



LEGASPI SKYLINE HEIGHTS: A BIOPHILIC CONDOMINIUM COMPLEX

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ABSTRACT

Condominium complex developments in Legaspi City will require competition to further boost the high-density residential real estate market. Existing housing units, condominiums, and accommodations are far scattered from the central business district, that causes urban sprawl, disrupted zoning plans, unwanted noise levels from proximity to urban corridors, and a threat in the city's green & protected zones. Legaspi City's rapid economic, tourism and future development will require high density residential spaces where urban activities can quickly converge, in which the city lacks specified zoning for.

The facilities required in the proposed project include studio type, one-bedroom type, two-bedroom type, family suite and penthouses, with amenities suited for the residents' basic needs and convenience. Entrances and walkways will be strategically positions to consider visual progression, noise, traffic, safety, convenience and accessibility. Site features include roundabout to manage traffic, open green spaces, water features, walkways, bike lanes, recreational courts and playground, commercial areas and many others. Biophilic concept will be incorporated through distinct architectural styles. The planning and designing phases will be guided by the local and/or national laws and regulations.

Appropriate design for the Legaspi Skyline Heights will be determined according to the number and type of users, which are most likely professionals, high-wage earners, and tourists of Legaspi City. A design that considers the needs, convenience, safety and security of users will be the best fit for Legaspi Skyline Heights, complemented with sustainability and connection to nature.

Keywords: Condominium complex, High-density residential real estate, Urban sprawl, Zoning, Biophilic architecture, Sustainability, Residential amenities

Sustainable Development Goals: 3 Good Health and Well-being, 9 Industry, Innovation, and Infrastructure, 11 Sustainable Cities and Communities, 13 Climate Action