



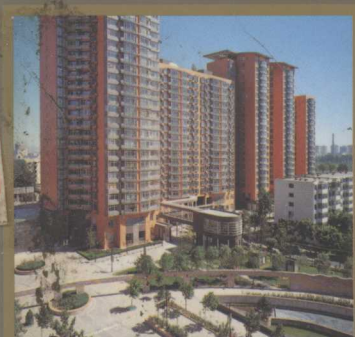
Ocean Paradise · Living Riverside  
 Centurytown · Lifetown · Beijing Image  
 Spring's Vitality · East · Sun

Living Riverside  
 Beijing Image  
 Spring's Vitality  
 East · Sun

# BEIJING PROPERTIES OF INTERNATIONAL STYLES 北京国际风格楼盘①

New Horizon · Garden of Eden  
 Solution to Healthy Life · River & Flower City  
 First City · The Riverside · Tai Po  
 Lar Valley Treasure

Ocean Paradise · Living Riverside  
 Centurytown · Lifetown · Beijing Image



Garden of Eden  
 Solution to Healthy Life · River & Flower City

Centurytown · Lifetown · Beijing Image  
 Spring's Vitality · East · Sun

TU241-64

X GK-2/1

Beijing Properties of  
**International Styles**

**北京国际风格楼盘①**

香港科讯国际出版有限公司 主编



图书在版编目(CIP)数据

北京国际风格楼盘 I / 香港科讯国际出版有限公司  
主编. — 福州: 福建科学技术出版社, 2004. 9  
ISBN 7-5335-2455-1

I. 北… II. 香… III. 建筑设计—北京市—图集  
IV. TU206

中国版本图书馆 CIP 数据核字(2004) 第082168号

书 名	北京国际风格楼盘 I
编 著	香港科讯国际出版有限公司
出版发行	福建科学技术出版社(福州市东水路76号, 邮编350001)
经 销	各地新华书店
印 刷	中华商务联合印刷(广东)有限公司
开 本	635 毫米×965 毫米 1/8
印 张	27
图 文	216 码
版 次	2004 年9 月第 1 版
印 次	2004 年9 月第 1 次印刷
印 数	1—3 600
书 号	ISBN 7-5335-2455-1/TU·98
定 价	198.00 元(含光盘)

书中如有印装质量问题, 可直接向本社调换

TU241-64

XGK-2 / 1

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## 前言

建筑是城市形象和文化的表征。作为中国的政治、文化、经济中心，北京虽然是一个国际化大都市，但是城市规划与建筑设计方面的创新历来比较慎重，三环以内对于层高及建筑风格都必须通过严格的审查。不过，住宅楼盘，尤其是三环外的住宅楼盘给人完全不同的印象，既现代，又传统；既前卫，又保守；既开放，又排外。其楼盘依托的建筑原型可以是欧洲的、澳洲的，也可以是北美的，甚至是亚洲的、国内其他地区的，取材广泛，不拘一格。北京有其浓烈的历史文化积淀，住宅楼盘却有如此富于时代创意的精品，因而更具相当的文化价值、艺术价值和美学价值。

《北京国际风格楼盘》汇集了京城 31 个极具代表性、个性色彩浓郁的项目，欧式的草坪漫坡、传统的小桥流水，使北京住宅大气中蕴涵灵秀；水景住宅充分利用了北京城现有的水资源或取土造湖营造新水景，使北京楼盘在园林设计上产生有别于南方的神韵；一些板、塔楼相结合的建筑形式，融合巴洛克与拜占廷的建筑精华，采用淡黄和浅灰的罗马柱配以拱形窗，加之 17 世纪巴洛克风格的铁艺阳台，既保持了罗马建筑特色，又升华了作为住宅建筑的韵味感……《北京国际风格楼盘》一定会让读者感到住宅不仅仅是居住之地，更是一件件建筑艺术精品。

编者



## Preface

Building is the symbol of a city's image and culture. As China's political, cultural and economic center, Beijing, though it is an international metropolis, always handles with care the innovation of city planning and building design. Story height and style of the buildings inside the Third-ring have to pass strict examination. However, residential premises, especially, those outside the Third-ring, give totally different impressions, modern as well as traditional, novel as well as old-fashioned, and open as well as antiforeign. The prototype of these properties, from varied sources and with diverse patterns, may be of European, Australian or North American style, and may even be derived from Asia or other districts in China. Although Beijing is marked by its centuries-old culture, there are so many residential masterpieces filled with originality of the times. Thus, they, indeed, possess higher value of culture, art and aesthetics.

Beijing Properties of International Styles is a collection of 31 representative projects with distinct characteristics. European sloping lawn and traditional scene that clear water is flowing under small bridge achieve a combination of grandeur and elegance. The waterscape residential communities, making full use of the city's water resources or creating new sights with new-excavated lake, display a unique charm of landscape design different from that of the southern areas. Some board-tower buildings combine the architectural essence of Baroque and Byzantinism: yellowy and grayish Rome pillars setting off arch windows, plus iron-decorated balconies in a Baroque style of 17th century, not only retain the features of Rome building, but also sublime the lasting appeal of an architectural form as residential building. Beijing Properties of International Styles will surely deliver to the readers such image of residential building as an architectural artwork, besides a place of living.

Compiler







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# 锦秋知春 New Horizon

## 楼盘档案

发展商:北京锦秋知春房地产开发有限公司  
物业管理:中海物业  
建筑设计:澳大利亚 COX 集团 COX RICHARDSON  
建筑师和设计师公司  
环境设计:澳大利亚 CONTEXT 景观建筑师事务所  
总图设计:澳大利亚 COX 集团 COX RICHARDSON  
建筑师和设计师公司  
主打户型:二室二厅 三室二厅  
地段位置:北京市海淀区知春路6号

## 技术指标

占地面积:43070 平方米  
建筑面积:240000 平方米  
绿化率:31%

## 售价

平均价:7500 元 / 平方米

## Property data

Developer: Beijing New Horizon Real Estate Development Co., Ltd.  
Property agency: China Overseas Property  
Architectural designer: COX RICHARDSON Architect and Designer Company,  
Australian COX Group  
Environmental designer: Australian CONTEXT Landscape Architect Office  
Master planner: COX RICHARDSON Architect and Designer Company,  
Australian COX Group  
Chief pattern: 2 room-2 hall 3 room-2 hall  
Location: No.6, Zhichun Rd., Haidian District, Beijing

## Technology index

Occupied area: 43,070m<sup>2</sup>  
Building space: 240,000m<sup>2</sup>  
Greenery rate: 31%

## Price

Average: 7,500 Yuan/m<sup>2</sup>







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## 设计说明

锦秋知春位于知春路与学院路的交汇处, 北京大学、清华大学等著名学府林立四周, 在谱写典雅生活格调的同时也提升了社区的整体品质。

健康、理性、成熟的锦秋知春独具澳洲风情的建筑设计、合理的户型布局使居者能体味人与自然、建筑的交融与互动。本项目运用流畅的波浪造型和错落的阶梯退台处理, 营造出南北通透的居住空间, 周全照顾每一户拥有充足的采光与通风。外墙保温节能设计最大限度地增加室内使用空间。楼体金属遮阳百叶的设计, 在尽享阳光的同时兼顾防晒、环保和节能。另外, 锦秋知春还在“L”形高层的公共空间隔层设置精致的空中花园。

- 1 总平面图 Overall plan
- 2 高层立面 High-rise building elevation
- 3 弧线造型 Arc view

## Conception

The New Horizon is situated in the intersection of the Zhichun Road and the College Road, surrounded by such famed institutions of higher learning as Peking University and Tsinghua University, which not only composes the community's elegant life style but also raises its overall rank.

In the New Horizon characterized by health, rationalness and matureness, the architectural design of distinctive Australian flavor and the reasonable apartment layout bring the habitants to appreciate the blending and interacting of human, nature and building. The project employs smooth wave pattern and scattered stairs treatment to build a living space north and south open into each other and supply every household with abundant lighting and ventilation, when at the same time the external wall with heat-preservation and energy-saving designs maximally enlarge the interior space. In the buildings the metal shutter is intended for sunshine protection, environmental protection and energy saving besides enjoying sunshine at will. Furthermore, a delicate air garden is built on the "L"-patterned high-rise public interlayer.

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三室二厅二卫户型平面图



三室二厅二卫户型平面图





三室二厅二卫户型平面图



三室二厅二卫户型平面图







2



3



4

- 1 波浪造型 Wave view
- 2/4 建筑外观细部  
Building exterior details
- 3 水景 Waterscape





1



2



3





- 1 建筑立面 Building elevation  
 2/3 遮阳挡板 Sunshading boards  
 4 园林鸟瞰 Gardens air view



- 1 建筑局部 Building partial view
- 2 儿童游乐设施 Children's playground
- 3/6 中心庭园 Central courtyard
- 4/5 细部结构 Details



2



3



1