

2. SERVICES OFFERED

2.1 DESIGN AND TECHNOLOGY

From the Region Master Planing to Final Detail Design and Construction, we are able to deliver full high standard quality design. Our work have been awarded along the globe.

All our proposals include a modular approach that concerns all scales, from city scale to houses units, enabling flexible and customizable configurations that, supported by the our parametric design tools, give the client a the possibility to create and analyze large number of scenarios prior to make the important decisions. (AUTOCAD / BIM REVIT / RHINOCEROS / GRASSHOPPER / ECOTECT / EXCEL / GIS ESRI).

2.2 BUDGET ORIENTED

We prove that 80% of the Cost for the development of a new area is already fixed during the first design stages: Road Network, Public Space Network, Densities for Residential quarters, Infrastructure, etc.

During the Working Process, we develop our own Costplan that is constantly used a tool to test and compare different alternatives and options in order to agree on the final Layout: residential Building, analysis of sensible element in residential buildings (structure and facades); analysis for different finishes for public areas. etc Structured as a flexible tool to be easily adapted in the future to any changes or modifications, the cost plan takes advantage of our standardized urban and architectural solutions in order to guaranty its accuracy. The client can foresee the impact of many of its decision previously to its implementation.

2.3 VALUE DOWNSTREAM

We help to develop industrial, modular and open design platform for Real State Operators. Advanced concepts as standardization, current engineering and design re-use allows us to deliver complex projects to facilitate its the future development by third parties, adding extra value to the client's first investment in master planning and conceptual design.

SERVICES

A. ARCHITECTURE

A COMPREHENSIVE RANGE OF ARCHITECTURAL SERVICES IN THE RESIDENTIAL, COMMERCIAL AND PUBLIC SECTORS

- Preliminary Scheme Designs.
- Conceptual and Detailed Designs.
- Tendering the Project and Administration of the Building Contract.
- Urbanization projects.
- Onsite supervision and inspections.
- Landscape intervention Design.

B. SURVEYS AND STRATEGIC PLANNING

DESIGN SOLUTIONS TO MEET OUR CLIENT'S REQUIREMENT

- Feasibility studies.
- Planning applications "due diligence" basic and specific analysis of a potential site.
- Surveys for future land development.
- Master planning consulting Masterplans for urban developments of a particular site.

C. URBAN PLANNING

SOUND KNOWLEDGE OF MASTERPLANNING AND URBAN DEVELOPMENT

- Strategic urban planning.
- Urban regeneration and requalification.
 - Detailed studies and surveys.
- Planning and building control applications.
- Planning control applications for conservation areas and landscaping.

G. INTEGRATED MANAGEMENT SUPERVISION

A SPECIALIZED PROJECT MANAGEMENT DIVISION

- Project management procurement of materials and selection of contractors.
- Project construction direct negotiation with contractors and suppliers (including onsite control).

E. GEOGRAPHIC INFORMATION SYSTEMS

MAKE VISIBLE THE INVISIBLE

- Analysis of territorial indicators.
- Information mapping and study of relationships.
- Base and land information Database design and execution.

F. SUSTAINABILITY

OVERALL SUSTAINABLE URBAN AND LANDSCAPE PROGRAMS

- Masterplanning that encourage vegetation and biodiversity.
- Mobility, accessibility and flexibility inputs.
- Traffic impact studies.
- Density impact analysis.
- High environmental building performance services: massing, orientation and ventilation.
- Energy efficient buildings.
- Ongoing energy sustainable systems research.

3. INTERNATIONAL



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PROXIMITY OF MAIN RESOURCES

Eddea Headquarter Spain

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Mr. Timur Bogdanenko

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Representative Office Morocco

Av. Moulay Abdelaziz 51 bis Immeuble Al Amal, bureau 2 14000 - Kénitra MAROC

Mr. Badr Ouahbi

bouahbildeddea.es +212 665 256 227

At EDDEA we devise new business opportunities in the current Global Built Environment Scenario to shape up new concepts and make them happen, establishing associations with the right partners. EDDEA usually works together with local engineering companies and consultants in order to set up the most suitable team for each specific project.

As a consequence, we have gained a **broad** experience gathering together highly qualified working teams in Europe, Russia, Asia and Africa. Therefore, we have a robust network of contacts and partners worldwide.

We are involved in the development of large Territorial Master Plan and housing projects in Morocco and Kenya and we are starting to spread our activity within the Asian market where our project "The Maritime, Cultural & Popular Music Center at the Bay of Kaohsiung, Taiwan" is currently under construction.

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The list of our clients is continuously growing, which constantly gives us the opportunity to increase our experience and knowledge in the global context.























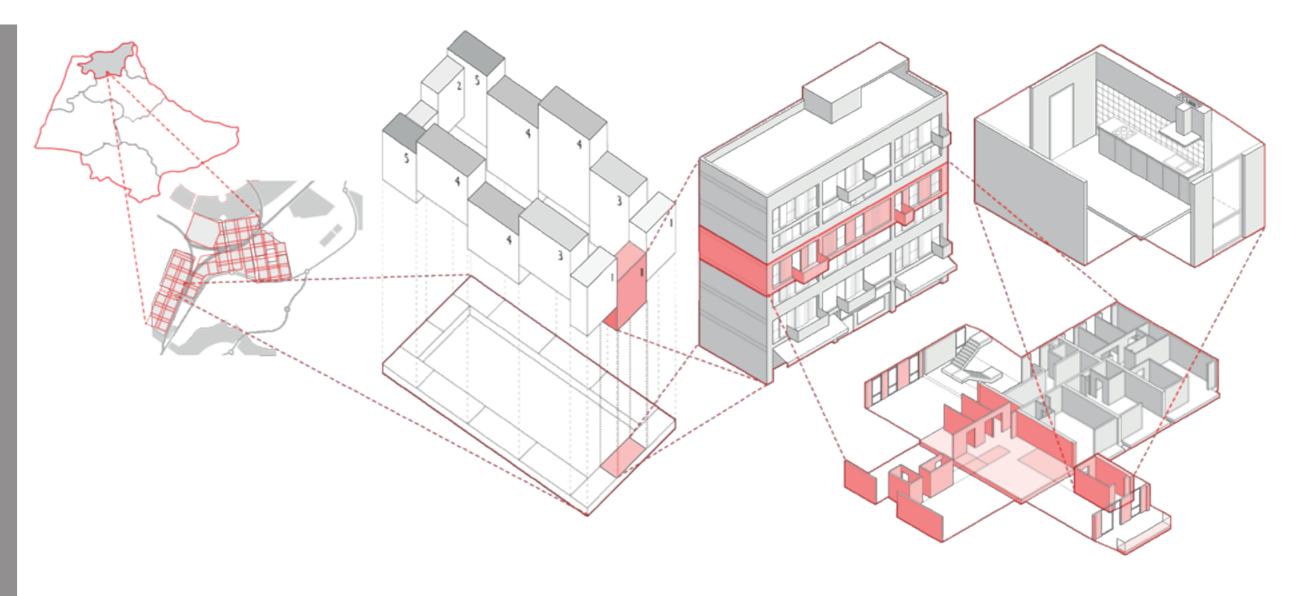


OUR SERVICES

- O1 Ideology design of residential districts-theme
- 02 Master-planning and urban detaile design
- 03 Landscape and infrastructure plar
- 04 Concept and detail housing design
- 05 Construction: Project Management and site supervision
- 06 Operational and Facilities service
- 07 Refurbishment strategy and rules

OUR TOOLS

- O1 Citythinking, our Think Tank for urbar challenges with a complex approach including social, economical and environmenta analysis.
- 02 Strategy urban and territorial consultancy
- 03 Trends and Market research
- 04 Economical and Financial Modelling and Simulations
- 05 Cost management / Financial Control i all life cycle steps
- 06 Standardisation and Industrialisation for constructive phase
- 07 ICT: BIM 3D-4D-5D / GIS / Buildin Knowledge Management
- 08 Open Industry platform (supply chain management)
- 09 SMART city concept compatibility
- 10 Internal R&D aligned with H2020, housing cutting edge energies



CTTK - TACKLING MASSIVE CONSTRUCTION OF AFFORDABLE HOUSES

As a result of our growing presence in the International Market in the last years -above all in the emerging markets like Russia, India and Africa- we became aware of the increasing global demand for the construction of affordable houses, which also is one of the biggest challenges Africa is facing in the present, and the need of tackling this growing urban and construction process from an integrated approach.

THE PROBLEM

Developing countries are facing the fastest urbanization process in history. Existing and new cities are growing exponentially and hundreds of new urban areas will be planned from scratch in the coming years. The need of massive fully equipped affordable residential urban areas is huge.

- The new paradigm consists of setting up these urban areas in a more sustainable and efficient way, establishing an ecofriendly relationship between "citizens and nature".
- Resources and time are limited, so creative efficient solutions must be developed to solve this global challenge rethinking design strategies and infusing technology and innovation to the whole process.

Market > New City-building Industry

Timely > Unique first-to-market opportunity

TACKLING MASSIVE CONSTRUCTION OF AFFORDABLE HOUSES

In this way from our department Citythinkinga pioneering international cross-industries alliance, focused on delivering integral design and management solutions for the construction of affordable Smart Cities we have developed our own vision, branded as SUE: Smart Urban Ecosystems, where "smart" stands for: sustainable development, radical improvement of citizen's quality of life and the preservation of unique natural and social heritage local values. SUE is grounded on three different fields of knowledge:

- Ecosystemic Urbanism. Urban design strategies based on ecological principles and sustainable indicators that allow us to design high quality ecological urban proposals.
- Urban and Building Industrialization. Urban and building strategies based on standardized patterns and elements both at urban and building scales.
- Algorithmic and Parametric Design. Design strategies and techniques configured by

parameters interrelated through algorithms that drive both - geometry and data. Whenever a parameter is modified geometry and data are updated in real time; and therefore, its cost.

SUE. SMART URBAN ECOSYSTEMS

SUE City Model is a comprehensive design solution for urban infrastructures and architectural conceptualization. It focuses on generating a compact and complex EfficientCity Model, mainly targeting affordability, ground occupancy, mobility and services, urban complexity, green and blue network spaces, urban meta-





Technological tool to industrialize urban planning, improving the impact on the environment

Able to analyze, generate, process, optimize and visualize complex urban scenarios using parametric and algorithmic software, considering functional, environmental and social variables.

bolism, social cohesion and inclusion, diverse and thriving communities, heritage and identity, street connectivity,

walkability and public spaces, costplans and budget. Its main levers are:

- Multidisciplinary Expert Approach.
- Multi-Scalar Design that combines standardization principles with design reuse and industrialization at all levels.
- Unique set of Urban and Architectural Standardized Elements and Reused Design solutions and processes.
- Speed up and fully cost controlled and planning process.

PSP. SMART PARAMETRIC PLANNING TOOL FOR SUE PROJECTS

Our IT PSP Tool modulates the knowledge of our experts and our working processes with technology, considering:

- Interaction between Functional Factors (morphology, organization, metabolism and services...), Environmental Factors (territory, biodiversity, environmental quality...) and Social Factors (cohesion, context, local economy...)
- Local regulations.
- Re-use design techniques.

The PSP Tool is based on two complementary sets:

- 1. A collection of urban and architectural standardized elements developed by ATL PLT.
- 2. The algorithms to analyse, generate, optimize and visualize complex urban scenarios using parametric software that considers functional, environmental and social variables, incorporating BIM and GIS platforms.

The PSP Tool operates following these steps:

- Solving complex urban and architectural systems with multiple variables.
- Generating different scenarios through the combination of multiple design parameters.
- Optimizing the solution through environmental, social and economic KPIs.

• Helping to choose the final solution through graphic information and interrelated alpha-numeric data.

THE ADDED VALUE OF CITYTHINKING

CTTK seeks to develop industrialized urban and architectural planning. That significantly reduces the impact on the environment, radically saves time and costs, links geometry, data and budget parametrically and remarkably improves urban decision making processes.

More advantages of using the PSP Tool:

(i) One single process: integrating urban design

in one single process (urban fabric + infrastructure and residential buildings).

(ii) Optimized scenarios: speeding up the generation of urban scenarios reducing marginal costs

(iii) Savings: reducing value engineering costs up to 30% and construction time up to 40%.

(iv) Measuring the environmental impact: fulfilling strategic certified sustainable indicators and KPIs.

(v) Time-to-market: allowing developers to adapt its product in a lesser time-consuming process.

This PSP tool is then meant to

- Radically improve decision making processes within the realm of urban planning.
- Drastically **reduce costs and time** both during design and building stages.
- Totally guarantee that the masterplan scenarios generated are ecologically certified.
- Significantly **increase the profit** developers, stakeholders and professionals may have.
- Generate outstanding affordable high quality life standard urban environments.

CTTK EXPERT TEAM



























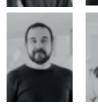














An international experienced group with strong enrolment of Partners - CTTK is an international company composed by a group of partners coming from different professional fields like Architecture and Urbanism, Multidisciplinary Engineering Design, Real Estate and Finance. Our way of working is based on the formation of

a multidisciplinary team under the lead of one of the Key People in our company. That allows us to set a specific team for each project depending on its features and the particular skills of each team member. In this way our corporate system ensures synergies among all the employees, combined in a matricidal system which has proven successful for companies requiring extensive team work and project-oriented objectives.

CTTK currently employs 41 persons:



30405 ∞





















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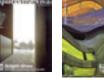
























AWARDS

5. CREDITS EXHIBITIONS

2018	DESIGN WORKS FOR STANDARDIZED & MODIFIED RESIDENTIAL RUSSIA 1st Prize LLC "FSKZ"Leader" BULATNIKOVO MASTERPLAN. CONCEPT MASTERPLAN LLC "MODULE" VLADIVOSTOK GOLF CLUB & RESORT Nadezhdinsky Municipal District of Primorsky Krai 60 VIVIENDAS CON ZONAS VERDES, PISCINAS, ZONAS DE OCIO EN CASARES	2016	MASTERPLAN DEVELOPMENT AND ARCHITECTURE DESIGN TATU WATERS RESIDENTIAL HOUSING DEVELOPMENT PROJECT IN NAIROBI, KENYA 1st Prize Tatu City Limited MASTERPLAN AND TERRITORY PLANNING PROVINCE OF DRIOUCH, MOROCCO 1st Prize Ministry of Urban Planning, Morocco	LY ID 2011 2010	1st Prize Villanueva del Pítamo Committee	2018	ARCH MOSCOW 15-19 May 2018, Manege-Moscow, Russia		Junta de Andalucia. October- December 2009. Old Convent of Santa María de los Reyes, Seville. PRINCIPAL EXHIBITION IX BIENAL DE SPANISH ARCHITECTURE. January-March 2009. Convento Santa María de los Reyes, Sevilla. March- April 2009. Sala de exposiciones COA de Granada. January- February 2008. COA de lasPalmas.		From 13-09-2008 to 23-11-2008. Venice (Italy). From 11-03-2010 to 26-03-2010. Bangkok (Tailand). Siam Discovery Center From 17-05-2010 to 31-05-2010. Brussels (Belgium). Berlaymont Building. From 08-06-2010 to 15-07-2010. Sidney (Australia). Instituto Cervantes Site From 23-07-2010 to 12-08-2010. Melbourne (Australia). Architecture Building. U. of
					URBAN STUDIES FOR A MASTERPLAN PROJECT IN THE NEW TOURISTIC STATION OF TAGHAZOUT, MOROCCO. 1st Prize Organization of Urban Planning and Stationof Taghazout Prommotion. ECOPOLIS ODINTSOVO - PROPOSAL FOR THE ODINTSOVO CITY CENTER, RUSSIA. 1st Prize Tekta Group	2017	REURBAN REVOLUTION ST. PETERSBURG September 2017, St. Petersburg, Russia KAZAN SUMMIT				
						2015	December 2017, Kazan, Russia ARS ELECTRONICA POST CITY 3 - 7 September Linz, Austria. Festival für Kunst, Technologie, Gesellschaft.	de los Reyes, Sevilla. March- April 2009. Sala de exposiciones CO/ de Granada. ft. January- February 2008. COA de lasPalmas. February - March 2008. COA de Melilla. April-May 2008. COA lslas Baleares. June-July 2008. COA de Córdoba. September - November 2008. COA de Murcia SEVILLE 1995-2005 A DECADE OF ARCHITECTURE IV Week of Architure. School of Architects of Seville & FIDAS. Jun 2009 School of Architects and City Planners of Rome. 2008 SELECTION OF EXHIBITION IX BIENNIAL OF			
			MASTERPLAN AND TERRITORY PLANNING GRANDE BERKANE, MOROCCO 1st Prize			2014	MOSCOW ARCHITECTURAL BIENAL May 22 Moscow Architecture Forum			Melbourne From 26-05-2010 to 28-06-2010. Madrid (Spain)	
	1st Prize Acciona Inmobiliaria EXPERIMENTAL MULTIFUNCTIONAL COMPLEX "MINSK-WORLD" MINSK, BELARUS. FLLC "Dana Astra"	2015	TOP INTERNATIONAL QUALIFICATION BREEAM International Code for a Sustainable Built		STRATEGIC PLAN FOR LA CORUÑA "CORUÑA FUTURA" 2nd Prize Fundación EMALCSA DESIGN AND CONSTRUCTION OF A NEW BUILDING FOR OFFICES AND COORDINATION OF INNER MARKET(OAMI) IN ALICANTE, SPAIN. 1st Prize Coordination of Inner Market Office MESSINA WATERFRONT. MASTER PLAN AND SERVICE TOWER, SICILY - ITALY. 3rd Prize City of Messina, Italy UNIVERSITY CAMPUS PABLO DE OLAVIDE IN SEVILLA 1st Prize Pablo de Olavide University, Seville, Spain INTERNATIONAL URBAN DESIGN COMPETITION A101 BLOCK CITY MOSCOW, RUSSIA. 1st Prize OAO Masshtab SWIMMING CENTRE IN BEAS DE SEGURA, SPAIN. 1st Prize Area of Turism, Commerce and Sports, Regional Government of Andalusia SPORTS CENTRE IN ALHAURÍN DE LA TORRE, SPAIN. 1st Prize Regional Government of Andalusia	2012	AIT AWARDS 2012. 15 - 20 April Light & Building. Messe Frankfurt.Germany. AIT AWARDS 2012. Global Award - Interior and Architecture 2008-2011.		ARCHITECTURE IV Week of Architure. School of Architects of Seville & FIDAS. June 2009 School of Architects and City Planners of Rome. SELECTION OF EXHIBITION IX BIENNIAL OF SPANISH ARCHITECTURE. June-July 2008 Lingotto. Architects World Congress.Turin, Italy. October 2008. Colombian Biennial of Architecture.Palacio de Congresos de Cartagena de Indias. December 2008. III Congreso Internacional de Arquitectura, Ciudad y Energía. Palacio de Congresos Baluarte.	2005	YOUNG EUROPEAN ARCHITECTS 2004. «LUIGI COSENZA» PRIZE OF ARCHITECTURE 2004. Exhibition inauguration and prize-giving. Italian Institut for Filosofi cal Studies. Palazzo Serra di Cassano.
	CASA FORESTIER 87 VIVIENDAS PLURIFAMILIARES MÁS USO TERCIARIOS Y SÓTANOS PARA GARAJE BARRIO DE SAN BERNARDO, SEVILLE 1st Prize Via Celere AZAHAR HOMES 74 VIVIENDAS PLURIFAMILIARES Y SÓTANOS GARAJE CIUDAD JARDÍN, CORDOBA. Neino Sur HABITAT ZAHIRA 106 VIVIENDAS PLURIFAMILIARES Y GARAJES "PONIENTE SUR", CÓRDOBA. Promociones Habitat CISNEO ALTO 120 VIVIENDAS, LL.CC. Y SÓTANO PARA G ARAJES Y TRASTEROS PARCELA PUR-4b, SEVILLA. 1st Prize	2014	Environment, being the first building in Spain and Portugal in achieving BREEAM CATEGORY EXCELLENT. RESTRICTED COMPETITION - MASTERPLAN AND CONCEPT ARCHITECTURE DESIGN MALY				XI SPANISH ARCHITECTURE BIENNIAL."LO PRÓXIMO, LO NECESARIO" October-November 2011. Sala Arquería de los Nuevos Ministerios (Madrid) February-March 2012. Old Convent of Santa			2002	Naples, Italy. FAD AWARDS 2005. ARCHITECTURE AND INTERIOR DESIGN 21 JunE 2005. ARQ-INFAD. Plaça dels Angels. Barcelone.
			KABANY, RUSSIA. 2nd Prize Unistroy INTERNATIONAL COMPETITION BUSINESS AND			2011 2010 2009	María de los Reyes (Seville) LIVING – FRONTIERS OF ARCHITECTURE, MASSIVE HOUSING Louisiana Museum, Kopenhagen A101 MASTERPLAN – BLOCK CITY COMPETITION National Museum of Architecture in Moscow ARCHITECTURE FOR EDUCATION				BAU 2005 EXPOSITION. MUNICH EXHIBITION CENTER. MUNICH. ALEMANIA. Bauwelt Prize 2005. International Competition. Prime Constructions. Berlin.
			URBAN MASTERPLAN YUNTOLOVO ST PETERSBURG, RUSSIA. 1st Prize Glavstroy SPb					December 2008. III Congreso Internacional de Arquitectura, Ciudad y Energía. Palacio de Congresos Baluarte. COA Vasco Navarro. January 2009. COA de Ceuta. EXHIBITION FAD AWARDS 2007 January - February 2008. Sala COA Reus. February - March 2008. Sala COA Tarragona. MOSTRA INTERNAZIONALE DI ARCHITETTURA LA BIENNALE DI VENEZIA. "FROM BUILT TO ARCHITECTURE WITHOUT PAPPER", SECTION "ARCHITECTURE WITHOUT". Ministry of Housing. Ministry of External			Alemania. 13 ARCHITECTURAL COMPETITIONS WITH JURY PARTICIPATION. RETROSPECTIVE 98-01. November- December 2002. Old Convent
			MASTERPLAN AND TERRITORY PLANNING GRAND SAFI, MOROCCO. 1st Prize Ministry of Urban Planning. Morocco				27al 30 October. Palacio de Congresos y Exposiciones de Sevilla. Institutional Stand of the Counseling of Public Developments.			Ntra. Sra. de los Reyes, Sevilla. January - February 2003. Teatro Principal. Córdoba March- April 2003. Aulario Flores de Lemus.	
			MASTERPLAN AND TERRITORY PLANNING EL JADIDA, MOROCCO 1st Prize Ministry of Urban Planning, Morocco				PUBLIC PLACES AND NEW PROGRAMS July-September. Sala Arquerías in Nuevos Ministerios.Madrid. Ministry of Housing and Docomomo Foundation.		MOSTRA INTERNAZIONALE DI ARCHITETTURA, LA BIENNALE DI VENEZIA. "FROM BUILT TO ARCHITECTURE WITHOUT PAPPER", SECTION "ARCHITECTURE WITHOUT". Ministry of Housing. Ministry of External Issues and Cooperation/AECI. Managed by the	2001	University of Jaen. January- February 2004. Biblioteca Pública Provincial. Granada. BAU 2001 EXPOSITION. MUNICH EXHIBITION
	AEDAS HOMES S.A. AEDAS MAIRENA 100 VIV. PLURIFAMILIARES Y GARAJE EN SÓTANO PARCELA M24 SECTOR SR-11. MAIRENA DEL ALJARAFE. SEVILLA. 1st Prize AEDAS HOMES S.A.	2013	STRATEGIES FOR SEVILLE'S PORT SUSTAINABLE DEVELOPMENT INTEGRATED IN ITS URBAN AND TERRITORIAL SURROUNDINGS				EXHIBITION OF ANDALUSIAN ARCHITECTURAL PRIZE 2008 March-May. Museum of the Cadiz Province. Counseling of Housing and Land Planning in collaboration with Counseling of Culture.			ZUU I	CENTER. Munich. Germany. 16-21 January 2001. Bauwelt Prize 2001 - International Competition. Prime. Constructions. Berlin, Germany.
		2012	1st Prize Port of Seville Authorities IDEAS FOR THE URBAN PLANNING OF								ournary.

citythinking eddea

SECTOR SUS-DBP-06 pítamo sur, SPAIN.

6. LIST OF PROJECTS

Eddea has an extensive portfolio in residential construction for both private and public developers. Our scope includes singular housing, multipurpose housing complexes, social housing, rehabilitation, hotel and resorts.

108 SOCIAL HOUSING UNITS SEVILLE (SPAIN) Client: Inmoavance S.L.U. Year: 2006 TBA: 13897 m²







80 HOUSING UNITS IN CASTILLEJA DE GUZMÁN SEVILLE (SPAIN) Client: Galia Grupo Inmobiliario S.A. Year: 2005 TBA: 16416 m²

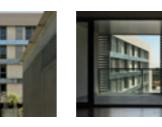


SPANISH QUARTIER 4500 HOUSING UNITS IN KOMMUNARKA, MOSCOW (RUSSIA)
Client: CY-111
Year: 2012/2014
TBA: 278000 m²



84 RESIDENTIAL UNITS IN MAIRENA DEL ALJARAFE, SEVILLE (SPAIN) Client: Grupo Empresarial Magenta S.A. Year: 2006/2009

TBA: 9900 m²



186 SOCIAL HOUSING UNITS SEVILLE (SPAIN) Client: Cooperativa Gecovi S.A. Santa Bárbara. Year: 2005 TBA: 31614 m²



RESIDENTIAL COMPLEX IN WARSAW (POLAND) Client: Sando Proyectos Inmobiliarios Polska SP z.o.o. Year: 2007 TBA: 46058 m²



VLADIVOSTOK GOLF CLUB & RESORT Client: LLC Golf Park DV Year: 2018 TBA: 806800 m²



HOUSING REHABILITATION IN LINZ (AUSTRIA) Client: Casa Roja Year: 2008/2014 TBA: 34261 m²





DOÑA JULIA RESIDENTIAL UNITS CASARES, MÁLAGA (SPAIN) Client: Galia Grupo Inmobiliario Year: 2008 TBA: 15318 m²







CTTK is specialized in the Standardization and

industrialization of architectural solutions and

especially in the development of standardized

Residential Product Design for Private Clients in order to improve the efficiency in the Design and

Construction Process as well as to offer a wide range

Eddea has an extensive portfolio in residential construction for both private and public developers. Our scope includes singular housing, multipurpose housing complexes, social housing, rehabilitation, hotel and resorts.

COSTA INFINITY
91, HOUSING UNITS
CÁDIZ (SPAIN)
Client: Grupo Soluciones
Year: 2017
TBA: 12300 m²

BUILDING ARMSTRONG: 120 HOUSING UNITS CISNEO ALTO, SEVILLE (SPAIN) Client: Aedas Homes S.L.

Year: 2017 TBA: 22050,21 m²

100 RESIDENTIAL UNITS MAIRENA DEL ALJARAFE, SEVILLE (SPAIN) Client: Aedas Homes S.L. Year: 2018 TBA: 10104.48 m²

LAR INFINITY, 56 HOUSINGS UNITS LA CALA DE MIJAS, MALAGA (SPAIN) Client: Grupo Lar Retail Management Year: 2016 TBA: 7381.60 m²

CASA FORESTIER: 79 HOUSING UNITS, TERTIARY USES SEVILLA (SPAIN) Client: Vía Célere Year: 2016 TBA: 20985 m²









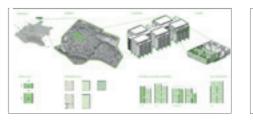


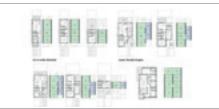




of lifestyles to the future residents.

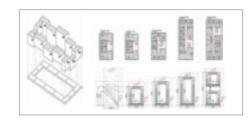
Client: TATU CITY Year: 2016/ON GOING TBA: 280.000 M2





RESIDENTIAL PRODUCT DEAIGN - A101 BLOCK CITY MOSCOW (RUSSIA)

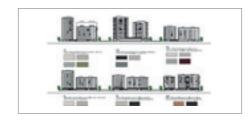
Client: Masshtab Group Year: 2010 / 2011 TBA: .200.000 M2





SPANISH QUARTIER - RESIDENTIAL PRODUCT MOSCOW (RUSSIA) Client: CY-111 Project:2013-2014

Construction Site: 2015 - Completed TBA: 395.000 M2





RESIDENTIAL PRODUCT MALYE KABANY, KAZAN (RUSSIA)

Client: Unistroy Year: 2016 TBA: 180.000 M2





STANDARDIZED RESIDENTIAL PRODUCT DESIGN MOSCOW (RUSSIA)

Client: FSK Leader Year: 2018 TBA: 150.000 M2





Eddea is aware of the social importance of quality inclusive designs, as well as the need for affordable and long term sustainable strategies to make the operation and further maintenance of hospitals, universities, transport networks or cultural facilities highly efficient.

RESTORATION AND EXTENSION WORKS, HNOS. LAULHÉ HEALTH CENTER IN SAN FERNANDO. CÁDIZ (SPAIN) Client: Andalusian Regional Government Year: 2004/2009 TBA: 2461 m²

First Prize Open Competition

IBĘRIAN MUSEUM JAÉN (SPAIN) Client: Ministry of Culture Year: 2009 TBA: 11152 m²

KINDERGARTEN IN KOMMUNARKA MOSCOW (RUSSIA) Client: CY-111 Year: 2012/2014 TBA: 1740 m²

SWIMMING CENTER IN BARBATE, CÁDIZ (SPAIN) Client: Andalusia Regional Government. Consejería de Deportes Year: 2006 / 2010 TBA: 2350 m²

First Prize Open Competition

HIGH SCHOOL IN KOMMUNARKA MOSCOW (RUSSIA) Client: CY-111 Year: 2012/2014 TBA: 3200 m²













ARCHITECTURE - OFFICES & INDUSTRIAL

in accordance with these contemporary conditions. Offices, business centers and technologic parks must be designed attending their proper functional organization but it is undisputable also to consider a broader changing context in which they are inserted. Our approach to this target maintains always the flexibility and the adaptability of these working spaces as capital values for the success of such programs.



First Prize Open Competition











Year: 2012 TBA: - m²



Client: Andalusia Regional Government. Consejería de Justicia. Year: 2003 / 2006 TBA: 4175 m²

FAD Architecture award 2007 / First Prize Open Competition

GARRIGUES HEADQUARTERS IN SEVILLE (SPAIN) Client: J&A Garrigues S.L.P. Year: 2010/2011 TBA: 5830 m²

MARITIME CULTURAL & POPULAR MUSIC CENTER IN KAOHSIUNG, (TAIWAN)

Client: Made In / City of Kaohsiung Year: Competition/Project: 2011 / 2014 Construction Site 2015 - ongoing

First Prize Open Competition MADE IN





6. LIST OF PROJECTS



















6. LIST OF PROJECTS URBAN PLANNING

In the field of Urban Design we provide our clients with a full service from Integrated Land Management comprehensive approach to all aspects of conditioning land development, environmental analysis and strategy up to the drafting of Master plans for territorial and urban development.

We see new scenarios based on the deep understanding of our environment and the constraints that surround our clients. We integrate people, structures, and different organizations around new ideas to turn them into realities

TATU WATERS-MIXED-USE RESIDENTIAL DEVELOPMENT IN NAIROBI (KENYA).

Client: TATU CITY Year: 2016/ON GOING Area: 100 Ha

First Prize Open International Competition

A101 BLOCK CITY - BUSINESS AND URBAN MASTERPLAN IN KOMMUNARKA, MOSCOW (RUSSIA)

Client: Masshtab Group Year: 2010 / 2011 Area: 200 Ha

First Prize Open International Competition

ECOPOLIS ODINTSOVO - CITY PLANNING FOR THE NEW CITY CENTER OF ODINTSOVO MOSCOW (RUSSIA)

Client: Tekta Group Year: 2012 / 2014 Area: 158 Ha

First Prize International Open Competition

SPANISH QUARTIER MASTERPLAN FOR A NEW RESIDENTIAL DISTRICT IN KOMMUNARKA MOSCOW (RUSSIA)

Client: Masshtab Group Year: 2013 / 2014 Area: 325 Ha

BUSINESS MASTERPLAN AND MARKETING STRATEGY FOR A NEW RESIDENTIAL DISTRICT IN YUNTOLOVO ST. PETERSBURG (RUSSIA)

Client: Glavstroy SP Year: 2013 / 2014 Area: 420 Ha

First Prize International Open Competition















NEW RESIDENTIAL DISTRICT ON THE SHORE OF THE VISTULA RIVER (POLAND)

Client: WARSPOL Year: 2008 Area: 96 Ha





















BUI ATNIKOVO MASTERPI AN. MOSCOW REGION (RUSSIA) Client: MIZ GROUP Year: 2018

VLADIVOSTOK GOLF CLUB & RESORT NADEZHDINSKY MUNICIPAL DISTRICT OF

Area: 111,7 Ha

PRIMORSKY KRAI

Year: 2018 Area: 310,44 Ha

Client: LLC Golf Park DV

SDAU DU LITTORAL D'EL JADIDA (MOROCCO) Client: Ministry of Urban Year: 2015-On Going Area: 184.587 Ha

First Prize International Competition

"KREATIVE MITTE": MASTERPLAN FOR THE NEW DISTRICT OBERBILLWERDER HAMBURG-BERGEDORF (GERMANY)

Client: IBA HAMBURG Year: 2017 Area: 120 Ha

Finalist International Competition

6. LIST OF PROJECTS STRATEGIC PROJECTS

Our services of consultancy are devoted to entrepreneurs, companies or institutions concerning feasability studies, programming, brownfield development, planning applications 'due diligence', surveys for future land development and master planning consulting. For us, the city is a superposition of simultaneous events, a strained network that links social, environmental and economic processes. We implement new analytical tools (GIS) that enable

UNIVERSITY CAMPUS PABLO DE OLAVIDE IN SEVILLE (SPAIN)

us to perceive more and propose better.

Client: University Pablo de Olavide Competition: 2012 Project: 2015 Area: 104 Ha

1st Prize Open Competition

MAIRENA ORGANIC CENTER IN MAIRENA DEL ALJARAFE, SEVILLE (SPAIN) Client: Mairena del Aljarafe Council Project: 2011

STRATEGIC PLAN IN SOFÍA VITOSHA (BULGARIA)

TECHNOBAHIA: TERRITORY INNOVATION FOR CÁDIZ BAY AREA (SPAIN)

Client: Idea Agency Secretariat- General of Telecommunications and the Information Society, Regional Government of Andalusia Project: 2010

TECHNOLOGICAL CAMPUS IN ALGECIRAS, CADIZ

Year Competition/Project: 2011 Area: 136 Ha





















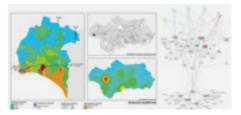


OPEN CONVENTS: PATHS TOWARDS SERENITY,

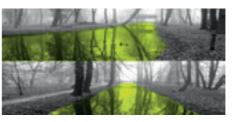




Client: Idea Agency Secretariat- General of Telecommunications and the Information Society, Regional Government of Andalusia Project: 2009























6. LIST OF PROJECTS

ARTE IBERO MUSEUM IN JAEN (SPAIN) CLIENT: Consejeria de Cultura, Junta de Andalucia TBA: 13.080,00 m² BUDGET: 2451.796 €

82 HOUSING

TBA: 16.042,00 m²

BUDGET: 5.833.805 €

206 SOCIAL HOUSING

BUDGET: 13.476.275 €

TBA: 2358,00 m²

IN TRIANA, SEVILLE (SPAIN)

CLIENT: Galia Grupo Inmobiliario, S.A.

IN PINO MONTANO, SEVILLE (SPAIN)

CLIENT: FCC Construccion, S.A.

187 SOCIAL HOUSING IN POLIGONO AEROPUERTO. SEVILLE 234 SOCIAL HOUSING CLIENT: FCC Construccion, S.A. TBA: 4.980.45 m²

BUDGET: 11.274.255 €

IN PINO MONTANO, SEVILLA CLIENT: FCC Construccion, S.A. TBA: 32.520.00 m² BUDGET: 16.401.589 €

HOSPITAL CENTER

TBA: 9.606,00 m²

BUDGET: 10.567.000 €

IN CAZORLA, JAEN (SPAIN)

CLIENT: Servicio Andaluz de Salud

IN CASTILLEJA DE GUZMAN, SEVILLE (SPAIN) CLIENT: Galia Grupo Inmobiliario, S.A. TBA: 7552,5 m² BUDGET: 4.765.708 €

> 1ª PHASE OF GALIA PUERTO BUILDING IN SEVILLA (SPAIN) BUDGFT: 14.000.000 €.

BUDGET: 2.05120 €

51 HOUSING IN PUERTO REAL, CADIZ (SPAIN) CLIENT: Desarrollos Turísticos Guadalmira, S.L

GARRIGUES HEADQUARTERS REFURBISHMENT CLIENT: J & A Garrigues TBA: 5.830 m² BUDGET: 3.900.000 €

IN MARE NOSTRUM BUILDING, MÁLAGA (SPAIN) CLIENT: Galia Grupo Inmobiliario, S.A. TBA: 12644 m² BUDGET: 6.303.000 €

TORREBLANCASUR BUSINESS PARK BUDGET: 36.044.000 €

185 HOUSING IN RONDA, MÁLAGA (SPAIN) CLIENT: Galia Grupo Inmobiliario, S.A. TBA: 32.000,00 m² BUDGET: 12.925.000 €

DEMOLITION WORKS OF VIRGEN DE LOS REYES INDUSTRIAL PARK IN SEVILLE (SPAIN) CLIENT: Adapa Conducto, S.L. BUDGET: 2.500.000 €

2ª PHASE GALIA PUERTO BUILDING IN SEVILLE (SPAIN) CLIENT: Galia Grupo Inmobiliario, S.A. BUDGET: 25.453.000 €

35 HOUSING IN PUERTO REAL CADIZ (SPAIN) CLIENT: Desarrollos Turísticos Guadalmira, S.L. TBA: 4.654 m² BUDGET: 2.456.638 €

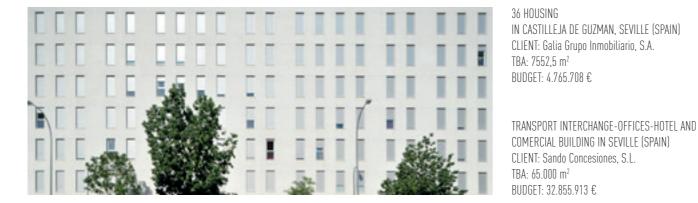
26 HOUSING IN ALJARAQUE, HUELVA (SPAIN) CLIENT: Galia Grupo Inmobiliario, S.A. TBA: 3.213 m² BUDGET: 1.192.397 €

82 HOUSING AND 56 APARTMENTS IN CAMAS, SEVILLE (SPAIN) CLIENT: Galia Grupo Inmobiliario, S.A.

18 HOUSING IN PUERTO REAL CADIZ (SPAIN) CLIENT: Galia Grupo Inmobiliario, S.A. TBA: 3.420,00 m² BUDGET: 1.925.000 €

14 HOUSING IN PALOMARES DEL RIO, SEVILLE (SPAIN) CLIENT: Galia Grupo Inmobiliario, S.A. TBA: 2.934,00 m² BUDGET: 1.147.000 €

LA RAYA BUSINESS PARK IN ALJARAQUE, HUELVA (SPAIN) CLIENT: Galia Grupo Inmobiliario, S.A.



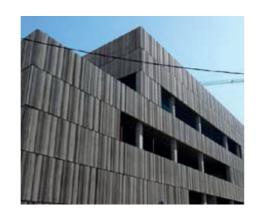
ARTE SACRO BUSINESS PARK IN SEVILLE (SPAIN) CLIENT: Sevilla Global S.A.M. TBA: 2168.00 m² BUDGET: 13.374.075 €

SWIMMING POOL BUILDING IN BARBATE, CADIZ (SPAIN) CLIENT: Ayuntamiento de Barbate TBA: 2.353 m² BUDGET: 1.353.928 €

HOSPITAL CENTER IN ARACENA, HUELVA (SPAIN) CLIENT: Servicio Andaluz de Salud TBA: 9.642,00 m² BUDGET: 10.221.902 €

176 HOUSING UNITS IN SOTOGRANDE CADIZ (SPAIN) CLIENT: Kronos TBA: 42583.1 m2 BUDGET: 37.178.000€

106 SOCIAL HOUSING IN MAIRENA DEL ALJARAFE, SEVILLE (SPAIN) CLIENT: FCC Construccóon, S.A. TBA: 17.109,00 m2 BUDGET: 9.264.942 €



BIKE LAND IN MAIRENA DEL ALJARAFE, SEVILLE (SPAIN) CLIENT: Ayuntamiento de Mairena del Aljarafe TBA: 3.000 m² BUDGET: 277.000 €

SECTOR SR1 URBANIZATION IN MAIRENA, SEVILLE (SPAIN) CLIENT: Sando Proyectos Inmobiliarios S.L. BUDGET: 2.097.000 €



SECTOR SUP E3 URBANIZATION IN RONDA, MÁLAGA (SPAIN) CLIENT: Galia Grupo Inmobiliario, S.A. TBA: 153.000,00 m² BUDGET: 3.500.000 €

NEW AYAMONTE PARK URBANIZATION IN HUELVA (SPAIN) CLIENT: JC Nuevo Parque TBA: 125.037,00 m²

CLIENT: Galia Grupo Inmobiliario, S.A.

TBA: 10.222,00 m² BUDGET: 4.230.055 €

IN SEVILLE (SPAIN)

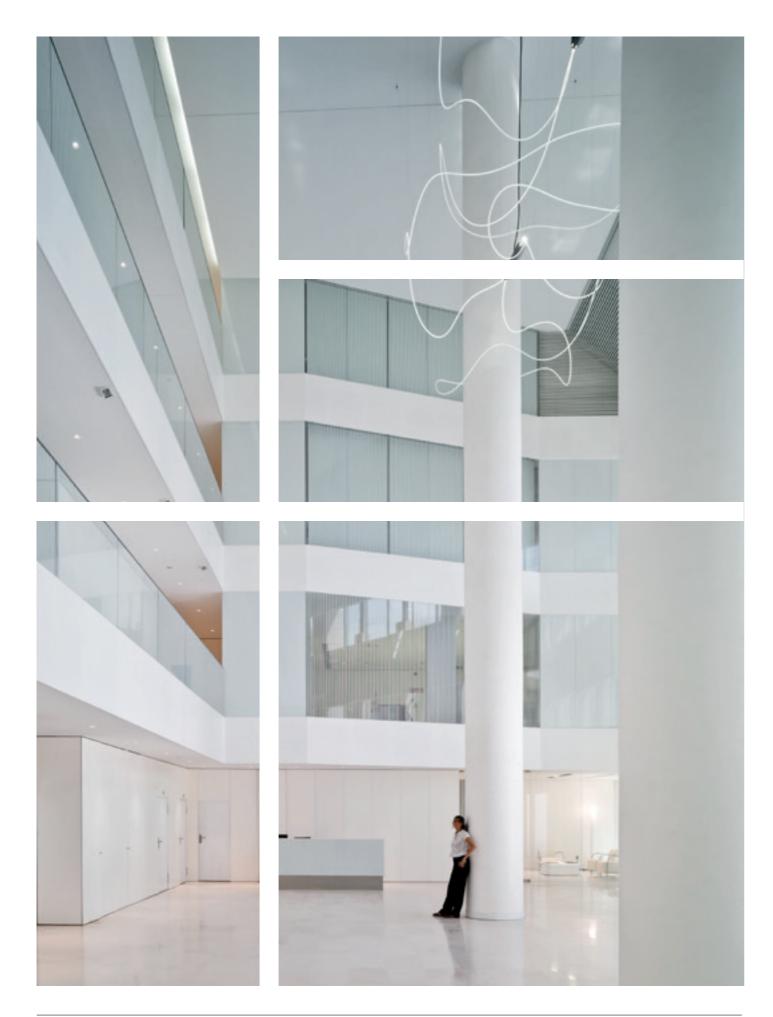
IN SEVILLE (SPAIN) CLIENT: Vilamar Gestión, S.L. TBA: 95.000.00 m²





7. SELECTED PROJECTS













A101 BLOCK CITY MASTERPLAN

MOSCOW (RUSSIA)

1ST PRIZE INT. COMPETITION 2010

Client: 0A0 MASSHTAB Area: 155 Ha TBA: 2.174.190 m² Year: 2010-2011 The Fractal Block Project is the winning proposal of the International Competition announced by Masshtab in 2010 for designing in the south of Moscow the first phase of a bigger urban development called "A101 Block City" where more than 150.000 inhabitants are going to live in the next 20 years. The project is based in the concept of "standardized block" which combines the advantages of a categorized definition of the plots, with the characteristics of the traditional European city, within the transition between the public and the private space clearly defined.

The three basic lines of our project can be summarized in 3 strategic points

- 1. Deep research on the existing Urban Model in the Eastern Countries and their associated problems (transition from public to private space often not resolved, no prevision for small business, lack of parking facilities...)
- 2. Implementation of a new Urban Model in order to provide a compact and diverse city to solve the above mentioned problems, working with a standardized block size.

3. Involvement of the existing prefabrication industry in order to solve the residential blocks. Therefor our project is not just a proposal for a specific construction site rather more an integral solution for the urban problems that have arisen since the transformation from the communist system till

The jury emphasized the deep investigation of the project, comparing its working method with scientific research on a high level. According to the jury: "This project has a great capacity for adaptability and flexibility, adjusting itself to market changes over the project life" In addition, they valued the constructive solution of block types - producing 300 different combinations with only five basic elements.

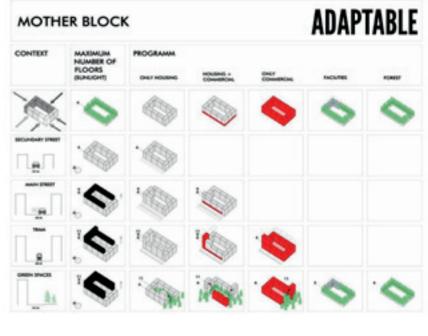
By means of flexible standardization, the proposed concept of modular construction goes beyond traditional, standardized architecture in terms of possibilities to personalize, customize and adapt the product to the final market requirements.



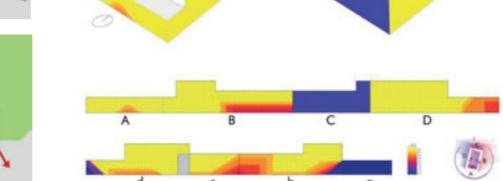




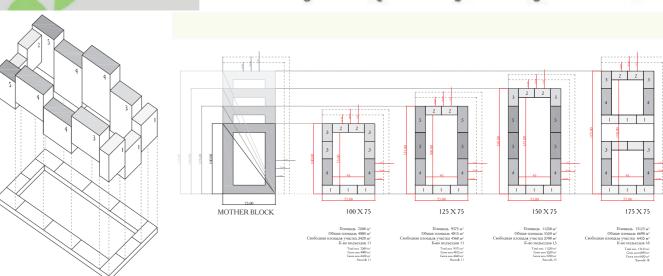












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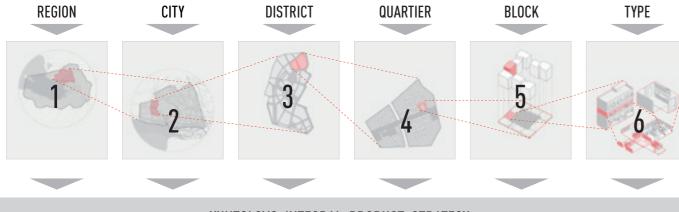
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BUSINESS AND URBAN MASTERPI AN YUNTOLOVO

ST. PETERSBURG (RUSSIA)

1ST PRIZE INT. COMPETITION 2014

Client: GLAVSTROY - SPB LTD Area 437 Ha TBA: 3.014.501 m² Year: 2014 The overall mission of this study is to relaunch the Yuntolovo Project, stopped after the crisis of 2008, and to redefine the potentials of this area in order to define Yuntolovo Area as an attraction point for residential, public and tertiary uses with the creation of the necessary economical, technical and social infrastructure.

The project should set new standards of quality for urban space and give an impulse for the development of this area in long terms conditions.

In this way the work of CTTK is focused on the following subjects:

- The need that the new positioning of the project will acquire a complete and understandable concept for the consumer;
- The need to identify the target audience of the project;
- The way to situate the project stands out among other competitors.

The Final Layout of the updated Masterplan for Yuntolovo area embodies the key issues and opportunities previously described, incorporating the restrictions which arise at the level of infrastructure and local norms as well as the defined parameters of the approved PPT and is driven by the following principles:

1. **EFFICIENCY AND COMPLEXITY** - based on an efficient grid which had been worked out in the direction of a complex urban system the updated Master Plan Layout encounters issues such as the

- considerable greater variety of different uses, the interplay of building volumes and open space, questions of public and private use as well as different building types.
- 2. MOBILITY The Road Network is organized in a three level grid that distributes the traffic hierarchically leaving local streets only for internal traffic. In this way the updated Master Plan Layout allows the efficient mobility of all types of vehicles with a special focus on making the use of private cars for short and medium distance trips unnecessary and to enhance walkability.
- 3. NATURE The updated Master Plan Layout conserves the existing greenery due to its importance in the natural landscape and takes advantage of the ecological and natural potential of the area especially the Yuntolovo Reserve, the existing Water Channel and the close proximity to the Finnish Gulf. The Public Space System had been classified and articulated in three different categories according their origins, scale and functions which as a whole will connect and give identity to the whole Area.
- 4. DIVERSITY In order to achieve a fully equipped city which is able to satisfy the day by day need needs of the inhabitants the updated Master plan provides a system of District and Quartier Facilities distributed over the whole area in order to create a network of different services and facilities completely integrated in the Public Space System and the Road Network.







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The overall aim of the Facade and Landscape Design for the Quartier 6&7 of the Yuntolovo Project was to to develop an original and unique Facade and Landscape Design in alignment with the project's general main strategies defined in the Master Plan developed by CTTK in

In a first step the existing Masterplan had been reviewed in order to establish the overall criteria to improve mobility and the quality of the public space, while respecting the design criteria of the Residential buildings:

Adjustment of the Block sizes to avoid interruption of the pedestrian flow between Quartier 6 and 7 by emphasizing the pedestrian character of the Main Axe connecting both Quartiers. Regarding the Façade the design – the residential blocks had been revised in order to avoid a series of setback to simplify construction and to give continuity to the Facades facing the Public Streets.

blic Space had been identified and hierarchically organized:

levard, the west garden and the meadows.

Level 2 - Public staying areas: Moonlight Plaza. • Internal space: associated with closed re-Level 3 - Private Areas: Semiprivate residential Courtyards.

Each one of those elements had been designed consequently in order to emphasize on its unique character.

Regarding the Facade Design the following principles had been implemented. The proposal aims to provide a variety of similar solutions in In a second step the main elements of the Pu-reference to the different situation of buildings which had been identified:

- Green zones: associated with linear blocks.
- Level 1 Areas enhancing walkability: the bou- Urban Avenue: associated with commercial blocks.
 - sidential blocks.









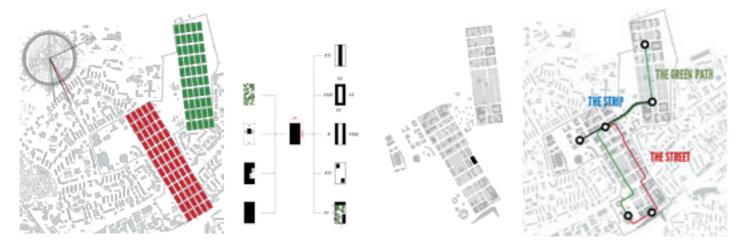




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ECOPOLIS ODINTSOVO

MOSCOW (RUSSIA)

1ST PRIZE INT. COMPETITION 2012

Client: TEKTA GROUP Area 118 Ha TBA: 1.040.118 m² Year: 2012 - 2014

Odintsovo emerges today in one of the most interesting zones of the Moscow southwest metropolitan region - it is an area highly tensioned by the proximity of Skolkovo Innovation Center, the wealthy Rublevka, Vnukovo International Airport, Pudushkinsky • Flexible Grid in order to connect the urban Forst ant not far from the future Federal City.

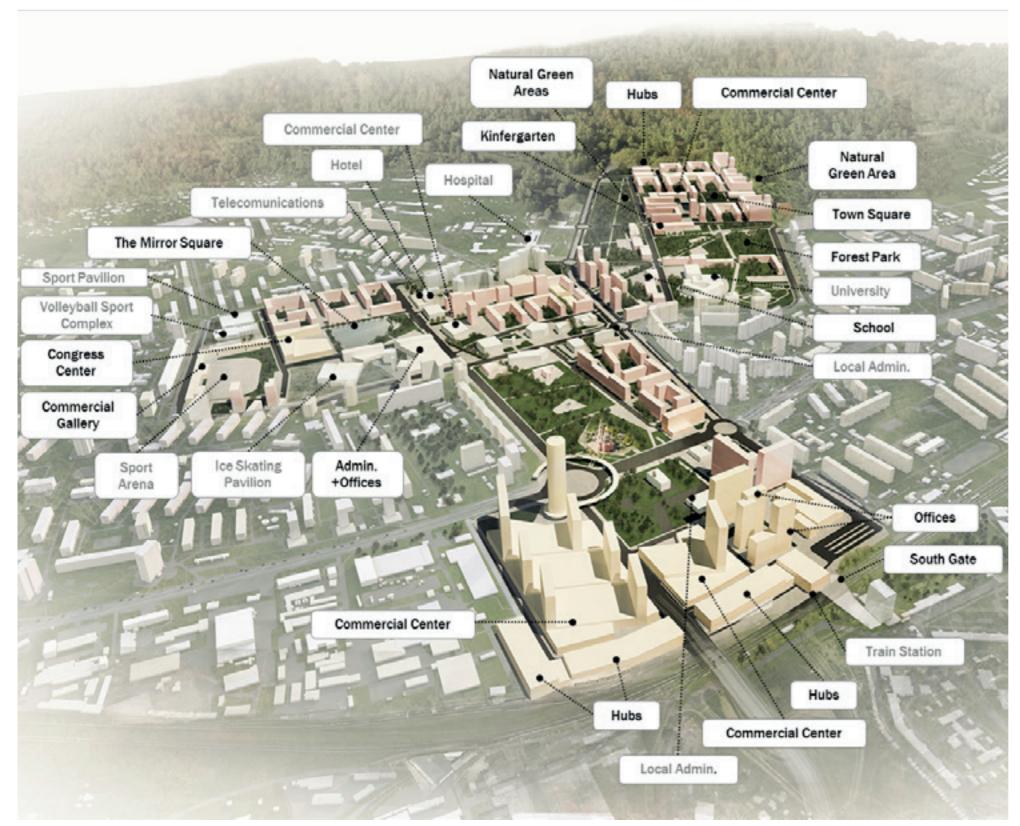
Our proposal is a strong commitment to modernize the center of Odintsovo by means of re-densification - constructing housing and upgrading public space, setting new standards of quality for urban space and enhancing higher levels of comfort, security and technical sophistication for a short-term and long-term sustainable development.

In this way we are planning a new strategy regarding the relationship between citizen and public space, creating active hotspots and pathways devoted to stimulate urban life: UPDATING LANDSCAPES FOR PEOPLE - an unique opportunity to give a solution to the actual problems of the City by maintaining the value of the location and his surroundings.

The Key Issues which embodies the Final Layout for the new City Center of Odintsovo can be summarized as follows:

- Creation of a new Centrality for the Odintsovo City Center
- fabric and integrate the existing structure
- Respecting and strengthen the existing Green Structure as one of the main values of the site
- Ecology and green spaces, sustainable development. Inclusion of climatic features, ensuring compliance of environmental characteristics of the territories under reconstruction with the quality standards for residential areas.
- Connection of Odintsovo City Center with the surroundings - Intermodal transport
- Internal Mobility Strategy for the Odintsovo area giving priority to the Pedestrians and leaving local streets for internal tra-
- Continuous North South connection for the whole site for pedestrians and bicycle
- Definition of "Hotspots" new functions in order to define urban activities

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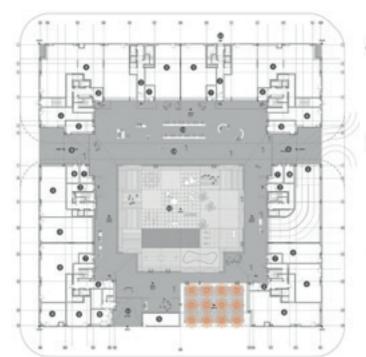


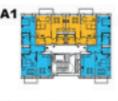




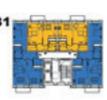


























SPANISH QUARTIER

MOSCOW (RUSSIA)

Client: CY-111 Area 37 HA TBA: 495.000 m² Project:2013-2014 Construction Site: 2015 - Completed The point of departure for the proposal is the standardized housing Block System as the guiding principle for the Master Plan. The so called Urban Block is the basic cell in which the modular city is composed. It established the differentiation between public and private space and defines the street dimension in accordance with human scale without handicapping the traffic flow providing optimal land use and allows promoting standardization and a dense City model.

The basic module of 75x75 m had been analyzed as the most suitable proportion in order to fulfill the requirements of the construction of a real smart city:

- It maintains a good performance considering sun exposure in average
 9 stories, critical height considering maximum density and building efficiency.
- About 250 300 apartments, optimal number for construction and commercial phasing, furthermore creating balanced communities.
- Generates a 50x50 m private courtyard, rather flexible open space for any kind of outdoor activities like sport, playgrounds and green areas

In this way and driven by the following principles the Spanish Quartier is a smart and safe design for a new vibrant and full of activity - 24 hours a day:

A DIVERS DISTRICT. The Residential Block is homogeneous in his dimensions and basic configuration but each one differs itself from the other ones in terms of numbers of floor plans, facades and style – this is what helps to create IDENTITY.

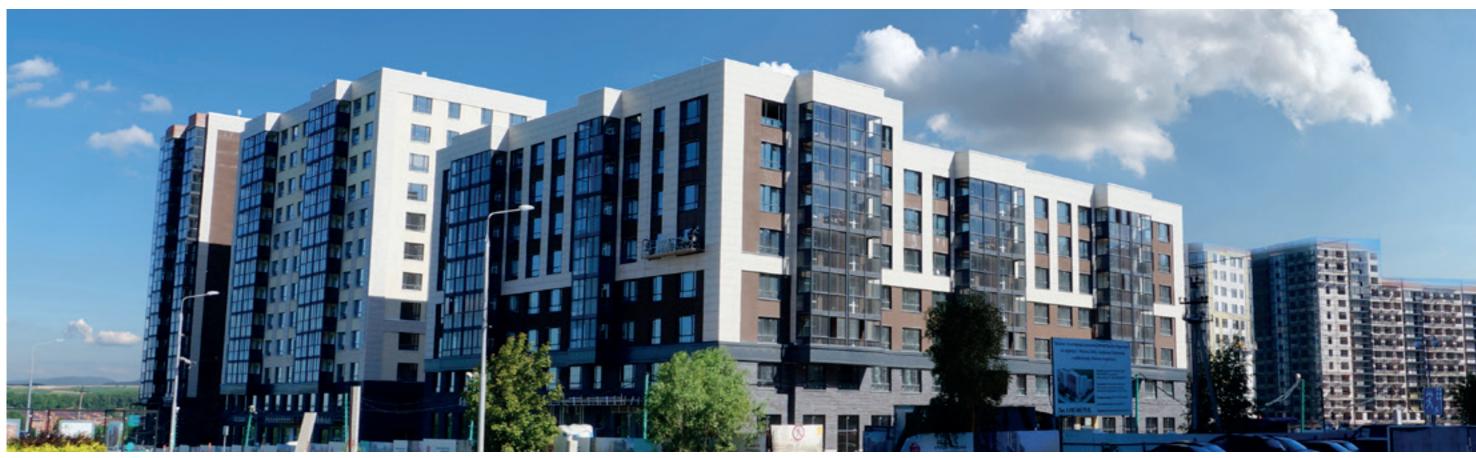
FULLY EQUIPPED DISTRICT. By using the Residential Block for the urban layout commercial streets have been designed with a very appropriate scale and conditions in order to attract commercial activities.

SAFE DISTRICT. The Residential Block introduces a semiprivate public space in between the Street (public) and the housing entrance (private). A special and typical element in the Spanish Cities which acts as a filter or transition from the public to the private sphere and in this way enhances security for the inhabitants.

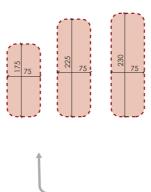
SOCIAL RELATIONSHIPS. The street, the shops, the semiprivate courtyard all those elements contribute to a "better" social life: more relation and encounters with the neighbors.















COMPETITION LYUBERTSY CITY REGION MASTERPLAN

Moscow Region, Lyubertsy city region Primorsky Krai

Client: FSK Leader Area 17,6 Ha Year: 2019

THE RESIDENTIAL PLOTS

The new neighboorhoud is a high density residential development with 3 residential plots of sizes 75x175m, 75x225m, 75x230m. Using this arrangement is possible to create 3 semi-private courtyards with generous dimensions to enjoy sport activities, playgrounds for children etc. in a safe environment as the building will be allocated in the perimeter of the Plots.

The landscape design for these areas are defined as "Pocket Parks" - hard pavement along the building fronts in order to guaranty the access for Firetrucks and soft pavement in the Pocket areas for sport and leisure activities. The entrance to the residential buildings will be from the interior of the semi private courtyard.

In order to optimize the sunlight had been choose a north – south orientation of the builings and a different heights create a lively architectural image along the street spaces.

GREEN AREAS AND PUBLIC FACILITIES AS ARTICULATION OF THE RESIDENTIAL PLOTS

The public space system, based on the structural green elements had been classified and articulated in different levels according their origins, scales and uses.

In this way the 3 residential plots are connected between each other by **green fingers** which integrate the 2 Kindergardens. The design is inspired by natural blanket of landscape, patterns and topography that define and integrate areas, playgrounds and intimate cozy spaces. This allows us a very efficient landuse and a close location of the Kindergardens to the residential neighboorhouds. Facing the new road on the northern border of the Plot a green protection zone "Green Path" had been introduced where the green fingers are connected. It is a semi-paved area, planted with sitting spaces and recreational facilities and it is configured as the access to the ground floor commericial spaces.

The **main square** is configured like a park with a central gathering space, an amphitheater or a a playground, and includes a particular lighting feature to create a special atmosphere. It is the hotspot of the neighborhood and it allows the entrance to commercial spaces and office buildings.

MOBILITY

The First level of the street network is defined by the new road on the northern part of the Plot. The second level is connecting the residential plots and public facilities and gives access to the Underground Parkings. On this level Street parking is included in order to cover the N^o of required Parking Places.

Our proposal allows us the efficient mobility with a special focus on making the use of private cars for short and medium distance trips unnecessary by incorporating a wide walkability network for bycicles and pedestrians which is connecting the residential plots between each other as well as the Public Facilities.



BULATNIKOVO MASTERPLAN Moscow Region

Client: MIZ GROUP Area 111,7 Ha Year: 2018 The site is located in the heart of Bulatnikovo and Sukhanovo, surrounded by low-medium residential areas that are not provided enough with facilities and services. However, its location is remarkably strategic since the site has a central position, there are many green areas around and it will be connected to the SBV. Therefore, our project for the site seeks to generate a NEW CENTRALITY that enhances and powers all the urban tissue and natural spaces around.

1. EFFICIENCY AND COMPLEXITY

The proposal is based on and efficient grid and had been worked out in the direction of a complex urban system in which issues such as the considerable greater variety of different uses, the interplay of building volumes and open space, questions of real public and private use, differentiated formation of space and different building types are encountered.

2. MOBILITY

The proposal allows the efficient mobility with a special focus on making the use of private cars for short and medium distance trips unnecessary by incorporating green lines incorporating bike lines which are running along the Main and Local Roads as well as Green areas.

In this way the Road Network is organized in a three level grid that distributes the traffic hierarchically from the main accesses of the Plot to the Residential Quartiers (Superblocks) – leaving local streets only for internal traffic.

3 NATIIR

The proposal conserves the existing greenery due to its importance in the natural landscape and takes advantage of the ecological and natural potential of the area.

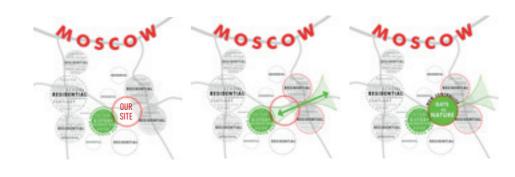
We not only respect the existing natural spaces but also connect them through a Fully Equipped Green Loop provided with services, facilities, woods, parks and water features, which links our site with the existing urban areas and the existing natural zones.

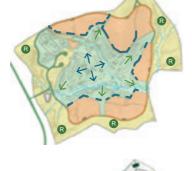
The Public Space System, based on the structural green elements had been classified and articulated in three different levels according their origins, scale and functions which as a whole will connect and give identity to the whole Area.

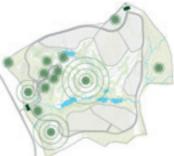
4. DIVERSITY

In order to achieve a fully equipped city which is able to satisfy the day by day need needs of the inhabitants the Masterplan provides a System of District and Quartier Facilities distributed over the whole area in order to create a network of different services and facilities completely integrated in the Public Space System and the Road Network.



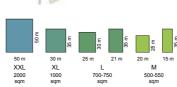














VLADIVOSTOK GOLF **CLUB & RESORT**

Nadezhdinsky Municipal District of Primorsky Krai

Client: LLC Golf Park DV Area 310,44 Ha Year: 2018



EFFICIENCY AND FLEXIBILITY

• In order to optimize the visitor flows, the Road Network makes unnecessary the use of private cars for short and medium distance by incorporating bike lines running along the Main Ring Roads and green areas.

The Road Network is organized in three levels, which distributes the traffic hierarchically from the main accesses to the Residential Condominiums and Recreational Activities leaving residential streets for internal traffic.

• The size of the different plot types is related to the proximity to the golf course, topography and orientation. Keeping a standardized length and width of the different plot types (XXI, XL, L and M) the product mix can be easily modified without changing the structure and the street layout of the condominiums and in this way easily be adapted to future changing Market requirements.

DIVERSITY

In order to attract different Target Groups like golfers, well-to-do citizens of Vladivostok, and guests of special events a wide variety of recreation and activity types had been integrated in the Final Masterplan Layout:

- Golf Facilities: 18 Hole Golf Course, Driving Range, Frisbee Golf, Pith and Put and Foot Golf and Club House
- Sport Facilities: Indoor Sport Complex with Swimming Pool and Indoor Tennis Court, Outdoor Tennis Courts, Outdoor Sportfield Day Spa and Waterpark
- Hospitality: 3* Hotel with 110 rooms and 19 weekend cottages, Banquet Hall, Gazebos
- Winter Activity Center: Ski Trails, Tubing and
- Summer Activity Center: Biking and Hiking Trails, Shooting area, Rope Park, Skate and Roller Park and Climbing Wall.
- Equestrian Club: Equestrian Facilities and Equestrian Paths

















MASTERPLAN AND RESIDENTIAL DEVELOPMENT TATU WATERS

NAIROBI (KENYA)

1ST PRIZE INT. COMPETITION 2016

Client: TATU CITY Area: 100 Ha TBA: 535.640 m²

Year: 2016/ CONSTRUCTION SITE ON GOING

This project seeks to rethink design and development stages for low dense, instant construction, mixed use affordable residential city extensions, within the complex realm of building emergent cities in East Africa, from a holistic approach grounded on the latest state of the art regarding design and technology.

KEY TARGETS:

- Scalable and replicable sustainable development model.
- Radical improvement of local citizens' quality of life.
- Preservation of natural, social and patrimonial local values.
- Standardization and industrialization of urban and architectural solutions.

The project tackles the challenge of designing and building an Emergent City Extension through Multiscalar and Standardization strategies. It also takes into account local restrictions and potential values (green and blue spaces, transportation networks, social features, etc.). Therefore, we can generate a fully feasible Smart Urban Ecosystem (SUE): a new approach to integral urban and architectural design,

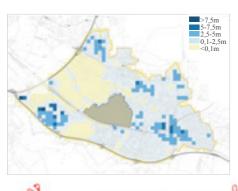
grounded on Sustainable Indicators that shape the Master plan and certify its quality in terms of: self-efficiency, the use of energy, social cohesion, quality of life and urban complexity.

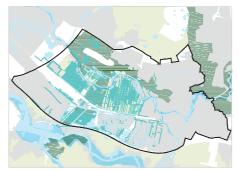
In this way Tatu Waters integrate itself into the wider environment in a profound and expressive manner. The urban atmosphere within the community binds itself with the natural elements of the Kenyan territory. A dense Public Space network connects the existing green areas in the North and South of the territory which enables walkability and provides the area with all kind of Public Facilities in order to guaranty the day by day needs of the inhabitants without leaving the security limit.

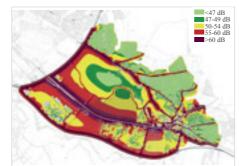
The 2,700 homes at Tatu Waters are designed in order to provide the future residents with a wide range of lifestyles, using open plan design and locations of homes that offer the best possible views of the surrounding landscape either organized in blocks of five to nine story condominiums with semiprivate courtyard or in Townhouses with private gardens and terraces.



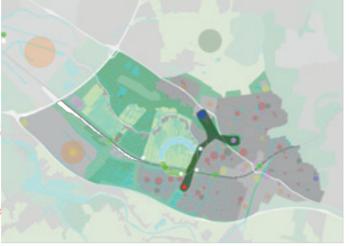






















"KREATIVE MITTE" MASTERPLAN FOR THE NEW DISTRICT OBERBILLWERDER

HAMBURG-BERGEDORF (GERMANY)

COMPETITION 2017

Client: IBA_HAMBURG

Area 120 Ha TBA: 827.275 m² Year: 2017 Kreative Mitte Oberbillwerder is a dense, diverse and equipped city proposal, inspired by the functioning of natural ecosystems to generate a balanced relationship between water courses, animals and plants with new inhabitants. A transparent and participatory urban model, rich in nuances, that will be able to tackle the most creative classes to generate new economic activities that will make the region more prosperous and sustainable. Kreative Mitte will become a new area of **centrality** that will re-densify and recover unused land from its immediate surroundings, developing a 3.600 Ha ecosystem. Our urban design is based on sustainability indicators that evaluate the degree of accommodation to the territory of a compact, complex, efficient and cohesive city model.

Our proposal tries to contain the consumption of urban land to increase the proximity between its inhabitants, creating a **compact city** in order to obtain enough critical mass wich generate a dynamic and vibrant city with the minimum impact on the environment (the urbanized area is reduced to 80 hectares and 40 hectares are dedicated to green areas). It is generated from the reflection on how the transition between nature and city should be, connecting without interruption the densest areas full of activity, going through quiet areas that combine residential use with local commerce, and finally connecting the Blue Park and the agricultural fields.

The system of equipment and public spaces of Kreative Mitte is designed with two objectives: on the one hand to turn it into an attractive district for different types of population and thus to reinforce its social cohesion; on the other hand, create in the district with an adequate metabolism efficiency in the flow of materials, water, energy and energetic self-sufficiency.

The superblock is our unit of measurement and articulation. It is an urban cell of about 400 x 400 m (approximately 3 x 3 blocks) in which the building compactness and population density are optimal to generate a balanced urban network (occupation of land, public space, mobility and services, complexity urban, biodiversity, urban metabolism and social cohesion). Each one will also have its own identity defined by the character of its public spaces and its architecture. It is self-sufficient in metabolic and in a basal regime for minimum consumptions needed, and is provided with the basic equipment necessary to supply its community. It cannot be traversed by road traffic and inside it the speed is limited to 10 km/h, so that approximately 70% of public space is released for the inhabitants and this traffic management drastically reduces both noise and air pollution. The superblock is delimited by a higher level road, traced on an orthogonal mesh, intended for road traffic and public transport. In all the streets in the superblock the space for the pedestrian is generously sized and there are bike lanes.

The superblocks are formed by a combination of urban blocks of different densities (for a large superblock the urban blocks are less dense and vice versa). Thus, we achieve similar population densities in each superblock, which favours social cohesion, consumption and self-management of the community.





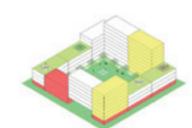




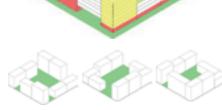






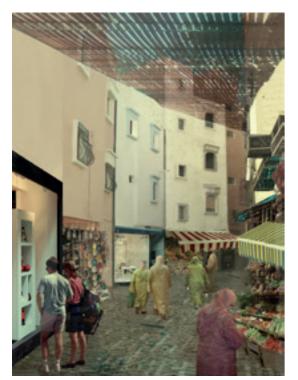






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7. SELECTED PROJECTS URBAN PLANNING

TAGHAZOUT BAY

1ST PRIZE INTER. COMPETITION
AGADIR (MOROCCO)

Client: Societe D'amenagement Et De Promotion De La Station De Taghazout (SAPST) Area: 63 Ha Year: 2013 The overall goal is an urban study about the planning of two connection zones of the new integrated tourist resort of Taghazout and their connection and development plan.

The study areas and the station are located within the administrative boundaries of the municipalities of Aourir and Taghazout, about 8 km north from the city of Agadir, in the N1 highway between Agadir and Essaouira, along the coast of the Atlantic Ocean.

The urban core of Aourir is almost in continuity with the urban expansion of north Agadir through the area of Anza, which is extending coastal and rural areas to get to Taghazout core. This space, which takes 4 km along the coast, will be the site of the future resort Bay of Taghazout.

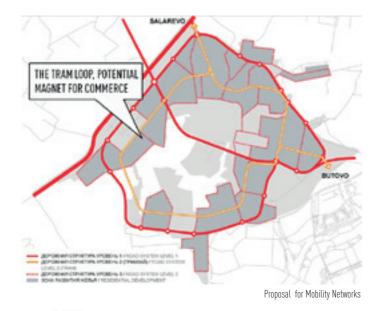
The scope of the management of the new tourist resort, because of its location in two different towns, and for its influence beyond the region of the Bay of Taghazout, needs to follow an analysis of the field in the territorial framework.

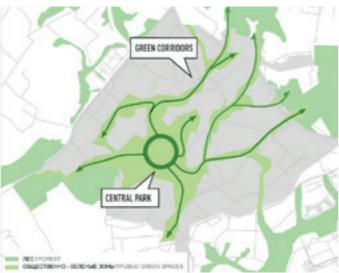
Collecting all these factors, elements and processes that allow us the knowledge of the environment of the intervention of a more global perspective and plenary, studying the territory, its relationships and dynamics.

This is a complex analysis, which aims to regulate areas of study and intervention in a global perspective, not just according to preestablished administrative borders, but by layering the different fields of analysis based on the scope of each of the studied information layers.



7. SELECTED PROJECTS TERRITORY PLANNING





Proposal for Public Spaces

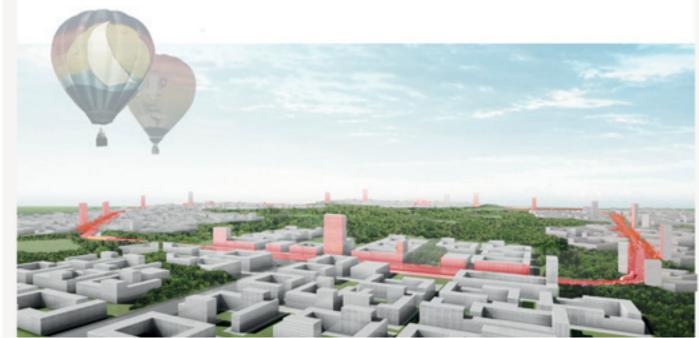




Functions Diagram

Public Spaces Diagram

Mohility Diagra



LENINSKY DISTRICT. TERRITORY C

MOSCOW (RUSSIA)

Client: CY-111 Area: 476 Ha TBA: 1.63394 m² Year: 2013-2014 Analysing the natural environment, social, industrial and economic environment in which Territory C is inserted, we extract information to design a new urban strategy, able not only to rethink the urban Moscow but to become a global reference model.

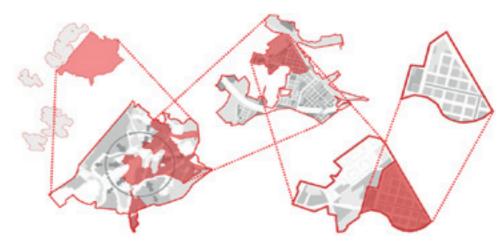
Territory C is designed to be the major beneficiary of the Moscow population growth, so a variety of housing types and densities is planned. A green network organized from the Central Park, extending along the existing forest and waterways becomes the structuring system of the proposal. A double ring system enhances the urban continuity providing an efficient road hierarchy.

The incorporation of a broader area into the discussion foresees potential mechanisms to address our main goal: the complete

linking of the plots and systems implicated in this territory; because the existing situation evidences a lack of coherence, continuity and identity that urgently needs to be overpassed in order to generate a new metropolitan centrality on the site.

This necessarily has to do with the knitting of the different isolated fragments in terms of new physical ties, but also shaping common activity nodes and equal distribution of uses, proving hence a higher degree of compactness to a rather fragmented territory.

Territory C is inserted within the new Gran Moscow extension. The commission also included the study of a broader strategic area up to 2.500 ha in collaboration with the American team UDA.



Integral Thinking, from the region to the housing unit

O CONSOLIDATIONS URBAINES ENTRE 1990 ET 2014 : N*HAB EN 2014 (Source RGPH) PRINCIPAUX POLES URBAINS EN 1982





7. SELECTED PROJECTS TERRITORY PLANNING

SDAU DU GRAND SAFI

1ST PRIZE INTER. COMPETITION MOROCCO

Client: Ministry of Urban Development and Regional Planning, Kingdom of Morocco Area: 175.993 Ha Population: 475.875 Year: 2015-On Going

The SDAU of the Grand Safi, the second city of the Marrakech-Safi Region, develops the city of Safi and its influence area of 1.760 km2, with a population about 475.000 inhabitants.

The development is focused on the consolidation of the city of Safi as a solid centre of the metropolitan area. This requires the promotion of two villages as secondary centres -Sebt Gzoula and Ayir -.

We have done it by four ways:

Identifying the main vocations: Services and industry Safi, tourism and nature for the north and south coast, and agriculture in the hinterland

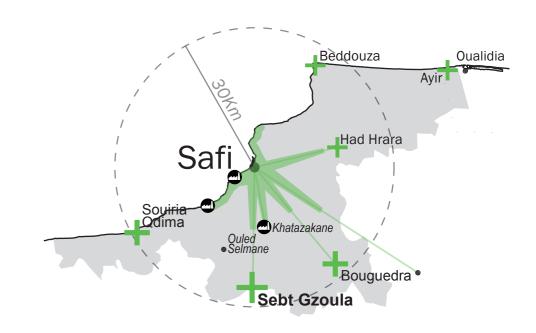
Diversifying the major land uses within the metropolitan area: The main vocation is supported by other complimentary uses along a coastline of cliffs, with an impressive. creating complex spaces

Designing a road network as the structure that support the model

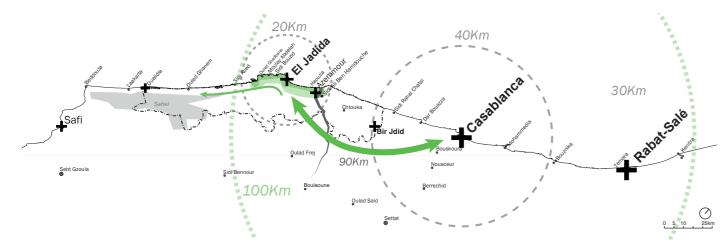
Planning enough land area for the next 25 years according with the estimation of economic and population growth: about 7.000 ha of urban growth, and 3.800 ha for new industrial zones

For the centre, we have designed a bypass road that covers the city of Safi and the industrial area. A green network links the natural areas to the south with a forested buffer around the industrial zone, and from this buffer with the rest of urban open spaces.

This metropolitan centre is surrounded by the agricultural spaces in the hinterland and both touristic areas at north and south. To the south the tourism is more related with the nature. To the north there are two main touristic centres



7. SELECTED PROJECTS TERRITORY PLANNING









SDAU DU LITTORAL D'EL JADIDA

1ST PRIZE INTER. COMPETITION MOROCCO

Client: Ministry of Urban Development and Regional Planning, Kingdom of Morocco Area: 184.587 Ha Population: 602.261 Year: 2015-On Going The El Jadida littoral's SDAU develops 120 km of coastline and its hinterland over an area of 1.846 km2, with a population about 600.000 inhabitants. The city is linked with Casablanca to the south as an extension of the Casablanca-Rabat metropolitan area.

The structure of the El Jadida SDAU is a linear space between the coastline and the with a depth 5 to 12 km. The centre is formed by three villages – Azemour, El Jadida and Moulay Abdellah –connected as a continuous urban area.

The objectives of the proposal are:

Organize the metropolitan centre to link the three towns

Consolidate the beach tourism at the north and south end of the SDAU – Hyalma and Oualidia –

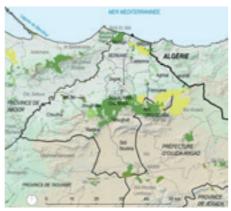
Protect the littoral zones in between the centre and the touristic poles: the lagoons of Oualidia and Sidi Mouza and the dunes and pine tree forests north to the Oum Er Rbia River

The metropolitan centre is a combination of different uses: Administrative and service uses in El Jadida, international and quality tourism in the Mazagan Beach Resort and the Pullman Royal Golf, the cultural heritage of the medina of Azemour and the portuguese city, and Jorf Lasfar as one of the biggest port and industrial zone of Morocco and the economic driver of this territory.

From the natural areas of the coast to the inland have been proposed two main interventions: Improve the agriculture at the north as a major basis of employment, and develop the agrotourism at the south as a way to develop the urban quality of the rural small and dispersed centres.







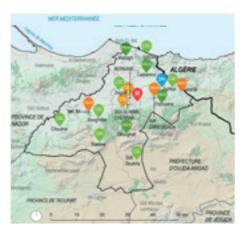














7. SELECTED PROJECTS TERRITORY PLANNING

SDAU DU GRAND BERKANE

1ST PRIZE INTER. COMPETITION MOROCCO

Client: Ministry of Urban Development and Regional Planning, Kingdom of Morocco Area: 183.128 Ha Population: 289.137 Year: 2016-On Going

The project is part of the strategy of the Ministry to develop the land planning documents for the main areas of Morocco. The SDAU (Schéma Directeur d'Aménagement Urbain or Urban Planning Scheme) is the instrument to create the strategic guidelines of a territory for a period of 25 years.

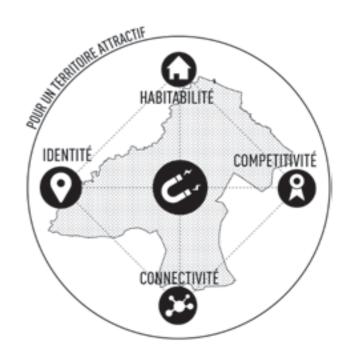
The Grand Berkane SDAU develops the city of counts on an important development of the Berkane and its influence area of 1.831 km2, with a population about 290.000 inhabitants. The province is the most northerly of Morocco, open to the Mediterranean and next to the border of Algeria.

Berkane is located between two major cities: Oujda, to the southeast, the capital of the Oriental Region with the best connections to the rest of Morocco (highway, train, airport), and Nador to the northwest, a major port with important freight traffic to/from Europe.

It implies that Berkane is a connection node from where comes goods from Oujda to Nador, and vice-versa, and also where is concentrated the distribution of the agricultural products of the Oriental Region.

The tourism is mainly developed in the coast, as a continuation of the coast of Nador that tourism industry.

Due to coastal tourism and higher agricultural productivity, most of Berkane's population is concentrated in the northern half of the province. Due to coastal tourism and higher agricultural productivity, most of Berkane's population is concentrated in the northern half of the province. In this zone the territorial structure is balanced, with a clear hierarchy of cities, and a radial communications structure centred in Berkane.



7. SELECTED PROJECTS TERRITORY PLANNING





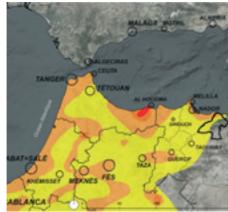
















SDAU DU LITTORAL DE DRIOUCH

MOROCCO

1ST PRIZE INTER. COMPETITION 2016

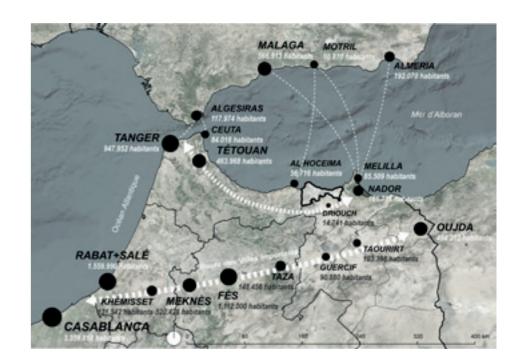
Client: Ministry of Urban Development and Regional Planning, Kingdom of Morocco Area: 95.256 Ha Population: 8870 Year: 2016-On Going The project is part of the strategy of the Ministry to develop the land planning documents for the main areas of Morocco. The SDAU (Schéma Directeur d'Aménagement Urbain or Urban Planning Scheme) is the instrument to create the strategic guidelines of a territory for a period of 25 years.

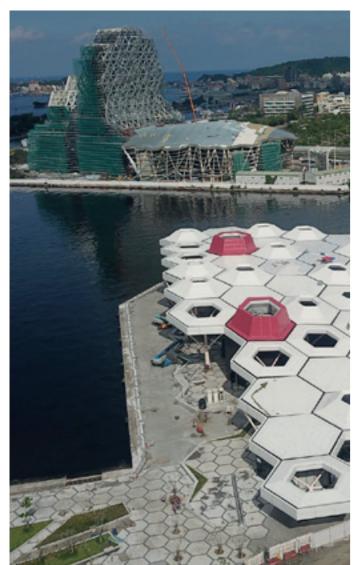
The SDAU of the Driouch Province's littoral develops the coastline of Driouch and its hinterland over an area of 952 km2, with a population about 89.000 inhabitants. Located on the northeast extreme of Morocco, the area is the arrival of the Rif mountain chain to the Mediterranean sea, close to the city of Nador. It is still a low-developed zone but with agriculture, fishing and tourism potentialities, that suffers from dysfunctions in terms of vocations and economic structure.

The littoral of Driouch is located between two major cities of the east Mediterranean coast of Morocco: Al Hoceima and Nador, both with ports and airports. At a first glance seems to be an advantage, but the lack of infrastructures and the rugged relief means that the connection is quite difficult.

Due to these characteristics there isn't a clear structure of the territory, with small urban centres in the rivers valleys and many of the population dispersed over the rural areas.

For of the SDAU the two main axes of development shall be to improve the connectivity and combine the preservation of the natural areas and the deserted beaches with the sustainable development of the tourism.











MARITIME, CULTURAL & POPULAR MUSIC CENTER AT THE BAY OF KAOSHIUNG

KAOHSIUNG (TAIWAN)

1ST PRIZE INT. COMPETITION BY "MADE IN" 2011

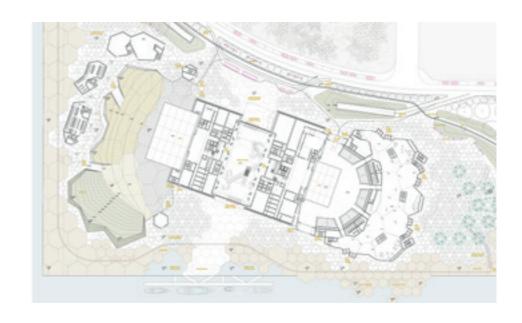
Client: Made In / City of Kaohsiung TBA: 75.000 m2 Competition / Project: 2011-2014 Construction site: 2015 - ongoing This project is the result of the First Prize of an international competition which had been awarded to the Spanish team "Made In" in the year 2011. The project is nowadays under construction and will be finalized by the end of 2018.

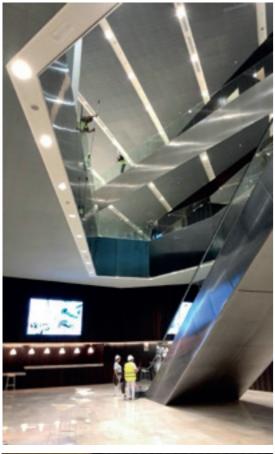
Stretching along the bay of Kaohsiung on an area over 11 Ha, the main idea is to develop a fabric that forms part of the day by day life of the City and provides spaces of everyday activities for the inhabitants of Kaohsiung. Three different areas can be defined:

Area1. This area is defined by the new auditorium for 12 000 people and the Museum of Music - two continuous towers with a height of 85 m, like two huge waves coming from the sea - the most emblematic gesture of the project which will be recognizable from the City and the Sea becoming the new landmark of the Kaohsiung Bay.

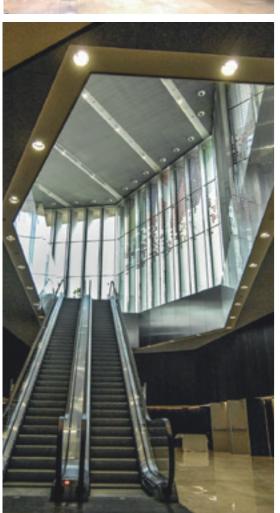
Area2. This area incorporates a night market - the most widespread form of entertainment in Taiwan guaranteeing life and activities in the bay for every day of the year — and the Museum of the Sea, which runs along this area and is conceived as a 6m high elevated "promenade" between the different halls with the sea always present at the horizon.

Area3. This longitudinal area connects the most important attraction poles of the intervention: the new Ferry station at the South, the night market, and the new Auditorium at the North - a covered gallery providing access to small audiences (6 audiences of 200-400 people), a promenade with access to different water gardens and a great bike ride with a cycle lane running along the Bay.











NEW HEADQUARTER (OAMI),

ALICANTE (SPAIN)

1ST PRIZE INTERNATIONAL COMPETITION FOR DESIGN AND CONSTRUCTION

Client: European Community Agencies "Office of Harmonization for the Internal Market (OHIM)" TBA: 16600 m² Year: 2012-2015 The project is the result of the First Prize of an international 2- Stage competition for the Design and the Construction of the new extension of the Headquarter for the European Community Agencies "Office of Harmonization for the Internal Market (OHIM)" in Alicante (Spain). The new Part includes an Office building for 500 hundred employees, a Congress Centre with an auditorium for 450 visitors and a new Reception and Welcome Building as well as the urbanization and landscape design of the new campus.

The Final Layout embodies the following two principal key issues: the understanding of the site and the potentialities and limitations of the

existing building as well as the incorporation of the corporate values that the institution wishes to express through the new architecture. In this way the new Office Building had been organized in two parts which are connected through an exterior garden, oriented to the sea, in order to achieve a great flexibility and on the other hand diversity by creating the possibility to create different spaces and work areas within a continuous relationship.

In November 2015, the project obtains the maximum classification of the international certificate of sustainable construction 'Bream', becoming the first building of new construction in Spain and Portugal in reaching this qualification.















NEW TRANSPORTATION INTERCHANGE COMPLEX OFFICES, HOTEL AND RETAIL

MAIRENA DEL ALJARAFE (SPAIN)

1ST PRIZE PROJECT AND EXECUTION COMPETITION 2006

Client: SANDO Proyectos Inmobiliarios S.L. TBA: 65000 m² Year: 2007-2010



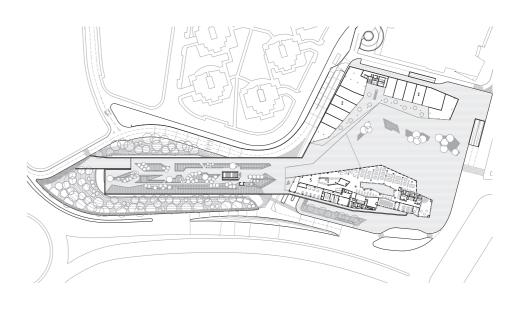
This project is the result of the First Prize of a national competition announced by the Townhall of Mairena del Aljarafe (Seville) in order to create a new transport interchange complex with offices, hotel and commercial areas, in association with the new Metro Line No 1 of Seville.

The overall goal of the project is to create a new central area in Mairena del Aljarafe (Seville) by improving the existing public space.

In order to reach this goal, vehicular traffic had been segregated and placed in the underground level. We propose a three level underground parking which will connect to the

metro station, the bus stops and taxi ranks and provides also a direct access to the offices, hotel and commercial area - a clear and simple operation which avoids interference of the different traffic flows and liberates a large public area which can be dedicated now to a Public Plaza given back to the citizens - a new urban element enhancing the new centrality of Mairena del Aljarafe (Seville) surrounded by new activities.

Besides of this, the situation of the Office and the Hotel Tower, with direct access from the new Plaza, will help to redefine the new landscape of the town, providing a strong Image clearly recognizable from the surroundings.







COMPLEX "MINSK-WORLD"

MINSK (BELARUS)

Client: DANA HOLDINGS Area 6.857 m² TBA: 230.000 m² (above ground) Year: 2018

EXPERIMENTAL MULTIFUNCTIONAL The New Financial Center of Belarus will be located in Oktsiabrskiy district of Minsk within the limits of the multi-functional Masterplan "Minsk World", at the prominent position in the center of the district with the projection on the Central Park. It will be fully integrated within the new city, its infrastructures and public areas.

> The design concept is to create a tertiary complex with Shopping and Financial Centers as a landmark element for the Minsk World Project where all the different uses like the Shopping Center, Offices as well as Hotel, Policlinic, Educational Center and Underground Parking are embedded in one building complex.

> THE SHOPPING CENTER (80,000m2 TBA) is organized in two levels and part of a third level where fine dining restaurants are facing THE TERRACE on the rooftop of the Mall - a key element of the MFC - with access to external gardens and a huge balcony with views over the Minsk World Central Park.

> The Main Entrance at the northwest corner features a stunning transparent atrium space. Accessing this atrium, visitors are led directly into THE GALLERY which links with the second main entrance located in the south west corner, con-

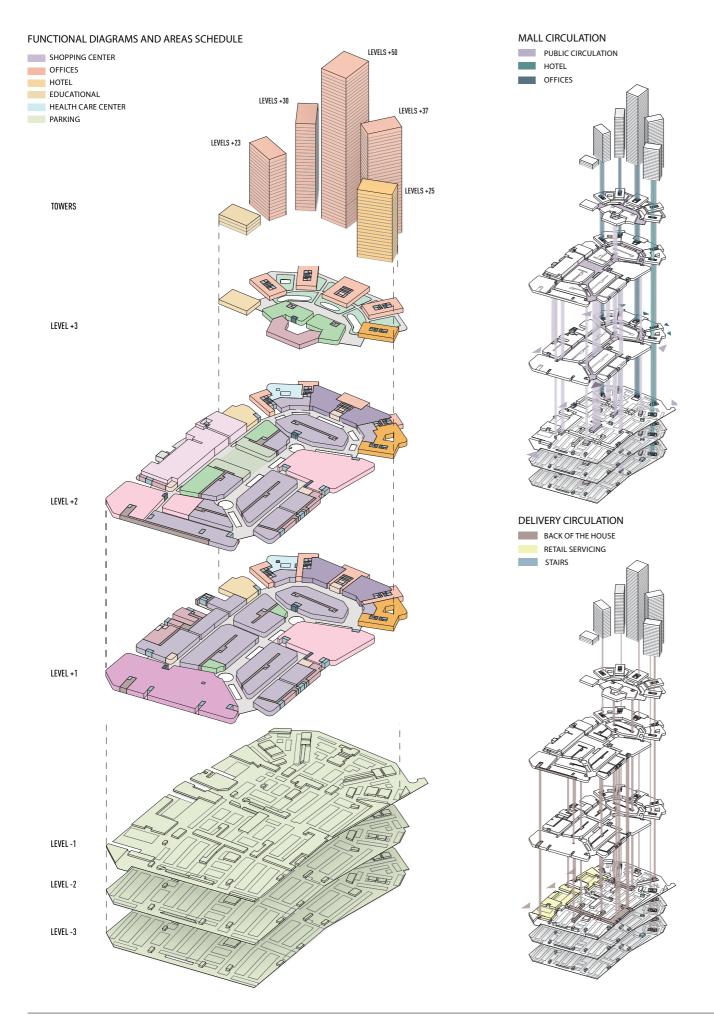
nected with the lobbies of the Office Towers. A new CENTRAL PLAZA at level 2 of the Shopping Center is associated with the leisure areas like food court and cinemas. In this way the retail spaces are designed to provide an urban city feeling culminating in THE TERRACE on the roof of the Shopping Center.

THE TOWERS COMPLEX (150.00m2 TBA) is divided into 5 Towers and a complementary building, including the following premises by function: Offices, a Private school or Graduate school, a Private Health Care Center and one Hotel. The Office Towers are connected to the Shopping

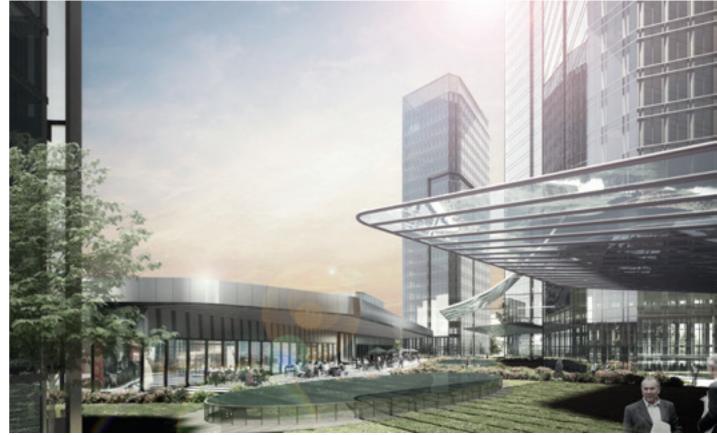
Center by a large gallery on level 1 and share the panoramic terrace on the deck of level 3.

A three levels UNDERGROUND PARKING has been designed in order to allocate a minimum of 4.465 Parking Places which will be required to provide enough parking facilities for the whole complex including Parking Places for Retail customers, Hotel and Office workers. Three accesses and exits have been provided in order to guaranty an optimum traffic flow and to avoid traffic jams in the peak hours.

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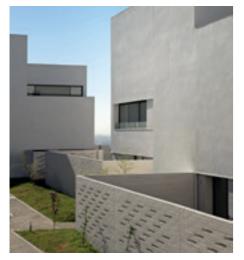




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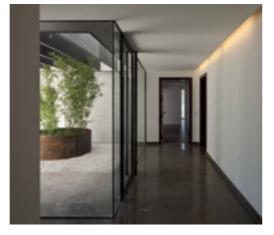
7. SELECTED PROJECTS RESIDENTIAL













36 TOWNHOUSES IN CASTILLEJA

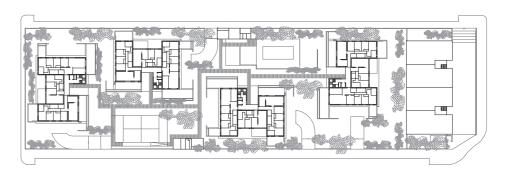
SEVILLE (SPAIN)

Client: Galia Grupo Inmobiliario S.A. Area: 9 HA TBA: 16.420 m² Year: 2005-2010 Situated in the outskirts of the City of Seville, between the municipalities of Castilleja de Guzmán and Castilleja de la Cuesta, the site provides privileged views over the Andalusia capital. In contrast to the traditional model of singular private houses the project creates a new urban pattern — residential blocks of townhouses inserted in the plot in an aligatorious manner leaving in this way semi-private areas between the blocks for common facilities like swimming pools and sport courts.

With a smooth east-west incline, the topography of the site is slightly modified in order to create small dunes and trenches guiding the inhabitants and visitors to the

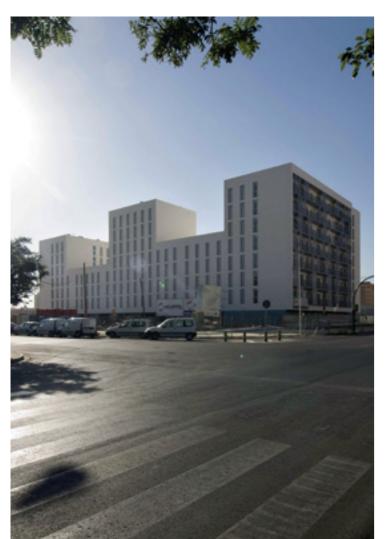
different townhouses. The access to each one of the different residential blocks had been arranged through a semi-open courtyard from which the visitor enters in a triple height entrance space which will lead to the different apartments.

A total of 36 apartments with an average sellable area of 126 m2 are distributed in the way that the 4 bedroom apartments are situated in the ground floor of the 4 residential blocks, enjoying a private garden, while the 3 and 2 bedroom apartments are located in the upper floors and are including covered terraces and solariums overviewing the spectacular landscape.



Section

7. SELECTED PROJECTS RESIDENTIAL









108 SOCIAL HOUSING

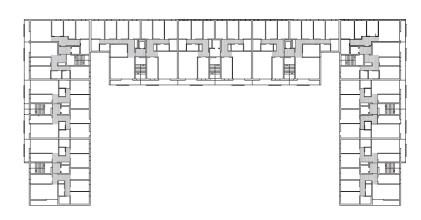
SEVILLE (SPAIN)

Client: Inmoavance S.L.U TBA: 13897 m² Year: 2006 - 2010 The 108 Project - a residential block for social houses is located in one of the most populated areas of the city of Seville, known as Airport Area (Poligono Aeropuerto). The area is characterized by the endless repetition of the same morphological structure of residential blocks - with or without commercial basement.

In this way, by interpretation of the urban zoning laws, this project offers an alternative to local regulations of land and town planning, by introducing a large semi private courtyard and by playing with different building volumes.

All apartments have double orientation in order to comply with sustainability criteria that effectively ensure efficiency in the use of natural resources lightning and ventilation. The night zone and day zone of the apartments are separately organized - A well-defined bedroom area and an opposite area with living room and kitchen, separated by a central area with bathrooms and storage, providing in this way a clear apartment layout readable from the inside as well from the outside.

Due to the short budget, the whole project is based on the interplay of three materials - white plaster, aluminum frames and galvanized steel enhancing the image of a lowcost residential neighborhood.

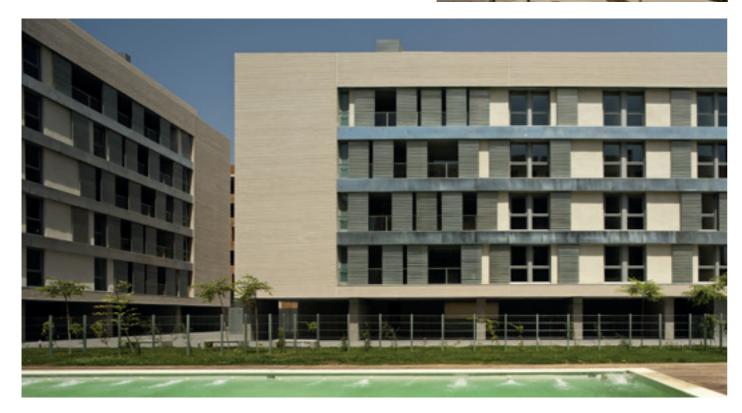


7. SELECTED PROJECTS RESIDENTIAL









84 APARTMENTS IN MAIRENA

SEVILLE (SPAIN)

Client: Grupo Empresarial Magenta, S.A TBA: 9900 m² Year: 2006 - 2009 With a high rigidity imposed by the urban regulations - proportions, heights, setbacks and limited areas of movement - in addition to a limited budget, the project assumes the resolution of the program in a pragmatic way, seeking its qualification in a sensitive layout of the apartments in close contact with the surrounding and the materiality of the whole residential complex.

In order to reduce the impact on the site the different building volumes are setback on a common basement which resolves the existing

topography of the plot and allocates commercial activities facing the street façade and the bigger apartments with private gardens facing the inner courtyard. The apartments in the upper floors are provided with generous terraces enjoying the view of the surrounding landscape.

A clear order of fenestration voids and a mobile panel system on the light brick façade provides the whole residential complex with a greater deepness and enhances the interplay of light and shadows by mimicking the greenery of the exterior gardens.

