Architectural Concept

Mulieris Towers Design Concept

Mulieris Puerto Madero is a Premium real estate development terminated in mid-2009. It includes two residential towers with 44 floors each, located at the corner of Boulevard Azucena Villaflor and Aimé Painé. The Building is housed at the Puerto Madero second dam, in one of the most famous blocks of the neighborhood. The project was accomplished to become an urban icon because of its architectural quality.

It is an innovating real estate development that accomplished to combine staggered terraces; the best panoramic views of the city and the river and top comfort and technology in its facilities to create a habitable space of great quality. Mulieris Puerto Madero is going to be the first building with intelligent housing in Argentina.

Puerto Madero / Buenos Aires Housing towers 2005-2010 // 67.000 m2

Project Study M/SG/S/S/S. Architectural direction of the work: Luis Diaz

Architecture

At its final stage of building, the Puerto Madero twins aim to be Buenos Aires’ new icons. With an integral design, they remind of the emblematic building in San Martín Square, but also embody the highest standards in automation.

The rounded shape of the Building reduces the effects of wind pressure.

In the ends of 2008, the Building Torres Mulieris, of the Studio M/SG/S/S/S Architects (Manteola, Sánchez Gómez, Santos, Solsona, Sallaberry) was added to the Puerto Madero profile. At the southern tip of the most recent neighborhood in Buenos Aires, the proposal seeks -with its architecture- ‘the condition of a height building, of high density, thus adding to the geography of Puerto Madero another paradigmatic piece, such as the complex named El Faro in the same block’.

An elaborated structural system allowed to develop two matching towers, of great slenderness, with 174 meters in 48 floors. ‘This condition of recognizable piece, with its own esthetic commitment, is supplemented with a selection of materials and objects that accompany the excellence of a good design to the project development’, says the Architect Justo Solsona.

Each floor is located within an equilateral triangle to avoid clashes between both towers and to optimize -to the best- the visuals of the units, having the living spaces located in each tip, with curved glassed fronts in all of its height.

The curved shape offers not only advantages like the reduction of perimeter used in the facade compared to rectangular floors -as well as the reduction of concrete used-, but also offers advantages against the effects of wind pressure, that are dimmed due to the wind impact stopped when hitting rounded shapes. This condition has been previously exploited by the Study in the Prourban building, the cylindrical tower located in Carlos Pellegrini Street and Libertador Avenue (in 1977), and is repeated in this case in solutions that, with every necessary wind tunnel test, executed abroad and in the INTI, ensure views towers the urban and the river horizons.

Accomplishment in the Green

By fragmenting the floor in the symmetrical lobes, that are withdrawn by one from the 29th floor, a staggered area is formed with accessible terraces every seven floors. More glass surface, aluminum coating and vegetation, achieve color shifts and brightness in the Building.

Each tower is structured from three concrete partitions that shape the facades in which the windows are inserted; completing the perimeter with curved glass surfaces of the living rooms.

The whole is completed with a basement of pedestrian scale, where complementary services are located: Swimming Pool, Solarium and Gym, besides Commercial Shops. This third body, virtual entailment between the two towers, is opened at Aimé Payné Avenue, where the sidewalk is extended and an 80 meters marquee is materialized within the property limits. The Building’s position regarding the Green is reinforced with landscape treatment: a green screen covers the dividing wall of the plots and continues above the basement cover, with species and colors diversity.

The versatility of the units is outstanding: one, two and three bedroom apartments, with Service dependences, double circulation, private entrance hall and the possibility to perform works in the unit according to each family’s needs. Furthermore, the automation is included in the Building: besides image, voice and data networks present, extensions for every comfort services that every resident requires are predicted, so that anyone that wishes to include the extensions is able to set the temperature (of the heating) or to watch their children playing from their phones.

Building: Torres Mulieris

Use: High density livable towers

Location: Azucena Villaflor - Aymeé Painé - Marta Salotti (Manzana T, parcel 3), Puerto Madero

Total surface: 67.000 m2

Project: 2005 /p>

End of the work: 2010

Development: Creaurban

Building company: Iecsa SA

Project: Manteola-Sánchez Gómez-Santos-Solsona-Sallaberry Architects

Project director: Architect Damián Vinsón

Project Team: Architects Damián Vinsón and Leonardo Nacht

Project development: Chiurazzi-Díaz Architects

Documentation: Architect Erica Noval (coordinator); Architects Mariela Claps, Franco De Francisci, Mariana Zylberman

Presentations: Sebastián Batarev, Diego Ferreiro, Pablo Villordo

Mock-ups: Architects Mariano González Moreno, Ana Paula Saccone

Advisors Team: Engineer Alberto Fainstein (structures); Jorge Labonia y Asoc. Architects (sanitary facilities, gas and fires); Baires Proyect (electric facilities); Engineer Julio Blasco Diez (thermomechanical facilities); Estudio Diz (lighting); Engineer Alberto Haedo (acoustics); Estudio Marshall Consultores (carpentry); Estudio Masal (municipal advisors).

Structure in progress

Due to its matrix divided in lobules, the three vertical blocks of the towers grow high and stop their growth in a staggered way, adapting itself to the municipal tangents. The withdrawals do not modify the essential structure.

This structure with three lobules allows a helical staggering, generating withdrawals and accessible terraces in floors 29, 36 and 44, until the central services core, of hexagonal surface, is finally erected in the tallest spot of the building. Through this resource, the towers are ‘dematerialized in the height, gaining slenderness’, Solsona explains. Strictly speaking, the volume is modified in a systematic way, compared to the internal distribution; this quality has the additional virtue of leaving the structural aspects without complications.

This disposition is also useful for providing flexibility to the floors, since the surface of the units may vary mildly, including an environment of neighbor unity, according to the demand of the buyers.

Matrix

The towers are vertical volumes, result of the alternate extrusion of each of the tree lobules. The final balance is: three pieces where a counterpoint is formed between the concrete and the insertion of the windows inside the wall; or, as the Architect Solsona says, ‘between the hard and dry concrete and the plastic of the corners’. In the rounded prows, the curtain wall, besides providing the maximum transparency and visuals for the users, allows to reference the most significant point of the units.

The verticality of the ‘tubes’ is strongly marked by the concrete, where the vertical lines are slightly more outgoing than the pilasters and the horizontal shackles, and due to the curtain Wall that combines the presence of the glass with the horizontal lines of the carpentry.

Besides the concrete and the glass, the third element that intervenes in the volume composition is the enclosures of the higher floors, in those areas where the tower loses mass by having one and then two of the three modules (that make the totality) interrupted. The new perimeter left uncovered is treated with an integral coating made of bright anodized aluminum, thus accentuating the crowning of the tower.

In the entrance hall, an elaborate glass system of enclosure is the protagonist, with a free height of nine meters. The three inferior meters are liberated from structure: the system is held from the ceiling through big corbels or ‘steel ribs’, that contributes to the achievement of a full transparency in a pedestrian level.

Each tower’s main entrance is marked by a 14-meter-tall concrete marquee that constitutes the only outgoing element in all of the volume and marks an access situation that is appropriate for ‘a building of such wingspan’.

Basing

Both towers complement a ‘totality image’, Solsona assures, even though they are separated by 50 meters from each other. This allows the development of a common space with great spreading of a great Green area and a third volume of basement, destined for Amenities (Swimming Pool, Gym, SUM and others), that links both towers and is open for the Street Aimé Painé.

The entries establish the differences between public and private areas of the Complex. While the particular entries -pedestrian and vehicular- are located at the side streets Azucena Villaflor and Marta Salotti, the access to the Basement is open for public at Aimé Painé street, where some shops aiming to the street are located, thus avoiding guests’ entrance to the Building when they are invited to an event in the SUM (Multiple Use Room).