ARTCLYNN
CONSTRUCTION

OPEN ARCHITECTURAL DESIGN COMPETITION 2026

PROPOSED FIVE-STAR COUNTRYSIDE HOTEL & RESORT

Contemporary Country-Rustic Fusion | Nanyuki / Laikipia Region, Kenya



Indicative competition site boundary.

WINNER	1ST RUNNER-UP	2ND RUNNER-UP
KES 5,000,000 + PROJECT MANAGEMENT APPOINTMENT*	**KES 1,000,000**	**KES 500,000**

CALL FOR ENTRIES OPENS: 21 SEPTEMBER 2026 | REGISTRATION CLOSES: 29 SEPTEMBER 2026

REGISTRATION FEE: KES 1,000

PUBLISHED BY ARTCLYNN LIMITED

1. Invitation to Compete

ARTCLYNN LIMITED invites architects and eligible multidisciplinary design teams to register for an open architectural design competition for a proposed five-star countryside hotel and resort in the Nanyuki/Laikipia region of Kenya.

The competition seeks a landmark hospitality destination that is contemporary, buildable and commercially credible while remaining deeply responsive to its rural setting. The architectural direction is Contemporary Country-Rustic Fusion: a refined synthesis of country-estate character, natural materials, generous outdoor living and modern five-star hospitality.

IMPORTANT REGISTRATION NOTICE

Interested parties must submit an Acknowledgement of Entry to artclynn@gmail.com and pay the KES 1,000 registration fee. Registration closes on 29 September 2026. The detailed competition package, including the full brief, topographical survey plan and other relevant project documentation, will be issued to registered entrants using the email address from which the acknowledgement letter is received. Site-visit arrangements and subsequent competition communications will also be issued through that email channel.

2. Promoter & Official Contacts

Promoter	ARTCLYNN LIMITED
Postal Address	P.O. Box 04200-10100, Nanyuki
General Contact Email	Artclynnlimited@gmail.com
Registration / Acknowledgement Email	artclynn@gmail.com
Competition Location	Nanyuki / Laikipia Region, Kenya

3. Competition Vision

The design ambition is a low-rise luxury country estate in which architecture inhabits the landscape rather than overwhelms it. Entrants are encouraged to create a sequence of memorable experiences - arrival, social heart, gardens and water, wellness, recreation, cottages and increasingly private villas - while preserving the rural character of the site.

The entire property should contribute to the guest experience. This does not require building over the whole site; it requires purposeful use of the land for architecture, landscape, ecological preservation, recreation, water, events, circulation, food production, service infrastructure and hospitality experiences.

4. Site & Preliminary Context

Site reference coordinates: 0.102174, 37.054611. The satellite images reproduced in this prospectus are preliminary competition references only. Registered entrants will receive the topographical survey plan and other relevant site/project documentation as part of the detailed competition package.



Preliminary site measurement image. Final design work shall rely on the formal information issued to registered entrants.

5. Core Design Objectives

- Create an internationally competitive five-star countryside resort with a distinctive identity and strong sense of place.
- Work sensitively with existing vegetation and landscape character, retaining significant trees and natural features wherever practicable.
- Create a memorable guest arrival sequence from the public approach through gatehouse, landscape drive, arrival court and principal hotel building.
- Avoid the character of a conventional urban hotel block; explore detached cottages, suites and private villas integrated into the landscape.
- Provide clear separation and efficient relationships between guest, staff, service, event and emergency movement systems.
- Demonstrate climate-responsive design, responsible water and energy strategies, durable material choices and maintainable landscape systems.
- Create a masterplan capable of logical phasing while retaining the integrity of the completed resort.
- Balance architectural ambition with operational efficiency, buildability, commercial viability and long-term maintenance.

6. Architectural Character

The required architectural direction is Contemporary Country-Rustic Fusion. Entrants should interpret this creatively rather than imitate a prescribed style. Appropriate responses may combine pitched or articulated roofscapes, stone, timber, glass, deep verandas, sheltered outdoor rooms, fireplaces/chimneys, courtyards and contemporary detailing.

The resort should feel luxurious without being ostentatious, contemporary without losing warmth, and rooted in its countryside setting without becoming a themed or nostalgic reproduction.

7. Indicative Accommodation Programme

As a planning benchmark, entrants should test a resort of approximately 90-110 keys. The final detailed brief may refine these figures. Alternative key counts may be considered where they are convincingly justified by the site, guest experience, operational logic and commercial strategy.

Accommodation Type	Indicative Quantity	Indicative Internal Area
Main lodge / Great House suites	~20	45-55 m²
Deluxe garden suites	~20	50-60 m²
Detached country cottages	~30	60-75 m²
Premium fireplace cottages	~16	75-90 m²
Family cottages	~8	90-120 m²
Signature pool villas	~6	140-180 m²
Presidential estate / villa	1	250-350 m²

8. Required Resort Components

- Principal hotel building / Great House with reception, concierge, lobby lounge, guest lounges, library, bars and generous covered terraces.
- Signature restaurant, all-day dining, pool bar, private dining/wine room and appropriately planned production kitchens.
- Main resort swimming pool with deck, cabanas and guest support facilities; additional private or plunge pools where appropriate.
- Destination spa and wellness precinct with treatment rooms, relaxation areas, sauna/steam, hydrotherapy or wellness pool, gym and yoga/meditation facilities.
- Conference, ballroom and meeting facilities suitable for corporate retreats, weddings and private events.
- Landscaped event/wedding lawn and outdoor gathering spaces including evening/fire-pit experiences.
- Kids club and family recreation facilities.
- Outdoor recreation including tennis/padel, nature/jogging trails, cycling and other appropriate country-estate activities; equestrian facilities may be explored where justified.
- Boutique/retail, business facilities and guest support spaces appropriate to a five-star property.
- Kitchen garden/orchard/farm-to-table component and opportunities for locally rooted guest experiences.
- Comprehensive back-of-house facilities including loading/service yard, stores, laundry, waste management, engineering/maintenance, staff facilities and administration.
- Guest, staff and service parking with discreet drop-off, buggy circulation and emergency/service access.

9. Landscape, Ecology & Sustainability

Existing vegetation and rural character are to be treated as primary project assets. Proposals should demonstrate strategies for tree retention, habitat enhancement, stormwater management, water conservation, renewable-energy opportunities, passive environmental control, low-impact lighting, waste management and responsible material selection.

Naturalistic water features, retention ponds or wetland landscapes may be considered where technically appropriate. Formal lawns should be concentrated around high-use hospitality spaces, with wider areas permitted to retain a natural country/highland character.

10. Access, Circulation & Operations

The masterplan should establish a clear hierarchy of guest arrival, guest vehicular circulation, pedestrian/nature trails, buggy routes, emergency access and back-of-house servicing. A separate service access may be proposed where feasible. Operational movement should be efficient while remaining discreet from principal guest spaces.

11. Anticipated Competition Submission

The detailed competition package issued to registered entrants will confirm the final submission requirements. Competitors should anticipate a design submission comprising, at minimum:

- Overall masterplan showing buildings, roads, paths, landscape, water, parking and service areas.
- Site analysis, concept evolution and design-strategy diagrams.
- Accommodation distribution / key schedule and area summary.
- Principal floor plans for the Great House and major shared facilities.
- Typical plans for cottage, family, villa and presidential accommodation types.
- Key elevations and sections demonstrating architectural character, terrain response and spatial quality.
- Landscape, sustainability, circulation, servicing and phasing diagrams.
- High-quality architectural visualisations including the principal arrival/Great House experience, cottage or villa experience and an overall aerial/masterplan view.
- Concise design statement explaining concept, materiality, environmental response, hospitality operations and phasing.
- Preliminary development metrics and an indicative implementation strategy.

12. Eligibility & Team Composition

The competition is intended for architects and architectural practices. Multidisciplinary teams are encouraged and may include landscape architects, interior designers, engineers, hospitality consultants, sustainability specialists and quantity surveyors. The detailed competition package will state the final professional-registration, international-participation, joint-venture and statutory requirements applicable to entrants.

13. Registration & Acknowledgement of Entry

Registration is mandatory for participation. Interested parties shall submit a signed Acknowledgement of Entry confirming their intention to participate and pay a non-refundable registration fee of KES 1,000.

Competition opens	21 September 2026
Latest acceptance / registration date	29 September 2026
Registration fee	KES 1,000
Acknowledgement email	artclynn@gmail.com
Payment reference	Use entrant / practice name where the payment channel permits

14. Registration Payment Details

Paybill Number	222111
Account Number	3212602
Account Name	ARTCLYNN LTD

Proof of payment should accompany the Acknowledgement of Entry. Applicants are responsible for ensuring that the payment and acknowledgement are received before the registration closing date.

15. Acknowledgement Letter - Required Information

- Entrant / architectural practice name.
- Name of lead architect and professional registration jurisdiction/number, where applicable.
- Primary contact person, telephone number and email address.
- Names and disciplines of known team members or collaborating practices, where applicable.
- Confirmation of intention to participate in the competition.
- Confirmation that the entrant will comply with the competition conditions issued by ARTCLYNN LIMITED.
- Proof of payment of the KES 1,000 registration fee.

DOCUMENT ISSUE TO REGISTERED ENTRANTS

Following registration, ARTCLYNN LIMITED will issue the full competition brief, topographical survey plan and other important/relevant project documentation to the email address used to submit the Acknowledgement of Entry. Communications concerning organised site visits, clarifications, addenda and subsequent competition stages will be sent through the same registered email channel.

16. Competition Awards

Placement	Cash Award	Further Appointment
Winner	KES 5,000,000	Full project management appointment*
1st Runner-Up	KES 1,000,000	-
2nd Runner-Up	KES 500,000	-

*The winning proposal is intended to proceed to a full project management appointment. The detailed competition conditions and subsequent professional agreement will define the appointment scope, professional responsibilities, remuneration/fees for post-competition services, statutory requirements, deliverables, programme and other contractual terms. The cash prize is the competition award and is distinct from any professional fees subsequently agreed for the project appointment.

17. Evaluation Framework

Evaluation Criterion	Weight
Design concept, originality and sense of place	20%
Masterplanning, landscape integration and guest experience	20%
Architectural quality and response to the Contemporary Country-Rustic Fusion direction	15%
Hospitality planning, functionality and operational efficiency	15%
Environmental sustainability and retention of landscape character	10%
Technical feasibility, buildability and maintainability	10%
Commercial viability, phasing and value awareness	5%
Clarity and quality of presentation	5%

18. Competition Process

- Publication and registration - competition opens 21 September 2026.
- Acknowledgement of Entry and payment of registration fee - latest acceptance 29 September 2026.
- Issue of the detailed competition package to registered entrants.
- Communication of site-visit arrangements and competitor question/clarification procedure.
- Design development period in accordance with the detailed competition calendar.
- Anonymous design submission in the format prescribed in the detailed competition package.
- Compliance review and independent jury assessment in accordance with the published competition conditions.
- Announcement of the Winner, 1st Runner-Up and 2nd Runner-Up.
- Post-competition appointment discussions with the Winner for full project management services.

19. Anonymity, Fairness & Communications

Design submissions are intended to be assessed anonymously using competition identification codes, with entrant identity and eligibility documentation kept separate from the design material during jury assessment. The detailed competition package will provide the definitive anonymity and submission procedure.

All official clarifications, site-visit notices, addenda and competition instructions issued by ARTCLYNN LIMITED form part of the competition conditions. Entrants are responsible for monitoring the email address used for registration.

20. Intellectual Property & Publication

Entrants retain authorship of their original design work. By entering the competition, entrants will grant ARTCLYNN LIMITED the limited rights necessary to receive, reproduce and display competition submissions for judging, exhibition, publicity and competition reporting. The detailed competition conditions will define the licence applicable to submitted work and the rights required for implementation and further development of the winning proposal.

21. Competition Conditions

Participation is subject to the detailed competition conditions issued to registered entrants. Those conditions will govern eligibility, submission requirements, anonymity, professional registration, jury procedure, disqualification, intellectual property, awards, post-competition appointment, statutory obligations, dispute handling and other administrative matters. Where any inconsistency arises between this published prospectus and the detailed competition package, the later formally issued competition conditions/addenda shall govern.

22. Closing Invitation

ARTCLYNN LIMITED seeks a resort of enduring architectural quality: contemporary but rooted in its countryside setting; luxurious without being ostentatious; operationally rigorous yet emotionally memorable. Architects are invited to imagine the property not simply as a hotel, but as a complete landscape of hospitality experiences capable of becoming a recognised destination in Kenya.

REGISTER BY 29 SEPTEMBER 2026

Acknowledgement of Entry: artclynn@gmail.com | Registration Fee: KES 1,000 | Paybill: 222111 | Account: 3212602

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