

Top VILLAS

顶级别墅

佳图文化 主编



天津大学出版社

TIANJIN UNIVERSITY PRESS

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图书在版编目(CIP)数据

顶级别墅 / 广州佳图文化传播有限公司编. —天津:
天津大学出版社. 2010. 8
ISBN 978-7-5618-3590-6

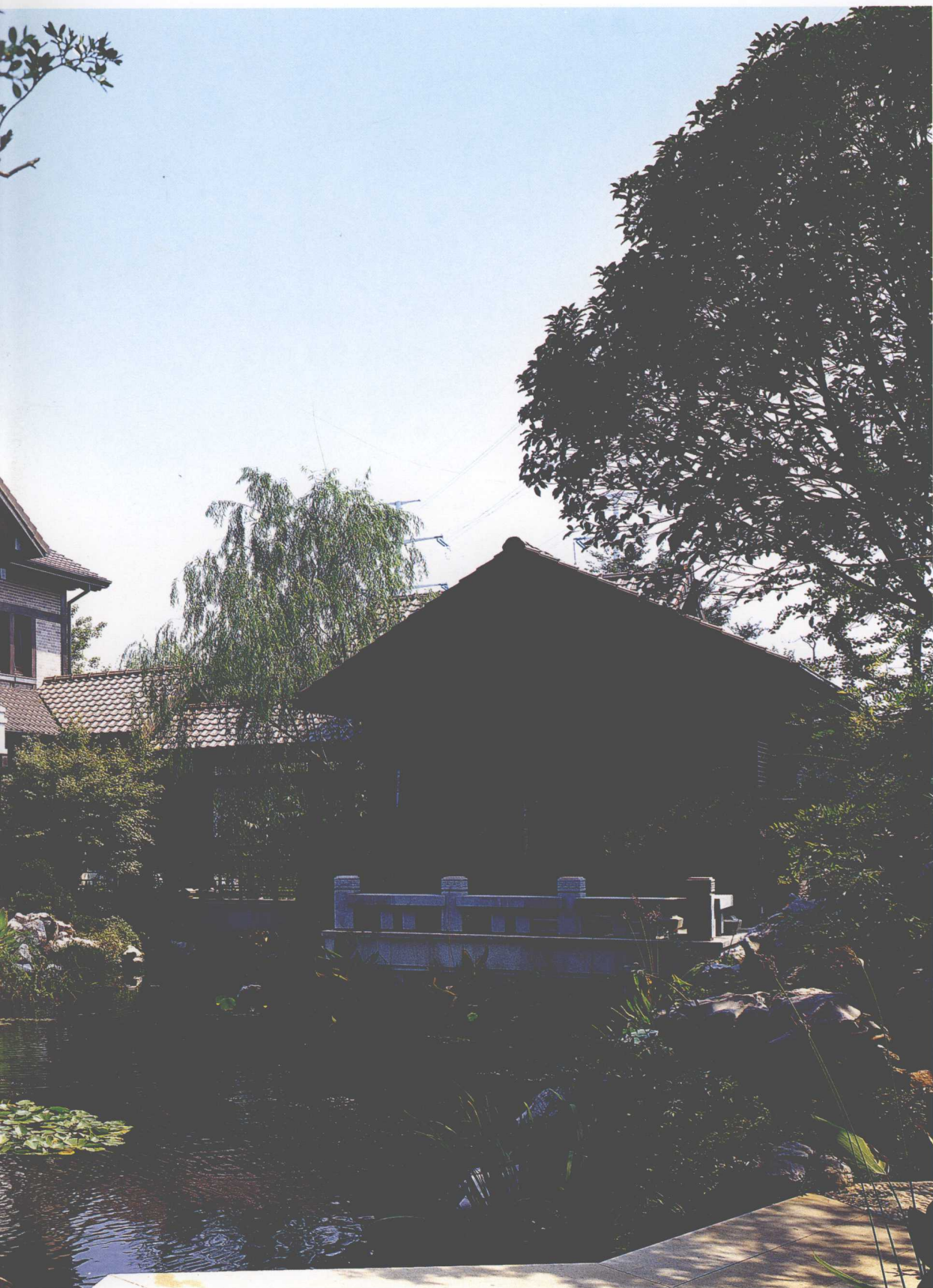
I. ①顶… II. ①广… III. ①别墅—建筑设计—世界—图集 IV. ①TU241.1-64

中国版本图书馆CIP数据核字(2010)第131239号

策 划 佳图文化
主 编 王志 龙志伟
组稿编辑 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 上海瑞时印刷有限公司
经 销 全国各地新华书店
开 本 280mm×280mm
印 张 29.5
字 数 350千
版 次 2010年8月第1版
印 次 2010年8月第1次
定 价 338.00元





Preface

前言

“Top Villas” collects more than 40 of the most luxurious villas both at home and abroad which analyzes the design idea and operating process from the whole layout, architecture, space, courtyard design, planting and so on. Full and accurate content, exquisite pictures will make readers fond of it. All the selected villas can lead an new trend of villa design and also it will be sure to create new design hotspots and bring strong influence to high-class property design field. This book is high-class, generous and professional which is mainly towards designers and developers who occupied the forefront of fashion trends. At the same time, this book will be very popular among villa owners.

《顶级别墅》搜集40多个国内外最豪华的别墅案例从而精编成书，从总图规划、建筑、空间、庭院设计、植栽等全面解析别墅的设计理念和实施过程。翔实、精彩的内容，精美的图片定能使读者爱不释手。本书所选案例均能引领别墅设计新潮流，必将激发出新的设计热点，对高端地产设计行业产生较强的影响。本书定位高端、大气、专业，面向占据时尚潮流最前沿的设计师和开发商，同时也必将深受别墅业主朋友的喜爱。



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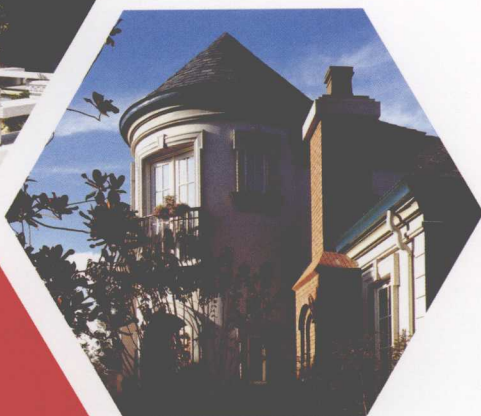
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villa

独栋别墅



Century Seaview YangChou Peninsula, Shenzhen

The whole peninsula with 270° seascape projects into the sea, surrounded by sea in south, west, north and mountains in east. With beautiful landscape and peaceful environment, the project is built on rolling hills with 30 m height difference which aims to be a high-grade residential area. This project composes of low-rises, multi-rises, single-family villas, semi-detached villas, superposition villas, a high-class clubhouse with 600m², and other facilities.

Full Use of the Harbour Resources

As the unique seascape is the most precious resource of this project, the whole layout fully considers the original height difference to build the villas in three rows with different heights. On the east of the project, there is the multi-storey residential buildings, which stand on the higher land to have a good seaview.



Project Address: Yangchou Bay, Nanlao Town, Longgang District, Shenzhen.

Developer: Shiji Haijing Real Estate Development(Shenzhen) Co., Ltd.

Planning and Design: Chen-Shimin Architect Firm

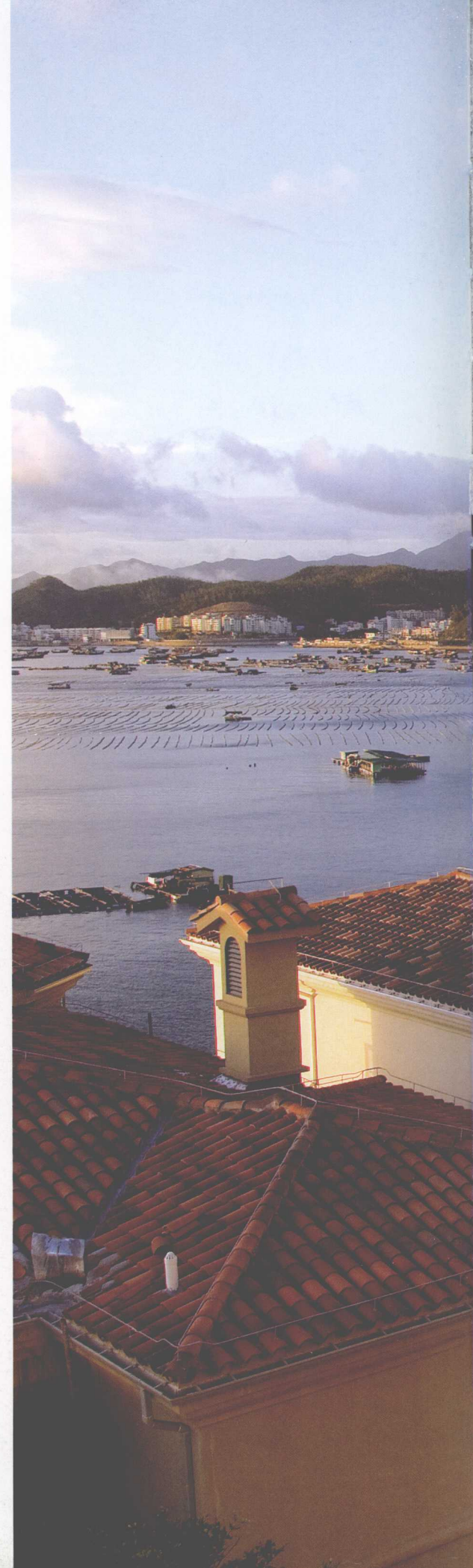
Architecture Design: Chen-Shimin Architect Firm

Occupancy Area: 53,307m²

Floor Area: 46,770m²

Plot Ratio: 0.64

Greening Ratio: 33%







Reducing the Earth Excavation by Taking Advantage of the Topographical Height Difference

The designer takes advantage of the undulate topography and the existing wall to set up viewing platforms with different heights. Meanwhile, intervals between buildings are shortened to reduce the earth excavation to make full use of the earth resource and natural resource in order to improve the development benefit.

Shaping a Changing Building Space and Striking a Balance Between Buildings and the Environment

Averagely arranging the low-rise residential buildings so as to ensure that each family will have a front and back courtyard, motor road and entrance only belonging to themselves which improve the privacy, quietness and harmony of the high-class villas. There are also arranged public area and greening corridor in front of the high-rise buildings, combining with the low-rise buildings to create various garden platforms which extend the seaside baths. This extends the outdoor landscape and garden space to form a series of space so that the buildings and environment are combined together.

Facade Style

The style of the facade is Neoclassicism. The style brings in some Italian elements such as arcade, vestibule, combining with modern Chinese living style and the local features of Nan'ao seaside to create a noble Mediterranean style. By using the strong contrast of real and virtual, designers enhance the personality of architecture. As for the High-rises, designers use backing-plate, hollowing, linking and other methods to make the facade more changable. Tall portico, circular arches, and several hanging gardens extend the outside greening environment vertically and integrated the internal living space into the natural enviroment.

Single Building Type

Low-rises adopt point-type design to leave visual corridors in the gaps. The first row has two-storey villas(with basement) which are flat and comfortable. All of them face the sea so that can enjoy the seascape directly. The second and third rows are arranged according to the topography which leave more greening and scape space. Multi-rises are three-storey superposition duplexes which reduce the block to the back mountains with a wide outdoor platform for the sea viewing and outdoor activities. There is also hollowed space in lower space used for the hanging gardens and clubs and other facilities.





项目地址：深圳市龙岗区南澳镇洋畴湾
开 发 商：世纪海景实业发展（深圳）有限公司
规划设计：陈世民建筑师事务所有限公司
建筑设计：陈世民建筑师事务所有限公司

占地面积：53 307 m²
总建筑面积：46 770 m²
容 积 率：0.64
绿 化 率：33%

南澳洋畴湾花园

南澳洋畴湾花园项目整个半岛伸入海湾，拥有270度的宽阔海景，南、西、北三面临海，东面靠山，周边环境优美、宁静，用地地势起伏较大，前后高差30m左右，为打造具有全海景高档住宅区创造了良好条件。项目以低层和多层住宅为主，另有一个600m²的高级会所和小区服务配套。小区有独栋别墅、双联住宅和叠加的多层住宅等多种高档住宅类型。

最大化利用海景资源

考虑到无敌海景为本项目最大的资源，在总体规划上充分利用原有地形的自然高差，在近海岸位置叠落布置三排低层别墅建筑，并以前一排建筑不遮挡后一排海景景观为原则。

在用地东侧布置多层住宅，通过较高的地势跃过三排低层住宅，俯瞰浩瀚海景。

利用地形高差，减少土方开挖

利用原有地形的高差和用地内已有的挡墙设置不同高度的观景台地，将高低不同的地形有机结合，同时通过缩小楼距，尽可能降低土方开挖，使土地资源和自然环境充分利用，以提高开发效益。

塑造变幻的建筑空间，使建筑与环境和谐共生

均匀布局低层住宅，每家均有独立前后院落及属于自己的车

