

# CASA NEL PARCO RESIDENTI- AL COMPLEX 2004-2011, Jesolo – Italy

**Coauthor** Pedro Sousa Arquitectos

**Client** Cogetrev

**Engineering** Pool Engineering Spa (structures), Sinthesi (installations), PROAP (landscape), ArcoVeneto (local office)

**Contractor** Setten Genesis Spa

**Photography** Duccio Malagamba

Today, more than ever, practicing architecture is designing the city. Buildings are containers of life and activities, but they are also responsible to shape the public space and, consequently, the social life. On the other hand, it is essential that architecture finds a careful balance between natural and built landscapes.

Located in Jesolo, a city known for its seafront tourism in the Veneto area, about 50 km from Venice, the project involves a private complex of seasonal residential units, according to a development plan that comprises the maintenance of the vast pine forest with subtle infrastructures.

The project sought to find the best possible relationship between the built volumes and the natural landscape, between the city and the beach, creating a new public space, a place of conviviality and encounter, able to enhance the natural beauty of the place and to dialogue with the extensive area of pinewood and the beach.

The terrain is limited, at South, by the Adriatic Sea, and at North by a main distribution road, where it is located a 25-storeys housing tower and a 2-storeys horizontal building for commercial purposes. The latest creates also a foundation for the main tower, accompanying and defining the street front, as well as defining a transitional space between public and private spaces.

In the remaining area, between the tower and the sea, and in the pinewood glades, there are several smaller, square shaped, buildings of 4-storeys, so as not to exceed the pine trees canopies, with rectangular shaped openings, parallel to the sea front and a common area with exterior swimming pools and other facilities.

Like the pines trees, these buildings are long and narrow, with a modular zigzagged plan to allow different housing typologies with balconies inserted in the volumes and with views that open in both directions, to the pinewood and to the sea. All buildings are designed in a modular way to allow the manipulation of a large number of typological variants, flexibly adjusting the needs of the ever volatile real estate market.

The tower appears in the landscape as a recognizable element, evoking the tonalities of the Veneto's cultivated fields or reflecting the variations of the Adriatic Sea blue. The 4-storeys buildings, lined with solid cherry wood, maintain a relationship of complicity with the existing pines, turning their natural form into an organizing element of architecture. The landscaping draws a network of elevated walkways that cross the complex avoiding touching the trees and adapting to the terrain all the way to the beach: flow of people of life and nature.

