

DESIGN · EXECUTIVE PORTFOLIO 2026



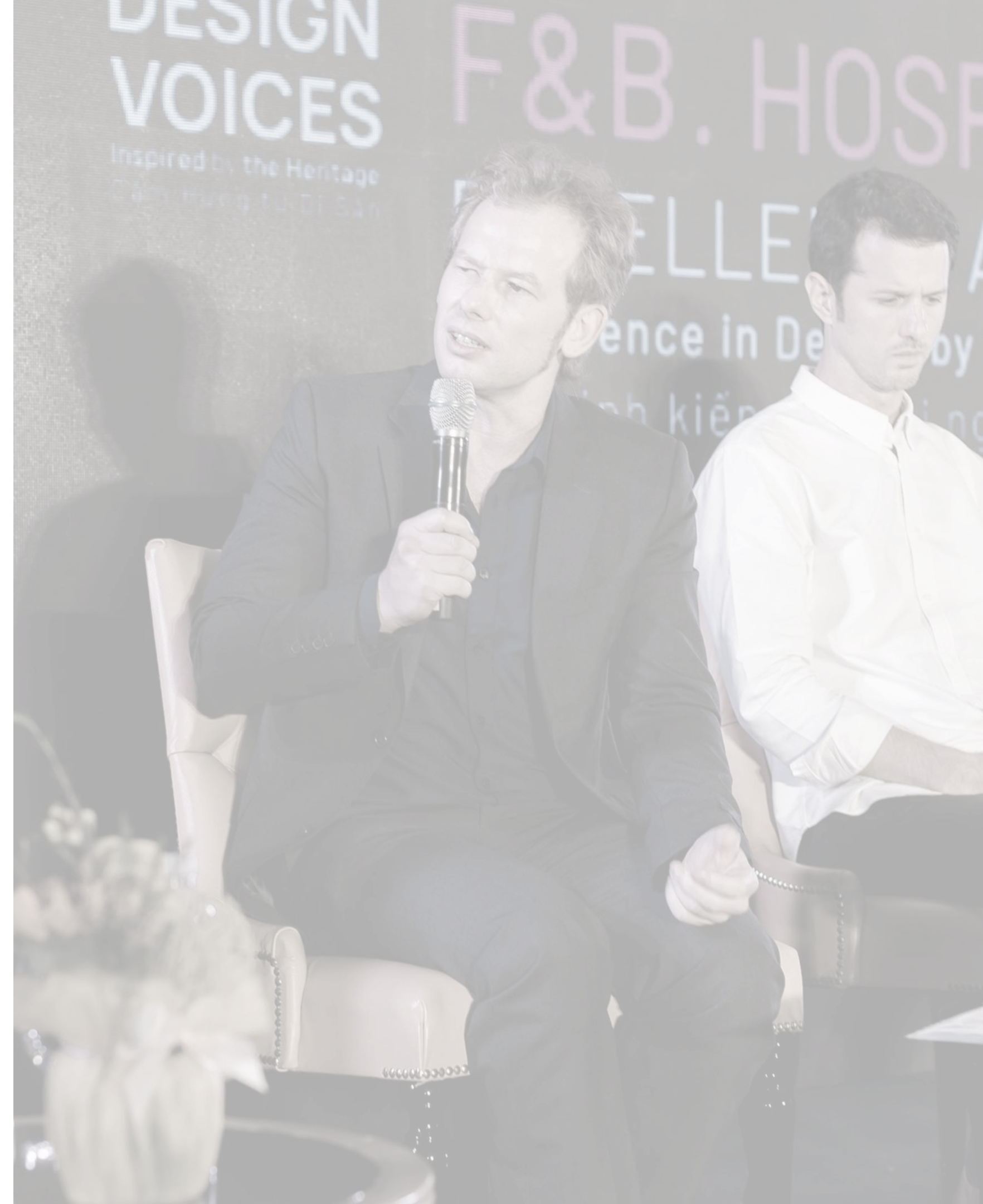
DAVID LESCHINSKI IVANOV

DESIGN DIRECTOR · HOSPITALITY & LARGE-SCALE DEVELOPMENT



EXECUTIVE SUMMARY

Design Director with 15+ years delivering large-scale hospitality and mixed-use developments across Asia-Pacific. Proven leadership managing multidisciplinary teams of up to 80 professionals, with direct experience embedded within developer organizations and managing international design consultancies. Strong track record collaborating with global operators including Accor, IHG, Marriott, Wyndham and Ascott, from concept through operational delivery. Recognized with Asia Pacific Property & Hotel Awards 2025, VMark 2025 and BCI Top 10 (2021–2023).





1

Leadership & Team Performance

- **Leads multidisciplinary teams of up to 80 professionals** with clear hierarchy, accountability and decision making authority.
- **Builds high-performance teams** by simplifying workflows and aligning design, technical and client facing roles.
- **Develops senior and mid-level leaders** through mentoring, delegation and ownership of complex project scopes.

2

Design Process & Vision

- **Transforms conceptual vision into buildable strategies** from early design stages, ensuring clarity from day one.
- **Maintains design consistency across all phases** including concept, schematic, technical design and handover.
- **Balances creativity with commercial and operational logic** to meet developer and operator expectations.

3

Operational Delivery Excellence

- **Works directly with global hospitality operators** including Accor, IHG, Marriott, Wyndham and Ascott.
- **Aligns architectural intent with operational requirements**, covering guest flow, back of house efficiency and long term asset performance.
- **Manages international design consultancies from the developer side**, aligning external output with investment priorities and delivery timelines.

DESIGN, DEVELOPMENT & REAL ESTATE



LEADERSHIP & PUBLIC VISIBILITY

DESIGN VOICES
F&B. HOSPITALITY
EXCELLENCE AWARD 2025
23. April. 2025 | The Reverie Saigon Hotel



- **Keynote Speaker:** Presents strategic design vision and key hospitality projects to senior industry audiences of 300+ professionals.
- **Panel Discussions:** Contributes expert insights on hospitality development, design leadership, and market trends across Asia.
- **Industry Representation:** Represents design leadership at national and international industry events, building visibility within the regional development and hospitality ecosystem.

WYNDHAM GARDEN VAN DON

5 STAR - VIETNAM

- **Role:** Design Manager
- **Scope:** Master Plan 1/500 · Architecture · Landscape · Interior Design Concept → Basic → Technical → Construction → Opening
- **Project Highlights:** 3.1 ha site · 15-floor hotel · 200 keys · 140 villas · Facilities and commercial components · Full multidisciplinary team

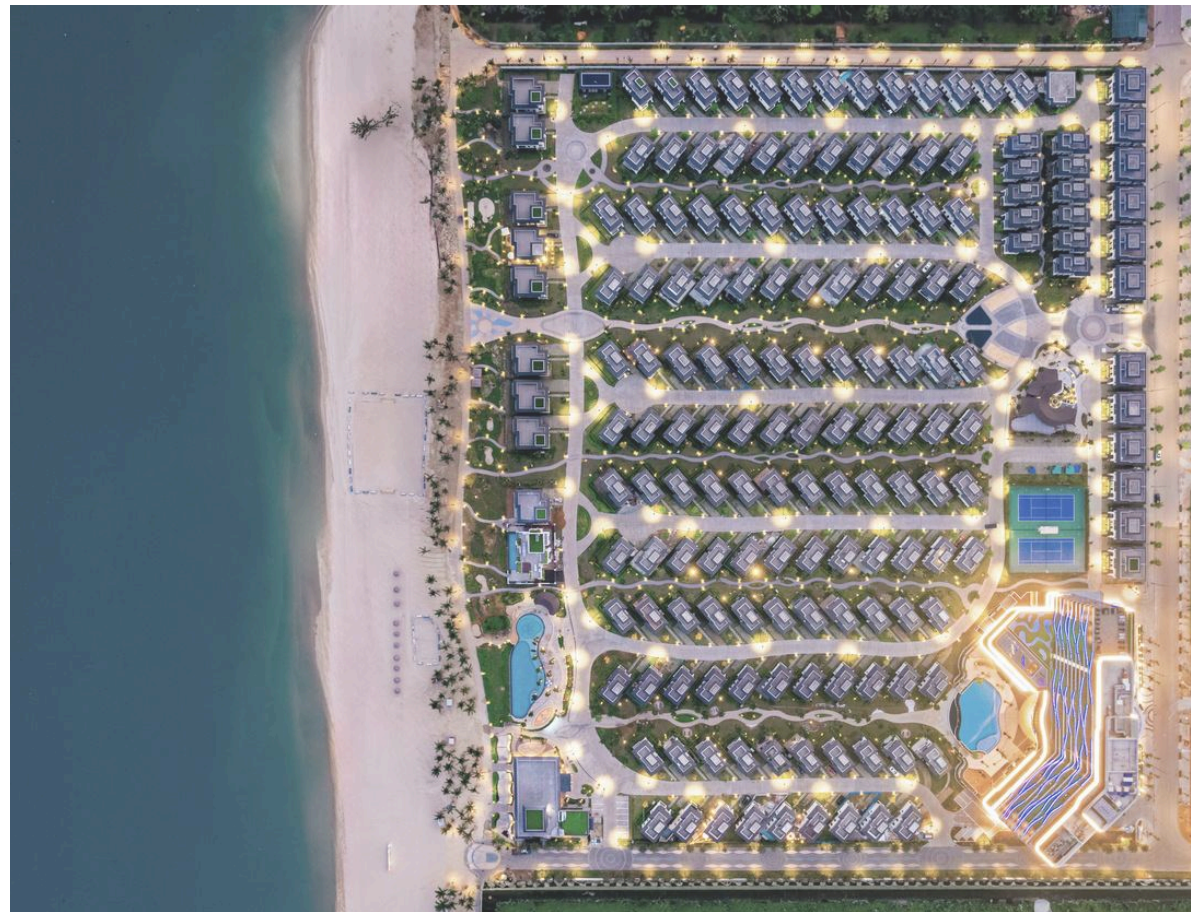
Project Overview:

Led the complete end-to-end design and delivery of a fully operational 5 star resort, integrating hotel, villas, F&B and public spaces into a unified masterplan. Directed architecture, interior and landscape design across all stages, coordinating large multidisciplinary teams. Delivered an operator aligned, commercially efficient layout optimized for phased execution, coordinating directly with the developer organization throughout all design and delivery stages.





ARCHITECTURE AND LANDSCAPE





MÖVENPICK PHAN THIET

5 STAR - VIETNAM

- **Role:** Design Manager
- **Project Highlights:** Master Plan 1/500 · Architecture
Concept → Basic → Technical → Construction → Opening
- **Key Metrics:** 28,712 m² · 10 floors · 248 keys · Resort facilities
Full architectural authorship

Project Overview:

Led the architectural concept and full design delivery for a highly recognizable 5-star resort, guiding the project through all design stages. Defined a strong visual identity while ensuring functional clarity and efficient guest circulation. Coordinated with technical consultants to secure constructability and preserve design intent through delivery. Managed Accor brand requirements and technical coordination directly with the developer throughout all project phases.





ARCHITECTURE HIGHLIGHTS



NOVOTEL PHAN THIET

5 STAR - VIETNAM

- **Role:** Design Manager
- **Scope:** Architecture · Landscape · Interior Design
Concept → Basic → Technical → Construction
- **Project Highlights:** 26,902 m² · 10 floors · 244 keys · Award: Asia Pacific Property & Hotel Awards 2025 (Best Hotel Architecture Vietnam)

Project Overview:

Directed the full design of a 5-star beachfront hotel recognized with an international architecture award. Led multidisciplinary teams and worked closely with Accor to align brand standards with an efficient operational layout. Delivered a distinctive architectural identity supported by technically robust and cost-conscious solutions, coordinating directly with the developer organization from concept through construction.



ASIA PACIFIC
HOTEL
AWARDS

in association with

GROHE



BEST HOTEL
ARCHITECTURE
VIETNAM

Novotel Phan Thiet
by Kuma Design Asia

2025-2026





MGALLERY HO TRAM

5 STAR - VIETNAM

- **Role:** Design Manager
- **Scope:** Master Plan 1/500 · Architecture · Landscape
Concept → Basic → Technical → Construction
- **Project Highlights:** 29,182 m² · 11 floors · 169 keys · 18 Villas and resort amenities · Coordination of a multidisciplinary team

Project Overview:

Developed the architectural and landscape concept for a premium coastal resort under Accor's MGallery brand. Shaped the relationship between built form, natural landscape and guest experience across all design stages. Coordinated with the operator, external consultants and the developer organization to maintain design quality, brand alignment and delivery efficiency.





ARCHITECTURE AND LANDSCAPE



MARRIOTT BINH THIEN

6 STAR - VIETNAM

- **Role:** Design Manager
- **Scope:** Architecture and landscape concept
- **Project Highlights:** Large-scale luxury resort · 5 floors · 176 keys
Award: VMark 2025 (Best Hospitality Design)

Project Overview:

Created the architectural and planning concept for a 6 star luxury resort shaped closely around the site's natural topography. The design incorporates local materials and culturally rooted expressions to reinforce a strong sense of place while elevating the guest experience. Structured the spatial hierarchy and signature moments to align with Marriott luxury standards, delivering an award-winning concept that balances contextual sensitivity with operational performance, in close coordination with the developer organization.





ONE PP PHNOM PENH

6 STAR - CAMBODIA

- **Role:** Design Manager
- **Scope:** Master Plan 1/500 · Architecture · Landscape · Interior Design
Concept → Basic → Support local architects
- **Project Highlights:** 11,882 m² · 10 floors + basement · 34 ultra-luxury keys · Suites up to 270 m² · 4 fine dining restaurants · Exceptional wellness & VIP facilities · Urban landmark positioning

Project Overview:

Developed the architectural concept for an ultra luxury 6-star hotel with only 34 exclusive keys. Structured a prestige forward layout featuring omakase, teppanyaki, Chinese fine dining and a premium all-day dining venue alongside VIP wellness facilities. Positioned the hotel as a flagship landmark in Phnom Penh with strong identity and operational clarity, coordinating design delivery with the developer organization and supporting handover to local architects.





ARCHITECTURE AND LANDSCAPE



INTERCONTINENTAL EVER PINE VALLEY

5 STAR - VIETNAM

- **Role:** Design Manager
- **Scope:** Master Plan 1/500 · Architecture · Landscape · Interior Design Concept support → Basic → Technical development
Operator coordination (IHG) · Collaboration with Kengo Kuma Associates · Technical refinement and delivery support
- **Project Highlights:** 25,000 m² · 10 floors · 155 keys · Luxury facilities

Project Overview:

Oversaw the technical development of a 5 star mountain resort in collaboration with Kengo Kuma Associates. Refined the conceptual design to meet IHG standards and site specific challenges while safeguarding architectural intent. Directed multidisciplinary coordination between the international design consultancy, the operator and the developer organization to deliver a technically resolved and operator ready package.



TOKYU A11

SERVICED APARTMENT & HOTEL

- **Role:** Design Manager
- **Scope:** Architecture · Landscape
Concept → Basic
- **Project Highlights:** 27,554 m² · 12 floors · 234 keys

Project Overview:

Led the architectural and landscape concept for a mixed-use development combining a hotel with premium serviced apartments, targeting expatriate executives based in Binh Duong. Designed to deliver a 4-star experience through a cohesive identity integrating hotel operations, long-stay residential living, restaurant, ballroom and Japanese onsen facilities. Developed shared amenity strategy and circulation logic across all uses, bringing the project from concept to near-basic design level under a local operator, with a technically resolved and commercially efficient layout aligned with the developer's delivery priorities.





TOKYU F12

CONDOMINIUM - VIETNAM

- **Role:** Design Manager
- **Scope:** Master Plan 1/500 · Architecture · Landscape
Concept → Basic → Technical → Construction
- **Project Highlights:** 65.011 m² · 14 floors · 384 keys

Project Overview:

Contributed to the design leadership of a premium residential condominium in Binh Duong, leading the initial positioning study and design direction. Defined the architectural concept including the signature facade treatment and material palette that shaped the project's identity. Supported key design stages and team coordination within a large multidisciplinary practice, delivering a buildable and market-positioned residential product for the Japanese developer Tokyu.



ARCHITECTURE AND LANDSCAPE



VINH DAM COMPLEX

- **Role:** Design Manager
- **Scope:** Master Plan 1/500 · Master Plan → Design Strategy → Architecture & Landscape concepts → Partial technical scope
- **Project Highlights:** 70,90 ha · 9 floors · Resorts, hotels, condotels, villas, commercial center and facilities

Project Overview:

Led the masterplan strategy and design direction for a large-scale coastal mixed-use development of 70.9 ha, integrating resorts, hotels, condotels, villas, commercial center and resort facilities across multiple building typologies. Defined the overall design strategy from masterplan 1/500 through architecture and landscape concepts, working directly with the developer organization over multiple years to align design vision with commercial and operational priorities. Coordinated multidisciplinary teams across all design phases, delivering a coherent coastal identity with high market differentiation.



MASTER PLAN







LANDSCAPE HIGHLIGHTS



BINH HOA NAM URBAN AREA

MASTER PLAN

- **Role:** Design Manager
- **Scope:** Master Plan 1/2000 · Master Plan → Support MP 1/500
- **Project Highlights:** 780 ha · Mixed-use urban development · Residential, commercial, hospitality, golf course and public amenities

Project Overview:

Led the masterplan design direction for a 780 ha mixed-use urban development conceived as a self-sufficient city serving an adjacent industrial park. Organized around two intersecting axes, a development spine and a commercial corridor, the masterplan structures seven phased zones ranging from workers' residential neighborhoods to premium districts, all sharing integrated public spaces without social segregation. The urban core anchors a modern city center surrounded by a golf club, with tourism and leisure infrastructure including a hippodrome, organic farm, floating market and botanic garden. Coordinated multidisciplinary teams across planning, architecture and landscape, working directly with the developer organization through all phases.





EXTENDED PORTFOLIO HIGHLIGHTS

SELECTED LARGE SCALE DEVELOPMENTS DELIVERED IN PARALLEL WITH SIGNATURE HOSPITALITY PROJECTS



APEC MANDALA GRAND PHU YEN



SELAVIA HOTEL - CONDOTEL



HUNG THINH SUNSHINE APARTMENTS



MGALLERY CAU DAT



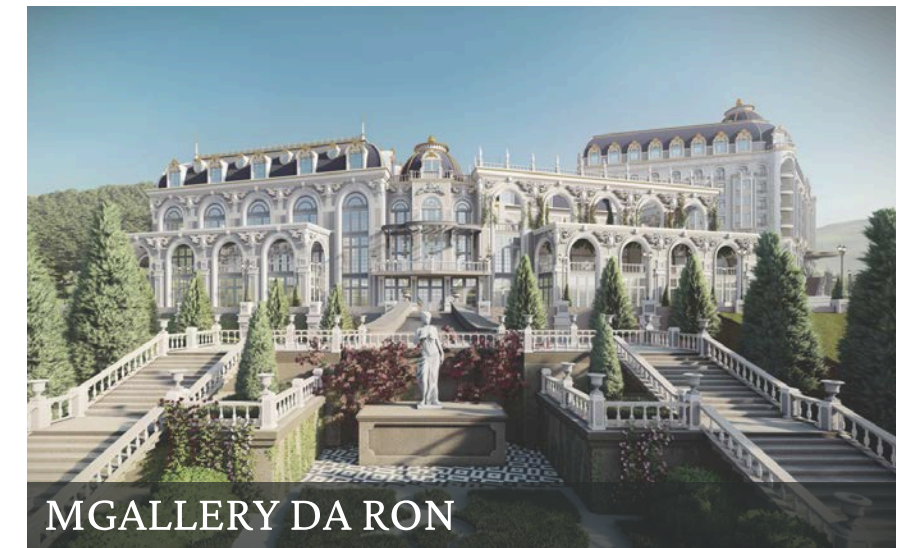
NOVAWORLD GOLF CLUB PHAN THIET



5 STAR HOTEL BINH THIEN



TOKYU F12 LUXURY APARTMENTS



MGALLERY DA RON



OFFICE 606 TRAN HUN DAO



COMPLEX VINH DAM



RESORT KOH RONG SANLOEM



MOVEMPICK HO TRAM

ALL PROJECTS IN NUMBERS

23

HOTELS DESIGNED

4-6 STARS

>250

VILLAS

15

MASTER PLANS

UP TO 780 HA

4.45M m²

GFA DELIVERED

4

COUNTRIES

SPAIN · VIETNAM
CAMBODIA · THAILAND

80

TEAM SIZE LED

AWARDS & RECOGNITION

SELECTED INTERNATIONAL AWARDS

★★★★★
Hotel Architecture Vietnam
Novotel Phan Thiet
by Kume Design Asia



**BCI Top 10 Awards
2021, 2022, 2023**

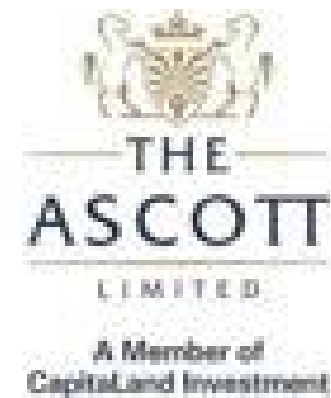
**Asia Pacific Property &
Hotel Award • 2025**

**VMark Vietnam Design
Golden Award • 2025**

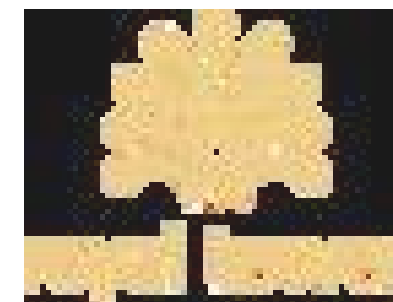
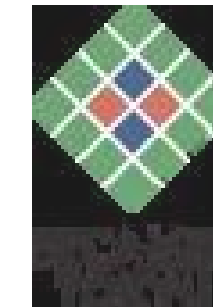
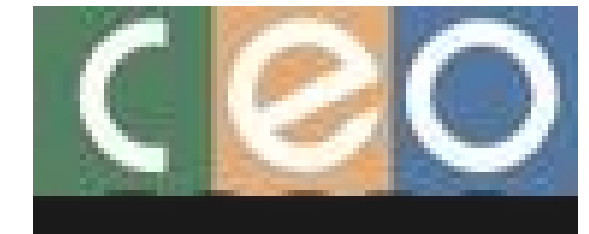
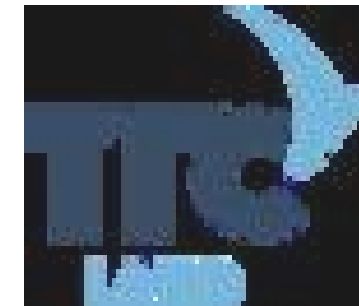


OPERATORS & PARTNERSHIPS

INTERNATIONAL OPERATORS



PARTNERS





SENIOR LEADERSHIP · DESIGN DIRECTION
HOSPITALITY & LARGE-SCALE DEVELOPMENTS

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