

上海宝山康桥水都住宅区 +



竣工日期

2006

成本 美元

甲方

Shanghai Cambridge
Property Development Co Ltd

基地面积 (平方米)

一期 217 573m²

二期 257 762m²

总建筑面积 (平方米)

一期 217 042m²

二期 373 755m²

容积率

一期 1:1

二期 1:1.45

获得奖状

2003 National Architecture & Planning Competition (China) - Gold Medals for Architecture & Planning

2003 China Real Estate Innovation Award

上海宝山康桥水都住宅区是一个从宝山以前的工业区心脏地带快速发展而起来的一个住宅区项目，第一期工程建设的1500套公寓，有多种新颖的设计，在物业市场掀起不小波澜。受其竞争的冲击，其他物业的销售因此而放慢，直到上海宝山康桥水都住宅区的公寓销售完后才有所恢复。上海的物业买家很喜欢上海宝山康桥水都住宅区的设计和合理结构，以及比区内其他物业更为优良的绿化景观。

这种新颖的设计，包括使南北可以对流通风的现代公寓，以及拥有南北朝向庭院及阳台的两层式公寓楼。

设计公司在进行设计时，刻意避免使公寓楼宇像上海其他的公寓楼重样，成为单调的四方建筑，设计了由多种建筑高度，有变化的建筑外观，辅以三房及跃层、联体别墅等。这些具有现代风采的公寓楼，小高层为主，板式，点式的建筑错落分布，唤起对中国传统庭院式房屋的美好记忆，精细的设计使住宅楼宇与附近的河流融会在一起。

第二期工程有3500套公寓，分别建在9层，12层，16层的公寓楼，2006年开始兴建，计划到2008年底完工。

CAMBRIDGE WATERS

Shanghai China

AJ+C



Completion Date

2006

Cost \$US

-

Client

Shanghai Cambridge
Property Development Co Ltd

Site Area (m²)

Stage 1 - 217 573m²
Stage 2 - 257 762m²

GFA (m²)

Stage 1 - 217 042m²
Stage 2 - 373 755m²

FSR

Stage 1 - 1:1
Stage 2 - 1:1.45

CAMBRIDGE WATERS

Shanghai China

AJ+C

Awards

- 2003 National Architecture & Planning Competition (China) - Gold Medals for Architecture & Planning
- 2003 China Real Estate Innovation Award

Cambridge Waters is rapidly outshining residential developments in the former industrial heartland of Baoshan. The completion of stage one, which consisted of 1,500 apartments in a variety of buildings, sent a ripple in the property market - sales of competing apartments slumped and stayed low until Cambridge Waters sold out. Shanghai apartment buyers were swayed by the greater range of styles, configurations, and more green space than other projects in the region.

This innovative, open planning included cross-over apartments which allow cross-ventilation from north to south. Residents also have the option of two-storey townhouses with sunny south-facing courtyards and balconies.

The design team has avoided the stark repetition of rows of tower blocks that characterise much of Shanghai's residential architecture by introducing a variety of building heights, gently curving facades and overlapping building groups. Modern yet familiar, the landscape recalls the tradition of Chinese gardens, with an elaborate network of open space drawing attention to existing canals.

The construction of stage two, which consists of 3,500 apartments in nine-, twelve- and 16-storey buildings, began at the end of 2006, with completion scheduled in late 2008.