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AWARDS

# MIPIM Awards

Thursday 13 March 2025, from 18.30

Grand Auditorium, Palais des Festivals

Discover  
the finalists of the  
MIPIM AWARDS 2025

Discover the  
MIPIM Awards



# MIPIM AWARDS 2025 – FINALISTS

## BEST CONVERSION PROJECT

### Green Bunker

Hamburg, GERMANY



Architect: INTER±POL Interdisziplinäre Studios GmbH | Michael Kuhn, Tim Schierwater

Developer: INTER±POL Interdisziplinäre Studios GmbH | Mathias Müller-Using

Others: Leaseholder/builder: Matzen Immobilien GmbH & Co. KG; Initiator, Basic concept / First Draft: Mathias Müller-Using, Nadschja Müller-Using; Architecture: HOAI LP 1-4: INTER±POL Interdisziplinäre Studios GmbH: Tim Schierwater, Michael Kuhn, Mathias Müller-Using; HOAI LP 4: BUERO 51 Architekten PartG mbB, Tilman

Winter; HOAI LP 5-8: phase10 Ingenieur- und Planungsgesellschaft mbH, Freiberg

### Description:

The high-rise bunker in the Hamburg St. Pauli district, built in 1942/1943 by thousands of forced laborers, is one of the largest ever. It offered protection for up to 25,000 people, but also served as an air defense position to shoot down enemy bombers. After the Nazi era, it became a “media and music bunker» and was used as a space for art and culture. Nevertheless, for decades the place remained a challenging site due to its fortress-like character and its isolation from its surroundings. In 2013, Hamburg urban planner Mathias Müller-Using decided to implement his vision to give the bunker a new and positive image. His concept was to preserve and protect the existing structure in its materiality and utilisation and to insert a new building as a self-contained, independent element, which is overgrown with plants, as well as a publicly accessible “mountain path» that winds around the building.

# MULTIHOSPITAL FLORIANÓPOLIS

Florianópolis/SC, BRAZIL



Architect: Marcus Vinicius da Silva

Developer: PLENA MALLS S.A. /  
Prefeitura Municipal de Florianópolis /  
CENTRO COMERCIAL CARIANOS  
SPE LTDA.

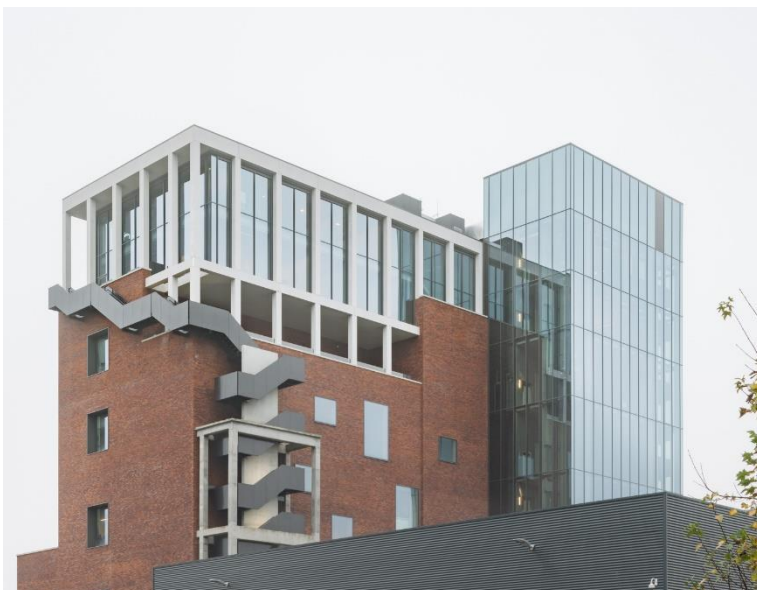
## Description:

The Florianópolis Multihospital exemplifies urban renewal and social impact. Following the privatization of Hercílio Luz Airport and the relocation of its terminal, the surrounding neighborhood faced economic decline. Zurich Airport Brasil transformed the decommissioned terminal into the city's first public multi-hospital center, addressing both community healthcare and socioeconomic challenges.

Completed in under six months, the project houses eight outpatient services and promotes inclusive access to quality healthcare. By revitalizing this institutional area, the project not only enhances health services but also fosters economic and social revitalization, reconnecting the community with sustainable opportunities for growth.

## Polytoren

Zwijnaarde, BELGIUM



Architect: POLO.platform

Developer: Alinso

Others: SHAKE design (interior architect);  
Pieterjan (interior architect), Jan Joris  
Tuinarchitect (Landscape Architect); M-  
gineers (structural engineer); VK  
architects+engineers (MEP, EPB and  
acoustical engineering)

## Description:

What was once a bustling chemical polymer production plant (1955–2012) is reborn as a dynamic office hub that honors its industrial heritage while embracing a sustainable future: Polytoren. The original structure was a springboard for modern architecture, with two elegant penthouse floors, a sculptural exterior staircase, and a striking glass façade framed by a robust exoskeleton. Anchored by a community-focused plaza, Polytoren fosters connection, economic growth, and social value through flexible workspaces and shared amenities. Sustainability drives this conversion project, with renewable energy systems, circular principles, and adaptable design that embody future-proof principles. By incorporating circular material use and a design that allows for flexible, long-term reconfiguration, Polytoren ensures its relevance in an ever-evolving world. A visionary beacon of human industriousness, where history and innovation collide to inspire the future.

## Terminal Warehouse

New York, UNITED STATES OF AMERICA



Architect: COOKFOX Architects

Developer: Columbia Property Trust, L&L Holding Company & Cannon Hill Capital Partners

Others: Institutional investors advised by JPMorgan Asset Management

## Description:

In the largest adaptive reuse project in NYC in recent history, we have successfully restored the historic Terminal Warehouse in West Chelsea while simultaneously transforming it into a high-performance workplace and retail destination.

Constructed in 1891, the former freight hub was the epicenter for shipping goods into and out of New York – the 19th century’s leading logistics asset. With the introduction of elevated trains, its original use became obsolete. Terminal was subsequently used for self-storage and was home to the famous Tunnel nightclub in the 1980s.

In collaboration with COOKFOX, the team crafted a sensitive redevelopment emphasizing restoration and authenticity.

The redevelopment delivered 12 new or rebuilt office floors and carved out the center of the massive structure to form a central courtyard to bring sunlight to the depths of the building. The result is a 700-foot-long groundscraper with unrivaled character, form and functionality. A 21st century work-live-play asset.

## BEST CULTURAL, SPORTS AND EDUCATION PROJECT

### Egied van Broeckhovenschool Brussels, BELGIUM



Architect: B2Ai architects (design and construction); B2Ai interior (interior architect); Stefaan Thiers (landscape architect)

Developer: School group: Vzw Ignatius Scholen in Beweging; Project support DBFM: PREO

Others: Technical studies (stability, techniques, acoustics, EPB, daylight study): SWECO (VK Architects & Engineers) and general contractor: Alheembouw

#### Description:

In the multicultural area around the West Station in Sint-Jans-Molenbeek, in the buildings of the former Vandenheuvel brewery, the Egied Van Broeckhoven School opened recently. The brand-new school literally places itself into the existing urban fabric and wants to connect 860 pupils, in the so-called domain school, with the neighbourhood. This refurbishment project contains high social, urban, educational and sustainable ambitions.

The construction of the school was realized within the DBFM procedure of the Flemish Government, making it the first of about 40 school projects, to be completed and operational. The project was realized in two phases in about two years.

### 'Håndværkskollegiet' - The Crafts College in Horsens Horsens, DENMARK



Architect: Cubo Arkitekter & DANØ Arkitekter

Developer: BRFFonden, Fonden for Håndværkskollegier

Others: Turnkey contractor: Nordstern, Engineering: Tri-Consult, Landscape architects: Schønherr

## Description:

Crafts College Residence in Horsens / Cubo Arkitekter + DANØ Arkitektur

The new Crafts College in Horsens is an inspiring tribute to craftsmanship, architecture, and materiality, marking Denmark's first of its kind. The design draws on the site's history as a former DSB freight area, referencing railway aesthetics through gates, roof overhangs, rhythmic facades, and red brickwork. It celebrates tradition while creating a narrative of identity and cultural values rooted in the art of making.

Materials are selected for their ability to age with dignity, developing a patina that reflects endurance and beauty. Honest and tactile, they bring warmth and vibrancy to the architecture. Street-facing workshops showcase the creative process, connecting the college to its surroundings, while student housing clusters provide calm, light, and intimacy.

At the heart of the campus, a landscaped rainwater basin ties the site together, blending nature, craft, and community into a cohesive whole.

## THE NEW ESCP BUSINESS SCHOOL TURIN CAMPUS - A BNL BNP PARIBAS REGENERATION PROJECT BY TOUSSAINT ROBIGLIO ARCHITECTS

Turin, ITALY



Architect: TRA -TOUSSAINT ROBIGLIO ARCHITETTI

Developer: BNL BNP PARIBAS

## Description:

The ESCP Business School Turin Campus project consists in the conversion and reuse of a historic building in the heart of Turin.

Built in 1877, the building, previously used as bank headquarters of BNL -BNPP Group, has undergone a profound transformation that has projected the building for its new function as the new ESCP Business School Campus in Turin.

The renovation project included the restoration of historic features and adaptation of the interior for use as a modern, flexible university campus, besides the addition of a new contemporary steel volume containing the large conference and the semi-circular rooms, in a perfect balance between classic and modern lines perfectly integrated.

This is an 8,000 m2 development that allows the recovery of a historic building, allowing the establishment of a prestigious university, capable of attracting students from all over the world, contributing positively to the animation and safety of the surrounding area.

## The Opera Park

Copenhagen, DENMARK



Architect: Cobe

Developer: The Opera Park Foundation.  
Donation by the A.P. Moller Foundation

Others: Vita, Via Trafik, DBI, and Lüchninger  
Meyer Hermansen

### **Description:**

The Opera Park, located beside Copenhagen's cultural jewel, The Royal Danish Opera, has undergone an extraordinary transformation. Once a modest lawn that stood vacant for 20 years, it is now a lush oasis in the city's heart - serving as a green counterpoint in the otherwise densely built inner harbor of Copenhagen. It offers a magical display of trees, shrubs, and plants from all over the world, taking visitors on an unexpected journey of discovery – much like the work that goes into the performances at the neighboring opera. Inspired by the historic, romantic gardens of Copenhagen, the park is a public space for all, designed for recreation, relaxation, and contemplation. The park is divided into six unique gardens connected via meandering paths and organically shaped flowerbeds. The park also features a central greenhouse with a café, and an underground car park, making it a vibrant destination year-round.

## BEST HOSPITALITY, TOURISM AND LEISURE PROJECT

### Dorothea Hotel, Budapest, Autograph Collection

Budapest, HUNGARY



Architect: Lissoni Casal Ribeiro

Developer: BDPST Group Hungary

#### Description:

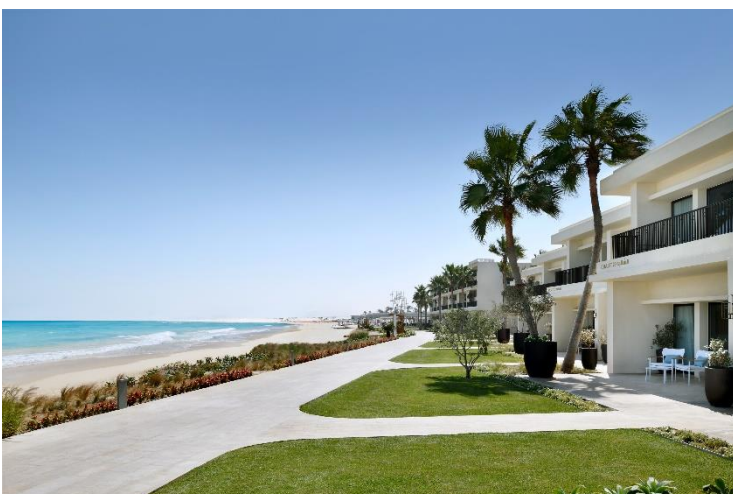
The project was born from the task of unifying three adjoining buildings, each with different stories, courtyards and facades, into one single building, seeking to maintain the correct balance between restoration and innovation.

The architectural design reconfigures the roofs into a new piano nobile that can be used by hotel clients, residents and public alike. This architectural gesture carries over into the very heart of the building, transforming the three small enclosures into a single courtyard of generous proportions, creating an all-season covered garden open to the rest of the city and offering a wonderful prospect for the rooms fronting onto it.

The historical context and the enhancement of important architectural features is also the starting point for the development of the hotel's interior design, where the interpretative matrix is again contemporary with the introduction of unexpected and sometimes ironic elements.

### El-Alamein Hotel

Marsa Matrouh, EGYPT



Architect: Whitespace Architects - WSA

Developer: Emaar Misr



## Description:

Alamein Hotel is within Emaar's most desirable development " Marassi". Enjoying the most prime location, hotel plot fits right on the Sidi Abdelrahman Bay. The Location beholds a great History where the North African campaign witnessed a turning point in the second world war. The Hotel has always held a special place in the community presenting glory days, where Emaar is keen to portray at the current world known destination.

## SKY MIRRORS

Luzhou, CHINA



Architect: Zone Of Utopia / Lin Xiaoguang Studio

Developer: Sichuan Gulin Langjiu Distillery Co., Ltd.

## Description:

Two mirrors, suspended between mountain and sky, magnify the landscape. Above, a water mirror reflects the sky, creating an infinite illusion. Below, a steel mirror captures the valley, forming an artificial sky beneath the real one.

At the summit, the building is discreetly integrated, preserving breathtaking views of distant mountains and sky. The real sky is reflected in the vast water mirror that juts into the void. Below, an ethereal ceiling floats, reflecting artificial constellations created by suspended lamps. At night, these lamps form a starry sky, mirrored in the glass facades, blending with the real stars above.

The real and imagined skies merge, blurring the line between nature and architecture. This illusion immerses visitors in a space where the building becomes a poetic extension of the landscape, enhancing the beauty of both the natural and the artificial.

## BEST INDUSTRIAL & LOGISTICS PROJECT

### Innovation Project Bålsta

Bålsta, SWEDEN



Architect: Equator Stockholm

Developer: Nrep

#### Description:

This pioneering innovation project redefines sustainable logistics by minimizing carbon footprint of both materials and operations, while prioritizing aesthetics, wellness, and biodiversity. To our knowledge, it's the world's largest hemp-insulated building and also the first to use bio-based materials extensively throughout its structure. Inspired by NASA's space innovations, the project combines cutting-edge sustainability with state-of-the-art architecture. The timber framework and bio-based materials reduce emissions by 88 %, while offering serene workspaces and a building that blend seamlessly into the natural surroundings. Designed to achieve BREEAM Outstanding certification and a total carbon footprint of only 2.7 kgCO<sub>2</sub>/m<sup>2</sup>/y, the project is a showcase of what's possible when sustainability, innovation, and design come together.

### Joseph

Ambonnay, FRANCE



Architect: AW2 architecture & interiors

Developer: Krug/MHCS

Others: GNAT Ingénierie

## Description:

“Joseph” – House of Krug new champagne-making facility in Ambonnay explores two new aspects of the house's rich heritage: the fascinating process of champagne production, and House of Krug's commitment to integrating harmoniously into the village of Ambonnay, showcasing its local terroir. Named in homage of the founder, Joseph Krug, the design aims to restructure and centralize the oenological activities within a modern, functional building that would be pleasant to work in and provide the best possible conditions for the staff. The project brings together 5 vat rooms, 8 cellars, reception areas, offices and technical areas spread around a three-levels 9.500 sqm building. The objective is to showcase the champagne house's work, in total harmony with its physical and human environment. The new site centralizes all winemaking activities, from the reception of the musts to bottling. Open towards the village, the H-shaped building concentrates activities at its core.

## Panattoni Park Beauvais

Allonne, FRANCE



Architect: SOHO

Developer: ADM

Others: Neodyme

## Description:

Panattoni Park Beauvais, co-developed by Panattoni and ADM, is a comprehensive redevelopment project of a former automotive parts production and storage site. Built in 1973, the site, previously owned by Tenneco and abandoned since 2016 is located in Allonne, near Beauvais. The approximately 15-hectare site is divided into 10.5 hectares designated for industrial use, with the remaining 4.5 hectares consisting of natural areas and agricultural fields, which were preserved as part of the project's development. The challenge was the recycling of a historically obsolete site characterized by low density, asbestos contamination, and pollution. They resolved this by dismantling and removing asbestos from the old buildings, recycling their materials, and treating residual pockets of soil contamination. The design of the new site layout also prioritized reconstructing infrastructure on the footprint of the former buildings as much as possible while completely overhauling fire safety systems, industrial risk protections, and water management infrastructure.

## Wildflower Film Studios

New York City, UNITED STATES OF AMERICA



Architect: Bjarke Ingels Group

Developer: Wildflower Ltd.

### **Description:**

The Robert de Niro-led Wildflower Studios is a commercial film studio situated just two miles from Manhattan in the Ditmars-Steinway neighborhood of Astoria, Queens. Film studios are typically organized side by side on large lots, allowing for trucks to deliver goods and services directly to each stage. In the dense urban environment of New York City, BIG reimagined this arrangement to house future of film within a reduced footprint. As the first immersive environment for filmed entertainment content of its kind in New York City, the new vertical media production village will be home to storytellers working across all mediums - a three-dimensional hub of collaboration, creativity, and innovation. The project comes at a time when the film and television industry in New York is growing at a rapid pace - helping to satisfy the overwhelming demand for a large production studio in New York City.

## BEST MIXED-USE PROJECT

### One Dojima Project

Osaka, JAPAN



Architect: Nikken Sekkei Ltd., NIKKEN HOUSING SYSTEM LTD

Developer: Tokyo Tatemono Co., Ltd. Hotel Properties Limited Four Seasons Hotel and Resorts

Others: Interior Designer for Residential Common Area: Studio Piet Boon Hotel interior designer: CURIOSITY, SIMPLICITY, DESIGN STUDIO SPIN

#### Description:

This project focused on Osaka's potential as a municipality. It attracted the Four Seasons, an internationally competitive luxury hotel, and contributed to the city by fostering a lively area atmosphere through art and landscape planning. Numerous works of art adorn the building, based on the concept of "Journey and Art."

The exterior design is reminiscent of the sails of a yacht, and its integrated, high-rise residence + hotel design gives the building an overwhelming presence as a new landmark for Osaka, which is known as a "city of water."

### Praça Henrique Monteiro

São Paulo, BRAZIL



Architect: Arthur Casas

Developer: Management: Estancorp // Development and Ownership: Concivil Incorporadora + Stan Desenvolvimento Imobiliário

Others: Director of architecture: Gabriel Ranieri / Director of interiores: Nara Telles / Project Manager: Cadu Villela and Fabiola Andrade / Collaborators: Architecture: Paula Real, Adriano Bergemann, Reginaldo Machado, Gabriela Godinho, Beatriz Mendes, Roberto Cabariti,

Luciano Sessa / Interiors: Rafaela Franco de Barcelos, Ana Paula Mendes, Raimundo Borges, Alessandra Mattar, Miti Sameshima / Decoration: Marcella França, João Lisboa, Victoria Chaves /

3D Artist: Natália Lorenzoni, Augusto Mattos, Valentina Lindner, Amanda Tamburus, Ana Maria Pedreschi, Marcelo Bicalho / Construction Company: Barbara Engenharia e Construtora

## Description:

Praça Henrique Monteiro is a mixed-use complex that celebrates São Paulo's diversity and urban vitality. Strategically located near Faria Lima, Latin America's financial hub, the project integrates residences, hospitality, and an active façade with gastronomic and cultural spaces. Designed by Studio Arthur Casas, the building stands out for its strong connection to the city, featuring a landscaped boulevard, expanded sidewalks, and shared spaces that foster community interaction. Its façade, defined by movable brise-soleils and carefully balanced materials, promotes natural ventilation and privacy while maintaining aesthetic harmony. The project embodies a unified architectural and interior language that enhances the experience for residents, visitors, and hotel guests.

## TRUE DIGITAL PARK WEST

Bangkok, THAILAND



Architect: A49

Developer: WHIZDOM LANDMARK CORPORATION COMPANY LIMITED

Others: TK Studio Company Limited, M Space, G49 Limited, PIA Interior Company Limited, Bo Steiber Lighting Design Thailand (BSLD)

## Description:

True Digital Park West, part of the visionary Whizdom 101 development, is a cornerstone of Bangkok CyberTech District, positioning itself as Southeast Asia's first digital hub. Aligned with Thailand's "Thailand 4.0" policies, this mixed-use development drives the nation's transition into an innovation-driven economy. It integrates office spaces, retail areas, and public amenities, fostering a vibrant ecosystem for startups, entrepreneurs, and the local community.

A49 Architects served as the lead consultant for both phases—True Digital Park East and West—championing sustainability, innovative design, and biophilic principles. Our design concept balances high-quality architecture with work, life, and wellness. Signature features include a 12-meter-high sky running track and meditation pavilions, offering elevated green spaces that promote well-being in Bangkok's urban core.

Completing the ecosystem vision of the mixed use development True Digital Park West completes the CyberTech District vision, redefining urban living and serving as a model for future tech hubs in Southeast Asia.

## Wonderwoods

Utrecht, THE NETHERLANDS



Architect: Stefano Boeri Architetti & MVSA Architects

Developer: G&S&

### **Description:**

Near Utrecht Central Station, a mixed-use project featuring the two greenest towers in The Netherlands has been realized. This project, Wonderwoods, directly addresses the municipality's ambition to create a Healthy Urban Quarter and brings together all aspects of life: living, working, culture, leisure and hospitality. The project originates from a tender request from the municipality in 2016.

With Wonderwoods, developer G&S& (a subsidiary of VolkerWessels) has created a new living environment where people, nature and technology merge and where harmony reigns.

## BEST RESIDENTIAL PROJECT

### AGE360

Curitiba, BRAZIL



Architect: ARCHITECTS OFFICE + Triptyque

Developer: AG7

Others: Contractor: TEICH Engenharia |  
Landscaping: Renata Tilli | Interiors: Suíte  
Arquitetos

#### Description:

Conceived to transform urban living, AGE 360 redefines contemporary life by seamlessly integrating wellness, nature, and technology. Its diamond-sculpted volumetry, featuring chamfered surfaces and a concrete exoskeleton, enables open, pillar-free layouts ranging from 200 to 560 sqm, defining the tower's unique façade grid while maximizing flexibility and uninterrupted views. Standing 124 meters tall, the tower extends the essence of Barigui Park vertically, with green façades and terraces designed in thoughtful proportions and orientations to foster a harmonious connection between indoor and outdoor spaces.

Elevated communal areas, Fitwel certification, and wellness-focused amenities—including a sports court, spa, gym, and wellness center—redefine urban living by balancing innovation and sustainability.

AGE 360 is both a striking visual landmark in Curitiba's skyline and a testament to architecture's power to merge pragmatic innovation with architectural poetry, shaping cities and inspiring the future.



## Maple House

Toronto, CANADA



Architect: Cobe, architects Alliance, CcxA, Design Agency

Developer: Dream Asset Management, Kilmer Group, Tricon Residential

Others: Thornton Tomasetti, RWDI, Cole Engineering, MV Shore, BA Group, EllisDon

### Description:

Maple House is a pioneering residential community that embodies an egalitarian ethos, with 30% of its apartments designated as affordable housing. Through an innovative “checkerboard” approach, market-rate and affordable units are seamlessly integrated throughout the community. All units are finished to the same high standards, and every resident enjoys equal access to the same amenities and services. Nearly half of the building’s 770 rental units feature two- to four-bedroom layouts, offering housing options for families at both market and below-market rates. Spread across three buildings, Maple House represents a model of inclusive city-building that creates a vibrant, livable neighborhood for everyone. Together, these buildings form a complete community, showcasing urban transformation at its best.

## The Beehive

Hamburg, GERMANY



Architect: WERK

Developer: Baugemeinschaft Halbinsulaner

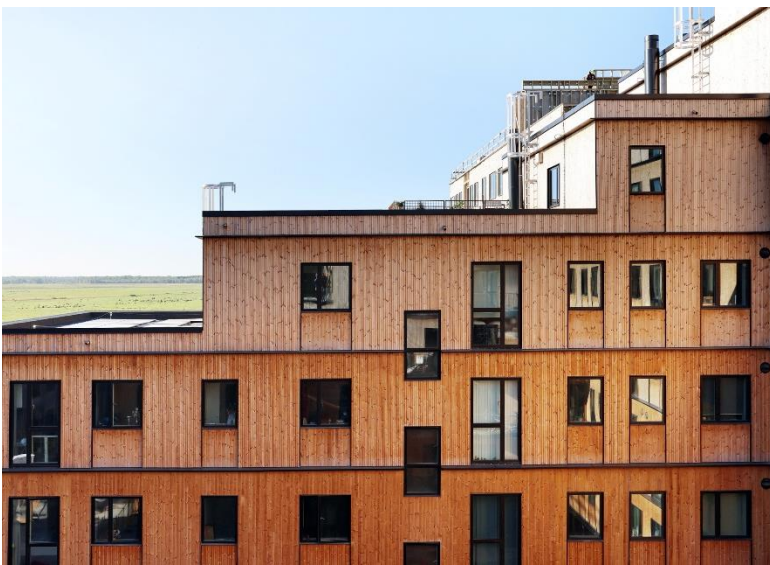
Others: Schuessler-Plan Ingenieure, M+P

## Description:

The Beehive is an innovative residential concept in Hamburg, uniting living and working under one roof. Developed by a visionary building community, it addresses challenges like loneliness, traffic, and climate impact while fostering connection and diversity. Each of the 27 homes and businesses is uniquely designed to meet individual needs. Shared spaces encourage an active lifestyle, collaboration, and spontaneous encounters, and some are also open to local neighbors, strengthening ties with the surrounding community. Sustainability is a key focus, integrating space for plants, people, and bees, humanity's essential allies. The residents are urban pioneers, creating solutions that benefit society and inspire a future where living, working, and thriving coexist harmoniously—just like in a beehive.

## UN17 Village

Hamburg, GERMANY



Architect: Sweco and Lendager

Developer: Nrep

## Description:

UN17 Village in Copenhagen is the world's first property development to incorporate all 17 UN Sustainable Development Goals into a single, groundbreaking project. Completed in 2024, it houses ~1,000 residents across five architecturally distinct buildings, offering a diverse range of homes that attract people of all ages and backgrounds. Designed for scalability and replicability, it fosters a vibrant, inclusive community through shared spaces such as rooftop terraces, workshops, and greenhouse, promoting connections often missing in divided urban areas.

With 200 carefully chosen initiatives, UN17 Village prioritizes health, community, biodiversity, and efficiency in materials, energy, and water use, achieving top-tier certifications. The facades feature low carbon, recycled, and upcycled materials, supporting a circular economy and blending seamlessly with the surrounding landscape. This open-source model is a blueprint for creating resilient and inclusive urban developments globally, setting a new standard for sustainable living.

## BEST URBAN REGENERATION PROJECT

### AM TACHELES

Berlin, GERMANY



Architect: Herzog & de Meuron,  
Brandlhuber+ Muck Petzet, Grüntuch Ernst,  
RKW Architektur +

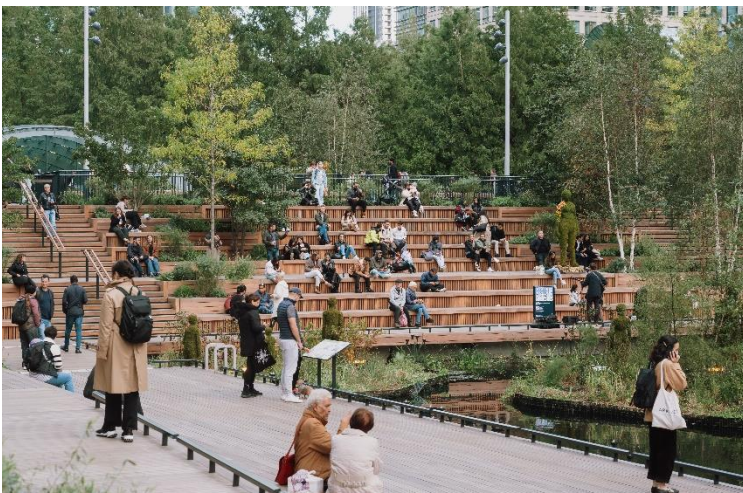
Developer: pwr development GmbH

#### Description:

With the completion of the Herzog & de Meuron-designed urban quarter AM TACHELES, the last major construction gap in central Berlin is filled. Spanning around 84,700 m<sup>2</sup> of floor space, it offers an exceptional mix of living, working, shopping, art, and culture. Ten striking new buildings, including six residential and four office buildings, have been created alongside the listed former Tacheles art house, shaping a unique urban space. The international museum of photography and art, Fotografiska, now occupies the heritage-listed building, adding a cultural magnet to the area. AM TACHELES also features carefully curated shops and restaurants, alongside inviting public squares and streets. The central Aaron-Bernstein-Platz, one of the largest and greenest squares in Berlin-Mitte, offers space for events and social gatherings. AM TACHELES enriches Berlin's urban life, fostering cultural and communal experiences, and reflects the city's dynamic character in a truly unique and vibrant setting.

### Eden Dock

London, UNITED KINGDOM



Architect: Howells and Landscape  
Architect: HTA Design

Developer: Canary Wharf Group

Others: Project Ecologist: Greengage  
Engineering: Arup Lighting Design: Studio  
Fractal Marine Engineer: Arup Consultant:  
Eden Project Consultant: Canal and River  
Trust Planning Authority: London Borough  
of Tower Hamlets

## Description:

Canary Wharf has undergone a remarkable transformation from a centre of post-industrial regeneration into a mixed-use neighbourhood. The docks redevelopment in the 1990s often overlooked nature and was initially focused on commercial development for financial institutions. Recent years have seen increasing emphasis on residential communities. The diversification includes the creation of green public spaces that transform the area into a fully accessible public destination, providing a welcoming retreat for residents, workers, and visitors.

Eden Dock, a 1.55-hectare site exemplifies nature-led placemaking and marks a transformative step in the area's evolution. Serving as a nature-focused public amenity space for both the surrounding businesses and the area's growing population. Part of the historic West India and Millwall Docks complex this 325m long enclosed waterway stretches from Jubilee Plaza to Newfoundland. Surrounded by offices, restaurants, and retail spaces, it serves as a vital connection point for commuters and visitors.

## Fuzja (Fusion)

Łódź, POLAND



Architect: Medusa Group

Developer: Echo Investment Group

Others: CitySpace – coworking space.  
KGAL – owner of three office buildings

## Description:

Fuzja (Fusion) is a unique mixed-use investment carried out in the centre of Łódź, Poland on the site of the former factory. It transforms the city's industrial core into a "15-minute city." Inspired by urbanist Carlos Moreno, it's a space where housing, work, and culture harmonize with green public areas, making life accessible, sustainable, and connected. Transforming the historic textile district into a vibrant neighborhood, Fuzja spans 8 hectares with 90,000 sqm dedicated to residential, commercial, and cultural spaces. With 22 buildings, including 15 restored heritage structures, Fuzja embodies the concept of a true destination, where life's essentials are within reach.

# Railway Integration Project in the city of Logroño

## Logrono, SPAIN



Architect: Abalos+Sentkiewicz (Urban Desing and Architecture)

Developer: TYPESA (Engineering)

Others: SACYR, VIAS Y CONSTRUCCIONES, AGUA Y JARDÍN, ISMAEL ANDRÉS, SABECA (Construction companies)

### **Description:**

The Railway Integration Project in Logroño is an ambitious long-term initiative and the result of an international tender promoted by LIF 2002 in 2004, which sought to take advantage of the integration of the railway line as it passes through the city in order to weave a spatially segregated urban and social fabric. An urban park on the roofs of the stations that becomes the new hub of a new residential eco-neighborhood. It is a long-term project, so this aspiration was mediated by another as important as the previous one: not to exceed the scale or the financial budget of the actions, nor alter over and above the details the forecasts and expectations that have been generated by previous studies and proposals. One of the urban regeneration objectives was to recover the continuity of the urban and social fabric affected by the existence of the railway line.

## BEST WORKPLACE EXPERIENCE

### Arbor, Bankside Yards

London, UNITED KINGDOM



Architect: PLP Architecture

Developer: Native Land

Others: Multiplex, Sweco

#### Description:

With 222,252 sq ft of flexible workspace over 19 levels, Arbor is a multi-award-winning building with purpose, offering diverse workspaces for diverse occupiers.

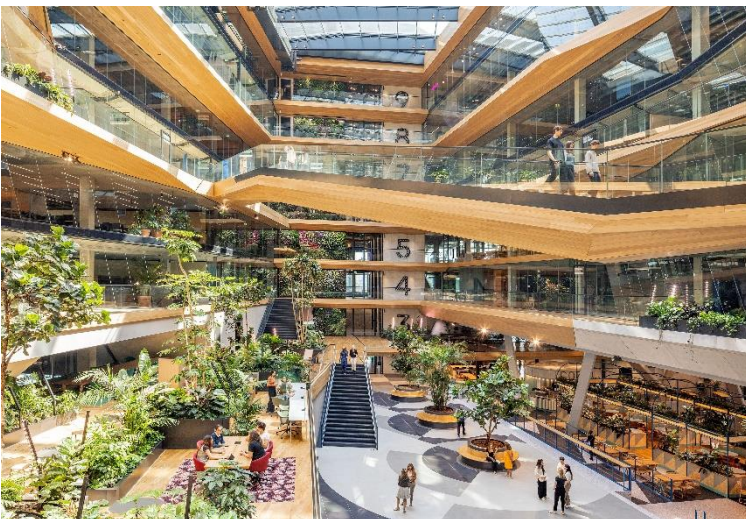
Designed with the needs of future occupiers in mind, Arbor embodies Native Land's commitment to ESG. It sits within Bankside Yards, one of the most ambitious developments underway in central London, delivering a world-class mix of uses on a scale that reflects its strategic location in a global gateway city.

Bankside Yards will be the UK's first major mixed-use development to be fossil fuel free in operation, featuring a pioneering fifth-generation energy sharing network, designed to meet growing demand for the highest standards of environmental sustainability.

Arbor is the embodiment of human-centric thinking, designed to inspire and promote big ideas.

### Booking.com City Campus

Amsterdam, THE NETHERLANDS



Architect: UNStudio – Architect / HofmanDujardin – Lead Interior Architect

Developer: BPD

Others: CBRE Design Collective, i29 interior architects, Linehouse, Studio Modijefsky, Mijksenaar, MOSS, Powerplant, Scholten & Baijings, Studio Rublek

## Description:

Located at the tip of Oosterdokseiland—one of Western Europe’s largest urban developments for living, working, studying, recreation, and entertainment—the Booking.com City Campus is a dynamic and inclusive space for over 6,500 employees. Designed by architect UNStudio and lead interior architect HofmanDujardin, this 65,000m<sup>2</sup> campus prioritizes sustainability, health, and inclusivity, offering a cutting-edge working environment within a thriving urban setting, while reaching achieving a BREEAM Excellent design certification.

The architecture and interiors foster connection, diversity, and spontaneous interactions among employees, visitors, and the local community. Engaging environments with stairs, bridges, and galleries promote physical movement and walking meetings, while flexible work floors offer diverse spaces that empower employees to ‘design their day’ for a healthy and productive work life. Seamlessly integrating into its surroundings, the campus invites people to live, meet, work, and play, making it a lively and inspiring addition to Amsterdam.

## Harmony

La Garenne Colombes, FRANCE



Architect: SCAU / Chaix et Morel / Art&Build

Developer: NEXITY IMMOBILIER D'ENTREPRISE

Others: Paysagiste BASE

## Description:

A TURNKEY, SERVICE-RICH AND BESPOKE CAMPUS FOR ENGIE

The transformation of a former industrial wasteland, the Campus, Engie’s future head office, perfectly illustrates Nexity’s development in urban regeneration.

A head office showcasing Engie’s expertise in the energy transition, it also demonstrates Nexity’s commitment and expertise in the mitigation of our carbon footprint, the adaptation of cities to climate change impacts, and the preservation of nature.

Engie’s move from a tower block to a planted, horizontal site called for extensive thinking on inter-departmental connections and the creation of spaces for dialogue.

The Campus was designed as a service-rich site, its four buildings providing top-flight quality of life at work and bringing together up to 9,000 employees from around the world in a unifying and scalable venue.

# TRÆ

Aarhus, DENMARK



Architect: Lendager

Developer: PFA Ejendomme, Kilden & Hindby

Others: Aarhus Kommune, Artelia, Kaj Ove Madsen Entreprenører, Realdania

## Description:

With its 78 metres, TRÆ is Denmark's tallest timber construction and a landmark in sustainable architecture. It features timber in a majority of its load-bearing constructions and a high proportion of recycled materials, such as wind turbine blades, repurposed wood and metal sheets, to minimize its carbon footprint. The project challenges traditional building practices by addressing fire safety, structural integrity, and circular principles while sharing knowledge to advance the industry.

As one of Denmark's potentially healthiest and most user-friendly office environments, TRÆ incorporates 48 measures to enhance well-being, including optimized air quality, acoustics, natural lighting, flexible layouts and ergonomic design. The building attracts tenants seeking future-oriented office spaces that support their own journey toward greater sustainability. Companies become part of a community emphasizing circularity, innovative construction, and collaborative spaces. Located in Aarhus' Sydhavn district, TRÆ exemplifies architectural innovation and sets a new benchmark for environmentally conscious urban development.



## BEST NEW DEVELOPMENT

### DOXS NKLN

Berlin, GERMANY



Architect: GRAFT

Developer: Trockland Management GmbH

Others: Schöne neue Welt Ingenieure GbR Berlin Snw-ing.de; Servisa Baumanagement GmbH Berlin Servisa-gruppe.de; SCHIRMER-PARTNER Landschaftsarchitekten BDLA schirmer-partner.de; imKONTEXT.berlin GmbH imkontext.berlin; Transsolar Energietechnik HmbH Transsolar.com; WISSBAU Beratende Ingenieurgesellschaft mbH; BeSB GmbH Berlin Schalltechnisches Büro Maul + Partner Baugrund-Ingenieurbüro

#### Description:

DOXS NKLN is a transformative urban renewal project located along the Neukölln Ship Canal in Berlin, reimagining a former industrial recycling yard into a vibrant, mixed-use hub. The project aims to revitalize this previously underutilized area by introducing new spaces for culture, commerce, and community, while maintaining a strong connection to the site's industrial history. Three new buildings form the core of the development, framing a publicly accessible canal-side promenade and an urban square. The design integrates historical elements, such as the preserved industrial cranes, which serve as symbols of the area's heritage, while introducing modern architectural features that foster openness and interaction. Sustainable construction methods, such as modular building techniques and the integration of renewable energy, ensure that the project meets contemporary environmental standards. DOXS NKLN represents a forward-thinking approach to urban regeneration, combining respect for the past with innovation for the future.

### Beytepe Equestrian Sports Complex

Ankara, TÜRKIYE



Architect: SP Architects

Developer: Ministry Of Environment, Urbanism And Climate Change Of Republic Of Türkiye, Ministry Of Youth And Sports Of Republic Of Türkiye, Türkiye Traditional Sports Federation, Raditional Sports Youth And Sports Club

Others: Aşure

## Description:

The Ankara Beytepe Equestrian Sports Complex celebrates Türkiye's rich equestrian heritage and plays a key role in preserving and promoting ancestor sports, which reflect the historical bond between horses and our culture. Situated in Ankara, the capital city, this project holds great significance not only as a sporting venue but also as a cultural symbol of Türkiye's heritage. The complex aims to revitalize and foster the development of equestrian sports, an activity that has been fading from the public consciousness.

The project harmonizes innovative timber construction techniques with multifunctional design. Situated in Beytepe, Ankara, this visionary complex redefines sustainable architecture through the use of Cross-Laminated Timber (CLT).

The project addresses the demand for both sports and cultural venues by offering spaces for equestrian events, fairs, concerts, and community gatherings. Designed to integrate seamlessly with the region's natural topography, the complex prioritizes open green spaces and minimizes land disturbance.

## National Concert Hall

Vilnius, LITHUANIA



Architect: Arquivio Architects

Developer: Vilnius Development

## Description:

Award-winning project of the International Competition organized by the International Union of Architects, selected from over 250 projects worldwide. An idea proposed by the Vilnius City Council, which had been in the making for nearly 20 years.

A unique location in the city, Taurus Hill, where the founding fathers of the Republic envisioned the country's first parliament. A place of mythology and inspiration, where Čiurlionis, one of the greatest musicians in Lithuania's history, dreamed of a palace dedicated to music and the arts. A musical complex featuring four grand halls: one designed for pure acoustics, accommodating 1,600 spectators; another, a black box for various performances, with a capacity of up to 800 people; a spacious rehearsal and small recital hall for 320 attendees; and a versatile multifunctional hall for congresses and other events. An architectural diamond composed of four gems

## The Hive (thehive.amsterdam) Amsterdam, THE NETHERLANDS



Architect: OZ Architect

Developer: ION and Green Real Estate

Others: Heddes Bouw & Ontwikkeling (contractor), Flux (landscape architect), Arup & CDC (sustainability), Drietech & Verhoef (technical engineering), Van Rossem (structural engineering), Wellsius (ESCO)

### **Description:**

The Hive – Where nature, heritage, and innovation thrive

The Hive is a groundbreaking, energy-positive development that redefines sustainable urban living in Amsterdam Nieuw-West. Transforming the former Calvin College, this Belgian-Dutch collaboration between ION and Green Real Estate combines heritage restoration, modern design, and environmental innovation into a vibrant, mixed-use ecosystem.

With 183 energy-positive apartments (A++++ rating), a unique climate forest that enhances biodiversity, and spaces for community connection – including cultural hubs, a shared rooftop garden, and a healthcare centre right in the middle of work and life in Amsterdam –, The Hive prioritises people, nature, and sustainability.

Designed by OZ Architect, its atypical architecture, highlighted by the iconic honeycomb-inspired entrance, pays tribute to the site's past while embracing future-ready living.

The Hive sets a new standard for sustainable cities, proving that innovation, ecological responsibility, and community integration can thrive together.

## BEST NEW MEGA DEVELOPMENT

### Entrecampos

Lisbon, PORTUGAL



Architect: KPF, Saraiva + Associados, Gensler, Promontório, Siza Vieira, Souto do Mora, Ana Cost

Developer: Fidelidade Property Europe

Others: Fosun Hive Iberia (Development Manager)

#### Description:

Located in the heart of Lisbon, EntreCampos is one of the city's largest and most transformative real estate developments in decades. This mixed-use project will deliver 140,000m<sup>2</sup> of office space, 25,000m<sup>2</sup> of retail, 250 apartments, and over 17,000m<sup>2</sup> of public parks and plazas.

Once the location of Lisbon's funfair, but derelict for 20 years, EntreCampos will revitalise a beloved area of the city. Developed by Fidelidade in collaboration with internationally renowned architects, EntreCampos will create a vibrant city destination. EntreCampos is centred around its expansive public realm, ensuring a close connection with the community, and delivers an open-air, curated high street retail district, the first of its kind in Lisbon.

A pioneer in sustainability, EntreCampos integrates geothermal energy and is pre-certified for LEED, WELL Building, and WiredScore at the neighborhood level—setting a global benchmark for mixed-use urban projects – and focuses to reshape Lisbon's urban landscape for the future.

### Sultan Haitham City

Muscat, OMAN



Architect: Master Planner: Skidmore Owin & Merrill (SOM) | Detailed Engineering Design: Meinhardt Group Singapore

Developer: Ministry of Housing and Urban Planning and other developers

## Description:

The Sultan Haitham City Project envisions a sustainable, 21st-century model city that blends modernity with Omani heritage. It aims to create a compact, accessible, and efficient urban environment where residents can live, work, and play within a 15–20-minute walk. Key features include pedestrian-focused infrastructure, renewable energy, and smart technology. The city priorities affordability, inclusivity, and environmental health, promoting efficient resource use and reducing car dependency. With a focus on resilience, adaptability, and creating emotional connections with the city, Sultan Haitham City Project aims to address global challenges like climate change while fostering community well-being.

## Shenzhen Construction Industry Ecological & Intelligent Valley Headquarters

Shenzhen, CHINA



Architect: Aedas, CAPOL International & Associates Group, MLA+B.V

Developer: Shenzhen Longgang District Urban Construction Investment Group Co., LTD

## Description:

Shenzhen Construction Industry Ecological Intelligence Valley Headquarters aims to become a significant hub for the construction industry. To achieve seamless connectivity, the design employs cross-boundary thinking, introducing concepts of "Urban-Nature, Industry-Community and Future Integration". Inspired by mortise and tenon, the masterplan combines the industrial park and traditional Chinese aesthetics. A diverse and vibrant construction industry cluster grows naturally along the green carpet.

This Valley is committed to a net-zero carbon sustainable development strategy, with extensive use of clean energy, more than 10% renewable energy, and an annual carbon sink of 15,000kgCO<sub>2</sub>.

The intelligent construction platform combines BIM and CIM technology, and MIC prefabricated design, to complete the comprehensive integration of truly green, healthy, carbon-neutral, and smart industrial and social communities.

The project highlights low-carbon technology and sustainability development, improving transportation and landscapes through comprehensive connections. It also incorporates green buildings and intelligent management systems, seeking new opportunities for the future construction industry.

## Towarowa22

Warsaw, POLAND



Architect: JEMS Architekci

Developer: Echo Investment Group

Other: AFI Europe Poland – Investor;  
Archicom – Residential Developer

### **Description:**

Towarowa22 is a modern and sustainable mixed-use urban quarter designed by award-winning JEMS Architects in central Warsaw and developed by AFI Europe, Echo Investment and Archicom. It brings a new urban and functional value to an industrial 6.5-hectare area formerly occupied by a printing house. The project includes state-of-the-art workspaces, comfortable apartments for sale and rent as well as ground floor retail and restaurants. Towarowa22 will also contribute to the city with ubiquitous greenery, walkable streetscape and an art gallery.

The centrepiece of the development will be a new multi-level park with a restored modernist pavilion. Construction began in 2023 and the development will be completed in 2028. The first office building (32,000 sq m GLA) already underway is scheduled for completion in Q1 2025, while the first residential building under construction since Q2 2024 will feature 140 top-class apartments for sale. More buildings are planned for 2025.