

BARCELONA

MADRID

PARIS

MILAN

MIAMI

MEXICO

BOGOTA

SANTIAGO

ISTANBUL

ABU DHABI

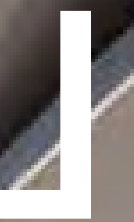


ARCHITECTURE

PLANNING

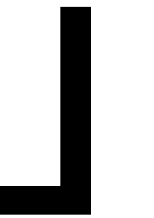
DESIGN

L35



# Our offices around the world

- Barcelona
- Madrid
- Paris
- Milan
- Miami
- Mexico
- Bogota
- Santiago
- Istanbul
- Abu Dhabi





# Projects in more than 44 countries

COUNTRIES WITH ACTIVE PROJECTS

- |                |                             |
|----------------|-----------------------------|
| <b>Belgium</b> | <b>Morocco</b>              |
| <b>Bolivia</b> | <b>Monaco</b>               |
| <b>Ecuador</b> | <b>Montenegro</b>           |
| <b>Egypt</b>   | <b>Peru</b>                 |
| <b>France</b>  | <b>Portugal</b>             |
| <b>Greece</b>  | <b>Serbia</b>               |
| <b>India</b>   | <b>Spain</b>                |
| <b>Israel</b>  | <b>United Arab Emirates</b> |
| <b>Italy</b>   | <b>United States</b>        |





# Partners & Associates

**25 partners / 5 associates  
+200 professionals**

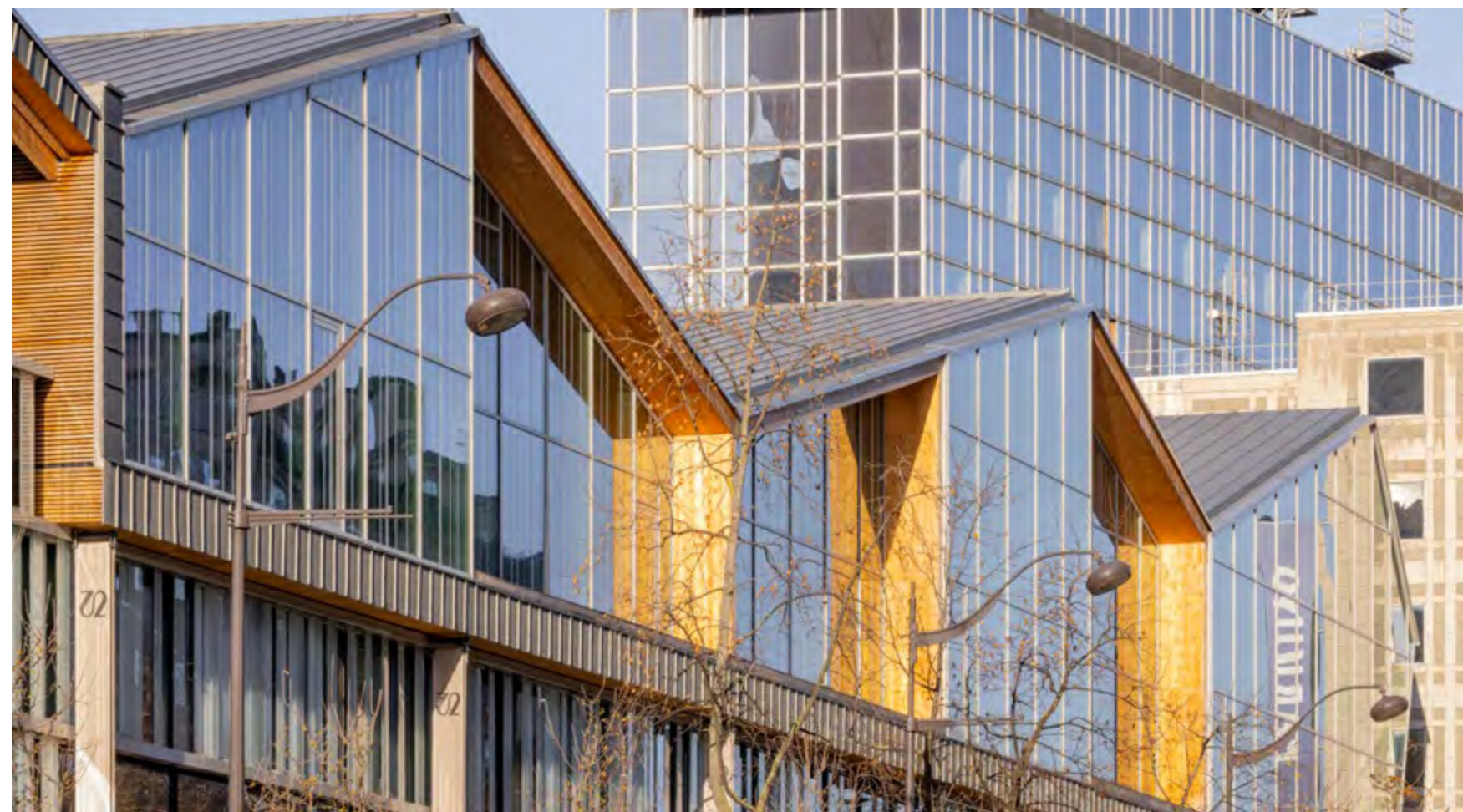
Our commitment to teamwork has remained unchanged since our inception in 1967 and is undoubtedly one of our greatest successes





# Architecture

MIXED USE / RETAIL & LEISURE / TRANSPORT / SPORTS / WORKPLACE / EDUCATION / RESIDENTIAL





# Planning

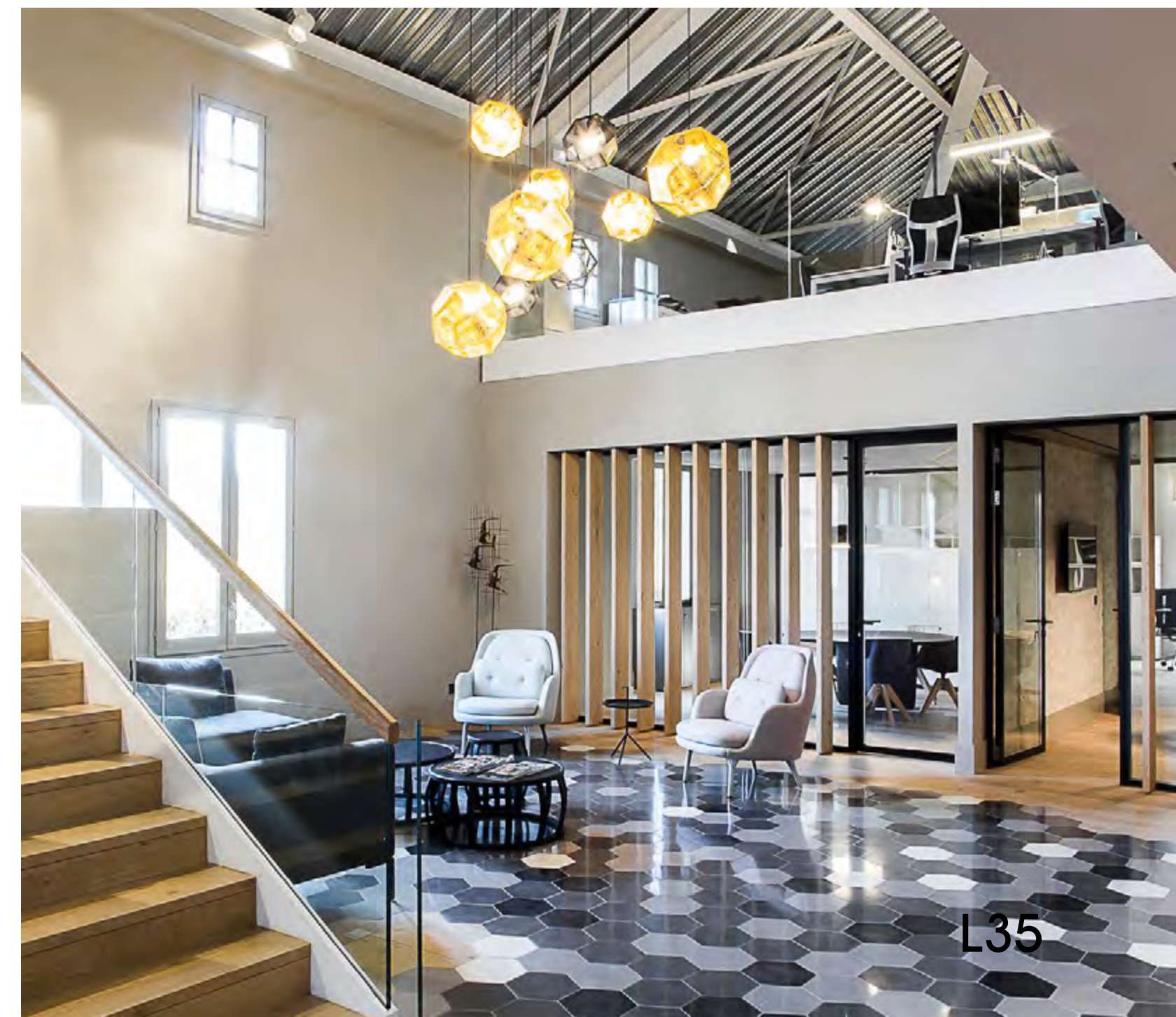
URBAN TRANSFORMATION / MIXED NEIGHBOURHOODS / URBAN LANDSCAPE





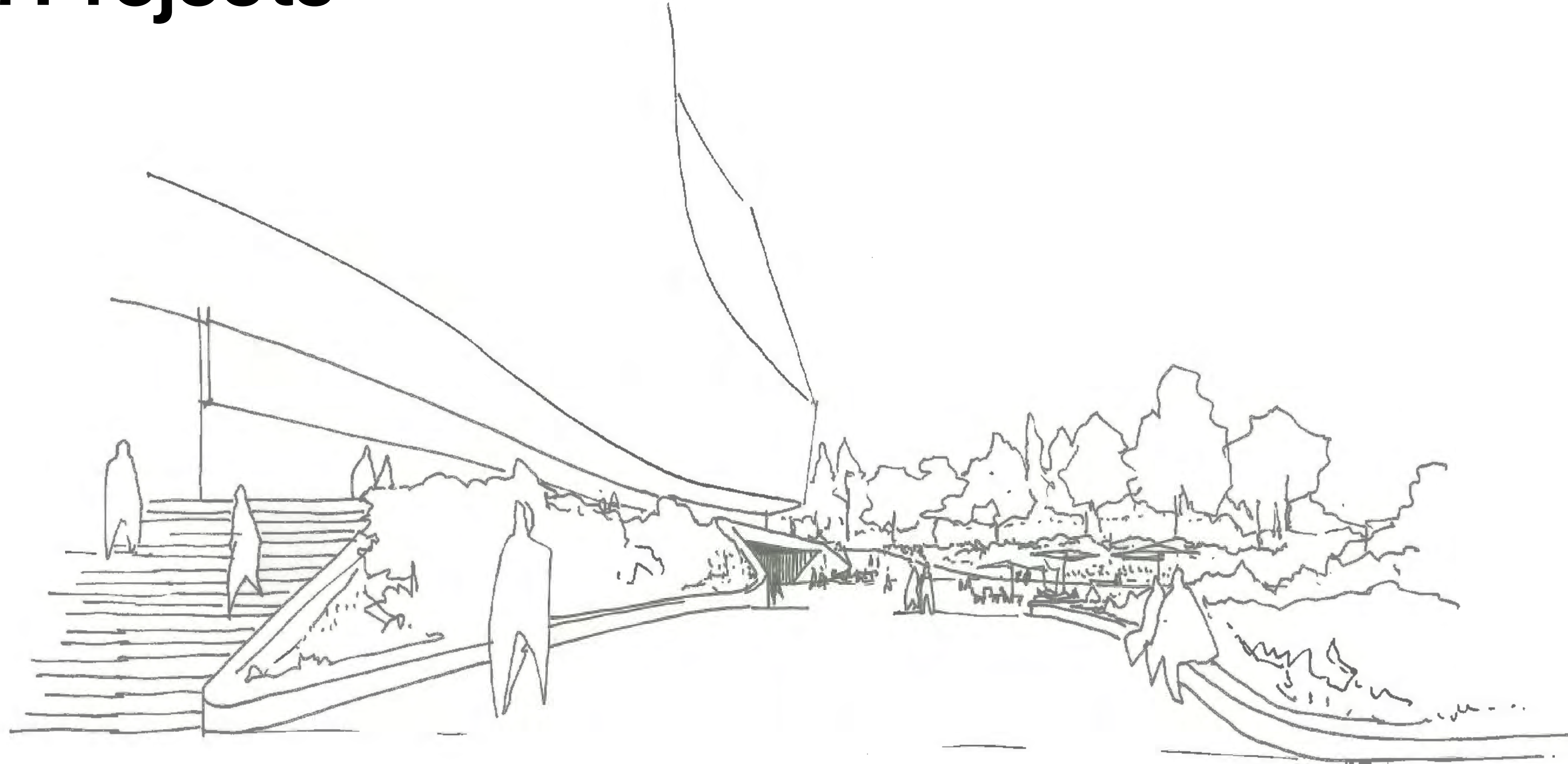
# Interior Design

RETAIL / WORKPLACE / HOTELS / RESIDENTIAL





# Selected Projects





# Bernabéu Stadium

Spain (Madrid)

Typology: Soccer Stadium

Built Area: 172.140 m<sup>2</sup> / 80.000 seats

Developer: Real Madrid Football Club

Stage: Built

Although the new envelope is shaped freely, its geometry is not accidental. The curved volumes are able to reflect light in a changing way, its marked lines expressing energy and drive. While visually dominating its surroundings, the stadium volume is adapted to the program behind it, swelling or shrinking without losing unity or character.

The ventilated cladding material is designed to allow or to block sunlight through its changing pattern. The skin geometry is line-based, which allows a building process that -despite its high-tech component-

is relatively simple and allows for large sections to be shop-assembled. The reflective quality of steel together with the surface treatment creates this diffuse reflective quality over the façade. Together with the curve and its sinuous forms, the façade dematerialises which helps to reduce its apparent volume and better integrate with its setting.









# Ginko Eco-neighbourhood

Bordeaux (France)

Typology: Mixed use

Built Area: 417.000 m<sup>2</sup>

Developer: Bouygues Immobilier

Stage: Built

Les Berges du Lac, an exceptional natural setting, is located to the north of Bordeaux. In this location, the eco-friendly proposal reinterprets nature through the use of local species, the creation of a tree lined walk and an artificial stream.

The project is developed on the left bank of the Garonne and promises to be a perfect integration of a commercial development in this new area of the city.

The project is designed on a double scale to promote the transition from a human scale, the residential

area, to large surfaces located facing the 40 Journaux Avenue. The architecture is bio-climatic, having an organic roof which reduces the use of energy.

The project follows the Grenelle Environment agreements for sustainability through the use of local materials, renewables and low environmental impact materials. Priority is given to sustainable mobility in order to create an agreeable and ecologically coherent neighborhood.





# Artlife

**Cairo (Egypt)**  
**Typology:** Mixed use  
**Built Area:** 91.000 m<sup>2</sup>  
**Developer:** Newgiza  
**Stage:** Under Construction

In the northwest of Giza Necropolis, Artlife appears as an office cluster with urban feeling. A shopping street sorts out the complex with luxury brands, restaurants, gym facilities, recreational areas, and high-standing homes. Artlife works as a magnificent backdrop for Newgiza residential developments. The project deals with a high slope and the Egyptian sun. The buildings adapt to the topography and fold to generate a shaded and comfortable human-scale promenade. The many terraces and gates from the mall grant a proper connection between working and leisure spaces.

The promenade is amusing, thanks to relaxing areas and the shade of strategically placed canopies and trees. At the end of the itinerary, you will discover an elevated plaza with restaurants, fountains, and shaded terraces to enjoy a marvelous view of the pyramids. In the following phases, the scheme will be completed with a hotel, an office campus, and high-end housing.





Oasis

# BIG Petah Tikva

Petah Tikva (Israel)

Typology: Mixed use

Built Area: 417,000 m<sup>2</sup>

Developer: BIG Shopping Centers

Stage: In progress

Big Petah Tikva proposes an ambitious program of renovation and transformation of the Jabotinsky industrial neighborhood into a mixed-use complex that includes offices, hotel and residential towers connected by a commercial core. The proposal aims to give continuity to the urban fabric and create an interior pedestrian itinerary in which the different uses are implemented. This pedestrian axis, in addition to being a structural landscape element of the complex, is designed around a commercial area of obligatory transit, the core of the life of the Big Petah Tikva complex and of the neighborhood.





# Solitaire World Pune

Pune (India)

Typology: Residential, offices, retail and leisure

Built Area: 259,092 m<sup>2</sup>

Developer: SOLITAIRE

Stage: Under Construction

Located in Pune, about 150 Km southeast of Mumbai, this new mixed-use development generates a new pole of centrality in the thriving district of Bibwewadi.

With a 25-storey tower and a low-rise extended volume, the office compound generates a plaza with a program of retail and entertainment on three levels.

The mall is conceived as an outdoor public space with high-quality landscaping that spreads to the adjacent streets, to the west, a residential compound completes the project with four highrise towers

and full range of amenities overlooking the hills. In consideration of local culture and preferences, all apartments follow Vastu Shastra principles.





# Italik

Paris (France)  
Typology: Urban regeneration for new uses  
Built Area: 7.000 m<sup>2</sup>  
Developer: Hammerson  
Stage: Built

This urban regeneration project is one of the winners of the “Réinventer Paris” competition which is redeveloping 23 sites across Paris. “Italik” aims to reinvent a public space adjacent a blind and featureless façade located on the Avenue d’Italie, with the aim of creating a dialogue with the surroundings and better accessibility to the existing buildings. The transformation will generate new spaces for the local community, encouraging social interaction, synergies and biodiversity. The proposal takes the form of a new volume creating a double ground floor.

At street level, behind a double height glass façade the building will house innovative business initiatives. The garden level, at the same height as the entrances of the residential buildings, is designed on a neighbourhood scale and will have public facilities: urban allotments and gardens for green education projects, a kindergarten and a space for social and cultural events.





# Roma Termini Station

Roma (Italy)

**Typology:** Train station refurbishment

**Built Area:** 18.000 m<sup>2</sup>

**Developer:** Grandi Stazioni Retail

**Stage:** Built

With an annual influx of 200 million users a year, the Termini station, a true icon of modern Roman architecture, represents the most important intermodal hub in the city. The project aims to reconnect the hub with the city, completely renovating its image. Areas destined for railway services are redesigned while shopping and food services are optimized, improving traveler comfort.

The project rearranges pedestrian flows, improving the user experience through enhanced visibility of connections between different levels while smoothing traffic inflow into shopping areas.

Likewise, the recovery and restoration of preexisting architecture opens a view of the Servian Wall from the grand entrance hall. Interior design relies on minimalist geometries, noble materials and a finely detailed visual identity. Double-height retail facades, kiosks designed for versatility, contemporary facings and a full lighting design program are other elements that will shape the new Termini.





Uscita Piazza dei Cirquecento  
Exit  
Taxi





# El Campín Stadium

Bogotá (Colombia)

Typology: Urban planning & Mixed-use (stadium, sports, auditorium, retail, offices, hotel)

Built Area: 420.000 m<sup>2</sup>

Developer: CDEC

Stage: In progress

Together with the remodeling of the Campín stadium in Bogotá, the project will convert this space into a high-level cultural and sports complex, including an auditorium, a commercial area, and a renovated public space.

The inspiring principle of the project is to create a quality urban environment that allows the regeneration of an area of the city, which today is dismembered, through pedestrian routes, outdoor activities and uses that can bring life to the neighborhood.

A creation of big new square will articulate the main landmarks: stadium, auditorium and arena, within a framework of integration in the physical, landscape and environmental surroundings.

The project refers to the Oriental Hills and Bogotá's own identity: the topography, vegetation and landscape that identify the city, and its organic base on which the different buildings are built.





# Simón Bolívar Stadium

La Paz (Bolivia)

Typology: Sports

Built Area: 35.000 m<sup>2</sup>

Developer: Claire Group

Stage: In progress

Placed in the middle of La Paz's historical neighbourhood of Tembladerani, the new Bolivar stadium rises on the same grounds as the former one, increasing its seating capacity up to 20.000 seats.

The team's proposal, selected through an international competition, manages to fit in the necessary program and seating by rising the playing field up to a new level.

Allowing better connections with the surrounding streets and providing extra space underneath, crucial in such a narrow plot. However, it is the prominent concrete structure that plays a major role in the

configuration of the new stadium. The massive, faceted pillars support the upper levels above the lateral stand whereas it contains the vertical connections.

This naked structure, arranged in a constant rhythm of voids and mass is enough to display a powerful image, which outstands in the landscape of La Paz while at the same time blends in with its surroundings.





# Maremagnum Shopping Center

**Barcelona (Spain)**

**Typology:** Shopping Mall Refurbishment

**Built Area:** 7.900 m<sup>2</sup>

**Developer:** Klepierre

**Stage:** Built

The objective of renovating the Maremagnum Leisure and Shopping Center is to achieve effective integration with the rest of the center and with the city, from which it has historically been separated.

The renovation has enhanced the exceptional central location in Barcelona by connecting the second floor with the city by the creation of a new entrance. The design maximizes the sense of space, visual permeability, and accessibility. It features a roof garden with a belvedere and an open terrace surrounded by restaurants offering exceptional views of the city, the port, and the sea.





# Glòries Shopping Mall

Barcelona (Spain)

**Typology:** Shopping centre extension and refurbishment

**Built Area:** 90.000 m<sup>2</sup>

**Developer:** Unibail-Rodamco-Westfield

**Stage:** Built

The rehabilitation of the Glòries shopping centre aims to transform an obsolete facility fostering a new space for street life. It is a super-block, formed by four blocks of the Barcelona Ensanche, in whose public interior space is fully recovered and totally connected to the consolidated urban fabric.

The urban transformation involves the densification of the interior spaces of the blocks, which gives continuity to the axes of the outer urban fabric. The intervention includes a new volume: a glass cube that will sit in the old sunken square. At a functional level, the closed malls disappear and street trade

is prioritized, with ample and transparent treatment of the double height façades. The three commercial floors are connected through large voids at street level.

A wide variety of catering options accompanies an artistic itinerary for the pedestrian accesses and resting areas, with sculptures by Javier Mariscal.





# La Maquinista

**Barcelona (Spain)**  
**Typology:** Urban transformation and shopping centre  
**Area of intervention:** 25 Ha  
**Developer:** Unibail-Rodamco-Westfield  
**Stage:** Built

La Maquinista is a conversion project of a large area in the Sant Andreu district in Barcelona. The work consisted of transforming the old industrial area into an urban neighborhood, as well as creating a new retail space. La tyt represents a change in paradigm, one which offers a mixture of uses integrated into the surrounding urban fabric: housing, an urban park, and a shopping center. The park, which houses a museum next to the lake, represents an extension of the project toward the future Camí Comtal metropolitan park.

The plan for the shopping center restores an openness to the outside —public streets and squares— serving as the heart of shopping and leisure activity. Its design fostered the incorporation of Mediterranean elements that favour walking and activity in the open air. Maquinox will be the last stage to connect the plot with the existing urban grid through green spaces and a series of buildings at height.





# Sevilla Fashion Outlet

Sevilla (Spain)  
Typology: Outlet  
Built Area: 3.800m<sup>2</sup>  
Developer: VIA Outlet  
Stage: Built

The renovation and expansion of the existing commercial building aim to enhance the customer experience while improving aesthetics, functionality, and energy efficiency. Integrating seamlessly with the current shopping center, the expansion showcases a double-skin façade made of ceramic slats that echoes traditional Sevillian architecture. A new glass entrance establishes a visual connection between the interior and the exterior, inviting natural light into the space.

The shopping gallery maintains the coherence of the original design, optimizing both lighting and natural ventilation. Certified with a Breeam Excellent rating, the project incorporates sustainability and biodiversity principles, enhancing the landscape with native plants and garden areas.



# Village Verde

Sotogrande (Spain)

Typology: Housing

Built Area: 43.935 m<sup>2</sup> (121 viviendas)

Developer: ORION

Stage: Built

Located in privileged Sotogrande, in Cadiz, Village Verde is a luxury residential development designed to merge with the surrounding nature and enjoy plenty of golf courses in the area.

Situated on a plot of almost 60,000 sqm, the ten blocks of 2, 3 and 4 bedrooms are interspersed with the dense vegetation, which has been respected in its vast majority, either by transplanting specimens or relocating them within the plot, following the BREEAM certification criteria the project pursues.

The large common areas will host five different swimming pools that include a semi-Olympic swimming

pool, a natural sand pool and climatized one as well as sports courts and outdoor gym equipment. The large perimeter terraces provide 270° views and are delimited by an undulating loop that represents the iconic image of the project.





# JJA Headquarters

Paris (France)  
Typology: Headquarters and Showrooms  
Built Area: 30.000 m<sup>2</sup>  
Developer: Tulipimmo  
Stage: Built

The project for this headquarters located in Gonesse, north of Paris, is inspired by ethics, efficiency and innovation: three values that represent the company. Its design, based on the “campus” concept, aims to create quality work environments that promote collaboration and prioritize living conditions and user comfort.

Two large volumes house offices and showrooms distributed around a garden and two pedestrian walkways: one for clients on the ground floor, the other for employees on the first floor. The main building

truly stands out thanks to its imposing two-story glass facade with white concrete slats, crowned by a monumental canopy that gives the entrance the gravitas these headquarters deserve. It is designed around a central garden covered by an ETFE structure, which constitutes the site’s green lung and is visible from all interior areas. A green roof made up of sloping triangular panels covers the rest of the building, thus minimizing the development’s visual impact and ensuring continuity with the surrounding landscape.





# NOA Office Building

Malaga (Spain)

Typology: Offices

Built Area: 24.134 m<sup>2</sup>

Developer: Grupo Insur

Stage: Under construction

The NOA office building in Martiricos, Málaga, embodies the vitality and diversity of the neighborhood while emphasizing environmental responsibility and energy sustainability. Spanning 10,900 m<sup>2</sup> across six floors, the building offers adaptable office spaces, each featuring terraces, as well as a lobby with communal areas and a coffee point. It also includes underground parking for 327 vehicles, equipped with charging stations for electric cars. The design features wrap-around terraces and overhangs of varying lengths, which not only add visual

dynamism but also provide effective solar protection. The project aims to achieve LEED, WELL, and WiredScore certifications, ensuring a high standard of sustainability and connectivity.



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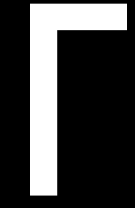
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Thank you



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