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concept
concept
design
design

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area chart + parking + market	03	06	facade + 3D

01

characteristics

- luxury medium scale residential building - variations of apartment configurations/sizes to attract range of buyers within a 'luxury bracket'
- provide for small families, couples and singles
- reflect historical nature of its context, while emanating a modern style
- maximisation space/sqm to attract investors

characteristics

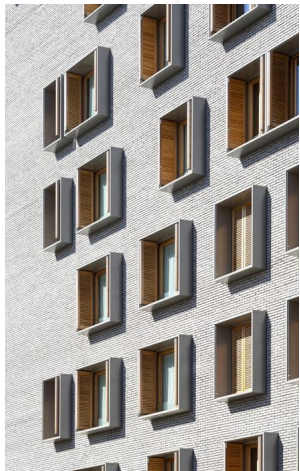
- 'separation' of the two sides of the site to manage the bend in the site profile
- consciousness of climatic conditions and positioning
- asymmetric roof
- monolithic style

02

material

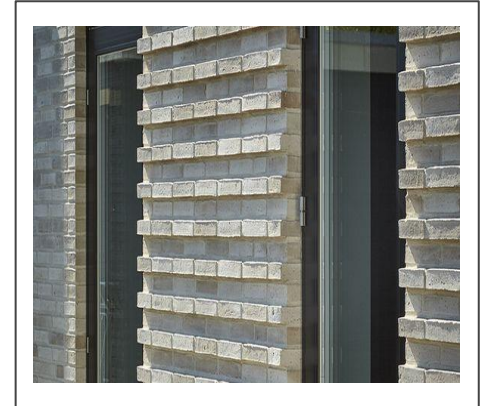
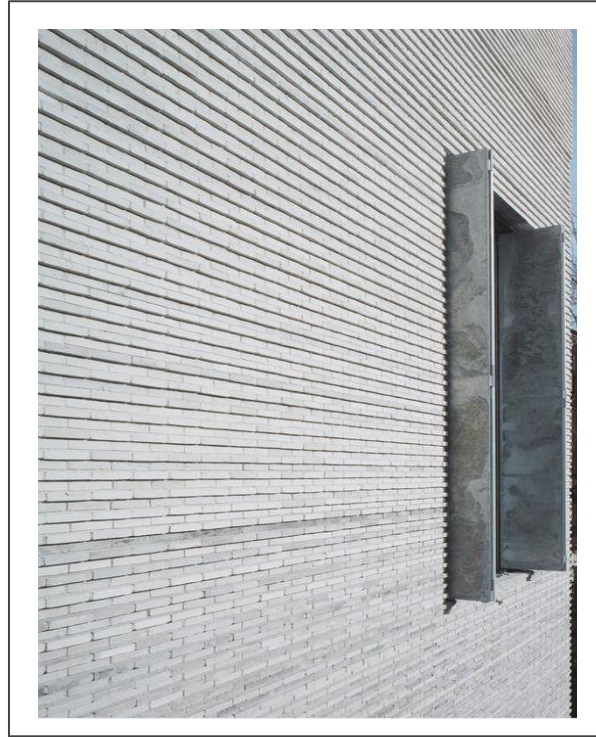
exterior

references



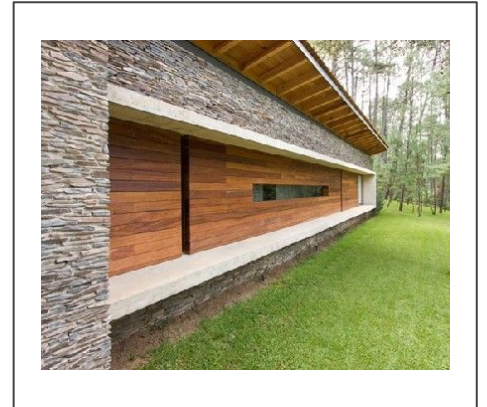
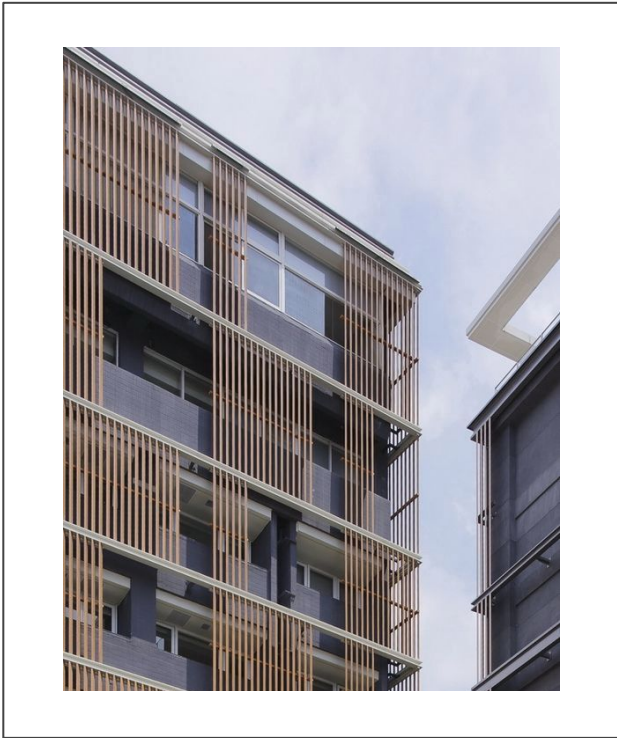
materials

references



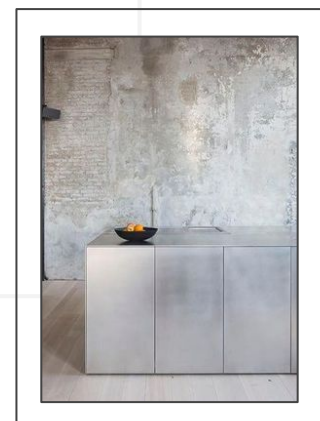
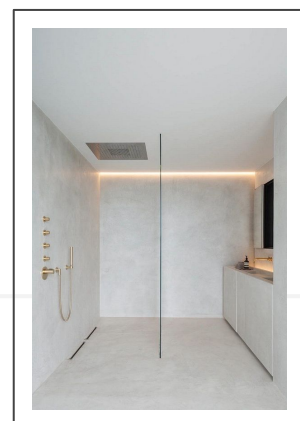
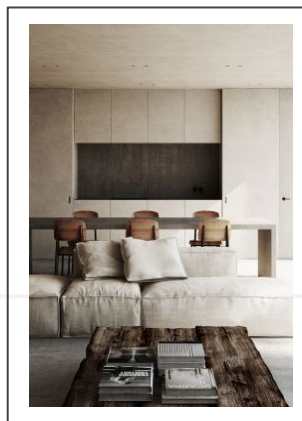
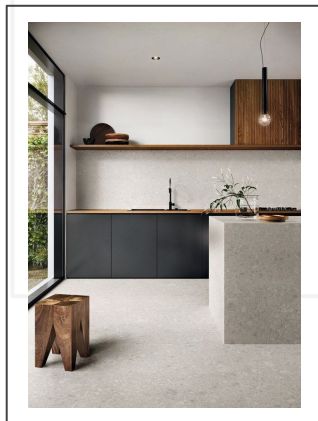
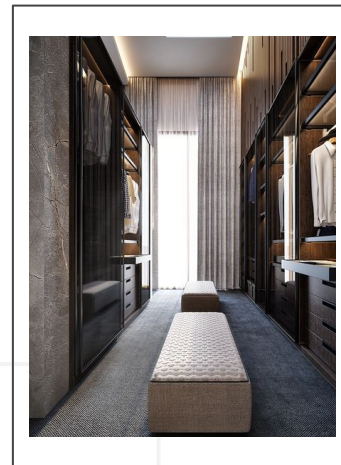
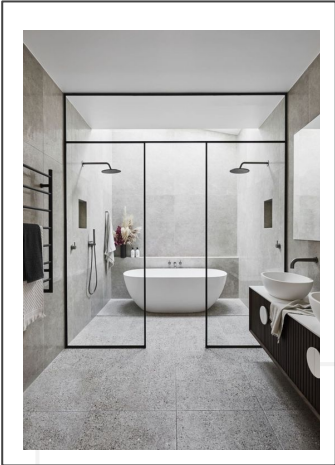
materials

references



interior palette
ideas/contrasts

references



duplex gardens



furniture



03

area chart
+ market +
parking
system





communal & service
spaces

	Communal	Service	Area. spq
Lobby	X		22,7
Gym	X		46,1
Laundry	X		5
Parking	X		281,2 (12 places)
Elevator + Staircase	X		72 (6 in each level)
Car elevator	X		72 (24 in each level)
Landings	X		95 (10,4/19,6/26,6/26,4/11,9)
Bike parking	X		20,3
Service (AC, Ventilation, internet, electrical)		X	9,7
Garbage		X	4,5



apartment sqm
specifications

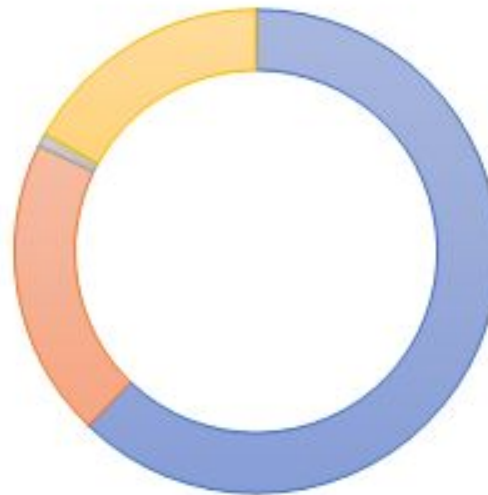
	Apartment 1	Apartment 2	Apartment 3	Apartment 4	Apartment 5	Apartment 6	Apartment 7	Apartment 8
Bedroom 1	15,4	20	10,9	12,2	14,4	18,24	21,7	32,3
Bedroom 2	15,6	19,8	X	12,4	X	X	14,2	26,2
Bedroom 3	X	X	X	X	X	X	X	21,3
Living room	35,1	44	34	32,7	28,1	34,5	58,8	65,2
Bathroom	5,3	6,6	4,3	5,2	8,6	3,55	6,8	5,6
Bathroom 2	4	4,1	X	3,3	X	X	4,5	5,12
Toilet	1,4	1,4	1,5	1,3	X	1,5	1,4	1,8
Hallways + entry	3,6 + 2,5	4,2 + 2,8	6,7	6,5	X	8,4	9,5	22,8
Private garden	50	50	X	X	X	X	X	X
Balcony	14,9	16,8	15,1	16,6	x	12,5	19,2	31,7
Office/Stud y	X	X	X	X	X	X	X	16,4
Total	99,3 + 64,9	118,7 + 66,2	60 + 15,1	76,3 + 16,6	52	68,2 + 12,5	121,2 + 19,2	211,8 + 31,7



Function - Area chart

	Net area msq	Percentage
Rentable (apartments + balconies)	807,5 + 226,2	62.2%
Common	332.8	20%
Services	14.2	0.85%
Parking	281.2	16.95%
Total	1661.9	100%

Function-Area Graphic



■ rentable ■ common ■ services ■ parking



Local market prices

APARTMENT

- Bem Wharf
- Sale
- District 1

Bedrooms	2
Sale	995,000 €
Sqm	130 sqm
price per sqm	7,600 €

APARTMENT

- Logodi street
- Rent
- District I

Bedrooms	3
Rent	1070 €
Sqm	74 sqm + 12 balcony
price per sqm	14.459 €

PENTHOUSE

- Anjou residence
- Sale
- District I

Bedrooms	5
Sale	5.9 mill €
Sqm	600 sqm
price per sqm	9833 €



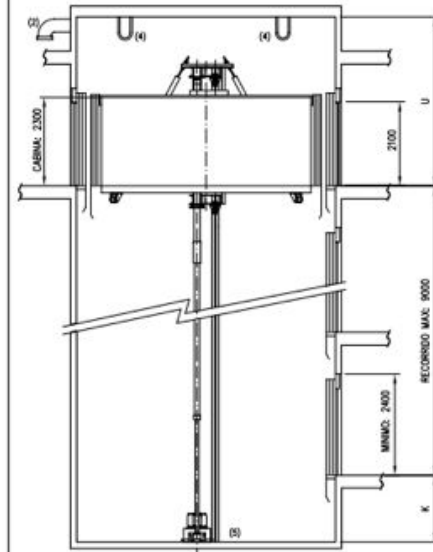
MONTACOCHE HIDRÁULICO 3503 H2AA - 4PO 1:1

car elevator

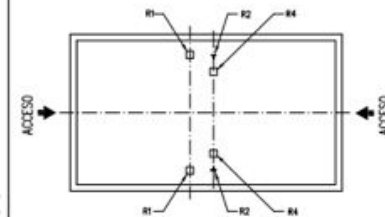


- (1)-VENTILADOR DE LA SALA DE MÁQUINA DIRECTA AL EXTERIOR.
- (2)-VENTILADOR DEL HUECO. VE DE LA SECCIÓN DEL HUECO.
- (3)-SINCHO PARA 500 kg. EN SALA DE MÁQUINAS.
- (4)-SINCHOS DE 2000 kg. EN PARTE SUPERIOR DEL HUECO.
- (5)-FOSO SOBRE TERRENO FIRME. (CONSULTAR EN OTROS CASOS).
- (6)-MARC FABRICADO DE HORMIGÓN ARMADO ANCHO MÍNIMO: 200mm.

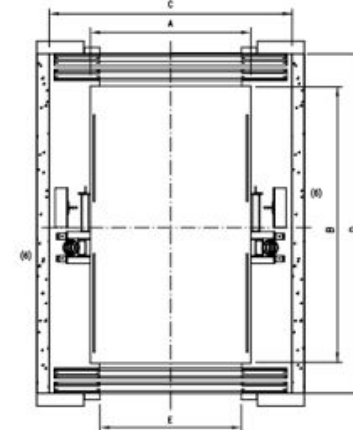
3500 Kg
Suspensión: 1:1
Velocidad: Aprox. 0.3 m/seg.
Puertas Automáticas 4 hojas
Máquina próxima al hueco



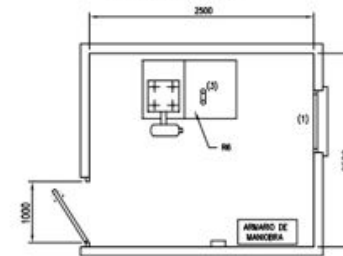
SECCIÓN VERTICAL



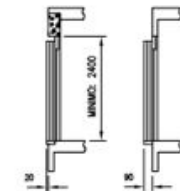
REACCIONES EN EL FOSO



PLANTA GENERAL



SALA DE MÁQUINAS



PUERTAS ENCIMA DEL FORJADO PUERTAS VOLADAS EN EL HUECO

EDICIÓN: NOVIEMBRE-2001
CORREO: MOI-001
REVISIÓN: C
FECHA: 23/12/2005

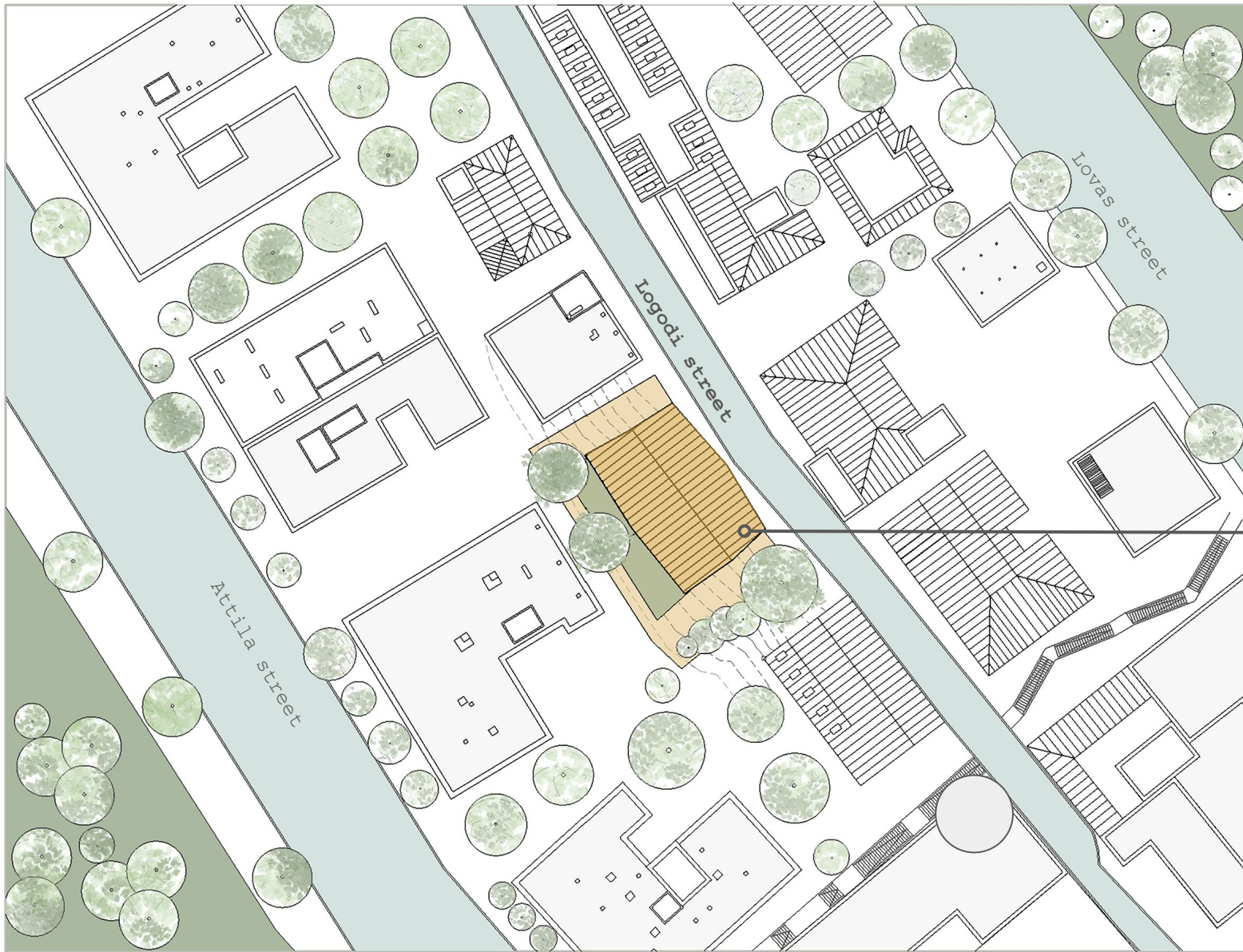
ASENSOR TIPO	VELOC. (m/s)	PUERTAS TIPO	CABINA		HUECO		PUERTA FOSO			TEST.			REACCIONES (en kg)				
			A	B	C	D(*)	E	K	U	R1	R2	R4	R6				
3503 H2AA	0.3	CENTRAL	2300	5400	3550	5920	2200	1300	3600	13900	3000	23000	1000				

(*) MEDIDA CON LAS PUERTAS VOLADAS EN EL HUECO

3.5m x 6m
including
elevator shaft

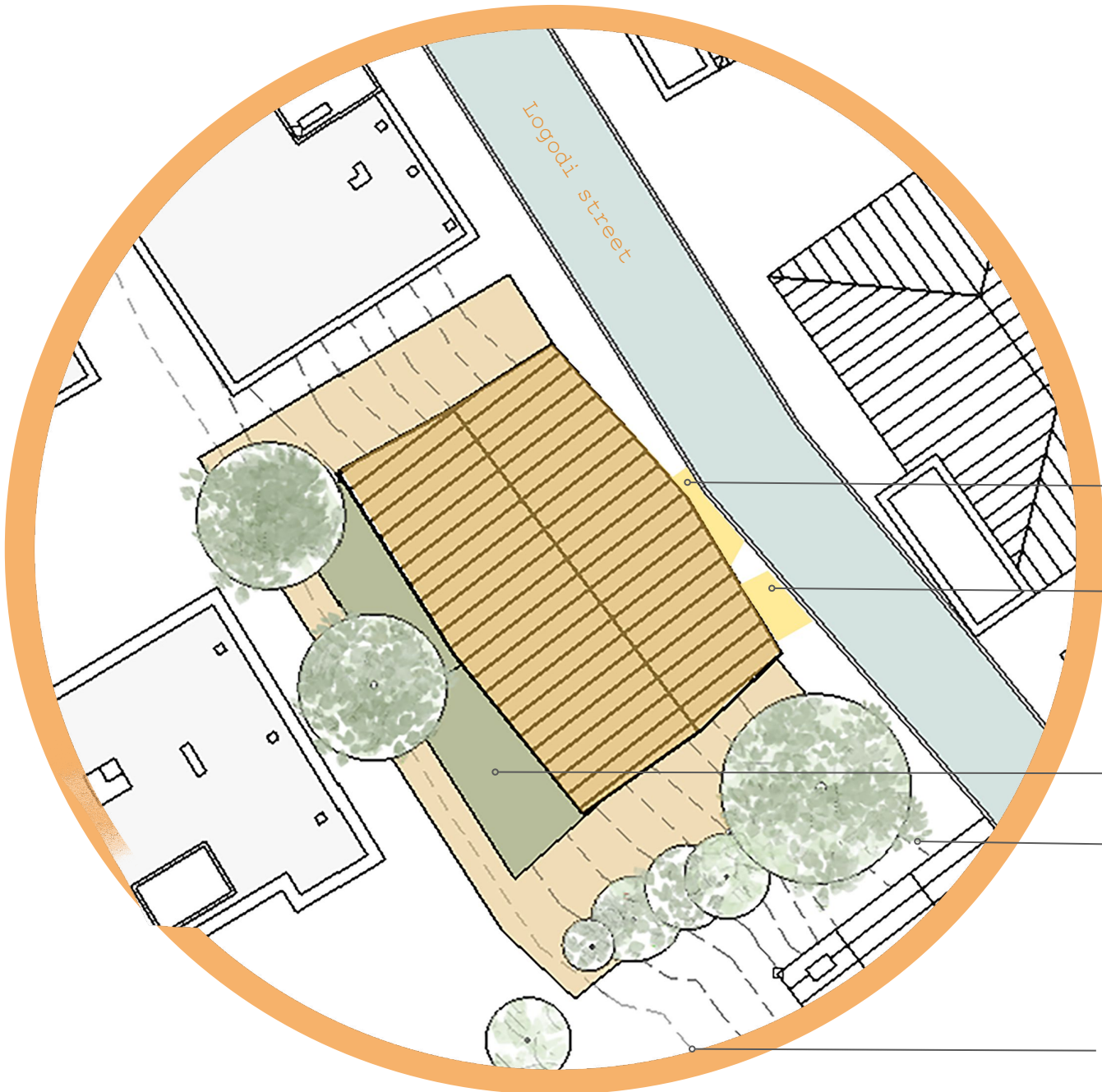
plans

04



site plan

Luxury
residential
apartments



site plan

entry

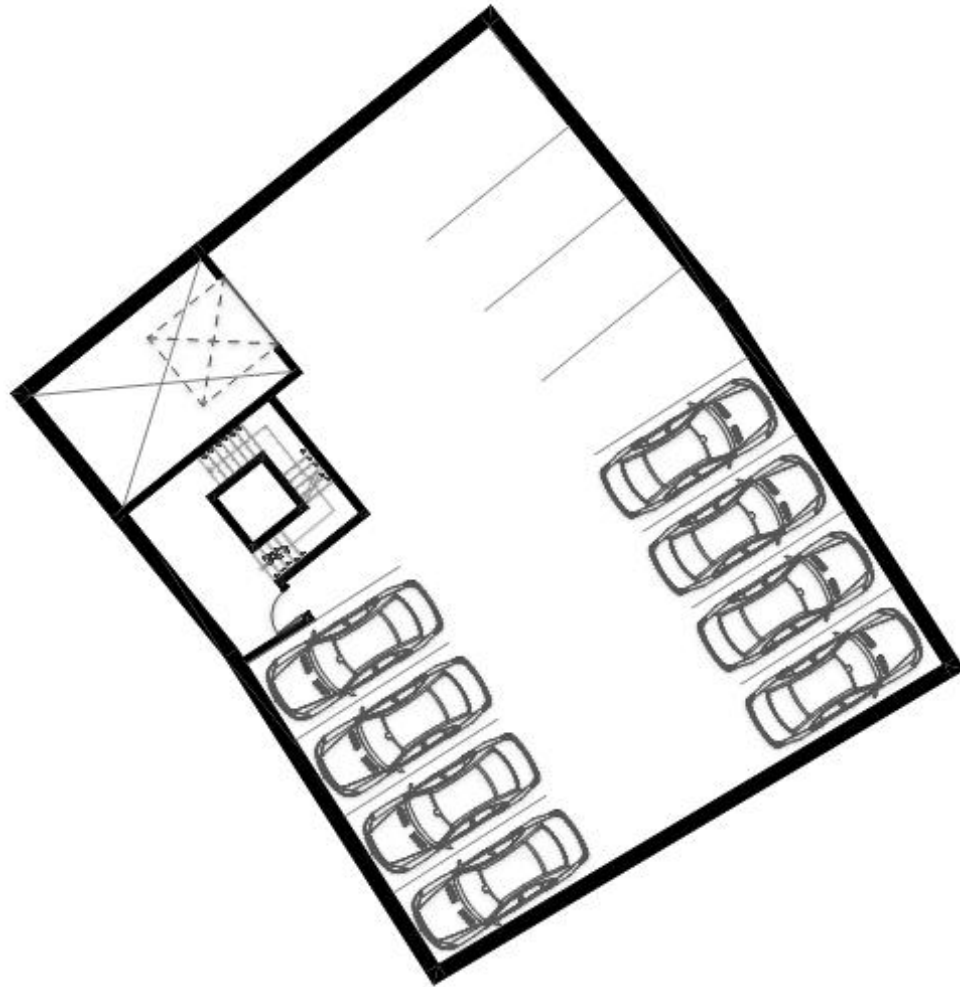
car elevator
entry

private terraces
(2)

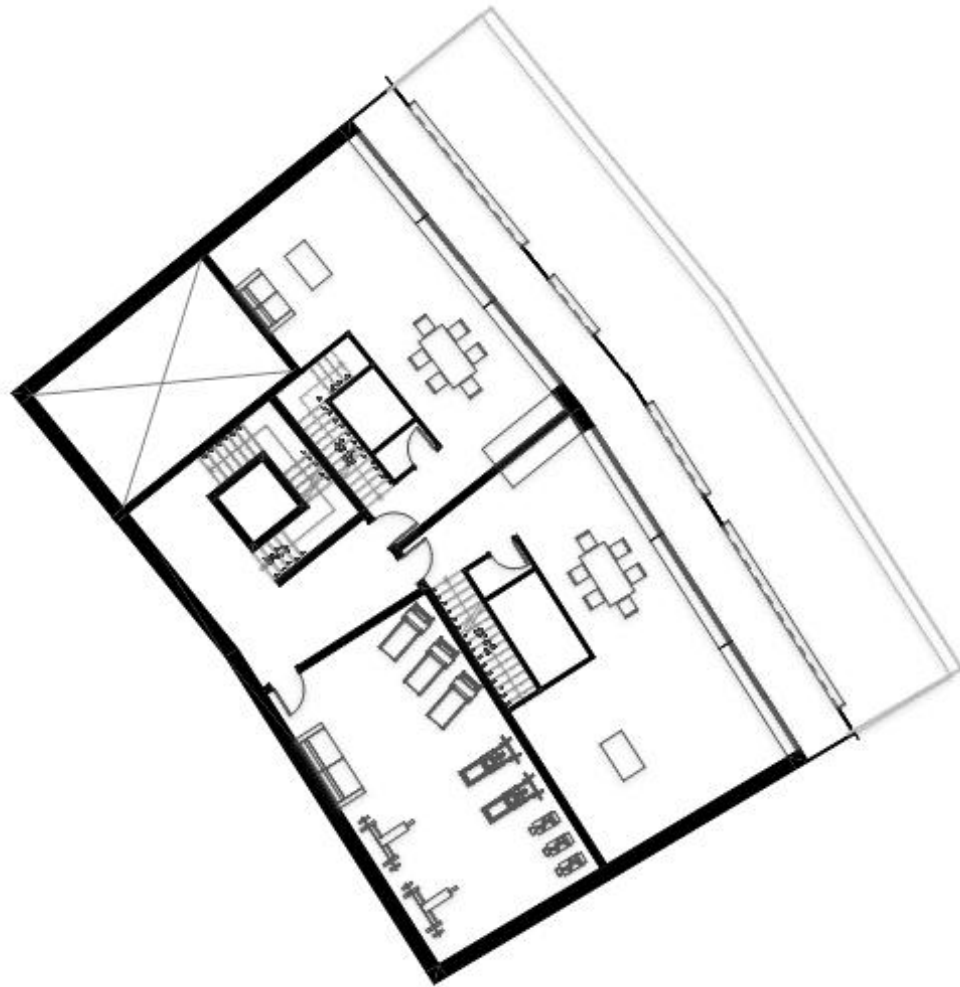
134.00

127.00

parking



level -1



ground floor



level 1



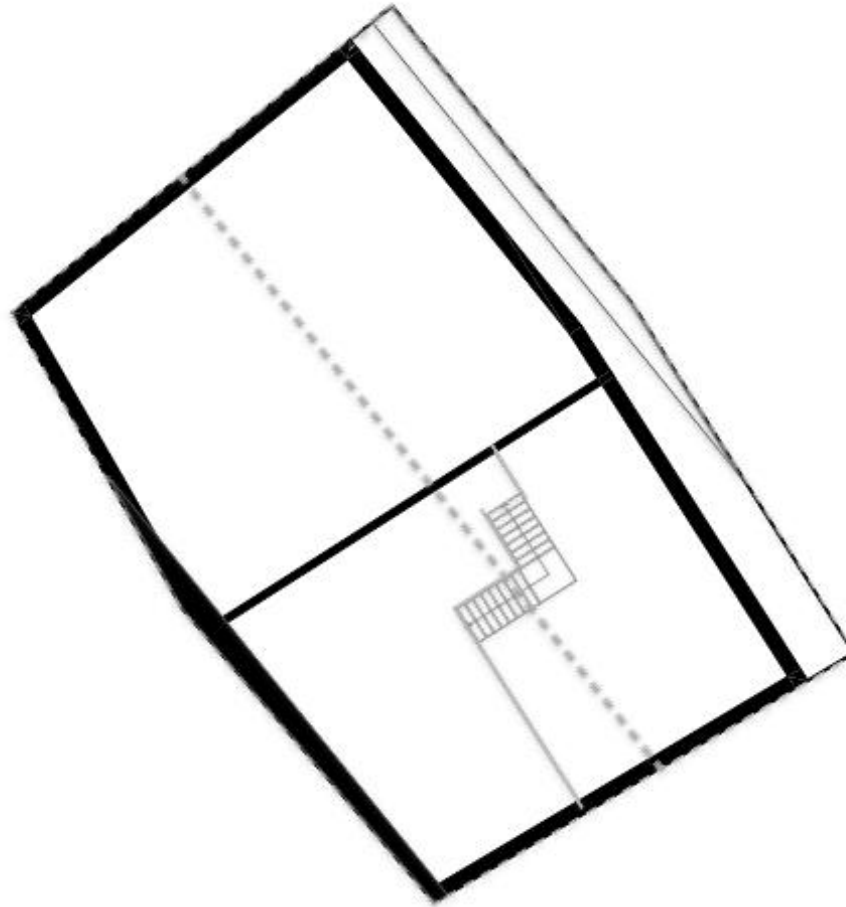
level 2



level 3



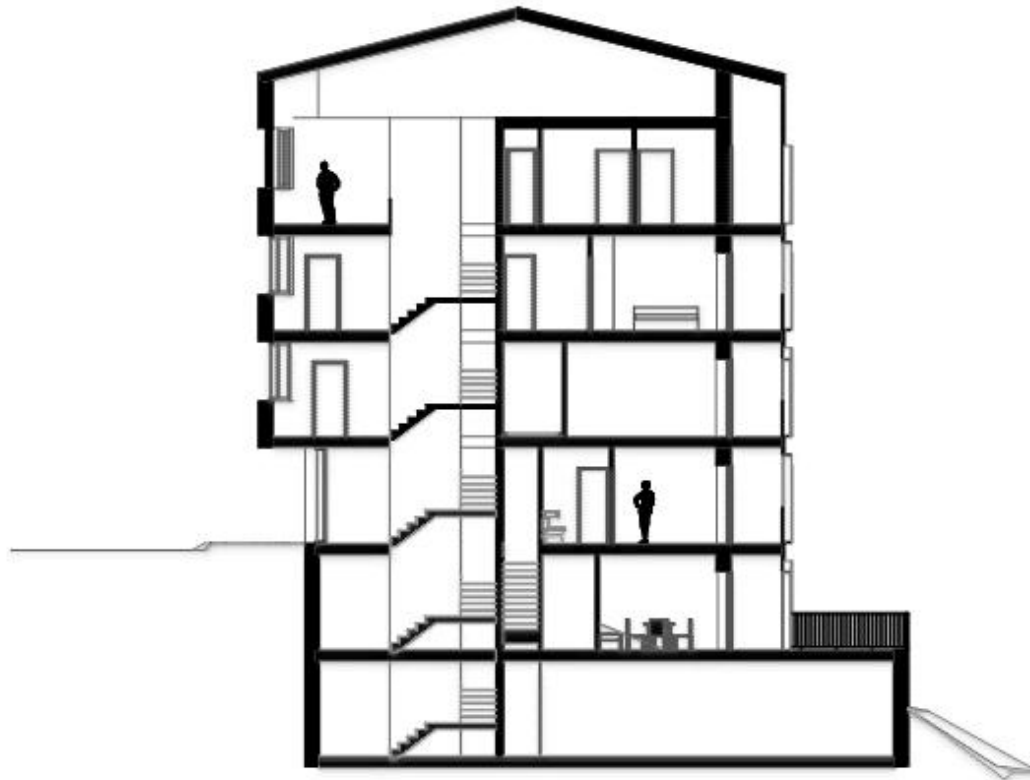
mezzanine



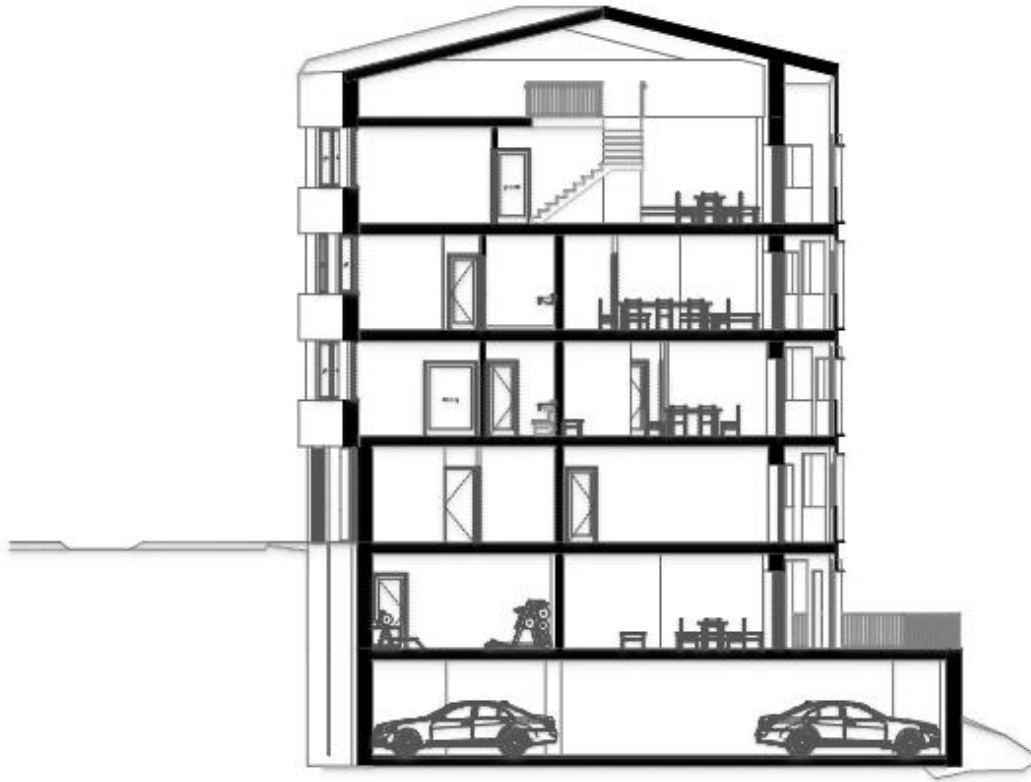
05

section

coupe 1



coupe 2



06

3d + facade

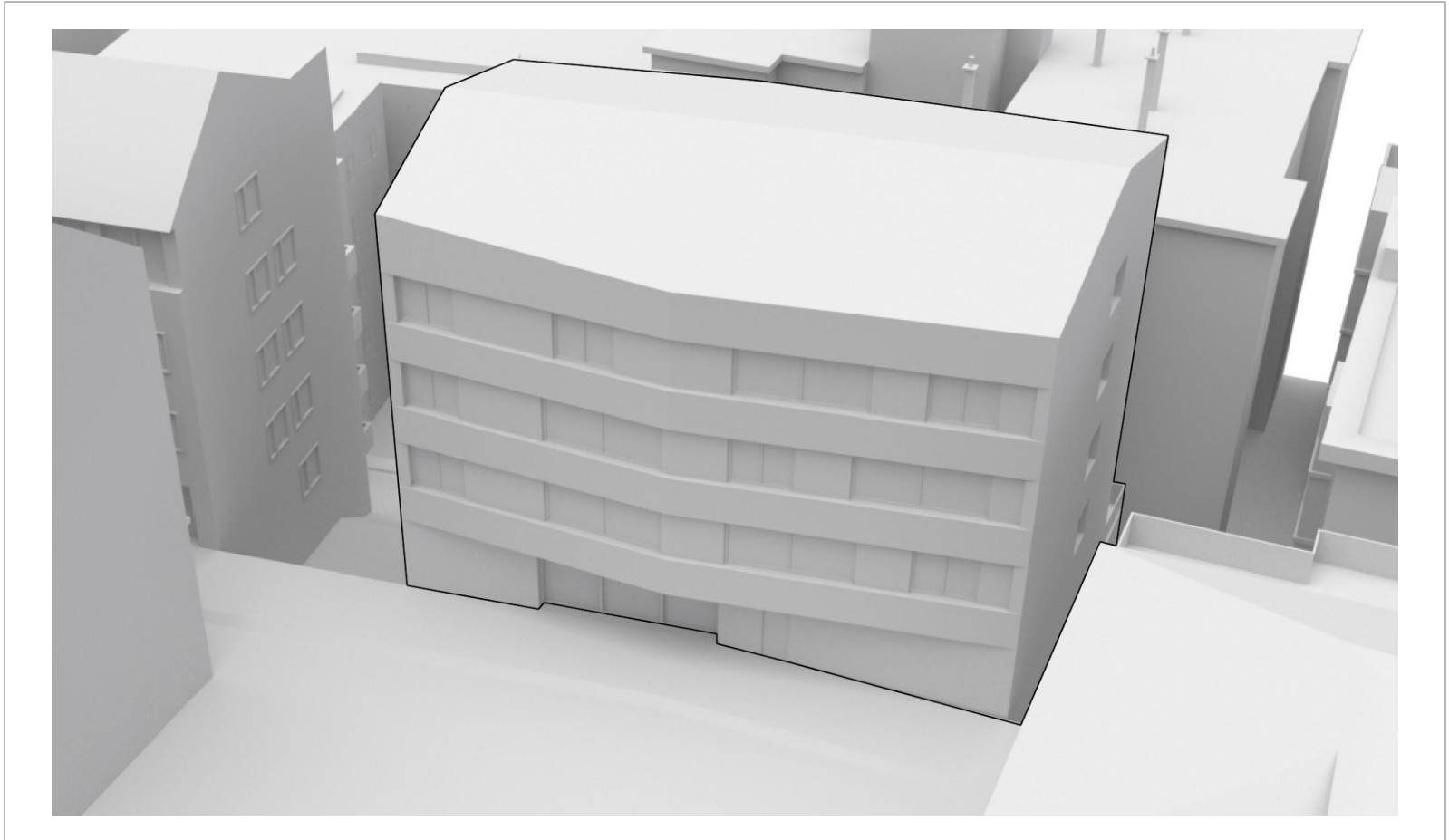
North-East facade



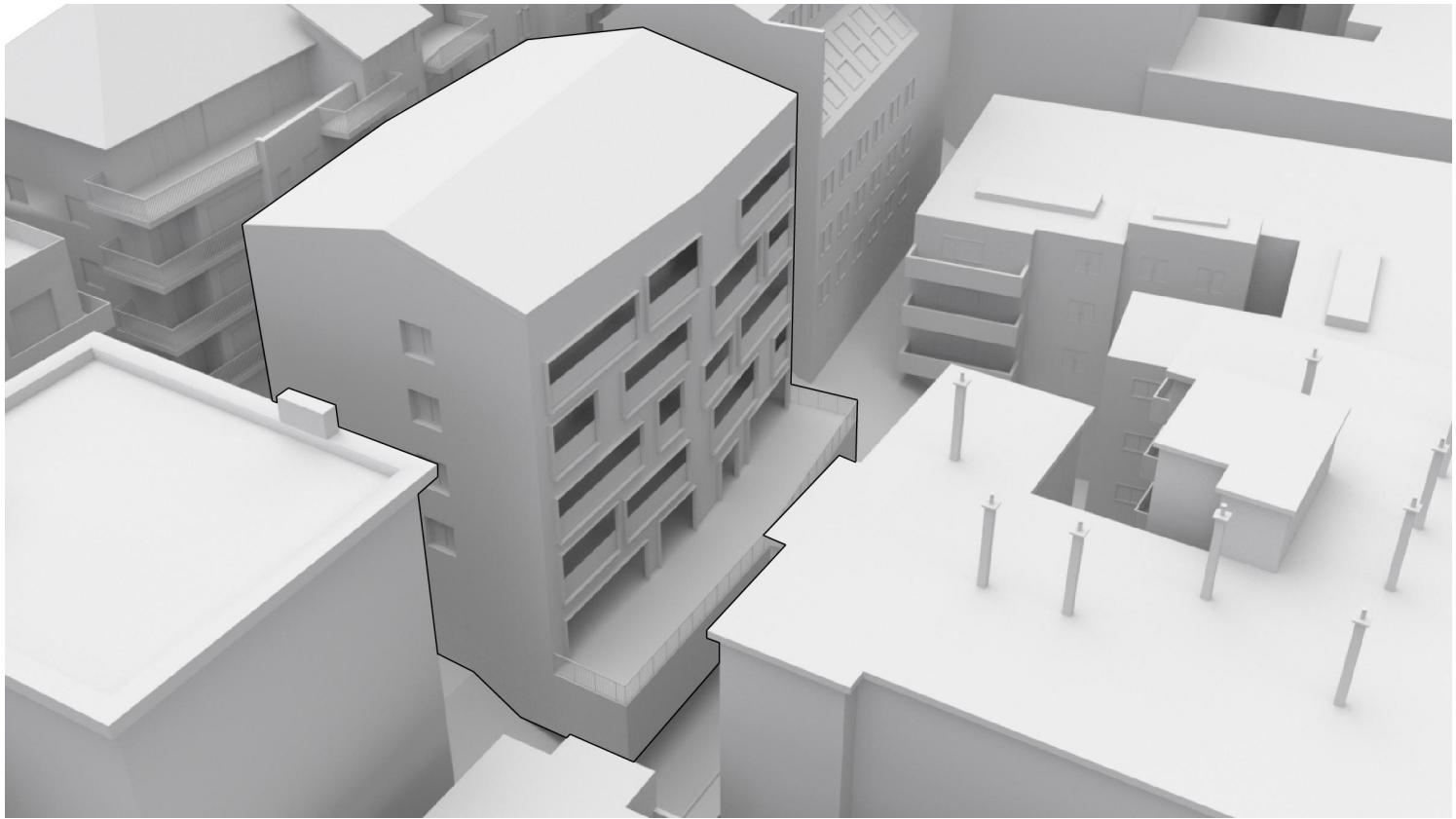
South-West facade



North-East facade



South-west facade



North-East facade



North-East facade



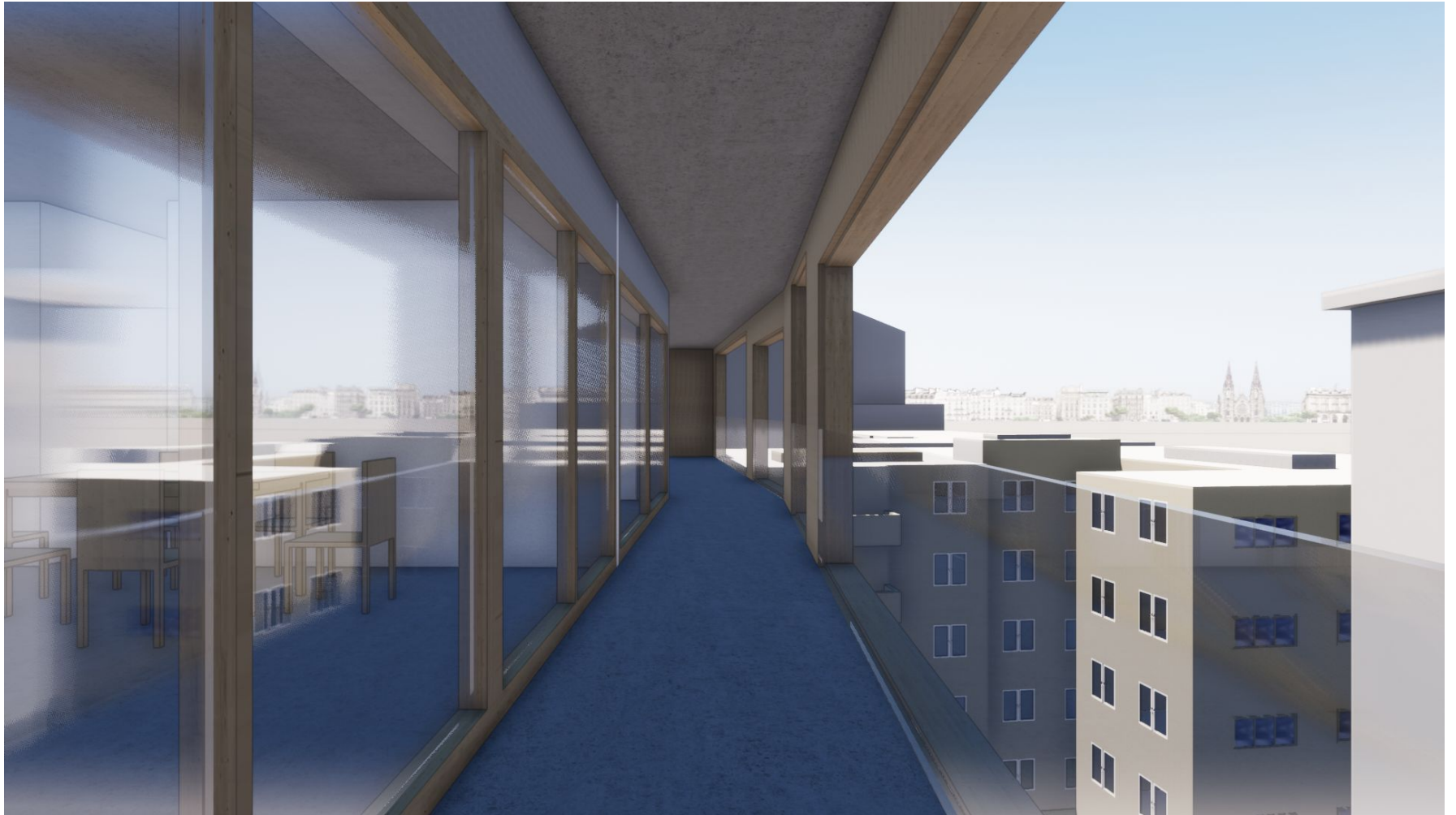
South-West facade



South-West facade



balcony



interior

