



SW 47TH Court, Davie Florida. U.S.A.



FLORIDA, U.S.A.

ARCENT | ESTAR

PARA: MINISTERIOS UNIDOS

DISEÑADO POR:

MIGUEL ALDANA LÓPEZ, Master Urb.
PATRICIA SÁNCHEZ SÁNCHEZ, Arch.

Nota:

6250 SW 47TH COURTH, DAVIE FLORIDA

DAVIE District





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land / Terreno



El proyecto está diseñado en un terreno de 5,438.00 m² equivalentes a 1.34 Acres.



Análisis urbano / Urban Analysis



Terrenos en desarrollo

Zona habitacional de baja densidad

Terrenos en desarrollo

humedal

6250 SW 47TH

humedal

Zona mixta habitacional de baja densidad y comercio

Terrenos en desarrollo

Infraestructura de servicios

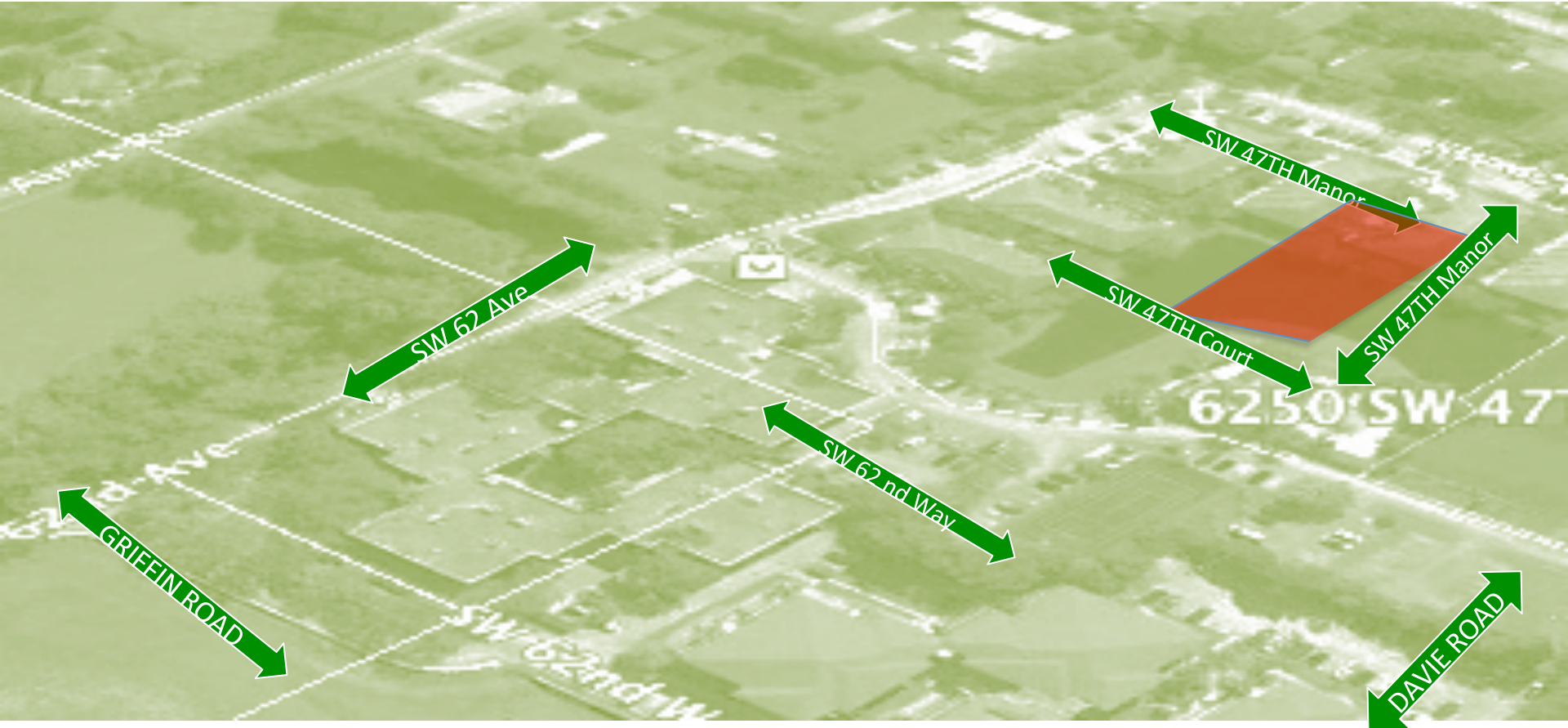
Zona mixta habitacional de baja densidad y comercio



SW 47TH Court, Davie Florida. U.S.A.



Vialidades / Roads.





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LAND / PREDIO

6106 SW 47th Ct



Cerrarr Street View





SW 47TH Court, Davie Florida. U.S.A.



THE PROJECT / EL PROJECTO



General description/ Descripción general

Arcent Davie 1st District se desarrolla en un terreno de 5,503.72m² equivalentes a 1.36 acres. Es un conjunto privado de vivienda en vertical de **3 edificios de 4 niveles**, con un total de **48 unidades vendibles** (UV) de diferentes tamaños **1, 2 y 3 recámaras**, incluye un **edificio de servicios**, (administración, mantenimiento, local comercial y una guardería para infantes y para adultos mayores). Este conjunto tiene **5,011.04m²** de construcción y las siguientes áreas descubiertas: parqueo para **120 autos**, abundantes zonas verdes, un área social con zona infantil, piscina y palapas, además de circulaciones peatonales, las cuales suman **4,192.44 m²**.

El proyecto es ecológico en sus tecnologías de ahorro y de generación de energía.

*Arcent Davie 1st District is developed on a land of 1.36 Acres. It is a private vertical housing complex, comprising of **3 buildings of 3 stories each**, for a total of **48 marketable units (MU) in various sizes 1, 2 and 3 bedrooms**. It includes a **service building** (management, maintenance, commercial premise and a day care center for infants and senior citizens).*

*This complex has **53,938.33 ft²** of construction. It has the following outdoor areas: **parking for 120 cars**, green areas, leisure areas (swimming pool) and pedestrian pathways. All this adds up to **45,127.00 ft²**.*

This project is ecological in its energy saving and generation technologies.



Areas

AD1	6250 SW 47TH , DAVIE FLORIDA U.S.A.	SUPERFICIE DE TERRENO	5,503.72 M2
DESCRIPCIÓN	CONJUNTO DE 3 EDIFICIOS VIVIENDA DE 4 NIVELES		1.36 ACRES

	CLAVE	CONCEPTO	AREA POR NIVEL	NIVELES	UNIDADES	TOTALES			
						M2	FT2	%	
ARQUITECTURA	Y	EDIFICIO TIPO Y*	398.02	4	16	1,592.20	17,138.28	31.77%	
	Y	EDIFICIO TIPO Y*	398.02	4	16	1,592.20	17,138.28	31.77%	
	Y	EDIFICIO TIPO Z*	398.02	4	16	1,592.20	17,138.28	31.77%	
	S	EDIFICIO "S"	117.22	2		234.44	2,523.49	4.68%	
			AREA TOTAL CONSTRUIDA		48	5,011.04	53,938.33	100.00%	
URBANISMO	P	DESCANSO (PISCINA INFANTES)				200.00	2,152.78	3.63%	
	I	DESCANSO (JUEGOS)				200.00	2,152.78	3.63%	
	Q	CIRCULACIÓN PEATONAL				1,222.60	13,159.94	22.21%	
	V	PARQUEOS Y CALLES (77 AUTOS)				962.50	10,360.25	17.49%	
	J	ZONAS VERDES				1,607.34	17,301.25	29.20%	
						SUBTOTAL	4,192.44	45,127.00	76.17%
	0	DESPLANTE DE EDIFICIOS					1,311.28	14,114.49	23.83%
			ÁREA TOTAL DESPLANTE DEL CONJUNTO			5,503.72	59,241.49	100.00%	

El conjunto cuenta con:

- **53,938.33 ft2 (5,011.04m2) de construcción.**

Master plan / Plan maestro

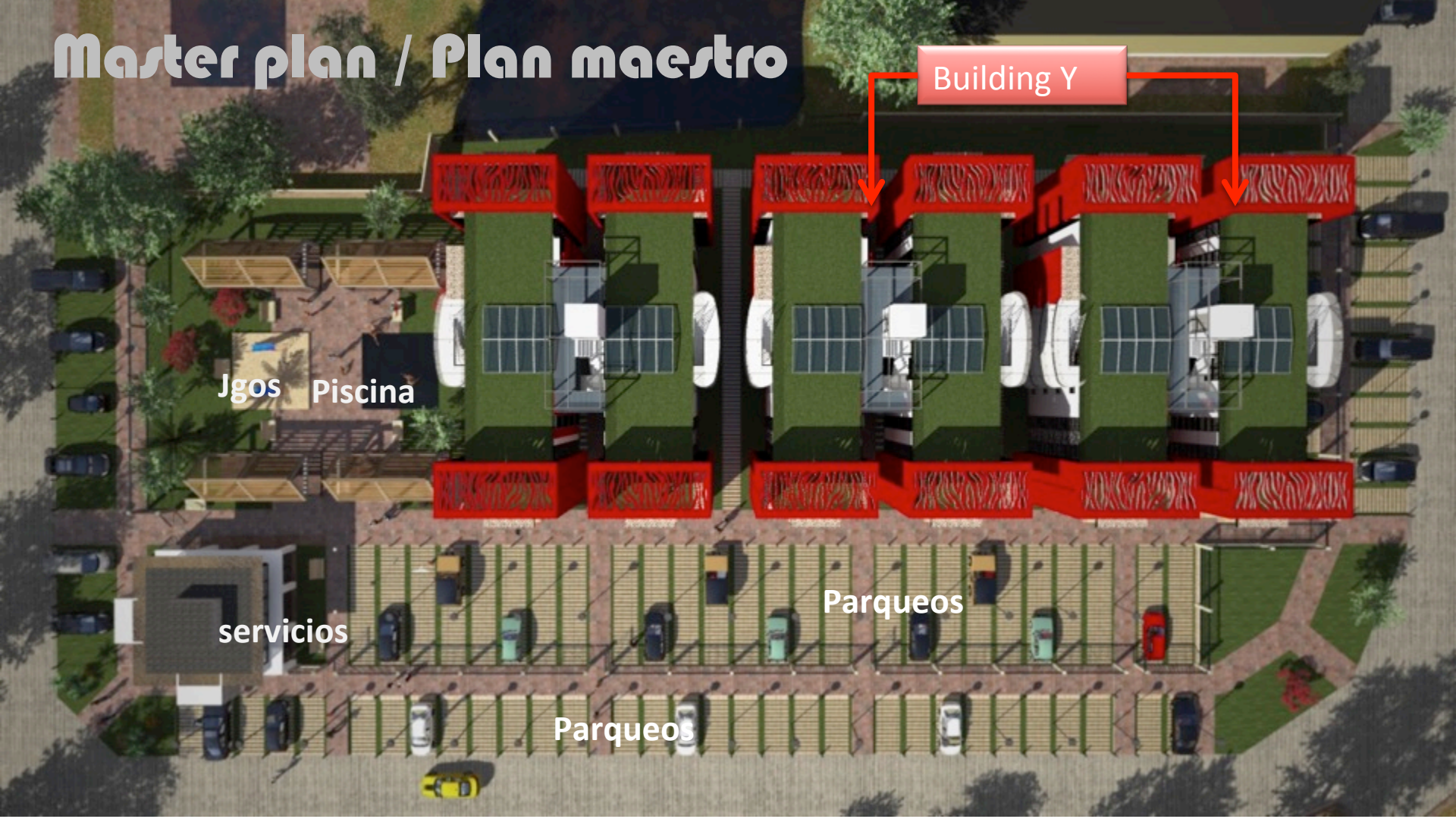
Jgos Piscina

servicios

Parqueos

Parqueos

Building Y



ARCHITECTURE / ARQUITECTURA



PARK/ PARQUEO



SWIMMING POOL / PISCINA



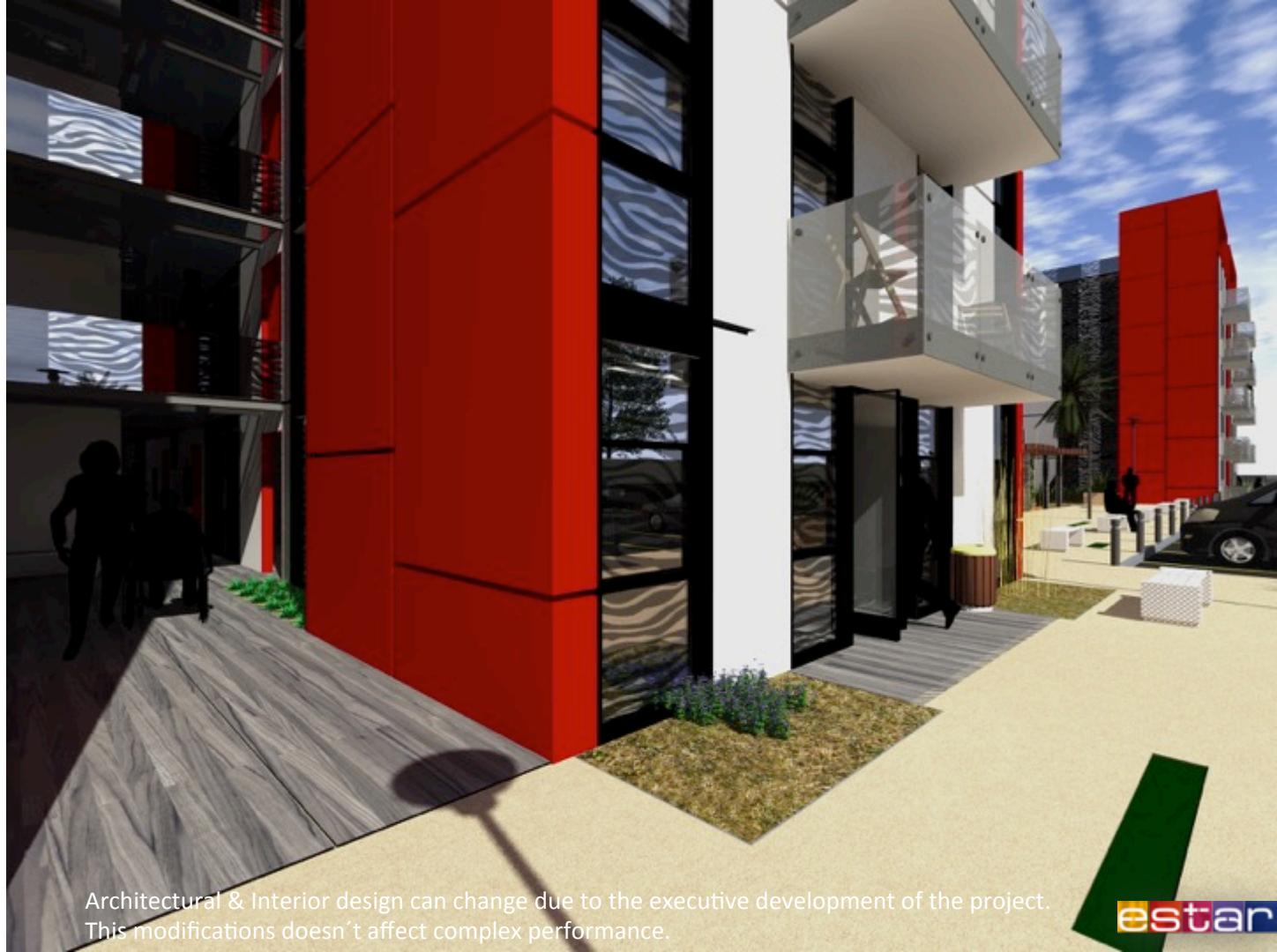
STORIE 4
STORIE 3
STORIE 2
STORIE 1

HOUSING BUILDING

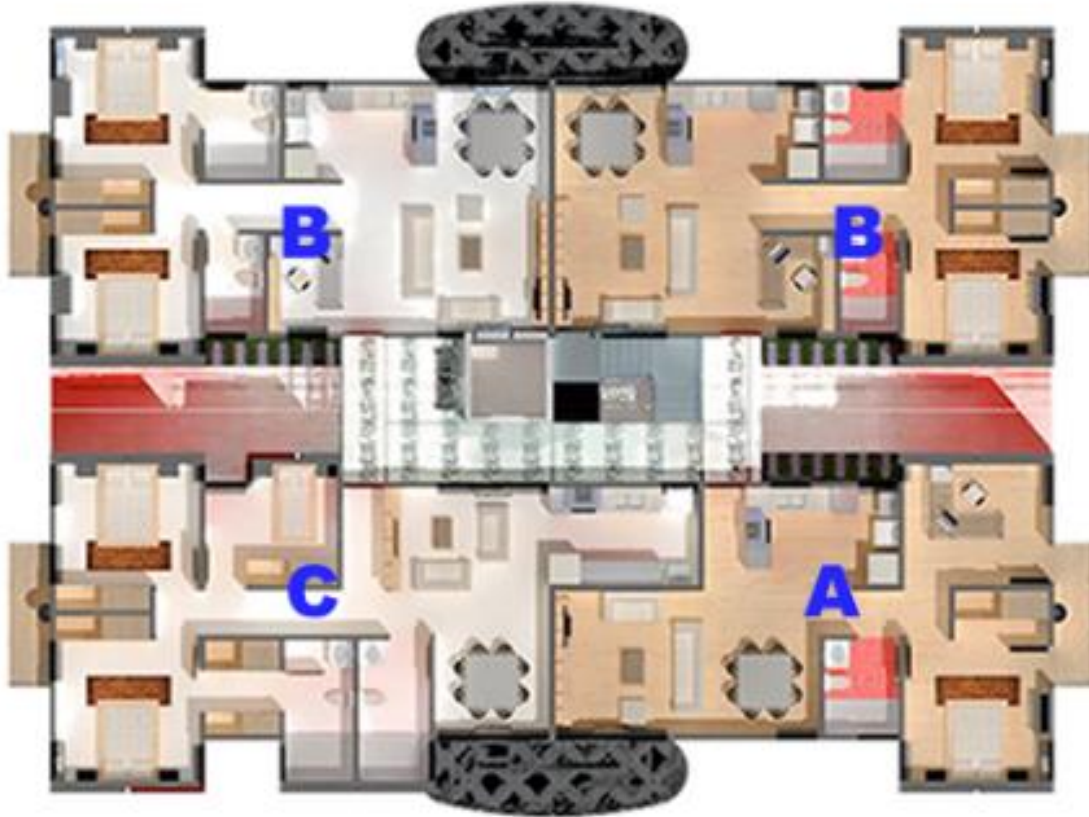
STREET

SWIMMING POOL PALAPA

“Y” EDIFICIO BUILDING



Architectural & Interior design can change due to the executive development of the project.
This modifications doesn't affect complex performance.



BUILDING TYPE Y

CODE	TYPE	SALEABLE UNITS	SURFACE / UNIT	
			M2	FT2
A	APARTMENT WITH ONE DORM	4	79.21	852.54
B	APARTMENT WITH TWO DORMS	8	88.74	955.11
C	APARTMENT WITH THREE DORMS	4	103.17	1,110.42

SALEABLE UNITS 16

BUILDING TYPE "Y" HOUSING

LEVEL	A	B	C
S4	1	2	1
S3	1	2	1
S2	1	2	1
S1	1	2	1
TOTAL	4	8	4

Stories 1, 2, 3 y 4 has:
1 apartment type A,
2 apartment type B,
1 apartment type C
Total apartments 16.

INDOORS DESIGN







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APARTMENT A

1 BEDROOM + 1 BATHROOM
79.21M2 (852.54FT2)



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APARTMENT B

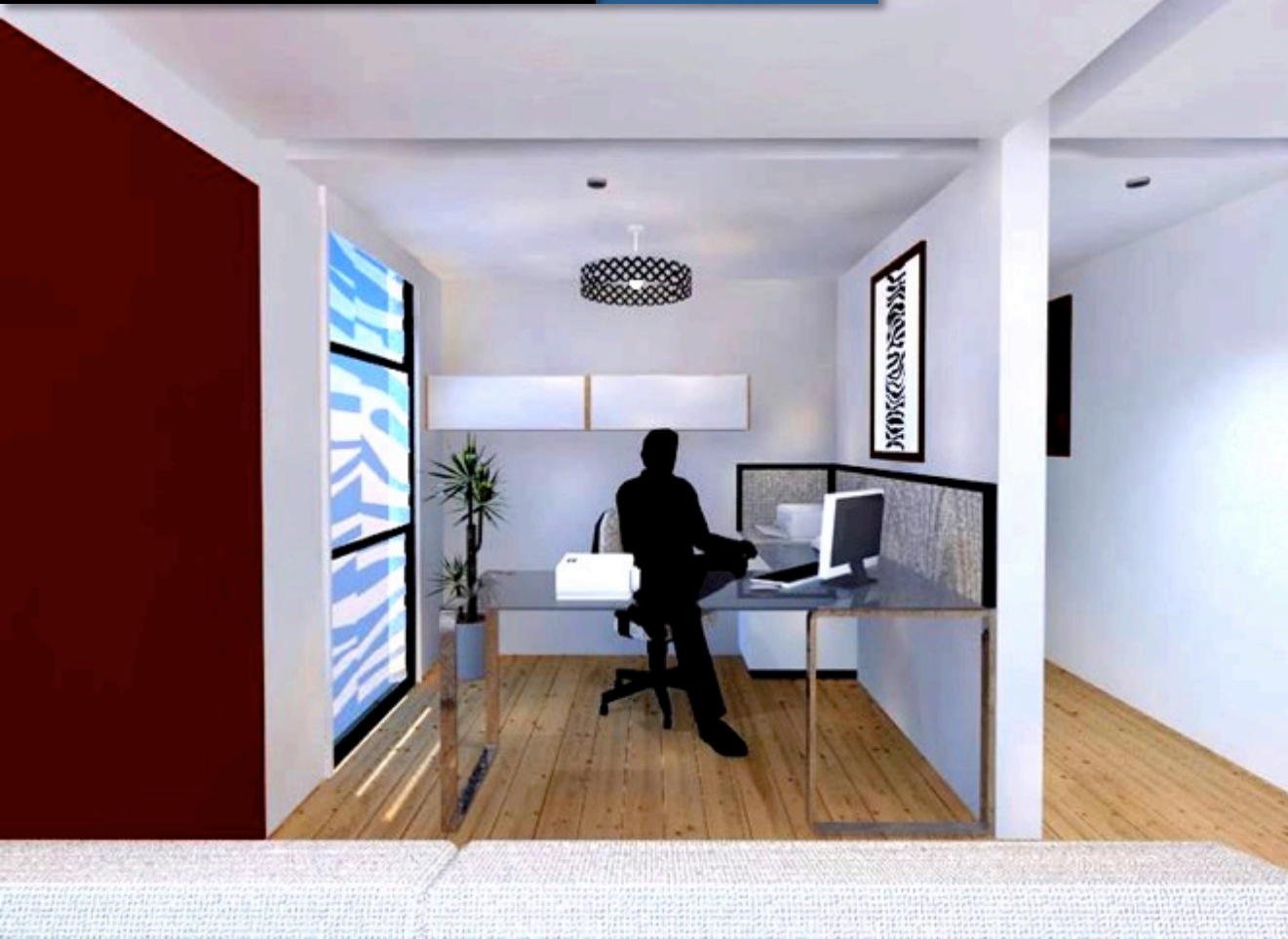
2 BEDROOMS + 2 BATHROOMS
88.74M2 (955.11FT2)



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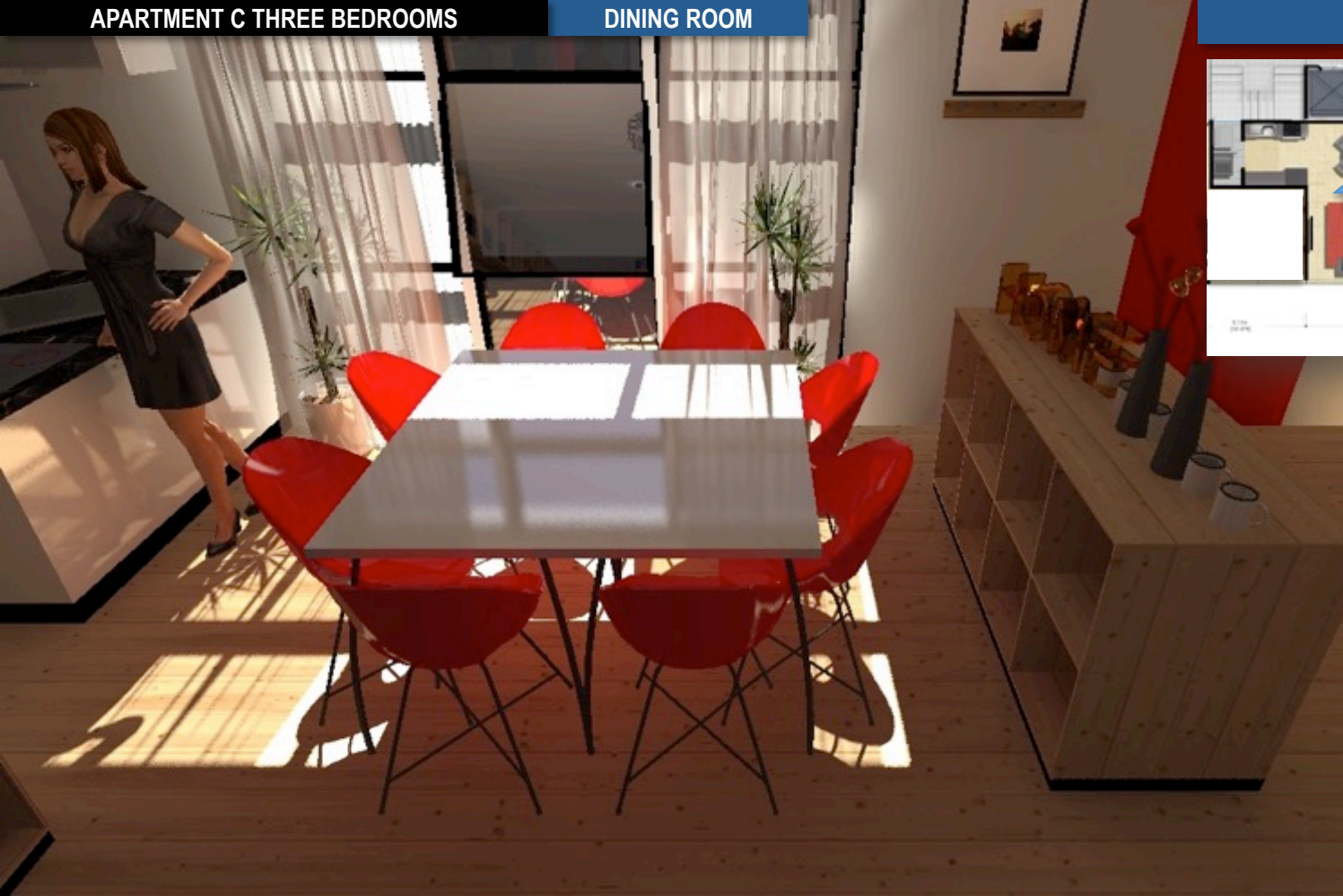


APARTMENT C



3 BEDROOMS + 2 BATHROOMS
103.17M2 (1,110.42FT2)







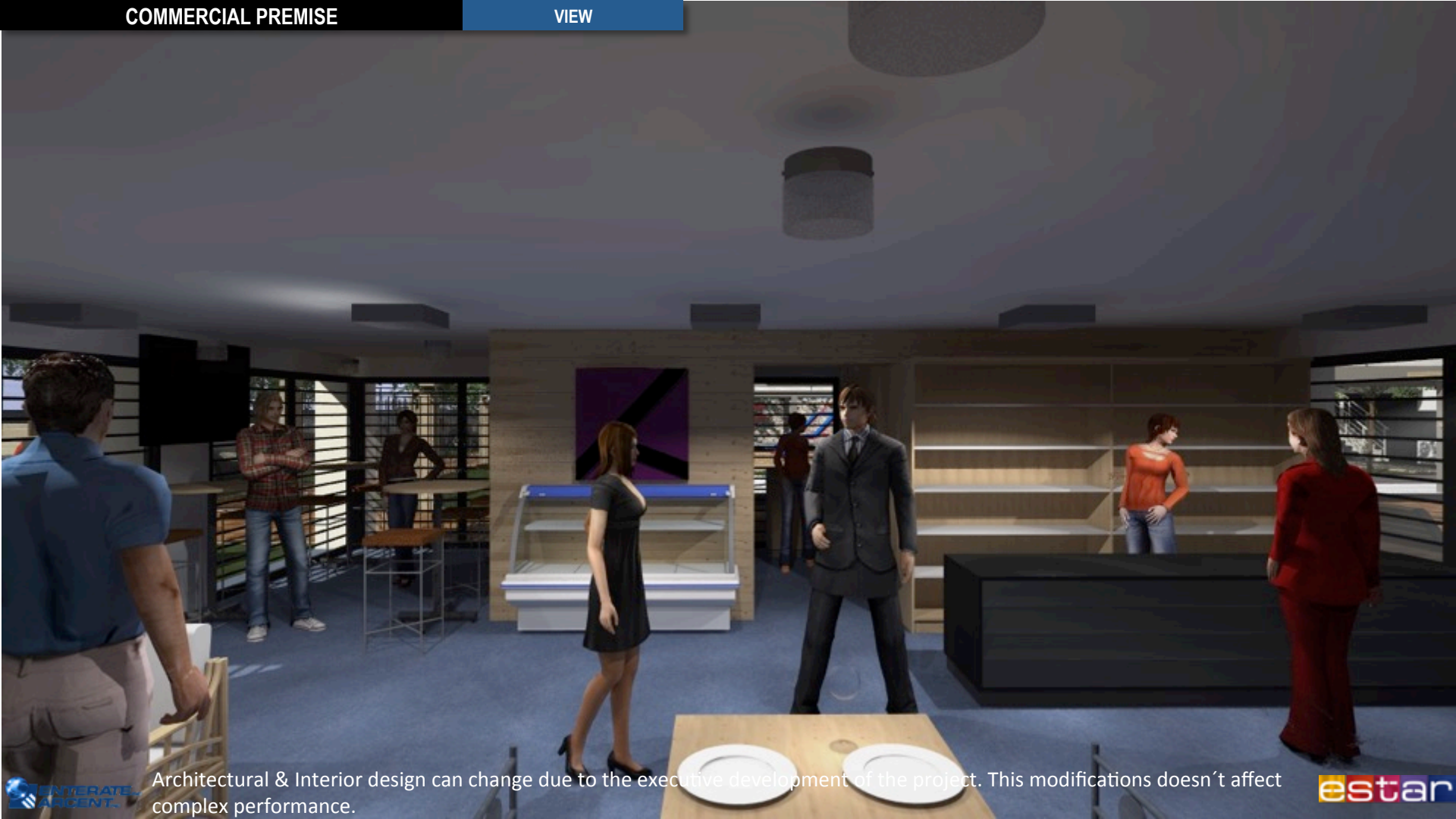
Interior



“S” EDIFICIO BUILDING



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**POR SU ATENCIÓN GRACIAS...
THANKS FOR YOUR ATTENTION...**

