

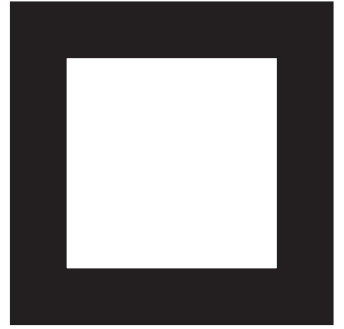
PERSPECTIVE

NEWSLETTER OF PERSPECTIVE

A GROUP OF ARCHITECTURAL PRACTICES
WORKING TOGETHER IN EUROPE & GLOBALLY

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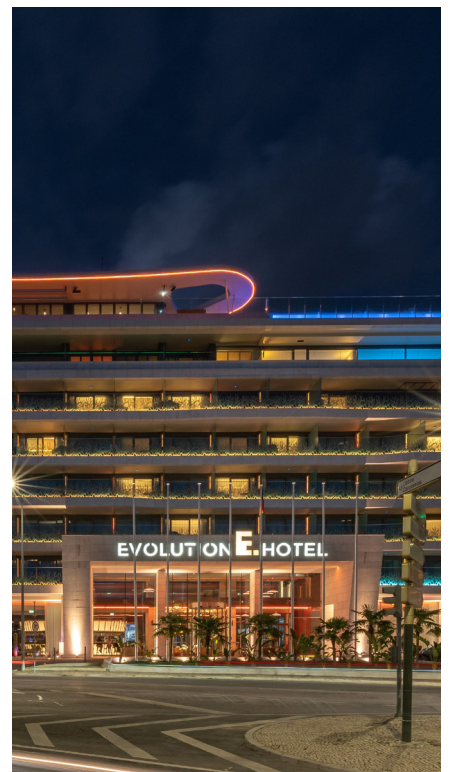
2024
AUTUMN



AUTUMN NEWSLETTER ISSUE FOLLOWING PSP MEMBERS MEETING IN MADRID OCTOBER 2024



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PINEA

Pobierowo, Poland

Designed by: PERSPECTIVE Poland

Client: AS Management

Function: spa, hotel and apartment-hotel

Project: Interior design of apartments, pool, restaurant and common area



PINEA is an apartment and hotel complex located on the first coastline of the Baltic Sea in Pobierowo, beautifully surrounded by pine trees growing over the dune belt. The town itself is one of the most charming and popular vacation destinations and resorts in Poland, with a unique climate created by its pine forests and parks.

The master plan for PINEA comprises three buildings, the first two of which have already been constructed and are operating. The first phase includes 175 private apartments for sale, while the second is primarily dedicated to hotel and spa functions and consists of a total of 140 accommodation units and apartments, a pool and spa area, a restaurant, and a main reception lobby. The architectural design of the buildings has been developed by Chapman Taylor Poland.

In 2018, PERSPECTIVE Poland Representative, ELD Poland, was commissioned by the developer, AS Management, to design the interiors for all three phases of the development, covering all common areas, all apartments in four distinctive catalog styles, as well as a few premium individual suites.

The construction of the second phase of the development was completed at the turn of spring and summer this year. The third phase, for which ELD Poland prepared a complete interior design concept, is currently in the planning stage.



KV RIGGEN

Visby, Gotland, Sweden

Designed by: PERSPECTIVE Sweden

Client: Gotlandshem AB

Function: Apartments for rent

Area: ca. 11 250 m²



PERSPECTIVE Sweden representative, Ahlqvist & Almqvist Architects, were commissioned to design the reconstruction of kv Rikken in Gotland, Visby. The project consists of around 90 apartments and terrace houses that had to be demolished due to poor construction quality. Beyond the design an additional 70 new homes were to be created. An important aspect of the project was to preserve the existing values of the area such as the human-scale, and close-knit community-oriented lifestyle with car-free courtyards and several shared spaces. The character is further enhanced in the new proposal in several ways, including a drastic reduction in the number of accessory buildings compared to the current development, which opens up the common areas and makes them more easily recognizable.

The houses will remain painted in red, using the typical Swedish iron oxide-based paint, and feature vertical wood panelling. Outdoor seating along the neighbourhood streets will encourage social interaction and create a sense of security. Car traffic will continue to be largely kept outside the area, and the buildings will maintain a small-scale, varied appearance, including a mix of corridor-access buildings and two-story row houses. Green spaces will remain highly important and will be supplemented to improve accessibility, activities, and biodiversity. The new proposal also includes a „Recycling House,” a greenhouse adjacent to a larger cultivation area, serving as a communal space to facilitate gardening and as a natural meeting place.





PERSPECTIVE Spain: THE COSTA DEL SOL RENAISSANCE

Since the end of the COVID pandemia, the real estate market on the Costa del Sol has shown an extraordinary growth rate. Many structures and properties abandoned during the 2007-2011 crisis have been completed and sold. PSP Spain (Madrid) has been involved for years in projects along the Malaga's Coast, and now is developing several new developments in that area.

PSP Spain currently works on a series of apartments buildings, promoted by Sociedad Azucarera Larios, named and sold as Horus 2, 3 and 4. Each of these buildings contain up to 75 to 80 units, and are next to the Mediterranean beaches at Torre del Mar. The units, with a surface around 80/90 sqm, are equipped with exceptionally large terraces that allow the enjoyment of outdoor life and sea views. The sale of all the units of the several phases is a clear example of the success of these promotions.

UKRAINIAN MODULAR HOUSING 11 locations across Ireland

Designed by: PERSPECTIVE Ireland in collaboration with John Sisk & Sons

Client: OPW with John Sisk & Sons

Function: Housing for 2 800 Ukrainian refugees

Area: ca. 33 000 m² in 642no. 50m² units & 12no. 80m² units

Status: Phases 1-3 completed, phase 4 in construction

PERSPECTIVE Ireland Representative, COADY, have continued to expand our use of Modern Methods of Construction (MMC).

The 3D volumetric homes are manufactured and assembled off-site by 5 manufacturers and delivered to sites where full service connections, site infrastructure and landscaping are provided. The Project has been divided into 4 Phases across eleven different sites. Once the initial layout and construction type for the module was agreed, there was focus on establishing a consistent approach to the external works including public realm areas. Multiple sites were reviewed for viability and some chosen not to proceed with due to high cost of infrastructure required.

The end result has provided homes for Ukrainians displaced by the war in their home country, integrated in communities across Ireland.



FLEMISH ADMINISTRATIVE CENTER KIEVIT

Antwerp, Belgium

Designed by: eld / PERSPECTIVE Belgium in collaboration with 51N4E, IRS Studiebureau, SuReal, Defonseca

Client: AG Real Estate

Function: Offices

Area: ca. 33 000 m²



PERSPECTIVE Belgium Representative, eld, is renovating the Flemish Administrative Center Kievit in Antwerp. This project is commissioned by AG real estate and in collaboration with 51N4E, IRS Studiebureau, SuReal, and Defonseca. This ambitious project involves the buildings currently occupied by the Flemish Government.



In its search for a new workspace for the Administrative Center in Antwerp, the Flemish Community outlined its requirements through a detailed public tender. The team's proposal is centered on a socially relevant and future-oriented redevelopment. By implementing a renovation strategy that maximizes the preservation and reuse of materials and enhances the energy efficiency of the technical equipment, we are transforming the existing buildings into a more open, inviting, and public work and meeting environment.

Specific developments will include the creation of covered and green public spaces on-site. The proposed renovation illustrates how the lifespan of a relatively new office building can be extended without compromising its ecological footprint. The approach focuses on balancing the preservation of existing materials with spatial, energetic, and social improvements.

In this project, eld serves as executive architect, structural engineer, and MEP engineer.



EVOLUTION CASCAIS-ESTORIL HOTEL

Lisbon, Portugal

Designed by: PERSPECTIVE Portugal

Client: Sana Hotels

Function: Hotel

No. units: 133 m²

Photo: Gonçalo Miller



The areas of Cascais and Estoril have been associated with quality tourism and a cosmopolitan atmosphere since the beginning of the 20th century.

It is an area where various architectural examples coexist, marking the passage of time. Located at a point of great visibility and social and touristic gathering, at the entrance through Av. Marginal of the Estoril Tourist Zone, where the Hotel Paris once existed, it became imperative that the solution presented constituted an urban reference and contributed to the urban and architectural quality of the place, reflecting a contemporary image.

The land where the SANA EVOLUTION CASCAIS ESTORIL is located offers a generous view of the sea. The project's concept was created precisely by the concern to take advantage of the "genius loci", where the view is privileged and unobstructed, which is a determining factor in the entire composition. Contemplation will be allowed by large balconies that, together with shading louvers on the upper floors, accentuate the horizontality that was intended to be marked in volume.

The architectural volume is enhanced by variations in the depth of its generous balconies, which create a subtle movement on the main facade that becomes more pronounced in the transition to side facades. On the rooftop, where a Sky Lounge and an outdoor pool are located, both with an exceptional view, which will certainly constitute an important point of entertainment and relaxation. The protection provided by the horizontality of its large shading louver is a strong mark of the contemporaneity of the developed Architecture.

The entrance portico takes on prominence due to its projection beyond the facade plane and materializes as a "screen" that marks the entrance of the Hotel. The Hotel is organized into four main areas: parking, services, social areas, and accommodation, distributed over 7 floors above ground and two in the basement. The ground floor, public, with a facade of great transparency, in line with the character of the spaces, allows a privileged relationship with the outside. On the upper floors, the 133 accommodation units are distributed, consisting of 5 suites and 128 double rooms.

The brand "Evolution" is characterized by being directed towards a generation of young, independent, demanding, relaxed, and open users. It is an entire new generation that seeks more than just accommodation, or that associated with it has attractive, innovative, and technologically prepared conditions to respond to the needs and demands of the modern and contemporary way they want to use their leisure time or develop their businesses.

After the opening of the first unit in Praça do Saldanha in Lisbon, SANA EVOLUTION CASCAIS ESTORIL is the second to be completed and a precursor to an expansion that will position itself on several continents.

"EVOLUTION is a new generation of hotels for independent, demanding, tech-savvy, relaxed, and open-minded people."

KIVIKKO SORTTI STATION

Helsinki, Finland

Designed by: PERSPECTIVE Finland

Client: Helsinki Region Environmental Services HSY

Function: Recycling, receiving and processing depot

Area: ca. 691 m²

German Design Award 2025



Designed by PERSPECTIVE Finland Representative, Kivinen Rusanen Architects, Kivikko Sortti Station's award-winning development project aimed to improve customer service and make waste recycling easier and safer. The architecture, using high-quality recycled materials in the facades, creates an image of the circular economy and the recycling station's function and meaning.



GOODMAN HEADQUARTERS

Milan, Italy

Designed by: PERSPECTIVE Italy
Client: Goodman
Function: Offices
Area: ca. 400 m²
Status: completed

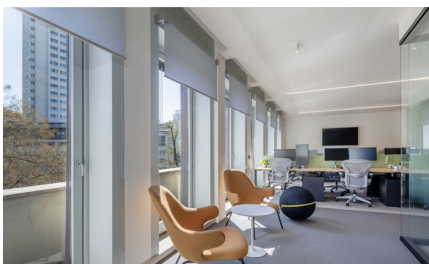


Goodman Italia, the leading Italian Real Estate company for Logistics facilities appointed D2U - PERSPECTIVE Italy Representative, in partnership with Tiemes engineers, for the integrated design of their new office headquarters in the heart of Milan downtown.

The project transformed with a brand new contemporary look the first floor of this building into executive offices in a minimal elegant style including the entrances and a large terrace to be used in the good season for outdoor meetings and events.

With the aim of ensuring a better quality of the interior spaces and a correct lighting of the work environment the design result has been a strong improvement in terms of amount of natural light, energy savings and comfort for the end users.

Environmental control and comfort have been also achieved through a new air conditioning/mechanical ventilation system and new led pending lighting systems. The electrical and data distribution runs now under a floating floor in the entire area. The interior open space after several layout options (6) has been planned on ABW Activity Based Work zones with plasterboard and glazed partitions allowing for maximum informal interaction and communication among staff.



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