

纬纶建筑设计

House  
住宅

WIN-LAND  
Architects Design  
Intensive House

Architects  
建筑

WIN-LAND  
Architects Design  
Intensive House

Commercial buildings  
商业

纬纶建筑设计

Programming  
规划

WIN-LAND  
Architects Design  
Intensive House

纬纶

WIN-LAND  
Architects Design  
Intensive House

午后文化传播有限公司 汇编  
理工大学出版社

WIN-LAND  
Architects Design  
Intensive House



TU206/385

2008

# WIN-LAND

ARCHITECTS DESIGN  
INTENSIVE HOUSE

纬纶建筑设计

广州午后文化传播有限公司 汇编

大连理工大学出版社



图书在版编目(CIP)数据

纬纶建筑设计/广州午后文化传播有限公司汇编. 一大  
连: 大连理工大学出版社, 2008.2  
ISBN 978-7-5611-3849-6

I. 纬... II. 广... III. 建筑设计—作品集—中国—现代  
IV. TU206

中国版本图书馆CIP数据核字(2007)第186142号

出版发行: 大连理工大学出版社  
(地址: 大连市软件园路80号 邮编: 116023)

印刷: 广州市一丰印刷有限公司

幅面尺寸: 250mm×288mm

印 张: 18

出版时间: 2008年2月第1版

印刷时间: 2008年2月第1次印刷

责任编辑: 刘 蓉 张 泓

责任校对: 刘冠楠

封面设计: Hank Woo

摄影: 司徒颖

ISBN 978-7-5611-3849-6

定 价: 260.00元

电话: 0411-84708842

传真: 0411-84701466

邮购: 0411-84703636

E-mail: dutp@dutp.cn

URL: <http://www.dutp.cn>



我们相信不断的创造力和丰富的设计知识是设计优秀作品的关键

我们擅长在众多矛盾中找到平衡点

我们秉持“创意为先，质量为本”

我们信念是“最合适的规划和平面是优秀建筑之根本”

我们视客户为我们中的一员

我们视客户知识与见解为设计创作要素之一

符合市场需求的设计才是客户利益的最佳承诺

我们是一支努力进取、不断创新

拥有结构及机电力量的强力支持

为您提供经济、可靠的规划、建筑设计全方位服务



# 纬纶设计

## ——专长于住宅设计的新锐建筑设计机构

有人说，今后50年世界上最好的建筑师和设计师都将出自中国。

中国正进入近300年来最强盛的时代。经济高速发展，人民生活水平不断提高，全国大兴土木，这是历史上从未出现过的盛况。作为新时代的建筑师既是幸福的也是幸运的。

这是一个急剧城市化的年代，这是建筑房地产业大发展的年代。同时，这也是设计师一展才华的年代。

建筑师的创造力和商业价值正得到社会的重新评估和认同。

我近年来连续担任“CIHAF中国住交会”“广州金牌户型评选”等盛会的评委，深切地感受到当前房地产市场“同质化”的泛滥程度。当我们在成百上千“成功”（商业运作）的楼盘中寻找精品时，却往往感到：商品太多，作品太少；模板太多，个性太少。

纬纶公司历经10年发展，在住宅设计方面屡有创新。从云景花园、美林海岸到美林湖畔，从佛山奥林匹克花园到南京苏宁，纬纶公司的作品广受市场瞩目。

纬纶公司的设计有以下几个显著特点：

### 植根于房地产开发最前沿，实战能力强

中国房地产看广东，广东房地产看广州。植根于中国房地产最前沿城市广州的纬纶公司，擅长解决住宅设计的各项难题。从别墅到多层，从小高层到高层甚至超高层，纬纶的建筑设计都引起了同行的高度关注。近年兴起的个性化设计（如豪宅、公寓等），纬纶公司更是有深入、独特的研究。

在住宅开发用地日趋紧张，用地成本看涨的当今，发展商对地块的开发强度日益加大。市场给建筑师们提出的命题很多时候是非常苛刻的，有些看起来甚至是难以解决的。

比如：

- 容积率高达6的住宅小区，能做出高品质的户型和良好的环境空间吗？
- 超小户型可以做到功能齐全并保持良好的舒适性吗？具体如：建筑面积为40平方米或40平方米以下可以做两房两厅吗？70多平方米可以设计出三房两厅的户型吗？
- 90平方米的户型可以设计出四房两厅富有别墅感觉的户型吗？



实战说明，纬纶的建筑师们，富有知难而上的探索创新精神，他们对这些难题一一给出了精彩的答案，设计成果独特而成熟，创新性和可实操性很强，屡屡让开发商感到欣喜！

## 擅长大盘和大型居住区的规划设计

从纬纶公司的设计作品中可看出，大型社区设计是他们主要的设计业务。

具备把握大型社区中空间、户型定位、朝向、开发节奏等诸多因素的综合平衡能力；具备对特定区域商品住宅市场发育的预见性，并能将其体现于总体规划设计及单体建筑设计细节当中，是纬纶公司的特长。而这恰恰又是大型社区设计成败的关键。

这种突出能力吸引了不少实力强劲的发展商注目，国内著名房地产公司，如万科、保利、合景泰富、苏宁、美林、佛奥集团等等，乐于与纬纶合作，甚至成为纬纶公司的长期客户。

## 实战综合能力强

对一般建筑师而言，成本意识弱、市场意识弱，是经常被诟病的问题。纬纶公司恰恰在这两项把握得非常到位。公司近年来设计的遍及泛珠三角地区的住宅项目，无一例外都是热销项目。

## 住宅创新能力突出

纬纶公司的客户，往往有三个评价：第一是户型好，产品成熟，结构设计合理经济；第二是建筑形象令人耳目一新，建筑创作突出；第三是实战能力强，答案超过了客户的期望。

纬纶公司的客户一般都会成为“回头客”，基本上也是源于此。

在国内建筑设计“同质化”之风越吹越烈的今天，纬纶公司的建筑设计作品无疑带给了我们重新思考与探索的启示。

一间并不张扬的建筑设计机构，一群充满创作激情的青年建筑师，数目众多的优秀住宅设计作品……这就是我阅读纬纶建筑设计作品后的感受。

我们幸运地生于一个伟大的年代，伟大的年代当有伟大的实践机会。真正优秀的建筑师不应满足于商业化的成功，更重要的是保有自己的理想。

为中国房地产提供最好的住宅设计方案，是纬纶公司的梦想，也应该是国内同行的共同追求。

赵卓文

国内著名房地产市场研究专家、策划专家



## WIN-LAND DESIGN

PROVIDING THE BEST HOUSING DESIGN FOR THE  
REAL ESTATE INDUSTRY

It is said that the best architect and designer will come from China in the future 50 years. China is experiencing a fast growing phase that has never happened in almost 300 years, the living standard is constantly improved, and the mass construction has brought prosperity. It is lucky and fortunate to be an architect in the new age.

The figures talk: The economy will keep increasing at a speed of 6%~10% each year, 10%~15% in Guangdong and Pearl delta. The real estate investment will reach 1938.2 billion (2006), the construction area will reach 19.4 billion m<sup>2</sup>. According to a report, there will be 0.3~0.4 billion people come to cities and the speed of civilization will be growing faster.

This is a fast changing era, in which the real estate industry will be experiencing a fast developing phase, and it is a time when architects show their talents as well. They are facing challenges as many as opportunities. Many domestic architectural forms have been set up and they will be competing with the international rivals. Those who were born in 1940~1950s and those who were born in 1960~1970s will work together with young generation born in 1970~1980s to create more business value and they have already got the recognition of the society.

However, in the fast growing market, many architects have lost their way. Customers were misled by the developers and the architecture product has become "fashion for the fashion's sake". We were disappointed when we tried to find some good products; there are too many commodities with less creation, and too many models with fewer character.

I've been invited to the jury for CIHAF and Guangzhou Golden Flat Panel, and I feel concerned about the situation. In the superficial prosperity, I especially show regards to the historical duty in the architecture design.

How the next generation will evaluate the architecture that we've built today, say, after 20 years, when the market storm calms down. They will question us and evaluate our works, just as we might ask the same questions when we go to Europe, facing the old architecture and city that still stand the same for 100 years.

The economy effects should compromise with the social effect in the future 20 years; the luxury culture and grass-root culture should compromise with middle-class culture; the western culture should compromise with eastern culture; the civilization and metropolis should compromise with

REBOOT



# WIN-LAND

nature and ecology. The real estate will be fallen in great troubles without the 4 compromises. Otherwise, there will be no chance for the solid music-architecture surviving in the city.

Win-Land is a new star rising from architecture design industry. I have known Mr. Fan, the founder of Win-Land for many years. Every time when I see the works of Win-Land, they give me a refreshing feeling. After 10 years hard working, from Yunjing Garden, Mayland Seaside to Mayland Lakeside, from Olympic Garden to Suning projects, Win-Land has become a mature design organization with progressive philosophy and competent people.

## WIN-LAND HAS ITS ADVANTAGES OVER OTHERS

1. Guangzhou is a pioneering city in the development of real estate all over the country, and Win-Land has grown up with Guangzhou's real estate industry. Win-Land has acquired strong skills in dealing with all kinds of difficulties in design, from villa, multi-stories to high-rises. Win-Land has also attracted people's attention by its diversified design for luxury houses and apartments.

2. Win-Land is good at handling with large housing projects. Many famous real estate developers such as Vanke, Poly, KWG, Suning and Mayland are Win-Land's clients.

3. Win-Land is famous for its comprehensive design skill. Win-Land's strong points on cost controlling, market strategy are the key to success.

4. Win-Land has an outstanding ability to innovate housing design. The clients have their remarks: firstly, the housing design styles are both innovative and practical that can meet the customers' needs. Secondly, the architecture design is refreshing and impressive. Thirdly, Win-Land can always outweigh the expectation of the client. Thus most of the clients have established long term cooperation relationships with Win-Land.

A low-key architecture design firm with passionate young architects, numerous outstanding projects and great ideas that are being realized... this is what I found from this book. The outstanding architecture and works have given the industry a chance to re-discover and think again the future of architecture in China.

To create the best housing design idea is the dream of Win-Land, it is also the goal of the whole industry.

Zhao Zhuowen

Manager of Guangzhou TCZY Real Estate Investment ConsulTana Inc  
Real Estate Development Expert



010 YUNJING GARDEN  
云景名都

## MAYLAND 美林基业

020 MAYLAND LAKESIDE  
美林湖畔

040 MAYLAND QINGYUAN NEW CITY  
清远·美林新城

042 MAYLAND SEASIDE  
美林海岸

## FOAO GROUP 佛奥集团

052 FOSHAN FOAO GARDEN  
佛山奥园-住宅区

070 FOSHAN FOAO GARDEN  
佛山奥园-别墅区

074 FOAO PALMS TREE GARDEN  
佛奥棕榈园

078 FOAO SUNSHINE GARDEN  
佛奥阳光海岸

082 FOAO FOSHAN HOTEL  
佛奥佛山酒店

086 NEIKING YI CUI GARDEN  
能兴怡翠馨园

098 VANKE TIANJING GARDEN  
万科天景花园

118 HUADU DIAMOND MANSION  
钻石豪庭

130 SHENGSHI MINGMEN GARDEN  
贵港盛世名门

142 FASHION GARDEN  
时尚名苑

148 FOSHAN LI XUN BUILDING  
佛山力迅上筑

152 POLY SCIENCE CITY  
保利科学城



154 HUIZHOU SHAN SHUI MANSION PHASE II  
惠州山水华府(二期)

158 NANCHANG INTERNATIONAL COLLEGE  
南昌国际学院

160 CHANGSHA STARS CITY  
长沙星月城

164 NANJING SUNING TIANRUN CITY  
南京苏宁天润城——九、十街区

170 NANJING SUNING TIANRUN CITY  
南京苏宁天润城——十二、十四街区

176 SHANGQIU ORIENTAL FAMILIES  
商丘东方世家

178 ZHENJIANG YADONG CITY  
江苏镇江亚东城

182 SHAN SHUI BEAUTY GARDEN B ZONE  
南宁山水美地B区

186 JIANGMEN JUN KAI MANSION  
江门骏凯豪庭

190 BA GUI GREEN CITY  
八桂绿城

KWG 合景泰富

194 KWG GOOGLE  
合景泰富·谷歌

198 KWG LANG YUE MANSION  
合景泰富·朗月君庭

202 KWG THE MICROSOFT INDUSTRY BASE  
合景泰富微软(中国)产业基地

204 YIN FENG BUILDING  
银丰大厦

208 TIAN LUN OFFICE BUILDING  
天伦办公楼

212 NANNING PEACH FLOWER CITY  
南宁桃花园

214 PANYU CENTURY BAR GARDEN  
番禺世纪酒吧街

216 POSTSCRIPT  
后记



# YUNJING GARDEN

## 云景名都

工程地点: 广州京溪路  
用地面积: 36800m<sup>2</sup>  
建筑面积: 135230m<sup>2</sup>  
设计时间: 2000年5月~2004年5月

Location: Jingxi Road, Guangzhou  
Site area: 36800m<sup>2</sup>  
GFA: 135230m<sup>2</sup>  
Design: 2000.5~2004.5





















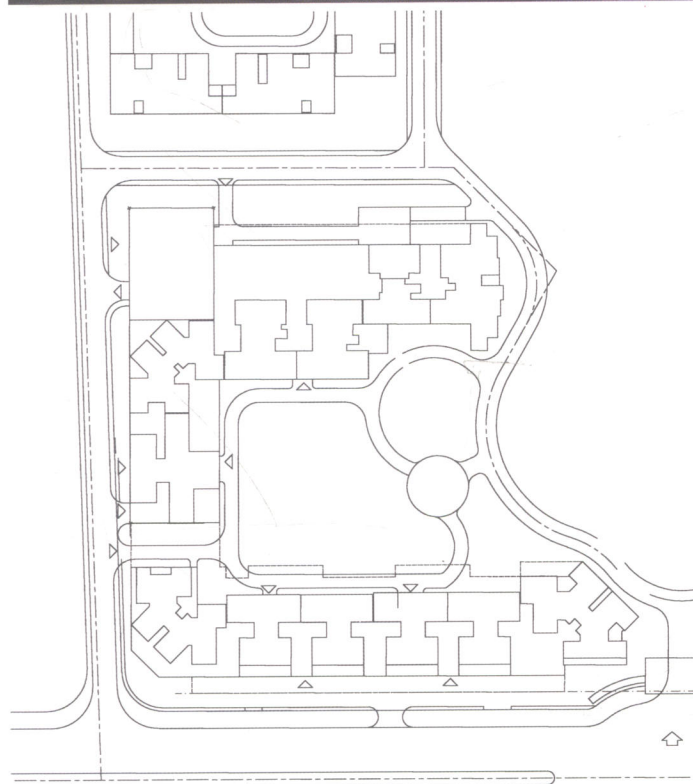
十年磨一剑。云景名都从设计到项目竣工共用了八年的时间。

你是否也厌倦了千篇一律的建筑造型、单调沉闷的颜色、呆滞粗糙的建筑线条？那么换一个地方，到云景名都，这里的建筑将令你耳目一新：远望，清隽秀气、玉树临风；近观，庄重沉稳，既有安全感，又不失亲切感。简洁大气的直线和优美跳跃的曲线相辅相成，充分表达了现代建筑的设计语言。

位于京溪路上的云景名都，是广州极具规模的住宅小区。整个小区围绕中心湖区和中心广场规划，建筑将小区围合起来，安静而不封闭；楼群布局，充分考虑到各楼区住户的视野景观；建筑楼层高低错落，使每户都可望到中心湖区景观。沿街首层设置商铺，方便居民生活，增强小区活力。时间差更能考验建筑师如何解决和前期的规划协调一致，互为补充更要融为一体。

建筑立面简洁整齐，富有变化。白色的楼体，配以鹅黄、橘红等淡雅的线条，再加上弧形的装饰线条，似是轻淡不着装饰之笔，却带出几许浪漫情怀。建筑立面的比例、线条与色彩的搭配，使建筑体量变得轻盈秀气。

景观设计是小区规划中的点睛之笔。整个小区绿化面积达3万平方米，组团绿化与中心绿化相结合，从小区入口到中心湖区，都充满绿色的生机。中心湖区是居民娱乐休闲的场所，这里有水有景，水映楼阁，亦真亦幻，生动的雕塑，蓊郁的草木，安然中有活力，静谧处有动感，令人心旷神怡。



总平面图  
SITE PLAN



