



Typology

Mixed use

Site

423 Minh Khai, Hai Ba
Trung Dist., Hanoi, Vietnam
20° 59' 50.764" N 105° 52' 0.116" E

Competition/Award

Best Green Development and
Best Condo Landscape
Architectural

Client

HBI. jsc Hanoi, Vietnam

Cooperation

-

Landscape design

NKB Hanoi, Vietnam

Interior design

-

Photography

Nguyen Viet Anh

Site area

20,076.9 m²

Area of building

7,837.6 m²

Gross floor area

208,557.6 m²

Building volume

775,922.4 m³

Floor area

153,920 m²

Start of planning phase

2015

Start of construction

2017

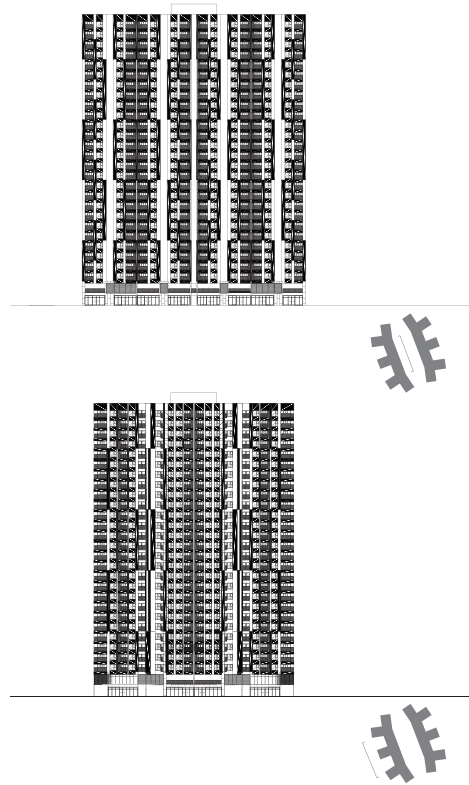
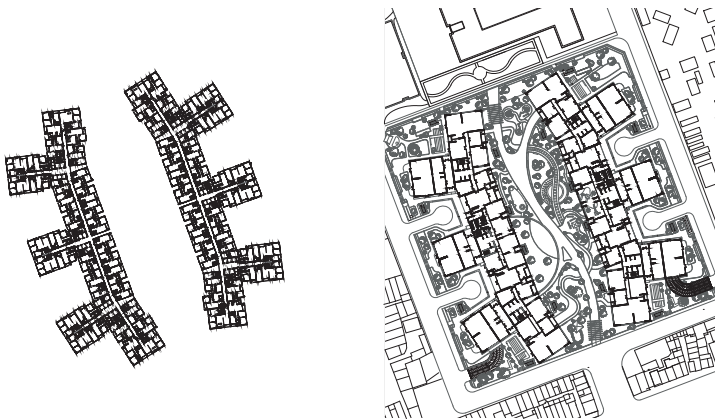
Completion

2019

Construction cost

EUR 74 million

Imperia Sky Garden
Hanoi, Vietnam



The remit for this development in the south of Hanoi was to build a multifunctional complex that would meet **the increasing demand for modern amenities in the Vietnamese capital** and accommodate a mix of uses including residential, leisure and services offering retail, restaurants and school and pre-school provision. The challenge was to provide **high-end responses to a range of issues from architecture and design through environmental and landscaping questions to interior fittings**. The project also called for a range of apartment sizes and flexible floor plans as well as strong links to the public space. The Imperia Sky Garden comprises four 25 to 35-storey blocks including a school complex and a residential and services development. The school complex accommodates an international school and a kindergarten, while the residential and services development houses over **more than 1,865 upmarket 2 to 4-bedroom apartments** alongside various public spaces including a business centre, lobby, fitness space, library and other residents' facilities.

Insights

The project illustrates the paradigm shift towards quality and design in Vietnam. The client recognised that design quality brings higher returns and made a conscious decision to choose a European firm of architects.



A garden in the sky – the pinnacle of luxury. The iconic design of the residential complex, which features two symmetrical, bow-fronted buildings facing one another, made it possible to provide a greater number of corner apartments, facilitated natural ventilation and provided sun protection. One of the highlights of the project, the roof garden offers a **complete landscape design with pergola, playground and jogging track**. The outer shell is characterised by the use of glass and metal plates in various shades of grey, while the rest of the façade design is dominated by coloured concrete in both open and closed areas, creating a dynamic effect. The glass part of the façade guarantees stability and resistance in the face of strong winds and keeps maintenance work to a minimum. **Five modular floor-plan types allow a high degree of flexibility on each floor** where the interior design makes use of high-quality materials.