



# Architecture Volume

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## Part 2 Power Building

Francesco Bonami, Ole Bouman, Zvi Efrat, Jeffrey Inaba,  
Rem Koolhaas, Markus Miessen, Lina Stergiou and many  
others, on Entrance Lobbies, Historical Monuments,  
Hotels, Megachurches, Museums, Palaces, Penthouses,  
Prisons, Security Fences, and much more...

# Aranda. Kuwait

**Location** 30 kilometer Southeast of the centre of Kuwait City

**Total area** 66,000 m<sup>2</sup>

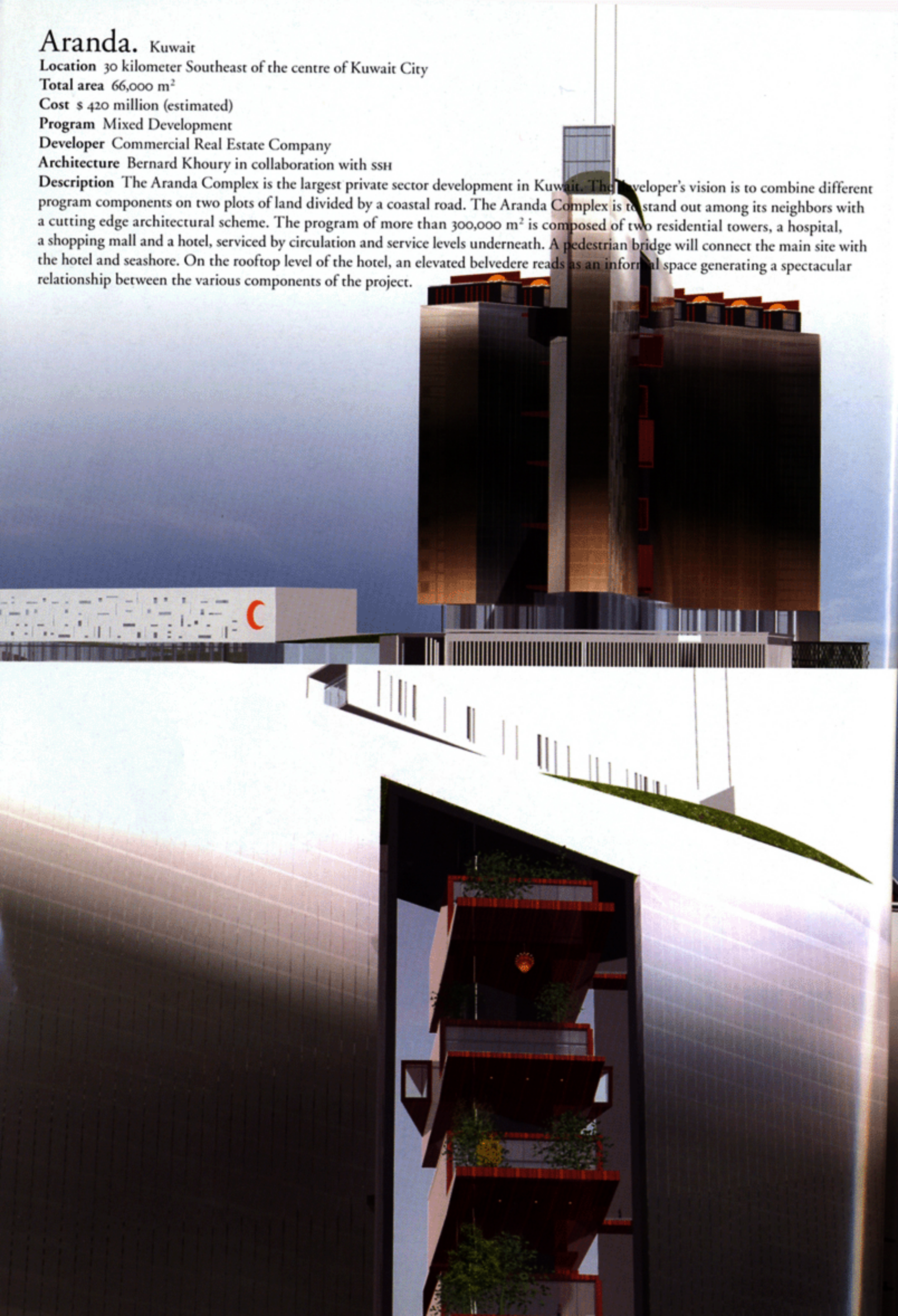
**Cost** \$ 420 million (estimated)

**Program** Mixed Development

**Developer** Commercial Real Estate Company

**Architecture** Bernard Khoury in collaboration with SSH

**Description** The Aranda Complex is the largest private sector development in Kuwait. The developer's vision is to combine different program components on two plots of land divided by a coastal road. The Aranda Complex is to stand out among its neighbors with a cutting edge architectural scheme. The program of more than 300,000 m<sup>2</sup> is composed of two residential towers, a hospital, a shopping mall and a hotel, serviced by circulation and service levels underneath. A pedestrian bridge will connect the main site with the hotel and seashore. On the rooftop level of the hotel, an elevated belvedere reads as an informal space generating a spectacular relationship between the various components of the project.



**Al Qurm.** Muscat, Oman

**Location** site in the prime district of Al-Qurm in Muscat

**Total area** 18,706 m<sup>2</sup>

**Cost** Undisclosed

**Start** 2004

**Expected completion** 2008

**Program** Mixed Development

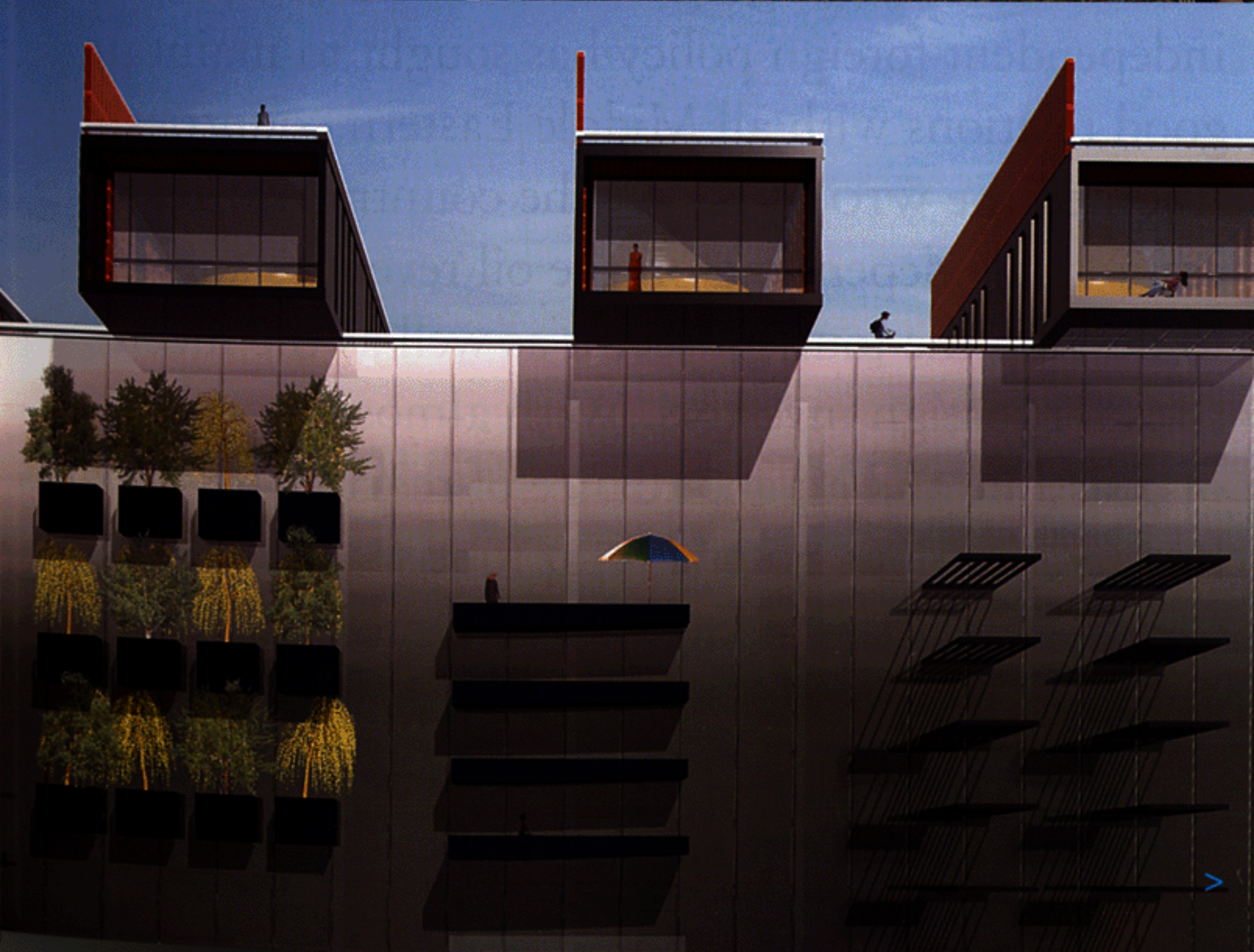
**Client** Unknown

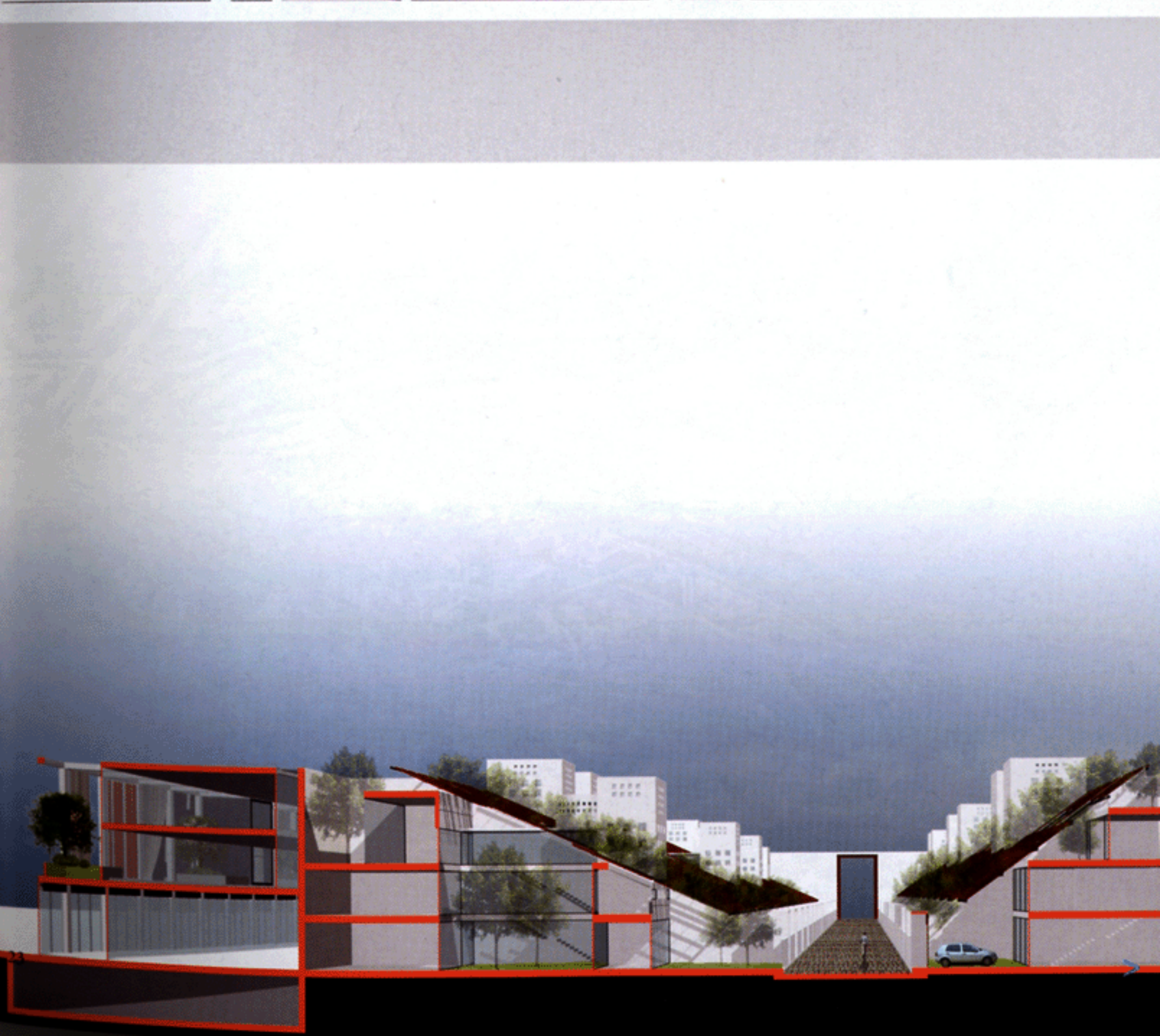
**Developer** Al Argan

**Architect** Bernard Khoury / DW 5

**Description** Al Qurm Gardens is a residential/commercial complex consisting of 11,825 m<sup>2</sup> of residential row houses, and a 9,310 m<sup>2</sup> commercial gallery. Al Qurm complex is demarcated from its context by the presence of two gateways at the southern and northern edges of the project, signaling the entrance to the residential quarters as a sort of introverted community. The commercial program inhabits the southern wall thickness and the western edge of the project, which addresses the urban context through its permeable retail and office facade. The housing units are located in separate lots with private gardens. The units come in various typologies that shape the skyline of the neighborhood in a way reminiscent of traditional Omani villages. They are characterized by a simple construction technique: peripheral shear walls and slabs, articulated through a palette of plug-in elements consisting of galvanized steel planters, wooden pergolas and tents. The mall is of a gallery/atrium typology, which consists of a retail area occupying the ground floor, while the first and second floors are dedicated to duplex offices.

**Oman.** Qaboos bin Said Al Said rules Oman from 1970 onwards and has opened the country to the outside world with his extensive modernization program. Since 1997 all citizens above the age of 21 have full voting rights. Oman's moderate, independent foreign policy has sought to maintain good relations with all Middle Eastern countries. It joined the WTO in 2000. The country realizes it cannot stay depending on the oil revenues and tries to develop the tourism sector as well as the incentives for foreign investors. With almost 2000 km of coastline and an abundance of marine life Oman has an enormous potential for tourist industries. Omanisation, a campaign meant not only to ensure a job for each citizen but also to reduce dependence on expatriates in search of self-reliance in human resource, has become the government's top priority.





**Surramanraa.** Riyadh, Saudi Arabia

**Location** 3200 m<sup>2</sup> site in the center of downtown Riyadh

**Total area** 2500 m<sup>2</sup>

**Cost** Undisclosed

**Start** 2005

**Expected completion** 2007

**Program** Shopping and leisure center for women

**Developer/investor** Unknown

**Client** Unknown

**Description** Surramanraa is a ladies-only leisure facility meant to offer women a stimulating entertainment and shopping experience, providing them with an exclusive space for social and cultural gatherings. The location offers a wide variety of retail and service facilities, like Home Furnishings, Fashion, Cosmetics, a Lounge & Café, a News & Music stand, a Business Center, a Children's center, and more.

Surramanraa reveals itself to the city as an urban installation. The access to the project is monumentalized by two mobile independent elevator-towers, each consisting of a 7 meter high cabin. The iconic structures anchor themselves by piercing through the slab all the way down to the lower level while piloting the visitors into the facility. The translucent slab constitutes the project's façade and the surface of intersection between the city and the interior space. Natural light penetrates the space through the slab. By day, it acts as a veil through which the visitors perceive the overhanging shadow of the city-activity above. By night, the slab lights up giving the lower space an incandescent glow perceived from its surroundings.

**Saudi Arabia.** Saudi Arabia is by far the largest and the richest of the Gulf States. It is an oil-based economy with strong government controls over major economic activities. Saudi Arabia possesses 25% of the world's proven petroleum reserves, ranks as the largest exporter of petroleum, and plays a leading role in OPEC. The petroleum sector accounts for roughly 75% of budget revenues. The government is encouraging private sector growth to lessen the kingdom's dependence on oil and increase employment opportunities for the swelling Saudi population. After many years of negotiations it acceded to the WTO in 2005.

Some major terrorist attacks in 2003, prompted renewed efforts to counter domestic terrorism and extremism, which also coincided with a slight upsurge in media freedom and announcement of government plans to phase in partial political representation. As part of this effort, the government permitted elections for half the members of 179 municipal councils.

