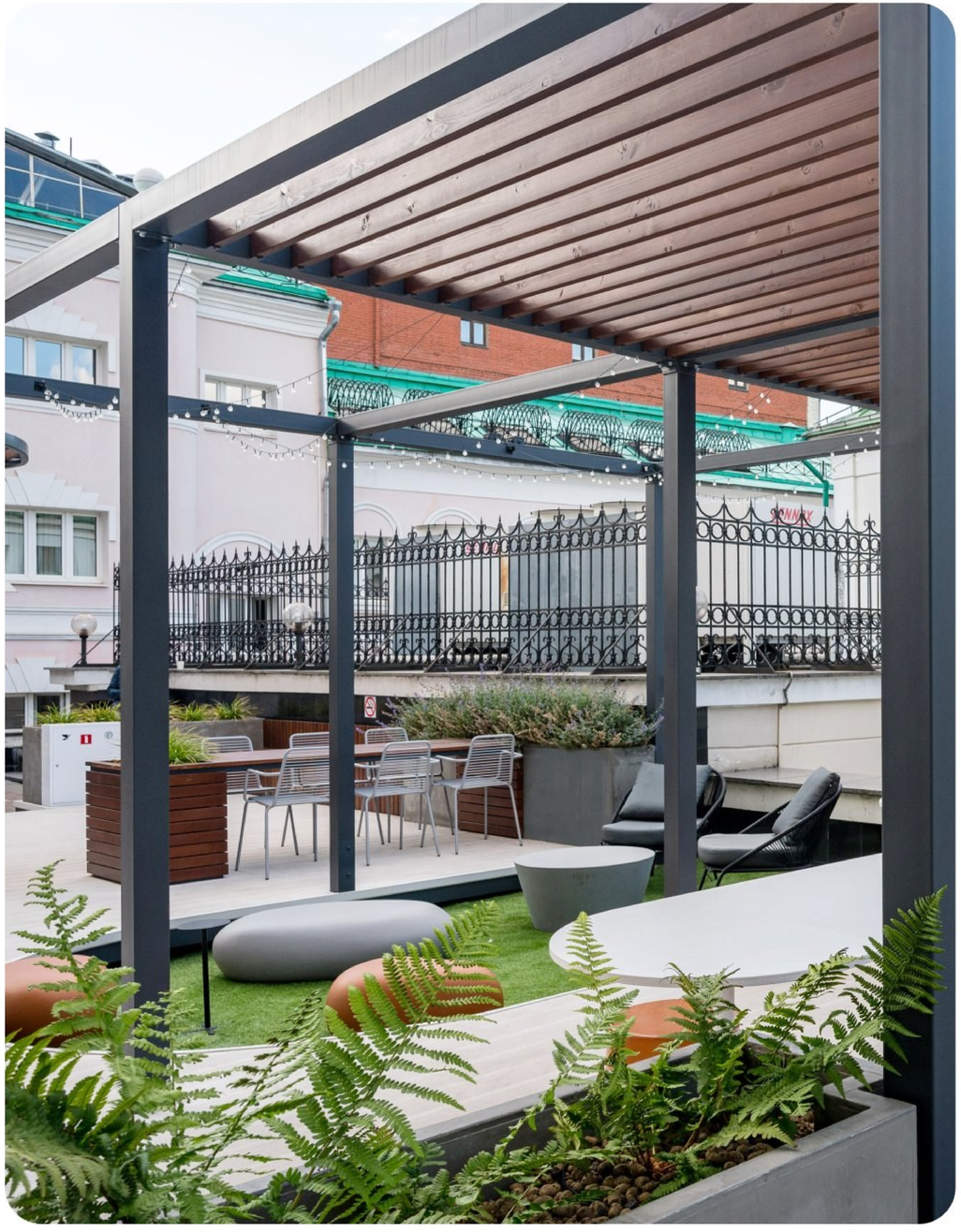
Petrovsky courtyard

Small architectural forms for an outdoor lounge in a historic courtyard

A set of small architectural forms turns a paved courtyard between historic buildings into a shared outdoor living room. Slatted pergolas and round canopies frame the space and give shade, while built-in benches, planters and freestanding tables create places to sit alone, work with a laptop or gather in a group.
The forms are designed around how people actually use the space: they soften the scale of the surrounding architecture, add greenery and a warm palette of wood and steel, and keep the courtyard comfortable throughout the day. What used to be a transit area becomes a destination, a place to pause, meet and spend time outdoors.



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Office in Novosibirsk

Interior concept for a corporate office of a telecommunications company

A modern office with a formal, focused atmosphere. The interior is minimalist and functional: open workspaces are organised with low wooden partitions, and natural materials, above all warm wood finishes, act as the accent against a calm white and graphite background. Linear luminaires follow the workstations and give even, glare-free light for concentration.
The meeting room follows the same logic: a wood-clad wall with pinboards, a long dark table and a mobile screen make it a working tool rather than a showpiece, with lighting tuned for long sessions and clear communication.



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Alabuga office

Interior concept for a corporate office with clear functional zoning

A modern office with clearly defined zones, conceived as a comfortable, balanced space where rigour meets warmth. The palette is restrained: warm browns and greys form the base, with saturated red and blue used sparingly as accents. Materials are neutral and the atmosphere is calm, without an overload of detail or decoration.
The ceiling is treated as a design element in its own right rather than a neutral backdrop, and colour is used deliberately to support concentration and a steady working mood. Work and rest areas are separated in a way that reads instantly, and a few well-judged moves, consistent materials, controlled accents and clean detailing, give the office a more expensive feel without adding cost.





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