

Skyline

Construction of an office building in the heart of a changing neighborhood.

CLIENT

First Immo

TEAM

Patriarche (Architecture, Interior, Urban Design, Urban, Environmental management, BIM, Cost assessment, MEP)

Partners :
Nomade ingénierie (structural, HVAC, electrical, road and utilities Engineering), UVD (landscape), Colas (General contractor).
3D Renderings: ©Patriarche

KEYPOINTS

Concrete/metal structure.

Protection with adjustable sunshades.

Shared workspaces.

Amphitheatre.

Sports hall.

Restaurant.

SUSTAINABILITY

Label EDGE -20%

Self-consumption photovoltaic panels (20%)

Located in the Malagasy capital Antananarivo, the Skyline project is set in the heart of the Galaxy zone, an area undergoing transformation into a business district.

The comb-shaped building, built around patios, comprises an active base housing several services: business center, walk-through halls, amphitheater, coworking spaces, gym, restaurant and 6 levels of offices.

Our architectural and functional approach aims to offer maximum continuity between interior and exterior, and proposes various solutions to ensure user comfort in this subtropical climate, while limiting energy consumption.



Typology	Construction cost	Status
Office	N-C	Delivery 2026
GFA	Location	Project delivery
29 000 m²	Antananarivo, Madagascar	Private

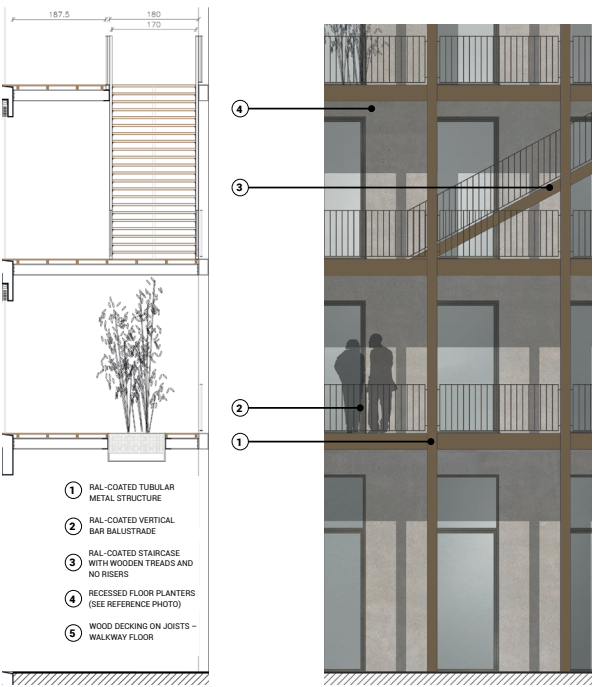
Architectural design

The project is laid out in a comb pattern around densely planted patios with ponds, providing a breath of fresh air for the landscape.

Aligned with the direction of the prevailing winds, the openings are designed to allow natural ventilation. The facades, meanwhile, are fitted with adjustable sunshades, to block out the sun's rays and prevent excess heat.

This bioclimatic architecture ensures comfort of use while limiting the building's energy consumption.

The bioclimatic design around the cooling islands ensures comfort of use while limiting energy consumption.



On the upper floors, the office spaces open onto a wide corridor at each level, which extends the workspaces.

These external walkways, planted with integrated planters, enliven the façades and allow vertical movement between floors, in the open air but protected from tropical rain.

On the top level, rooftop terraces protected by pergolas can be used for events and receptions.





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