

CHYBIK + KRISTOF WIN INTERNATIONAL COMPETITION FOR A MULTIFUNCTIONAL TOWER IN THE CAPITAL OF ALBANIA SETTING A NEW STANDARD FOR URBAN LIVING

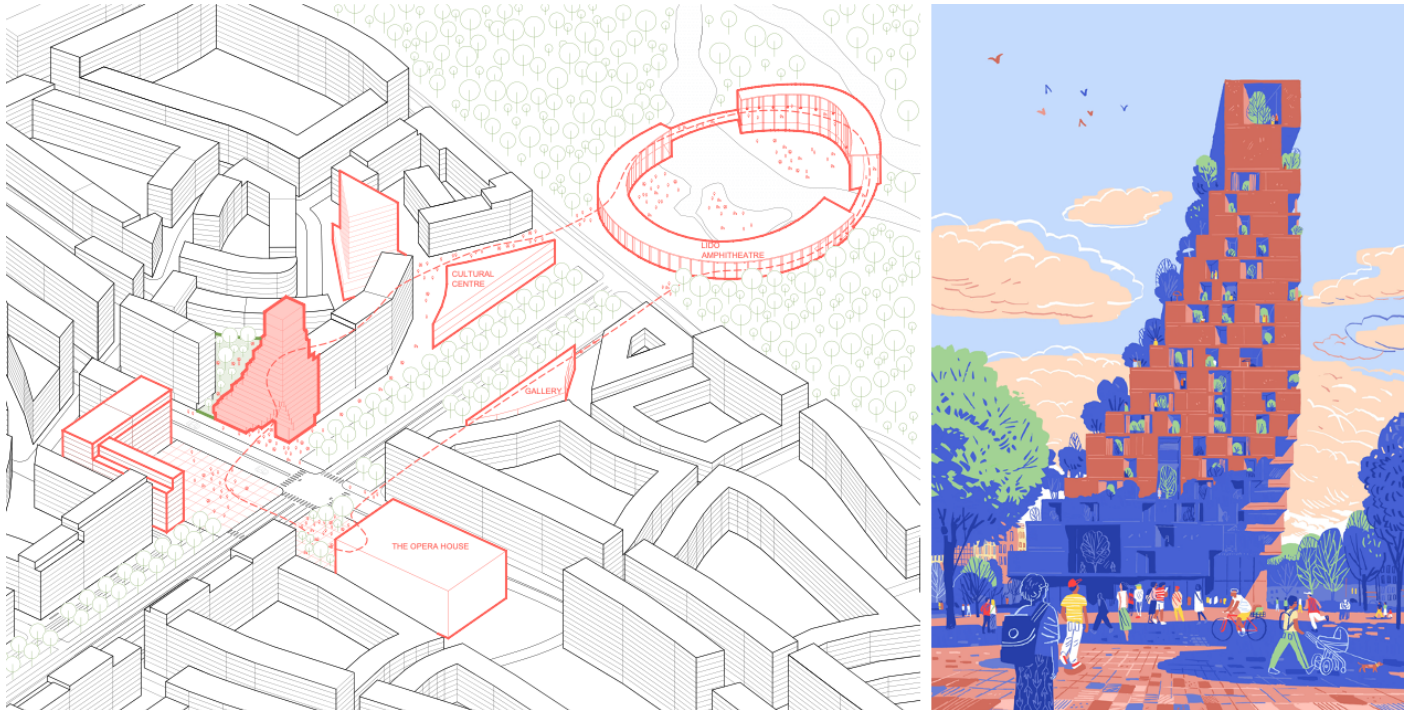
Set to integrate into the masterplan of *Tirana's* upcoming *Culture Hub* central area, **CHYBIK+KRISTOF's** winning **multifunctional tower** rings in a new ear for the capital, being the first of many projects from the masterplan to be built, joining international firms in re-defining the urban landscape of Tirana.



December 4, 2023 (Tirana, Albania) – **CHYBIK + KRISTOF (CHK)** present the winning design for a new multifunctional tower, set to become a landmark in the capital of Albania, Tirana, with its recognizable cascading silhouette wrapped in red concrete. Located at the heart of the forthcoming *Culture Hub* of the capital within the New Boulevard, the multifunctional complex is envisioned as an 83-meter tower, consisting majorly of residential spaces while the first three floors are dedicated to offices and retail, all the while becoming a significant addition to Tirana's ever-growing skyline.

Over the past decade, the Albanian capital has been booming into a modern and dynamic city, following its mission to invest in infrastructure and high-quality spaces, improving the eminence of life for its residents alongside becoming an attractive point in the Balkans. Underlining the city's active leadership efforts to elevate Tirana's urbanism, many international offices are contributing to this important development, including CHK. As a part of this reactivation and redesign of the city, particularly establishing the cultural importance of the upcoming area, CHK's winning design is a central connector in the urban masterplan, bringing together the entire district of the upcoming *Cultural Hub*, consequently forming a vibrant public space for the locals.

At the heart of CHK's project is a design that integrates with the planned city's fabric, forging a connection with the dynamic landscape of Tirana via the New Boulevard. The tower, positioned strategically at the heart of the future *Cultural Hub*, serves as the urban connector, weaving together the district's upcoming key cultural buildings such as the opera house, art gallery, cultural center with the Boulevard, and the River Park, into a vibrant and cohesive public area. The cascading scheme of the tower, a rectangular structure situated on a prominent corner of the area, marks it as a pivotal orientation point for the entire neighborhood.



The significance of the tower extends beyond its design, as it combines old and new elements, defining a new urbanity at a crucial scale for Tirana. Located at the end of the New Boulevard, this structure is set to be one of the first realized buildings of the new masterplan, bringing balance to the end of the Boulevard in close proximity to the River Park. This integration connects the Boulevard with nature, adding an essential element to the overall urban landscape of Tirana.

The main driver of the architectural form of the tower is the quality of the residential areas, the apartments that build up to 80 percent of the building. The cascading façade forms green roof terraces for several apartments on each floor, extending the greenery of the surrounding urban context by retaining rainwater to mitigate the heat island effect and irrigate vegetation. Supporting the optimal environmental goals, CHK introduces a **climate-specific living approach** to the residential block by creating passive shaded loggias full of greenery, as a viable response to the local subtropical Mediterranean climate. The passive, shaded loggias are built in every apartment with aluminum window frames, bringing optimal thermal coverage to the entirety of the apartment, protecting the interior from overheating, providing only the main source of daylight, and framing the unique views of the Skanderbeg Mountain Range in the distance.

Frida Pashako, General Director of Urban Planning and Development at the Municipality of Tirana, explains:

'The winning project for the multifunctional tower at the New Boulevard of Tirana marks a milestone in our city's architectural landscape, as it is a result of the first private international competition amongst nearly 20 future competitions in this particular area.'

This project showcases an extraordinary fusion of innovative design and visionary urban planning. The proposal stands out by its thoughtful consideration of the street articulation/corner of the project, integrating with the urban fabric while establishing an inviting and dynamic connection. It shows an appreciation for the site's context and the rapid development unfolding around it.



One of the key highlights is its ability to establish a cohesive relationship between diverse functions within the tower and with the public spaces around it. The clever distribution of spaces fosters a synergy that intertwines various functionalities, creating an environment that is not only functional but also aesthetically pleasing.

This project aspires to contribute to the emergence of a new identity within the informal urban context, shaping a future that accommodates the rapid pace of development. I am certain that this building will aid in creating spaces that inspire and evolve with the cityscape. We are eager to witness the tangible impact it will have on our city's skyline and the lives of its inhabitants. We thank CHYBIK+KRISTOF for bringing their international expertise and experience to Tirana.'



Setting a pioneering example of collaboration between the private and public sectors, the project marks the first pilot exemplary international competition for privately owned land and a private investor with the active participation of the city of Tirana and international architectural offices.

CHK's winning design stands as a testament to their vision for a dynamic and interconnected urban future. As the tower takes shape, it will contribute to defining the city's identity, representing the fusion of architecture, environmental action, and community engagement.



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NOTES TO EDITORS:

About CHYBIK + KRISTOF

CHYBIK + KRISTOF (CHK) is an architecture and urban design practice founded in 2010 by Ondrej Chybik (*1985) and Michal Kristof (*1986). Operating with 60+ international team members and offices in London, Prague, and Brno, CHK's focus has been ranging from urban developments to public and residential buildings, emphasizing the connection of architecture and societal responsibility, ultimately creating an improved dialogue between the built environment and the society residing in it. Following a successful volume of work over the last decade, the studio has been awarded a number of prizes, including the 2019 Design Vanguard Award from Architectural Record, and winners amongst the European Centre for Architecture Art Design and Urban Studies 2019, 40 Under 40 Award. chybik-kristof.com

Lead Architect: CHYBIK + KRISTOF

Landscape Architect: MARKO & THE PLACEMAKERS

Local Consultant: STUDIOARCH4

Sustainable Design Specialist: CLEARLY EFFICIENT

Lead Architect: Ondrej Chybik, Michal Kristof

Design team: Jiri Vala, Jiri Richter, Radek Satora, Ondrej Svancara, Ondrej Mundl, Ilya Lebedev, Lukas Kvasnica, Martyna Bobinska, Magdalena Czopka, Antonin Hampl, Martin Holy, Martin Iglesias

Structural Engineer: SDS Group shpk, BOLLINGER + GROHMANN

Collaboration: Marko&Placemakers, CLEARLY EFFICIENT, Studioarch4, SDS Group shpk,

Competitors: XDGA, Bovenbouw Architectuur, Coop Himmelblau, Atelier Martel

Investors: 2T SHPK, BE-IS SHPK

Year: 2023

Type: mixed-use, residential, offices, retail

Size: 17 500 m²



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Investment: 11 375 000 EUR

Status: competition (1st place)

Tower height: 83,7 m

Floors: 23

Image credits:

Image 1. Render Exterior View. Courtesy of CHYBIK + KRISTOF.

Image 2. Drawing of the Culture Hub. Courtesy of CHYBIK + KRISTOF.

Image 3. Drawing of the Multifunctional Tower Exterior by Alexey Klyuykov. Courtesy of CHYBIK + KRISTOF.

Image 4. Render Interior View. Courtesy of CHYBIK + KRISTOF.

Image 5. Render Exterior View. Courtesy of CHYBIK + KRISTOF.

Image 6. Render Exterior View. Courtesy of CHYBIK + KRISTOF.