

# ORIENTAL

DELUXE BUILDING

## 东方豪宅

香港科讯国际出版有限公司 主编



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# 前言

中国城市豪宅的发展,经历了建筑本土消费——景观环境消费——社区文化消费三个阶段,第一代的最重要特征是追求建筑本土面积的宽大和装修的豪华;第二代的最大特征是自然景观优美,讲究小区的园林环境;第三代豪宅的最大特征,是在追求建筑本土面积宽大、装修豪华及景观优美之外,将消费的重心转向了社区的文化环境,即建筑的艺术品位、社区的公共文化环境以及周围邻居们的素质和名望上。

到目前为止,豪宅已发展到了成熟的第三代,并随之出现了一些新生代的概念型豪宅,其价值已从过去强调“豪华”转向强调豪宅在新时代的附加值,比如生态、健康、休闲、商务、文化、度假、旅游等方面,并获得了良好的市场效应。

长期以来,京沪穗作为中国的地产前沿城市,一直是房地产最活跃的消费市场,其聚集了一批有实力的开发商和有强大消费能力的豪宅消费者。本书收录的作品即为该几大城市的杰作。在这里,豪宅别墅已经从单纯的炫耀商品回归到适合人居的“家”的功能,回归人的真实本我,设计手法也从盲目的西洋化回归到现代本土化。简洁大方的立面和屋面直接构成平淡无奇的建筑主体,更具国际化;采用中国传统的城墙灰,更显文化底蕴;千锤百炼的庭院更解读了豪宅生活的核心。走在这些建筑里面,没有炫目的金碧辉煌,厚重的灰色建筑掩映在郁郁葱葱的绿色中,宁静、沉稳、大气,人的心情也从烦躁中逐步沉静下来。

## PREFACE

The development of deluxe building in Chinese cities goes through three stages: consumption of native building land — consumption of landscape environment — collection of the masterpieces. The most important feature of the first generation modern nativism. Concise elevation of native building land and luxury decoration; the body of building to make it more internationalized; the second generation is beautiful natural scenery array is adopted to reflect more culture; the greatest trait of the third generation is, the heart of luxury living. Walking in native building land, luxury decoration, and beautiful. Massive gray buildings is put on community cultural environment, which feels tranquil, steady and grand, the community's public cultural environment, and the neighbors' competence and repute.

So far, the development of deluxe building has come to the mature third generation, with some new-generation concept luxury houses. The highlight of deluxe building has been changed from the past "luxury" to the additional value in the new generation, such as ecology, health, recreation, business, culture, resort, tourism, and so on, which is well received in the market.

Over a long period of time, Beijing, Shanghai and Guangzhou, as the forelands of Chinese real estate, have been the most active consumption markets all along. There gathers large numbers of powerful developers and consumers. This publication is a collection of the masterpieces of these big cities. From these luxury houses, one can find the return of such function as "home", instead of simple commodity display. Also, the design technique comes back from blind Occidentalism to modern nativism. Concise elevation and roofing directly form the simple main body of building to make it more internationalized; traditional Chinese rampart gray is adopted to reflect more cultural spirit; elaborate courtyard unscrambles the heart of luxury living. Walking in these buildings, one will find no dazzling resplendent. Massive gray buildings are sheltered by verdant green color, which feels tranquil, steady and grand, and resultingly calms people's fretful mood.



# 半山枫林 HILLSIDE MAPLES



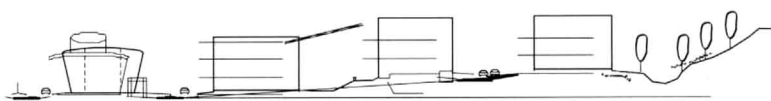
山枫林坐落于北京西北香山地区，空气中负氧离子含量高，空气清新，与千顷山林零距离，坐北朝南的阳坡山脉创造了冬暖夏凉的小环境气候。板式联排别墅依山错落而建，形成了下有前后小院上有屋顶景观花园，玉峰塔、香炉峰，京城美景可尽收眼底。区内饮用水来自1200m深的地下清泉，硬度210度。每户配送的美国雷诺士独立中央冷暖空调机配有新风系统和加湿系统。18m的水瀑布溪流，2000m<sup>2</sup>的天然山林公园，室内泳池、健身房、阳光会所等为业主提供了一个难得的健康环境小区。

Located in the fragrant Hill, northwest of Beijing, the Hillside Maples possesses good fresh air. It is close to the large mountain forest, whose south exposure produces a pleasant local climate, warm in winter and cool in summer. The board-style townhouses are scattered according to the fall of mountains to form front and back courtyards at the bottom and roof sight gardens on the top. Living here, one can enjoy the beautiful scenes of Yufeng Tower, Xianglu Mountain and the capital. In the community, the drinking water is sourced from the 1,200-meter deep underground spring with a hardness degree of 210°. Such nice sights and establishments as 18-meter waterfall, stream, 2,000m<sup>2</sup> natural mountain forest park, swimming bath, fitness center, sunshine clubhouse, and so on, create a rare healthy living space for the proprietors.

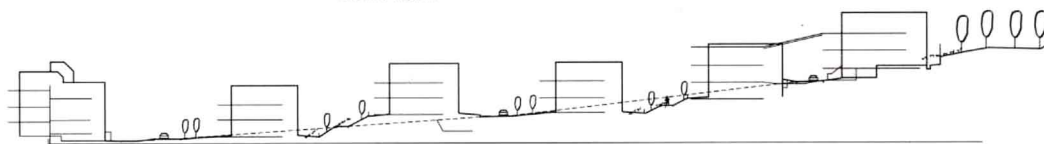
发 展 商 北京雕刻时空房地产公司  
地 点 北京海淀区香山  
占地面积 24 000m<sup>2</sup>  
建筑面积 17 000m<sup>2</sup>  
容 积 率 0.6

Developer: Beijing Diaoke Shikong Real Estate Co., Ltd.  
Location: Xiangshan Rd., Haidian District, Beijing  
Occupied area: 24,000m<sup>2</sup>  
Building area: 17,000m<sup>2</sup>  
Plot ratio: 0.6





A-A 剖面示意图



B-B 剖面示意图

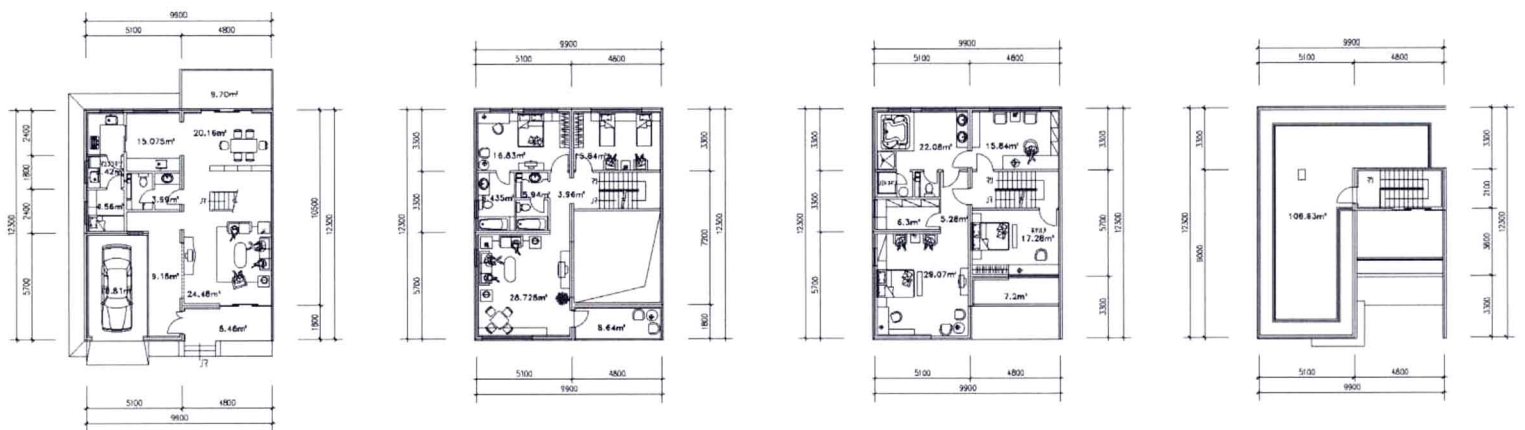
















1



2

1 联排别墅立面  
2 楼梯细部



5号楼A1户型平面图

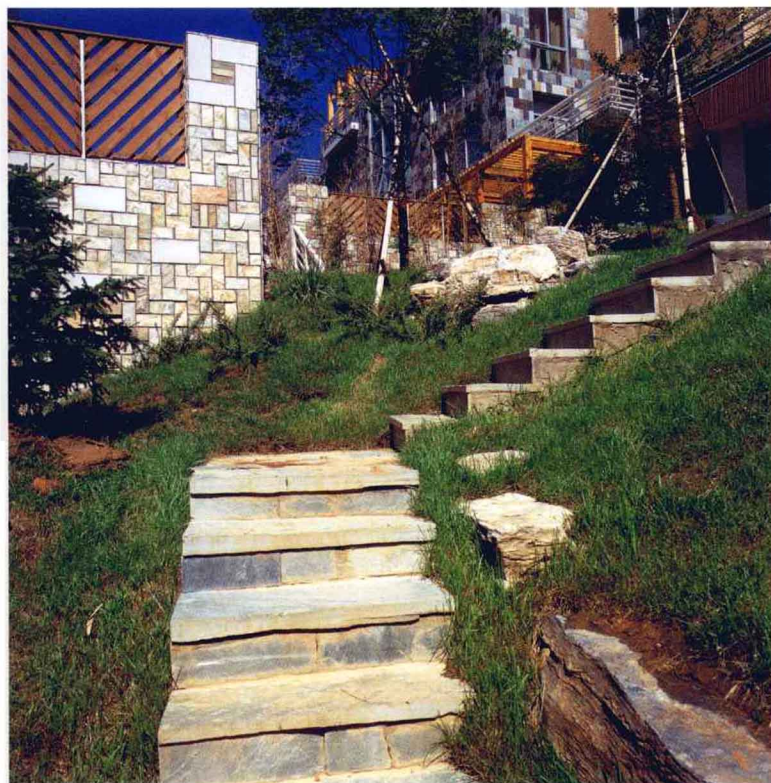








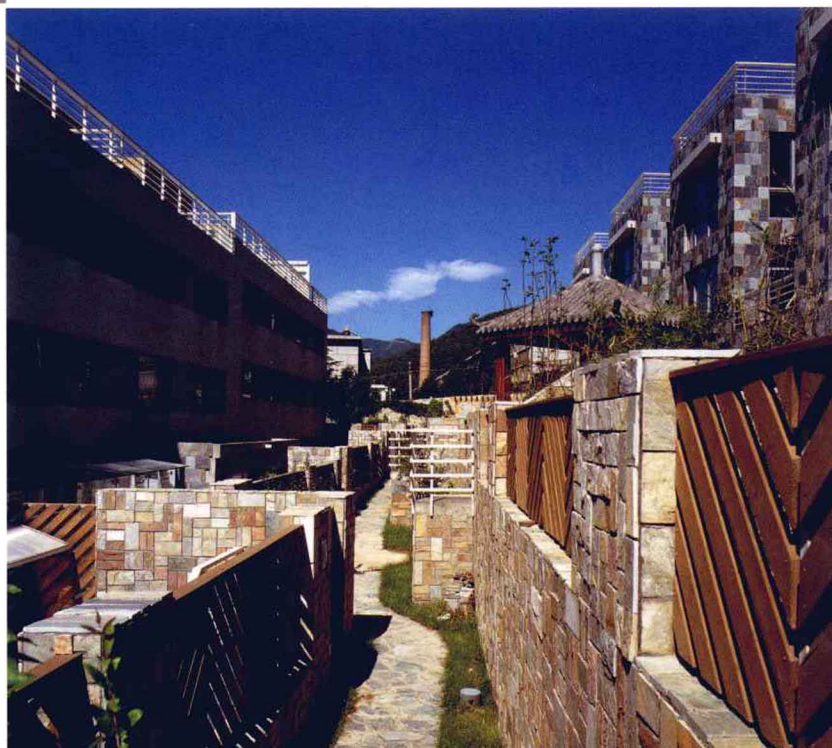
2



3

- 1 足不出户也可眺望风景
- 2 简约、现代的建筑立面
- 3 半山别墅石径斜
- 4 户户前后有庭院

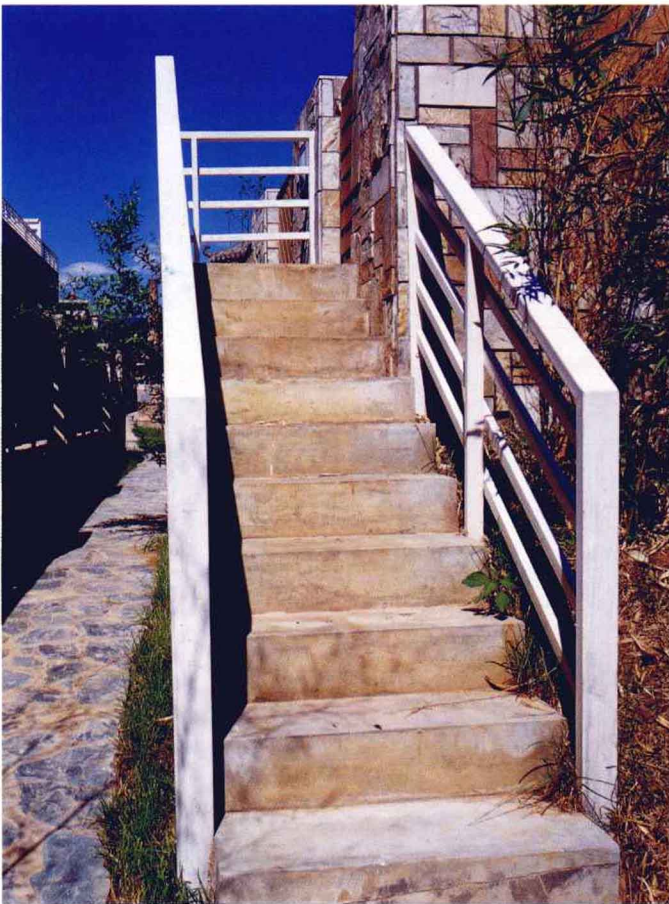
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1



2



3



- 1 葱郁的私人庭院
- 2 质感毕现的楼梯
- 3 别墅掩映于山青水秀之中





