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RESIDENTIAL PROPERTIES

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A beckoning 'golden age' of architecture

By Lucie Muir

LONDON

For more than 30 years, the architect Costas Kondylis has been shaping Manhattan's skyline. As head of Costas Kondylis Partners and of its interior design branch, Kondylis Design, presided over by his daughter Alexia, he is responsible for the design of more than 74 high-rise residential towers in the city, including the Trump World Tower.

Now, the silver-haired architect of Greek heritage is focused on several projects outside the United States — initially, developments exceeding \$4 billion in Moscow and Turkey.

"We are entering a new golden age of architecture," Kondylis said on a recent stop in London to attend the International Property Awards, where he was honored for his work on the Trump tower. "Modern-day architecture is about a synergy of cross-cultural ideas, luxury lifestyle living and most exciting of all, emerging global markets."

Kondylis's latest projects are for that global market. In Moscow, he is working on a 17,000-square-meter, or 180,000-square-foot, glass office tower commissioned by JSC City, a Russian-based private residential company, and scheduled to begin construction in March.

Also in Moscow, Kondylis is planning a mixed-use residential and retail project near the Tretyakov Gallery of Modern Art. The glass facades of the box-shaped towers will be splashed with vivid constructivist

art patterns, achieved by printing dots on the building's surface, a process developed by Kondylis and his team.

Like all his work, Kondylis said, the building will reflect both the cultural and aesthetic elements of the city. "I thought back to the Bauhaus period and tried to imagine how things would look today if communism hadn't happened," he said.

Such structures are the result of a team effort, which begins at Kondylis's studios in the Chelsea neighborhood of New York. He opened the firm in 1987 and now employs more than 150 people. Kondylis says he encourages designers to take what he calls "dream time," to be inspired by art, cinema or fashion, but he also worries about the clock. "If you take too long devising elaborate plans," he said, "then the market will have moved on. You have to stay three steps ahead these days."

In addition, he gives careful consideration to how his designs can increase a property's market value. "The nature of the investment market is extremely sophisticated, and architects should be continually aware of enhancing the market value for both the developer and owner of the apartment," he said.

Nowhere is that more apparent than in Qatar — described by Kondylis as the new Dubai. One of Kondylis's largest pending projects is a waterfront housing development for Qatari Diar, a regional leader in Qatar's sustainable real estate development business.

"Qatar is at the beginning of a new building boom," he said. "We have

learned a lot from the recent building frenzy in Dubai and can reverse the mistakes we have seen there, by keeping things in context with regard to scale and space." Kondylis also wants new structures to use building materials and technologies that are indigenous to that country and that are also well suited to the climate.

Kondylis prepared the master plan for the mixed-use residential district in Qatar, which forms part of the larger Lusail Waterfront Development, overlooking the Gulf. Designed to house more than 5,200 luxury high-rise living units, signature hotels, retail and amenities, the development is intended to accommodate an estimated population of 12,000 people. As part of the luxury-seaside living plans, Kondylis's waterfront plots (46 in all) — among which were unspecified numbers of apartments — were put up for sale in February and sold within hours. The estimated sales value of the 46 plots was expected to reach 2.3 billion Qatari riyals, or \$632 million.

"People were reaching for their checkbooks without even looking at the plans," said Kondylis, who was told about the sales rush by one of his model makers in New York, who went to Qatar to show potential buyers a representation of the project.

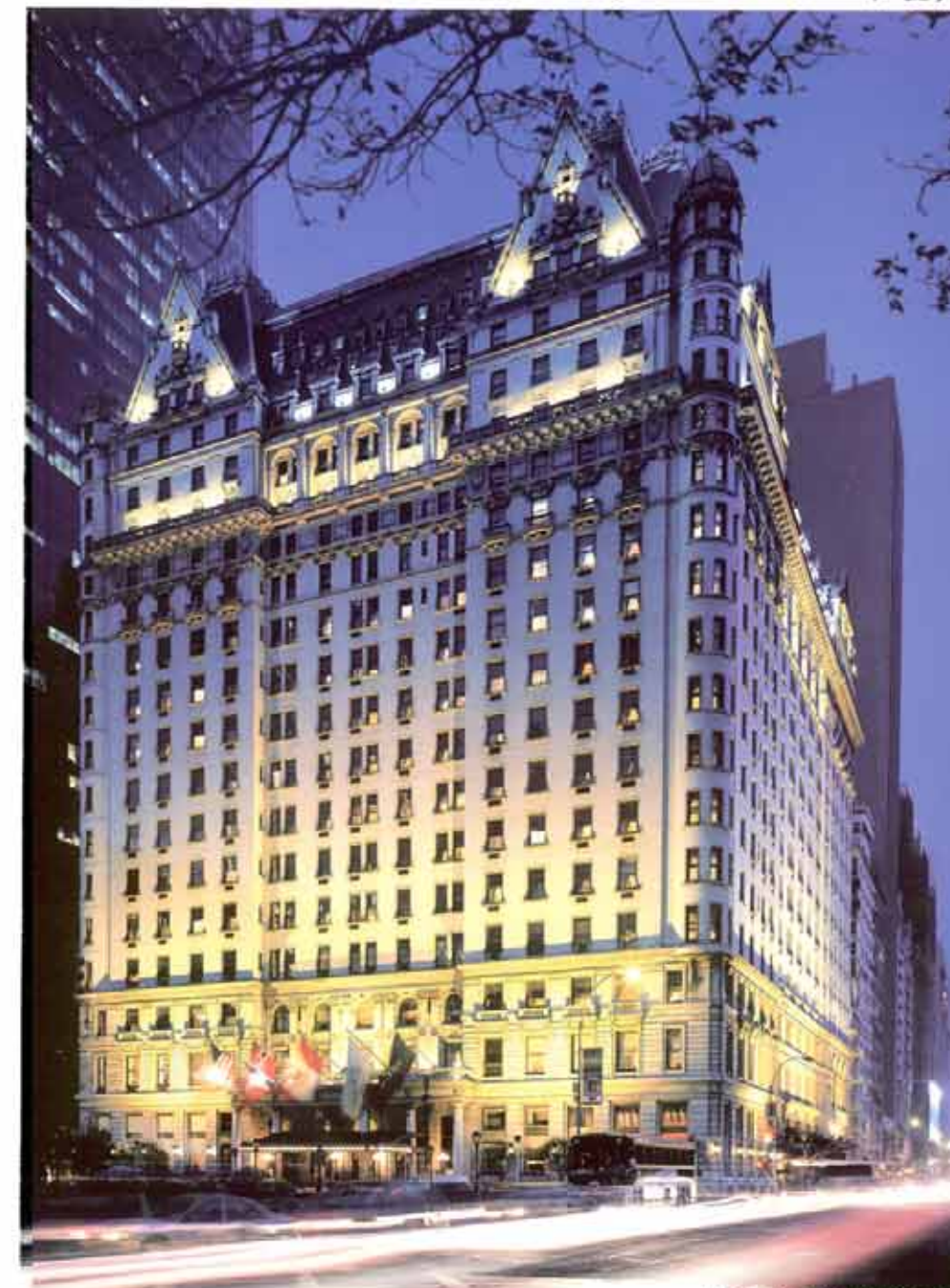
Kondylis's design style also is reflected in a 65-story apartment tower and subterranean shopping plaza that he has designed for Istanbul. The development, called the



Sisli project, was designed for Tasyapi, a leading luxury residential development firm based in Istanbul, and is to open in the city center at the end of 2009.

Like most of Kondylis's buildings, the tower will be made of glass, his preferred building material; it gives a sense of lightness, he says. And glass-covered openings will be installed in the roof of the underground shopping plaza, allowing natural light to pour in.

One of Kondylis's more unusual building locations is in Almaty, the capital of Kazakhstan. He is working on two projects: two 12-story residential towers, to be connected by a four-story retail area, and three residential towers, to cover 18,000 square meters.



Costas Kondylis and Partners

Costas Kondylis, far left, is responsible for the design of more than 74 high-rise residential towers in New York City, including 45 Park Ave., left, as well as the renovation of The Plaza, above. Now the architect is focused on projects outside the United States.