

## Luxury Art House Profile for developers

## PRESENTATION



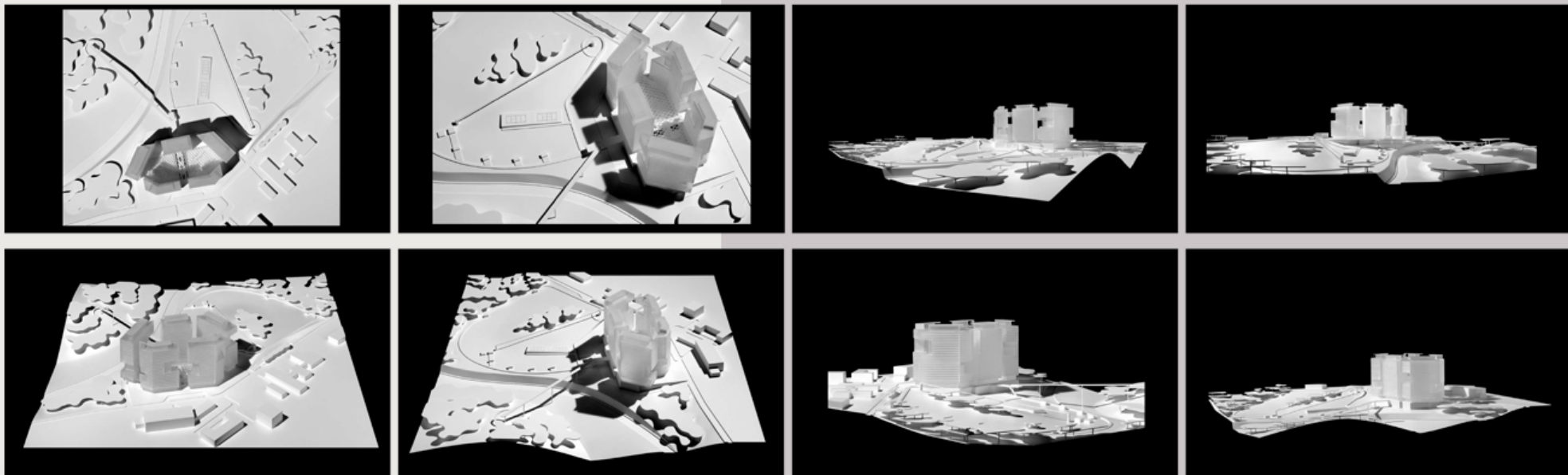
**Luxury Art House** is a design and architecture consultancy led by Svetlana Schmidt Bonelli. It is a new model within Milanese design culture, a multi talented team which represents a new generation of professional designers.

We define Luxury Art House a “thinking community” whose international awarness and sensibilities are profoundly involved in understanding the real needs of our clients and then developing an appropriate design process that will stimulate the whole project result.

To achieve the quality of dialogue necessary we have established an european network of partnerships and alliances that provides a platform for innovation, expertise, management and communication. Great care has been taken to create the technical infrastructure and atmosphere in which the group can perform its tasks and continually improve the depth of its knowledge.

Client Terra Development  
Surface 250.000 m2  
Location Kiev

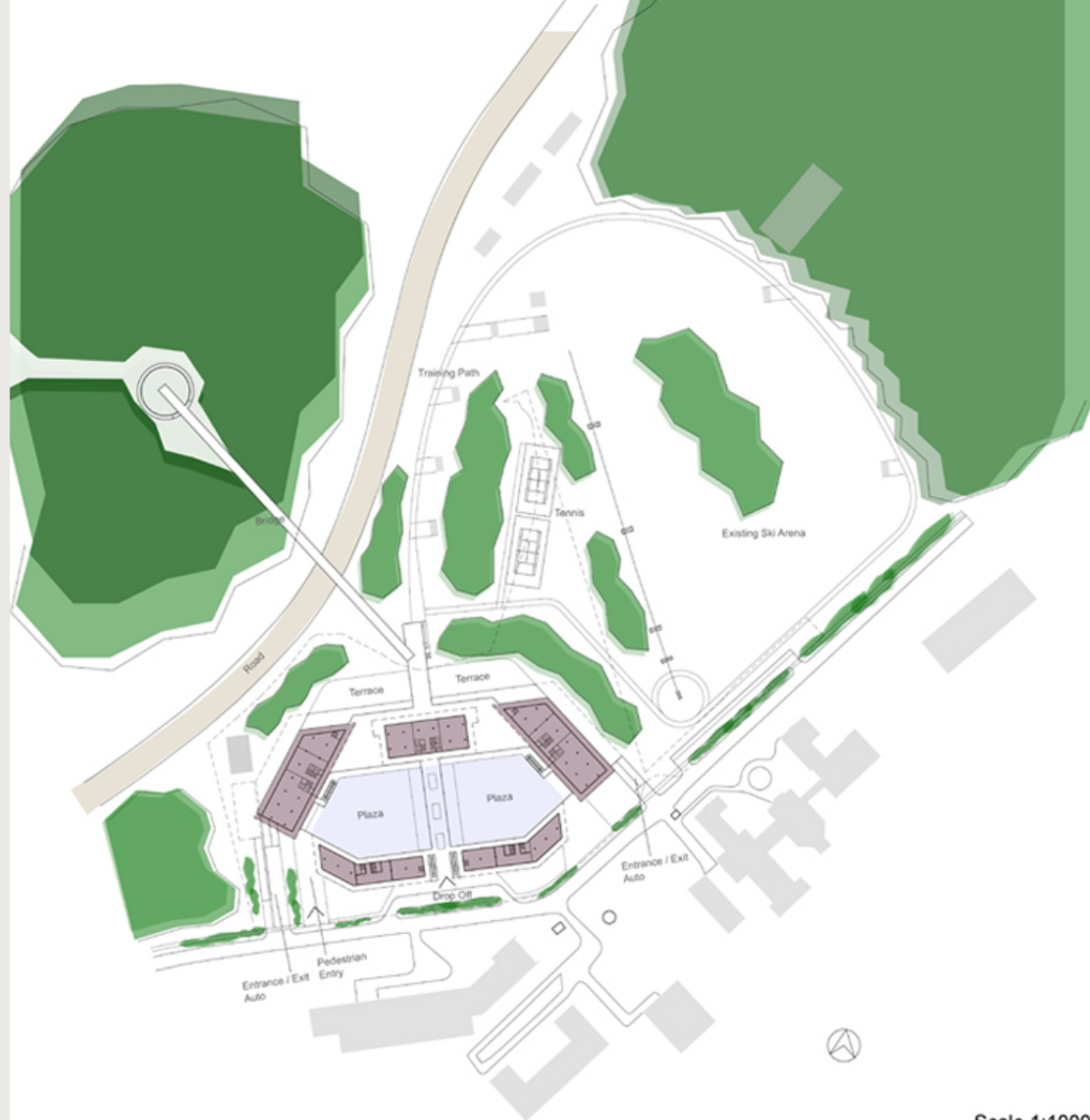
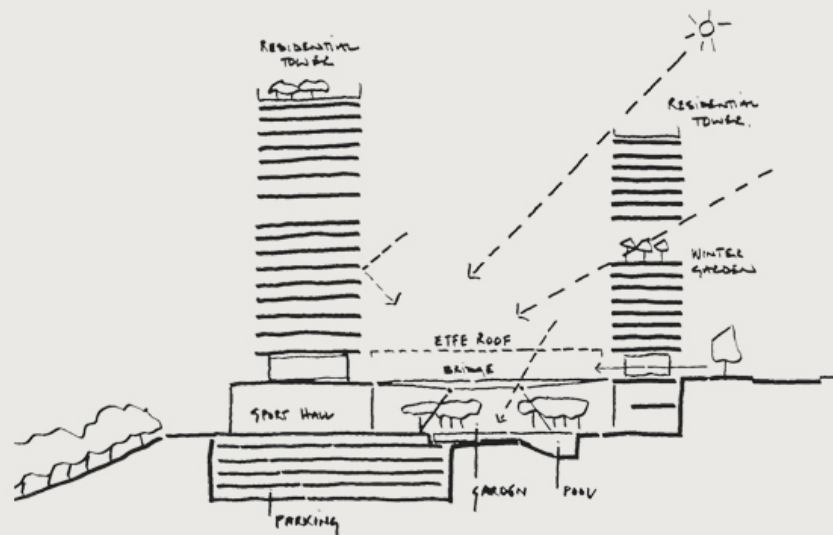
### Photographs Concept Model



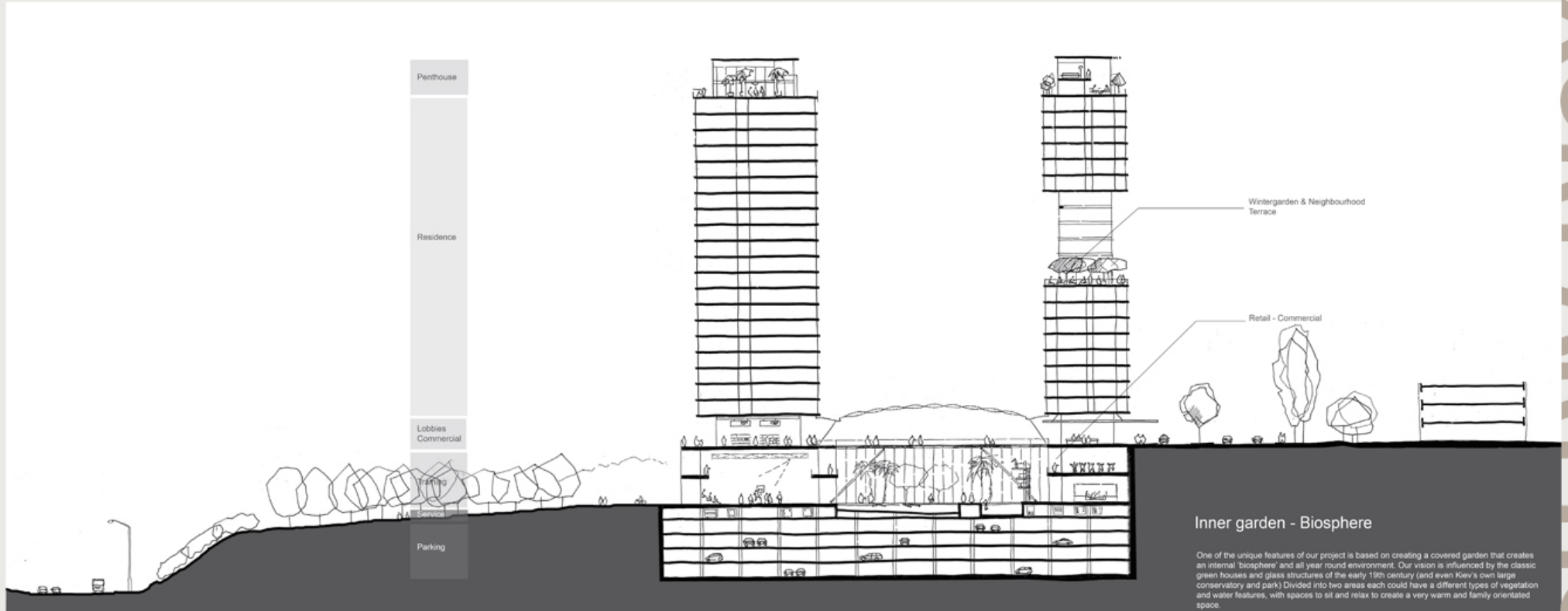
#### Residential Complex Amosov Street Kiev

Terra Development has defined a very extensive requirement for a site that require building tall structures to accommodate more than 1800 people. Today however, as architects we have an ethical responsibility to use all of our professional sensibilities and skills to restore the residential high-rise tower to its full potential, not only in terms of better land-use and environmental protection, but also to design something that inspires and engages people in an architecture that supports social exchange, linking diversity in culture and demographics.

Even though our relationship with, and knowledge of Kiev is unfortunately limited, we are however very honoured for the opportunity to demonstrate our sensibilities and skills for a project that we believe can be a very important reflection and influence on how the needs and expectations of the city and its residents are increasingly evolving. We outline our concept below and hope that our ideas and thoughts are in alignment with Terra Development and the City of Kiev's expectations.



## Sectional arrangement and key components



### The residential towers

The building is composed of five residential towers that rest on a continuous ring of shared amenities and services for recreational, sporting and shopping needs. The towers are positioned to create an orderly architectural composition but also to give a rich variety of orientation and views over the surrounding landscape. This arrangement also seeks to provide a sense of enclosure and proximity to the central covered garden that provides a unique space and focus for all residents and visitors. Each tower houses twenty levels of residential space and two roof top penthouses that is serviced by a central lift and stair lobby that links directly to the recreational and parking levels below. The linear form of the towers is articulated with open balconies for every unit and a range of large stepped back 'cut away' winter gardens and out door terraces to be shared by residents.

### Parking

The extensive parking requirement for over 1500 cars has led to the formation of an extensive 4 surker parking structure that is the basic foundation of the whole complex. This is accessed by two entry-level ramps on either side of the complex. Parking positions would be allocated according to apartment location. A continuous lower service ring provides access for deliveries and maintenance vehicles. On the ground level there is a drop and taxi area adjacent to the main entrance whereas the long thin area to the eastern part of the site has been organised for additional street parking.

### Pedestrian circulation and external grounds

The whole complex is linked by a ground floor podium that has three main entry points from the Amosov street. The central area is covered and adjacent walkways are covered for year round protection and access to the public areas of shopping and recreational activity. Lifts and stairs connect to sporting areas below. We have proposed an idea to extend the area of the residential complex so that it connects to the existing ski area providing tennis courts, a walk or jogging circuit as well as a new foot and bicycle bridge over the main road below that connects with the adjacent park and housing. The external landscaping would seek to continue the sense of tree coverage from the surrounding areas so that the buildings based is densely planted. New trees would be planted in line with the Amosov pedestrian and parking arrangement.

### Inner garden - Biosphere

One of the unique features of our project is based on creating a covered garden that creates an internal 'biosphere' and all year round environment. Our vision is influenced by the classic green houses and glass structures of the early 19th century (and even Kev's own large conservatory and park) Divided into two areas each could have a different types of vegetation and water features, with spaces to sit and relax to create a very warm and family orientated space.

### Amenities for residents and visitors

It is envisaged to provide an extensive range of amenities and facilities that will support the residents but also bring visitors to increase commercial and investment returns. A program of operation, access, membership will have to be defined, however our project seeks to provide flexibility and alternatives in the location and distribution of each service. On the ground floor we have imagined retail, food and the complexes administrative/sales offices where as the lower levels are dedicated to recreational and health amenities. This 12m high ring of connected space contains large sports halls, training rooms spa and beauty areas that all face on to the central garden. Other services such as library, cafe, educational, meeting and exhibit spaces could also be located in these levels. The swimming hall is located under the central pedestrian bridge (with glass viewing sections) and is enclosed by two large sloped glass walls for environmental control and natural lighting.

## Residential appartements - typologies

### Typology 1

1 bedroom studio apartment - Area = 60 m<sup>2</sup>



### Typology 2

2 bedroom apartment - Area = 90 m<sup>2</sup>



### Typology 3

3 bedroom (1 master suite) apartment - Area = 120 m<sup>2</sup>



### Typology 4

3 bedroom (1 master suite) apartment 250 m<sup>2</sup>



### Area Summary

Residential	102 000 m <sup>2</sup>
Retail / Commercial	19 000 m <sup>2</sup>
Parking	60 000 m <sup>2</sup>
<b>Total Building</b>	<b>181 000 m<sup>2</sup></b>

### Penthouse

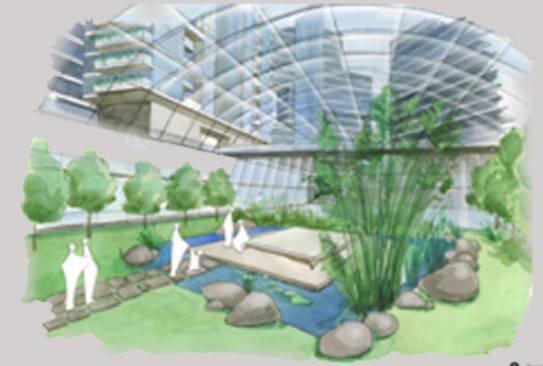
2 level penthouse (1 master and 1 guest suite) with extensive terrace - Total Area 390 m<sup>2</sup>

Entry level = 200 m<sup>2</sup> - Upper level = 190 m<sup>2</sup>



Upper level

Entry level



### Retail - Commercial

Total Level 3  
Area = 19 000 m<sup>2</sup>

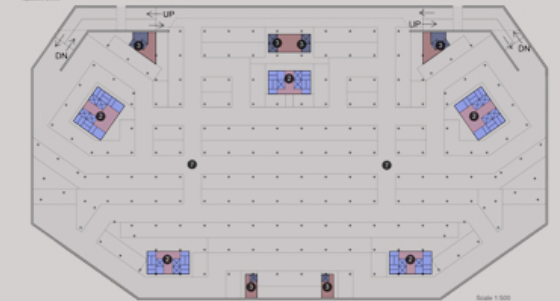


- Training Facility
- Residential Lobby
- Service - Public Lobby
- Park Area
- Commercial Street
- Swimming Pool
- Parking

Scale 1:500

### Parking

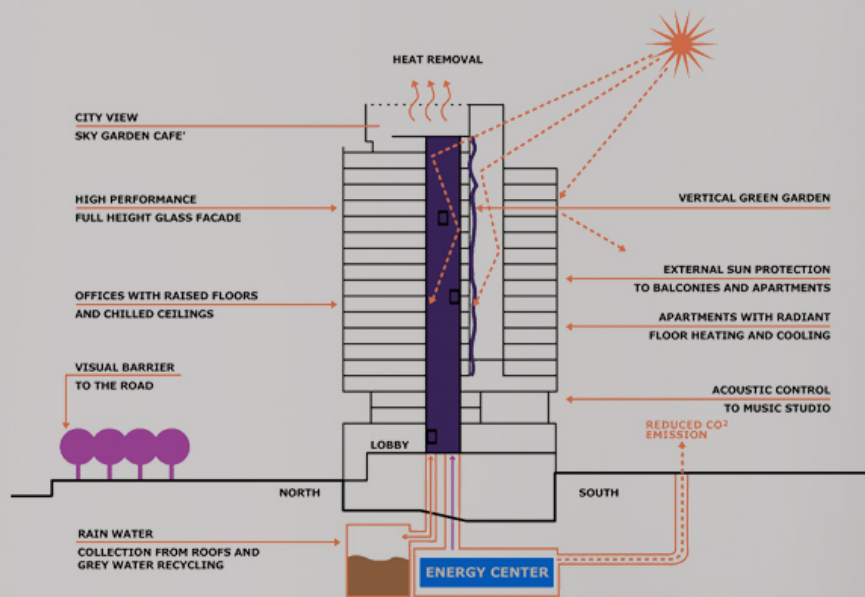
Total Level 4  
Area = 60 000 m<sup>2</sup>  
Spaces 2000



Scale 1:500

We have designed the residential buildings to allow for a large degree of flexibility in the position and location of the apartment typologies. This permits late planning on allocation of typologies based on sales forecasts and customer choice. We have chosen a 8m structural grid is well suited to open planning and sub-division. All apartments have full height windows that use energy saving and reflective glass units, where as under floor heating and integrated ventilation provide a concealed system of environmental comfort and control.

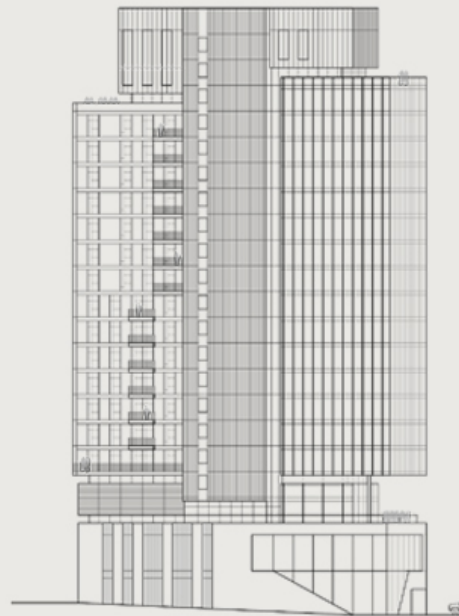
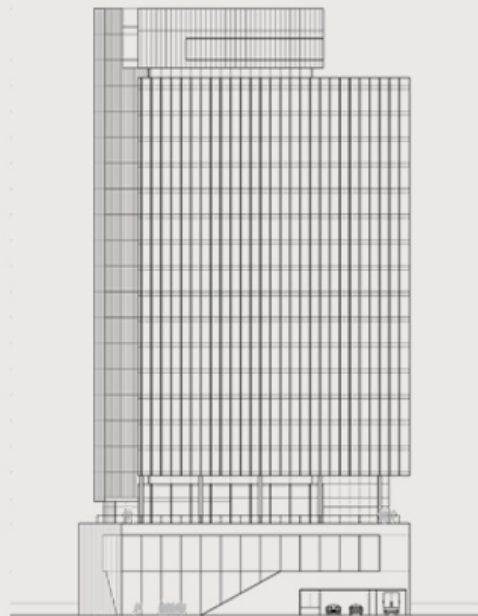
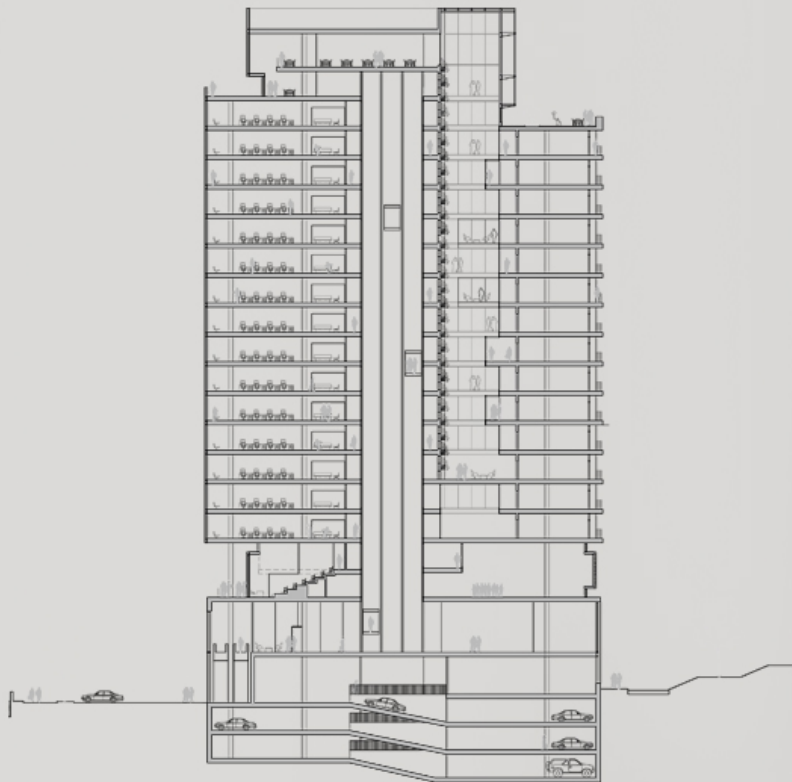
Client Terra Development  
Location Kiev



**‘Prima’, Kiev, Ukraine.** The Golosevsky district, in south east Kiev, is presently going through a major urban renaissance that is driven by key improvements to its infrastructure, accessibility and amenities.

This will make it one of the most desirable locations in the city to live and work. Old buildings and disused industrial sites are being replaced with new commercial projects and the nearby Sovsky lakes and park are being remodelled to improve the overall neighbourhood. Terra Alliance, one of Ukraine’s leading project developers, has grasped on this opportunity and has planned an exciting mixed-use tower called PRIMA. It is located on the important Krasnozvezndy Ave, close to the central bus station, the up-coming Moskovskaya Square business area and the new Demiivskaya metro station which will make it a key icon of the overall improvement and success of the whole area.

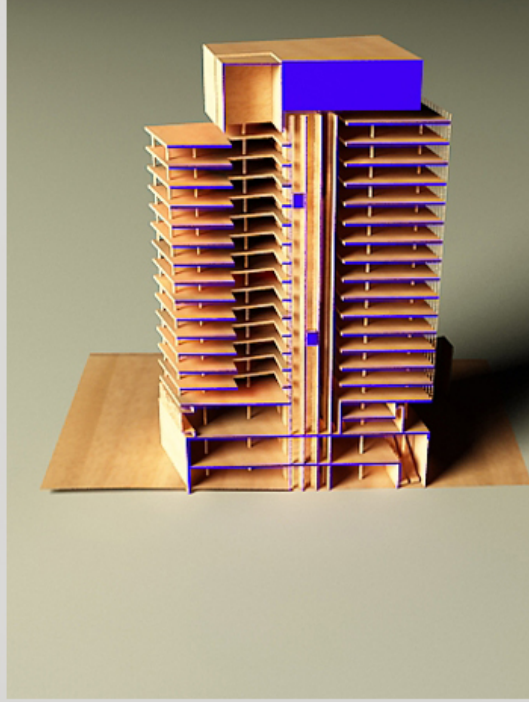
**Project composition.** The tower has been designed as an articulated, yet harmonious composition of the different functions. It comprises a commanding stone clad plinth that elevates the building in its surroundings and encloses the integrated parking levels and service access spaces. The main entrance penetrates this base with an inviting double height volume that gives direct access to the spacious reception foyer above. From this level residents and business staff are served by their own concierge and security controls, where as a specialist food court market is a shared facility for all building users and external visitors. The buildings exclusive roof top sky café bar provides diners extensive city views and a large open air terrace is accessed by a separate lift system.

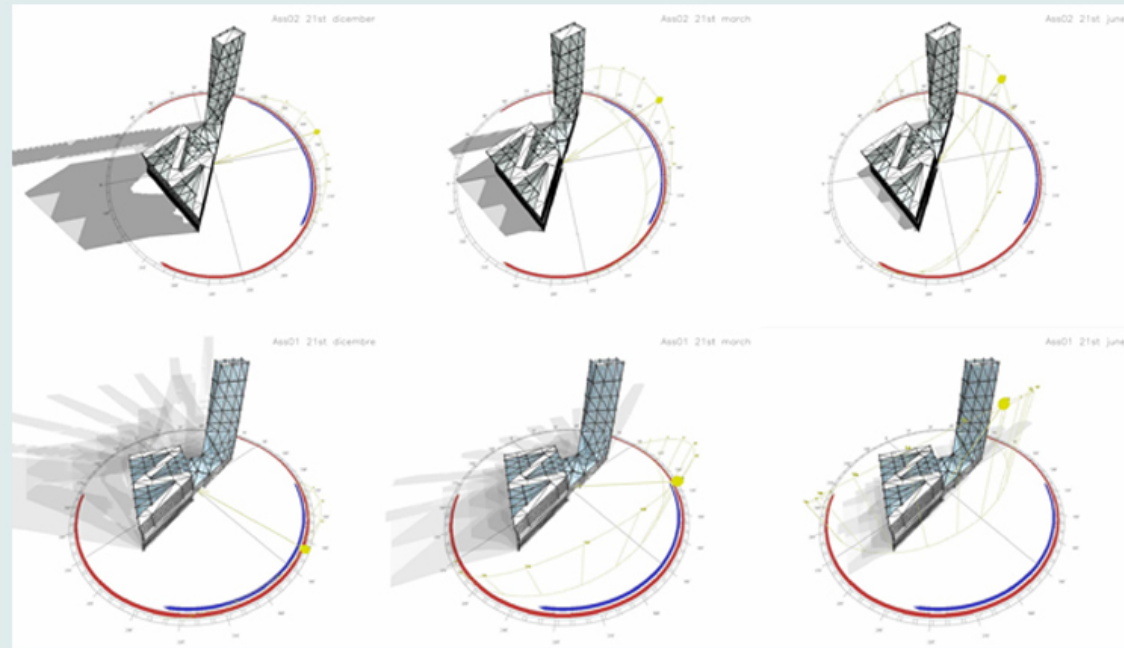




The workspace levels have been designed to reflect typical Northern European standards by providing open 500 m<sup>2</sup> floor plates, with full height glazing and raised floors. All of this offers a maximum planning flexibility for contemporary organisational and work styles.

The residential areas are located away from the main road and are organised to maximise daylight orientation. There are a range of apartment sizes (60 m<sup>2</sup> to 140 m<sup>2</sup>) whose design reflects contemporary life styles and open plan living. All have external balconies or terraces.

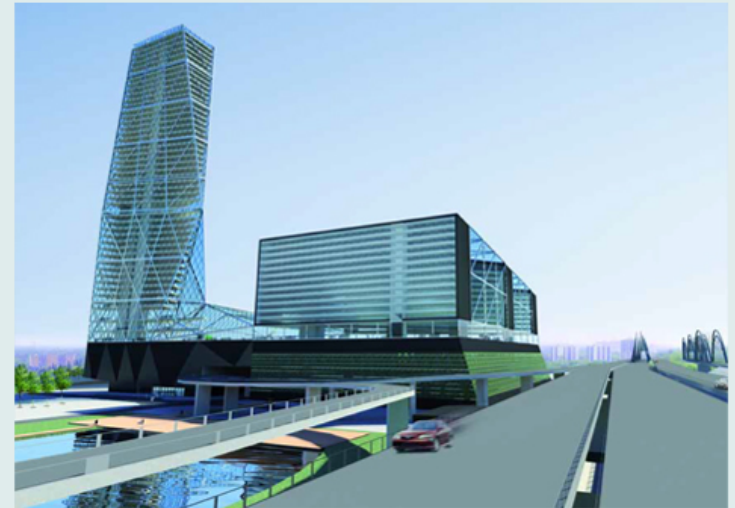
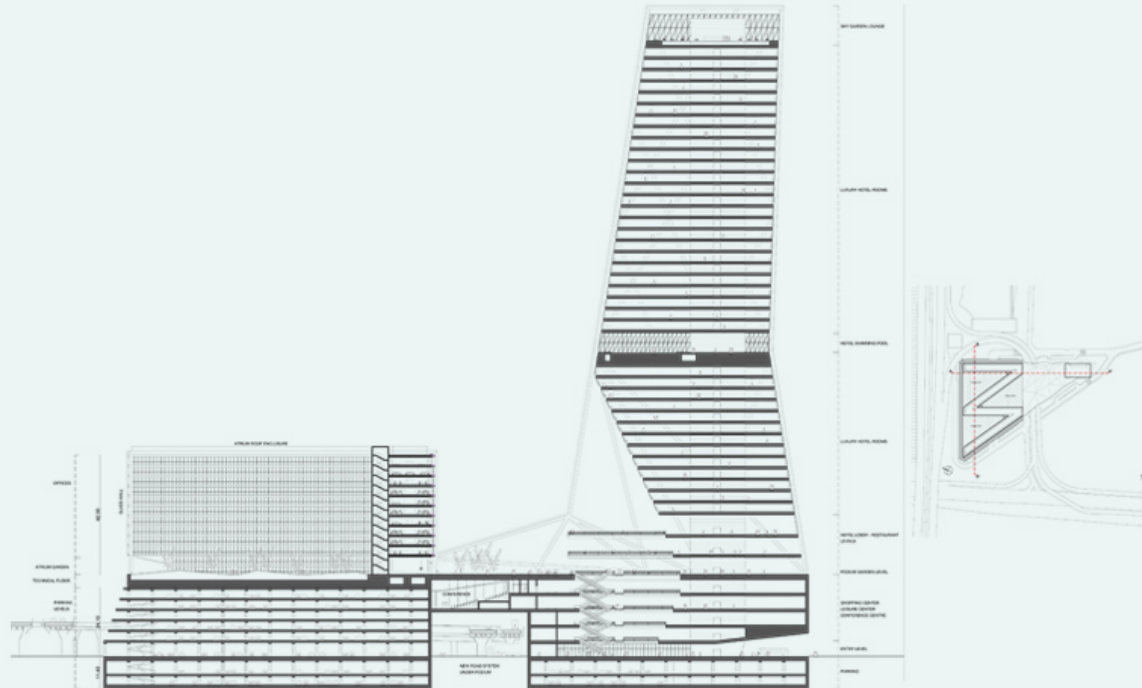


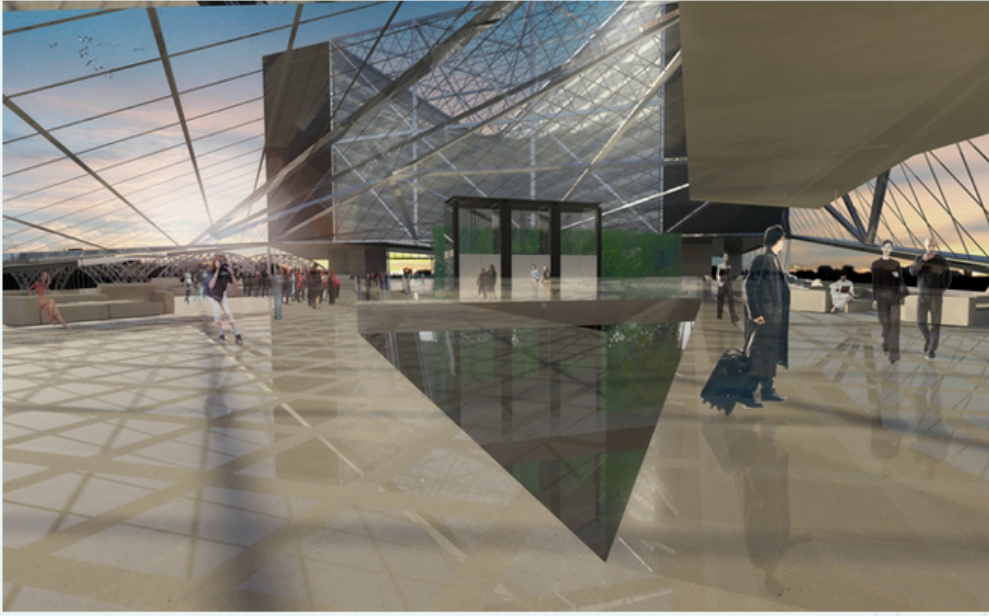


**'Il Ponte', Kiev, Ukraine.** It's an ambitious complex of over 250,000m<sup>2</sup> that includes office, conference centre, retail, leisure and hotel accommodation. The project along side the Dniper river includes a 180m tall tower that will form a major gateway and symbol for all those entering from the south east into the city centre. In collaboration with ARUP the whole project is being conceived as a sustainable system that seeks to maximise all the potential of the near by river and in land lake.

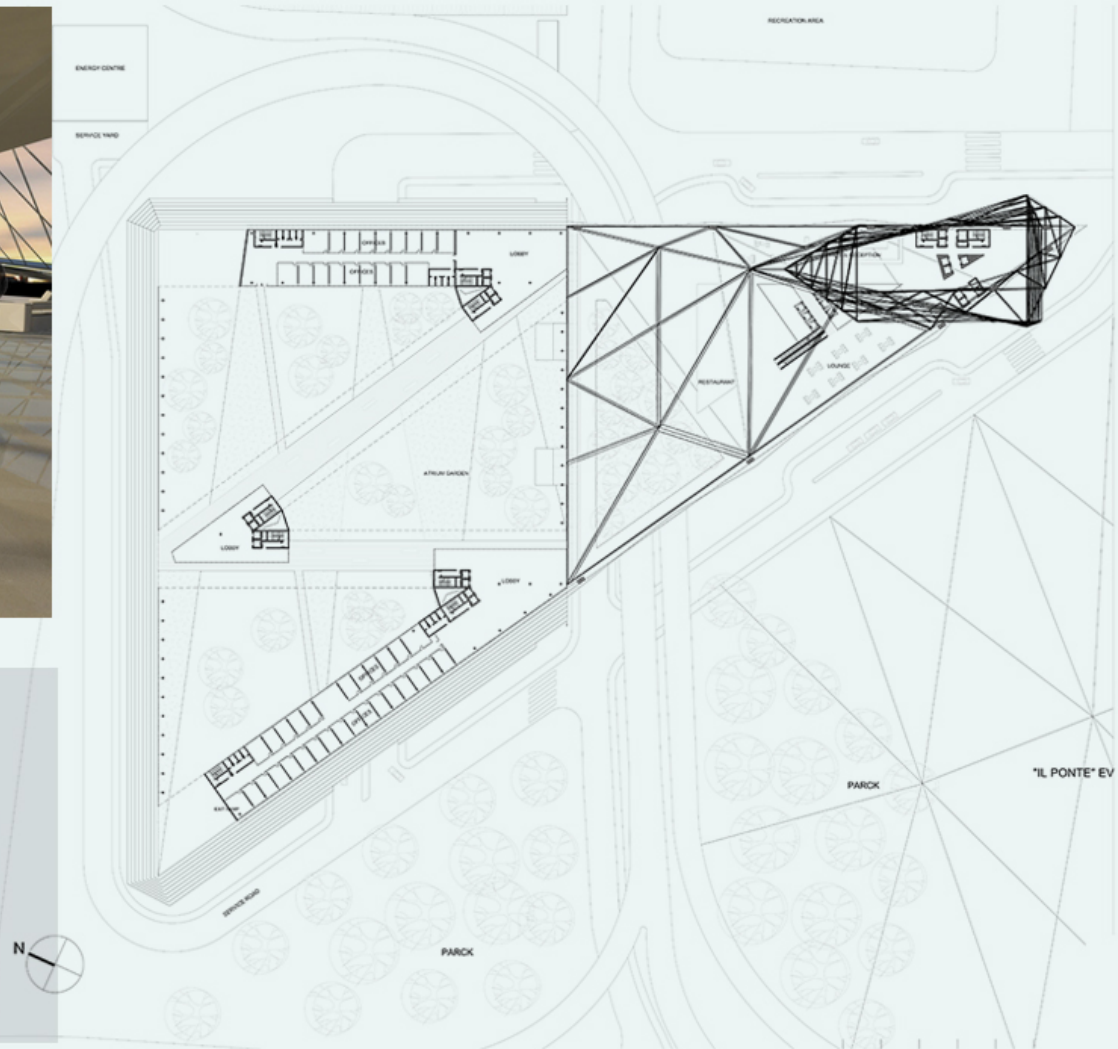
**Project composition.** The need to accommodate up to 4000 parking spaces within a compact site has created an extensive island podium which rises above the surrounding rail and road systems. On top of this elevated platform is a continuous garden terrace dedicated to enhancing social contact and circulation between the offices and hotel tower above. This extensively landscaped base is enclosed with a transparent roof membrane that forms a series of atriums, providing a year-round micro-climate, and a reduction in heating and cooling requirements for the surrounding buildings.

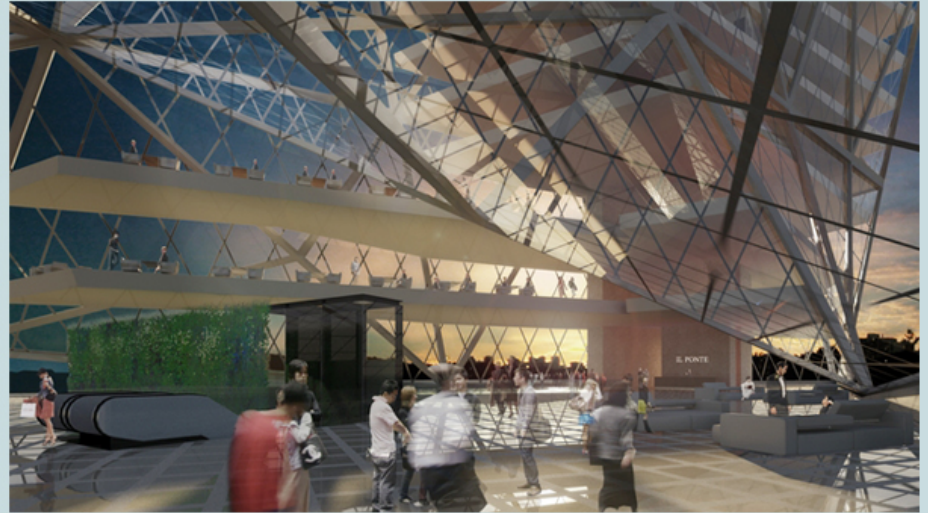
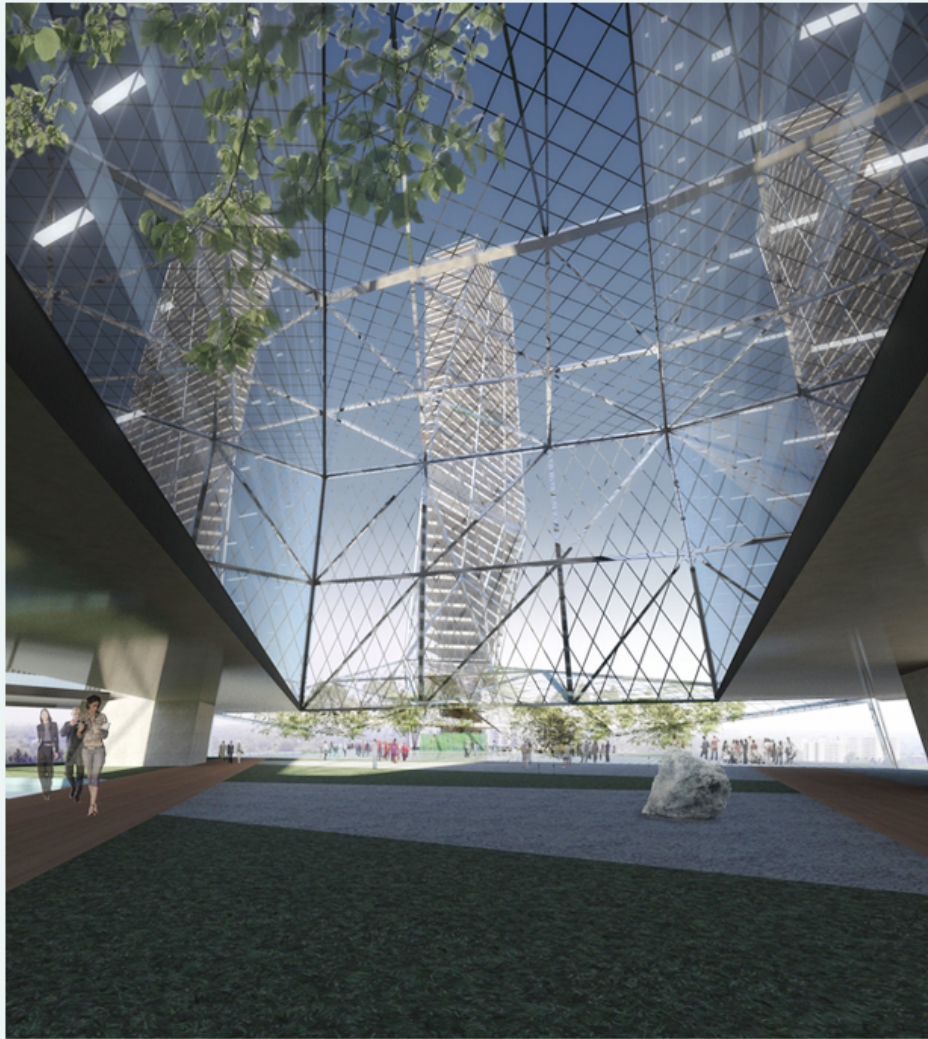
The office spaces are a continuous ribbon of 15m wide flexible floor plates which reflect European workplace norms for daylight and ventilation and have been positioned to respond to the site's orientation and privileged views.





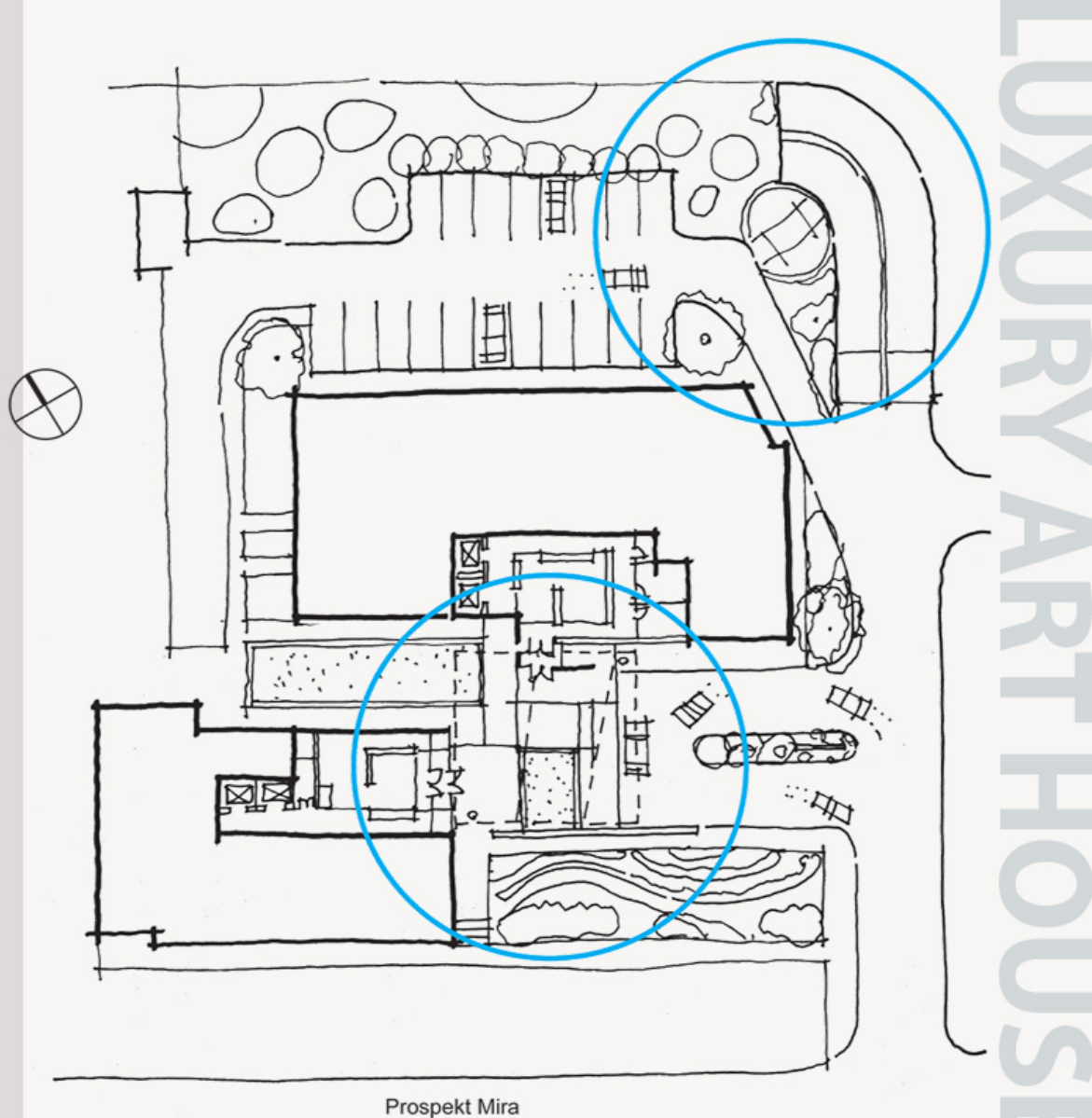
The hotel tower is designed with a triangulated plan and faceted geometry, it represents a truly contemporary symbol for the whole development. As a luxury hotel with a roof top sky garden its 160 m height provides guests with some of the most beautiful views of the entire city and river below. The tower sits above a vibrant hive of supporting amenities that include, shopping, restaurants and cafes and conference centre that will make IL PONTE a major destination for the whole country. Although the overall site and its ex-industrial surroundings have few inherent qualities, the project presents an opportunity to improve conditions and in particular make connections with the river and the adjacent lake. It is therefore planned to restore the inland waterway providing a clean reservoir for recreation but most importantly to create a pedestrian link from the nearby railway station. As the whole area develops it is expected that the Dnieper riverbanks will also be re-landscaped to reflect the importance of the area's integration into the whole city landscape.

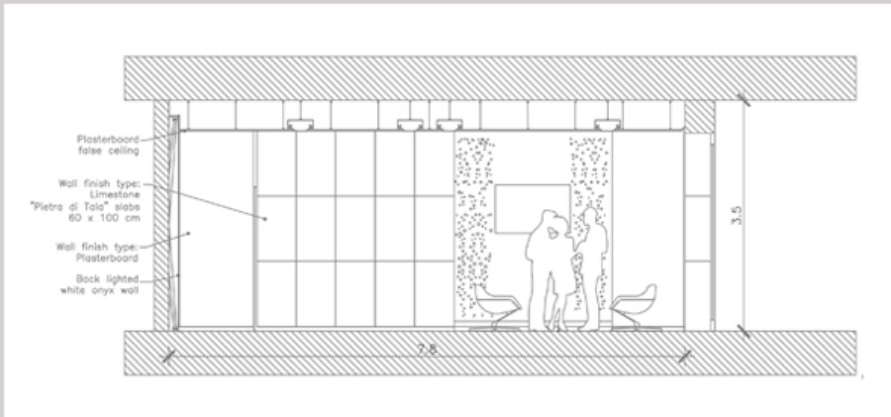
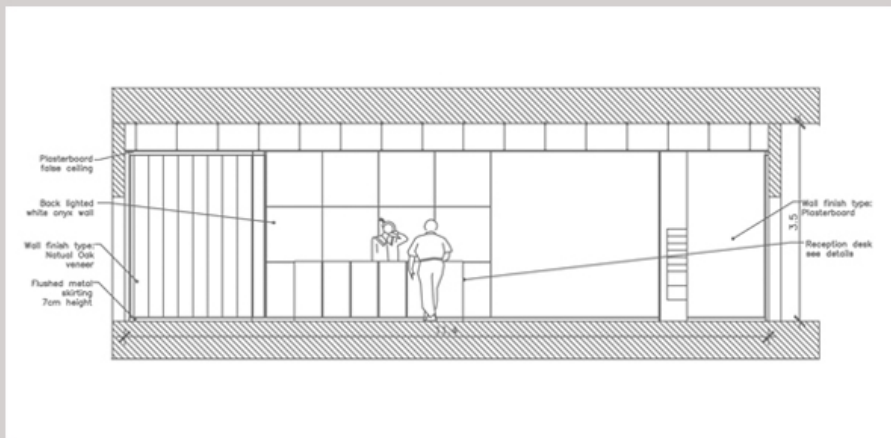


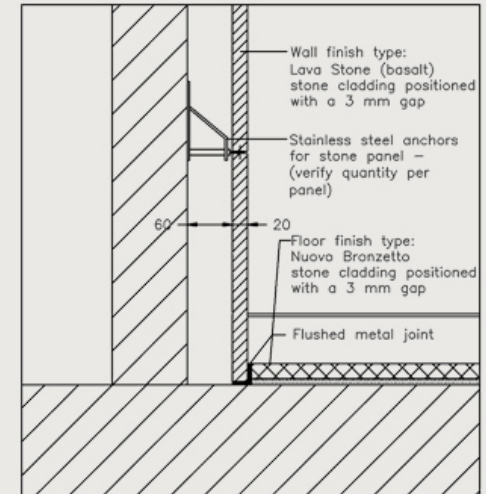
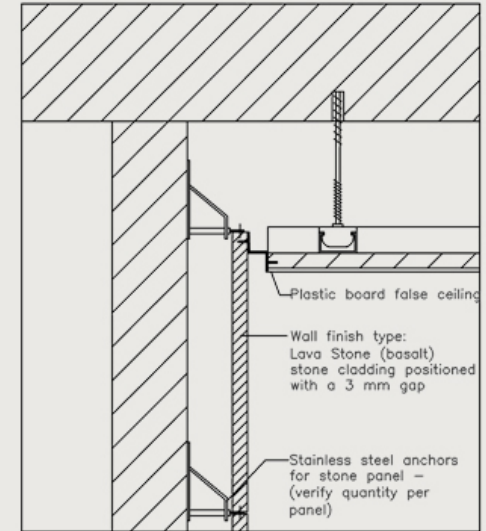
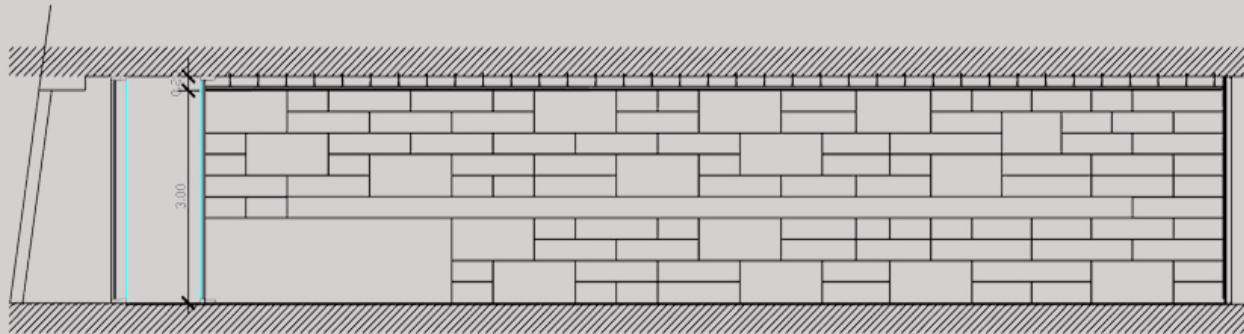


## Residential Tower, Prospekt Krost Mira

Client KROST  
Surface  
Location Moskow, RU



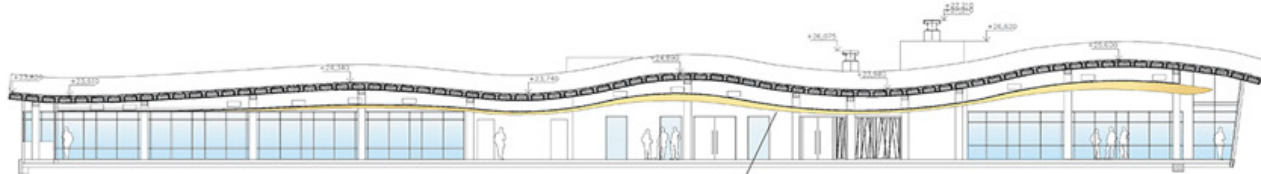






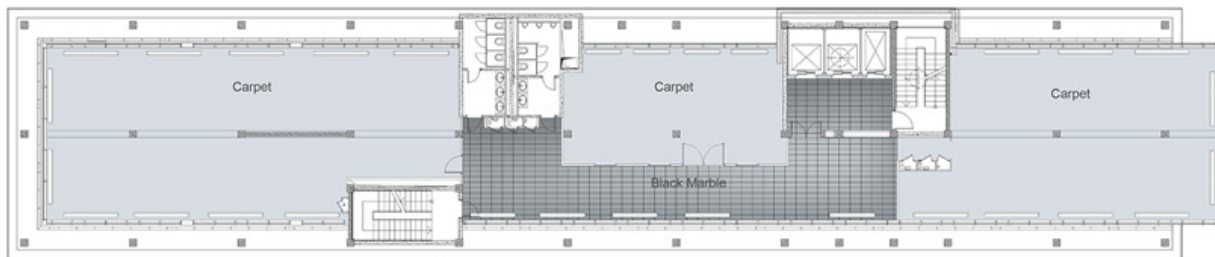
## Office Building, Pochodnyi 8

Client KROST  
Surface 2.492 m<sup>2</sup>  
Location Moskow, RU

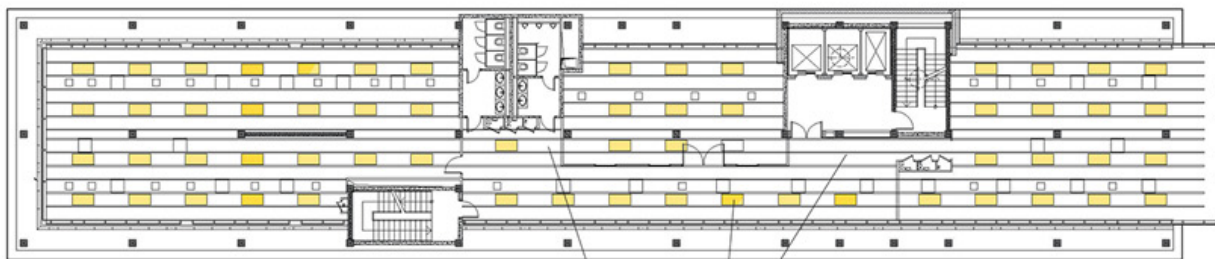


Longitudinal Section

Curved Wood Beams



Floor Plan



Ceiling Plan

Recessed Lighting  
Wood Beams  
Perforated Ceiling Panels





**Activity Workspaces + Design** The Alcatel project was developed in collaboration with WICE, ALTERNATIV and HAWORTH as a holistic response to the specific ACTIVITY WORKSCAPES solution that had been developed for them. It represents a clear integration of lean and efficient planning arrangement whose specific settings have been given an expressive and complementary aesthetic that represents and reflects the culture and global reach of the organisation.

In this document we outline our experience with a similar project and illustrate some of the initial themes that could be relevant start this process. If our approach and credentials are in alignment with your needs Luxury Art House will be extremely interested to respond to or help define a clear brief and develop precise solutions for the project.

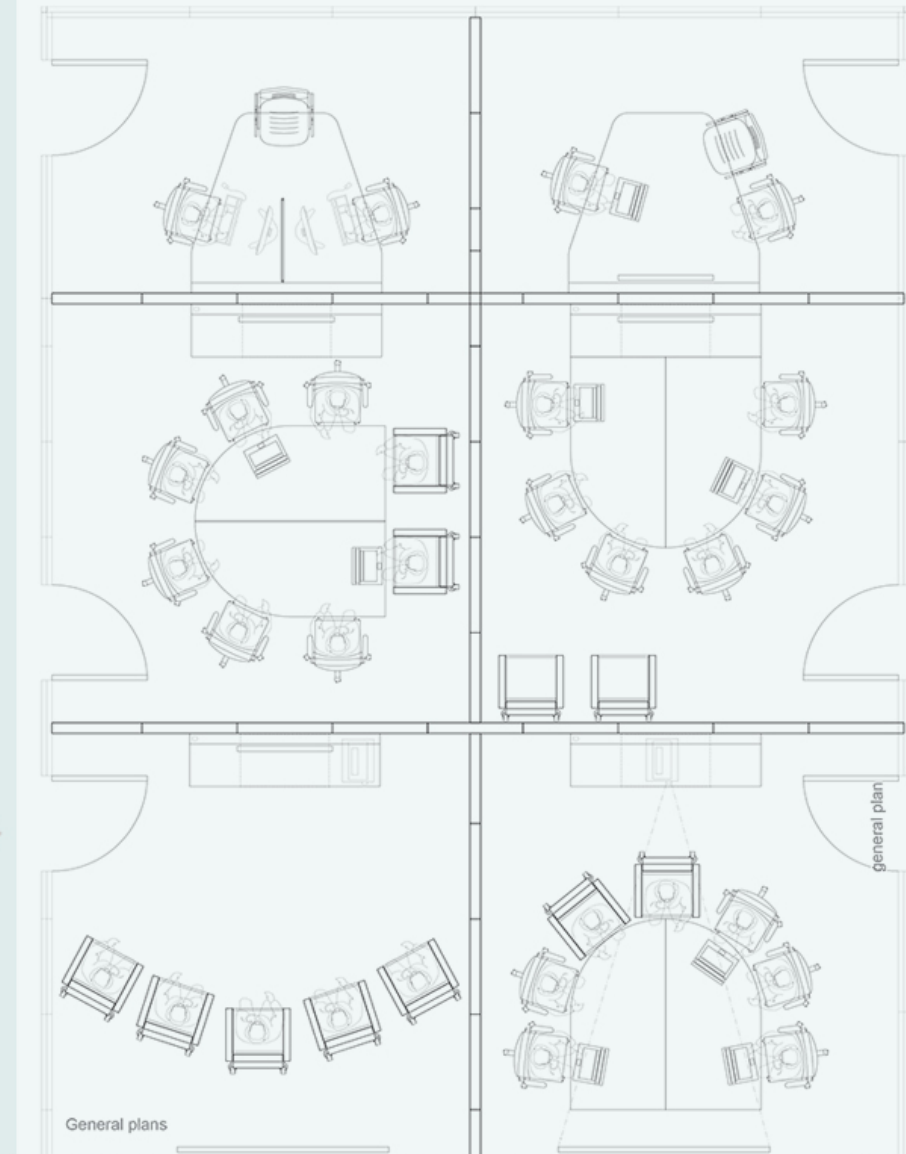
## Collaborative Spaces

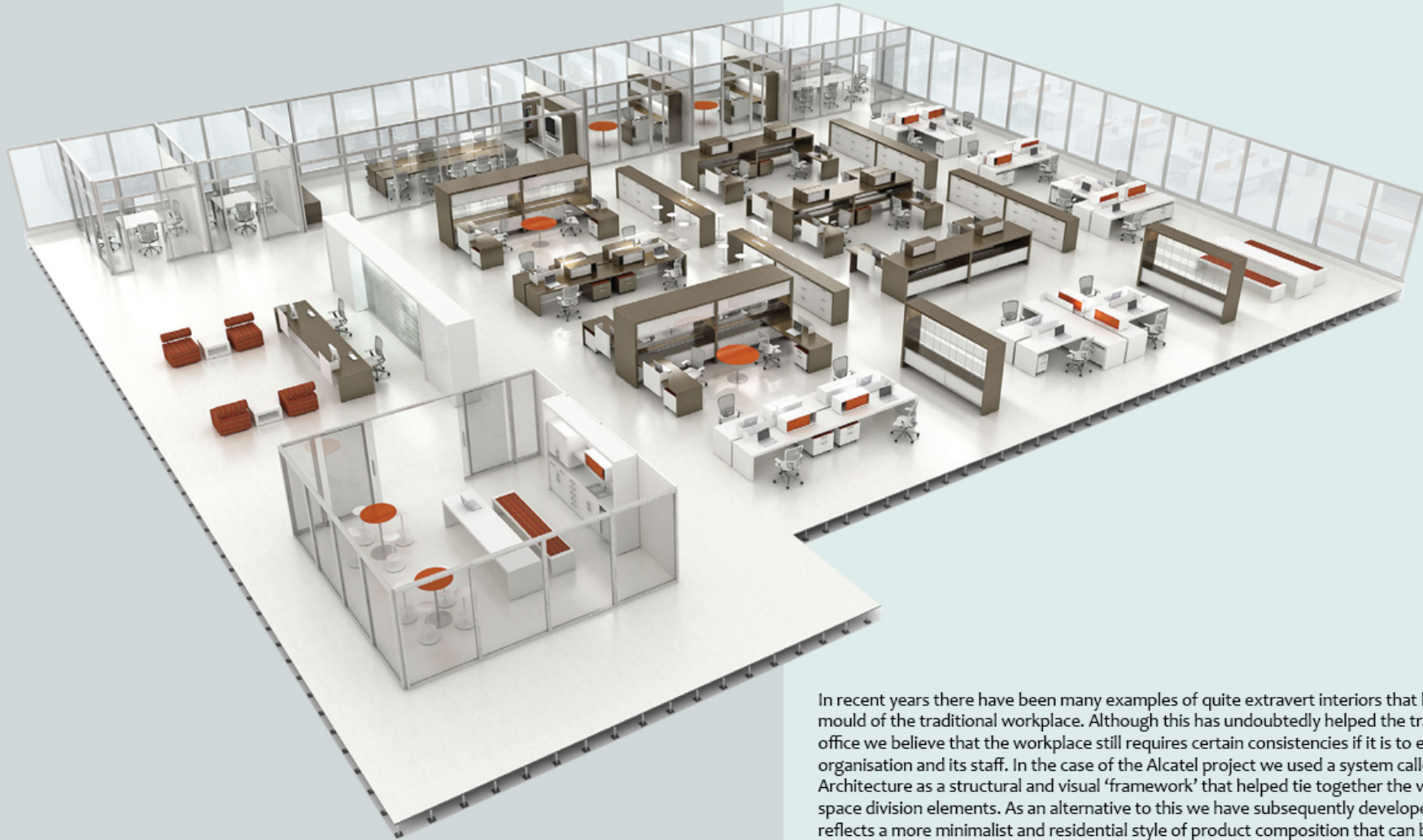
Different types of discussion and organisational cultures can require different collaboration formats.

In all sectors the importance of collaborative work continues to grow. This is driven by more project driven work processes and that teamwork is seen as a fundamental part of any organisations business success. Therefore the design of workspaces is increasingly about creating the atmosphere that promotes collaboration rather than focussing on individual space. The sophistication of these spaces is not only driven by evolving technology but also that today's work force is increasingly comfortable with different communication tools that transcend the workplace, travelling and the home. The key is finding a what style of space and setting is most appropriate to your organisation that can respond to the pressures of using real estate effectively and that their location is easily accessible and when occupied does not disturb individual work tasks.



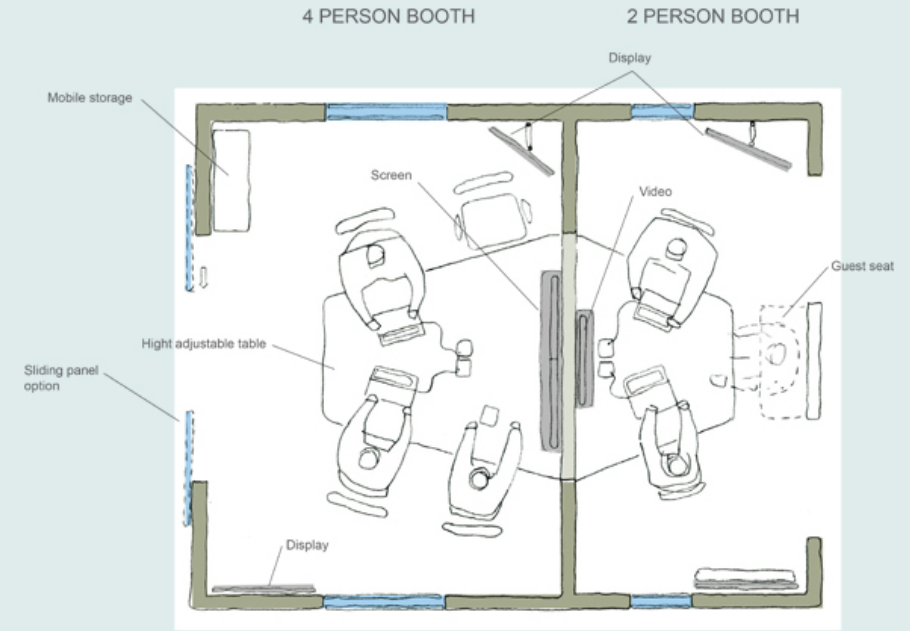
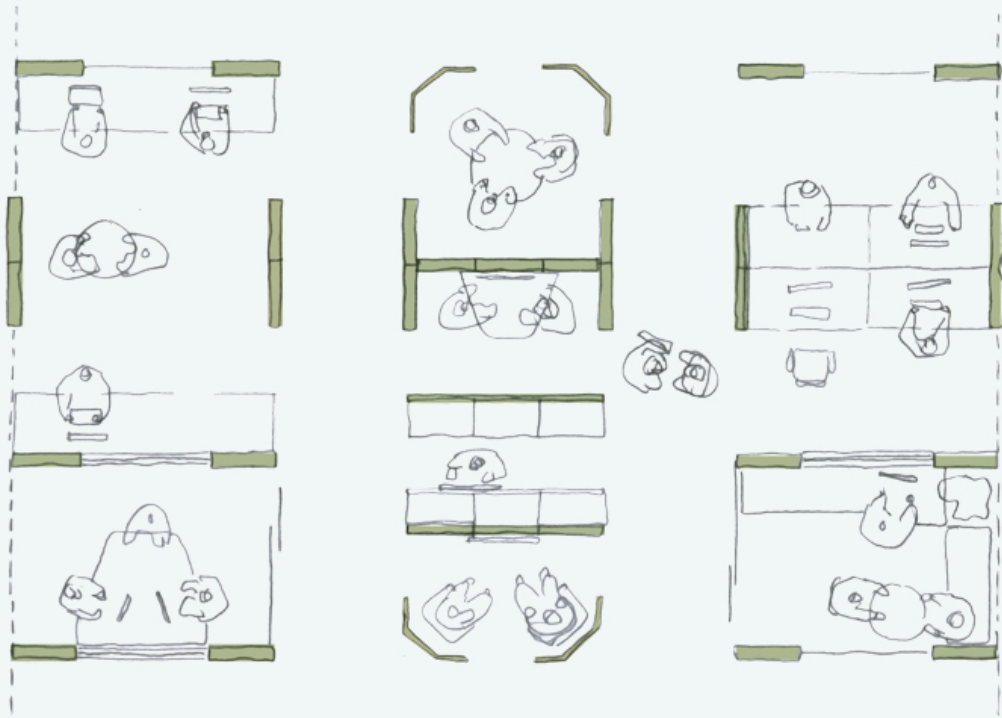
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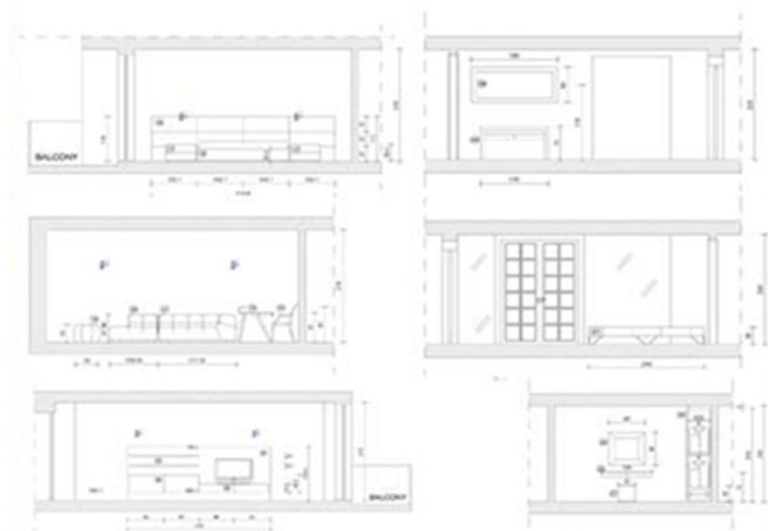
In recent years there have been many examples of quite extravert interiors that have tried to break the mould of the traditional workplace. Although this has undoubtedly helped the transformation of the office we believe that the workplace still requires certain consistencies if it is to effectively support an organisation and its staff. In the case of the Alcatel project we used a system called TUTTI Work Architecture as a structural and visual 'framework' that helped tie together the various furniture and space division elements. As an alternative to this we have subsequently developed PATTERNS that reflects a more minimalist and residential style of product composition that can be articulated in a variety of ways.



## Kempinski Residence

Client Confidential  
Surface  
Location St. Moritz, CH





Sezioni