

Dalian, China

# Gaoerji Road

2011

site area | 14 city blocks

total GBA | 3,228,000 sq ft / 300,000 sq m

client | Yida Group Co., Ltd.

ARCHITECTURE

PLANNING

LANDSCAPE

SUSTAINABILITY





Late Gothic / early Renaissance design, reminiscent of La Hôtel de Sens in La Marais, Paris, is the opening note in the symphony of historic references.



Signature Art Deco towers offer condominium-style residences, as do luxurious villas, whose French influence accentuates a sense of historical grandeur.



Important to Chinese consumer preferences, living spaces almost exclusively face south, and have an abundance of large windows on south-facing expanses.



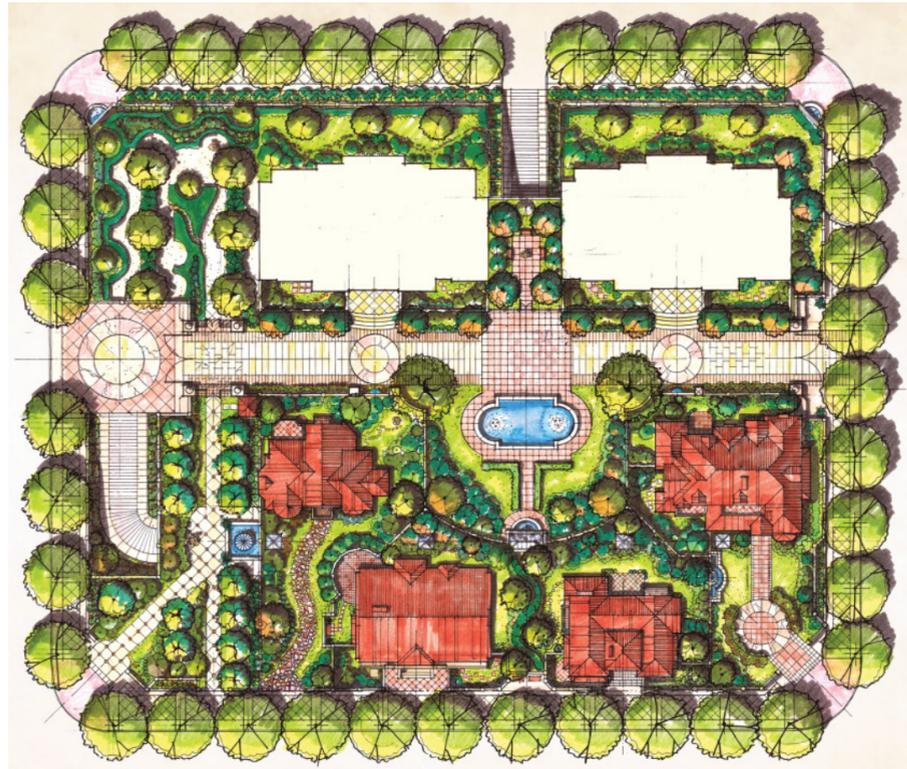
Boundary walls around the project enhance a sense of exclusivity. Luxurious residential living in a gated environment is still relatively rare in China.



An extraordinary project in the heart of a city rich with historical significance, Gaoerji Road celebrates Dalian, China, with a landmark development sweeping across fourteen grand city blocks. Recalling the classic Art Deco and Beaux-Arts buildings of Paris and New York, the project heralds a luxurious new approach for this dynamic, fast-growing metropolis – and indicates a magnificent new standard for distinguished urban design.

*Gaoerji Road is a project befitting a city with major – and growing – commercial prominence on the world stage.*



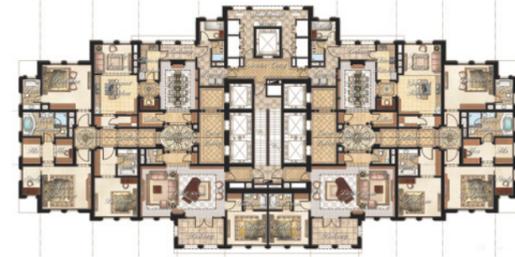


*A linear park setting offers abundant green space, ranging from intimately-scaled spaces to expansive gathering areas.*

Elegance informs every experience: transitional spaces such as stairways go beyond the functional to become backdrops to lives lived on a grand scale. Exquisite public gathering spaces complement magnificently appointed residential interiors, and both showcase unique features.



*The Drakes - Level 45 - Penthouse Layout*



*The Drakes - Level 51-56 - Typical Floor Layout*



*The Drakes - Level 1*



*The two main towers soar and, in symphony, build toward the impressive crescendo of the master plan: a compelling blend of luxury cosmopolitan internationalism.*





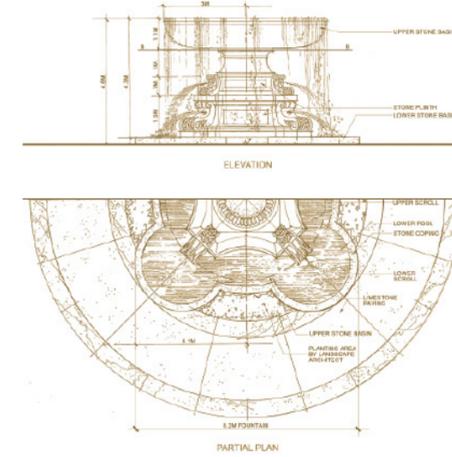
Balconies and terraces are explored, with some set behind tower facades to retain graceful vertical lines, while others form steps in the massing to help distinguish some of the project's most valuable residential units. The towers are the thematic and structural centerpiece of the project, and redefine the Dalian skyline in a memorably evocative manner. This combination of richly landscaped linear urban park, eye-catching architecture, and luxury residences make Gaoerji Road not only a landmark project, but the address of some of the most desirable real estate in Dalian. A commercial block and a small office component round out the project, providing conveniences likely to be required by residents and visitors.

*Attention to space and scale define a master plan rich in detail, with simple and distinctive Chinese references throughout.*



*Hierarchies of scale and style offer detail that is both historic and luxurious.*

The design aesthetic that informs the Gaoerji Road project draws upon enduring and magnificent historic styles that instantly connote elegance on a grand scale, and incorporate a vocabulary rich in elements large enough to contribute to the city skyline, and small enough to impact a day-to-day appreciation of the quality of life for residents. Stone, slate, and brick building materials, wrought iron accents, detailed balustrades, grand porches and entryways, window surrounds and other decorative features – where design elements are found in the smallest of details – distinguish both the street-front and the horizon, resulting in a project that promises, and delivers, a luxurious new standard of residential living.



Part of what makes Gaoerji Road an exciting development is the fluid blending of small details and human-scale subtleties with grand architecture. The experiential appeal? Lifestyle ... with high style.

