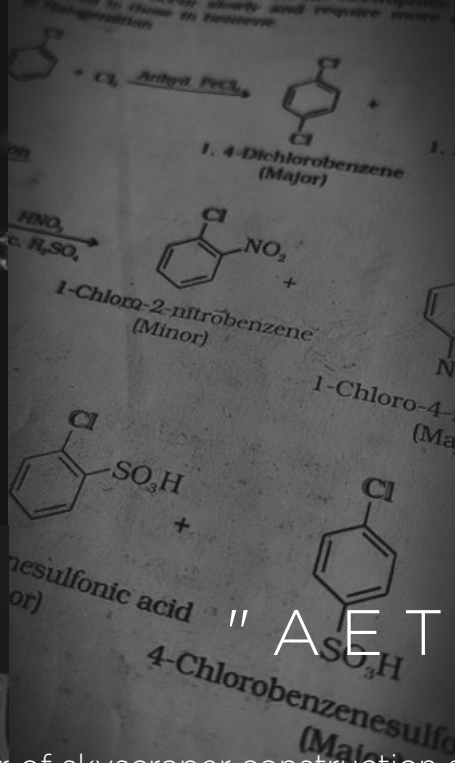


# AETHER

An object of significant urban planning importance  
Anastasia Balašova



# "AETHER"

combines the rigor of skyscraper construction science with the light, airy atmosphere of Pärnu  
The word has two meanings:

- a volatile organic compound, an invisible space for wave propagation

- the highest vault of heaven in ancient Greek mythology, the eternal abode of the gods



This name perfectly formed the basis of an architectural concept, the main pillars of which were

COLUMNS

SKY

DISCOUNTANCE FROM THE EARTH



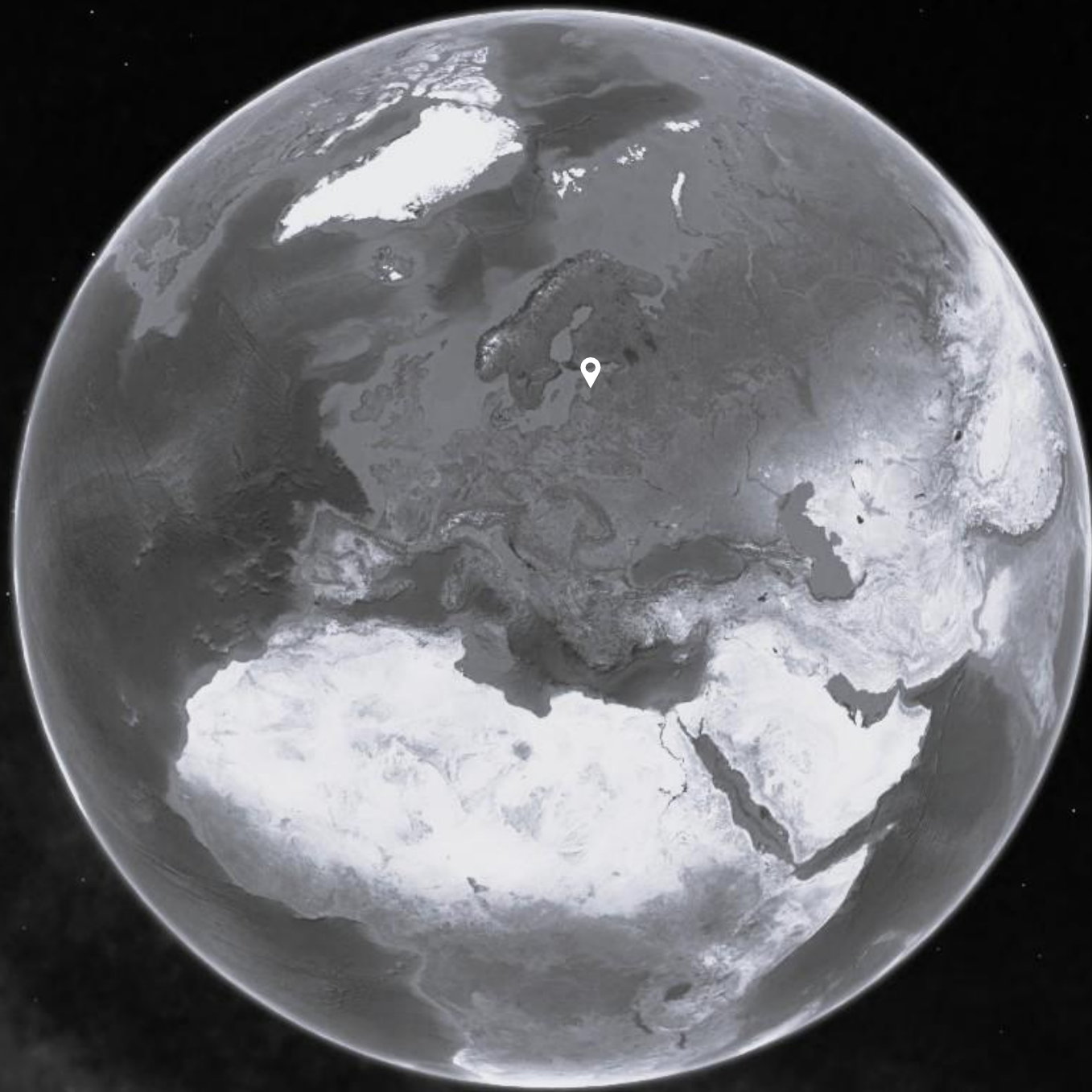
This name perfectly formed the basis of an architectural concept, the main pillars of which were

COLUMNS

# LIFE IN THE CLOUDS

DISCOURTANCE FROM THE EARTH

SITE LOCATION



The project is located in Estonia, a dynamic Baltic country renowned for its balance between cutting-edge technology and pristine nature.



The chosen location is the resort town of Pärnu,  
which combines a relaxed seaside atmosphere with a rich cultural context.





- 1 - Historic Old Town
- 2 - Beach and Promenade Area
- 3 - Pier and City Park
- 4 - Shopping Mall Area and Main Bus Station

## ACTIVE ZONES



1 - New coastal district with embankment  
2 - Future creative city

FUTURE ACTIVE ZONES

The planned site is located at the junction of key urban arteries,  
linking the riverfront, shopping centers, and the future creative city into a unified pedestrian system.





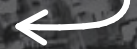
New coastal district with embankment



Shopping Mall Port Artur



Historic Old Town



Bus terminal



Beach

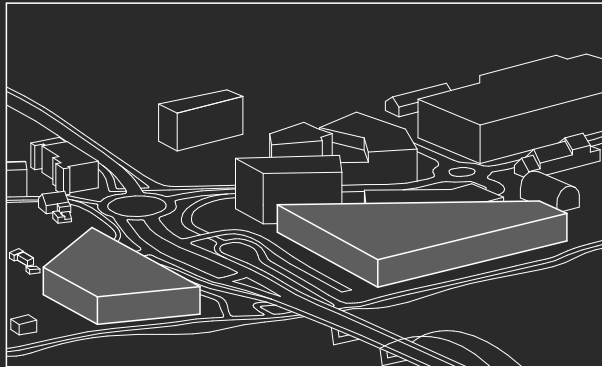


Future creative city

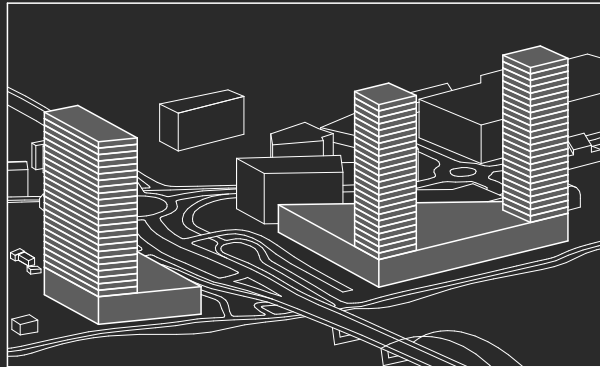




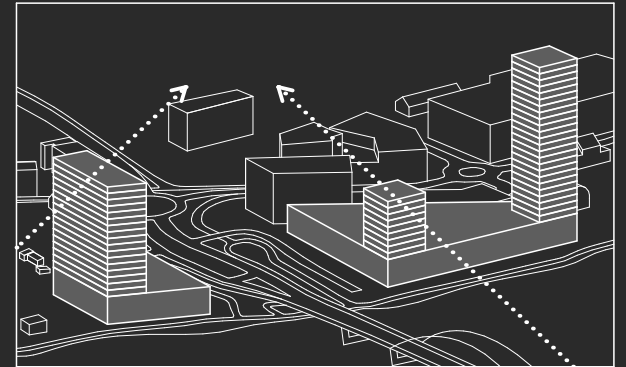
ARCHITECTURAL  
CONCEPT



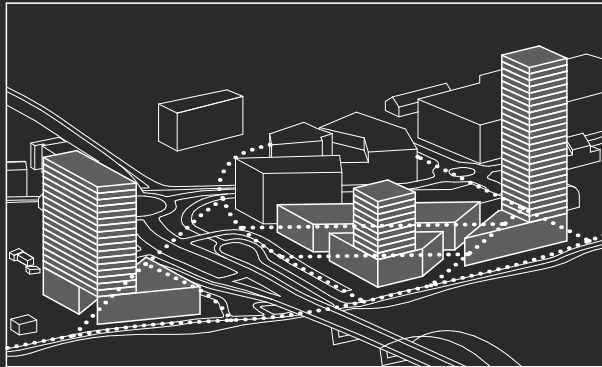
MAXIMUM AREA



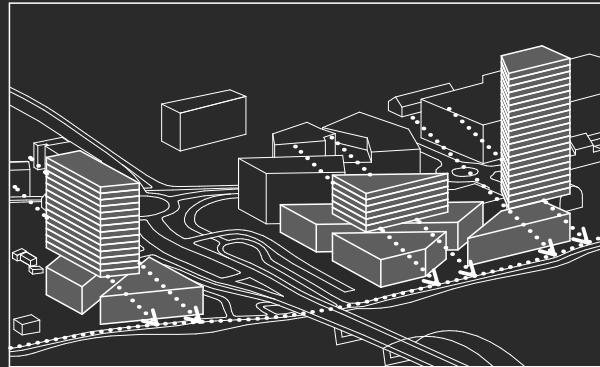
MAXIMUM HEIGHT



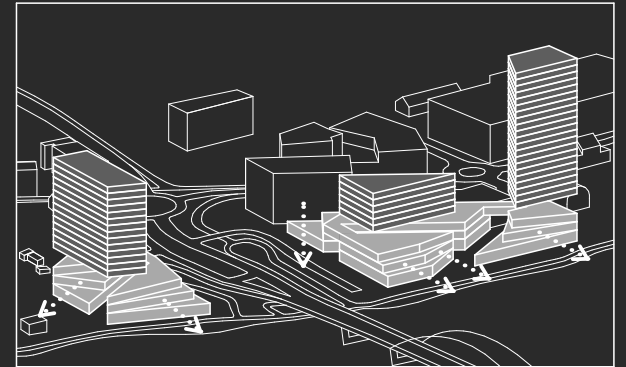
DOMINATION



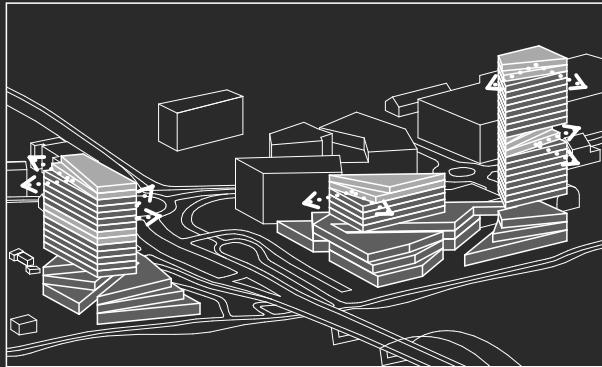
PEOPLE'S MOVEMENT



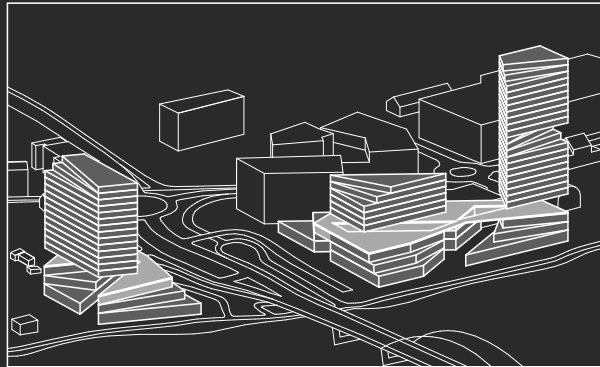
PROMENADE LIGHTING



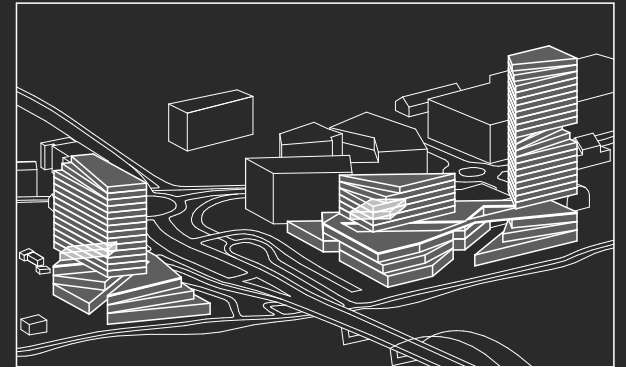
PUBLIC TERRACES



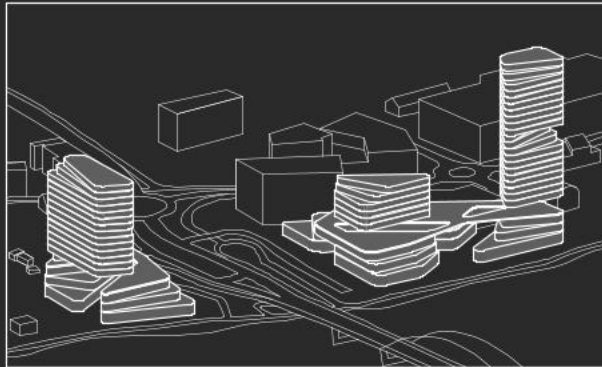
PRIVATE AND SEMI-PRIVATE  
TERRACES



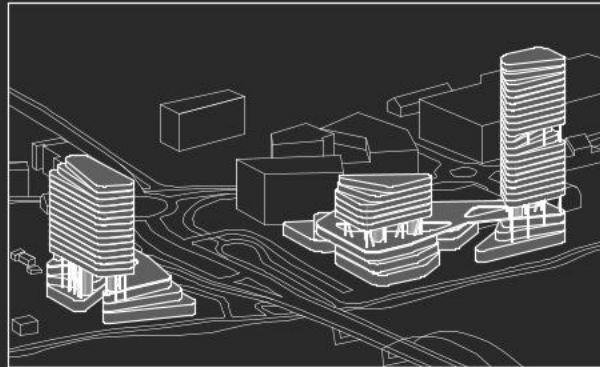
CONNECTIONS AND  
ROOF TERRACE



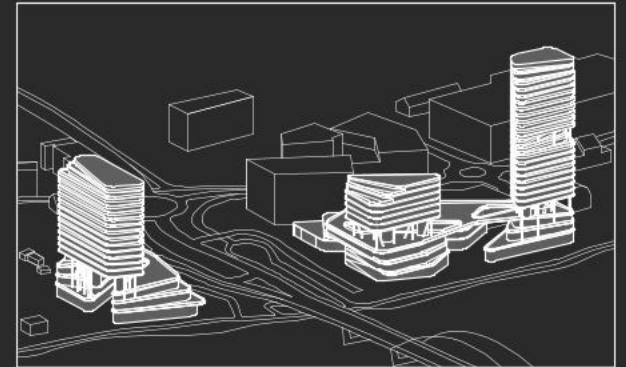
VOLUMES ON THE TERRACE



SEA AND RIVER THEME



"FOREST OF POSTS"



FACADE GRADATION



ELEVATION FROM THE RIVER

CITY SILHOUETTE



Given Pärnu's flat landscape and low-rise historic buildings, the future complex's silhouette was carefully designed from all key vantage points to ensure the new landmarks fit harmoniously into the city's skyline.



1

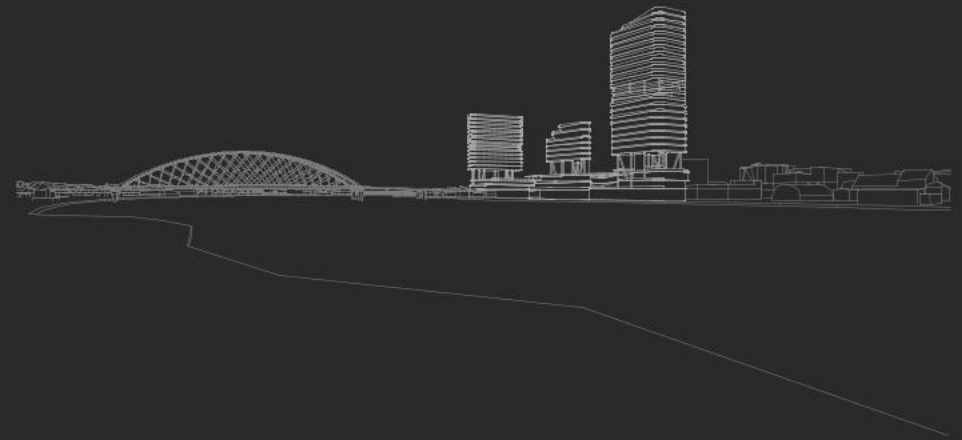
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3

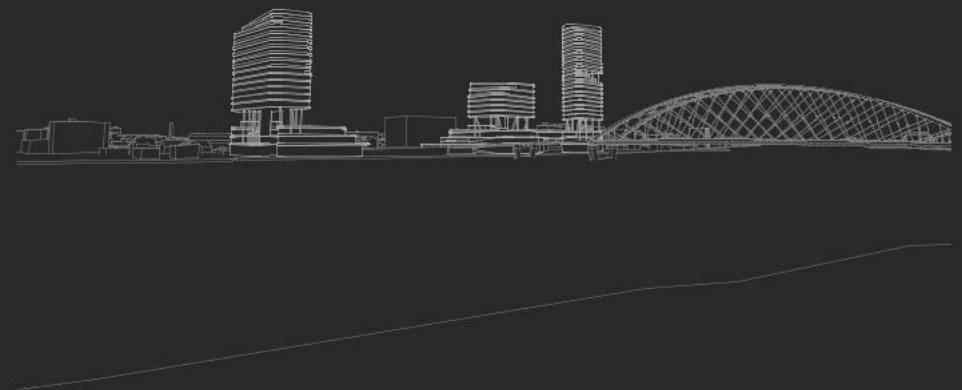
4



1. VIEW FROM SUUR-JÄEKALDA STREET  
/ FROM THE NORTHWEST BANK OF THE RIVER

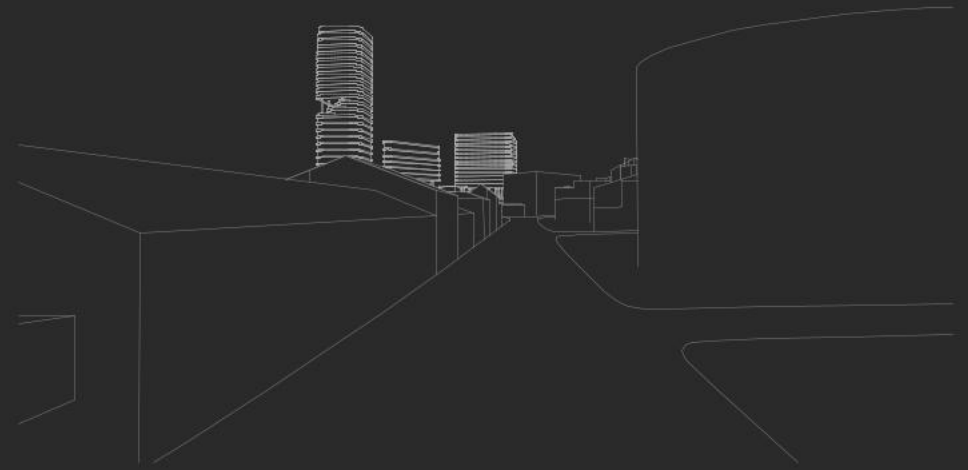


2. VIEW FROM RÄMA STREET / NORTHEASTERN BANK OF THE RIVER

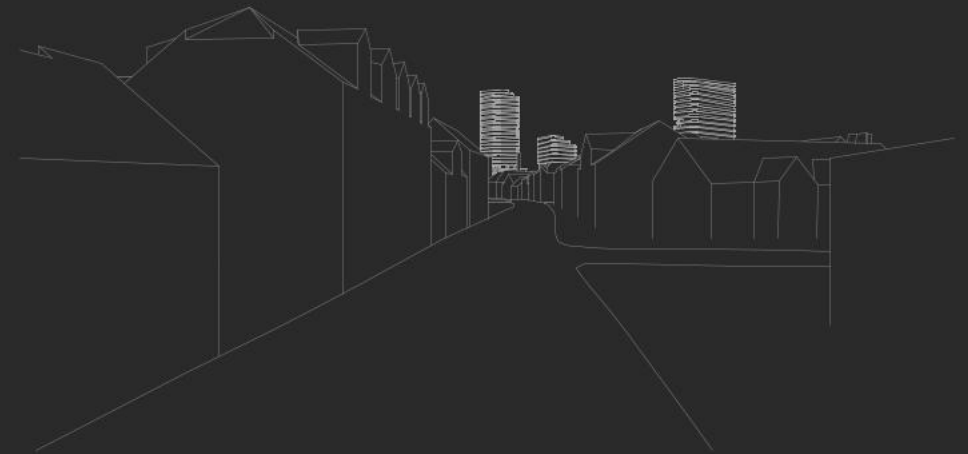




3. VIEW FROM BROAD STREET

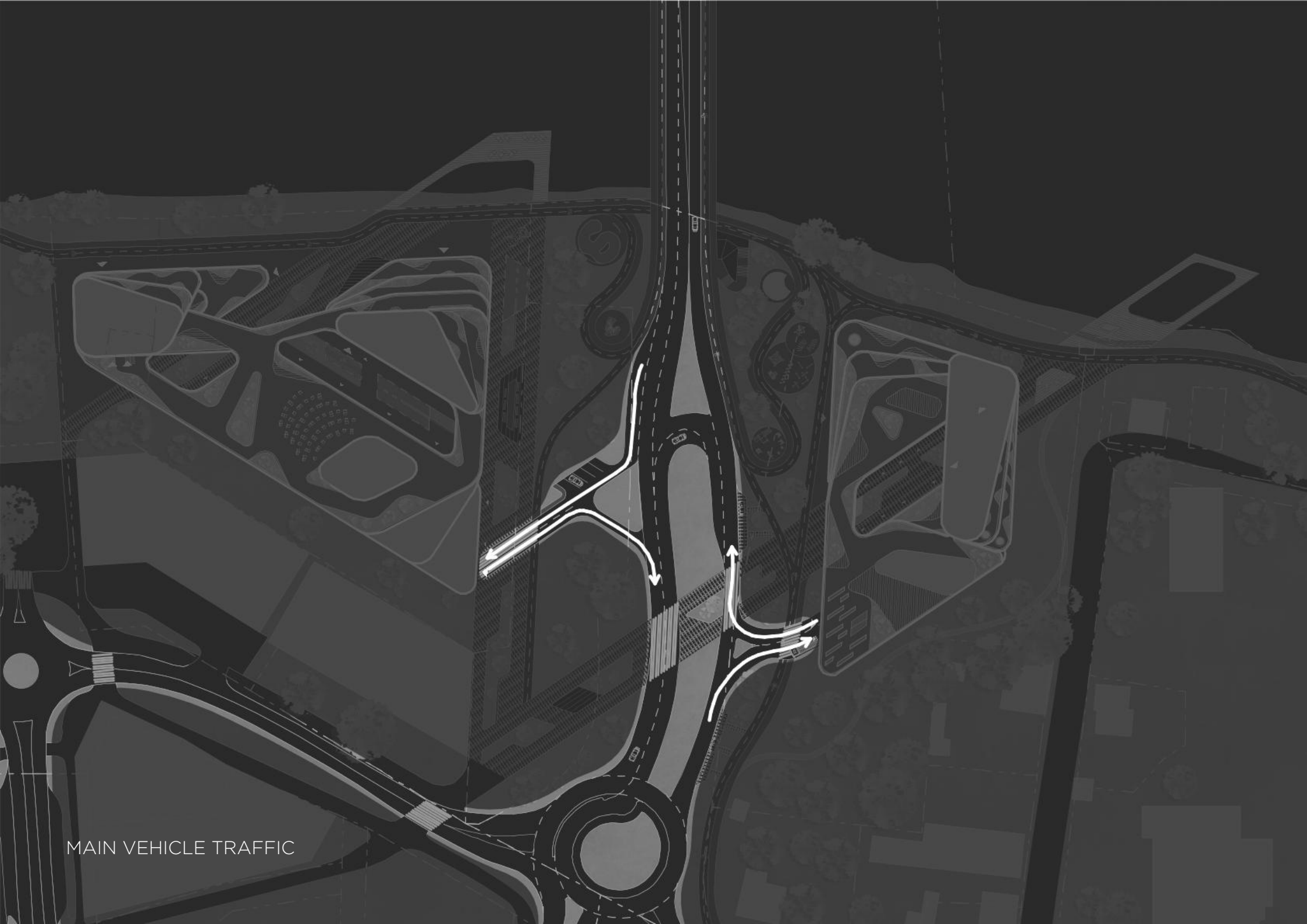


4. VIEW FROM RIGA ROAD





# SITE PLAN



MAIN VEHICLE TRAFFIC



Parking garage  
(3 floors)

Parking garage  
(3 floors)

PARKING



BUFFER ZONE (from the road/existing buildings)



GREENING



CAR-FREE PEDESTRIAN ZONE

Children's development center  
Language school

Art school

Skatepark

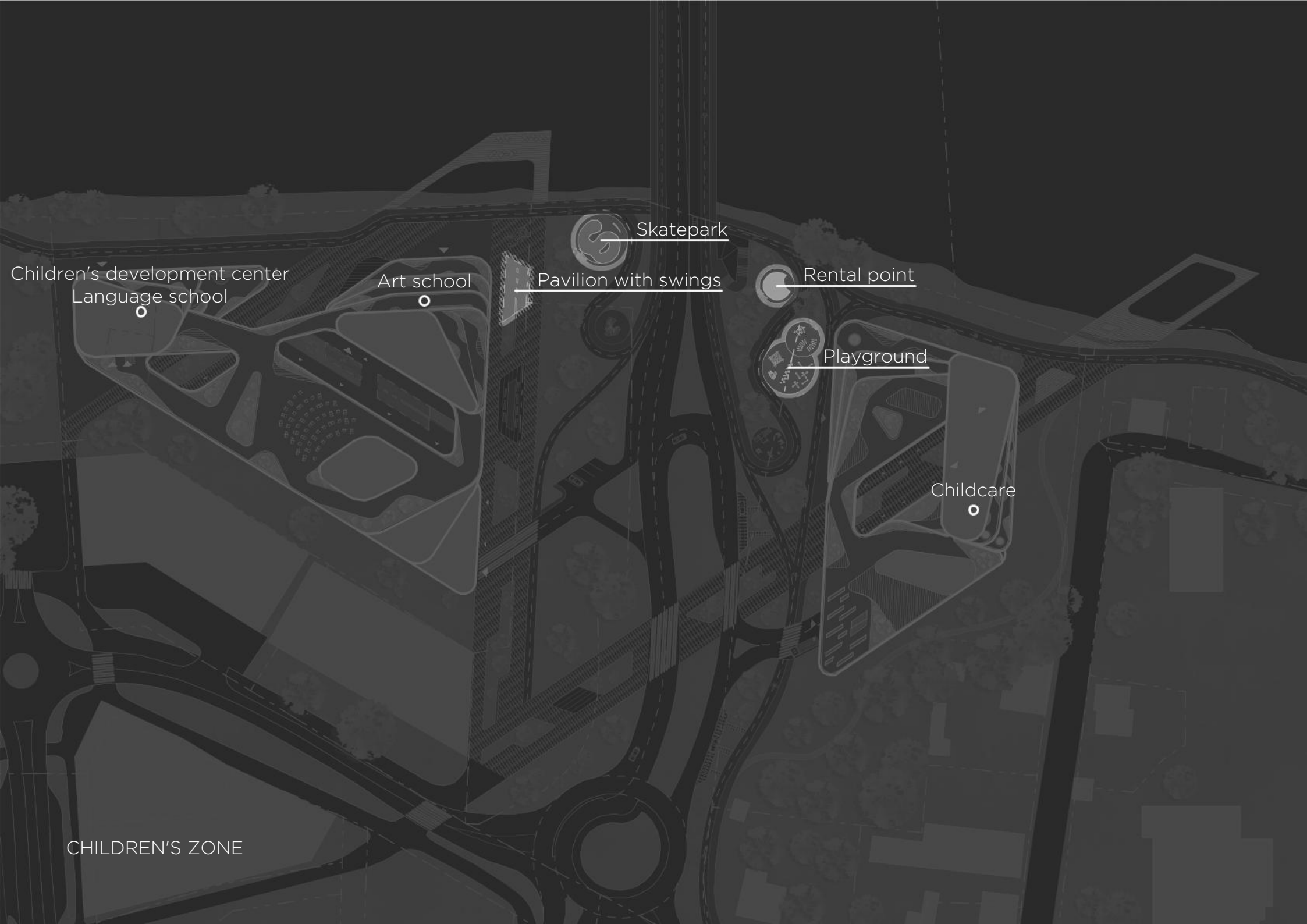
Pavilion with swings

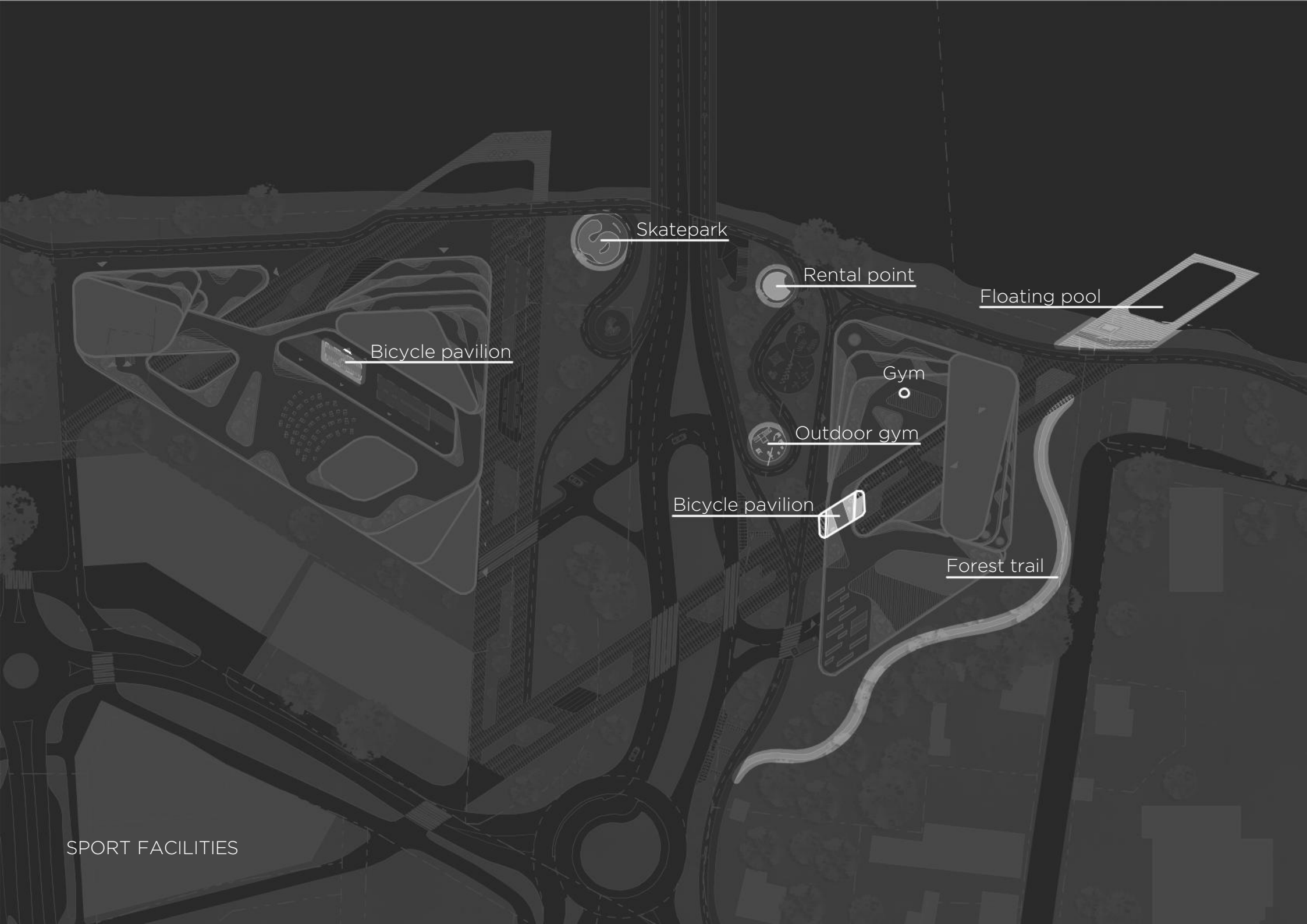
Rental point

Playground

Childcare

CHILDREN'S ZONE





Skatepark

Rental point

Floating pool

Bicycle pavilion

Gym

Outdoor gym

Bicycle pavilion

Forest trail

SPORT FACILITIES



Sunbathing area

Pavilion with swings

Public table

Spa

Workshop

Forest trail

Floating pool

Sunbathing area

RECREATIONAL ZONE



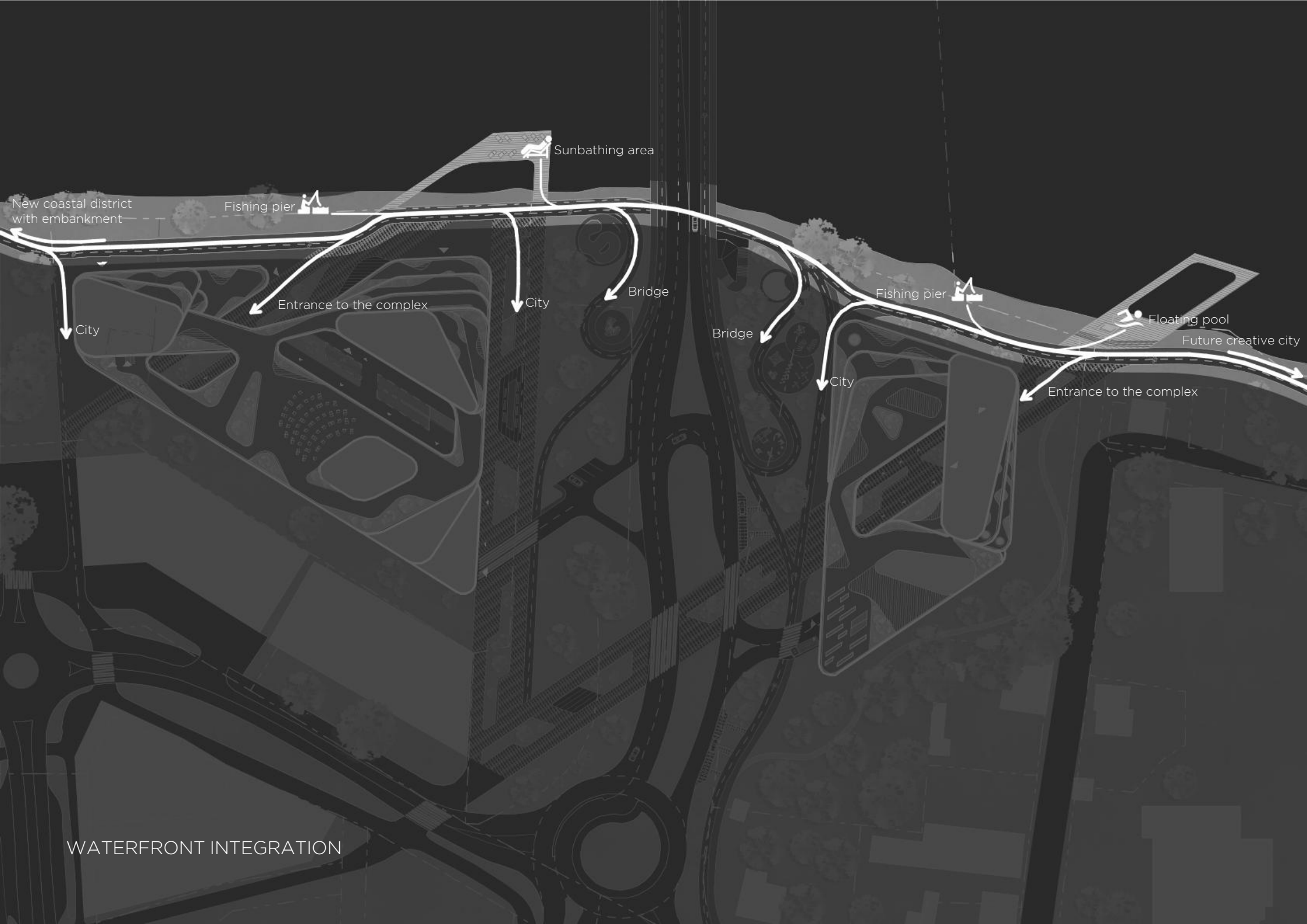
Art museum  
Science center



Outdoor museum exhibition

Outdoor museum exhibition

CULTURAL ZONE



Sunbathing area

New coastal district with embankment

Fishing pier

Entrance to the complex

City

Bridge

Fishing pier

Bridge

City

Floating pool

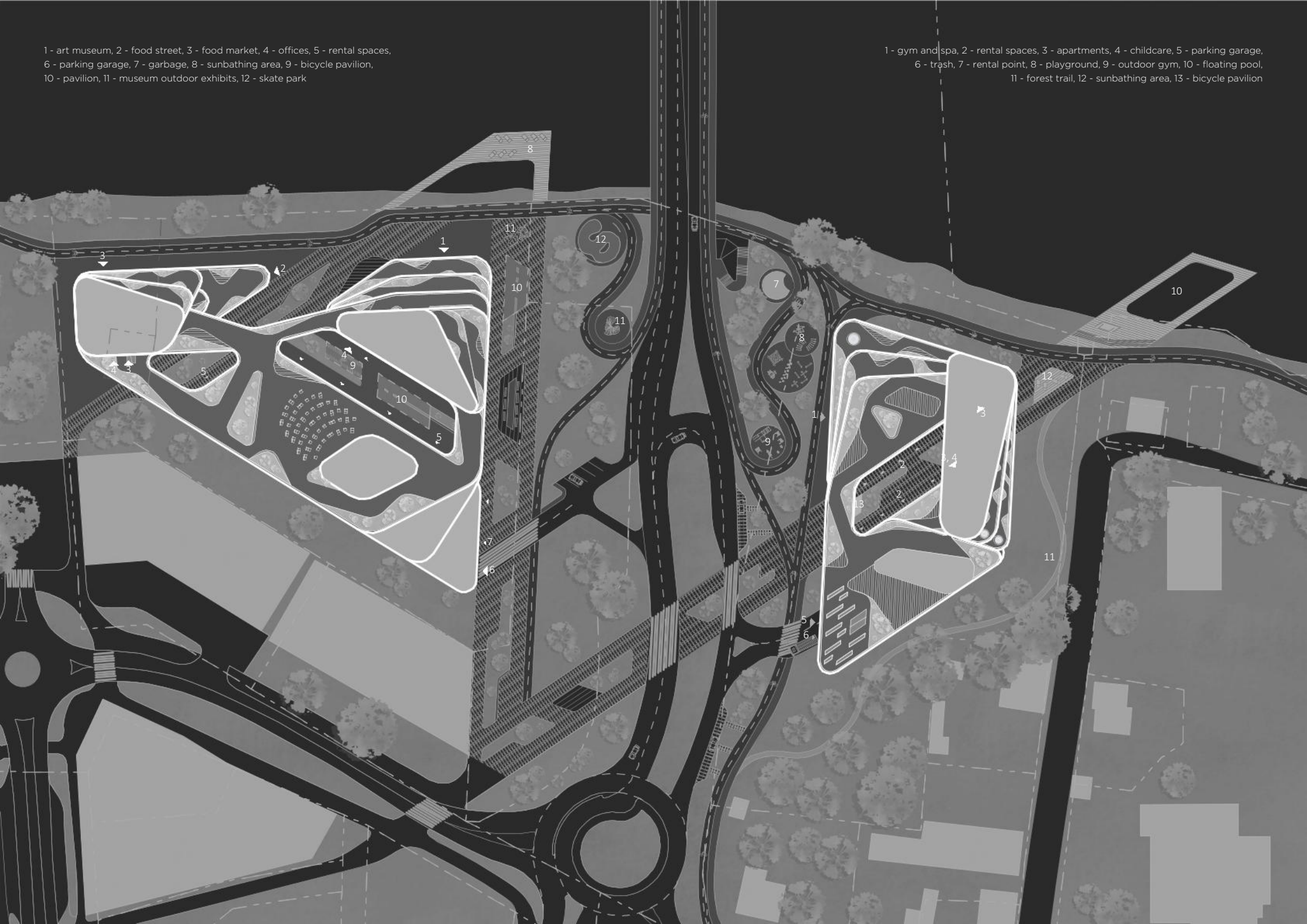
Future creative city

Entrance to the complex

WATERFRONT INTEGRATION

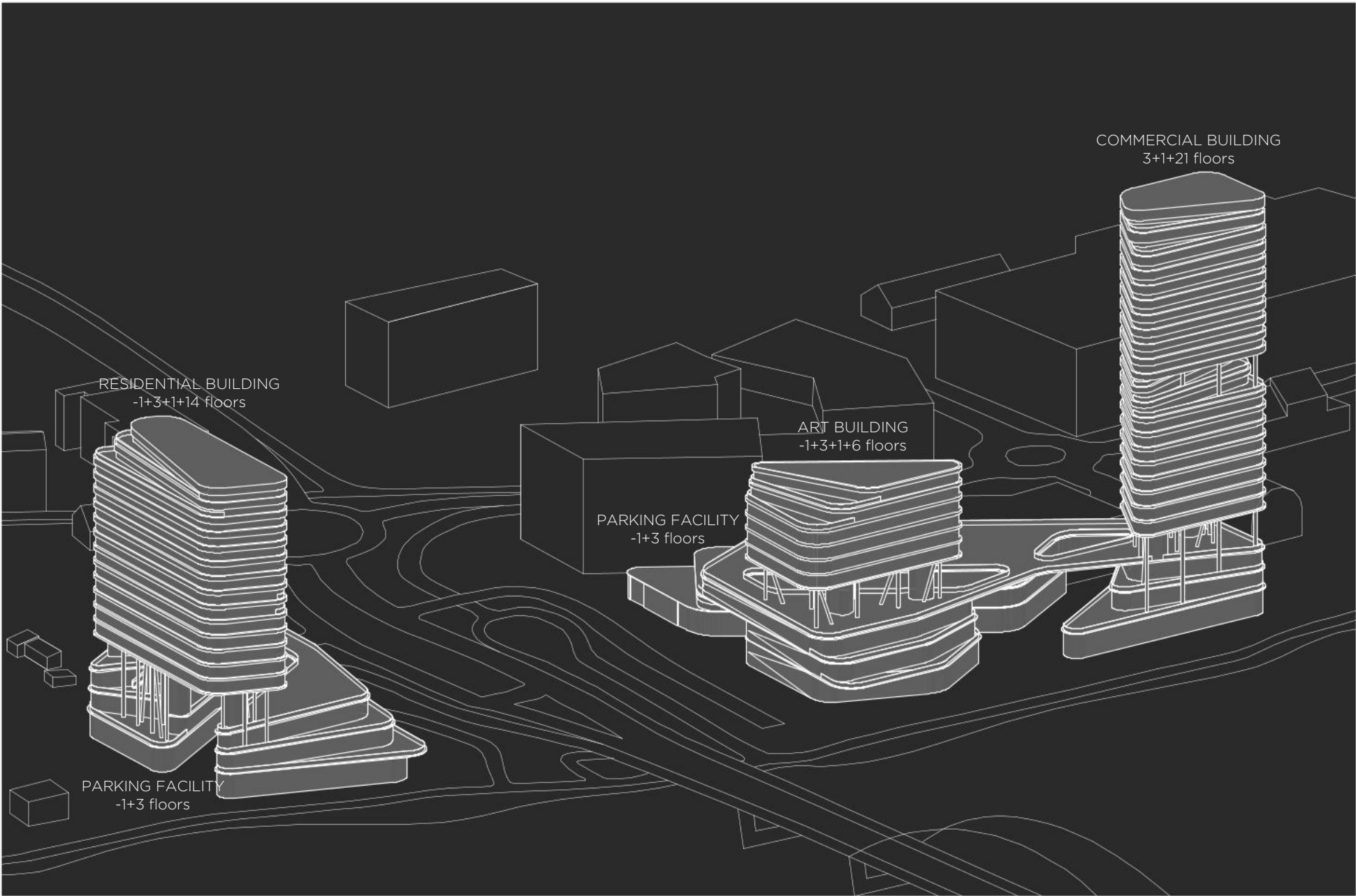
1 - art museum, 2 - food street, 3 - food market, 4 - offices, 5 - rental spaces,  
6 - parking garage, 7 - garbage, 8 - sunbathing area, 9 - bicycle pavilion,  
10 - pavilion, 11 - museum outdoor exhibits, 12 - skate park

1 - gym and spa, 2 - rental spaces, 3 - apartments, 4 - childcare, 5 - parking garage,  
6 - trash, 7 - rental point, 8 - playground, 9 - outdoor gym, 10 - floating pool,  
11 - forest trail, 12 - sunbathing area, 13 - bicycle pavilion



# BUILDINGS FUNCTIONS





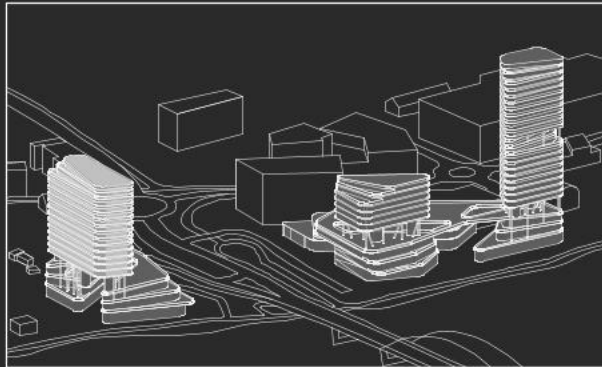
RESIDENTIAL BUILDING  
-1+3+1+14 floors

PARKING FACILITY  
-1+3 floors

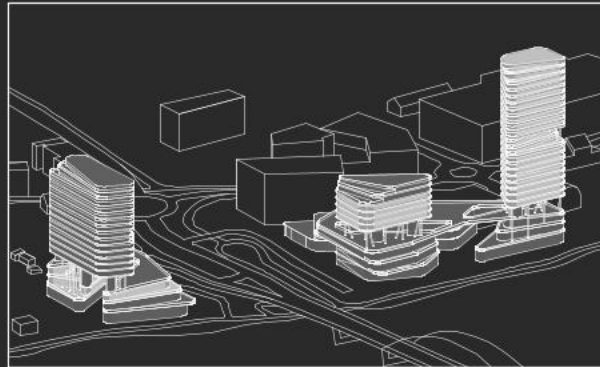
ART BUILDING  
-1+3+1+6 floors

COMMERCIAL BUILDING  
3+1+21 floors

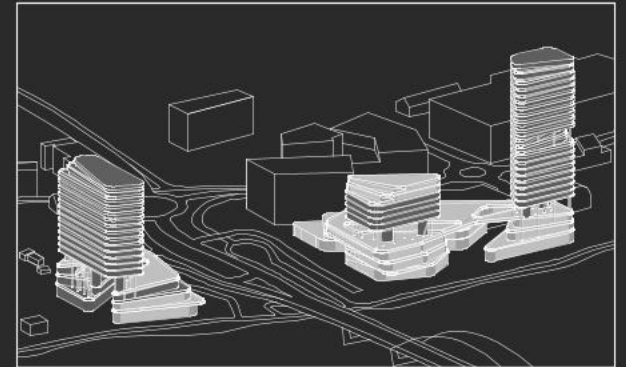
PARKING FACILITY  
-1+3 floors
















PRIVATE

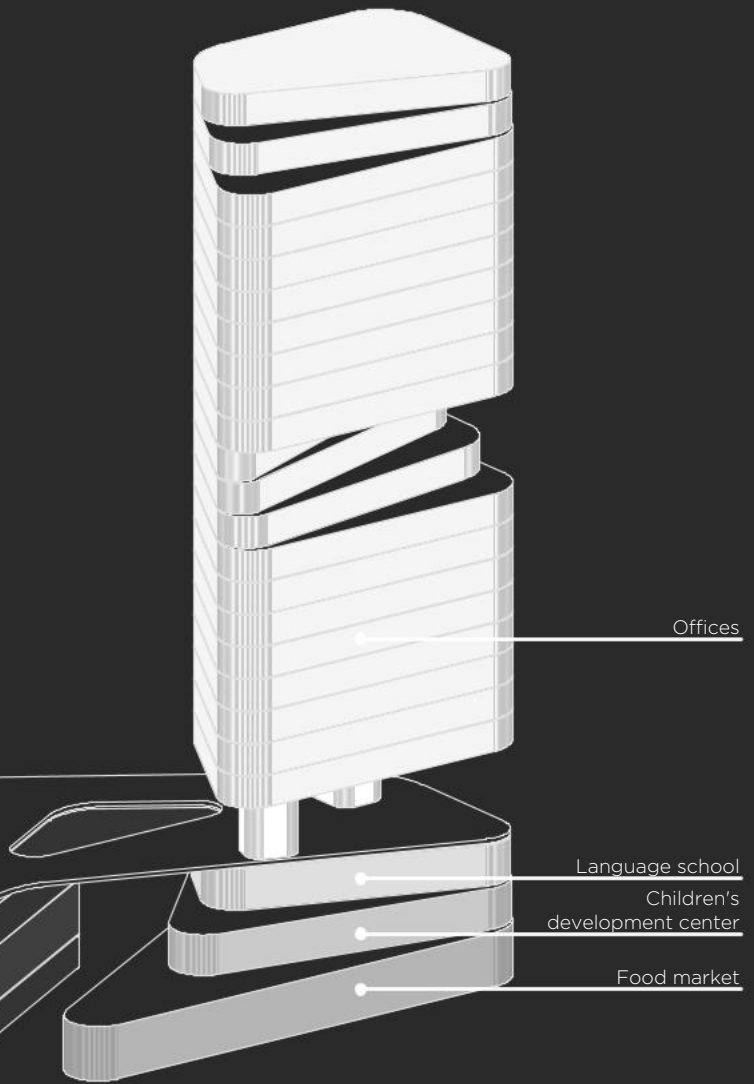
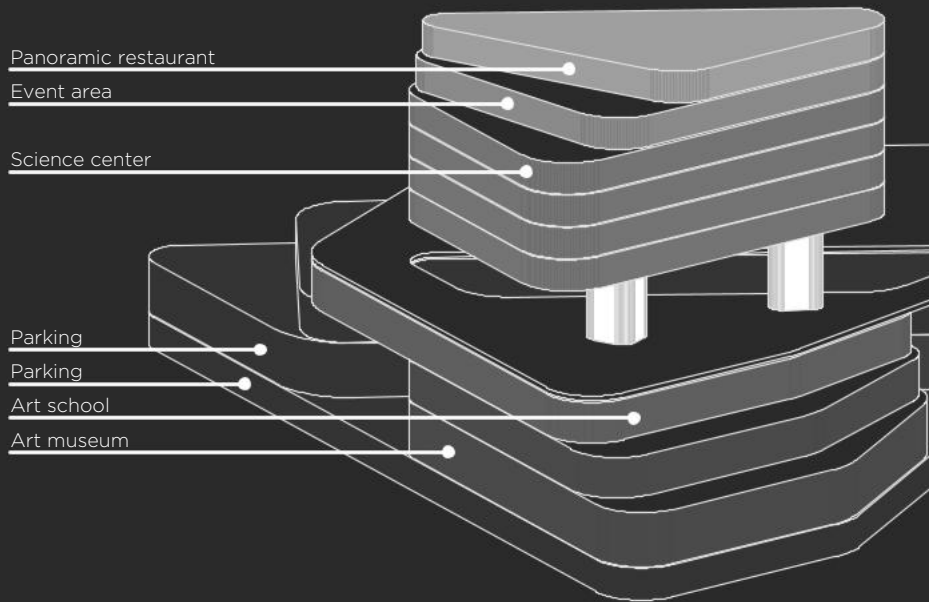


SEMI-PRIVATE

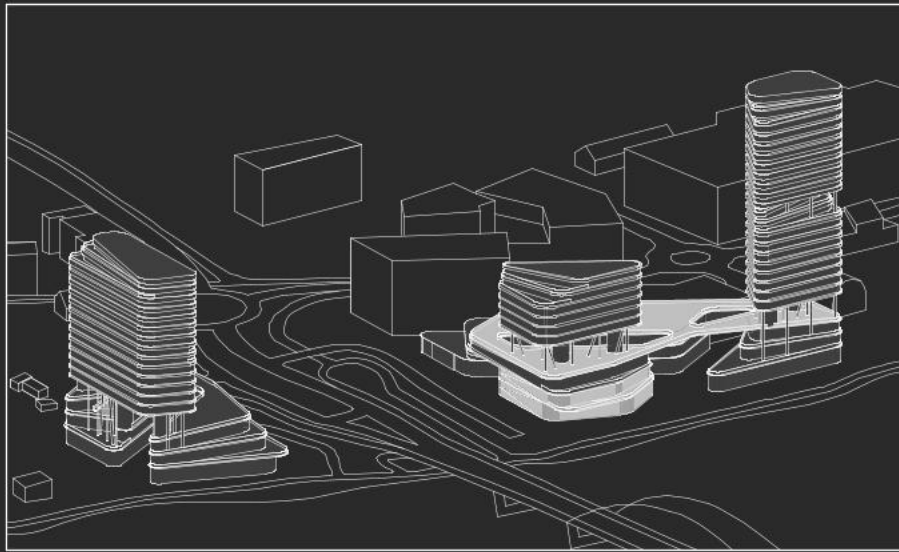


PUBLIC

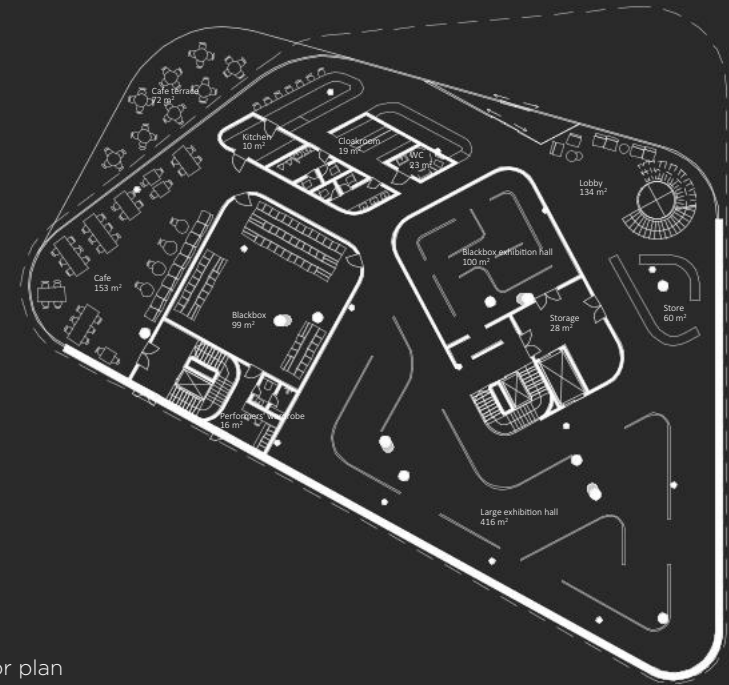
-  Terrace
-  Parking
-  Rental spaces
-  Art museum
-  Art school
-  Science center
-  Event area
-  Panoramic restaurant
-  Food market
-  Children's development center
-  Language school
-  Offices
-  Movement



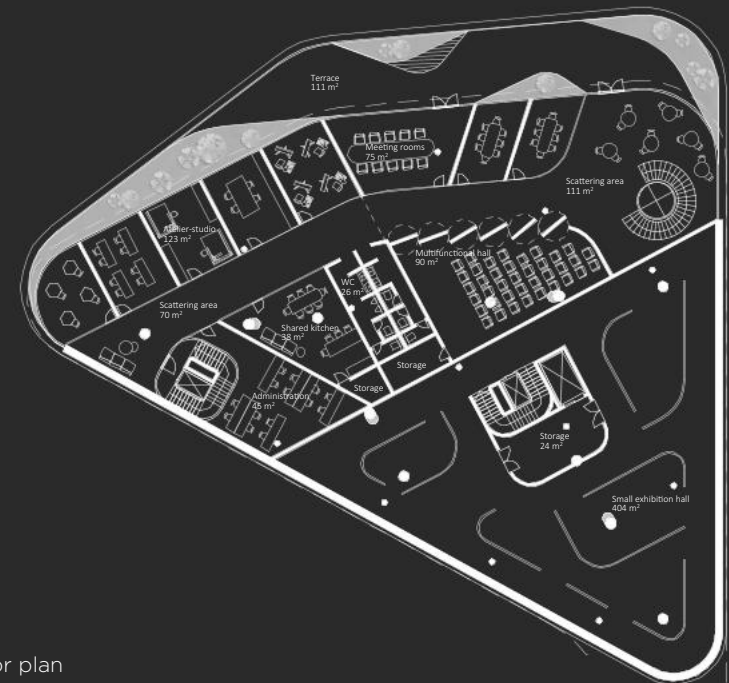
# ART MUSEUM



exhibition hall, blackbox, cafe with a terrace, foyer, shop, store, multifunctional hall, meeting rooms, studio workshops, administration

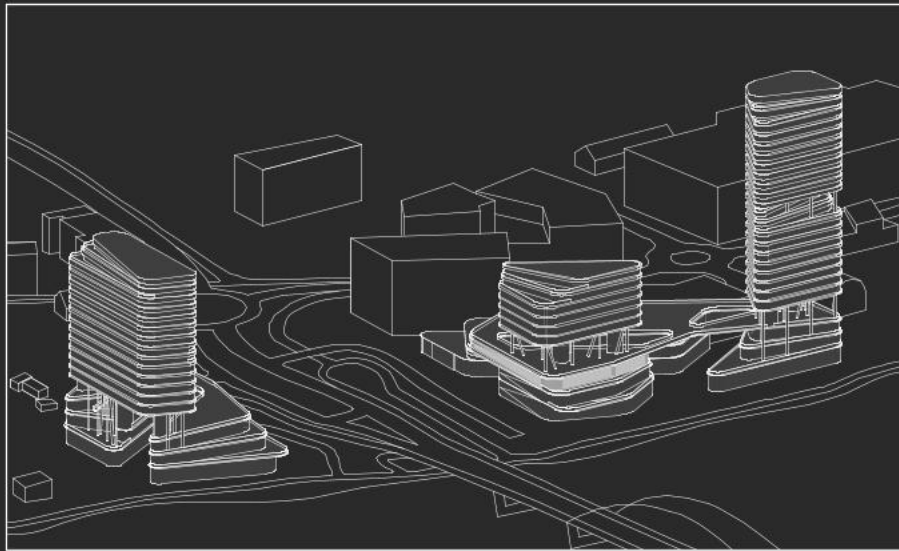


1st floor plan



2nd floor plan

# ART SCHOOL

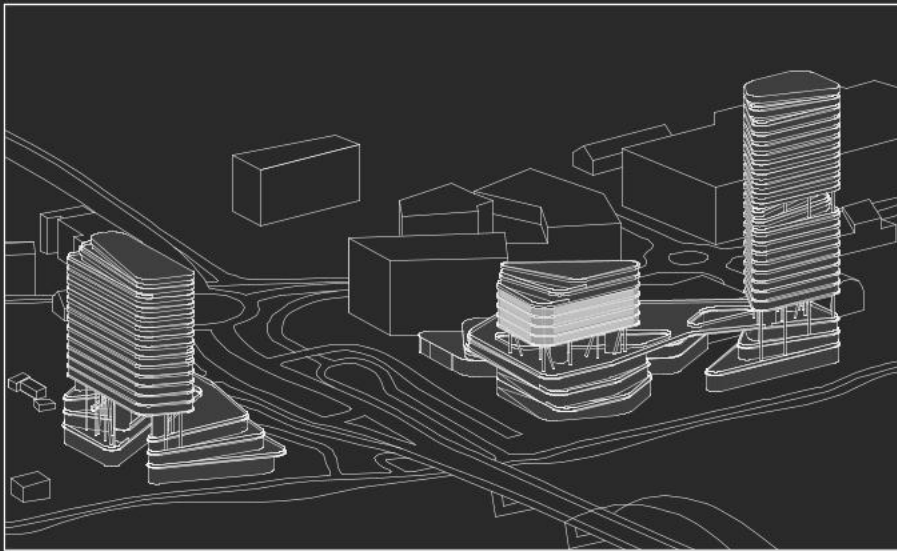


drawing, painting, sculpture, photography classes, summer practice terrace

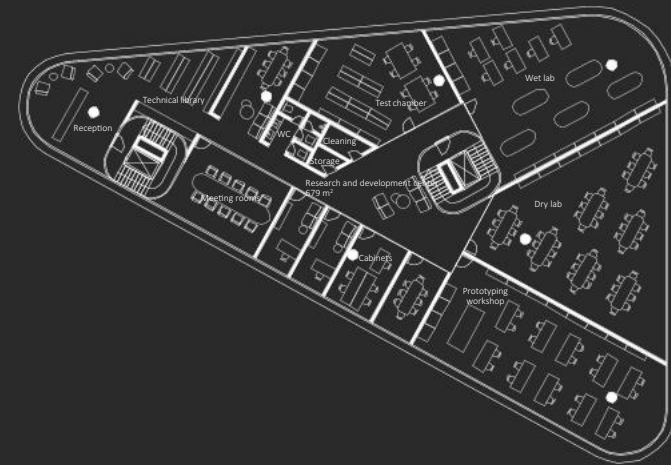


3rd floor plan

## SCIENCE CENTER

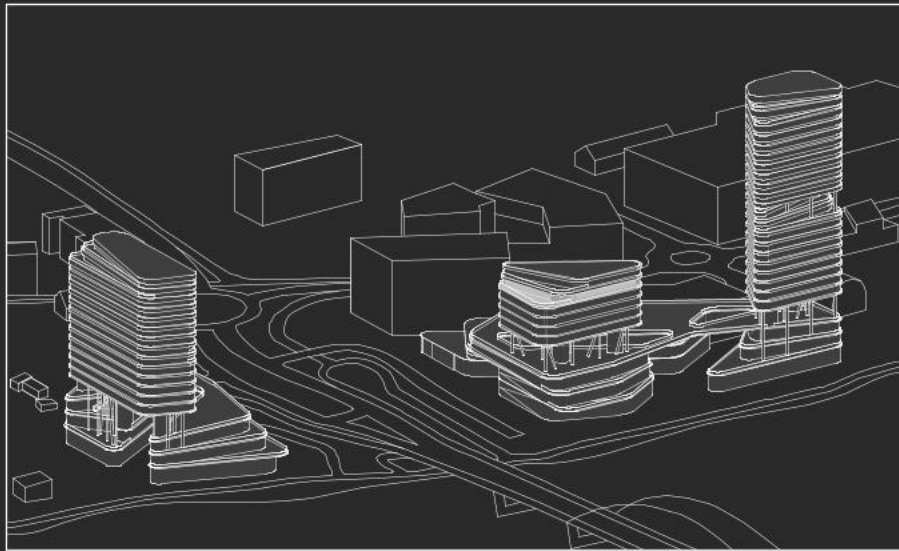


wet and dry lab, testing chamber,  
prototyping workshop, library, offices, meeting rooms

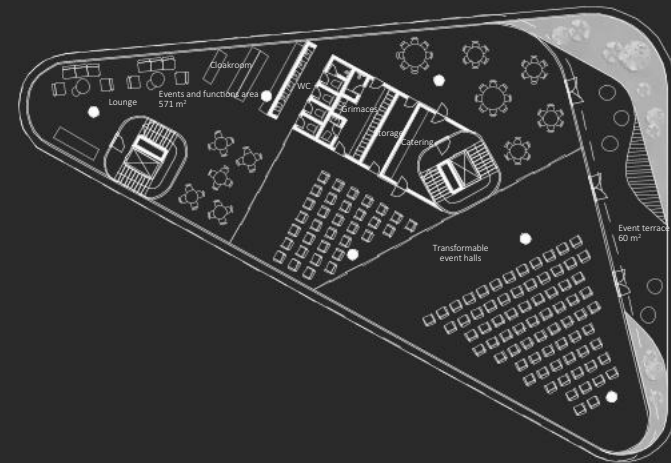


5-8th floor typical plan

## EVENT AREA

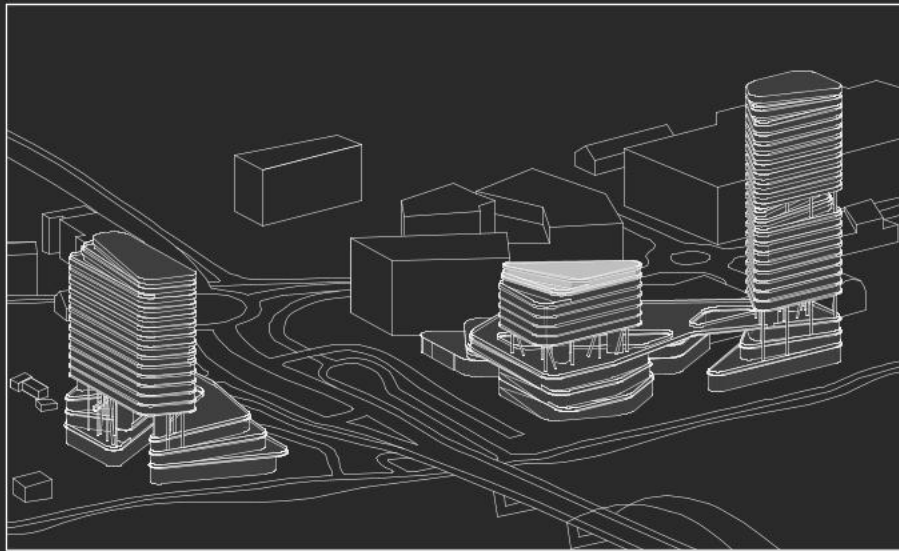


transformable event halls, event terrace

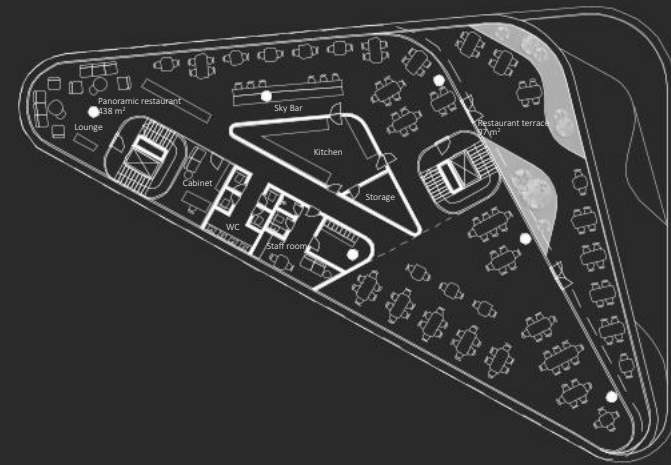


9th floor plan

## PANORAMIC RESTAURANT

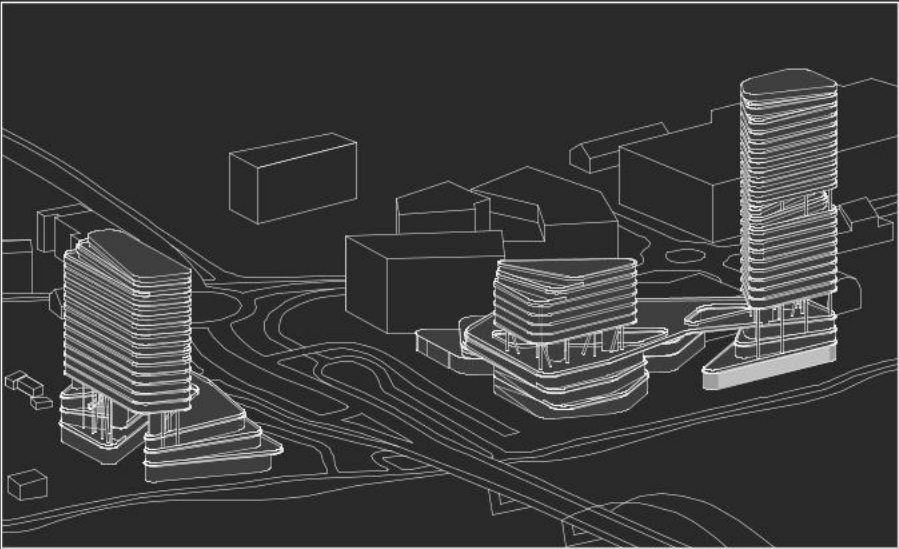


restaurant, sky bar

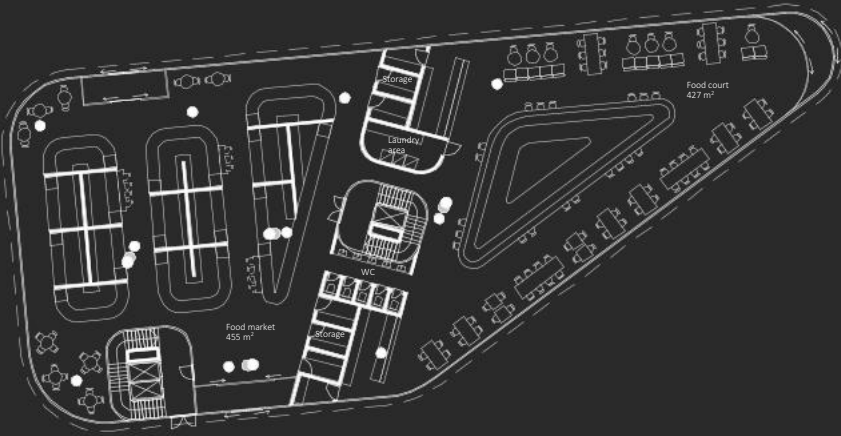


10th floor plan

FOOD MARKET

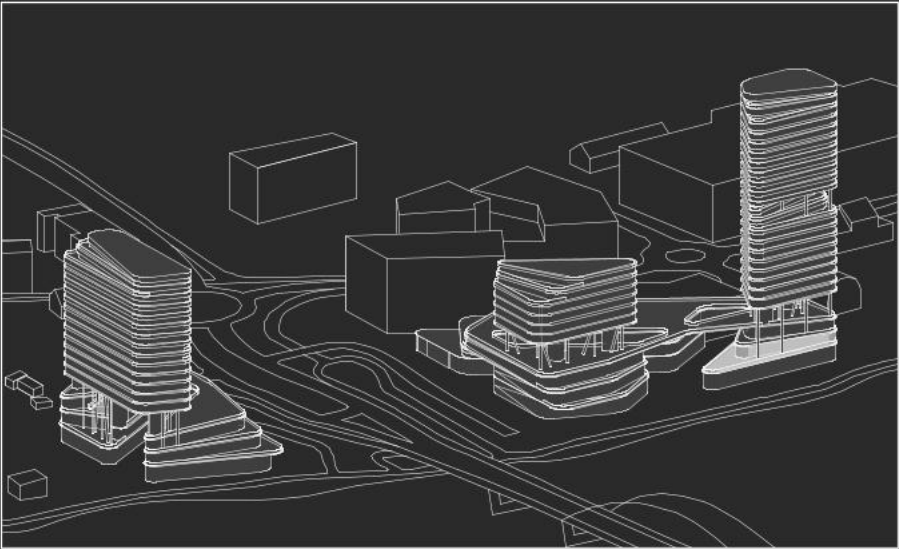


food market, food court

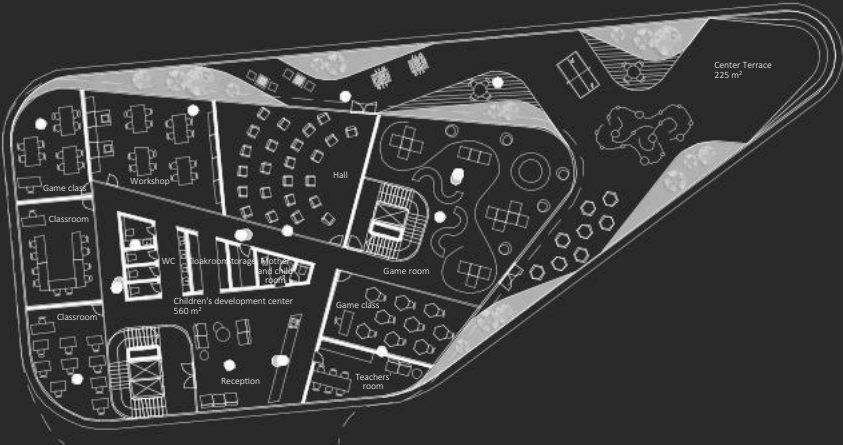


1st floor plan

CHILDREN'S DEVELOPMENT CENTER

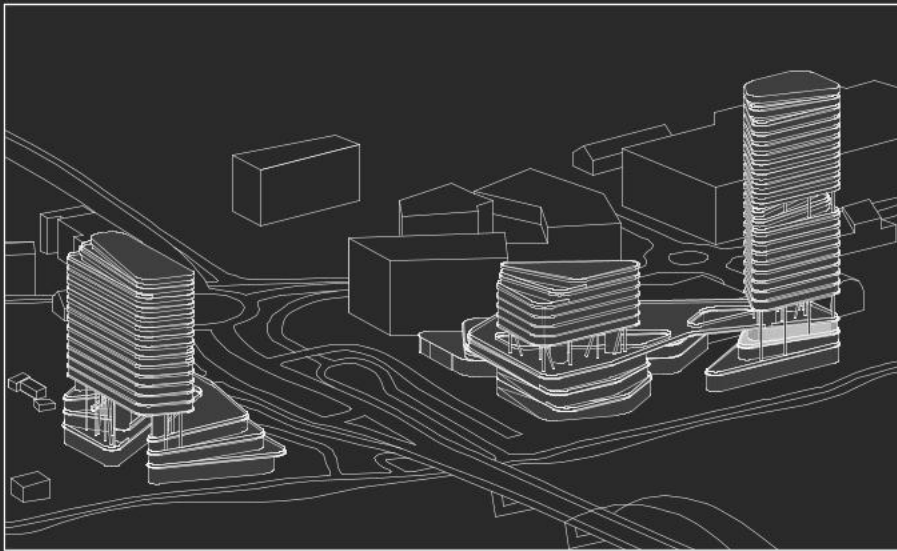


classroom spaces, game rooms, hall, play terrace

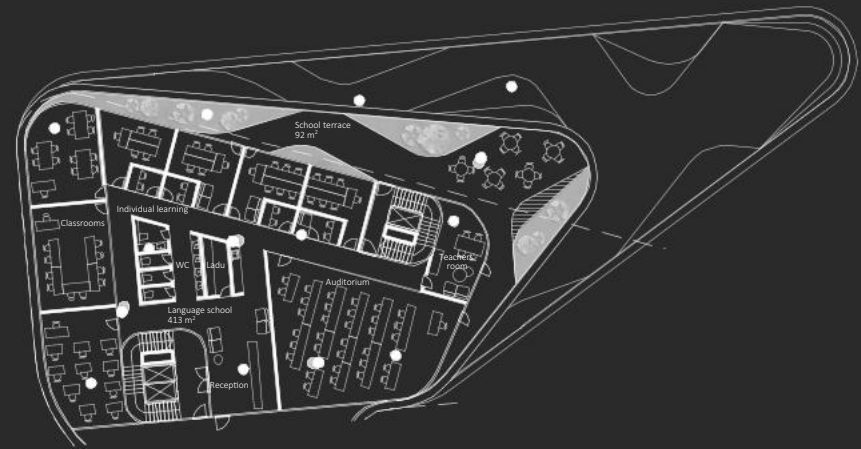


2nd floor plan

## LANGUAGE SCHOOL

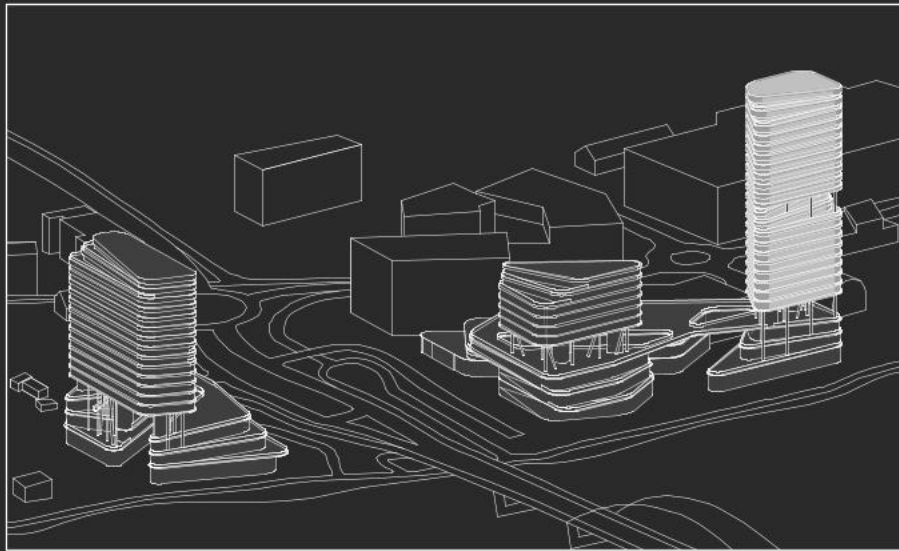


classrooms, individual learning, auditorium, school terrace

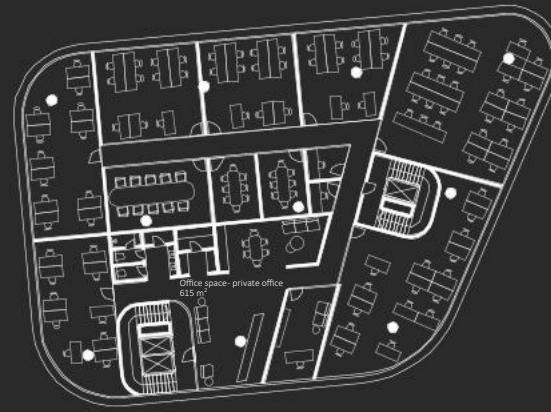


3th floor plan

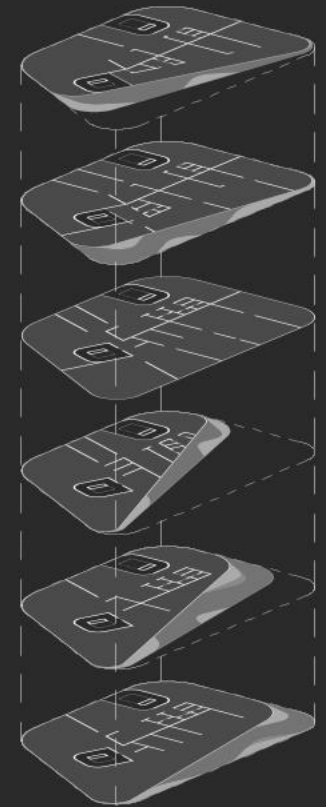
## OFFICES



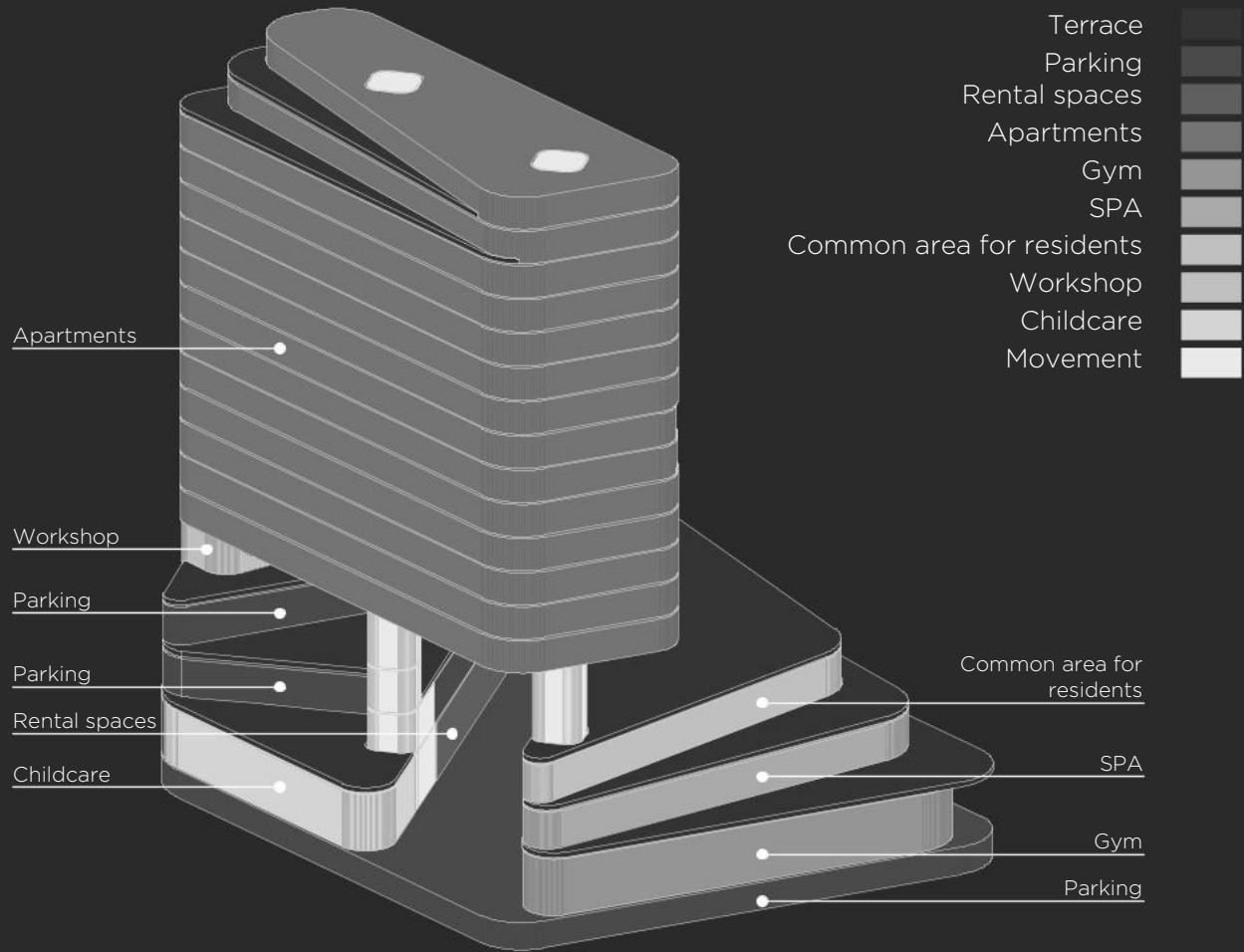
private office, open-plan office



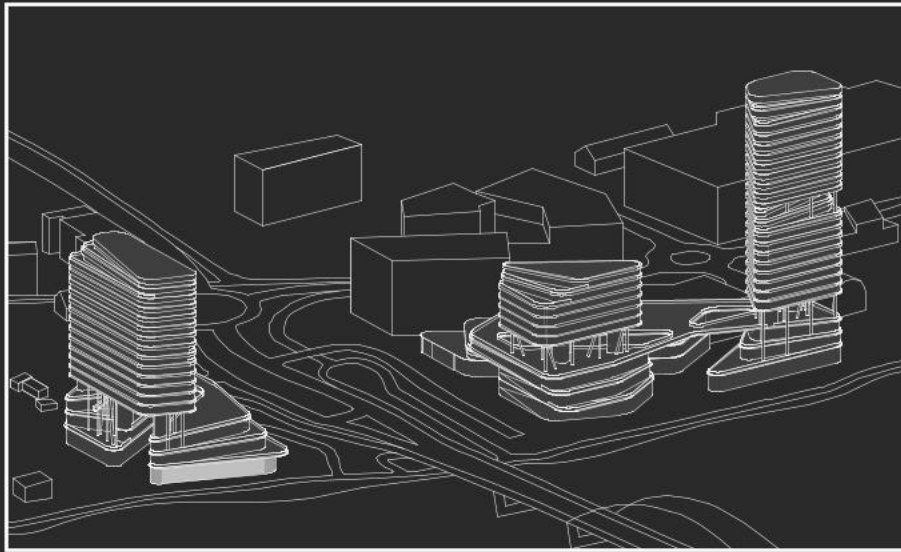
5-25th floor typical plan



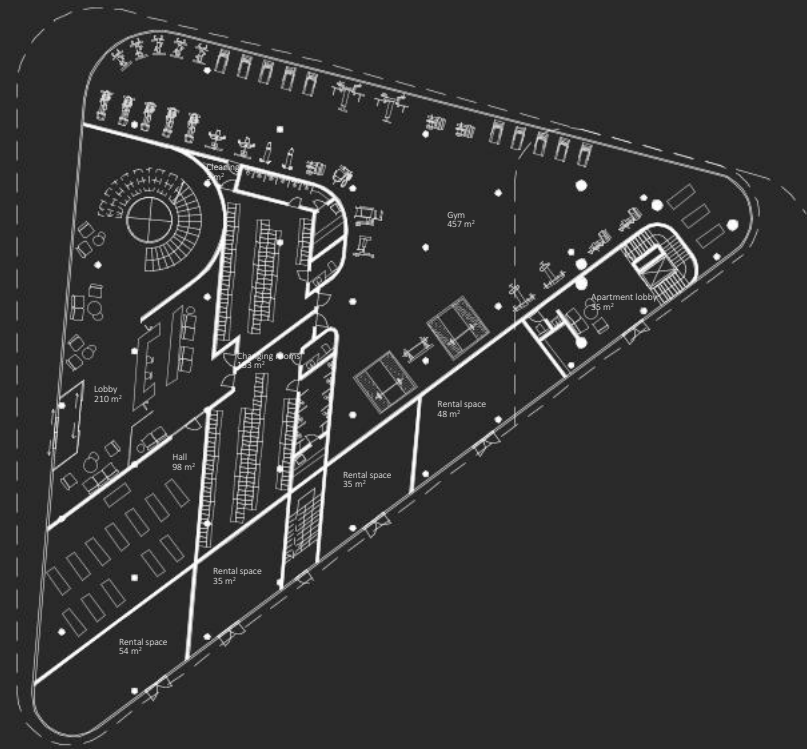




# GYM

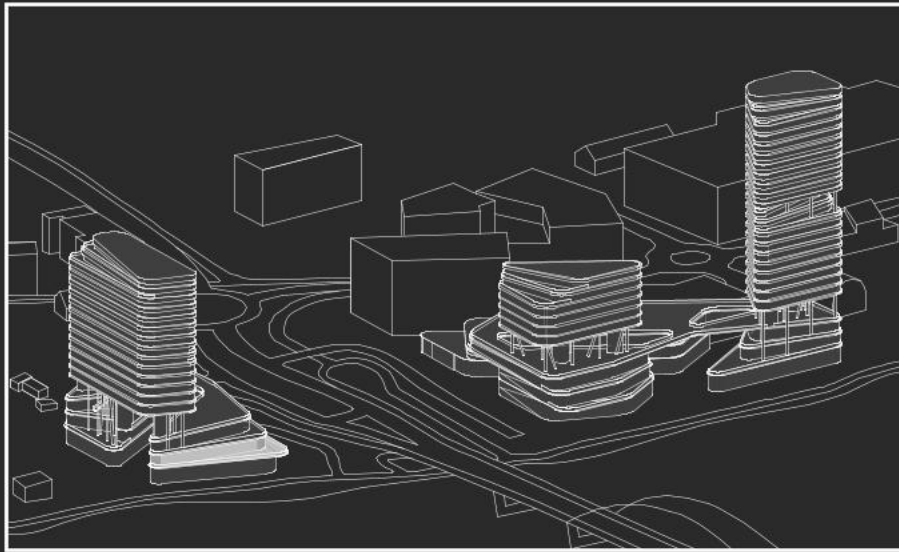


lobby, changing rooms, group training hall, gym

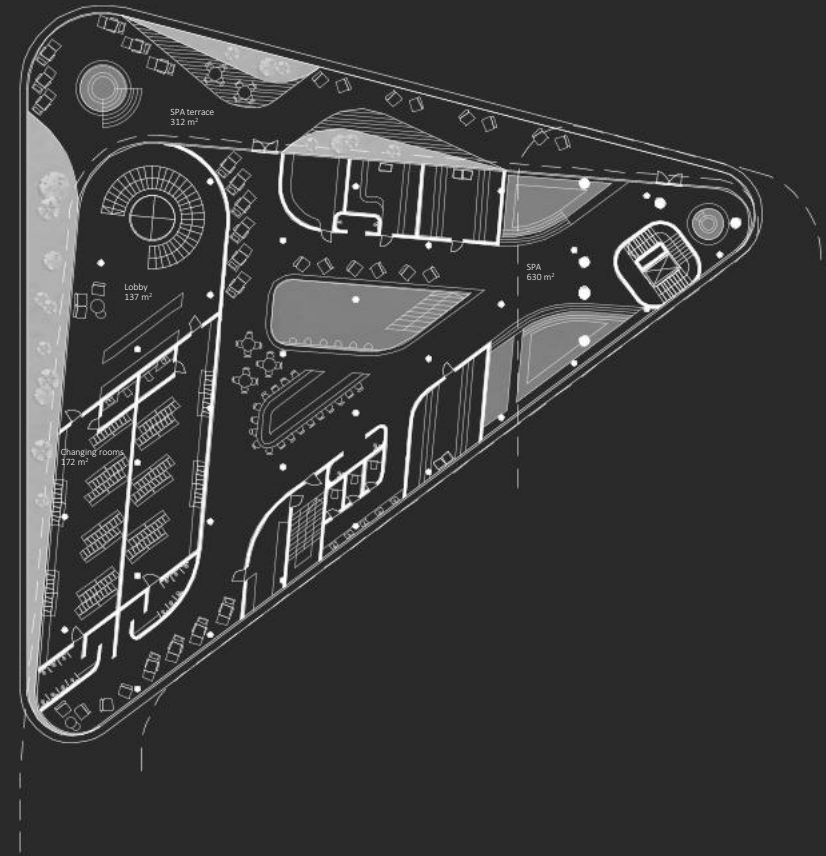


1st floor plan

SPA

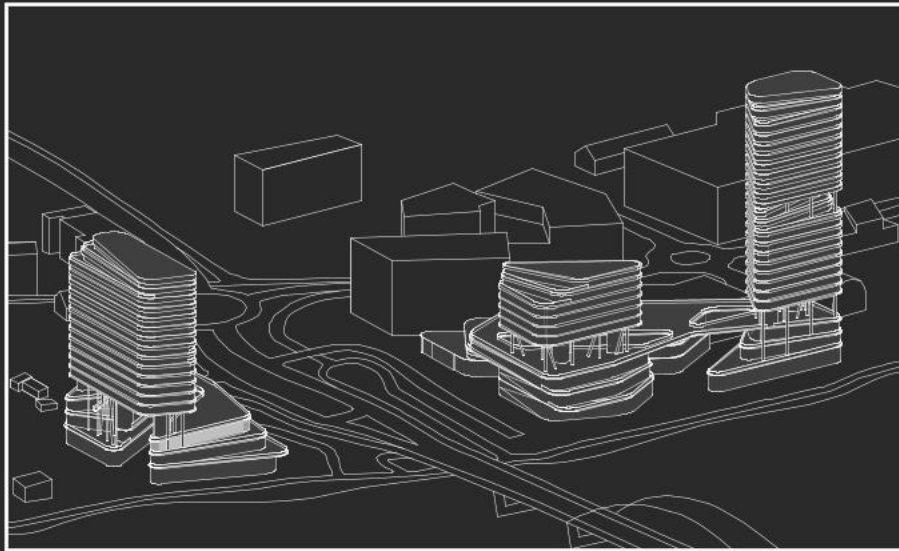


lobby, changing rooms, 5 saunas, 3 swimming pools, 2 hot tubs, bar, terrace

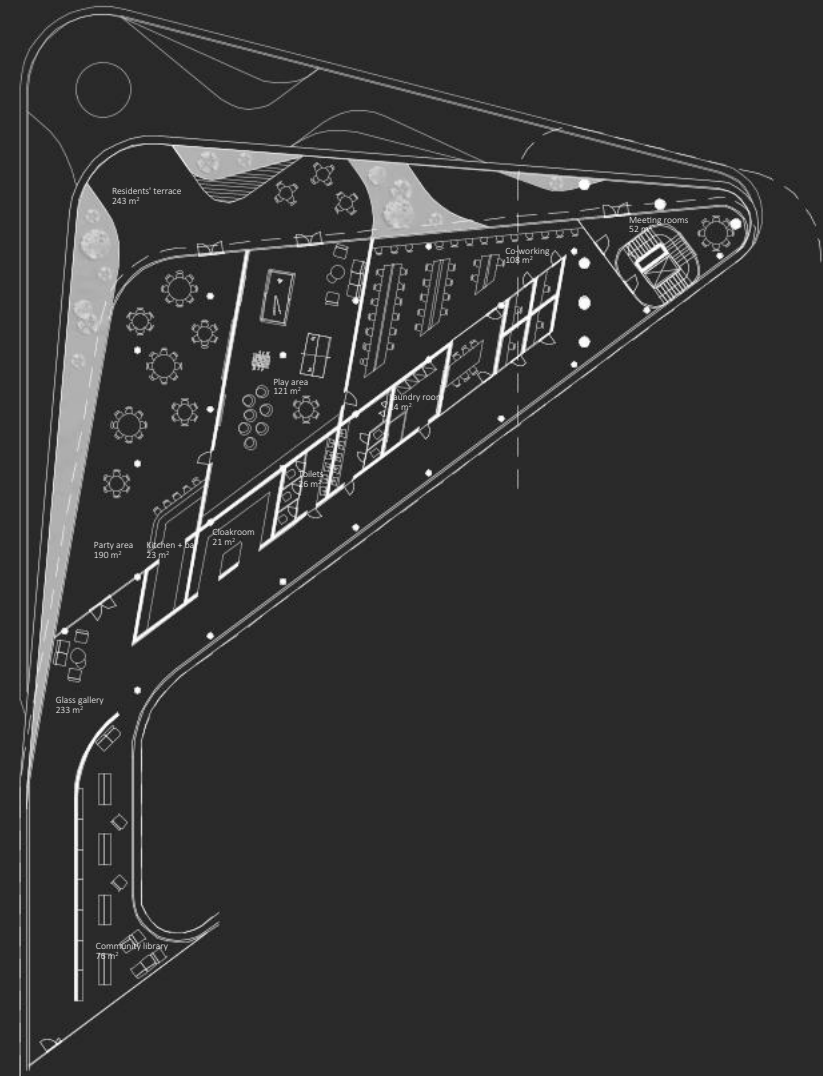


2nd floor plan

## COMMON AREA FOR RESIDENTS

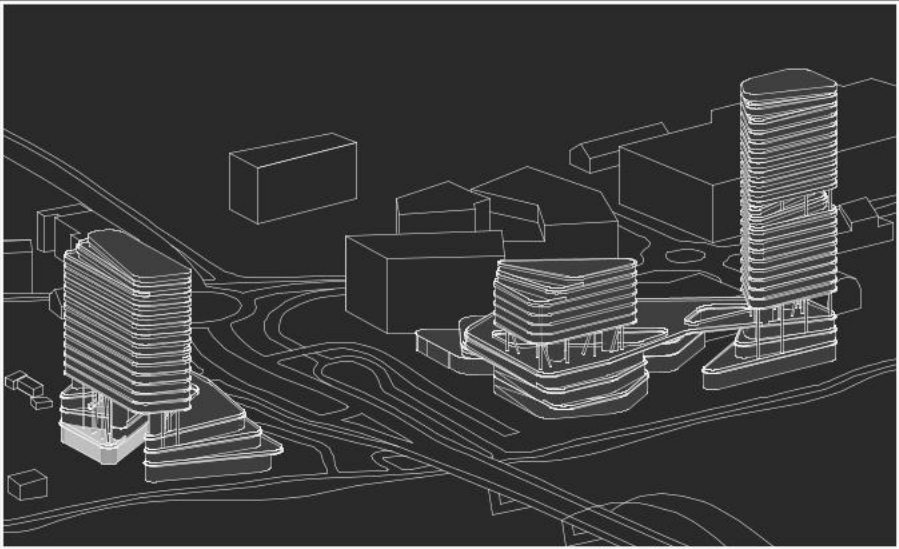


co-working, meeting rooms, play area, party area, community library, laundry room

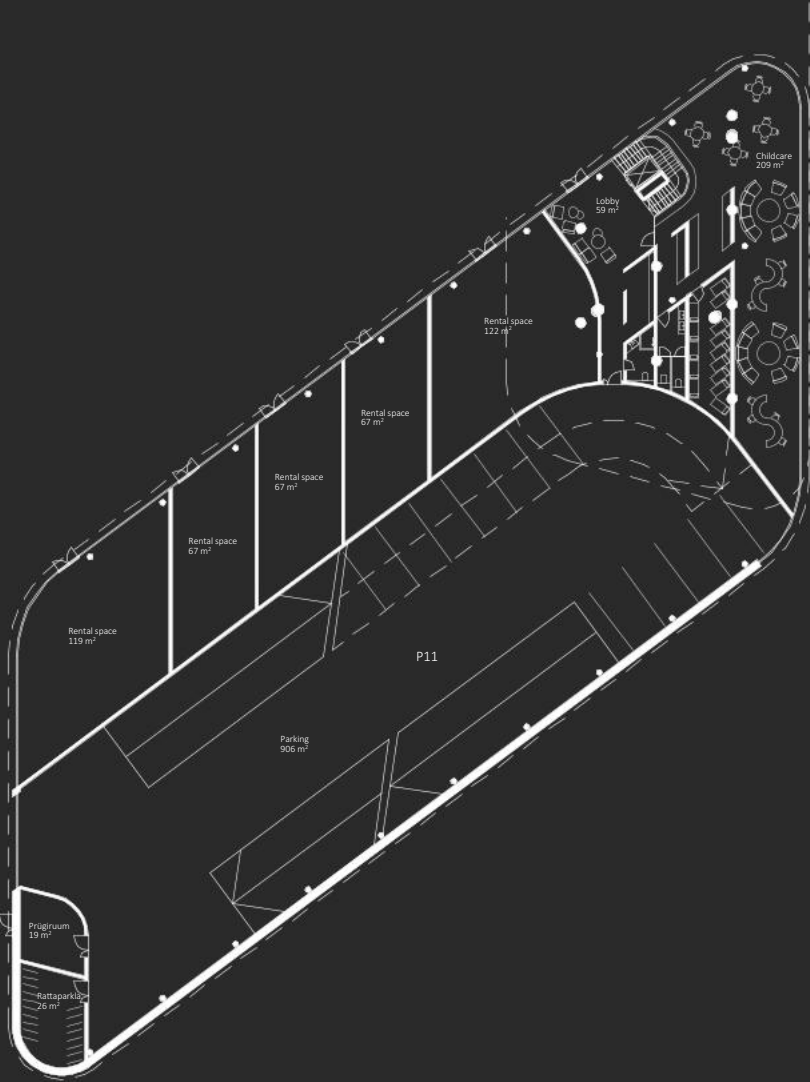


3rd floor plan

RENTAL SPACE

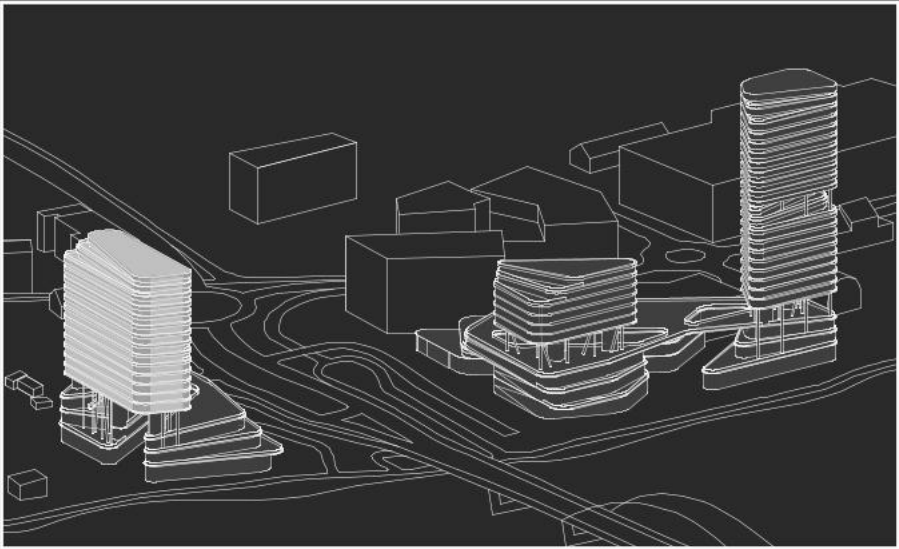


rental spaces, childcare with terrace

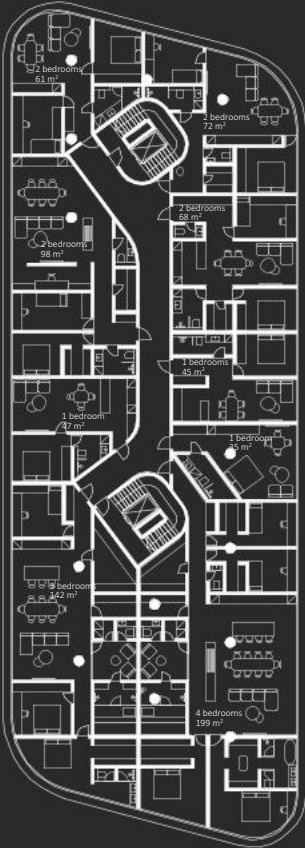


1st floor plan

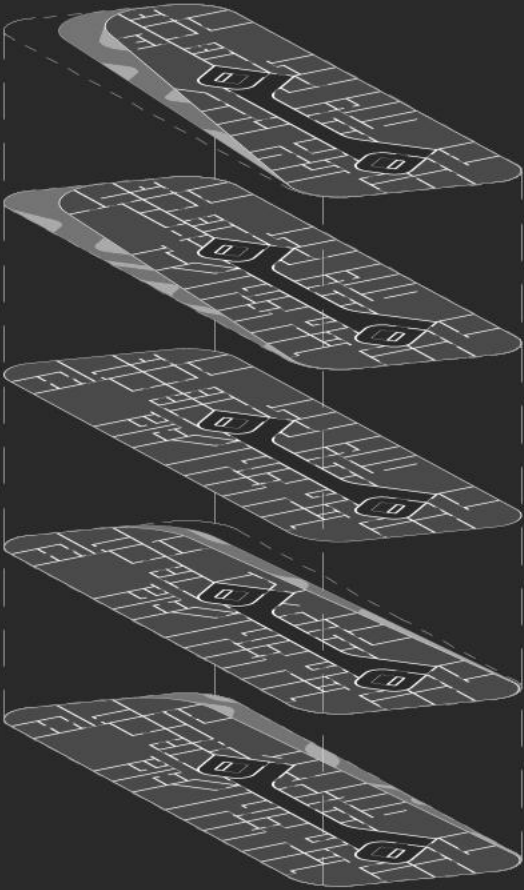
APARTMENTS



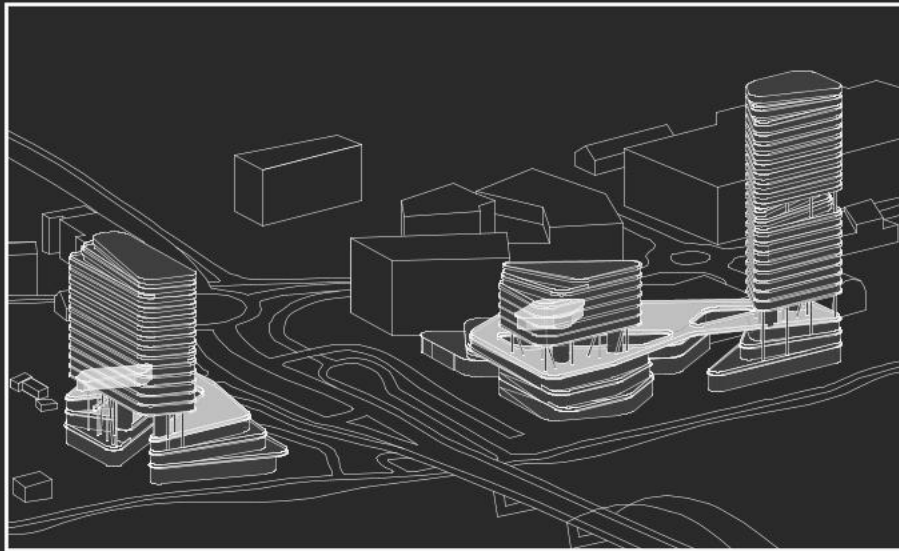
1-5 room apartments



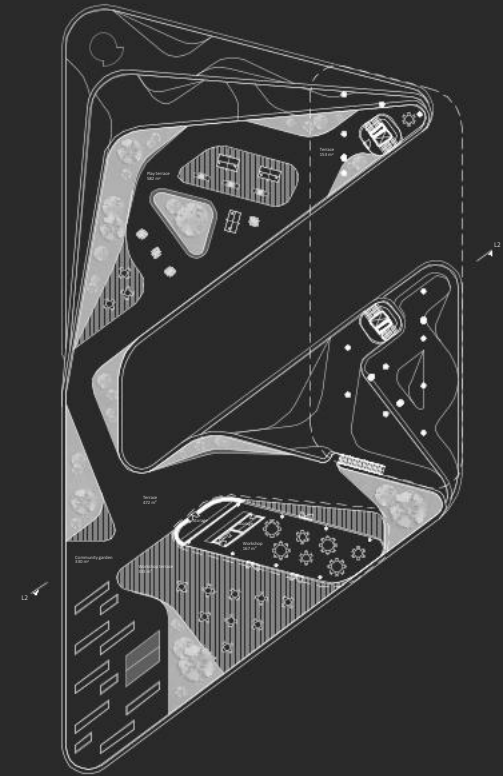
5-18th floor plan



# TERRACE

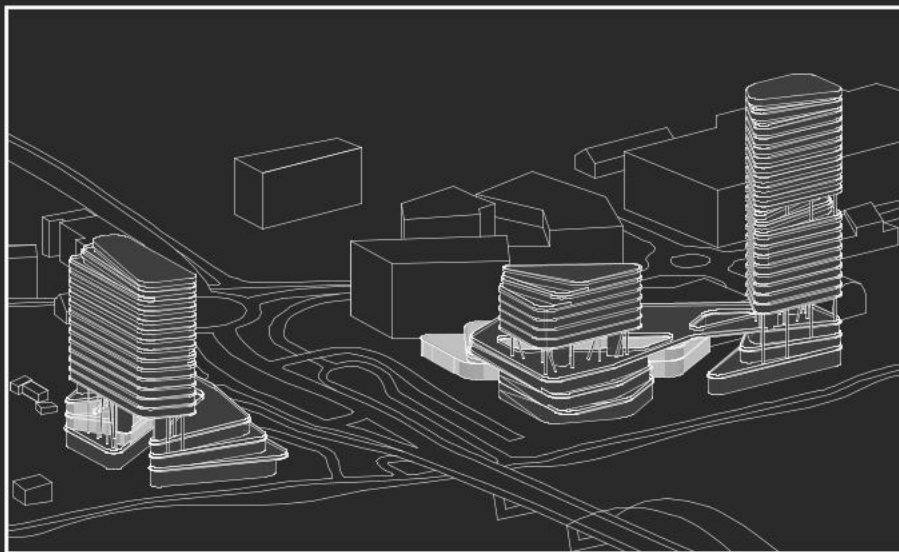


green areas, playground terrace, community garden, workshop with a terrace, BBQ area, market / street food market, outdoor cinema, cafe with a terrace

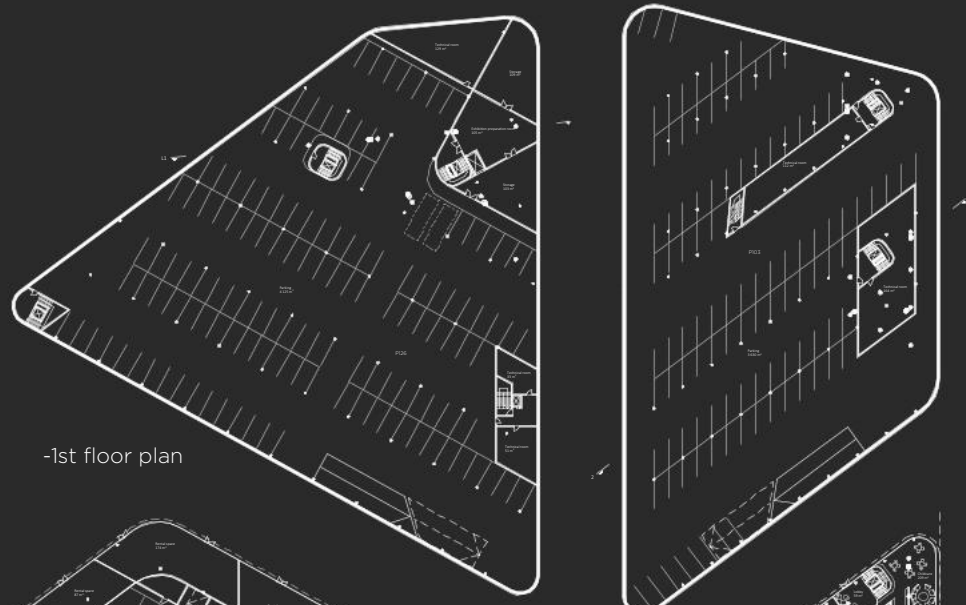


4th floor plan

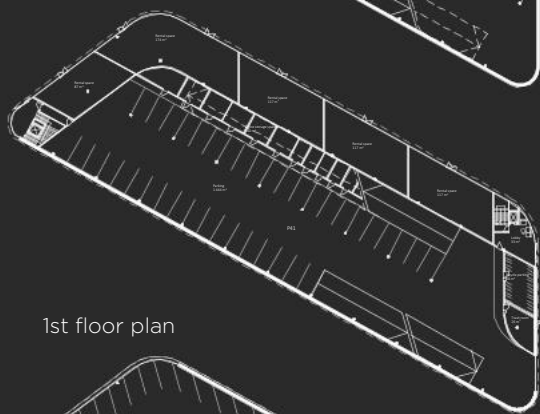
# PARKING



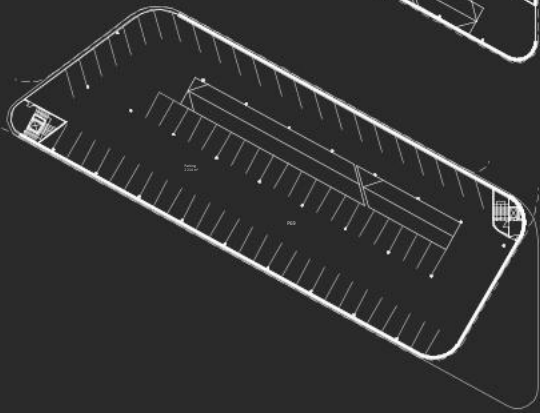
parking, bicycle parking, garbage rooms, storage rooms, technical rooms



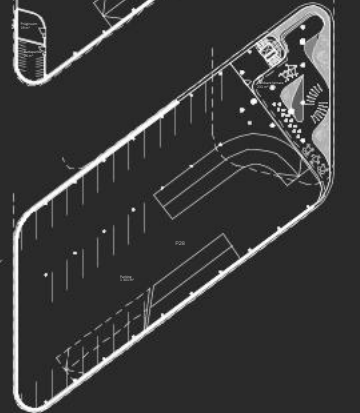
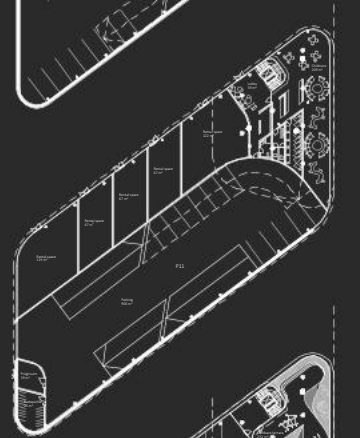
-1st floor plan

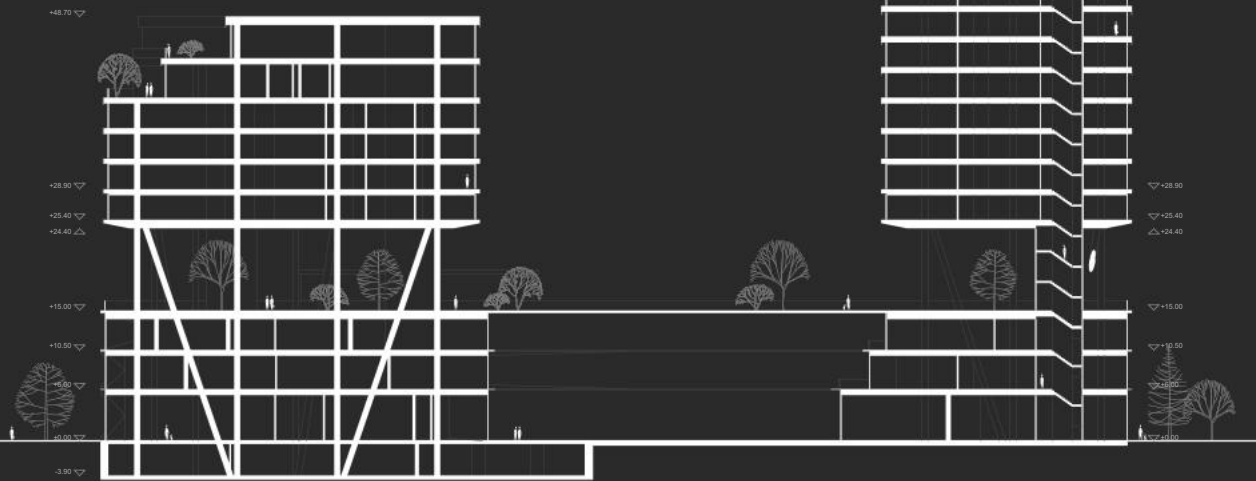
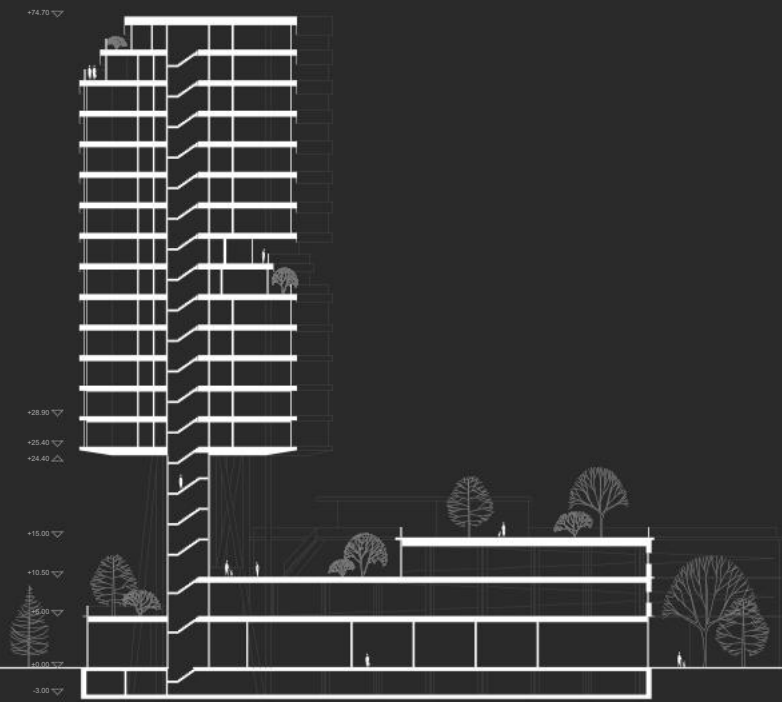


1st floor plan



2nd floor plan





SECTION

Thanks to its bold architectural form, cascading terraces, and the elevation of the buildings on columns, the original concept of detachment from the ground was fully realized, creating a unique floating living space among the clouds.



THANK YOU