

Bereg Residential Area

Chistopolskaya, Kazan, Russia
Kazan, Russian Federation

Architects	Ilsijar Tukhvatullina Kazan, Russian Federation
Clients	Predrag Jokovich Kazan, Russian Federation
Commission	2004
Design	2004 - 2008
Construction	2005 - 2010
Occupancy	2010
Site	22,842 m ²
Ground floor	18,040 m ²
Total floor	550,000 m ²
Costs	n.a.
Programme	This project aims to reorganise the right bank of the Kazanka River as a fitting counterpart for Kazan's historical centre and the Kazan Kremlin, a UNESCO World Heritage Site, on the opposite bank. It comprises five apartment buildings varying in height from 7 to 22 storeys, each sitting on a stylobate containing offices and shops. The buildings face the river, framing courts containing children's playgrounds and general recreation areas and leading down to a new walkway along the embankment. While the two-storey stylobate is clad in granite, the apartments are faced in brick with white cornices and plenty of glass to open up panoramic views.



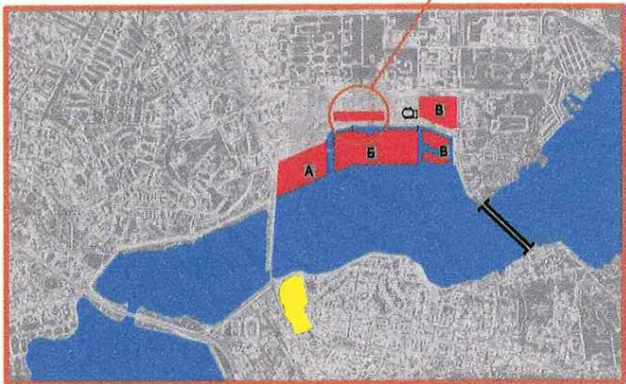
Development of the right bank of Kazanka river (previous position)



Development of the right bank of Kazanka river (the current situation and by the project)

"Bereg Residential Area"

Scheme 1. Hydraulic fill



THE MAIN IDEAS OF THE CONCEPT:

1. To add high-altitude focuses to blocks of 6-8 storied buildings already formed along Chistopolskaya street, brighten up the silhouette (residential complex Bereg).
 2. To form new territories for construction owing to hydraulic fill of peninsulas and islands (zone A, B).
 3. To create a cluster of business activity on the filled up peninsula (zone A, S=208000 sq m). To place 3 high-rise buildings in the group and one dominant, this «holds» Ibragimov, Dekabristov streets, Leninskaya damba. To place offices of one of the leading banks of the republic in the "dominant". To place representative offices of large international companies in two high-rise buildings.
- Area - 1 period (S=68 800 sq.m.), area - 2 period (S=208 000 sq.m.), area - 3 period (S=350 000 sq.m.)

■ - Projected area (hydraulic fill) ■ - Historical Center ● - High altitude dominants — - Visual connections

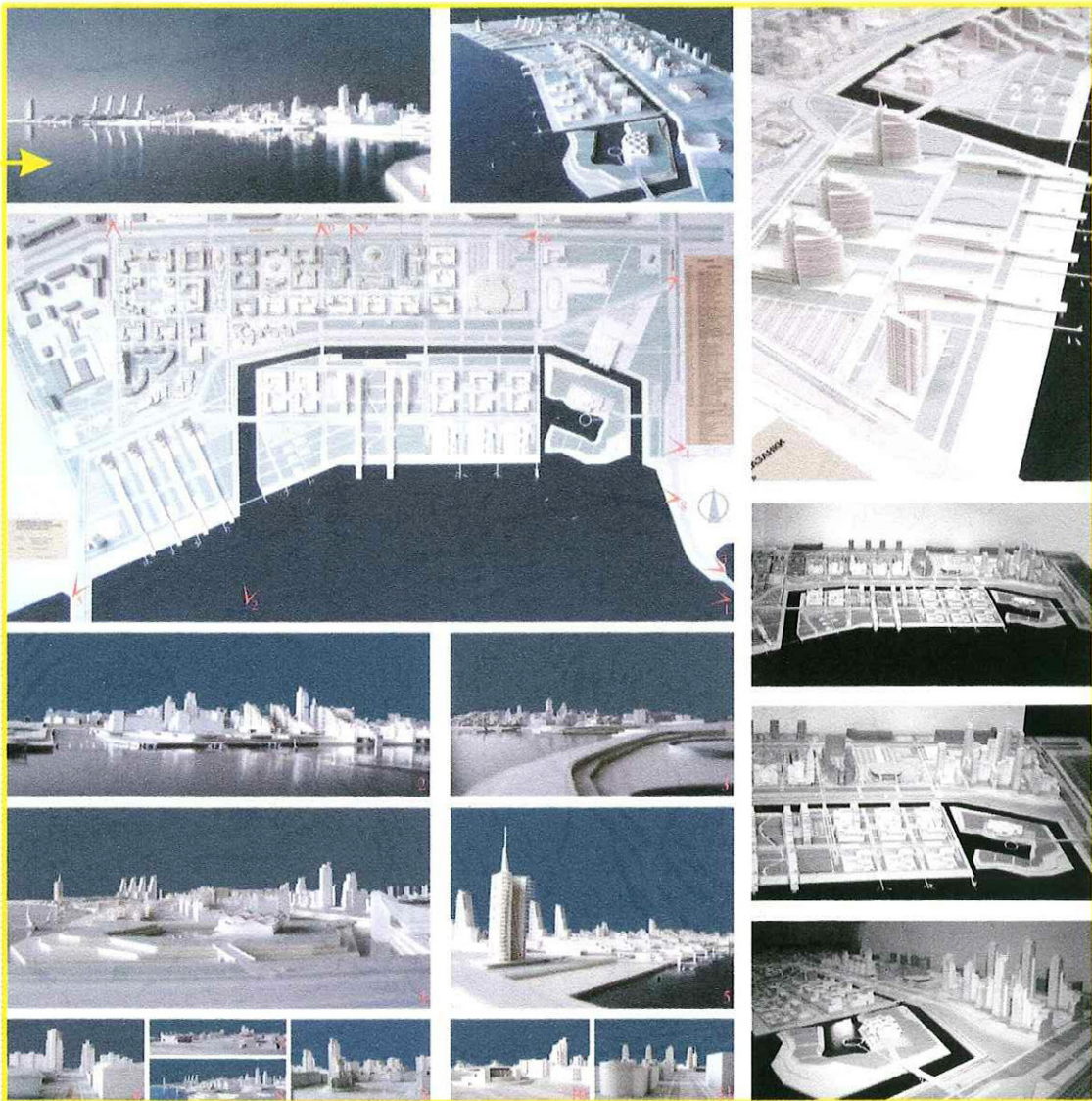
Scheme 2. High-altitude focuses (existing)



Scheme 3. High-altitude focuses (proposal)



Visualization of the project (model). Photos of the panorama



To place a hotel for foreign businessmen and tourists in the third high-rise building. To place restaurants, cafes opposite to the business center on the embankment. To place trading complexes, exhibition halls, museums, entertainment centers in low-rise units "connecting" the embankment with the business center.

4. To form new housing complexes on the island (zone B, S=350000 sq.m). To place luxury apartment houses to the north, and to place houses of hotel type to the south. To extend the complexes of office buildings which are crowned with cafe and restaurants on the embankment in the central part of the island from the north to the south.
5. To form a block of high-altitude buildings (up to 48 floors) on the existing waste ground (zone B, S = 68800 sq.m.) in the crossing of Chistopolskaya and Amirkhan streets.

WHY EXACTLY HERE:

- a) the territory is far enough from the Kremlin (a monument of UNESCO).
- b) It is surrounded by standard 9-12 storied buildings, which have not the aesthetic value.
- c) It is the dominant at the entrance from the Millennium bridge.
- d) It "holds" all panorama of the right bank.

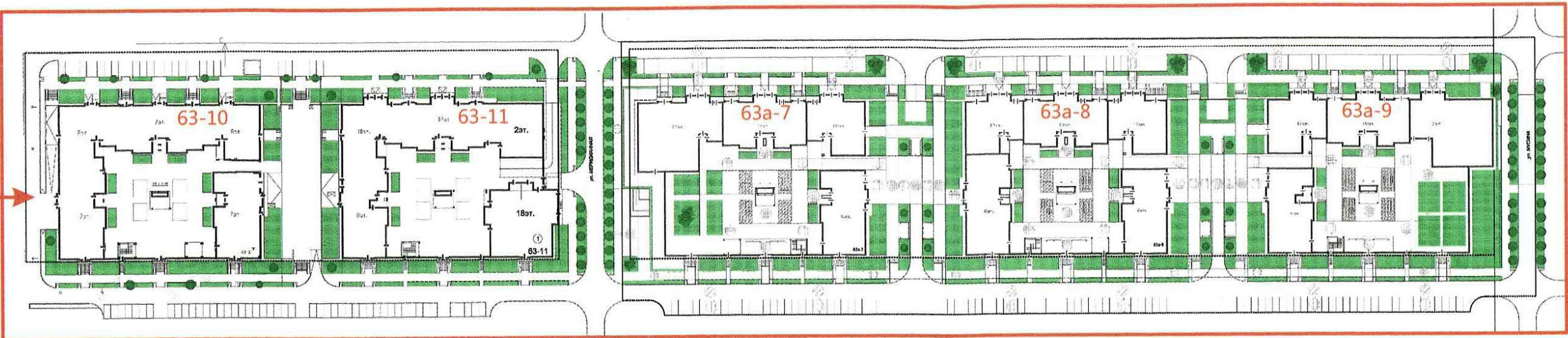


6. To reclaim an island of a wrong picturesque form opposite to the zone B, a "Water-based arboretum" with a bay. To arrange an aquapark on the bank of the bay.

7. To form a continuous walking embankment along the whole filled up area due to foot and transport bridges.
8. During forming of the modern architectural image of the new construction to use not only all known building materials (concrete, glass, metal), but also the materials peculiar to oriental culture: color glass, mosaic surfaces, glazed bricks and tiles..

Development of the right bank of Kazanka river (model)

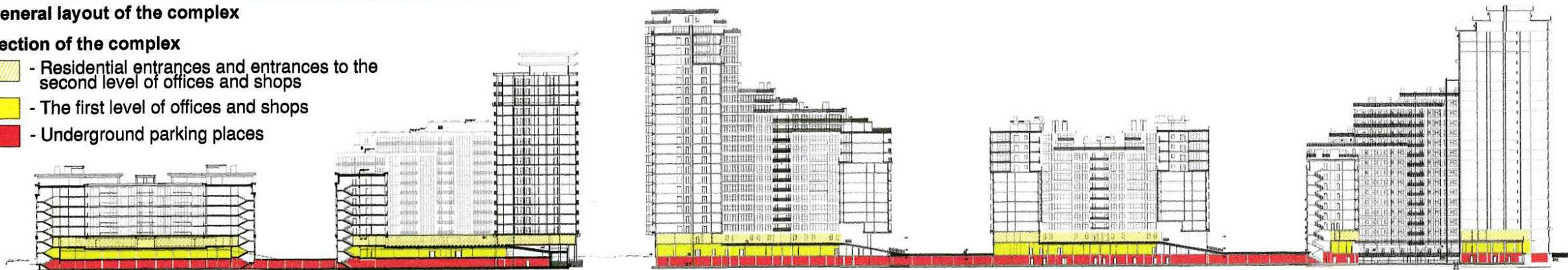




General layout of the complex

Section of the complex

- Residential entrances and entrances to the second level of offices and shops
- The first level of offices and shops
- Underground parking places



3D Images



Typical floor

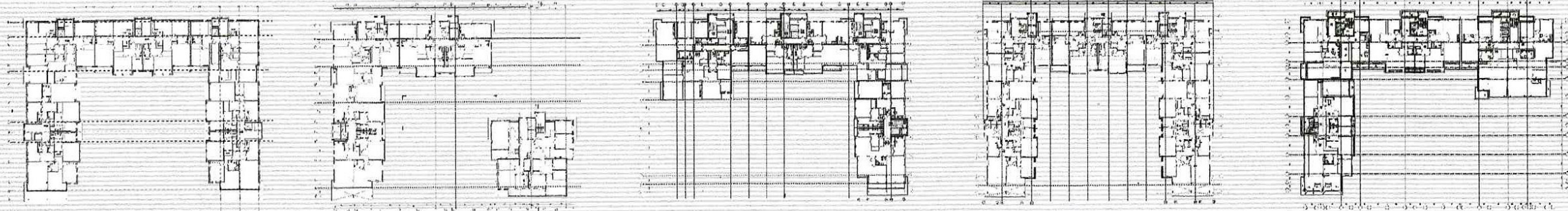
4 floor

4-6 floors

6-8 floors

6-7 floors

4-8 floors



Development of the right bank of Kazanka river (current position)

