***Rodriguez Pons & Partners designs MAPP - MARINAS of PUNTA PIEDRA in Uruguay***

Marinas of Punta Piedra is a new waterfront development in the city of Carmelo, Uruguay. This will be the “ideal” human scale micro-city, 100% ecologically oriented. Its oval shape has been conceived as an elliptical boulevard called the "Gran Via", which runs through the entire enterprise from the highlands inland into the water. Along it we have structured a vision process with great destinations along the entire waterfront like the yacht club, residences, offices, commercial, towers, promenade, parks and beaches to give it functionality and public-spirited presence 24/7.

GENERAL INFORMATION

* Location: Rio de la Plata coast, Colonia town, URUGUAY
* Uses: Marina, residential, offices, hotels, commercial, restaurants, church, cultural center, hospital & sport center
* Other features: green axis elliptical boulevard, promenade, waterfront, biking & 5K running circuit, beaches, preservation of eucalyptus forest at the east & the west mangroves by the river, electric vehicles city (EV city) & plug-in transport
* City type: Ecological, EV and waterfront micro-city
* Construction: Starts 2021
* Materials: Construction and demolition waste (CDW) from the city of Montevideo, the country capital, will be used to produce new concrete and other materials. MAPP aims to use 50% of recycled materials for all its new constructions
* Energy: Electricity to be imported from new built Solar Power Plant close to the development

URBAN DATA

* Total Land Area: 910,000 m2 (91 hectares)
* Built Up Area: 450,000 m2
* Land occupation: 78.000 m2 (only 8%)
* Housing Units: 3,500
* Expected population: 15,000 / 20,000 inhabitants (residents + visitors)
* 400 boats in the marina
* 1200 boats in dry docks

PROJECT TEAM

* Master Plan: Rodriguez Pons & Partners
* Architecture: Rodriguez Pons & Partners
* Infrastructure: Atilio Gallo Pinedo
* Project Coordinator: Aldo Arteaga

This new smart city, is an “ecological waterfront micro-city” integrated into the nature of the Rio de la Plata (silver river in eng.), with the best features for a human scale city, sustainable design and a modern architectural image for a waterfront new development.

MARINAS of PUNTA PIEDRA will be developed on a fraction of land in the southern sector of Carmelo, a town on the banks of the Río de la Plata, in western Uruguay. The master plan is very respectful of the local topography, water influences (rains and tides) and plants (eucalyptus forest at the east & the west mangroves by the river) and has adapted itself to preserve and enhance them, thus providing the maximum functionality / flexibility for the XXI century living requirements; all of it designed with rigorous rationality and adjusted to a viable budget and execution. An integrated design has been made, an approach of the "MASTER PLAN AS A WHOLE". This is an essential approach to realizing the benefits of sustainable design and future construction. To this end, a number of conceptual projects have been developed for some of its future buildings and components. Energy efficiency, durability, environmental qualities, construction and operating systems work simultaneously to optimize the performance and quality of the whole as well as of each one of the buildings.

MARINAS of PUNTA PIEDRA's project is organized from a central elliptical boulevard which has been called "the Gran Via" which runs through the entire enterprise from northeast to southwest. Along this oval shape we have structured a vision process, and set a goal of creating some great destinations along the entire waterfront like the yacht club, the marina, residences, offices, commercial, promenade, parkings, lighthouse, parks & beaches. The oval is “crowned” by two iconic structures which will to be the new symbol of the of Carmelo town seen from the boats arriving from the river entering the marina and will achieve flexibility and public-spirited presence in the structures itself with the commercial center on the ground floor, green rooftop and waterfront access.

MARINAS of PUNTA PIEDRA will allow the public to enjoy with their families in a privileged and unique natural environment, tasteful and with world class services. This will be a new mixed uses micro-city of where they will be able to work, make purchases, have a pleasant moment, enjoy gastronomy and / or have your apartment or house in an environment with a marina, with areas of natural forest and a nature reserve by the Rio de la Plata on the west coast of Uruguay.