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MIPIM ARCHITECTURAL REVIEW FUTURE PROJECT AWARDS 2009

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REVIEW**
The world's property market

tall buildings



HIGHLY COMMENDED

Nabil Gholam Architecture and Planning

SkyGate, Beirut, Lebanon

Located on a hilly promontory of Ashrafieh, in this central area of Beirut, Skygate fills a gap in an urban wall of buildings. Its 37 floors contain 50 apartments ranging between 300m² and 1500m² each with 4m high living spaces. Glazing is Low E and full height with continuous balconies whose shapes vary to give a sculptural quality to the building. The judges said, 'This is a highly urban tower slotting into a dense streetscape'. The architect's approach to the boundary condition on either side of the tower struck the judges as innovative and creative, resulting in welcome light and space.

COMMENDED

SPACE, Juan Carlos Baumgartner

Efizia Tower, Santa Fe, Mexico For Efizia Tower

Located in a developing area of Santa Fe, the 32-storey tower is 156m high with eight parking basements. The building has a double facade system acting as a metal skin to provide solar protection with the benefit of natural light. But most of the building will be covered by endemic vegetation which will capture pluvial water for drinking and for watering the facade. The judges were impressed by the proposed exterior treatment of this strongly articulated tower. The idea of using 'endemic' vegetation as a cladding layer seemed intelligent and achievable and will provide a model for similar situations.

