LATVIA **RIGA**
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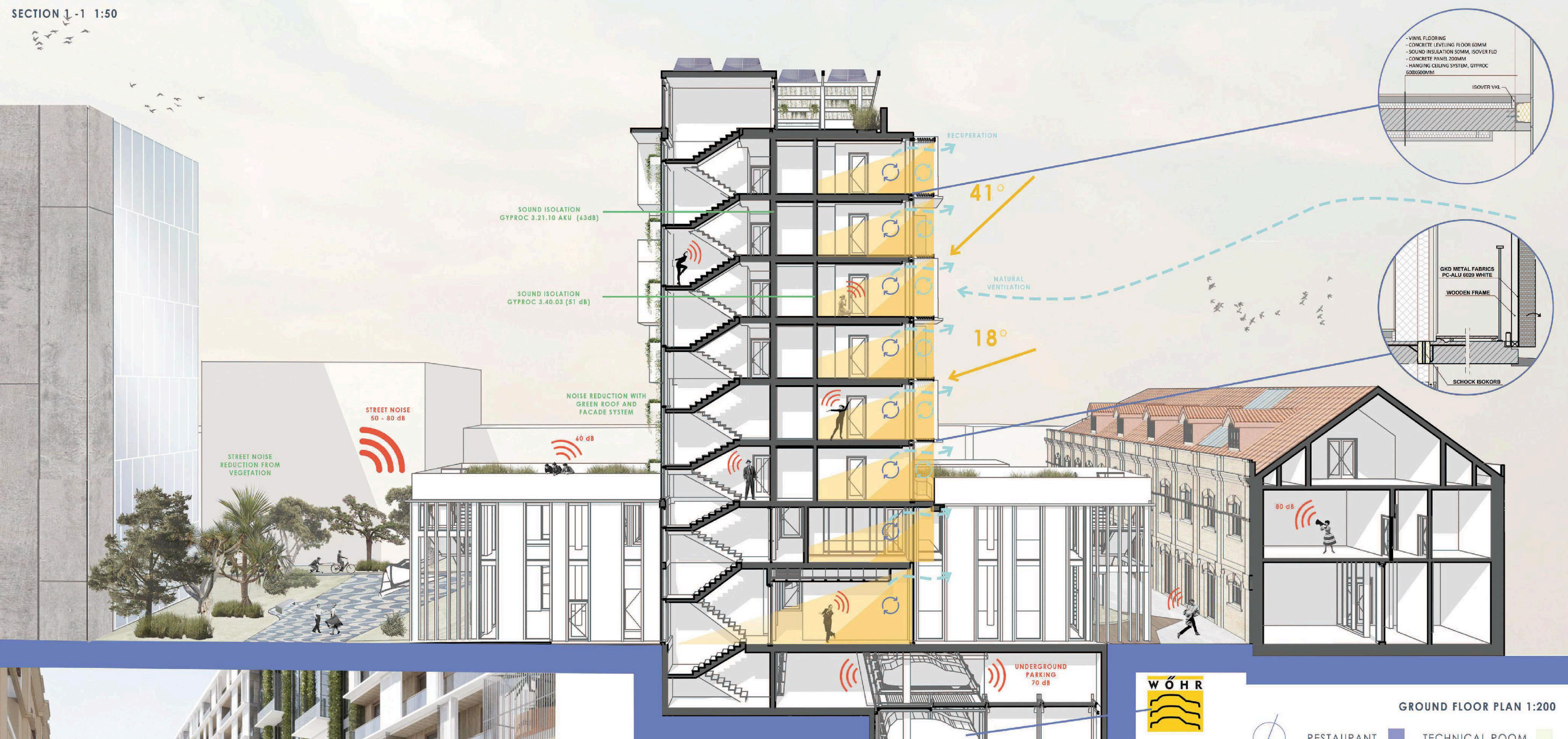
SAINT-GOBAIN

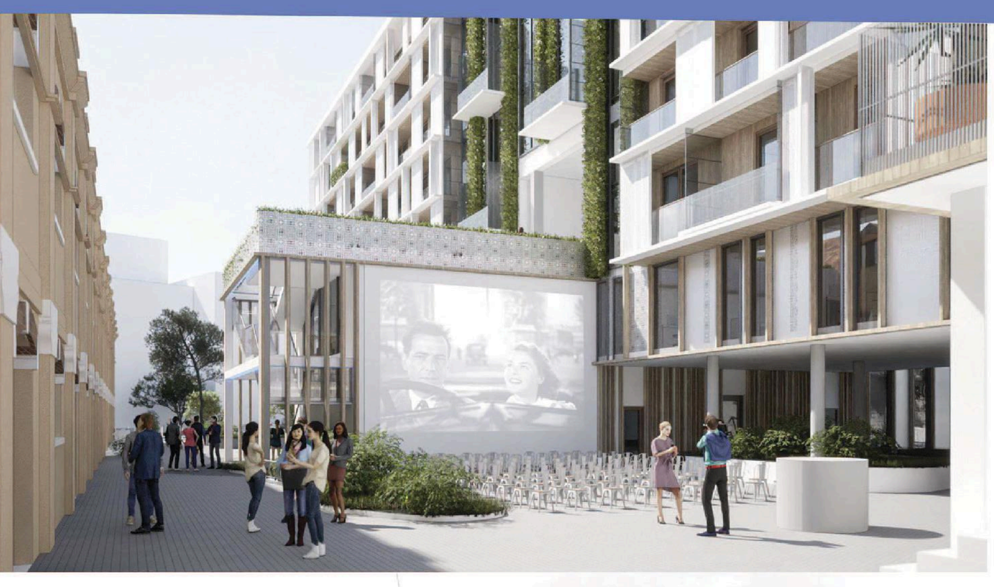
AZUL OR BLUE IS AN APARTMENT BUILDING IN LISABON CITY CENTRE, BOAVISTA LANDFILL.
THE NAME REFERS TO 3 KEY ASPECTS OF THE PROJECT - PLACE HISTORY WITH BLUE WATERS OF FORMER CANALS, THE SURROUNDING CONTEXT WITH TRADITIONAL BLUE PORTUGUESE AZULEJO TILES AND NEW FUNCTION - VIDEO LIBRARY AND CINEMA QUARTER, WHICH IS OFTEN ASOCIATED WITH BLUE SCREEN. HOMAGE TO AZULEJO WAS PAID BY USING SUN SHADING PANELS WITH PATTERNS REMINDING TILES, WHICH IN THE EVENINGS ARE LIT WITH BLUE LIGHTS - CREATING SCENOGRAPHIC EFFECT.
HOMAGE WAS ALSO PAID TO ANOTHER HISTORIC FUNCTION - THE PLACE WAS FORMERLY USED AS A SANITIZING CENTRE FOR THE GAS CONTAMINATED AREA, THUS FACADE SHADING SYSTEM IS MADE OF MATERIAL CALLED METAL FABRICS, WHICH HAS PROVEN TO ABSORB POLLUTANTS IN THE AIR. THIS CONCEPT IS COMPLETED WITH GREEN FACADE SYSTEM - METAL FABRICS ARE USED TO SUPPORT CRAWLING PLANTS AND TO HOLD POTS, IN WHICH SPECIAL PLANT SPECIES ARE PLANTED, ALSO KNOWN FOR THEIR AIR CLEANING ABILITY.
THE LAND WAS PLANNED USING 15 MINUTE CITY CONCEPT - AREA IS MULTIFUNCTIONAL PROVIDING LIVING, WORKING, RECREATION, CULTURAL EVENTS, SERVICES, NURISHMENT AND SPORT ACTIVITIES, PROVIDING A HEALTHY AND SUSTAINABLE LIVESTYLE TO ITS' INHABITANTS. IN ORDER TO PROMOTE SOCIAL INTERACTION AND NETWORKING MANY COMMON AREAS WITH DIFFERENT FUNCTIONS WERE CREATED - CO- WORKING AREA, 3 LOUNGE AREAS AND MULTIPLE ROOF TERRACES FILLED WITH GREENERY. IN THE VERY HEART OF THE BUILDING AN OPENING WAS MADE, CREATING A SEMI OUTDOOR SPACE - LOUNGE AREA, WHICH HOLDS PERMANENT EXHIBITION OF AREA'S HISTORY. ITS' VISUAL APPEARANCE PURPOSEFULLY REMINDS OF INDUSTRIAL STYLE.
NEW BUILDING CONSISTS OF 6 LIVING FLOORS WITH 86 APARTMENTS, 1ST FLOOR IS DEDICATED TO ARTISTS AND CONSISTS OF 29 ARTIST ROOMS.

EAST FACADE 1:200

SOUTH FACADE 1:200



SECTION 1-1 1:50



GROUND FLOOR PLAN 1:200

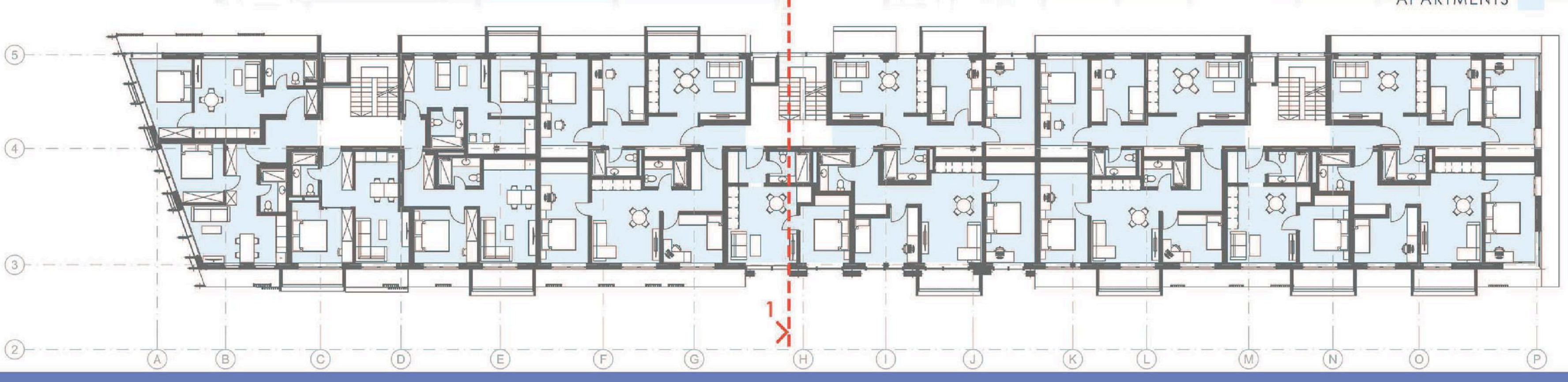
RESTAURANT, LOBBY, BIKE STORAGE, GYM, TECHNICAL ROOM, SHOP, STORAGE, GALLERY

MASTER PLAN 1:500

- LAND BORDER
- ENTRANCES
- OLD BUILDING
- NEW BUILDING
- GREEN ZONE
- REGULAR PAVEMENT
- WAVE PAVEMENT

1ST FLOOR PLAN 1:200

RESTAURANT, LOUNGE ZONE, 1 BED ARTIST ROOM, 2 BED ARTIST ROOM, CO-WORKING AREA



TYPICAL FLOOR PLAN 1:200

APARTMENTS

REAL ESTATE MARKET ANALYSIS

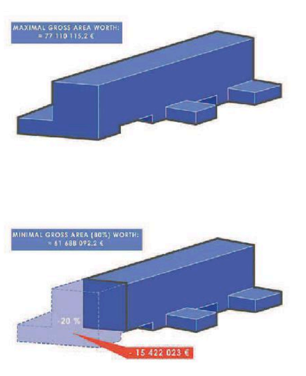
Buliging name / Address	Price per entire flat	Area m²	Price per m²	New or Second hand	Floor	Year built	Energy efficiency rating	Parking
APARTMENTS FITTING THE CRITERIA								
Avenida 24 de julho, 10	1 125 000,00€	82	13 719,51€	New	3	2023	A	Included
Cais do Sodré - Santos	1 125 000,00€	76	14 802,63€	New	3	2023	A	Included
Urb. Empreendimento Promenade, Cais do Sodré - Santos	1 930 000,00€	190	10 157,89€	New	1	2022	In process	Included
Bica - Santa Catarina	1 730 000,00€	204	8 480,39€	New	3	2020	B	Included
Cais da Ribeira Nova Nn	1 125 000,00€	83	13 554,22€	New	3	2021	A	Included
Cais do Sodré - Santos	998 000,00€	79	12 632,91€	New	5	2023	In process	Included
Cais do Sodré - Santos	1 345 050,00€	166	8 102,71€	New	1	2023	In process	Included
		AVERAGE:	11 635,75€					
OTHER APARTMENTS ANALISED IN THE RESEARCH								
Cais do Sodré - Santos	995 000,00€	173	5 751,45€	New	2	Not indicated	A	No
Calçada Marquês Abrantes Nn	925 000,00€	157	5 891,72€	Second hand	1	2020	B	No
Rua da Boavista, 32	475 000,00€	66	7 196,97€	Second hand	2	2016	C	No
Rua Poiais de São Bento lISBOA	561 750,00€	83	6 768,07€	New	1	2022	Not indicated	No
Ribeira Garden	440 000,00€	68	6 470,59€	New	3		B	No
Bica - Santa Catarina	853 000,00€	160	5 331,25€	Second hand	1	2017	B	Included
Cais do Sodré - Santos	465 000,00€	68	6 838,24€	New	3	In development	B	No
Rua de São Paulo	770 560,00€	88	8 756,36€	Second hand	?	2022	In process	No
Praça São Paulo	230 000,00€	34	6 764,71€	Second hand	4	2020	B-	No
Bica - Santa Catarina	350 000,00€	40	8 750,00€	New	2	Not indicated	C	No
Bica - Santa Catarina	561 750,00€	67	8 384,33€	New	1	Not indicated	B-	No
Baixa	700 000,00€	78	8 974,36€	New	3	Not indicated	B	No
Rua da Boavista	980 000,00€	190	5 157,89€	Second hand	6	2016	C	Included

*Prices according to 04.03.2023. Source: https://www.idealista.pt

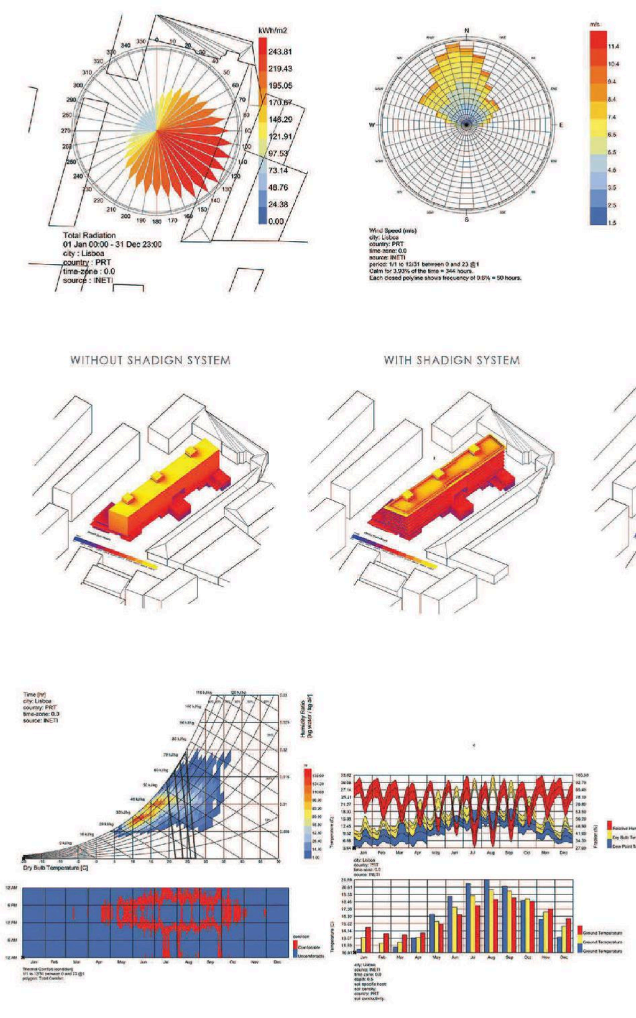
* In contest rules the planned building gross construction area above ground is 6,627 m². The minimum gross area to be considered is 80% of the mentioned number above (5301,6 m²).

RESEARCH CRITERIA:
ENERGY PERFORMANCE CERTIFICATE: A - B
YEAR BUILT: 2020 - 2023
PARKING INCLUDED

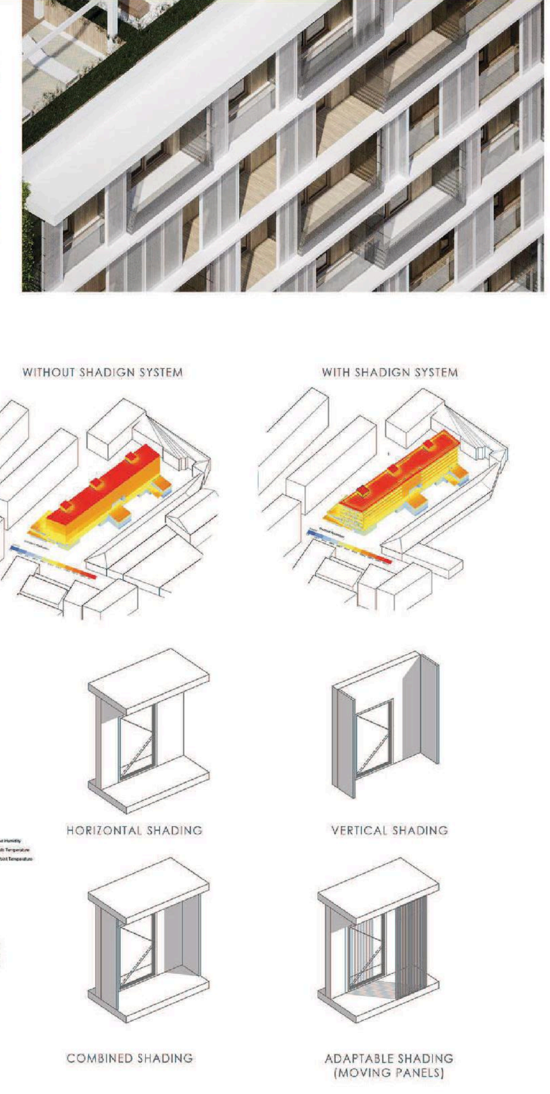
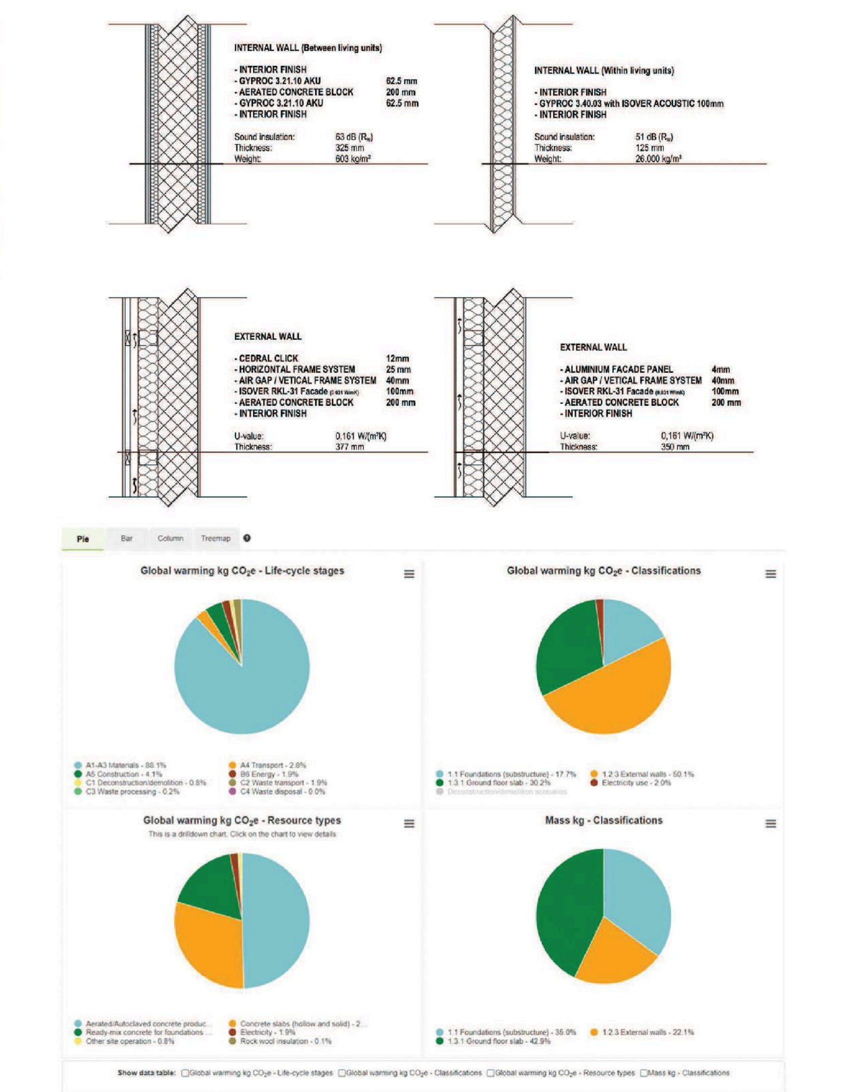
AVERAGE PRICE PER M²: ≈11 635,75 €



CLIMATIC ANALYSIS



SUN SHADING SYSTEM



DETAILS AND CALCULATIONS