

华凯作品

HUAKAI PRODUCTIONS

# YALONG BAY RESORT

## 亚龙湾度假别墅酒店

华凯投资集团有限公司 编著



中国水利水电出版社  
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## 内 容 提 要

随着休闲度假日益成为一种时尚,旅游房地产成为越来越多的开发企业涉足的领域。

本书从策划理念、建筑规划与设计、景观设计、室内设计和装饰陈设等方面,总结了华凯集团开发亚龙湾度假别墅酒店的实践和经验,以大量高清晰的图片全方位、多角度地展示了项目独特的设计和精致的细节。

本书可为旅游房地产企业开发高端度假产品提供专业参考,向规划、建筑、景观和室内设计师提供有益的借鉴和启发,同时也与热爱休闲度假的人们分享浪漫的度假体验。

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# 序 言 | PREFACE

在亚龙湾度假别墅酒店建成以前，对于大多数中国人来说，度假别墅特别是热带度假别墅仍是一个模糊的概念。

亚龙湾度假别墅酒店像一株满载热情与欢乐的凤凰木，在美丽的亚龙湾骄傲地绽放。它的诞生，创新了度假别墅设计，完善了度假别墅概念。

事实上，在中国唯一的热带岛屿，在三亚这样典型的“候鸟城市”，在享有“天下第一湾”美誉的亚龙湾核心区，建设什么样的度假产品，面向哪类客户，满足客户的何种需求，开发和建设者们曾有过长时间的争论、犹豫和徘徊。在亚龙湾这个寸土寸金、国际品牌度假酒店林立的地方进行开发建设，只能成功，不能失败。

面对机遇与挑战，华凯集团以其国际化的视野、前卫的理念、创新的思维，经过历时两年的深入研究和精心策划，确定了“开发小型别墅，创造岛居环境，营造浪漫情调，构建私密空间，提供管家服务，提升客户价值”的产品定位思想和开发思路，对三亚热带度假别墅进行了独特的诠释和大胆的实践。亚龙湾度假别墅酒店已经成为海南国际旅游岛上一颗璀璨的明珠。

建筑大师赖特说过，我们从不在于山上造建筑，而是建造一座属于那座山的建筑。亚龙湾度假别墅酒店背依翠绿的虹霞岭，面朝温软的亚龙湾，就像一株美丽的小花，极其自然地盛放在绿色的球场中央。从球场远处看小区，看到的只有绽放的鲜花、青葱的树木，建筑在鲜花绿树丛中若隐若现。

古人云，流水之声可以养耳，青禾绿草可以养目，观书绎理可以养心，弹琴学字可以养脑，逍遥杖履可以养足，静坐调息可以养筋。体静心闲，人的感觉会更加敏锐和细腻。在亚龙湾度假别墅酒店，可以感受山的呼吸、水的变幻，聆听草的细语、蛙的幽鸣，观看蝶的飞舞，可揽可赏在天、地、人的互动中主观世界与客观世界和谐统一。

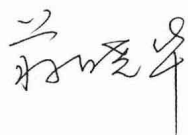
柏拉图说，“诸神怜悯生来就是劳累的人们，因而赋予他们一系列的节日，并由酒神、诗神、太阳神相伴，由此他们的身心获得滋养，他们变得高大、正直”。亚龙湾度假别墅酒店通过曲径通幽的小径、鲜花盛开的庭院、错落有致的绿植、碧波荡漾的泳池……营造出无以复加的浪漫氛围，给休闲创造难以言说的隐逸静界。

事非经过不知难。亚龙湾度假别墅酒店的绚丽光芒凝结着无数人的辛劳和汗水。因此，请允许我向华凯投资集团有限公司参与项目建设的所有员工表示衷心的感谢！

我要特别感谢本项目的合作伙伴中国光大集团有限公司（香港）！

我要衷心感谢所有参与项目建设的小伙伴，他们是道林建筑规划设计咨询有限公司、刘波室内设计有限公司、贝尔高林国际（香港）有限公司、河北建设集团天辰建筑工程有限公司、亚加德建筑设计咨询有限公司、广州华苑园艺有限公司、上海太亿企业股份有限公司和香港中旅维景国际酒店管理有限公司等。

正是他们的辛勤劳动和无私奉献，成就了亚龙湾度假别墅酒店的高贵品质。  
是为序。



2010年12月于北京

（蒋晓华，华凯集团董事长）

# PREFACE

Holiday villa is an unclear idea for most Chinese before Yalong Bay Resort was built.

The birth of Yalong Bay Resort is like a Delonix regia with enthusiasm and joy, which shines proudly in beautiful Yalong Bay. The resort innovates the design of holiday villa and examples the concept of holiday villa in a better way.

As a matter of fact, in Sanya City Hainan Island, the only tropical island in China, the typical "migratory city", and the core of beautiful Yalong Bay which is entitled as "the first bay", developers have debated, considered and hesitated on what kind of holiday products to be provided, which group of consumers to be focused on and what kinds of clients demands to be met for a long time. Considering about the high land price in Yalong Bay and a great number of international well-known holiday hotels there, the development and construction in this place has to be successful with no failure.

Faced with opportunity and challenge, Huakai Group takes a worldwide perspective, advanced idea and innovative way of thinking, and adopts the products direction and development method, which include "develop small villa, create island environment and romantic atmosphere, provide household service and improve consumer value" in specifically exemplifying and building of Sanya tropical holiday villa. Yalong Bay Resort has become a shining pearl in Hainan, the international famous tourism island.

Wright, the great architect, said, "We never build on the hill, but we build a construction that belongs to the hill." Yalong Bay Resort, at the back of which is Hongxia Mountain and in front of which is soft Yalong Bay, is like a beautiful little flower growing naturally in the center of the green golf course. Looking at Yalong Bay Resort from the golf course, we can see flowers in full bloom, green trees and buildings hidden in the red and green. There is an old saying that the sound of water running is good for ears; green trees and grass are good for eyes; reading books and understanding meanings is good for the heart; playing the stringed instrument and learning vocabulary is good for the mind; walking by a crutch is good for feet and sitting quietly and adjusting breath is good for body channels. With a quiet rest and leisurely mood, the feeling of human beings can become more sensitive and fine. In Yalong Bay Resort, people can feel the breath of mountain and the changing of water, can hear the murmuring of grass and the low calling of frogs, can watch the dancing of butterflies, can appreciate the harmonious coexistence between objective world and human interaction.

Plato said, "The gods pity tired human beings, so they offer them a series of programs in company of the god of wine, the god of poem and the god of sun. Therefore, the body and mind of human beings can get the nutrition and humans get strong and just." With narrow and curly alley, yards of full-bloom flowers, various green plants and rippling swimming pool, Yalong Bay Resort creates amazing romantic atmosphere and quiet hermit environment, the beauty of which is beyond words.

The construction of the hotel is surely difficult, which owns to the hardship and sweat of numerous people. Hence, please allow me to express my gratitude to all Huakai Group staffs involved in the development and construction of this project.

Especially, I'd like to express my thanks to our partner, Everbright Limited company of China (Hong Kong)!

I'd like to thank all the partners involved in the project, which are DAHLIN Group Architecture Planning, Inc., Paul Liu Design Consultants (HK) Co., Ltd., Belt Collins International (HK) Limited, Hebei Construction Group Tianchen Engineering Co., Ltd., Arcade Architecture Design & Consultants Co., Ltd., Guangzhou Huayuan Landscaping Co., Ltd., Shanghai Taiyi Enterprise Corp. and CTS HK Metropark Hotels Management Co., Ltd., ect. It is their hard work and contribution that constitutes the high quality of Yalong Bay Resort.

Jiang Xiaohua

December 2010, Beijing

(Jiang Xiaohua, the Chairman of Huakai Group)

# 设计随笔 | THOUGHTS

一个高雅、安静的休闲度假社区，让您远离了都市的繁忙。在这里，热带植物的花园让自然景观和人造世界达到了完美的平衡。整个社区由陆地、水体、建筑、景观和热带植物构成，这些元素共同打造出豪华、安详的社区生活品质。

驻步于入口处，放眼眺望远处的风景，身旁有层层叠叠的水，池塘和石壁小品，步行栈道被丰富的景观环绕着，传递出花园社区的气息。这些元素的烘托使社区的入口体现出强烈的热带风情。穿过大门，行车随着景观大道来到社区的一处焦点——俱乐部会所。

惹人注目的会所被高尔夫球场从北面 and 东面环绕着，南面是花园和泳池，东面和东南面拥有湖光景色。会所诠释了华贵的生活方式，这也是亚龙湾高尔夫社区所要表达的。现代的亭阁式建筑体现出简约和优雅，与周围优美的环境遥相呼应。乘坐高尔夫球车来到会所，水流的声音阵阵传来，仿佛是迎接度假者的来访。紧接着，会所的主入口栩栩如生地映入眼帘。玻璃幕墙和大气的塔楼将度假者带到一个好似无墙的建筑中。将玻璃墙折叠起来就可混淆室内空间和室外空间的区分，把自然环境带入室内。在会所主体的中间是一个高高的塔状建筑，木质的天花板给人一种置身于树影下的感觉。会所的亮点在于其整个休闲长廊都被湖景、室外平台和花园所环绕。中餐、西餐厅和日本菜馆分布在两翼，丰富了就餐选择，提供了从室内到室外的就餐环境，创造出正式及非正式的就餐气氛，满足人们私人待客和举办大型宴会的就餐需求。Spa 馆、运动中心和美容沙龙也置于其中。商店、办公室为访客和居民提供服务。各种设施通过入口塔楼串联起来。站在塔楼上，社区景观、湖景、高尔夫球场、花园、别墅尽收眼底，360°的景观视线延伸至远处的山脉和海岸。

俯瞰着露台和花园，你发现它与建筑本身结合得如此完美，展现出高尚的就餐环境，亭台楼阁保证了就餐享有的私密性和观赏空间，这些特征都源自设计师周全的考虑，充分利用了华美的湖水、高尔夫场景和北面远处山峦的景观。会所北边是精心设计的游泳池，作为花园的一部分，它和多姿多彩的园林景观一块儿被湖水和高尔夫球场环绕着。各个花园被小路和栈道缠绕在一起，让访客和居民们享受到与大自然的亲密接触，或是轻松漫步，感受那份宁静，或是在池边休憩闲聊。设计师精心地将休闲融入优雅的环境，提升了居住享受，也达到了与自然的结合。

社区提供了多样化的生活方式，从豪华的酒店式公寓，到装饰典雅、空间开阔的别墅。整个小区现代的建筑风格当中带着热带的风情，与周围环境协调统一。亭台楼阁的设计给人休养生息的强烈暗示，一旦把可折叠的玻璃墙打开，室内和室外空间、自然景观与人造景观浑然一体，社区建筑创造了一个花园之中的温馨家园。用石材、水泥、木材和玻璃墙构筑的现代时尚建筑与三亚美丽的自然风光交映生辉。玻璃墙像是一道隐形的门，而石墙和水泥墙就好似舞台背后的幕布，为居家和私家花园保证了私密性。无论是公寓还是别墅，都大量运用了具有异国情调的木材、石材、花岗岩和大理石，提升了自然感。

酒店豪华的套房中有高雅的大理石浴缸，一面接一面的玻璃墙，从屋顶坠落到地板的大玻璃门通向宽敞的大阳台，外面层层叠叠的景观把自然带进家中。站在房间里，视线穿过落地门可以看到高尔夫球场、湖区和远处的山景。层叠的植物和建筑一起散布在花园当中，并向水塘和度假泳池处延伸。



会所后面是别墅区。它们迂回曲折地分布在小岛上，四周被水包围着，体现出尊贵。设计师的创造力使建筑在享有浪漫风景的同时，又保持了私密性。别墅之间被通畅的小路连接，一路优美的湖景风光，伴随着高尔夫球场和远处的山峦。

走过愉悦的小路，来到宁静的花园和露台，路边的标示和雅致的环境完美地与别墅结合在一起，提升了这个大花园的景观。放眼望去，这些别墅好像是一系列的亭子被石材和水泥结构烘托着，屋檐和外墙之间一圈的玻璃天窗使屋顶变得好似悬浮在半空中一般。

别墅给人的感觉是华丽。入口处高档且带有异国情调的木质大门映入眼帘，走进其中，雅致而现代的设计让人惊叹于空间的趣味变化。在这里，没有了室内和室外之分，玻璃门可以向花园和泳池完全敞开，也可以把它关上，安全又可靠。花园和泳池交织在建筑物间，蔓延到湖边，伸展到高尔夫球场，推向远处的青山。客厅、餐厅及卧室套房在设计师的笔下变得与众不同，强调着空间的趣味性，木质的结构和石质的地板在室内外空间中穿梭，从起居空间到室外花园，颠覆了传统居住的概念。木质的天花板使人好像居住在大树下一般，带给人庇护和荫凉。开敞的房间让人享受热带的气息和海洋的微风。分开设计的书房安静、舒适、温馨。别墅的华丽通过考究的用材和丰富的细部装饰表现出来，石质的墙和地板，陶瓦的屋顶，花岗岩和大理石的饰面材料，木材的装饰，所有的元素都被设计师巧妙地结合在一起，体现着尊贵，给人愉悦的享受。

亚龙湾别墅社区提供的是永恒的度假感受，它的优美和高雅，它与自然的完美结合，它合理而周到的设计，将会激发出度假者的活力，带来无限的灵感。



(John Thatch, 美国道林建筑设计规划咨询有限公司合伙人，亚龙湾度假别墅酒店的主创设计师)

# THOUGHTS

## Thoughts on the Architectural Creation for the Yalong Bay Resort, Sanya

The resort offers an elegant tranquil retreat away from the busy daily life of its residents and guests. The ambience of its tropical garden setting creates a balance in living with nature and the man-made world. The community embraces this in its interplay of land and water, architecture, and the resort's amenities and tropical climate. These elements are used to create the community's balance and the luxurious and tranquil quality of its lifestyle for its residents and guests.

You enter the community/resort through an entry gate that gives one a glimpse of what is to be found beyond. Here the cascading water, ponds, stone walls, and pedestrian scaled gates are embraced in a luxurious landscape that establishes the character of this garden resort. The elements of entry embrace a timeless character in its tropical setting. Through the gate a long landscaped private drives leads to the focal point of this community, the "Clubhouse".

The dramatic "Clubhouse" is surrounded by the golf course to the north and east, the gardens and pools to the south, and the lake to the east and southeast. The clubhouse establishes the luxurious lifestyle that is the essence of this community. The architecture is of a simple elegance in its collection of contemporary pavilions arranged to embrace the beautiful ambience of the resort. You are welcomed to the clubhouse by a circular drive that is surrounded by the comfortable sound and sights of water leading to the porte cochere and the dramatic entrance to the clubhouse. The glass wall and the bold tower of the entrance draw you into the building where all walls seem to disappear. Glass doors fold away blurring the distinction of interior and exterior space, bringing the natural environment into the clubhouse. Here at the entrance, in the center of it all is the lounge pavilion with its tall wood ceilings that create the sense of being beneath tree limbs while still protected from the elements. The focus of the clubhouse is arranged around the lounge, the lake, outdoor terraces, and gardens. Chinese, American, and Japanese restaurants are located in an adjacent pavilion providing a variety of dining experiences from indoor to outdoor eating, formal to informal, to private dining and to large banquet capabilities. Spa, exercise, and beauty salons are also included in the luxurious amenities of the clubhouse. The clubhouse also features a market, concierge, and management services for the convenience of its guests and residents. Anchoring these elements and amenities of the clubhouse is the entry tower. That tower will provide an observation pavilion providing dramatic 360° vistas of the community, the lakes, the golf courses, and the gardens, suites and villas, of the resort to the ocean and mountains beyond.

Looking down on the resort's terraces and gardens you can see how exquisitely they are integrated with the architecture to create splendid dining areas and terraces and intimate garden alcoves for reflection and private dining. These features have been carefully planned to take full advantage of the magnificent lake and golf setting and mountain views to the north. Adjacent to the north is the resort pool that is part of an elaborate garden setting of lavish ponds and luxurious landscape that is surrounded by the lake and golf course. Intertwined in these gardens is a collection of trails and paths that provide linkages that allow the residents and their guests to enjoy nature whether walking, enjoying a quiet moment, or lounging at the pool. This completes the clubhouse in a composition that carefully weaves all aspects of the resort into an elegant design that promotes a balance with nature for the enjoyment of residents and their guests.

The community offers a variety of lifestyle opportunities, from luxurious hotel suites to spacious and elegantly detailed villas. Their design incorporates the contemporary tropical architecture of the clubhouse and entry. The pavilion design features strong edges that create private retreats in which once inside open up to blur the distinction of indoors and outdoors. They blend the natural world with the manmade world; the architecture creates a home within a garden. The homes are defined by a contemporary elegance that is composed of stone, patterned concrete, wood, and glass walls that echo the lush natural beauty of Sanya. The glass walls are designed as disappearing doors while the stone and concrete walls act as a pleasant backdrop and privacy screen for homes and their gardens. The natural sense is accented by the extensive use of exotic woods, granite, stone, and marbles throughout the suites and villas.

The hotel features luxurious bedroom suites with exquisite marbled baths. Wall to wall and floor to ceiling glass doors open to large decks with cascading landscape that acts to bring nature into the suites. The suites and their glass doors have been designed to create panoramic views of the golf courses, lakes, and mountains beyond. The cascading landscape of the architecture flows down into the luxurious resort setting of gardens, ponds, and pools of the resort.

Past the clubhouse are the villas. The villas are placed in the ultimate setting of a meandering island that wraps itself around water at every turn. This develops magnificent home sites, all on the water, that provide dramatic views while its architecture still provides a sense of privacy. The villas are connected by an inviting walkway with vistas to the lakes, the golf courses, and distant mountain views along the way. Gardens and island gazebos create tranquility with pleasant retreats along the walk. Bordering the walk exquisite landscape has been integrated with the architecture of the villas to enhance this garden environment. From the walkway the villas can be seen as a series of pavilions protected by sculpted concrete and stone walls that allow a glimpse of openness beyond the clerestory windows and the floating roofs above.

The luxurious qualities of the villas greet you immediately with the exotic wood of the front entry doors of the homes. Entering the villas you are overwhelmed by the sense of space and lush landscape of this elegant contemporary design. The distinction between interior and exterior disappear; glass doors open completely to gardens and pools or close to provide security and protection from the elements. Gardens and pools

weave through the architecture extending the villas to the lakes, the golf course, and mountains beyond. Living rooms, dining rooms, and bedroom suites are arranged in distinctive pavilions creating an interplay of space, where the wood or stone floors flow easily from inside to outside, from living space to gardens, changing the definition of living. The peaked wood ceilings of the pavilions bring in the natural character of trees, as if trees have created shelter for the inhabitants of the garden. The openness of the pavilions and gardens allows for the tropical climate and ocean breezes to be enjoyed by the villas residents and guests. Tranquil library alcoves are incorporated to create cozy and warm places away from it all. Exquisite materials richly detailed are used to complete the sumptuous quality of the villas, with stone walls and floors, clay tile roofs, granite and marble surfaces, and exotic woods. The architecture design of the villas brings all the elements together to provide a respite for the residents and guests to enjoy.

Yalong Bay Golf Villas will provide a timeless resort that will luxuriously revitalize one's energy and spirit by its exquisite balance with nature, the essence of its design.



( John Thatch, the principal of Dahlin Group and the main designer of Yalong Bay Resort )



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## 开发策划

## DEVELOPMENT

亚龙湾度假别墅酒店是华凯集团历时五年精心打造的高端别墅项目。

它以创新的开发理念、准确的市场定位、独具特色的规划设计、无以伦比的环境、精湛优良的服务赢得了客户和社会各界的广泛赞誉。

亚龙湾度假别墅酒店是由华凯投资集团有限公司开发建设的五星级度假酒店。位于海南省三亚市亚龙湾旅游度假区亚龙湾高尔夫球场内，用地东侧、南侧为已建成的 18 洞高尔夫球场，西侧为规划之中的 18 洞高尔夫球场。酒店被高尔夫球场环抱，仿佛是与世隔绝的幽山绿谷，世外桃源。

亚龙湾度假别墅酒店占地 10 万 m<sup>2</sup>，总建筑面积 3.2 万 m<sup>2</sup>，由一栋会所、108 栋度假别墅和 110 间酒店客房组成。

从 2005 年底开始进行前期策划及市场定位，2006 年 10 月进行规划设计和前期手续报审，2007 年 7 月开始施工准备，2007 年 11 月 18 日开工建设，2009 年 12 月 20 日竣工验收，2010 年 1 月 17 日酒店正式开始运营。

亚龙湾度假别墅酒店由华凯集团下属三亚亚龙湾高尔夫别墅开发有限责任公司进行投资开发和建设管理，由北京道林建筑规划设计咨询有限公司承担规划及建筑设计，深圳市刘波室内设计有限公司担当室内装修设计，贝尔高林国际（香港）有限公司负责园林景观设计。河北建设集团天辰建筑工程有限公司承担总包施工，亚加德建筑设计咨询有限公司承担装修施工，广州华苑园艺有限公司负责景观施工，上海太亿企业股份有限公司承接家具制作，香港中旅维景国际酒店管理有限公司进行酒店管理。

Yalong Bay Resort is a high-level villa project which takes five years for Huakai Group.

With an innovative idea, precise marketing position, typical design, perfect environment and good service, the hotel has won a good reputation among consumers and all walks of lives.

Yalong Bay Resort is a five-star holiday villa totally invested by Huakai Group. It is located in the golf course of Sanya Yalong Bay. The east and the south of the hotel is 18-hole golf course, the west of the hotel is also planned as a 18-hole golf course. The hotel is surrounded by golf course like a land of lyric beauty.

Yalong Bay Resort covers 100,000m<sup>2</sup> with a total construction area of 32,000m<sup>2</sup>, which consists of one club, 108 holiday villas and 110 hotel rooms.

Prophase scheme and marketing position of the hotel started at the end of 2005; the design and procedure applying began in October 2006; the construction is being prepared in July 2007 and is started on November 18th, 2007; the hotel has been completed on December 20th, 2009 and is formally in business on January 17th, 2010.

Yalong Bay Resort is invested and managed by Sanya Yalong Bay Golf Resort Investment Limited Company, which is the affiliated company of Huakai Group. The hotel is projected and designed by DAHLIN Group Architecture Planning, Inc.; the interiors of the hotel is designed by Paul Liu Design Consultants(HK) Co., Ltd.; the landscape is designed by Belt Collins International (HK) Limited, Hebei Construction Group Tianchen Engineering Co., Ltd. is the general contractor; the decoration construction is undertaken by Arcade Architecture Design & Consultants Co., Ltd. the landscape operation is carried out by Guangzhou Huayuan Landscaping Co., Ltd.; the furniture is made by Shanghai Taiyi Enterprise Corp.; the hotel management is in the charge of CTS HK Metropark Hotels Management Co., Ltd.



1. 亚龙湾高尔夫球场——“中国十大最佳球会”之一

2. 亚龙湾——“中国最美的海岸”(《中国国家地理》评选)

1. Yalong Bay Golf Course——one of the “ten best ball club in China”

2. Yalong Bay——“the most beautiful seacoast in China”. ( by China National Geography )











1	3
2	

1. 爱侣别墅入口景观
2. 亲水别墅景观
3. 位于独立小岛上的皇家别墅

1. Valentine Villa entrance
2. Near-water Villa scenery
3. Royal Villa on the separate island









项目定位 PROJECT POSITION

从规划到建筑风格都不拘泥于传统别墅社区概念，打造全新的热带高尔夫水岸度假岛屿风格。开发小型别墅，创造岛居环境，营造浪漫情调，构建私密空间，以景观环境为核心，最大程度保护环境资源，将休闲度假理念贯穿每一个细节，以现代建筑和精致景观的集合烘托出高贵的度假内涵，营造出国际水准的顶级休闲度假社区。

The scheme and architecture style of the hotel are different from traditional villas' concept, which aims at building a completely new tropical golf holiday island. Develop small villas, create island environment and romantic atmosphere, build privacy space, focus on scenic environment, protect environmental resources as much as possible, put the idea of holiday and leisure in every detail, combine the modern architecture and exquisite landscape to provide elegant holiday meaning, create international top-level leisure holiday community.

1. 水中有岛,岛中有水,户户临水  
1. All the villas are located beside the water

