

Marina One, Singapore



Location
Singapore

Built
Execution 2011 – 2017
GFA 341.000 m²
Green Building
LEED Platinum Pre-Certified for Office Towers
Green Mark Platinum for residential and office towers

supergreen®

Green heart

“Marina One”, a high-density, mixed-use building complex in the heart of Singapore’s new Marina Bay financial district, complements the Urban Redevelopment Authority’s (URA) vision of making Singapore a “City in a Garden”. Marina One is green in both a literal and performative sense. Flanked by two large urban parks, it comprises two office towers, two residential towers and a retail podium set around lush greenery. While the outer face of the four towers strictly follows the city grid, the maximised inner space is a free-formed three-dimensional biodiversity garden. This “Green Heart” will be the largest public Plaza in the Central Business District. Openings between the high-rises, sky gardens in-between the podium, the elevated towers, as well as the shape itself, improve the air flow and create a comfortable microclimate within the multiple levels of the central garden that covers up to 125% of the site area.

Due to ingenhoven architects’ integral concept of **supergreen®**, a comprehensive and ambitious architectural approach, Marina One aims to regreen the city. Its office towers meet the “LEED Platinum Pre-certification” and the local “Green Mark Platinum” standards for their sustainable design. The 30-storey towers, each with a floor area of 175,000 sq m, feature two sky gardens and two high-density floors on levels 28 and 29. The high-density floors will be the largest “Grade-A” office floors in Singapore. The luxurious “Marina One Residences” are housed in the two 34-storey towers with 1,042 city residences ranged in size from one to four bedroom

units and penthouses. The building footprint is penetrated by air wells and slots to ensure natural ventilation for all of the units, thus meeting the stringent green mark platinum criteria. In addition to a compact and efficient building layout, the environmentally-smart design also features energy-saving ventilation systems, a highly effective external sun-shading system and high performance glazing to reduce direct solar radiation into the building. NEWater (centrally provided recycled water) for toilet flushing and a rainwater harvesting system reduce water consumption. PV cells make use of the sun's energy. Furthermore, the direct connection to four out of the six Singaporean MRT lines and bus stations as well as the provision of bicycle parking spaces and e-car loading lots significantly reduce emissions caused by individual traffic. A variety of restaurants and cafes, a fitness club, a food court, a large supermarket and event spaces are located on the different public terraces, not only providing all the local resources and services required to serve the residents, office workers and visitors, but also creating a vibrant public destination. This multiple level green heart will be a civic sanctuary larger than any existing public plaza in the CBD of Singapore.

Awards, Nominations

2016

Iconic Awards, Concept – Visionary Living & Working, Winner

FX International Interior Design Awards 2016 - Mixed-Use-Development, Finalist

WAN Future Projects Residential Award 2016

2012

Asia Pacific 2012 International Property Award
Award Best Mixed-use Development Singapore
Award Best Mixed-use Architecture Singapore
Award Best High-rise Architecture Singapore

Team

Client

M+S Pte Ltd. Singapore, a company owned by Khazanah and Temasek

Project Management

UEM Sunrise Berhad, Malaysia

Mapletree Investments Pte Ltd., Singapore

Design architect

ingenhoven architects, Düsseldorf

ingenhoven LLP, Singapore

Christoph Ingenhoven, Martin Reuter, Christian Kawe, Olaf Kluge, Jae Man Bae, Arzu Bastug, Mario Böttger, Mehmet Congara, Darko Cvetuljski, Justyna Fleszar, Matthias Hemmrich, Gerald Huber, Ben Hughes, Ingo Jannek, Raphael Keane, Melik Kekec, Moritz Krogmann, Rosario Ligori, Stephan Lücke, Haitao Ma, Javier Martinez Martin, Christian Monning, Kenzo Nakakoji, Gillian Neumann, Danny Piwko, Peter Pistorius, Michael Rathgeb, Michael Reiß, Viviane Rosenbaum, Ulrike Schmälter, Markus Stöcklein, Zakiah Supahat, Jun Teraoka, Matthias Thoma, Thomas Weber, Jan Wesseling, Jhon Jairo Zamudio, Bibiana Zapf, Ivona Zelic

Project architect

Architects 61, Singapore

Main contractor

Joint venture company owned 60:40 by Hyundai Engineering & Construction and GS Engineering & Construction

Structural and M&E Engineers

BECA Carter Hollings & Ferner, Singapore

Quantity Surveyor

Langdon & Seah, Singapore

Residential Interior Designer

Axis ID, Singapore

Facade consultant

Arup, Singapore

Lighting consultant

Arup, Singapore

Piling contractor
Sambo E & C, Singapore

Development website
www.marinaone.com.sg

Landscape Architecture
Gustafson Porter + Bowman, London