

Press Release

Frankfurt/Main, September 8, 2026

Background Information Finalists

The
International
High-Rise
Award

ZIN, Brussels



Foto: Jaspers-Eyers Architects/Philippe Van Gelooven

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Architecture: 51N4E, Brussels, Belgium & l'AUC, Paris, France; Jaspers-Eyers Architects, Brussels, Belgium

Client: Befimmo, Brussels, Belgium

Main use: Mixed use comprising offices, residential, hotel, retail, sport, public green spaces

Height: 129 m

Completion: November 2024

Location: Brussels, Belgium

ZIN marks a fundamental transformation in Brussels' North Quarter and serves as a prime example of how existing structures are incorporated into contemporary high-rise construction. The building transforms the former World Trade Center towers, WTC I and II, into a forward-looking, mixed-use urban block.

In the 1960s, the so-called "Manhattan Plan" launched a major urban development project aimed at creating a business district with skyscrapers, offices, and wide thoroughfares. The World Trade Center was to be built at a central intersection—a cluster of skyscrapers standing in pairs at each corner. Since a large portion of the planned development did not materialize initially, the area lay fallow for years. Today, however, the district still defines the Brussels skyline.

Befimmo, the owner of the towers, launched an open design competition in collaboration with the Bouwmeester Maitre Architecte (BMA, Brussels City Architect). 51N4E and l'AUC won the competition with their concept. Jaspers-Eyers was brought on board as a third partner for the further development and execution of the project.

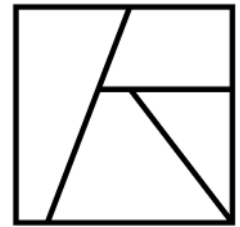
Instead of completely demolishing the existing high-rises, the two circulation cores and the five basement levels were preserved and incorporated into the new structure. A slab inserted between the two cores now connects the two high-rises into a single structure. The slab requires no separate access and features double-height floors. While this does not significantly increase the

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square meterage, it does create significantly more volume and, consequently, more possibilities. The flexible floor plans, which span every other floor, can be adapted to suit different usage requirements. The storeys which, due to the double storey height, are no longer connected to the slab are independent and can be used as needed. Today, the eastern tower alternates between office space and a hotel, while the western tower houses offices and apartments. In addition, there is a sports complex, a large public orangery and a roof garden. This mix of uses creates a building that is not only bustling during office hours but remains an integral part of urban life around the clock.

AGE 360, Curitiba, Brasilien



Foto: Manuel Sá

Architecture: Architects Office, São Paulo, Brazil & Triptyque, São Paulo, Brazil/Paris, France

Client: AG7, Curitiba, Brazil

Hauptnutzung: Wohnen

Main use: Residential

Height: 124 m

Completion: November 2024

Location: Curitiba, Brazil

Ecoville is among the most affluent and desirable residential districts in Curitiba in southern Brazil. The exclusive neighborhood impresses by virtue of its modern urban planning and outstanding infrastructure. Foregrounded here—as the name suggests—is a lifestyle close to nature. The fifty-four square meters of green space per resident found in Curitiba is surpassed in Ecoville.

With a height of 124 meters, the slender high-rise not only towers over its neighbors, but is set off from the conventional punched-window facades of the area by virtue of its characteristic pale concrete exoskeleton. The strict grid is opened up and varied in sections where private residential areas give way to spacious community spaces.

The depth of the external supporting structure protects the interior from direct sunlight, while making possible column-free floor plans in all residential units—a total of only thirty-three.

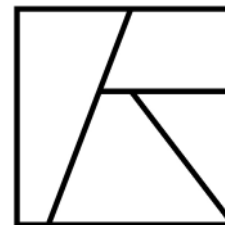
Within, eight different floor plans offer residential units measuring between 208 and 600 square meters. Floor-to-ceiling panoramic windows provide

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unobstructed 360-degree views across the city and Barigui Park, the city's largest and oldest green area.

Supplementing the apartments and distributed throughout the entire tower are community areas designed to promote the well-being of residents. These offer a fitness studio, a spa, and meditation rooms, along with a series of large terraces with seating, a swimming pool, and a two-story, tree-planted outdoor space that wraps around the building's core in stepped tiers at mid-height.

Alongside high-quality stone flooring and abundant natural wood, the greening of the building is an essential aspect of the project. The plant boxes that have been integrated into the facade will eventually form a continuous garden with the numerous green terraces whose carefully selected plant varieties are both wind resistant and low maintenance. Found at the foot of the tower is a forecourt surrounded by dense indigenous vegetation, together with kitchens, a beach tennis area, an amphitheater, and an organic vegetable garden.

Tencent Tower, Guangzhou



Foto: Archiposition

Architecture: Ateliers Jean Nouvel, Paris, France

Client: Tencent, Guangzhou, China

Main use: Offices

Height: 207 m

Completion: August 2025

Location: Guangzhou, China

Not unlike the visor of a baseball cap, the uppermost roof of the Tencent Tower in Guangzhou juts out almost thirty meters beyond the building itself. On every tenth story, moreover, oversized "sunroofs" extend community and green spaces into the open air.

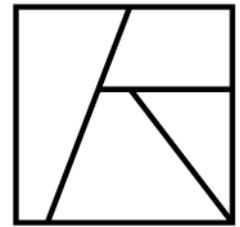
From the podium level to its impressive apex, the high-rise adheres to the principle of the vertical city. A conglomerate formed from staircases, ramps, and courtyards orchestrates the bustling activity taking place within. This zone is accessed from the street area and the riverbank via innumerable routes. Positioned amid luxurious green spaces are cafés, exhibition areas, shops, and a large cafeteria. Via tree-lined terraces, additional routes lead downward to the basement levels, all the way to an art gallery situated below the adjacent street.

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This street, which traverses the building from below, forms the central access route for both podium and high-rise. The buildings are linked by bridges, culminating in the lobby of the tower.

At every tenth level, the reinforced concrete skeleton of the tower is exposed across a two-story interval, accentuating the zones with the cantilevered platforms. Within, two reinforced concrete cores, which accommodate the internal circulation system, form the structural spine of the high-rise—making the deep projections possible. The landscaped and recreation areas found on these projections are continued vertically on the interior via stepped atria. Situated in cubes on the four levels with “sunroofs” are conference rooms, greenhouses, and workshops.

From here, landscaped staircases lead to the office levels, which are configured around the atria. The “vertical city” culminates in the panoramic view from the deeply protruding roof levels.

The tower includes an additional design highlight: installed on the undersides of the cantilevered roofs are countless LED spots—like a sparkling firmament, this luminous installation allows the tower’s contours to become indistinct at nighttime.

88 Walker, Sydney



Foto: Tyrone Branigan

Architecture: Fitzpatrick + Partners, Sydney, Australia

Client: Billbergia, Meadowbank, Australia

Main use: Hotel, commercial

Height: 180 m

Completion: September 2023

Location: Sydney, Australia

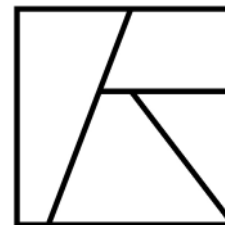
The relationship between this slender tower in North Sydney and the former fire station—with which it shares a parcel—can be said to oscillate between distance and proximity. While the two-story podium structure of the hotel and office building has been fitted snugly alongside the nineteenth-century firehouse, the glazed tower hovers far above its diminutive neighbor, separated by a wide interval and beginning only at the level of the sixth story. The interplay between these buildings also tells the story of this neighborhood: an outlying suburb during the colonial era, North Sydney later emerged as the financial center of this metropolis, now home to millions. This “embrace” resembles a gesture of respect toward the smaller building, a survivor from an earlier era.

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The clear tripartite division of the building on Walker Street is derived from the surroundings. Thanks to its sandstone facade and moderate height, the entry building in the middle, with its striking urban look, alludes to its historic neighbor. Accessed from this point are the street-level lounge and the office spaces and hotel lobby above.

The glazed tower itself is divided into two sections. Only the northern part sits at ground level; it contains an additional entrance for hotel guests. Configured in this slender section are the elevators, staircases, and sanitary facilities. In contrast, the “hovering” southern section accommodates the hotel rooms and, above them, flexible, column-free office levels. Forty-five levels are suspended nine meters above their historic neighbor. The building’s weight is conducted into the ground by immense steel and concrete supports, some set at angles. From both within and without, these supports visualize this structural feat of strength in design terms. The levels, each measuring approximately 600 square meters, are contained by a glass facade with rounded corners that offers expansive views of harbor and skyline. This curving form visually elongates what is now the highest tower in North Sydney, giving the elevated volume a lightweight appearance.

One Pearl Bank, Singapore



Foto: Serie Architects & Multiply Architects

Architecture: Serie Architects, London, UK & Multiply Architects, Singapore

Client: CapitaLand Development, Singapore

Main use: Residential

Height: 178 m

Completion: January 2026

Location: Singapore

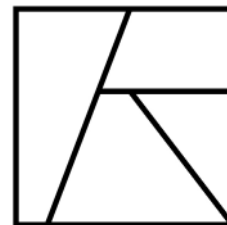
An allotment garden in one of Singapore’s most densely occupied residential towers? That is precisely what One Pearl Bank provides. Configured on the narrow sides of both towers are eighteen small garden plots with nearly 200 raised beds where residents can cultivate their own fruits and vegetables. This greenery, somewhat luxuriant even for Singapore, is completed by planters installed on the balconies, intended for shrubs and small trees, along with “sky gardens”, as well as on the roofs of the towers, which are linked by bridges. The extra-tall roof-top pergolas, covered in solar paneling, provide shade, inviting joggers to rest after their high-altitude exertions. Pearl Bank Apartments, the predecessor building, was intended for 1,500 occupants. With a hillside location in a park, it was a familiar and iconic landmark for the people of Singapore. Upon its completion in 1976, the high-

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rise boasted the highest occupation density of any modern private residential building, and was a pioneering symbol of Singapore's urban development. Meanwhile, targets for residential density in the downtown area have risen decisively. The new building was to take up the familiar form of Pearl Bank Apartments while developing it further in keeping with current expectations, at the same time increasing the number of apartments from 272 to 774 despite using roughly the same surface area. This high density was achieved by creating two curving structures that are staggered in relation to one another. These segments of a circle are configured in such a way that residents enjoy optimal views while nonetheless maintaining a sense of privacy.

The ground floor is designed to revive interest in the adjacent Pearl's Hill City Park. Since the park is set at the end of a steep area of terrain, it is relatively inaccessible and hence underused. The new landscape design guides pedestrians directly into the park via a luxuriantly planted area with more than 500 trees comprising altogether thirty-five different species. Between the towers there are numerous communal areas for residents: for example, a pool complex, pavilions, a children's playground, fitness areas and a barbecue area.

Media partner International High-Rise Award 2026/27:

STYLE PARK

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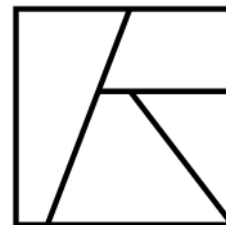
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