

Change VS Unchange

Four Trends of Residential Innovation

变与不变

住宅创新的四个方向

香港科讯国际出版有限公司 编



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TIANJIN UNIVERSITY PRESS

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图书在版编目 (CIP) 数据

变与不变: 住宅创新的四个方向 / 香港科讯国际出版有限公司编
-天津: 天津大学出版社, 2010.2
ISBN 978-7-5618-3367-4

I. ①变… II. ①香… III. ①住宅 - 建筑设计 - 案例 IV. ①TU241

中国版本图书馆CIP数据核字 (2010) 第013497号

责任编辑: 油俊伟

出版发行: 天津大学出版社

出 版 人: 杨欢

地 址: 天津市卫津路92号天津大学内 (邮编: 300072)

电 话: 发行部: 022-27403647 邮购部: 022-27402742

网 址: www.tjup.com

印 刷: 利丰雅高印刷 (深圳) 有限公司

经 销: 全国各地新华书店

开 本: 280mm × 280mm

印 张: 25.5

字 数: 452千

版 次: 2010年3月第1版

印 次: 2010年3月第1次

定 价: 280.00元

Change VS Unchange

变与不变

序

当前的楼市尽管交易平淡，但具有典型特点的创新型产品依然受到诸多购房者的关注和追捧。冲着创新产品的附加值买房，已成为促使购房者下单的重要因素之一。创新住宅产品的价值在市场冷静期得以充分体现，也促使开发商穷尽所思研究产品，智能社区、高抗震建筑、科技地产、节能环保、温泉别墅、空中别墅……各种创新产品层出不穷，其独到而新颖的建筑设计成为当前楼市的一大特色。

然而纵观当前的住宅开发，大多徒有“创新”之名，却往往急功近利，走入了浮夸、怪异、盲目模仿的误区，失去了住宅最本质的功用追求，即舒适、实用、经济性原则。“变VS不变”观念的提出，正是基于住宅市场现状而言的。

我们期望，通过“变VS不变”所倡导的住宅创新概念，即在保持住宅“舒适、实用、经济”等本质功用不变的基础上实现的多样化住宅创新变革，启发当下的住宅设计者在五花八门的创新途径前，能够做到冷静回归，能够摒弃肤浅浮华的设计，注重人居感受，使当下的住宅市场呈现出良性的繁荣。标新立异的形式应该是为内容服务的，我们鼓励倡导创新，同时也旗帜鲜明地坚守“万变不离其宗”，这个“宗”，即是住宅“舒适实用”的本质。

出于提出一种观念，引领一种潮流的目的，我们从规划、外观、户型、景观四个角度，以舒适实用为原则，精选了一批待建的创新型住宅案例，希望以此传递出“在保证住宅基本特性不变的基础上，实现功能多元化的创造性变化”的住宅设计理念。我们期望，在未来楼市上崛起的住宅建筑，既能打破常规，同时也能真正做到以人为本，给纷繁芜杂的楼市注入鲜明而振奋人心的一抹亮色。

PREFACE

Though the present real estate market is undergoing the hardship, the innovative products with typical features still receive attention and pursuit from house purchasers. Purchasing the house for its added value has become an important factor for the order of house purchasers. The value of innovative residential products is fully presented in market cooling off period, it also urge developers to develop new products with all efforts, intelligent community, earthquake proof construction, technical property, energy efficient building, hot spring villa, sky villa. Various kinds of innovative products emerge endlessly, their unique architectural design always becomes one of the biggest characteristics in current real estate market.

However, the present residential development only has the name of “innovation” , eager for quick success and instant benefit and has the mistaken ideas of exaggerative, weird and blind imitation, it lost the essential functions of residences, that is, the principle of comfort, practicability and economical efficiency. The proposed concept of “change VS unchange” is based on the existing condition of real estate market.

We hope that through the residential innovation concept of “change VS unchange” that means achieving the diverse changes of residential innovation but with the essential functions of comfort, practicability and economical efficiency, designers can be enlightened to discard the flashy design and emphasize the human settlements feeling, creating a prosperous real estate market. The unique pattern should serve for content. We encourage the innovation, but at the same time, we should stick to the essence of house, that is, the principle of comfort and practicability.

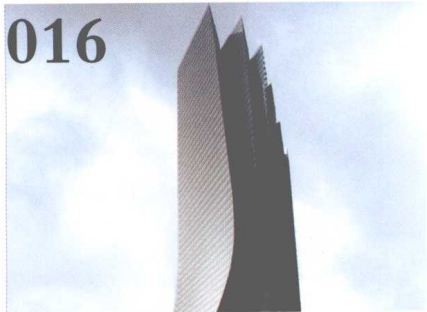
With the purpose of proposing a new idea and leading a fashion and from 4 angles of appearance, house type, landscape and planning, this book selects a series of innovative buildings with the principle of comfort and practicability, hoping to express the residential design idea of “realizing the creative change of functional pluralism on the basis of unchanged basic features of residences” . We hope that the future buildings could not only break free from convention, but also can be truly human-oriented, providing an exciting clear stream to the numerous and complicated real estate market.

外观创新

Appearance Innovation

外观创新离不开对地域文化的提炼,对消费人群个性需求的理解,对市场潮流的深刻体察。目前的建筑外观设计可谓进入了各种设计流派并行的时期,开始以包容开放的心态,吸纳融入其他文化、个性元素,从而创造出不拘一格的城市景观。

Appearance innovation is unable to do without the refinement of local culture, the understanding of consumers' individual requirements and the deep experience and observation of market trend. The present building appearance design has entered into the period that various kinds of design schools are coexistent, and it takes in other cultures and individual elements to create the urban landscape not limited to one type or style with inclusive and open mind.

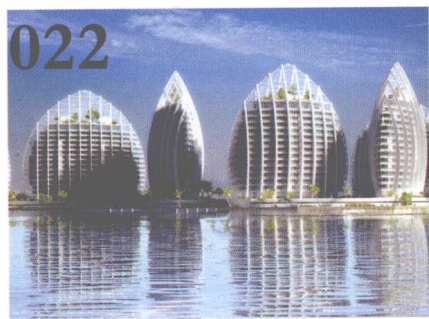


阿布扎比帝国大厦

Abu Dhabi Empire Tower

建筑外立面被划分成9个刀刃状的垂直立面,这些刀刃状立面被绝缘玻璃构造的幕墙覆盖起来,这样可以提供足够的热源,也可以满足阿布扎比当地的隔热要求。

The building form is uniquely divided into a series of linear vertical blades, the blades are externally clad with a curtain wall containing insulated glass units which are thermally sufficient.



吉隆坡布城四区水岸

Kuala Lumpur Putrajaya Precinct 4 Waterfront

整个项目规划的重点在于如何处理建筑与滨水或滨湖地区的关系。

The key of the overall planning is how to deal with the relationship between the buildings and the waterfront or lakefront.



土耳其卡雅巴斯住宅

Turkey Kayabasi Housing Project

本案地处伊斯坦布尔郊外,致力于打造一个非集中式的、集娱乐与其他社会功能为一体的宏伟的城市工程。

This housing project on the periphery of Istanbul, tries to create a non-centralized urban tissue with recreational and social hybridizations on the macro level.



墨西哥Cuajimalpa住宅塔楼

Mexico Tower Cuajimalpa

这是一个三维立体的迷宫式建筑,相连的叠加公寓的螺旋状结构形成的布局使充足的自然光能够照射入起居空间,并且为树木的生长提供了充足的空间。

The design challenges posed by the inclusion of large landscaped areas and trees at each level framed the requirements of a complex three-dimensional puzzle.



横山岛规划及概念设计

Hengshan Island Planning and Conceptual Design

建筑体块的灵活组织、屋顶绿化的巧妙布置、建筑形态的和谐统一成为这一建筑伫立在海滨环境中的重要元素。

The roof gardens and the mildness of the shapes are the right elements for a building located in a maritime environment.



长沙四方坪

Changsha Sifangping Community

本案回归现代主义的理性空间,重新追寻技术美与人情味的和谐统一。

This case tries to create a rational space back to modernism and pays attention to the harmony between beauty of technology and human interest.



成都富丽·碧蔓汀

Chengdu Fuli • Bimanting

结合现代经典建筑色彩和户型,营造出全新时尚的热浪风格,使建筑的形象具有简约贵族气质,并与整体环境有机融合于一体。

Combining the modern classic building colors with house patterns, the design creates a new fashion style of heat wave, making the noble building image and integrating it into the overall environment.



成都麓山国际社区

Chengdu Lushan International Community

本设计中的每一单体,其总的建筑架构都依循“自由、流畅、轻盈、通透”的设计思路。

Every building in this project follows the design principle of “free, fluent, light and transparent”.

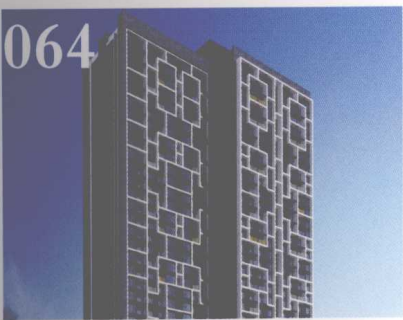


三亚西沙海尚逸品

Sanya Xisha Haishang Yipin

建筑外观设计将“海”作为设计的源泉和依托，建筑采用波浪型的立面形态。

“Sea”，the inspiration and foundation of appearance design, the building adopts wave-like facade.



深圳金地名座

Shenzhen Elite Mansion

本着“最小的局部也在服务于目的”，从而最终实现居住品质提高的设计宗旨，设计者坚持“舒适至上”原则。

“The smallest part also serves the purpose”，the design tenet of this community is to realize the enhancement of living quality, and the designer follows the principle of “comfort first”.



海德拉巴 Space Station 1（二期）

Hyderabad Space Station 1 (Phase II)

建筑中运用的对偶性设计方法使其形象新鲜、醒目，让人印象深刻。

The building's bespoke identifiable language and geometric form provides a lasting iconic impression to both the passer by and user.



合肥某住宅小区

A Residential Community in Hefei

建筑形式追求现代、自然、朴实的风格，摒弃多余的装饰，强调设计感及品质感。

The building pursues the modern, natural and simple style, discarding the redundant decoration and emphasizing the design sense and quality sense.



中星美华村1#、2#、7# 别墅

Zhongxing Meihua Village 1# / 2# / 7# Villa

该独栋现代别墅设计项目中，建筑的奢华气质由简约的形体块面与轻松流畅的空间组合加以表达。

In design of single modern villas, the combination of concise structure and fluent space shows the luxury temperament of the building.



武汉翠影水居

Wuhan Cuiying Shuiju

内外空间划分界限模糊化和景观无边的延伸、融入，是这个设计最突出的地方。

This design is featured by the fuzzy boundary division of outside and inside space and the boundless extending and blending of landscape.



天津湾

Tianjin One

这些分隔不但构成了屋顶花园，并且分隔了巨大体量，使其具有亲切怡人的尺度。

These divisions constitute the roof garden as well as cut off the huge body mass, making it feel soft and kind.



成都爱这城

Chengdu AZ Town

户型的设计以业主的居住利益为主要出发点，体现为短浅的科学进深尺度，使户型空间更趋于方正，不仅易于业主进行个性化家居设计，更可充分发挥室内空间的高使用率优势。

Starting from the living advantage of residents, the design adopts narrow and shallow depth scale, which is good for home design and high utilization of interior space.

户型创新

House Type Innovation

市场供求的巨大变化催生出开发商在户型设计上不可遏止的创新激情。众多楼盘都在户型创新上大做文章，可变空间、百变户型、挑高空间、创意阳台等户型创新手法，使当下的户型创新呈现出如下几种发展趋势。

The huge change on market supply and demand stirs developers' unrestrained innovation passion on house type design. A large number of properties make a big fuss about house type innovation, variable space, variable house type, aerial space and creative balcony present the following development trends of house type innovation.

102



上海保利顾村

Shanghai Poly Gucun

别墅住宅每户都采用有大树、阳光、独立的南北庭院及四面都可以开窗的类独栋的建筑形态。

Each house of villas has big trees, sunshine, individual north and south courtyard and windows in four sides.

108



杭州彩虹豪庭

Hangzhou Rainbow City Luxury

本案的立面设计整体上汲取了“典雅主义”的构图手法，以创造“亲切与文雅”的建筑为理念。

The facade design of this project adopts the composition method of "formalism", trying to create "gracious and elegant" buildings.

112



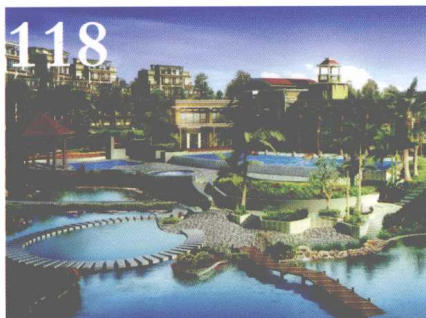
北京万科公园五号（三期）

Beijing Vanke Park No.5 (Phase III)

住宅产品主要分为三居大户型（约230平方米）、一居小户型（约90平方米）、零居小户型（约58平方米）3大类。

There are 3 types of houses in this project, including houses with three bedrooms (about 230 m²), houses with one bedroom (about 90 m²) and houses with a single room.

118



深圳观湖园

Shenzhen Regency Park

本案的建筑类型为双拼、叠加别墅，属大规模的低密度洋房。别墅的建筑面积由80~192平方米不等，其户型灵活多变。

This project is a large-scale residential community with low density, architectural types include semi-detached villa and superimposed villa. The building area of villas ranges from 80 to 192 m² with flexible house types.

122



深圳城市假日（二期）

Shenzhen Holiday City Shenzhen Holiday City (Phase II)

户型设计通过大胆研究生活功能空间的独立与联系，以2+2双套间模式的设计。

By researching the independence and relation of functional areas, the house is designed as the 2+2 double suite.

126



郑州亚星盛世家园南区

Zhengzhou Yaxing Shengshi Garden South Section

在户型创新方面，引入多元化思维，以不变（主体结构不变）应万变（使用模式的变化）。

The concept of pluralism is pulled into the innovative house type design, that is why we say cope with changes by sticking to a fundamental principle.

132



北京皇家温莎特区花园居住区

Beijing Royal Windsor Special Zone Garden Residential House

本小区户型设计的主要特点是在部分住宅中设计了内天井庭院，结合建筑的围合形成具有前院、中庭、后园的多重庭院空间。

The main feature of the design is the inner open yard, which is combined with the circle pattern of the building, forming a multiplex courtyard space constituted by forecourt, patio, back yard.

136



长沙华菱·香树美地

Changsha Hualing • Xiangshu Meidi

本方案在弧形组团部分的每个四房户型都设计了大面积的空中花园，在入户的处理上一改传统的楼电梯直接入户的手法，而采用了花园入户的新理念，使得用户居住更加人性化。

The units with 4 bedrooms have a large-scale sky garden, which changes the traditional entrance layout, making the residence full of humanity.



南海天阙·银牛岭度假别墅酒店

Nanhai Tianque • Yinniuling Resort & Spa

在住宅房型上极力体现经济性、实用性、规范性和功能合理性，通过厅室厨卫的合理配比。

The house type is with economic efficiency, practicability, standardability and function rationality.



大连山水金城

Dalian Shanshui Golden City

住宅户内各个功能空间的组织，突出洁污分区使用。

The organization of functional space emphasizes the partition of clean and dirty zones.



景观创新

Landscape Innovation

住宅景观主要以愉悦心情，营造温馨感为主，它会直接影响到人们对家的感受，影响到消费者的购房心理。注重节能节材、合理用地的经济性原则、生态性原则、地域性原则、历史性原则和美化环境的社会性原则成为景观创新的几大方向。

Residential landscape is mainly to create warm feeling and pleasant mood, it will directly affect people's feelings about home and consumers' house-purchasing psychology. the principles of economical efficiency, ecologicalness, territoriality, historicity that emphasize energy-saving, material-saving and rational land usage and the principle of sociality that pays attention to environmental beautification have become the orientation of landscape innovation.



深圳东部华侨城·天麓六区

Shenzhen OCT East • Tianlu No.6 Area

项目从规划布局到建筑设计，充分发挥临湖而居的特色和优势，融建筑于自然山体之中，最大限度保护原生态植被。

From planning layout to architectural design, this project takes full advantages of natural beauty, protecting the original vegetation as much as possible.



深圳皇庭·港湾国际

Shenzhen Emperor Bay

港湾花园以“怡水而居，倚林而嬉”为园林设计的人文主题，以近景“水景”作为远景“海湾”的特色延伸。

This project takes the “water life, wood life” as the humanity theme of garden design, the “waterscape” is the featured extension of “bay” scenery.



沈阳金地国际花园

Shenyang Gemdale International Garden

功用性是小区园林设计的重点之一，小区的功能划分井井有条，在保持总体风格的基础上追求各自的特色，考虑全面周到，分布人性科学。

Functionalism is one of focuses of garden design. The function division of the community is in perfect order and pursues its feature on the basis of keeping the entire style.



黄山金龙·山湖名舍

Huangshan King Dragon • Shanhu Mingshe

通过合理的布局与精心的空间设计，以中国文化特有的、含蓄的建筑语言诠释居住小区的文化内涵。

Expressing the cultural connotation of community by unique and implicit architectural languages in Chinese culture on the basis of regional layout and delicate space design.



苏州姑苏世家

Suzhou Gusu Aristocratic Family

粉墙映衬青石，立瓦、漏窗、方洞，景点结合自身空间特点，将具有实际特点的区域做出情感，营造出具有情感的景观意境。

White-washed walls, bluestones, black tiles, decorative openwork windows and square holes, all of these create an emotional landscape artistic conception on the basis of regional space features.



钱江水晶城

Qianjiang Crystal City

景观运用现代古典主义设计手法，以古典为主加入一些现代元素。

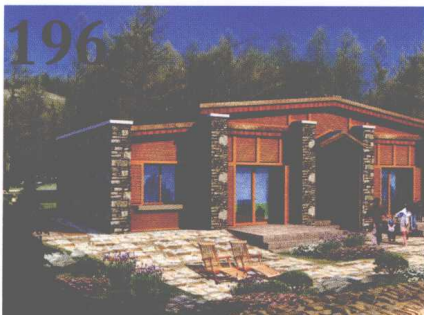
The landscape adopts design methods of modern classicalism, which gives priority to classical elements by adding some modern elements at the same time.

规划创新

Planning Innovation

规划设计的目的是创建健康文明的社区，规划创新首先是规划设计理念的创新，坚持可持续发展、实现规划创新需遵循以下8大原则：选址科学、布局合理、节地节能、交通便捷、结构清楚、组织有序、配套齐全、绿化健康。

The purpose of planning design is to create the healthy and civilized community, and the planning innovation is originally the innovation of design concept. The realization of sustainable development and planning innovation should follow the 8 principles: scientific location, rational layout, land-saving and energy-saving, convenient traffic, clear construction, good organization, complete facilities and healthy greening.



蒙古Sanzai地块规划

Mongolia Sanzai Land Project

基地被分成许多大小不一的地块，根据地块的不同设置不同形状和尺寸的独栋别墅。

The land is divided into several plots of different size. Villas have different shapes and dimensions according to the land shape and size.



海南香水湾1号

Hainan Xiangshui Bay One

规划将建筑设计融入环境作为指导思想，低密度建筑，高绿化植栽，使用本土天然材料海南火山岩，以展现回归自然的气度。

The planning tries to blend the architectural design with the environment, low-density building, high greening ratio, Hainan volcanic rock, all of these present the feeling back to nature.



湖北半岛·印象

Hubei Peninsula • Impression

本案提出“造镇”的概念，以低容积率、低密度大型度假休闲景观社区为主，营造休闲度假的生活气息。

This project proposes the idea of “building town”, that is mainly to say, to build a large landscape community for holiday and leisure with a low plot ratio and density.



丽江束河茶马古道特色民居

LiJiang Shu River Featured Resort Housing

3条水系贯穿整个区域，成为整个设计的关键。

Three water systems go through the entire area, becoming the design key point for the whole project.



黄山太平湖成平度假村

Huangshan Taiping Lake Chengping Vacation Village

本案通过“基地环境+建筑”、“人文环境+建筑”造就既具有传统东方意境、与地域环境相互依存且符合现代人居心理的建筑。

The buildings in this project are full of traditional oriental charming, coping with the territorial environment and modern habitat, which are built on the principle of “natural environment + architecture” and “humanistic environment + architecture”.



深圳浪琴半岛

The Long Island in Shenzhen

项目用地较小，如何在有限且不规则的用地上处理好配套服务的商业与住宅的关系，成为规划设计最大的难点。

How to deal with the relationship between commercial facilities and residences in the limited and irregular land has become the biggest difficulty point in planning design.



深圳华润中心（二期）

Shenzhen City Cross (Phase II)

项目面临最大的挑战是如何完成一个既与一期互为补充，同时又兼具独特个性的设计。

The main challenge of this project is to create a complementary and yet independent design.



天津天嘉湖 • 星耀五洲

Tianjin Tianjia Lake • Xingyao Wuzhou

星耀五洲在尊重原有生态自然存在的同时，将世界版图适当调整后微缩，从而构成了地理意义上的世界5大洲板块。

This project respects the original ecological nature, creating the community with five continents, which is just like a small world.



西安阳光金城

Xi'an Sunshine Golden City

规划以“城市魔方”为理念，建筑单体从别墅到百米高层应有尽有，犹如魔方般各个功能互相穿插交互。

It takes the idea of “magic cube of city”, the buildings include various kinds of types, such as villas, high-rise buildings and so on.



贵阳中天世纪新城

Guiyang Zhongtian New Century City

优美的环境、较低的容积率、开阔通透的视野与花园平台、自然生态景观，界定了该组团独有的居住品质。

The beautiful environment, low plot ratio, open and transparent visual field and platform, natural ecological landscape determine the particular residential quality of this block.



肇庆白云阁

Zhaoqing Baiyunge

白云阁的用地呈“蝶形”，位于半山腰斜坡上，为山地建筑。The land is with “butterfly” pattern, it is the mountain building for it is located in the steep hill.



重庆和记黄埔陡溪片区住宅小区

Chongqing Hutchison Whampoa Douxi Residential Community

本设计方案以生物学中的细胞组成结构来体现一个富有生机和活力的居住小区，居住组团正如一个细胞，住宅如细胞核，具有生命的原动力。

A lively and active community is built on the basis of cell structure of biology, the residential blocks are the cells while the buildings like the nucleus full of motive power.



新加坡Punggol滨水住宅区

Singapore Punggol Waterfront Residential Area

新加坡Punggol滨水住宅项目是一次对住宅生态与节能的全方面探索，项目最大化利用了自然能源的制造和再生。

This project is a comprehensive exploration for ecology and energy-saving of residences, it makes full use of the production and regeneration of natural resources.



韩国水原I'Park城

Korea Suwon I'Park City

本案包括89栋公寓楼，是面向个性群体的独特设计。这个项目的独特之处在于其丰富的层次与一体化空间，建筑、景观和谐融合在一起，打造出城市中与众不同的识别标志。

I' Park City is designed as a unique place for unique people, including 89 apartment buildings. The project finds its strength in the rich, layered integration of space, where architecture and landscaping work in unison to create a distinctive identity.



成都华润·凤凰城（2期）

Chengdu Huarun • Phoenix City (Phase II)

围合式的建筑布局，在充分利用基地周边城市景观的同时，营造大尺度的小区景观庭院。

The circle typed architectural layout does not only make full use of the surrounding urban landscape, but also create large-scale landscape courtyards for community.



朝阳凤凰新城

Chaoyang Phoenix New City

规划方案设计从城市的历史中获取灵感，总体平面如同一只凤凰神鸟降落在大凌河畔，寓意着凤凰新城的勃勃生机和辉煌未来。

The planning obtains inspiration from city history, the project just like a phoenix landing on the bank of Daling River, symbolizing the vitality and bright future of Phoenix New City.



阿布扎比水宅

Abu Dhabi Al Reem Island Residential Towers

此项目的优势之一是场地地形富于起伏变化，与地中海和南加州的山村小镇很相似，设计过程中尽可能保持原有风貌。

The site is with a very interesting and undulating topography that closely resembles the hilly villages and towns of the Mediterranean and Southern California. The design attempted to be as true as possible to the original style.



北京西堤红山

Beijing Xidi Hongshan

本项目绝大多数销售户型为套型面积为90平方米以下的小户型，全部为精装交房。

The areas of most house are under 90 m², and all houses sell with delicate decoration.



无锡江南荣公馆

Wuxi Jiangnan Rong Residence

户型设计抛弃传统设计概念，以板式楼为设计主体。全区设计有多种房型的组合方式。

The house type design deserts the traditional design concept, taking the plate-type building as the design subject. There are many kinds of house types in this community.



长沙青竹湖南区住宅

Changsha Qingzhu Lake Southern Residential Area

规划和景观的设计意图是充分利用现场地形，从而强调南加州风格的主题。

The design intention of planning and landscape is to emphasize the theme of southern California style by the full use of site terrain.



北京非中心（二期）

Beijing Future Business Center (Phase II)

本案作为对整个城市区域发展的重要补充，充分考虑大环境因素，挖掘用地潜力，提升城市和建筑品质。

As an important supplement of urban regional development, this project takes full account of the broad environment and excavates the land potential to promote the urban and architecture quality.



临汾金碧华府

Linfen Jinbi Huafu

景观规划特别注重住户的“均好性”，即强调绿化景观的实用性。

The landscape planning pays more attention to “best utilization” of each unit, that is, emphasizes the utility of greening landscape.

建筑没有终极，只有不断的变革。

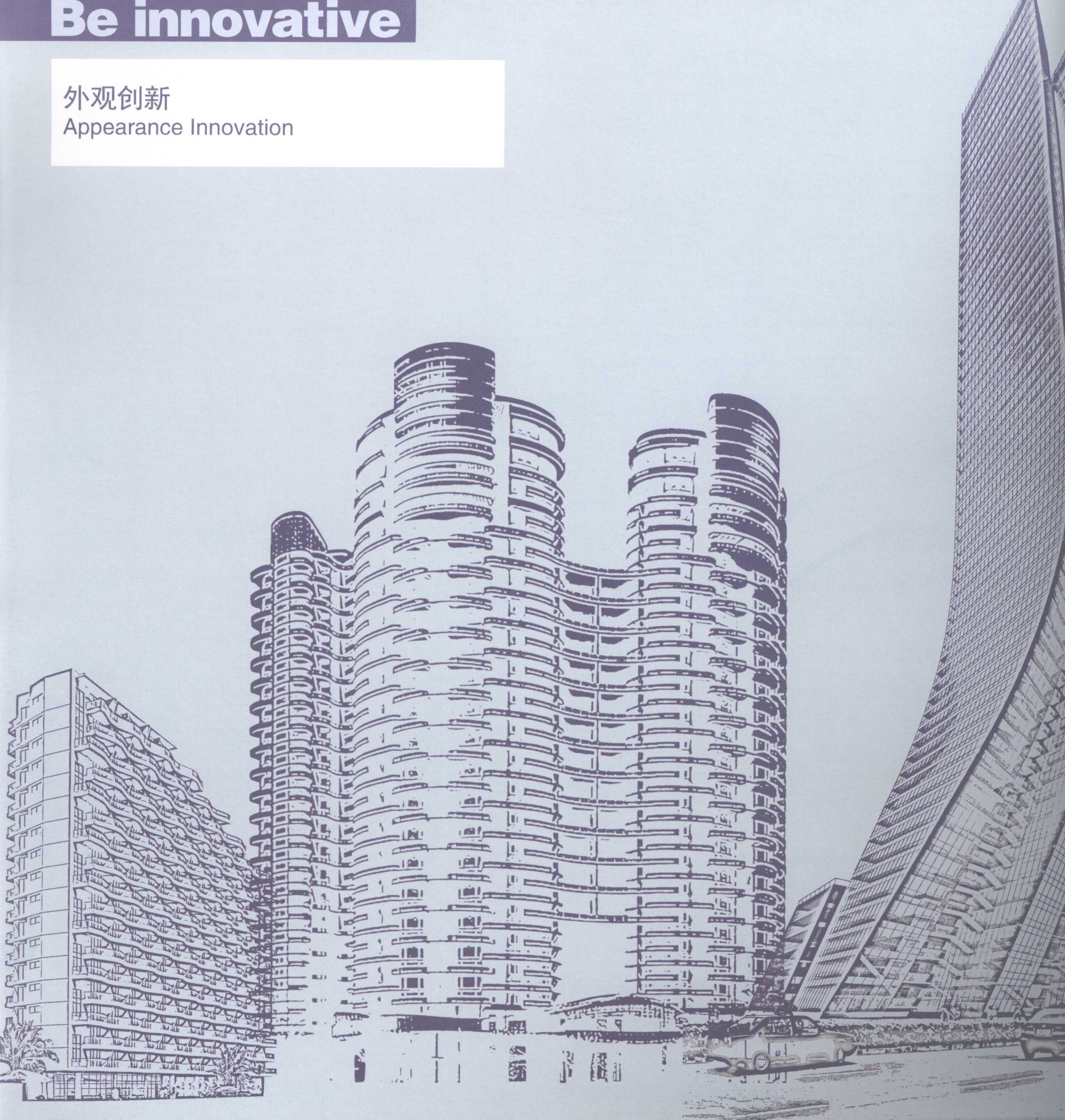
——瓦尔特·格罗皮乌斯

There is no finality in architecture, only continuous change.

——Walter Gropius

Be innovative

外观创新
Appearance Innovation



尽管外观创新对住宅的使用功能影响不大,但却是开发商吸引购房者眼球、实现心理价值的外在体现。外观新颖独特的住宅建筑,常常容易让人对其内部的居住结构产生无数想象,对追求新潮的新人类而言,永远具有不可抵挡的魅力,因而,这些奇特的住宅建筑为房地产业提供了一种思维:创造出奇妙的住宅,让它不仅为城市增色,更重要的是吸纳更多消费者。

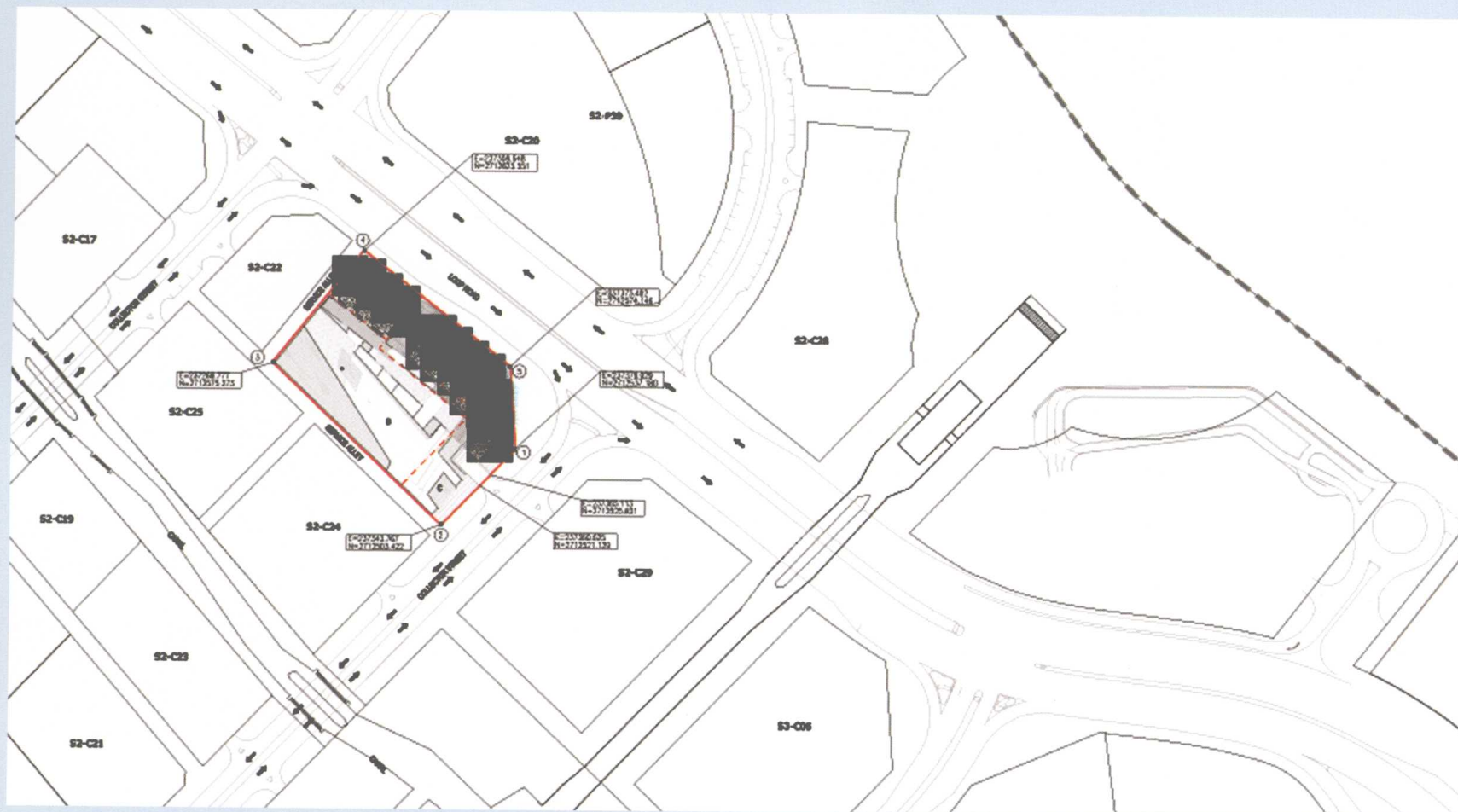
外观创新离不开对地域文化的提炼,对消费人群个性需求的理解,对市场潮流的深刻体察。目前的建筑外观设计可谓进入了各种设计流派并行的时期,开始以包容开放的心态,吸引融入其他文化、个性元素,从而创造出不拘一格的城市景观。

Although the effect of appearance innovation on residential functions is little, it is the external expression of developers to attract house purchasers' eyes, and realize the psychological value. The residential buildings with new and unique appearance could inspire people to image

their internal living structures, which is a kind of overwhelming charm for fashionable people, so, such peculiar residential buildings provide a way of thinking to real estate industry: creating wonderful residences that will not only add beauty to city, but also attract more consumers.

Appearance innovation is unable to do without the refinement of local culture, the understanding of consumers' individual requirements and the deep experience and observation of market trend. The present building appearance design has entered into the period that various kinds of design schools are coexistent, and it takes in other cultures and individual elements to create the urban landscape not limited to one type or style with inclusive and open mind.





总平面图
Master Plan

阿布扎比帝国大厦 Abu Dhabi Empire Tower

建筑设计: Aedas Ltd.
占地面积: 7 013 平方米
建筑面积: 138 786 平方米
外墙类型: 高质量反光幕墙
项目地址: 阿联酋阿布扎比

Architectural Design: Aedas Ltd.
Occupied Area: 7,013 m²
Building Area: 138,786 m²
External Cladding Type: High-Quality Reflective Curtain Wall
Location: Al Srouh Abu Dhabi, United Arab Emirates

