

# Luxury residences overlooking Bangkok's Lumpini Park break ground

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Words and Photography Foster and Partners.



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City Dynamic – a joint venture between City Realty and Swire Properties – held a groundbreaking ceremony to mark the beginning of construction for two new ultra-luxury residential towers (214 metres and 284 metres) in the heart of Bangkok. Located on Wireless Road, the development is adjacent to the 142-acre Lumpini Park, which is regarded as the first public park in Thailand. Foster + Partners' design extends the experience of the park across the development's ground plane and vertically through the towers.

Luke Fox, Head of Studio, Foster + Partners, said: "We are delighted to have reached this important milestone on this project. Working in collaboration with our client, the design continues our exploration of the regionally responsive architecture, which is adapted for modern city living with overhanging awnings and reimagined vernacular clerestory windows that provide spectacular views across the city."

Each tower is made up of two interlocking square volumes, which are rotated by 45 degrees to minimise overlooking and maximise city views of the park and the city's Central Business District. The buildings step down towards the road to reduce their visual impact, with large plates at different intervals to further break down their massing. The timeless façade has a strong horizontally – with striking textured awnings that shade the interior spaces.

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The vibrant ground plane is a green oasis in the heart of Bangkok. Each tower has its own entrance and drop-off zones for residents and guests, which enable direct access from tree-lined driveways. Shaded verandas with overhanging canopies wrap around both buildings at ground level, creating indoor-outdoor spaces for socialising and relaxation. A discreet route from the first tower leads to a private pool, a single-storey children's pavilion, and a separate children's pool. The glass pavilion is filled with natural light and provides direct connections with the spectacular natural landscape. Private lifts transport residents to their apartments, where some prime units feature large double-height balconies that offer panoramic views of the city.

Roland Schnizer, Senior Partner, Foster + Partners, added: "This wellness-driven development will achieve the highest standard of luxury park front living and create an intimate garden experience for residents. We are excited to see the project break ground and look forward to the next phase of construction."

The project has been designed by Foster + Partners through its local entity F&P (Thailand).

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