

Features 项目亮点

The design realizes the functions of the plot and highlights its characteristics. Different blocks shape a unique skyline and bring vitality to the city.

设计很好地把握了该地块的功能与特征，多元的建筑体量勾勒出丰富多变的都市天际线，为城市空间增添了无限的活力。

Key Words 关键词

Urban Complex in CBD

CBD 型城市综合体

Ganzhou CATIC City Plot A

赣州中航城 A 地块

Urban Interface 城市界面

Diversified Space 多元空间

Multiple Programs 综合业态

Location: Ganzhou, Jiangxi, China

Developer: Ganzhou CATIC Real Estate Development Co., Ltd.

Planning: CAPOL International \ RTKL

Architectural Design: CAPOL International

Landscape Design: Shenzhen JOCO Landscape Building Design Co., Ltd.

Total Land Area: 28,647.3 m²

Total Floor Area: 150,601 m²

Plot Ratio: 3.74

Greening Ratio: 20.43%

项目地点: 中国江西省赣州市

开发商: 赣州中航房地产发展有限公司

规划设计: 深圳华阳国际工程设计有限公司 \ RTKL

建筑设计: 深圳华阳国际工程设计有限公司

景观设计: 深圳筑奥景观设计公司

总占地面积: 28 647.3 m²

总建筑面积: 150 601 m²

容积率: 3.74

绿化率: 20.43%

» Overview

Ganzhou CATIC development consists of two plots: A and B. Plot A will be developed with buildings for commerce, apartments, hotel and offices. Expected to be the landmark for Ganzhou City, the CATIC City is designed to be an urban complex integrating shopping mall, commercial street, four-star hotel and high-end residences. Reacting to the urban planning, the design shows respect to the existing natural resources and the topography. It uses state-of-the-art ideas to make full use of the existing environmental resources to create a high-end atmosphere.

» 项目概况

赣州中航城项目分为 A、B 两个地块，本次设计的为 A 地块，主要建筑形态包括商业、公寓、酒店、写字楼等。作为赣州未来的地标性建筑物，整个项目定位为集购物中心、商业街、四星级酒店、高档住宅于一体的城市综合体。本方案从城市设计出发，尊重地块现有的自然资源、地形地貌，利用国内外最新理念，最大化地挖掘该地块的环境资源，打造一种高尚名流生活氛围。



九方
9 SQUARE

九方购物中心
Jiufang Shopping Center

» Planning

The hotel building of Plot A stands near to Changzheng Avenue, serving as an important connection between the old and new city areas. The apartment building locates between the residences and the hotel. These buildings are enclosed to form a rich skyline and echo with the Golden Plaza. And the Shopping Mall among them embodies the beautiful hope of this third-tier city. The indoor com-

mercial street between Plot A and B well separates different programs to avoid interference. At the same time, it also serves as the joint between the commerce and the residences, complementing the commerce to the best and providing an unforgettable impression.



» 规划布局

A 地块酒店位于长征大道一侧，是连接赣州新区与老城的核心节点，是整个建筑群的形影，极具展示性；公寓位于住宅与酒店之间；酒店、住宅与公寓环抱，形成丰富的城市天际线，也是建筑对黄金广场的呼应。而集中购物广场更是这个三线城市对未来的美好期

待。A、B 地块之间的商业内街很好地把不同性质的建筑区分开来，以减少商业对住宅的干扰，同时也成为了商业和住宅的纽带，是对集中商业的良好补充。这样，不仅体现了平面上的吻合，更能给在广场上驻足的人群带来一个精彩的城市展示。

» Architectural Design

The residential towers of high plot ratio are built along the periphery and enclosed to form a central garden for this community. In this way, it not only provides sufficient daylight but also ensures good orientations and beautiful views for all the residences. The house units are designed reasonably to meet daily life and avoid mutual disturbance. Large area home gardens and sky gardens help to improve the quality of life.

The retails are arranged around the patio. Different programs match each other perfectly to share the facilities and avoid interference.

The facade design has kept the hotel, apartments, residences and the shopping mall in harmony. Among them, the facade of the hotel building makes it look straight and stand out as the landmark and focus of the new district.





新加坡文国际酒店

九方
SHOUHUI



» 建筑设计

住宅设计是将高容积率塔楼沿用地周边布置，自然围合形成小区花园，在满足日照要求的同时，力求使每户都有好的朝向和景观。户型设计充分满足功能要求，住户厅房流线分明，干扰少，各功能分区明确，通风采光良好，经济合理。大面积入户花园和空中花园的设计，提高了住户的居住品质。

商业部分以中庭为核心，具备模块化的商业组织，大开间的平面，个性

化的品牌布置。商业、酒店、百货的各个业态相融合，各个服务配套设施相共享，同时也避免了相互影响。

立面设计上将酒店、公寓、住宅三者协调一致，结合购物广场形成统一的整体。特别是在酒店立面设计上，一气呵成的体量使得其造型更为挺拔，也使其成为整个新区的地标和核心亮点。





