

Omer Gok.

DEISMA • Systems Architecture Director

\$250 M+ delivered across the US, Kazakhstan, Russia & Turkey

Denver, Colorado

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deisma.ai



Twenty-five years of building, on four markets.

Multidisciplinary project manager and architect delivering complex, high-value commercial, residential and hospitality projects end-to-end. Proven record running full-lifecycle capital delivery — land, design, procurement, construction, QA/QC and handover — with cross-functional teams across five countries. Skilled at owner representation, value engineering, and translating executive priorities into buildable plans.

In parallel, pursuing an MS in Artificial Intelligence (CU Boulder) and applying AI to project controls, design review and knowledge systems. Author of 15+ published books.

BASED

Denver, CO

PRACTICE

Denver • Istanbul • Astana

LANGUAGES

English • Turkish • Russian • German

EDUCATION

METU Architecture • MSc AI (in progress)

SOFTWARE

Primavera P6 • Procore • Revit • ArchiCAD • Bluebeam • MS Project

CODES

IBC • CBC • ADA • Title 24

A career measured in projects delivered.

25+

YEARS

international capital delivery

\$250M+

DELIVERED

across commercial & residential

500K+

M² BUILT

cumulative built area managed

5

COUNTRIES

US, KZ, RU, TR, UAE-linked

15+

MAJOR PROJECTS

from \$20M to \$65M each

8

MONTHS

record-fast delivery — Haileybury

Selected *Projects.*

A nine-project survey across shopping, hospitality, residential, education and sports.



SaryArka Shopping Mall

Astana, Kazakhstan · Completed

VALUE USD 65 M

AREA 42,000 m²

ARCHITECT RTKL

PM / CM Bureau Veritas

CLIENT Capital Partners

Full-scope leadership across design, construction and contracts for the first full-scale shopping mall in Astana. Proposed basement parking in difficult soil conditions — a design call that was approved and saved an estimated \$6–10 M against the original scheme. Delivered RC structure, full fit-out and handover across all phases.



PROJECT LEADER

02 / 09

JW Marriott Executive Apartments

Atyrau, Kazakhstan · Completed

VALUE	USD 50 M
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AREA	40,000 m ²
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FLOORS	25 storeys
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ARCHITECT	SOM
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CLIENT	Capital Partners
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Turnkey project management from design development to completion of a 21-storey, 200-key serviced-apartment tower on the Ural River — SOM-designed architecture delivered from schematic through commissioning. Oversaw reinforced-concrete structure, façade, interior fit-out and coordination across international vendors.



PROJECT LEADER

03 / 09

Esentai Haileybury School

Almaty, Kazakhstan · Delivered in 8 months

VALUE USD 55 M

AREA 15,000 m²

ARCHITECT HOK

TYPE International British School

CLIENT Capital Partners

Full-lifecycle delivery of a flagship international school on a record fast-track schedule. After terminating the underperforming contractor, I rebuilt the execution system with smaller, accountable teams and delivered complete construction and fit-out in eight months — start to handover.



Abu Dhabi Plaza — Sheraton Hotel

Astana, Kazakhstan · Completed

KEYS 300 rooms — turnkey fit-out

CLIENT ALDAR

PROJ ENG AECOM

SCOPE General Fit-Out Contractor

General fit-out contractor for the 300-key Sheraton inside Central Asia's tallest mixed-use tower. Led interior scope across guestrooms, public areas and back-of-house — coordinating ALDAR as owner, AECOM as project engineer, and multiple international finishes vendors through close-out.



Palace of Martial Arts

Astana, Kazakhstan · Design-Build

AREA	45,000 m ²
TYPE	Sports centre, hotel, spa/gym
DELIVERY	Design & Build — Turnkey
CLIENT	KazMunayGas

Design-build delivery of a 45,000 m² combat-sports arena with integrated hotel and spa. Replaced the original expensive-subcontractor strategy with a package-based procurement system — saving millions and building in-house capability for a long, sustained program of national venues.

Borovoy Golf Club & Presidential Residence

Schuchinsk / Astana, Kazakhstan • Design-Build

SITE	103 hectares
PROGRAM	5-star hotel, club, residence
DELIVERY	Design & Build — Turnkey
CLIENT	KazMunayGas

Directed a 103-hectare lakeside resort: 5-star hotel, clubhouse and Presidential Residence. Led business development, contracts, design coordination and construction across multiple parcels. Built the full execution organisation and secured a \$30 M initial scope within the first year.





Aristan Multi-Family Complex

Astana, Kazakhstan • 2020–2021

UNITS 500 residential

AREA 50,000 m²

STRUCTURE Concrete frame • curtain wall

CLIENT A-STROY

Oversight across full design and construction of a 500-unit, 50,000 m² residential complex. On a routine site walk I noticed a geometric anomaly, manually verified dimensions, and caught a major corridor-layout error before it propagated through the next floors — avoiding significant rework and schedule impact.



Aquacity 2010 Residential Complex

Istanbul, Turkey · Completed

VALUE ~USD 55 M (110 M TL)

UNITS 1,000 residential

AREA 100,000 m²

STRUCTURE Tunnel-formwork concrete

ARCHITECT Mehpare Evrenol

Full-scope management of a high-end, 1,000-unit residential development using tunnel-formwork systems. Drove a reorganisation of the floor production workflow that reached one structural floor per day — closing the superstructure in roughly two months across the towers.



Swiss Hotel

Moscow, Russia · Completed

AREA	55,000 m ²
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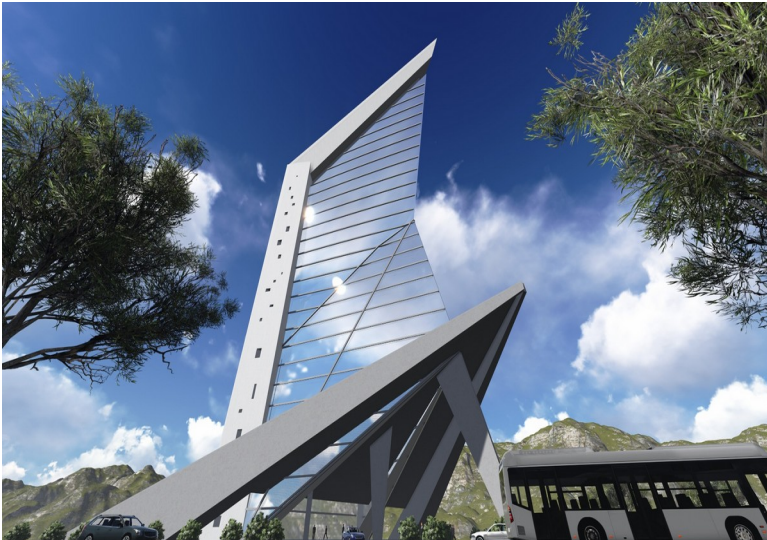
FLOORS	50 storeys
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ARCHITECT	HBB
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CONTRACTOR	ENKA Construction
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Site architect supervising finishing and fit-out works on a 50-storey Moscow landmark. Designed temporary elevator and façade platforms to solve the project's vertical-logistics bottleneck, unlocking the finishing schedule on one of the busiest faces of the tower.

Design studies & earlier leadership.



Office Tower

Concept proposal



Apart-Hotel Tower

Concept proposal



Almaty Weekend House

Built residence

EARLIER LEADERSHIP

JW Marriott Hotel Almaty (50 storeys · tender + sample rooms) · **Astana Ritz-Carlton** (schematic design) · **Marriott Executive Apts. Aktau** (DD completed) · **Atyrau Office Tower** (piles completed) · **US Consulate Istanbul** (heritage renovation, MABA Construction)

Let's build
the next one.

REACH OUT

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ONLINE

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