



# CHRISTOS FYTILIS

## DESIGN & DEVELOPMENT DIRECTOR

[CHRISTOS.FYTILIS@GMAIL.COM](mailto:CHRISTOS.FYTILIS@GMAIL.COM) | PH: MOBILE: +971526775267 | [LINKEDIN.COM/CHRISTOS](https://www.linkedin.com/in/CHRISTOS)

Award-winning professional with 22 years + of expertise in driving development and design thinking across all project phases, from concept through completion. As a business leader with extensive experience across Greece, the UK, Cyprus, Turkey, Azerbaijan, and the Middle East, I bring a global perspective and a strong foundation in adaptability and innovation. My primary focus is development & design, cultivated through diverse international work that has strengthened my ability to navigate complex environments and lead with creative vision. I am skilled at building consensus among multiple stakeholders, fostering collaboration through active, transparent leadership, and advancing a passion for architecture, master planning, development, technology, and sustainability. A results-driven leader with a proven ability to define and execute strategic initiatives at the executive level, overseeing complex, multi-disciplinary projects and driving innovation in sustainable development.

## AFFILIATIONS

- RIBA (Royal Institute of British Architects): Chartered Architect registration 10657681.
- AIA (INTERNATIONAL ASSOCIATE): registration number 38485292.
- ARB (Architects Registration Board UK): registration number 081969G.
- ETEK (Technical Chamber of Cyprus): registration number A106793.
- TMMOB (Union of Chambers of Turkish Engineers and Architects): registration number 43203.

## EDUCATION

- MSc Architectural Project Management, Heriot-Watt & Edinburgh University,(UK/IDL) January 2018 - October 2022.
- Post-Graduate Diploma in Architecture, London Southbank University, (London, UK) 2004-2006.
- BA (Hons) Architecture, London Southbank University, (London, UK) 2002-2004.
- BEng (Hons) Architectural Engineering, London Southbank University,(London, UK) 2000-2002.
- I.E.K. (Institution of vocational skills of Aegaleo), Designer through computer aide systems. (Athens, Greece) 1998-2000.

## SOFTWARE

- REVIT 14 years ●●●●●●●●
- Lumion 4 years ●●●●●●
- Enscape 4 years ●●●●●●
- Photoshop ●●●●●●
- Rhino/ Grasshopper ●●●●●●

## ALDAR DEVELOPMENT-UAE. NOVEMEBR 2023 - CURRENT:

- Senior Vice President for Aldar Development. Responsible for driving the strategic direction in the development of high-profile, large-scale projects within Verticals 1, 2, and 3.
- Directed the vision, master planning, and phased delivery of large-scale mixed-use communities, ensuring alignment with government directives, market demand, and sustainability goals.
- Led highest-and-best-use studies, zoning, and GFA allocation to optimize land value, integrating infrastructure, placemaking, and brand standards across the master plan.
- Negotiated with government bodies, JV partners, and sub-developers, securing regulatory approvals, development agreements, and infrastructure contributions.
- Oversaw a multi-asset portfolio, delivering projects across residential, commercial, hospitality, and public realm while maintaining design integrity and operational efficiency.
- Implemented land monetization strategies (direct development, JV, and plot sales) achieving targeted IRR and positive NPV outcomes.
- Established governance processes for design review, cost control, and milestone sign-offs, ensuring financial discipline and timely delivery.
- Led & mentored multidisciplinary teams, fostering high-performance culture and succession planning for senior leadership roles.

## MASDAR CITY-UAE. JANUARY 2016 - NOVEMBER 2023:

- Directed groundbreaking sustainable projects, setting benchmarks in UAE's green building initiatives and Masdar City's development:
- First Net Zero Energy Mosque, Masdar City: Led the design and execution of UAE's first Net Zero Energy mosque (ILFI certified), achieving LEED Platinum and Estidama Pearl 4 ratings. This 2,500 sqm mosque also became the first in Masdar City.
- The Link Project: Directed a 30,000 sqm GFA mixed-use development, home to the world's first Net Zero Co-living and Co-working building. Managed from pre-concept to final approval within 23 months, on time and on budget, Led a cross-functional team of 50+ consultants in the design, development, and delivery of the world's first Net Zero Co-living and Co-working building, exceeding sustainability and certification goals.
- Masdar Central Park (Phases 1 & 2): Delivered Abu Dhabi's first Exemplar-rated project under Estidama Pearl Community Rating, covering 85,987 sqm. This project introduced Masdar City's first parks with sustainability as a core focus.
- Etihad Eco Residence II: Oversaw a 100,840 sqm mixed-use development, featuring 9 buildings and 850 apartments with a total of 4,000 sqm F&B space, achieving LEED Platinum and Estidama Pearl 3 ratings.
- Masdar City In-House Studio: Established Masdar's first in-house development studio, where I led feasibility studies, coordinated closely with development director to refine the business model, and presented strategic insights to executive management for decision-making for future developments.
- Oversaw budget management in development costs, ensuring projects were delivered on time, within budget, and met financial ROI targets.
- BIM Standards for Masdar City: Established the first BIM standards in 2020, creating a 5D BIM 3D take-off process to streamline workflow and enhance digital delivery for project teams.



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## AWARDS

- [2015- Participated in the International competition \(2 phases\) for the Bauhaus Museum in Dessau.](#)
- [2014 - Co-member of the RIBA \(Royal Institute of British Architects\) Gulf Chapter.](#)
- [2008 - Venice Biennale Architecture, member of the Cyprus representative architectural team.](#)  
<http://www.relaxincyprus.org/> (member of team number six).
- [2007- Acceptance into The Royal Academy of Arts Summer Exhibition 2007, category- Sculptures.](#)<http://www.royalacademy.org.uk/exhibitions/summer-exhibition-2012/>
- [2006- Reached the finals in The Royal Academy of Arts Summer Exhibition 2006, category- Architecture & Sculptures.](#)
- [2003- Acceptance into The Royal Academy of Arts Summer Exhibition 2003, category- Architecture](#)
- [Masdar Central Park - MEED National Winner - Small Project Award of the Year 2022](#)

## LANGUAGES

GREEK (Native)

ENGLISH (Fluent)

## WORK EXPERIENCE (CONT.)

### **NAGA ARCHITECTS, DUBAI-UAE. MAY 2014 - JANUARY 2016** **[WWW.NAGA.AE](http://www.naga.ae)**

Senior Design Architect responsible for managing a team of four architects on diverse projects, including mid-rise, high-rise, and low-rise buildings, as well as compound developments and villas. Key achievements include:

- Soho Tower, Palm Jumeirah: Directed the project from pre-concept through authority approvals for this 14,000 sqm low-rise building.
- Sol Tower, Business Bay: Led the design for this 46,000 sqm medium-rise building from schematic concept through approvals. Successfully integrated the first inhabited podium in the area, achieved through innovative parking and office layouts.

### **RENAISSANCE CONSTRUCTION, BAKU-AZERBAIJAN. APRIL 2013- APRIL 2014 ([PROJECT LINK](#))**

- Coordinated and managed a high-profile four-star hotel project in Baku, Azerbaijan, with a focus on timely delivery and budget adherence amidst on-site challenges. Key achievements include:
- Enhanced Client and PMC Relationships: Strengthened collaboration with the client and Project Management Consultant (PMC), achieving project goals despite complex site conditions.
- Accelerated Design Approvals: Led the design approval process with continuous engagement across all key stakeholders, streamlining workflows and maintaining quality.
- On-Site Project Leadership: Worked on-site full-time for one year, coordinating with international teams in New York and Istanbul to ensure seamless project execution.
- Team Management: Directed a team of five architects—three on-site and two based at the Baku office—optimizing resources for efficient project progression.

## WEB PORTFOLIO

<https://christosfytilis.com>

## REFERENCES

'Apart being a favorite member of my team, Christos has always been a self-motivated colleague that can also spread his motivation to the other members of his team. His positive attitude and practical approach towards solving the challenges of the design process makes him a good leader in design management, design coordination and site team support. As we have been working on various projects, his respect to deadlines and value-oriented philosophy turned him into a golden key member.'

Ali Ulvi ALTAN, Director of Construction Works.  
[aliulvialtan@hotmail.com](mailto:aliulvialtan@hotmail.com)

'Christos was brought to this large project to fill a hole in the coordination between the many Owners requested changes and the needs to get the project done in the most timely manner possible. He has done more than that, his tireless dedication to his craft and his creative and energetic approach to integrating owner desires without spoiling the overall design intent always exceeds expectations.'

Richard Griffin, Sr. Project Manager/ Project Director/  
[griffinrich14@aol.com](mailto:griffinrich14@aol.com)