



Shanghai Elite
Properties
Golden Vienna ·
Jinzun Garden



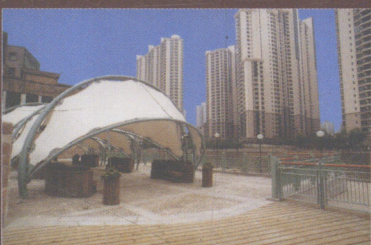
Shanghai Elite
Properties
Infinity ·
Balance

上海精英楼盘 I

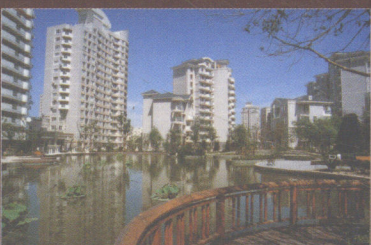
SHANGHAI ELITE PROPERTIES



Shanghai Elite
Properties
21 st Century Seashore
Plaza · Dahua
Qingshuiwan Garden



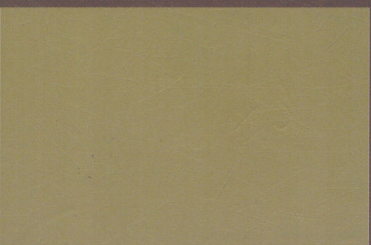
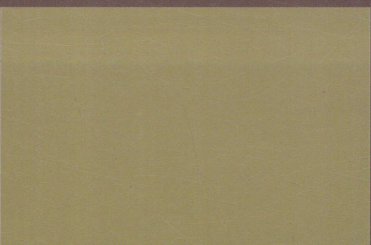
Shanghai Elite
Properties
Brilliant
City



Shanghai Elite
Properties
New Mandarin
City



Shanghai Elite
Properties
Xuhui
Garden



Shanghai Elite
Properties
The Green
Home · Co-Joy

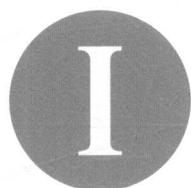


Shanghai Elite
Properties
St. John Mansion ·
Changning City



上海精英楼盘

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Shanghai Elite Properties

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Shanghai Elite Properties

前言

以前曾和同事讨论什么是好的建筑？有的说好的建筑应该紧密结合基地的地形和周围的环境；有的说好的建筑应该大气，能震撼人的心灵；也有的说好的建筑应该给人以时代的感悟……意见各不相同，但有一点是共通的，就是大家都有各自喜欢的风格。

上海是一个精英汇聚的大都会，《上海精英楼盘 I》和《上海精英楼盘 II》荟萃了上海21个精英楼盘，通过本书的图片展示，可以看到各种不同的风格，感受年代、季节、气象、昼夜、运动在建筑与环境中的变化，给人丰富的想像空间，或许从中可以感受何为好的建筑。

现在上海楼盘的建筑外观、使用材料比之前更出色、更耐用，更能震慑人的心灵。通过社区内的景观布置，植被、水景、园林的着力营造，展示着不同季节社区中的不同景致。楼体中大飘窗、露台、270°落地窗的设计，可以让你的视线与外部空间充分接触，让你时刻知晓风、雨、雪、霜、露；你也可以与爱人倚窗而立，感受日出日落的惬意，感受室内外随太阳轨迹而变换的光影效果，享受光影的舞动。社区中的合理规划，步行道、汽车道、休闲径的合理布置，让人行走、运动在建筑与景观之间……

设计师在设计规划楼盘的时候，关注了年代、季节、气象、昼夜和运动在建筑中的不经意的体现，不但强调了“以人为本”，更将上海大都会的精英特色演绎得淋漓尽致，令人目不暇接。

最后，谨向在编辑本丛书过程中，提供资料的房地产商和建筑设计事务所及有关设计人员致谢！

Shanghai Elite Properties

Preface

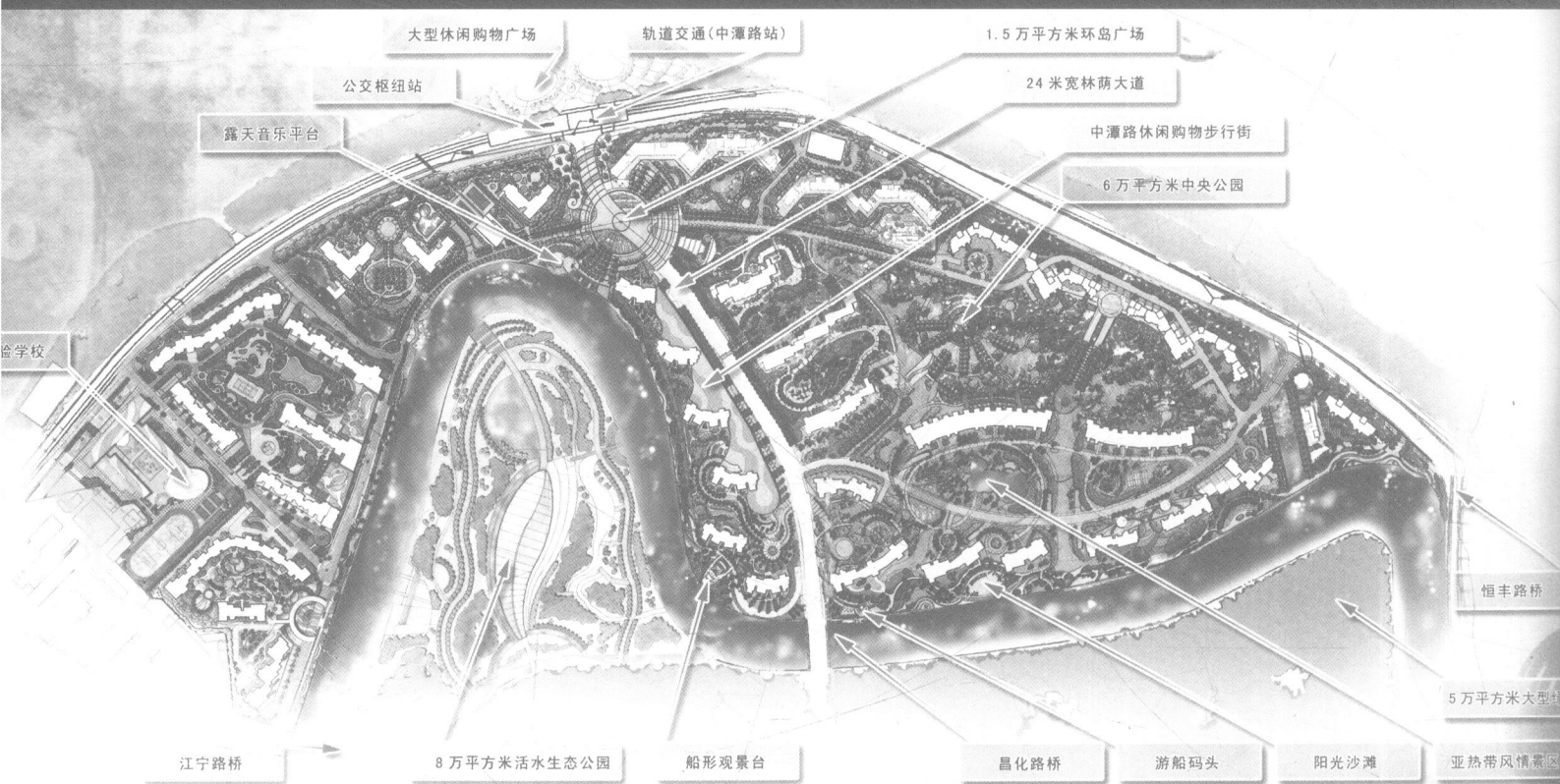
What is good architecture? I once discussed it with my colleagues. Some said it must well combine the topographic feature and the surroundings; some argued it should be imposing enough to bring forth a heartquake; and others insisted that it arouse people's time awareness. Diverse opinions followed different persons, and also revealed one in common, that is, everyone had his respective favorite style.

As Shanghai is a shining metropolis with influxes of elites, the book "Shanghai Elite Properties I" and "Shanghai Elite Properties II" 21 best properties of the city, showing a large quantity of colorful styles through skillful displaying of various pictures. All of these together create a world of imagination, in which one would truly experience the changing of such factors as times, seasons, weather, day and night, as well as movement in the carriers of building and environment, and thus may find the answer to good architectural works.

The exteriors of Shanghai properties are now much better and more durable with greater impressive force. In the community, distinctive sceneries of different seasons are gracefully presented through elaborate collocation of greenery belt, waterscape and landscape. As for the building, such designs as large bay window, terrace and 270° French window give every eye a chance to meet the outside, enjoying the wind, rain, snow, frost and dew. Also, one could stand with his or her lover by the window to appreciate the sunrise and sunset as well as the light and shadow producing by the changing sunshine locus. Moreover, reasonable planning and arrangement of walkway, driveway and relaxation path brings every step into beautiful scenes harmonious with the building.

The designers pay delicate attention during their work to expressing the times, seasons, weather, day and night, as well as movement. They put an emphasis on humanism, while at the same time thoroughly performing Shanghai's characteristic in a colorful way.

Last but not least, our thanks are due to the real estate agencies and architectural design offices, as well as the involved designing staff for their help in compiling this book!



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金色维也纳·金樽花园

Golden Vienna · Jinzun Garden

楼盘档案

发展商：上海金鹏房地产开发有限公司
上海华辰房地产开发有限公司
建设单位：浙江宝业建设集团有限公司
物业管理：上海金晨物业经营管理有限公司
建筑设计：美国韩氏建筑设计事务所
中国船舶设计第九设计研究院
景观设计：DLQ Design Pte., Ltd.
主打户型：别墅 公寓
地段位置：上海市浦东新区锦绣路 333 号

技术指标

占地面积：100 828 平方米
建筑面积：59 003 平方米
绿化率：59.7%

售价

最低价：650 万元/套（别墅）
平均价：9 500 元/平方米（公寓）

Property data

Developer: Shanghai Gold Roc Real Estate Development Co., Ltd.
Shanghai Huachen Land Development Co., Ltd.
Engineering Institution: Zhejiang Baoye Engineering Group Co., Ltd.
Property management: Shanghai Jincheng Property Management Co., Ltd.
Architecture designer: American Hanshi Architectural Design Office
China No.9 Vessel Design Institute
Landscape designer: DLQ Design Pte., Ltd.
Chief pattern: Villa Apartment
Location: No.333 Jinxiu Rd., Pudong New Zone, Shanghai

Technology index

Occupied area: 100,828m²
Building space: 59,003m²
Greenery rate: 59.7%

Price

Minimum: 6 500 000Yuan/suite (Villa)
Average: 9 500Yuan/m²(Apartment)

总平面图 Overall plan





规划图鸟瞰 Plan air view

设计说明

金色维也纳·金樽花园位于浦东世纪公园东侧低密度住宅区，由7层或10层带电梯景观公寓、小高层和独立别墅组成。

小区总体规划遵循“自然与人文相结合”的设计理念，将世纪公园与张家浜小区景观融入其周边的大环境中，幽雅静谧的小区环境与欧式建筑形成维也纳庄园的独特风情。小区总体布局上以绿化、水景的中心轴线将别墅区与公寓区自然分隔，同时使别墅和公寓围绕着中心景观轴线，达到最理想的观景效果：别墅区为公寓区带来美景和宽敞的空间感；在东、北两面的7幢公寓又成为别墅区的“屏障”，使别墅区更显幽静雅致。7幢豪华观景公寓呈“V”字形排列，南低北高，视野开阔。此外，水景不再是僵硬的点缀。交织互动的水系，蜿蜒曲折；喷泉、叠水交相辉映，姿态万千，情趣迥异。

公寓楼外观 Apartment exterior



Conception

Golden Vienna, located in the low-density residential quarter, east of Pudong Century Park, includes 7 or 10 storied sight apartment with elevator, lower-rise building and detached villa.

The general plan follows the design concept of "nature integrating with humanism" when the Century Park and Zhangjiabang merge the housing landscape into the surrounding setting. Here the serene and graceful community environment together with the European buildings produces a distinctive style of the Vienna Manor. As for the overall layout, a central axis of landscape and waterscape is used to separate the villas and apartments as well as to achieve an ideal sight effect: the villa zone brings about enjoyable beauty and spatial sense for the apartment zone, while the 7 apartments in the east and north form a "prospective screen" of the villa zone, making it tranquil and more elegant. These 7 luxurious sight apartments are arranged in a "V" pattern, low in the south and high in the north, which creates a broad field of vision. Furthermore, the waterscape here is no more rigid adornment but meandering water system interlacing and interacting; fountains and layers of water enhance each other's beauty with multifarious features and varied appeal.

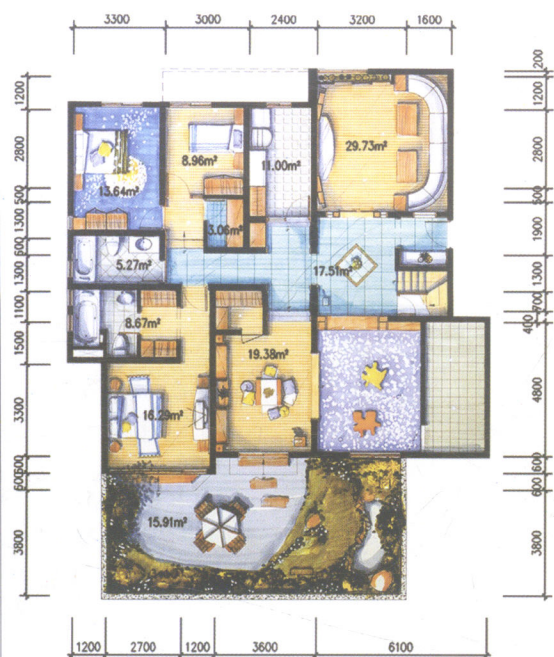






別墅區鳥瞰 Villa air view





A 6 户型平面图 (首层)



A 6 户型平面图 (二层)





別墅外觀 Villa exterior



公寓楼单体外观 Specific apartment exterior