

Master Plan Studies

Francesco Procacci





Francesco Procacci is an Italian leader master planner and urban designer with strong professional back ground in Asia. He is a professional consultant and disegn director with the highest understanding of the markets while providing sustainable solutions for both private ad public developments. He has matured the best understanding of the Asian markets and developments while providing valuable professional services in master planning, urban design and landscape archietcture thanks for his Italian background and knowledge of the art of designing cities and shaping urban landscapes.

PHD in Urban planning (2006), Baccalaureate at the Architecture and Society Faculty of Milan Polytechnic (Italy) (2001). More than 17 years of experience in master planning and urban design, landscape architecture.

(2010 – to now) Partner and Design Director at 3TIProgettiAsia/ Galimberti Studio. (2008-2009) In charge of the design and project management of Green East Saigon New Town in Vietnam. (2006-2009) Consultancy works in several urban design projects in Vietnam and South East Asia. He is registered at the Board of Architects in Monza and Brianza, Italy, no.2085.

DESIGNING NEW CITIES ACROSS ASIA

Describing and illustrating more than 10 years of master planning and urban design in South East Asia and other Asian Countries is not an easy operation, especially in a “portfolio” format.

Nevertheless, I can point out few main issues that we (as a team) have always faced during any master plan design, especially in a problematic contexts of developing countries.

Local context (integration)

New urban developments are designed seeking the integration between the new functions and infrastructure and the existing morphology, characteristics and history of the land and the places of the local context.

The integration with the local context is achieved through landscape design, zoning and functions, identity of the places, water connections, urban morphologies and densities, infrastructure connections and urban perspectives.

Time (lack of it)

As we work for private developments, time is everything. Design teams must deliver their concept plans in few days, maximizing efficiency and speed without sacrificing the quality of the master plan.

Progress of technology allow us to use superfast rendering processes and animation software to deliver the maximum level of information in a shortest time available.

Density Vs green and public space

Density or maximizing the GFA (gross floor area) is the main dictate of the private developer. While achieving this essential goal, master plan design teams must create places for people, green areas, squares, water corridors and natural landscape connections.

Water (or need for landscape and sustainability)

The integration with the natural landscape and the enhancement of it is the essential components of our master plan design experience. Rivers, lakes, ponds, marine environment, are one of the strategic natural element of South East Asia that can encourage great master plan and landscape design giving life and quality to private and public developments.

Francesco Procacci

PH.D. in urban planning

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Harbor Bay Riverside

Gemstone of Cambodia

Location: Phnom Penh – Cambodia

Description: design of a new city project on a total land area of 11 HA

Master plan design scale: 1:2.000

Status: completed (2018)

Client: Yeutai Group

The concept design aims to create a new landmark and skyline for Phnom Penh that will become the symbol of all Cambodia, representing its past, present and looking for its sustainable and prosperous future.

As the main character of a movie story, the concept design is based on 3 key elements, the Forest, the Mekong River, the Gemstone, that represents the beauty and the power of Cambodia and can become the successful factor for the

design of the Harbor Bay project in Phnom Penh.

The concept master plan of Harbor Bay project, redefined as the new forest city of Phnom Penh, is locating several function on the riverside of Tonle Sap river, for the benefit of the local community and international tourism.

The project, on a total land area of nearly 12 Ha, will locate 5 stars hotels and condotel, mixed use landmark towers, commercial podium and facilities, forest apartments and

facilities, a new marina and a pedestrian riverside that will connect the existing riverside park. Forest city will become soon the new skyline of Phnom Penh and the central attraction at international level along Tonle Sap River and Mekong River.

With its new marina will become the international tourism hub for river exploration and discovery of the beauty and historical and heritage sites of Cambodia.





White Sand Resort

An integrated green urban resort

Location: Nha Trang – Vietnam
Description: design of an ecological resort town on a total land area of 42 HA
Master plan design scale: 1:2000
Status: completed (2018)
Client: White Sand Doclet resort



We envision a new green ecological integrated resort that is inspired by the beauty of the natural landscape of Nha Trang and the incredible site of White Sand.

Green hills and mountains, gently slopes, lakes and water features, green areas, landscape paths, all together contributing in creating a unique atmosphere connecting the apartment and hotel buildings to one of the most wonderful beach in the world.

It's a new style of urban resort with an exclusive private access to one of the most beautiful beach in the world: white sand. To bring the resort and natural feeling for the residences, villas and apartment, the master plan stretches the concept of landscape design.

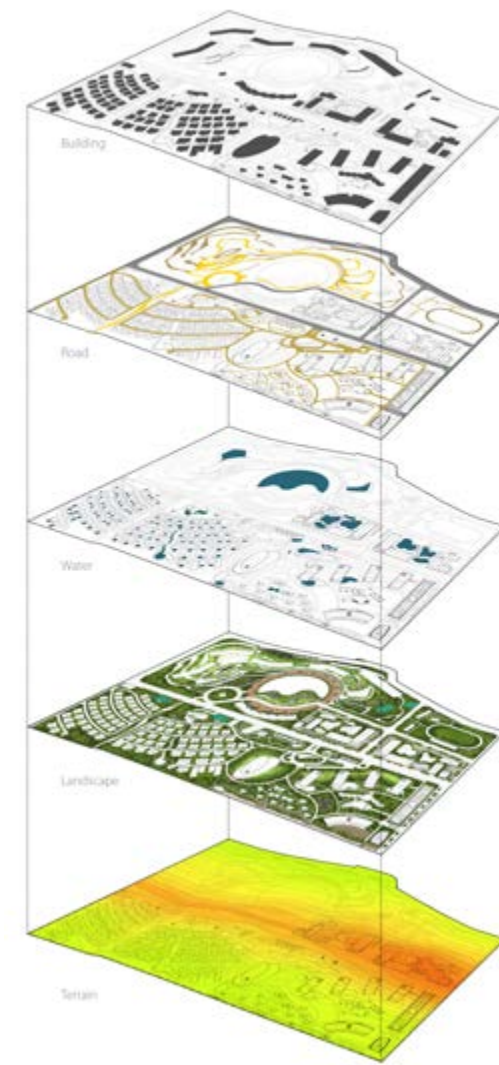
In this master plan concept, the landscape design is the key of the development, to create a fresh natural

and green environment where the people can swim, relax, eat, play, shop and enjoy the place.

Large pools, ponds, fountains, water features, tick vegetation and forest area, gentle hills and grass fields, flowers and more, are supporting the life of the resort, that can find its main commercial square in the central location.

The commercial square offers to the residences all services and facilities such as cafeteria, bars and restaurants, markets, and many more and its open to the public for creating an excite life opportunities both in the day and in the night.





White Sand Resort

Concept tropical villa type 1

Location: Nha Trang – Vietnam

Description: design of an ecological resort town on a total land area of 42 HA

Master plan design scale: 1:2000

Status: completed (2018)

Client: White Sand Doclet resort



White Sand Resort

Concept tropical villa type 2

Location: Nha Trang – Vietnam

Description: design of an ecological resort town on a total land area of 42 HA

Master plan design scale: 1:2000

Status: completed (2018)

Client: White Sand Doclet resort



White Sand Resort

Concept tropical villa type 3

Location: Nha Trang – Vietnam

Description: design of an ecological resort town on a total land area of 42 HA

Master plan design scale: 1:2000

Status: completed (2018)

Client: White Sand Doclet resort



St. Eustache Innovation Park

A green hi-tech village

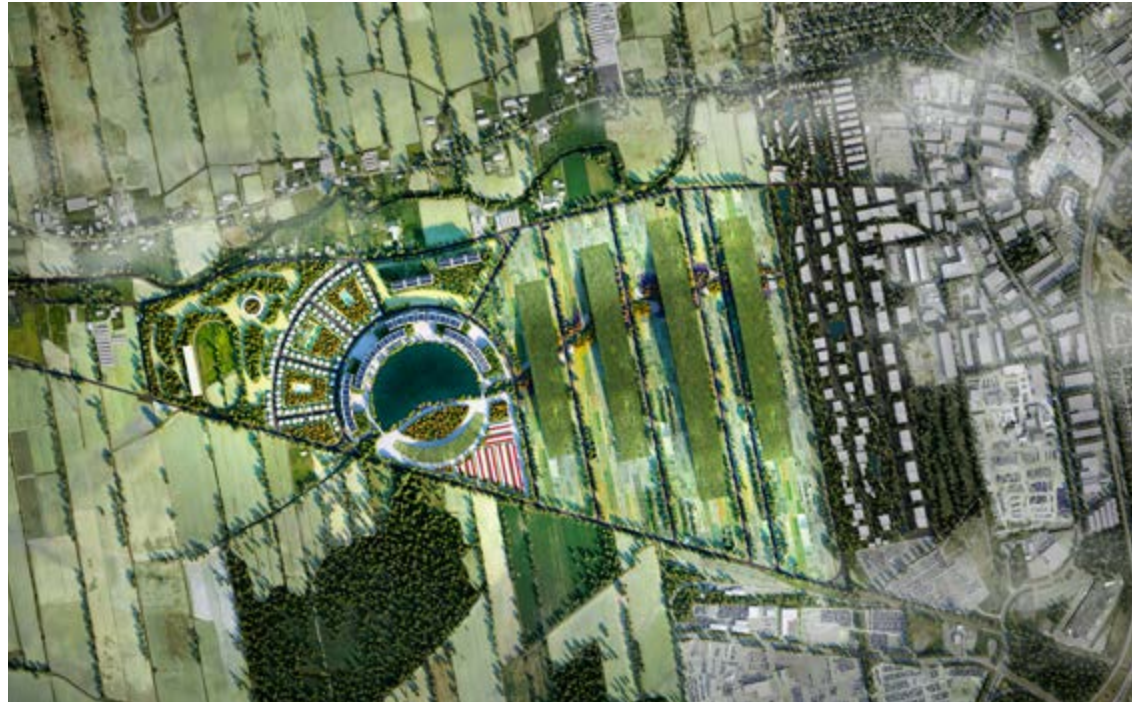
Location: Montreal – Canada

Description: design of a green hi-tech village on a surface of 225 HA

Master plan design scale: 1:2.000

Status: completed (2018)

Client: LCSP



The city of Montreal is looking for “integrated innovation”: “The old days when everyone could work in silos are gone. Today, social, economic, cultural and urban components should meet and evolve together” as the minister of Innovation of Montreal stated.

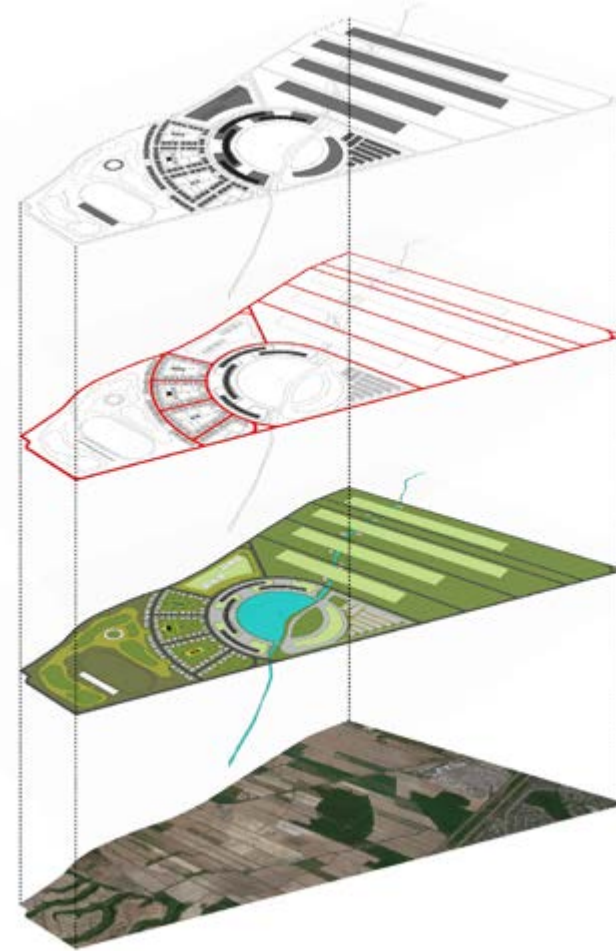
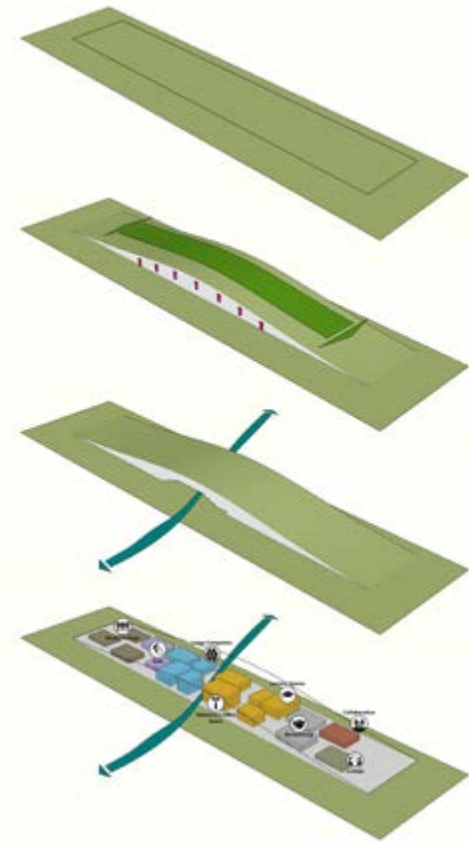
As per our project, we believe that it has to be a showcase for an eco friendly living environment in the countryside, combining technologies and architecture for sustainability where the main sectors to attract are related to software IT and Research & Development (like apps for health monitoring, apps for health diets, apps and software for smart house and smart city...)

This strategy aims to differentiate us from the main concept expressed from the Quartier de Innovation of

Montreal, that mainly focus on the vitality and artistic/cultural expression of the urban fabric, so needed for the development of a suitable environment for young talents in arts and software industry where Montreal is already one of the best place for entrepreneurial ventures of the type, in the world.

Targeting, preferably, a countryside land, mainly used for agricultural use, for our development, our strategy will focus on the countryside expression where the green and healthy living (promoting organic food as well) can give a good alternative for those preferring the countryside environment instead of the urban fabric to promote and develop their business idea and technologies.





Coco Paradise

A new concept of living green in Quang Nam

The master plan design concept takes shape from the natural landscape of Vietnam: rivers, fields, mountains.

Coco River is the main natural element of the design, connecting the urban and resort development to Da Nang City and Hoi An through river green transportation.

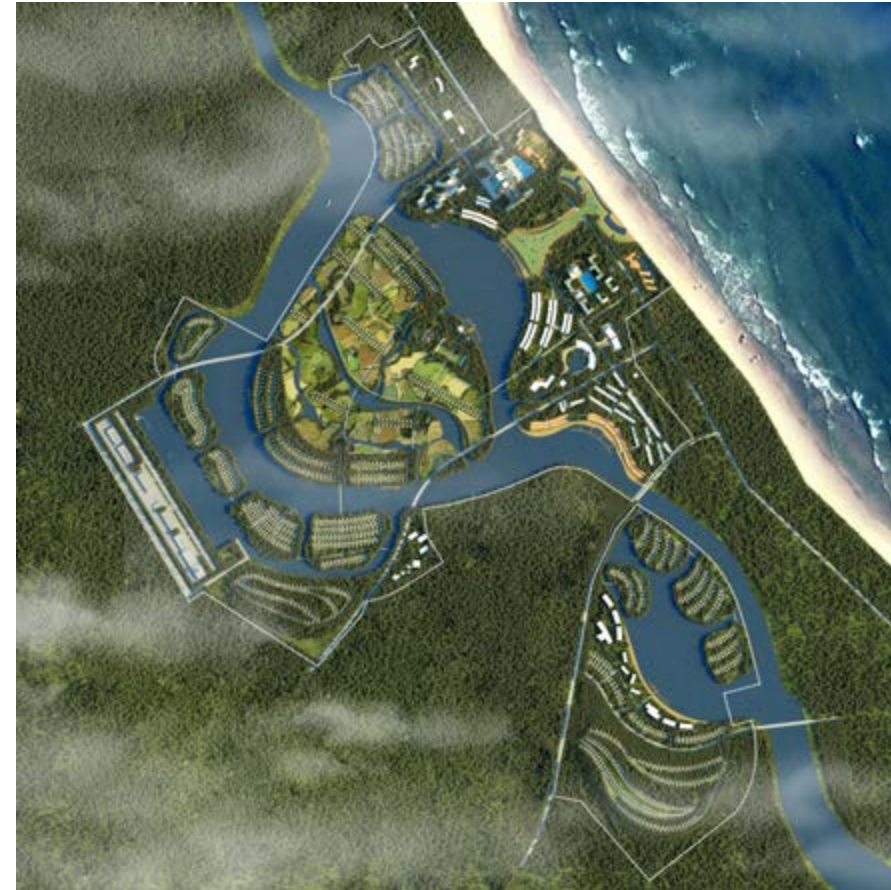
The new urban and resort town is designed around the central marina and the river, offering means for landscape, nature, water sports and several activities. The new town locates also a museum of naval transportation of Vietnam - designed to connect with a green roof the central marina and the beach side - and a private airport and seaplane.

New residences, hotels, a commercial town center, traditional villages, eco-farm and bio tech studios offer several residential and commercial components to the project. In particular, we have studied an original design concept: the "eco resort with five stars". The five stars

or principles are the most important chapters in designing a green development and especially focused on a green resort farm:

- Eco-bio agriculture,
- Eco-bio architecture
- Sustainable transportation
- Renewable energies
- Eco water treatments.

Location: Quang Nam – Vietnam
Description: design of an ecological resort town on a total land area of 871 HA
Master plan design scale: 1:2.000
Status: completed (2015)
Client: Empire Group





Yangon New City

A waterscape environment for a new ecological city in Myanmar



Location: Yangon – Myanmar
Description: design of a new green city on 3,750 HA
Master plan design scale: 1:2.000
Status: completed (2012)
Client: LATWAR-LCSP

We have planned a new future for Yangon and Myanmar. A new green smart city in front on the old city center of Yangon and on the other side of Yangon river.

Yangon, with a population of over four million, continues to be the country's largest city and the most important commercial center.

The site is divided in two areas: for a total of 3750 HA. The city center and the new CBD for a total surface of 1650 Ha, strategically located in the southern area of Yangon, in the future will be more and more connected in the urban region to form a network of cities. A new eco industrial area for a total surface of 2090 HA and a new container and cruise port that will support the economy of the city and the region.

Yangon new city is designed for 500,000 people. As the site area is mainly agricultural, the master plan develops a resettlement strategy for those inhabitants living in the area, for a total of 35,000 people.

The city will be connected to the existing CBD of Yangon by a highway bridge and by a tunnel. The design is based on the principle to connect the city with its waterscape environment. The river is an extraordinary opportunity to connect existing ponds and canals into an integrated and ecological system, offering also means for alternative public transportation.





A green Japanese town: experience the landscape

The concept master plan of Kanmpung in Johor Bahru

The master plan design takes advantage of the unique and interesting topography of the site.

The natural hills and gently elevations give the opportunity to create a unique landscape experience, composing the project around main naturalistic distinct areas.

Furthermore, the architectural design of main residential components can create exceptional panoramic views to the surrounding forests.

The master plan therefore is composed by 3 elements connected and integrated: hill + experience + landscape.

ELEMENTS OF THE CONCEPT:

The Experience connector: the discovery path. The unique landscape and topography of the site is an advantage to create a special landscape experience through a walkway path;

The integration between landscape and architecture to create a Japanese town feeling. The project is designed to create distinct landscapes and functional areas:

- *Naturalistic and relaxing area*, zen landscape, waterfall, the hill;
- *Traditional Japanese village*: the retail area near the lake, with shops, restaurant and duty free, to recreate the ancient feeling of Japanese culture;
- *The lake park*: in the center of the project, designed with the traditional landscape of Japan gardens;
- *The modern commercial center*: designed following the awarded example of Roppongi Hill in Tokyo, a modern shopping experience in a mixed use complex.

The Gateway effect: the site can be immediately seen from the highway, creating an attraction and easily reached by Singapore. This advantage can be used to create social shopping and duty free area.

Location: Kanmpung in Johor Bahru – Malaysia
Description: design of a Japanese style resort town on 48 HA
Master plan design scale: 1:2000
Status: completed (2014)
Client: CREED GROUP



Marathona Eco Town

The new business and tourism gateway to Europe

Marathonas eco town is a new urban development at 40 Km from the international airport of Athens, on a total land area of 1,700 HA.

The main goal is to create a new international city hub around the strategic core of the innovation park and exhibition area, as a commercial and business gateways between Asia and Europe.

The master plan integrate the new residential and commercial area into the existing infrastructure and settlements, preserving and enhancing the beauty of the naturalistic and historical areas of Marathonas.

From the International Airport HUB to the International Eco Town HUB:

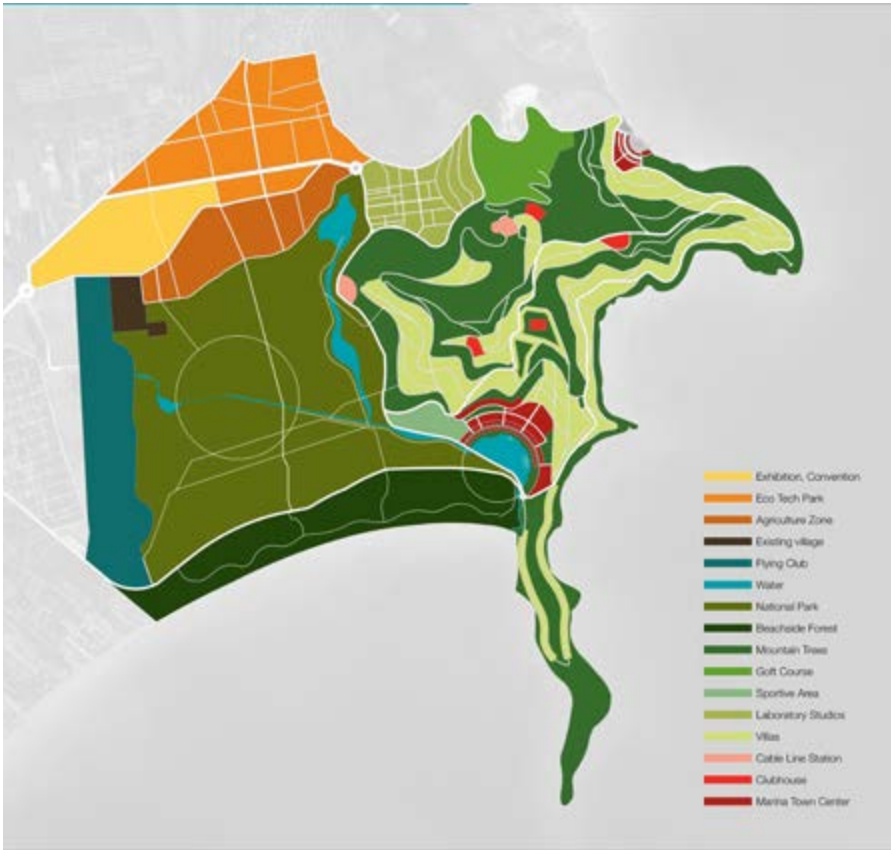
In the globalization and new information technology era, there is an increasing demand of “new cities” from the emerging new economies of Far East Asia Region that still doesn’t have a physical place to take place yet in Europe. It is not a new demand; for millenniums the men created villages, towns and cities.

This time the demand of living, enjoying, studying, working, relaxing, creating new

business and ideas is just “de-localized” or **GLOBALIZED**. People, families and business men from different region of Far East Asia (such as Japan, South Korea, China, Singapore, Vietnam, Cambodia, Myanmar) asking for a great place to spend their vacation and at the same time and in the same place, having the facilities to create new ideas and new business in Europe.

Marathona eco town can become the first international city hub: a place with history, natural landscapes, facilities to give to its residents and visitors a point of connection between East and West, a gateway to Europe and Far East Asia.

Location: Marathona, Athens – Greece
Description: design of a new town on a total land area of 1,700 HA
Master plan design scale: 1:2000
Status: on going (from 2016)
Client: HRADF







il Villaggio

A country retreat and residences in Da Nang

Il villaggio is a new country retreat and residences in the center of Da Nang – Vietnam, on a total land area of 60 HA.

Da Nang is a coastal city in central Vietnam known for its sandy beaches and history as a French colonial port. It's a popular base for visiting the inland Bà Nà hills to the west of the city. Here the hillside Hai Van Pass has views of Da Nang Bay and the Marble Mountains. These 5 limestone outcrops are topped with pagodas and hide caves containing Buddhist shrines.

The name “il villaggio” takes inspirations from the traditional Italian villages in the countryside where there is a strong integration between the buildings, squares and public spaces and the surrounding landscape, together with the experience of living green and taste the real organic product from the land.

The land is surrounded by a beautiful and fresh river that becomes the key element of the master plan design.

The lowest part of the land is connected to the river to create a central marina, becoming the central water square and attraction of the resort, used by day and by night for water sports and water shows.

The marina serves also for local transportation and river tourism exploration, connecting the country retreat to the private beach side at just less than 1 Km distance.

The style of the retreat is Mediterranean, as a village in southern part of Italy: it offers organic farms and products, horse facilities and sport such as polo. At the center is located the main hotel and clubhouse and around it several villas and low rise condos types.

The master plan accommodates 440.000 m2 of GFA in a low rise development, where the highest components is residential (villas, apartments and townhouses).



Location: Da Nang, Vietnam

Description: design of a country retreat on a total land area of 60 HA

Master plan design scale: 1:500

Status: on going (from 2016)

Client: NCB BANK





Silver Shores

The resort of your dream

The concept

Arcadia is the oceanfront villas and apartments resort where your dreams become true. In Arcadia you will feel like a king: in your luxury ocean view villa open to the beach, you will enjoy the beauty of nature, fully relaxing your senses.

Like in the Garden of Eden, you will experience the magic atmosphere of the resort: extraordinary beach and ocean views, romantic sunsets, lush and green landscapes, pure and fresh streams and pools that flows all around the villas and apartments.

The design

The Architecture and Landscape design is inspired by the classical luxury Italian and Mediterranean Style. Every villa is designed to offer to its owner the unique atmosphere of the places: open terraces and pergolas, water streams and pools, ornaments, exclusive interior design solutions and luxury materials.

Every villa (5 types) have open ocean views thanks

for the design of gentle hills that allow the sea views also for the villas located in the center of the resort. All villas have private or common exclusive swimming pools and water feature and can be reached both by private cars or electric golf cars.

The apartment buildings are designed on the top of a commercial podium full of recreational facilities. All the apartments units have ocean views and an exclusive private infinity pool.

Location: Da Nang, Vietnam
Description: design of a casino’ resort on a total land area of 60 HA
Master plan design scale: 1:500
Status: on going (from 2016)
Client: Silvershore Group



A green journey: experience the landscape

A concept master plan on Phu Quoc island

Location: Phu Quoc, Vietnam
Description: design of a resort and residential and commercial areas on a total land area of 13 HA
Master plan design scale: 1:500
Status: on going (from 2016)
Client: NCB BANK

On a total land area of nearly 13 HA on the beautiful island of Phu Quoc, the main goal of the master plan is to connect 5 different plots to become a landscape journey to the beach side.

The Discovery Path;

Following the unique landscape and topography of the site the path creates a special landscape experience. Unifying

the five zones through a uniform architecture while leading them from experience to experience until they reach the beach square.

The curviness is mainly given by the landscape. Where the landscape is flat it is curved to never display the full length of the site and thus shorten the mental distance, and keep the visitor present in the zone.

The Crossings;

The crossings are to visually connect the zones at the same time make an outside zone warning the visitor of possible traffic. The path grows to the street; The change in material is to warn the vehicles of the upcoming crossway. Further LED light are pit in the cobblestones to create extra awareness at night time.



Empire World

Treasure city of Asia



Location: Bavet, Cambodia

Description: design of a new city on a total land area of 800 HA

Master plan design scale: 1:2000, phase 1 (50 HA) 1:500

Status: on going (from 2017)

Client: VIRTUE RESOURCES

We envision a new green city where casino' and gaming attractions are combined with hotels, resorts, residential components and many other facilities to create an unique green environment for the people to play, entertain, enjoy, relax, live in a green and lush tropical setting.

The Empire World project is located in the city of Bavet, Cambodia, near the border of Vietnam. The site, of a total area of 800 Ha, is located on the major infrastructure road that connects to HCMC in Vietnam and Phnom Penh in Cambodia.

As Angkor Wat complex was a medieval metropolis, the largest empire in 12th century, Empire World is an entertainment city, a new tropical Las Vegas of South East Asia that ha

the theme park and the reconstruction of Angkor Thom its main symbol, at the center of the development.

The master plan is designed locating several functions and zones, such as casino' and entertainment area, hotels, residences and villas, a theme park, golf course and clubhouses, a flying club facilities and a racing circuit.

The buildings are designed to be integrated into the forest landscape recreating the feeling of a lost castle in the jungle. A natural water system connects the main areas offering means for landscaping and water based activities, being one of the key component of the design.





Empire World Phase 1

Entertainment village concept master plan design

Location: Bavet – Cambodia

Description: design of an entertainment village on a surface of 4,2 HA

Master plan design scale: 1:500

Status: completed (2017)

Client: Empire World Group



To create an entertainment and sales gallery village starting Empire World new city as an attraction for tourist and visitors and potential buyers and investors of the project. The village will have all facilities and attractions such as night clubs, karaoke and spa, bars and restaurants, events and merchandising.

On a total area of more than 4Ha, the project will include: Main gates/ parking areas; Shops and F&B; The Castle: KTV, healthy area, therapeutic massage; Water features; Walking street; East Hill: 36' style rooms, casino', shops; West Hill: 36' style rooms and shops; Gallery; Lake; Sales gallery; On line hub.





The green heart of Obuasi:

A sustainable integrated gold mine theme park

The vision, in accordance with Obuasi long term strategic plans and vision, is to create a **sustainable integrated gold mine theme park** through the transformation of one of the most important historical gold mine of Obuasi and Ashanti region.

The process of transformation of the gold mine site aims to create an integrated green park where different functions are in synergy to create an unique attraction in Ghana and to

start the re-conversion process of Obuasi into a service and tourism gold industry.

The key components of the master plan are:

- The historical gold mine park:** the aim is to preserve and transform the existing structures and machines to create an open museum of the gold mine.
- The amusement gold mine park:** the aim is to create

a central park with water features, lakes and canal, to accommodate several functions and attractions such as water parks and games, pic nick and recreational area, botanical garden, ethnographic museum.

- Hospitality and living:** family and business hotel, conference and business centers and functions supporting tourists and business will be located and integrated in the site to create a full experience of the park.



Location: Obuasi, Ghana
Description: design of a gold mine theme park on a total land area of 30 HA
Master plan design scale: 1:500
Status: completed (2015)
Client: ANGLOGOLD ASHANTI



Fiji Eco Village

A Tropic ecological tourism paradise

Location: Vunaniu Bay, Fiji Island

Description: design of a integrated eco resort a total land area of 61 HA

Master plan design scale: 1:2000

Status: completed (2016)

Client: LCSP

Without a doubt, Fiji is home to some of the most idyllic and beautiful beaches in the world. With so much geographic diversity among Fiji's 333 islands, these islands contain lush, soft, white sands, crystal clear water and snorkel-perfect reefs.

The site is located in Vunaniu Bay, in the southern part of Fiji island and 80 Km distance from the international airport. It is a green and tropical peninsula surrounded by low depth ocean very suitable for a resort and tourism development.

The concept idea is to connect the development areas to the beach using a green corridor in the center of the site and a naturalistic green area on the south side.

By placing the low-rises on the

Northern side next to the hill we minimize the impact on the skyline and the perceived density of the site.

The main strategy of the master plan is to achieve the maximum level of sustainability preserving and reinforcing the existing forests and natural areas, creating a park along the existing stream for water sports and nature exploration. The architecture is designed using local and sustainable materials minimizing the impact of the construction on the sensitive site.

Among the main sustainable strategies:

- Preservation of the existing forest
- Biodiversity
- Self Sufficient Energy
- Green On Site Transportation



Hung Ngan New Town

The central lake as the natural connector of the new development to bring life to the new city

Location: Bac Ninh Province, Vietnam

Description: design of a new urban area on total land area of 482 HA

Master plan design scale: 1:2000

Status: completed (2012)

Client: HUNG NGAN DEVELOPMENT



Hung Ngan is a new urban area designed to be a satellite town of Hanoi, at only 40 km from its downtown. The master plan is designed on a total area of 482 Ha, on a flat agricultural land.

Hanoi, the capital of Vietnam, is known for its centuries-old architecture and a rich culture with Southeast Asian, Chinese and French influences. At its heart is the chaotic Old Quarter, where the narrow streets are roughly arranged by trade. There are many little temples, including Bach Ma, honoring a legendary horse, plus Dong Xuan Market, selling household goods and street food.

The new city will locate low rise residential areas, laboratories and hi-tech parks, a commercial center, all connected by a linear park with a

strong natural water features: lakes represent one of the key element of Hanoi city landscape that we want to embrace in the design of the new city.

The central lake is a green park for the people, to walk, practice sport, gather, a place for events and shows, a public space for the community and the symbol of the new town.

Hung Ngan will be connected to Hanoi city center and the international airport with a new highway and a new bridge on the Red River.



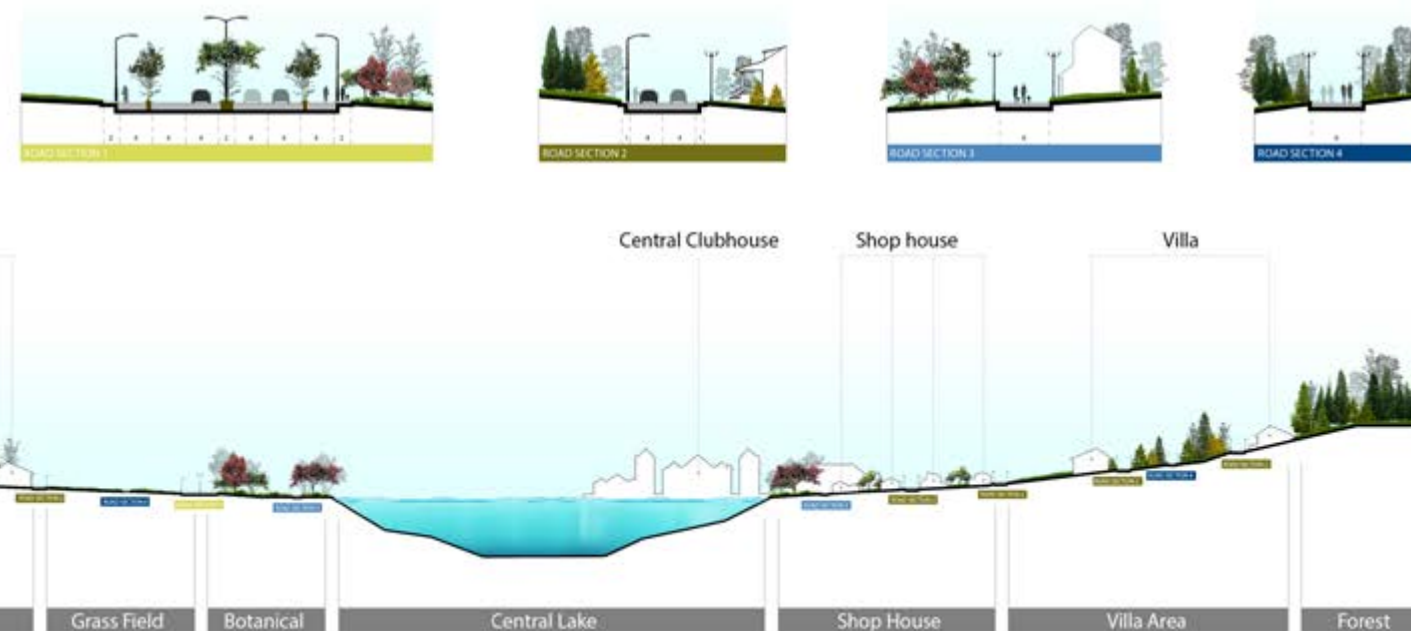
Mountain Lake Resort Town

A winter summer touristic town destination for Jilin, China

The site is located on the northern Chinese province of Jilin. The province may be divided into three parts: the eastern mountains, the western plains, and a transitional zone of rolling hills between them. The site is located in this transitional zone, on a total land area of 1240 HA.

The master plan design a new summer-winter resort town, taking advantage of the snowy winters and the hot summers of the region. The main element of the design is the scenic valley that is recognize and reinforced as the strategic natural corridor of the town.

Another key strategy is the increase of the biodiversity through the reinforcement of the forest areas and the plantation of several tree species as the original deciduous forest of the land, by the years reduced and consumed by the actual agricultural intensive use.



Location: Jilin, China
Description: design of a integrated eco resort town on 1240 HA
Master plan design scale: 1:2000
Status: completed (2016)
Client: Jilin Development Corporation



Royal Garden

An exclusive green town experience

Location: Hainan, China

Description: design of a integrated eco resort town on 1177 HA

Master plan design scale: conceptual

Status: completed (2015)

Client: Hainan Development Corporation

The site is located in the island of Hainan, China, that can take advantage of the touristic area and climate of the region.

The concept is to create an exclusive and ecological landscape, in integration with the residential and touristic areas, that can be experienced both by walk and by flight. The pattern in the landscape, in the open green areas and in the eco farm resorts, can create wonderful and attractive point of views.

The main concept is to design a new eco friendly tourism town that can be easily reached by air and by sea.

Its uniqueness resides on the fact that its residents can get home by land, sea and air, and parking their car,

boat or plane at the very door of their residence, allowing their them to save their precious time and energy.

The components of the eco resort town are linked around the green and natural environment:

- A private airport with flying club,
- Marinas and water landscape,
- Exclusives villas,
- Hotel and resorts,
- Golf club;
- Commercial and leisure



The green turtle in the lotus flowers

A green master plan for a new resort town in Ha Long Bay

The site, on a total area of 8,000 ha, is located in a premium location facing the world natural heritage of Ha Long Bay.

Ha Long Bay (Vietnamese: Vinh Ha Long, listen, literally: “descending dragon bay”) is a UNESCO World Heritage Site, and a popular travel destination, in Quang Ninh Province, Vietnam.

The symbols of the master plan, represented by **the turtle and the**

lotus flowers. Both images represent the beauty of the nature, for our design, the integration between the landscape and the urban planning, to create a green ecological resort town.

The main objective of the master plan is to recognize the existing structure of the land, the islands and the shapes of the preexisting situation, to easily recreate the preferred master plan design without increasing the costs for large land filling works.



Location: Ha Long Bay, Vietnam

Description: design of a integrated eco resort town on 8,000 HA

Master plan design scale: conceptual

Status: completed (2015)

Client: Empire World Group

The gateway to Ha Long Bay

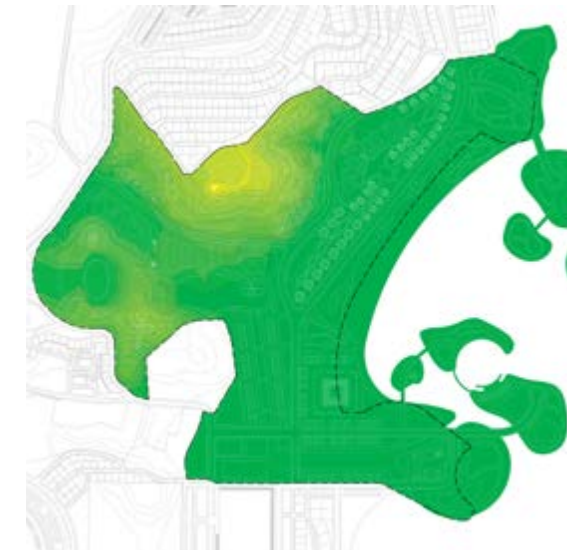
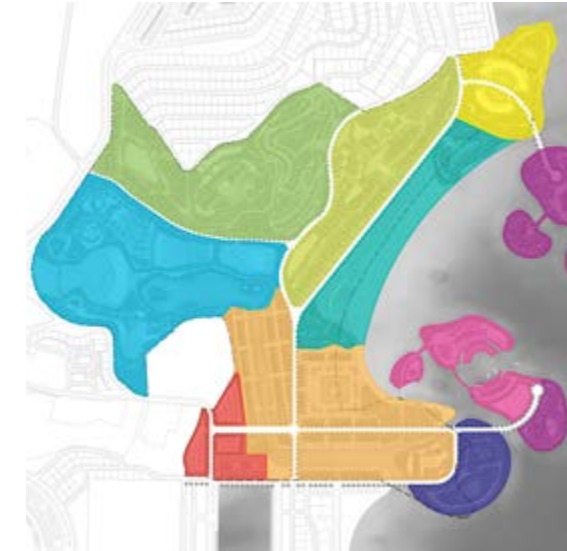
Concept master plan design of the new eco tourism town

Location: Ha Long Bay, Vietnam
Description: design of a integrated eco resort town on 93 HA
Master plan design scale: 1:2000
Status: completed (2015)
Client: Empire World Group

Ha Long Bay, Vietnam: an UNESCO World Heritage Site, and a popular travel destination, in Quang Ninh Province, Vietnam. Ha Long Bay has an area of around 1,553 km², including 1,960–2,000 islets, most of which are limestone. The core of the bay has an area of 334 km² with a high density of 775 islets

The site is on a private island facing the world heritage site. On a total area of 93 HA, has a marina cruise for touristic exploration of Ha Long. It's gateway character suggest us to design a new cultural and touristic center that can take advantage of its strategic location.

The master plan design a cultural village for events and water shows, that brings the traditional and historical architecture into the experience of the travelers. Other key functions include a five stars hotel and resort, a water park, a museum and a botanical garden. To maximize its economic potential, we have designed residential components, villas and low rise apartment exploiting the gentle elevation of the hill and the views to the surroundings.



Dynasty

Hanoi cultural theme park

Location: Hanoi, Vietnam

Description: design of cultural theme park and a residential village on 61 HA

Master plan design scale: 1:2000

Status: completed (2015)

Client: NCB BANK

The challenge in this master plan is to combine culture, history and entertainment with nature, agriculture, sport and relaxation in a new theme park with a residential village.

The site is located 20 Km south west of Hanoi, along the main highway, on a total area of 61 HA. The main center of the new development is a recreation of an historical Vietnamese town for a theme park, entertainment and cultural experience. The village, having a main lake at its center, locates several attractions such as games and shops, events and water shows, indoor and outdoor theatre.

The landscape programs focuses on blue infrastructure, such as the revitalization of the existing agricultural canals and the creation of

the main new water features. It also takes advantage of the creation of gentle hills from the soil excavation of the artificial lake. The vegetation program includes the creation of botanical garden zones, such as wet zones, bamboo forests, palm trees, open grass, agricultural zones and tropical thick forests.



Hoi An Cultural Park

A maritime transportation historical experience

The site is an island in the estuary of the Thu Bon River, located between Cam Nam and main city of Hoi An, on a total area of 11 HA.

Hoi An is a city on Vietnam's central coast known for its well-preserved Ancient Town, cut through with canals. The former port city's melting-pot history is reflected in its architecture, a mix of eras and styles from wooden Chinese shop houses and temples to colorful French colonial buildings, ornate Vietnamese tube houses and the iconic Japanese Covered Bridge with its pagoda.

The concept is to create a green park with open museum of maritime transportation of different countries that historically had developed trading in Hoi An from the 14th to the 18th century, exchanging cultures and traditions with Vietnam, such as Dutch, Portuguese, Chinese, Indians, Japanese. The park is planned to offer several attractions such as a botanical park, a lake, a water theatre, maritime museums and historical villages.

The port villages are not designed to mimic the historical architecture of the different foreign countries, instead are re-interpretation of the traditional architecture in a contemporary and green way, giving an open museum installation feeling more than a traditional cultural theme park.

Location: Hoi An, Vietnam
Description: design of cultural theme park on 11 HA
Master plan design scale: 1:500
Status: completed (2015)
Client: NCB BANK



Green Lagoon

A resort town in a sensitive ecological biosphere

The site is located on Tonle Sap wet zone. In the raining season, Tonle Sap lake, the biggest lake of Mekong Region in Cambodia, expands from 2500 km2 to more than 16,000 km2 creating an enormous wetland area.

The site is located on this wet zone that also represents a strategic biosphere reserve. The master plan, on a total area of 1200 HA, distinguishes two main zones: the dry zone, located on the northern agricultural land and the wet zone, the area subjected to seasonal flooding and located in proximity to Tonle Sap biosphere.

The main development is located on the dry zone, in integration with ecological agricultural and with a strong approach towards sustainability. The wet zone is the ideal place to locate a wet park and a forest lagoon park, where villas and resort buildings are designed in integration with the water landscape and the forest.

Location: Siem Riep, Cambodia
Description: design of cultural theme park on 1200 HA
Master plan design scale: conceptual
Status: completed (2015)
Client: ANZ ROYAL



Gami Hoi An

Treasure city of Asia

Location: Bavet, Cambodia

Description: design of a new city on a total land area of 800 HA

Master plan design scale: 1:2000, phase 1 (50 HA) 1:500

Status: on going (from 2017)

Client: VIRTUE RESOURCES



We envision a new green city where casino' and gaming attractions are combined with hotels, resorts, residential components and many other facilities to create an unique green environment for the people to play, entertain, enjoy, relax, live in a green and lush tropical setting.

The Empire World project is located in the city of Bavet, Cambodia, near the border of Vietnam. The site, of a total area of 800 Ha, is located on the major infrastructure road that connects to HCMC in Vietnam and Phnon Penh in Cambodia.

As Angkor Wat complex was a medieval metropolis, the largest empire in 12th century, Empire World is an entertainment city, a new tropical Las Vegas of South East Asia that ha the theme park and the reconstruction of Angkor Thom its main

symbol, at the center of the development.

The master plan is designed locating several functions and zones, such as casino' and entertainment area, hotels, residences and villas, a theme park, golf course and clubhouses, a flying club facilities and a racing circuit.

The buildings are designed to be integrated into the forest landscape recreating the feeling of a lost castle in the jungle. A natural water system connects the main areas offering means for landscaping and water based activities, being one of the key component of the design.



Hue Resort

Gemstone of Cambodia

Location: Phnom Penh – Cambodia

Description: design of a new city project on a total land area of 11 HA

Master plan design scale: 1:2.000

Status: completed (2018)

Client: Yeutai Group

The concept design aims to create a new landmark and skyline for Phnom Penh that will become the symbol of all Cambodia, representing its past, present and looking for its sustainable and prosperous future.

As the main character of a movie story, the concept design is based on 3 key elements, the Forest, the Mekong River, the Gemstone, that represents the beauty and the power of Cambodia and can become the successful factor for the

design of the Harbor Bay project in Phnom Penh.

The concept master plan of Harbor Bay project, redefined as the new forest city of Phnom Penh, is locating several function on the riverside of Tonle Sap river, for the benefit of the local community and international tourism.

The project, on a total land area of nearly 12 Ha, will locate 5 stars hotels and condotel, mixed use landmark towers, commercial podium and facilities, forest apartments and

facilities, a new marina and a pedestrian riverside that will connect the existing riverside park. Forest city will become soon the new skyline of Phnom Penh and the central attraction at international level along Tonle Sap River and Mekong River.

With its new marina will become the international tourism hub for river exploration and discovery of the beauty and historical and heritage sites of Cambodia.





The Village

An integrated green urban resort @ Danang

Location: Da Nang, Vietnam
Description: design of a urban resort, 12 HA
Master plan design scale: 1:500
Status: on going (2017)
Client: LCSP



Da Nang, Vietnam: top 6 beach in the world, an international tourist destination with the highest development rate of Vietnam cities. The site consists on two separate plots, on a total land area of 12 Ha, is located along the main beach road of the city, besides the most famous and prestigious world class hotels and resort.

The main key of the master plan design is to connect the two plots creating a unique green and tropical experience, bringing the beauty of the beach and the ocean within the urban resorts.

The Village is a new style of urban resort with an exclusive private access to one of the most exclusive beach in the world. To bring the resort and natural feeling for the residences, villas and apartment, the master plan stretches

the concept of landscape design. In this master plan concept, the landscape design is the key of the development, to create a fresh natural and green environment where the people can swim, relax, eat, play, shop and enjoy the place.

Large pools, ponds, fountains, water features, thick vegetation and forest area, gentle hills and grass fields, flowers and more, are supporting the life of the resort, that can find its main commercial square in the central location.

The commercial square offers to the residences all services and facilities such as cafeteria, bars and restaurants, markets, and many more and its open to the public for creating an excite life opportunities both in the day and in the night.





The Village

Concept tropical villa type 1

Location: Da Nang, Vietnam

Description: design of a urban resort, 12 HA

Master plan design scale: 1:500

Status: on going (2017)

Client: LCSP



Forest Towers

An integrated green casino' development and resort

Location: Da Nang, Vietnam

Description: design of a casino, hotel and resort development, 35 HA

Master plan design scale: 1:500

Status: completed (2016)

Client: Empire world group



Da Nang is the third largest city in Vietnam after Ho Chi Minh city and Ha Noi in terms of urbanization and economy and one of the major port cities, in addition to Ho Chi Minh City, Ha Noi and Hai Phong. Situated on the coast of the South China Sea, at the opening end of the Han River, it is the biggest city in Central Vietnam. It is located within 100 km of several UNESCO World Heritage Sites, including the Imperial City of Hue, the Old Town of Hoi An, and the My Son ruins. The city was previously known as Cua Han during early Dai Viet settlement, and as Tourane (or Turon) during French colonial rule.

The site consists on 2 plots for a total area of 35 HA, separated by the main beach road of Da Nang. The master plan design a new casino', hotel and resort, villas development. High rise buildings of apartments and hotels are designed to become forest towers,

with swimming pools and suspended forests with incredible ocean views.

The architecture of the buildings takes inspiration from the "forest towers" concept expressed by several world architects, such as Stefano Boeri or MDVRDV. The idea is to incorporate natural elements such as trees and large plants into the building structure that function as a key component of their sustainability, reducing the impact of the heat while giving opportunity of relaxation and a close contact with the nature for the residents.

The center of the design is the main casino' square with large fountains and water shows, becoming the main attraction of the development, especially during night time. The beach front is dedicated to a low rise villas and resort development, with a main landscape axis connecting the hotels and casino' zones to the beach.

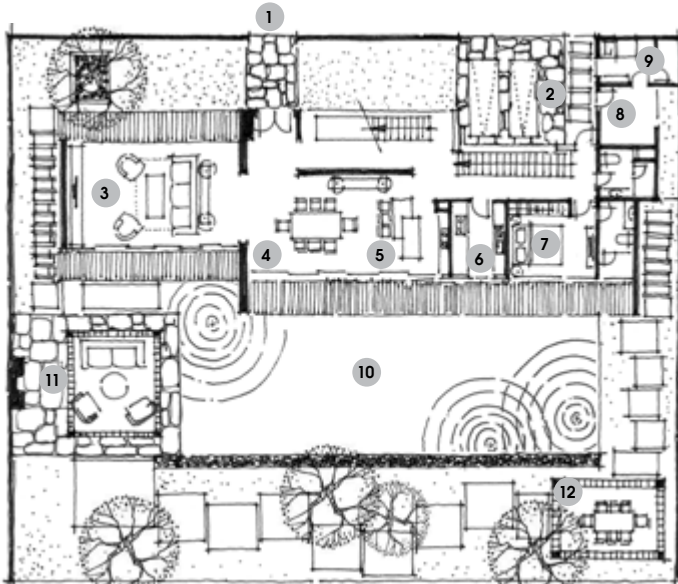




Forest Towers

Villa Sofia, type 1

Location: Da Nang – Vietnam
Description: schematic and detail design of a new villas and resort area on 14 HA
Master plan design scale: 1:500
Status: completed (2017)
Client: Empire Group



- 1. Main entryway
- 2. Car parking
- 3. Living space
- 4. Dining area
- 5. Dry kitchen
- 6. Wet kitchen
- 7. Bedroom
- 8. Laundry
- 9. Maid room
- 10. Swimming pool
- 11. Outdoor lounge
- 12. Barbecue

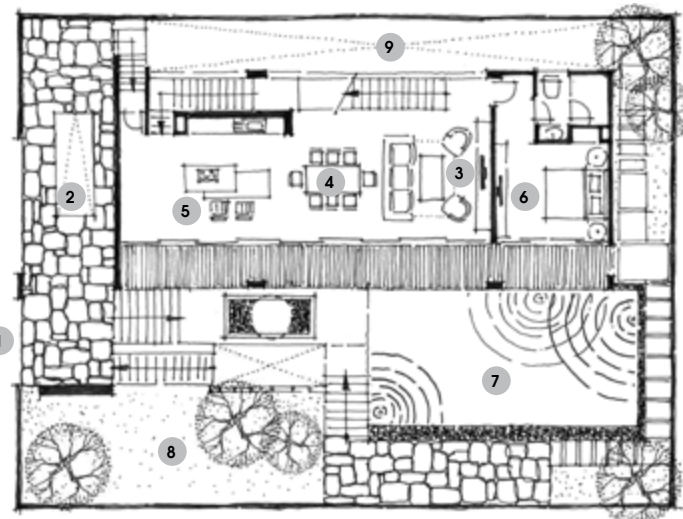
Ground Floor Plan



Forest Towers

Villa Marina, type 2

Location: Da Nang – Vietnam
Description: schematic and detail design of a new villas and resort area on 14 HA
Master plan design scale: 1:500
Status: completed (2017)
Client: Empire Group



- 1. Main entryway
- 2. Car parking
- 3. Living space
- 4. Dining area
- 5. Kitchen
- 6. Bedroom
- 7. Swimming pool
- 8. Garden
- 9. Void

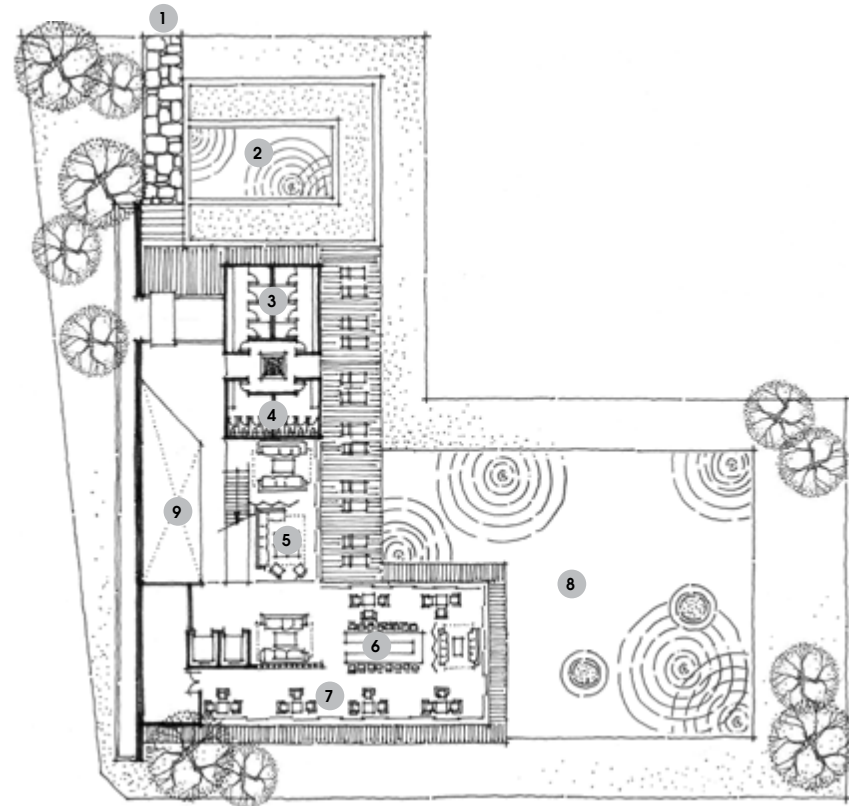
Ground Floor Plan



Forest Towers

Clubhouse

Location: Da Nang – Vietnam
Description: schematic and detail design of a new villas and resort area on 14 HA
Master plan design scale: 1:500
Status: completed (2017)
Client: Empire Group



1. Main entryway
2. Pond
3. Shower - Changing room
4. WC
5. Indoor lounge
6. Bar
7. Outdoor lounge
8. Swimming pool
9. Void

Ground Floor Plan

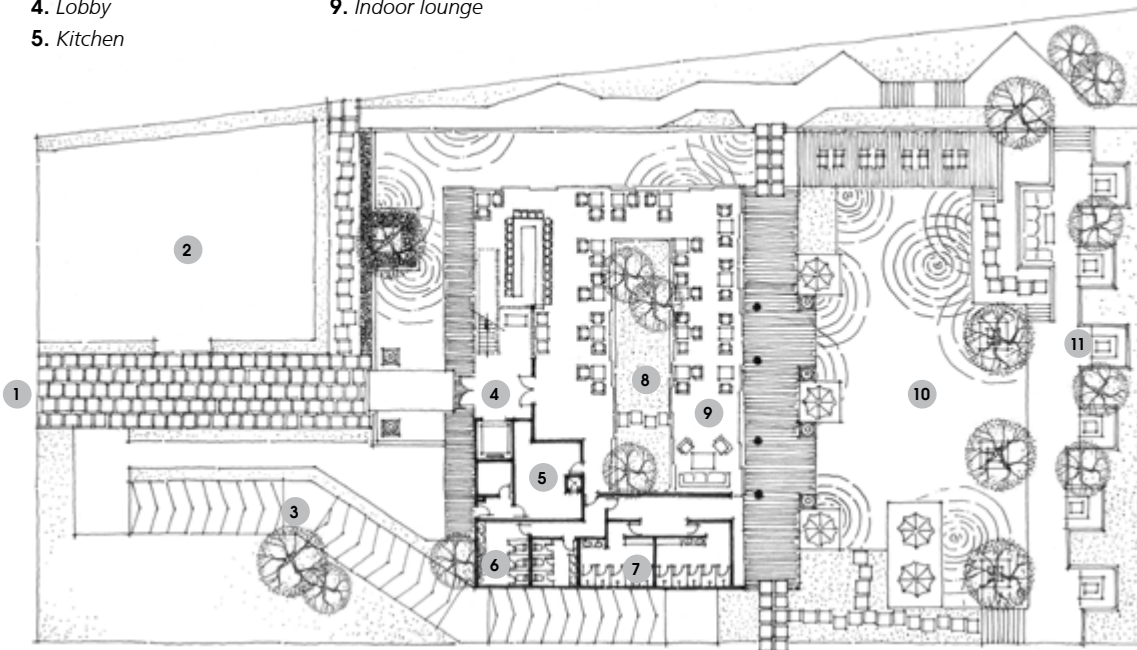


Forest Towers

Clubhouse

Location: Da Nang – Vietnam
Description: schematic and detail design of a new villas and resort area on 14 HA
Master plan design scale: 1:500
Status: completed (2017)
Client: Empire Group

1. Main entryway
2. Car Parking
3. Landscape Ramp
4. Lobby
5. Kitchen
6. WC
7. Changing room
8. Indoor garden
9. Indoor lounge
10. Swimming pool
11. Barbecue area



Ground Floor Plan



Cuernavaca Linear Park

A Flexible and Sustainable urban Patchwork

Location: Mexico City, Mexico

Description: landscape design of a railway and pedestrian path on 4,6 Km

Master plan design scale: 1:2000

Status: completed (2016)

Design Competition

The Cuernavaca site is a 4,6 km site following an industrial railway. The Railway cuts through the city grid, thus segregating itself from the urban areas that following it.

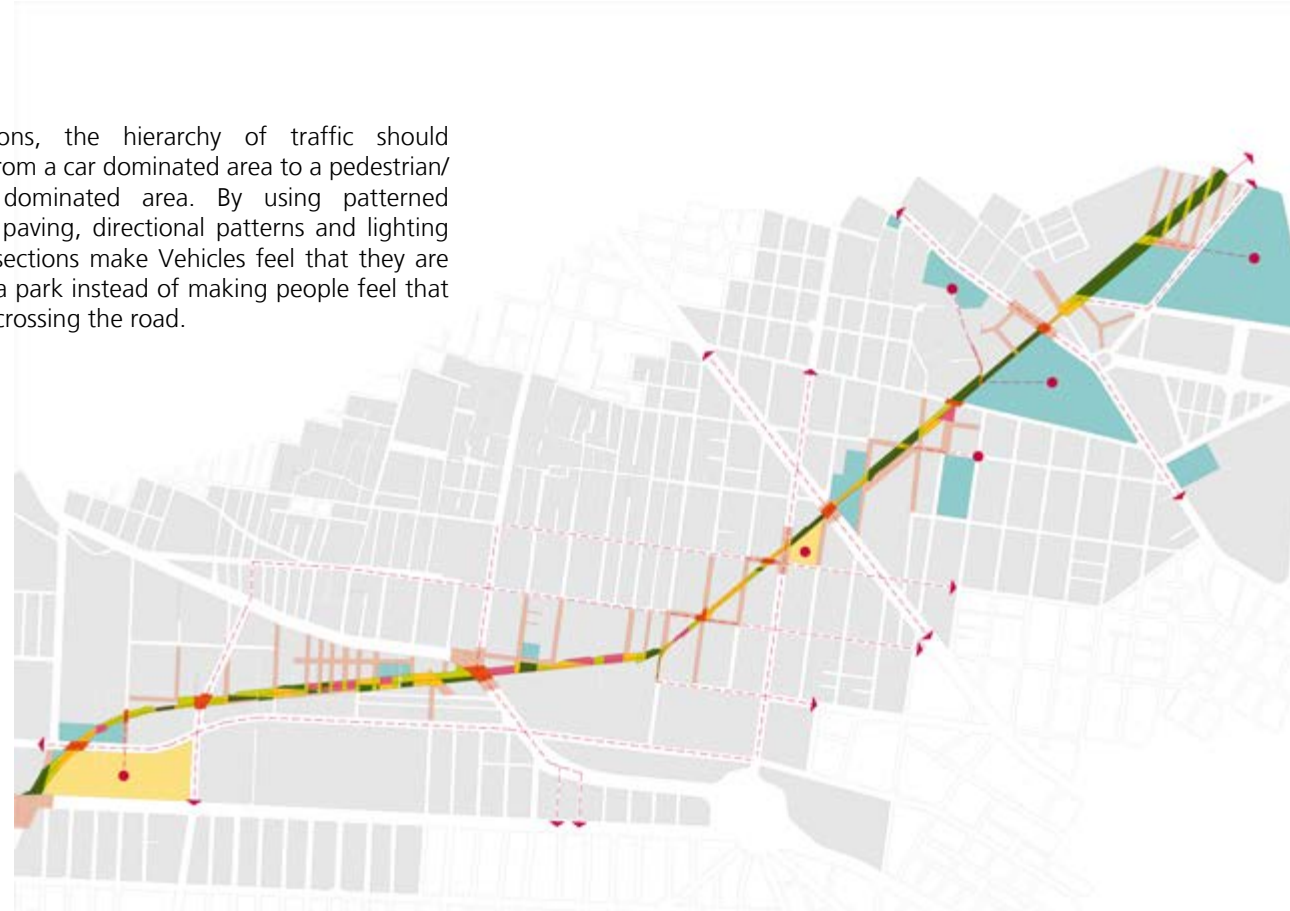
Looking at Cuernavaca linear park, it is imperative to recognize the railway as a part of the identity, history and the urban practices of the area and to design the park to fully allow use of the full space, not in conflict with, but in a time-synergy with the train's circulation, considering therefore the flexibility of its uses.

The Landscape is designed using a patchwork pattern. This Urban Patchwork explains the varying uses and materials adding to the locality of the urban chapters

Cuernavaca linear park uses the city grid to create physical and visual connections and thus activating the area fully as a park. Connecting to the grid also changes the overall direction away from a straight journey through the park to a sideways experience that strengthens the local experience.

To connect the park across the heavily trafficked

intersections, the hierarchy of traffic should change from a car dominated area to a pedestrian/ bicyclist dominated area. By using patterned concrete paving, directional patterns and lighting the intersections make Vehicles feel that they are crossing a park instead of making people feel that they are crossing the road.



The Terrace Garden

The new green residential center of HCMC

Ho Chi Minh City also informally known by its former name as Saigon is the largest city in Vietnam by population. It was once known as Prey Nokor prior to annexation by the Vietnamese in the 17th century. Under the name Saigon, it was the capital of the French colony of Cochinchina and later of the independent republic of South Vietnam 1955–75.

The metropolitan area, which consists of the Ho Chi Minh City metropolitan area, Thu Dau Mot, Biên Hòa, Vung Tau, DiAn, Thuan An and surrounding towns, is populated by about 10 million people, making it the most populous metropolitan area in Vietnam. The city's population is expected to grow to 13.9 million by 2025.

The new urban development is located in one of the most important axis if the City, Nguyen Van Linh parkways.

The 42 Ha site will be transformed into a new green residential community with terraced apartments, villas and townhouse, public facilities and a commercial center.

The main strategy of the master plan is to create a central park with several water features and swimming pools, functioning as the main natural corridors as well offering all facilities and amenities for the residents.

The park is also the connection between the villa zone and the high rise zone, providing a green buffer and a privacy zone for the villas.

Location: Ho Chi Minh City, Vietnam

Description: Design of a new residential community on 42 HA

Master plan design scale: 1:2000

Status: completed (2012)

Client: Vietracimex

The terrace garden apartments are designed to maximize the views while creating sky parks at different levels, offering place for relaxation for the community. Several units are designed to have large terraces for the life outdoor, increasing the value of the development.

The master plan accommodates 976,000 m2 of GFA, with an average plot ratio of 2,33, achieving density while preserving the quality of the green and public space.



Minh Khai City Plaza

A new landmark in the heart of Hanoi

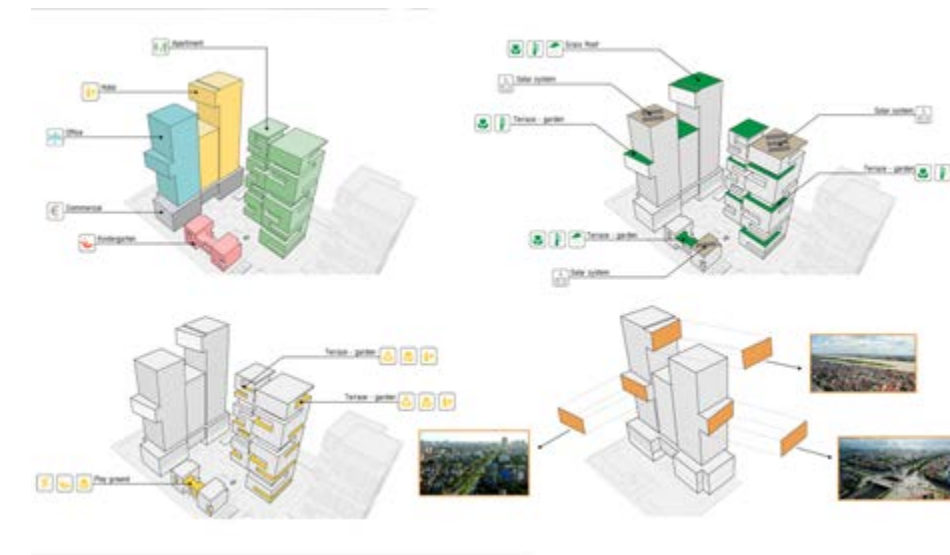
Location: Hanoi, Vietnam
Description: Design of a new residential community on 3,1 HA
Master plan design scale: 1:500
Status: completed (2013)
Client: Vietracimex



The site plan (3,1 HA) is located in Hanoi on a strategic location, easy to be reached by the new planned road connected to a new bridge on the Red River. The complex building (commercial, hotel, offices, services apartments) is a landmark located on the main street as a gate and main front of the development. The master plan accommodate a total GFA of 202,000 m2 with a plot ration of 6.5.

We have designed the apartment blocks and complex building together with the landscape to offer a fresh environment and open views to its new residents. The main goal is to incorporate natural element such as trees and large plants within the structure of the new building to give opportunity to be close with the nature. We have also integrated social and community functions within the city block for the life of the community.

The new buildings have special design features such as private gardens and loggias, create an high standard of living. The new complex is designed with basements car parks. The park is designed together with the swimming pool offering a peaceful and green environment to its residents. The swimming pool will be an attraction of the new complex, for sport and relaxation.



Hoa Binh Cultural Center

The natural landscapes of Vietnam

Location: District 10, Ho Chi Minh City, Vietnam
Description: Design of a new cultural center and a park on 3,4 HA
Master plan design scale: 1:500
Status: completed (2015)
Design Competition



The main design idea is to recreate, through the connection and integration of the architectural design of the building and landscape design of the park, the beauty and variety of the natural landscapes of Vietnam. In fact, the culture of Vietnam can be also learned and experienced through the beauty of its landscapes, such as the rice terraced cultivation in the mountains, the lakes and the rivers, the lush of the vegetation such as lotus flowers, bamboo trees, and an incredible variety of tropical flowers, trees and vegetation.

Our design connects the architecture of the cultural building with the landscape design of the park. In fact the building is designed to have naturalistic slopes, ramps and stairs, connecting the park and squares to the main indoor and outdoor functions of the building.

The park has a variety of landscape areas representing the landscape

of Vietnam, such as lotus flower ornamental lake, palm and bamboo forest, gently natural hills. The cultural center is designed as a tropical green architecture, a green landmark building for District 10 and Ho Chi Minh City.



River Hills of Yangon

Bringing the natural landscape within the architectural fabric

Location: Yangon, Myanmar

Description: Design of a new residential community on 19 HA

Master plan design scale: 1:2000

Status: completed (2015)

Client: LATWAR GROUP

The master plan main objective is to design residential, commercial and office buildings with open views to the rivers and the city and at the same time create landscape opportunities and social space for the people of Yangon.

With our design we increase the surface of green areas, garden roof, squares and footpaths, making the development more permeable and integrated with the existing city.

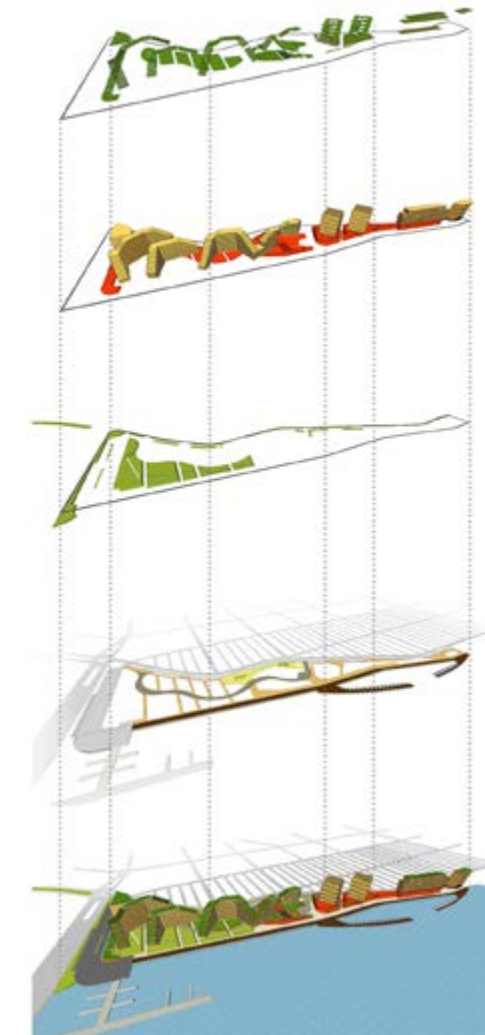
The new development (total GFA 824,000 m2) has a mix of function for a vibrant and dynamic environment. The residential areas are located in the western areas, all with riversides views, private terraces, swimming pool and facilities.

The buffer between the residential and the new future bridge is the port area with the port marina that will serve the local

needs of Yangon.

The center of the development is the shopping mall with promenades and public square that connect the city of Yangon to the new marina for passengers.

In the western area is located a mixed use development (5 stars hotel and offices) and the marina apartment block.



Polo Club Residences

A new green community in Yangon

Location: Yangon, Myanmar

Description: design of a new residential and commercial complex on 3,6 HA

Master plan design scale: 1:500

Status: completed (2014)

Client: LATWAR GROUP



The new development called “polo club residences” is a new residential and commercial complex in Yangon. The site, on total area of 3,6 HA is located in front of the green area of Race course, where there are also several sporting facilities and can take advantage of the views to Shwedagon Pagoda as well Kandawgyi lake.

The main concept of the master plan is to design a new innovative residential and commercial complex where its inhabitants can feel to be a part of a community and enjoy all the new facilities such as swimming pools, recreational areas, café’ and restaurants, shopping area, gym and fitness centers and many others.

The main concept of the design is also to create an open “gallery” in the heart of the complex: it is a pedestrian street and long square, with fountains and decorations, green areas and

trees, where the people can gather together and enjoy the open space, surrounded by shops from both side.

The design is also based on the green podium and green roof solution: the top of the podium of the residential building (used as car park area) and the commercial building is used to locate several facilities and green areas such as: swimming pools, gardens, barbecue area, playground for kids, and many others.

The buildings, 4 residential blocks and 1 mixed used tower, are also designed to maximize the views to the surroundings, increasing the natural ventilation and being located with the best orientation to increase decrease the hit of the place.

The new complex is designed for a total GFA of 404,344 m2 and a plot ratio of 7,45.



88 Living Tower

A new landmark mixed use tower for Cambodia

Location: Phnom Penh, Cambodia

Description: design of a new residential and commercial landmark on 2,3 HA

Master plan design scale: 1:500

Status: completed (2017)

Client: Anz Royal



The concept and master plan design takes inspiration from the history and traditional of Cambodian architecture as well its integration with the natural landscape of the forests. Angkor Wat is the main reference to design a landmark tower that brings all the main features of a building representing the culture of Cambodia as well its future toward a sustainable and green development.

The tower, for a total of 88 levels and a height of 366 m, is one of the world tallest building as well in South East Asia. It locates 475,000 m² of residential and commercial facilities, including a 5 stars hotel and a panoramic lounge at the rooftop, becoming so a touristic destination for Cambodia and the city of Phnom Penh.

Its green features include sky gardens, infinity pools, eco and smart glass

façade, intelligent solutions for energy savings and sustainable architecture. The historical features of Angkor Wat are designed as ornamental features of its new façade, elements in metal and stones that symbolize the history of Cambodia.

The layout plans encourage the open views to the surroundings, maximizing its potential as the tallest building of Phnom Penh and Cambodia.



OPTION 1





OPTION 2



OPTION 3

Skyparks Phnompenh

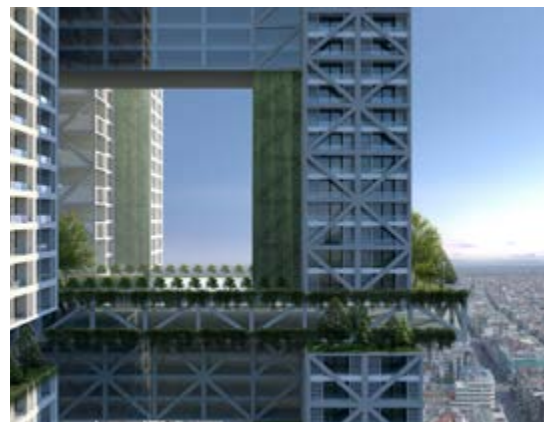
A new concept of living green in height

Location: Phnom Penh, Cambodia
Description: design of a new cultural center 2,2 HA
Master plan design scale: 1:500
Status: completed (2016)
Client: ANZ Royal

The new landmark tower design takes inspiration from the natural landscape of Cambodia: the forests. We want to integrate this important green element into the building, creating a new sustainable tower of tomorrow.

The development is arranged in 3 interconnected towers, using sky bridge and sky parks as the green and social connector, having the main common facilities such as landscape areas, swimming pools, recreational zones.

The towers, for a total height of 384 m and 381,000 m2 of GFA, arranges the following functions offering a full integrated and dynamic environment for its inhabitants: a commercial and car parking podium on 4 levels, garden apartments for 11 levels, apartments, serviced apartments and super penthouses at the top of the towers.



Vertical Park City

The natural landscapes of Cambodia

Location: Phnom Penh, Cambodia
Description: design of a new residential and commercial landmark on 2,5 HA
Master plan design scale: 1:500
Status: completed (2016)
Client: Anz Royal

The master plan main objective is to design a residential, commercial and office landmark integrated green tower in the heart of Phnom Penh.

The design will increase the surface of green areas, garden roof, sky forests, making the development more permeable and integrated with the existing city.

The new development of 77 floors has a mix of functions for a vibrant and dynamic environment. The residential functions are located at the top of the building all with riverside views, private terraces, swimming pool and facilities. The center section of the tower is a 5 stars hotel while the lower parts locate office and exhibition functions.

The first floors are also dedicated for a shopping mall with promenades and public squares that connect the city of Phnom Penh to the new commercial streets.



Can Tho towers

Landmark of Mekong River

Location: Can Tho, Vietnam

Description: design of a new residential and commercial building on 2,7 HA

Master plan design scale: 1:500

Status: completed (2011)

Client: LCSP

The master plan main objective is to design residential, commercial and office buildings with open views to the Mekong river and the city and at the same time create landscape opportunities and social space for the people of Can Tho.

With our design we increase the surface of green areas, garden roof, squares and footpaths, making the development more permeable and integrated with the existing city.

The new development of 28 floors (total GFA 285,000 m2) has a mix of function for a vibrant and dynamic environment. The residential areas are located in the western areas, all with riversides views, private terraces, swimming pool and facilities.

The center of the development is the shopping mall with promenades and public squares that connect the city of Can Tho to the new marina on the Red River for passengers.

In the western area is located a mixed use development (5 stars hotel and offices) and the marina apartment block.

