

Marina Río Lujan

Tigre, Argentina



Location: Tigre, Argentina
Type: Transit Oriented Development/
Urban Infill
Year Design: 2008
Status: In Progress/Planned
Size: 75 acres
Contact: Juan Martin Lutteral
MRL S.A.
Buenos Aires, Argentina
54-911-4082828

Located between the Parana Delta – a UNESCO designated Biosphere Reserve– and the city of Tigre historic core, Marina Rio Lujan is destined to be an urban development model and a pioneer master plan for Argentina.

Set on an 80 acre industrial parcel only 20 miles away from the capital of Buenos Aires, the site is well served by many ways of access. Not only by car through the fast moving expressways and city of Tigre' street network, but more importantly by two rail lines – the touristic Paseo de la Costa and the commuter Mitre TBA, both with stations located on a 5 and 20 minute walking distance from the site respectively. In addition, one might also navigate the waters of Rio Lujan to Mercado de Frutos, a local port and market, reference of the City of Tigre, or to Rio de la Plata arriving at Puerto Madero. Such a rich transportation offer makes Marina Rio Lujan an ideal site for future growth.

In response to the needs of the future residents, the City of Tigre and the particular natural environment of the Delta, the design proposes subtle transitions from the most urban areas bordering the city to the south, to the most natural areas along the riverfront, which are conformed by two islands. The denser core accommodates mixed-use activities on buildings with a limited height of seven stories. The lightly built islands to the northeast resemble a village at the edge of the river, with a boardwalk and natural edge offering scenic waterfront accommodations and direct access to a more private marina. Furthermore, the island at the northwest offers larger estate lots that provide an increased level of privacy. The architecture and landscape are designed to ensure the quest for greater contact with nature and linking Marina Rio Lujan's identity with the river's Delta.

At the center of the development, the main marina serves as a focal point, with a series of three to five-story perimeter blocks along the main canal, interacting with a mixture of attached and detached single family houses along secondary canals. A wide waterfront promenade along the central canal offers a gathering place for pedestrians and visitors to enjoy the area's scenery. The promenade is lined with a park, which is anchored by the Marina's Plaza and Yacht Club at one end and the riverfront restaurant at the opposite end.

The plan preserves the riverfront while providing all the elements that create a community, such as a variety of housing types, civic spaces and buildings, and a diverse public realm. Ultimately, the design for Marina Rio Lujan will create a living experience that spans from natural to urban, blending with the landscape of the Tigre's Delta.