



Copenhagen Towers, phase 2







## Introduction

The Copenhagen Towers complex was constructed in two Phases. Phase 1 comprises the four-star Crown Plaza Hotel in the South Tower, the South Wing office building, a conference building and an underground car park with two parking levels.

Phase 2 of the Copenhagen Towers project was developed and realised in close cooperation between all the parties involved. It consists of an 85-metre high office tower, the North Tower, and a connected office building, the North Wing. The spectacular atrium that interconnects all parts of the Copenhagen Towers complex makes circulation in the complex easy.

Solstra Capital Partners are the developers behind Phase 2 of Copenhagen Towers, with Sjælsø Management being in charge of construction management. The buildings set new standards for indoor climate, level of service and the shared facilities to which office tenants and hotel guests have access around the clock.

This booklet gives readers visual insight into some of the very complex processes and the precision craftsmanship that characterise all parts of the new, spectacular and aesthetically pleasing landmark that now welcomes visitors to Copenhagen.

Hélène Mogensen de Monléon says about her photographic work: “Portraying the birth of this building was for me a fascinating journey. From the foundations to the roof, I discovered in every single phase of the construction process, a complex and yet harmonious blend of vision, art, handcraft, technology, humanity, and poetry”.

## Copenhagen Towers, Phase 2

Located close to Copenhagen Airport and the Øresund Bridge that connects Denmark with Sweden, Phase 2 of Copenhagen Towers forms an attractive landmark in Copenhagen together with the equally tall Crowne Plaza Hotel tower.

The world-renowned architects Foster + Partners have designed the ambitious 85-metre high office tower with a total floor area of 21,000 sqm on twenty levels. Combined with the North Wing office building, Phase 2 of Copenhagen Towers offers a total floor area of 28,000 sqm.

The focal point for the two towers and the lower conference and office buildings adjacent to them is a magnificent 1,400 sqm atrium. An unusual feature of the atrium is an indoor woodland area: a green oasis that provides an attractive gathering and relaxation space for all users of Copenhagen Towers.











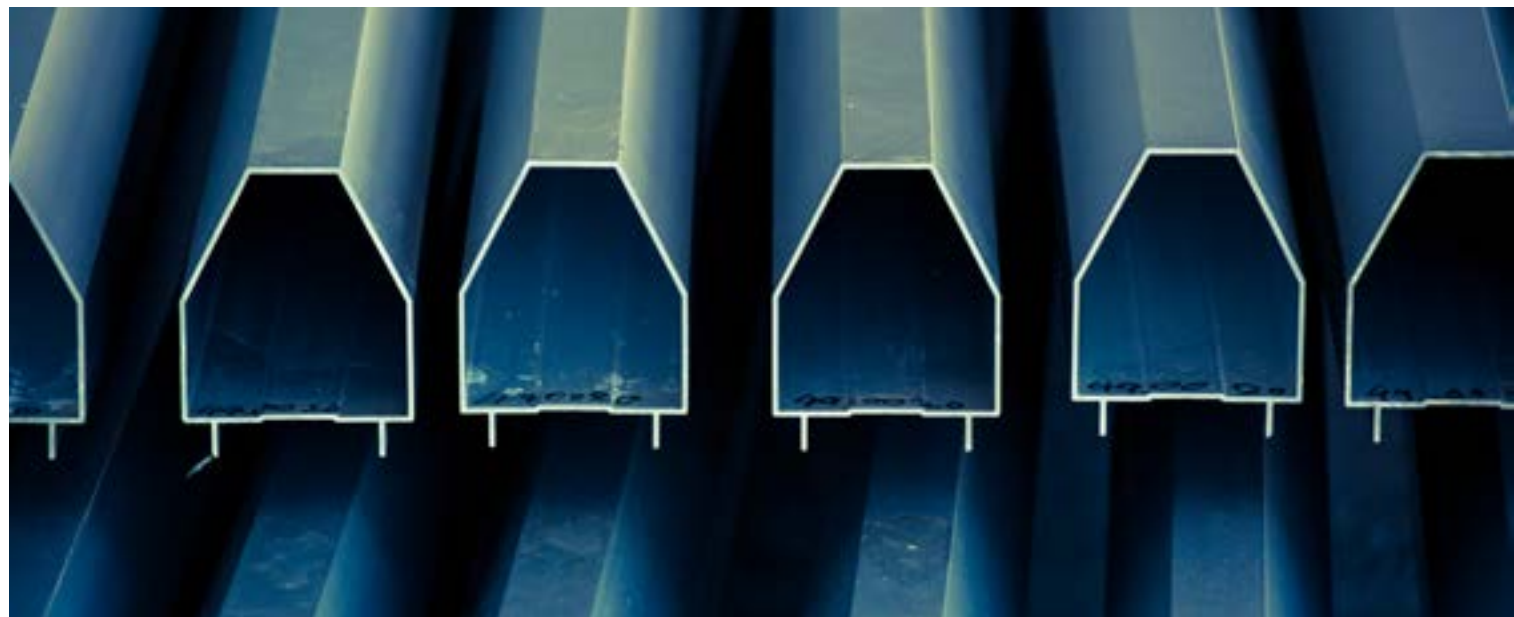
















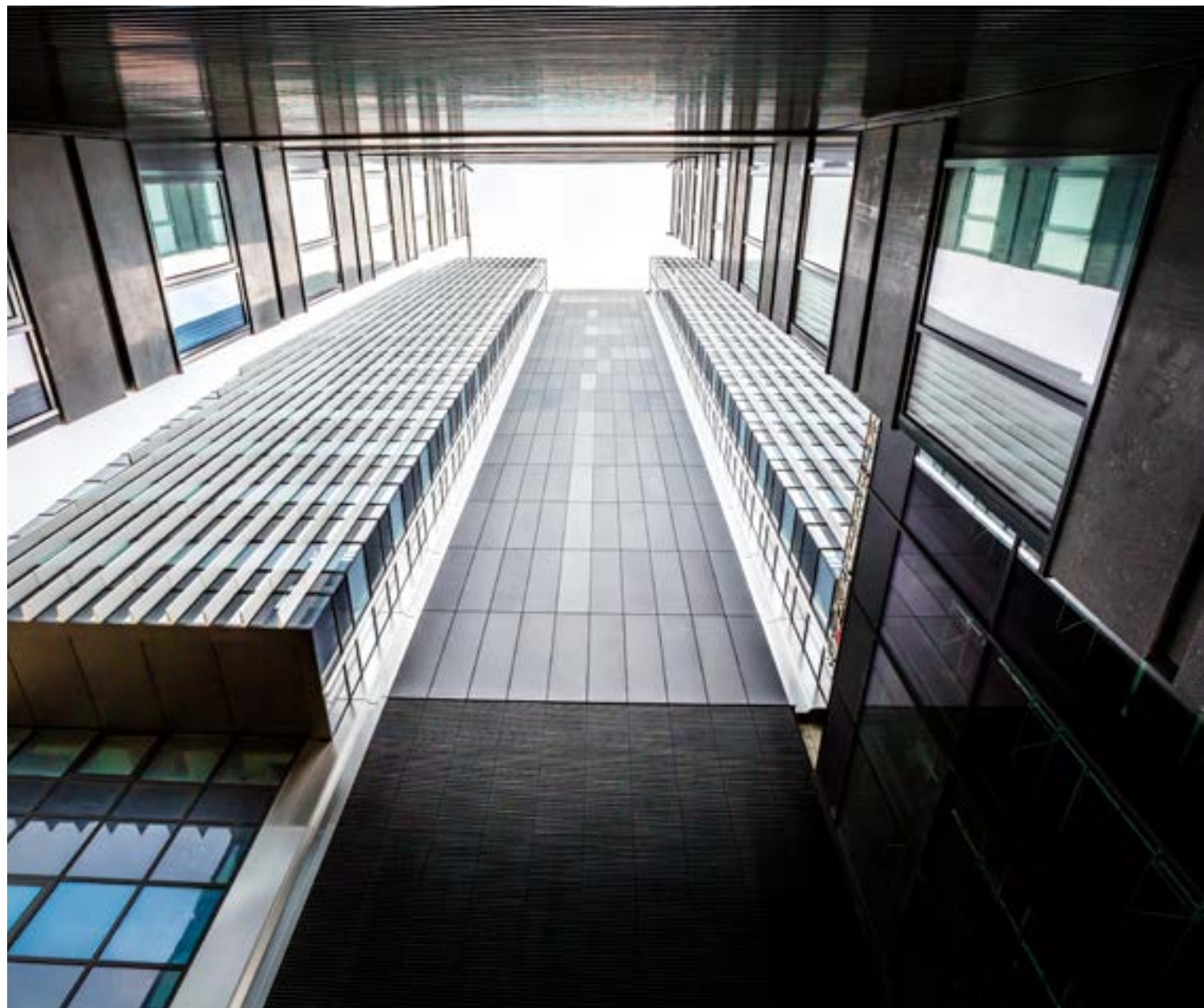
The unique identity of Phase 2 of Copenhagen Towers is created by the new 85-metre high tower with curved steel-clad concrete columns and a multitude of windows as well as the spectacular atrium.















The curvature of the north and south facades of the North Tower is created by tilting the columns.

All facade elements are straight, but the height of the building enabled the architects to create the curved facade design.

The approximately 12,500 sqm glass, aluminium and stainless steel facades are composed of a total of 1,100 facade elements.









## Atrium

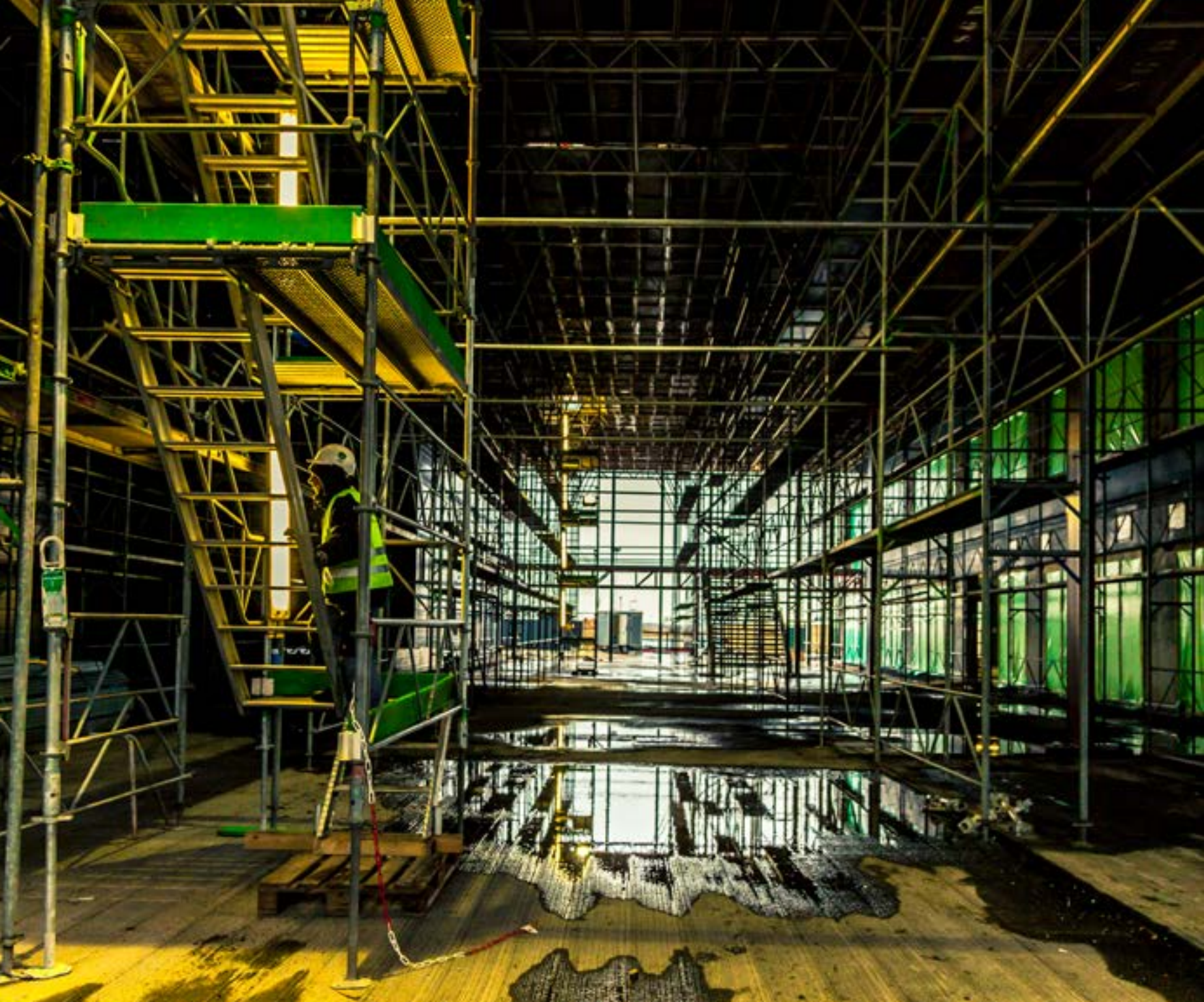
Featuring vaulted glass, steel and wood ceilings and laid out as a large indoor woodland area, the atrium connects all parts of the building complex.

The shared main entrance to the atrium gives the public access to a restaurant and a number of cafés on the ground level and to a penthouse restaurant on the twentieth floor of the North Tower.

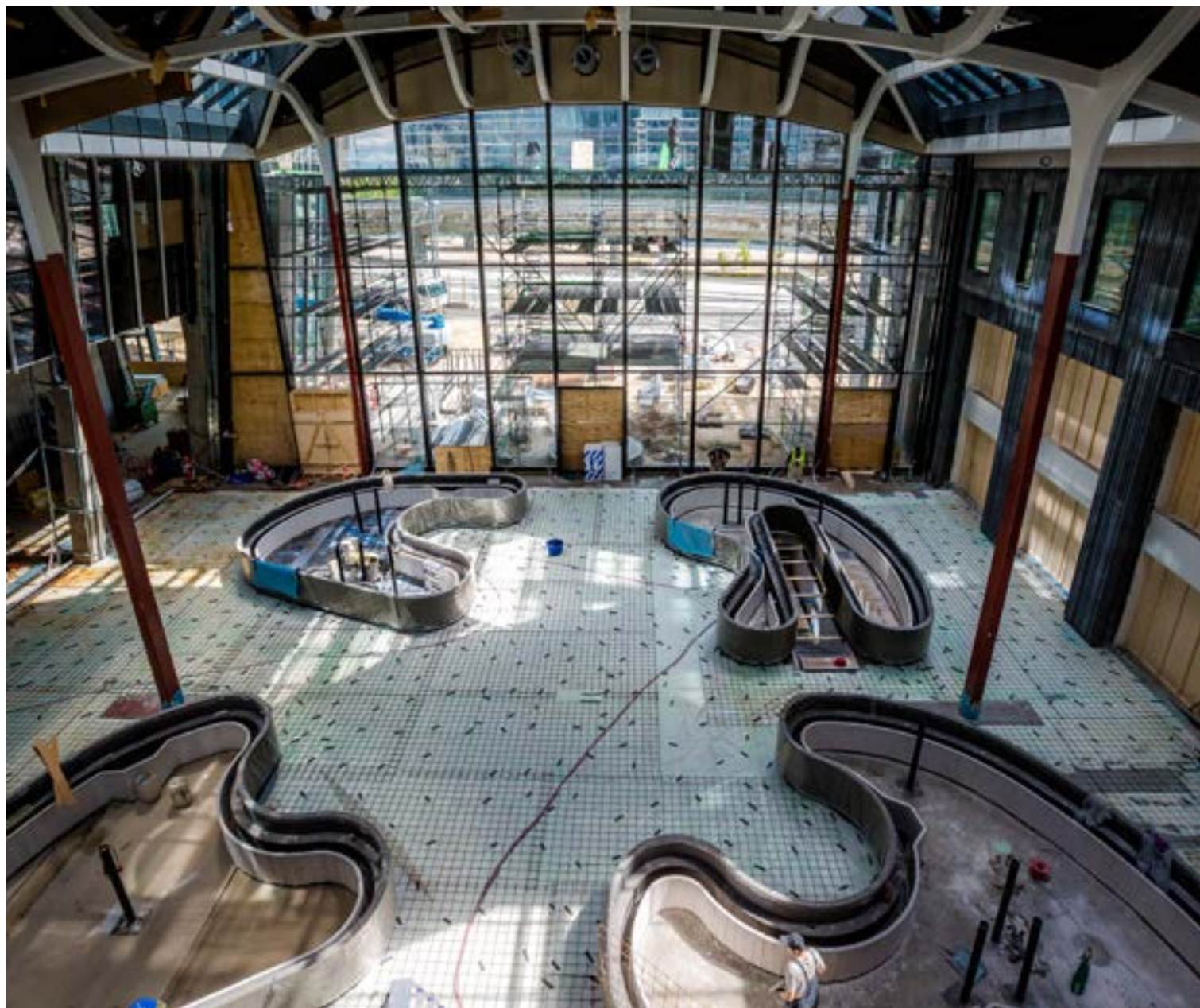
Fifty-eight large Black Olive trees imported from Florida grow under the large louvered ceiling panels. They are planted in beautifully curved planters cast on site, which creates an impression of being in a riverbed lined by luxuriant riverbanks.



























Stairs connect the atrium with a canteen on Level 1.

The steps, the landing and the canteen floor are covered with recycled rubber.



The atrium is a large open area.

Three-storey-high columns support groups of louvered wooden panels, each of which symbolises the filigree of a leaf.





The flooring in the atrium looks like terrazzo and is made of recycled concrete.





Benches and, in some places, tables and chairs are connected with the planters so that people can enjoy their lunch in a relaxed atmosphere.





## Interiors and technical installations

The entire Copenhagen Towers complex was designed with a clear focus on energy efficiency and is the largest commercial building project in Denmark to date (2015) that complies with the EU Green Building standards.

Copenhagen Towers, Phase 2 is a platinum certified office building under the US LEED green building rating scheme.

One example of green design is that groundwater from a level of 100 metre below ground is used for heating in the winter and cooling in the summer. Combined with the use of power generated by wind turbines, this means that the buildings are carbon neutral.

In addition, several of the materials used in the buildings are recycled materials, testifying not only to the green profile of the buildings but also to the special history of each individual element.



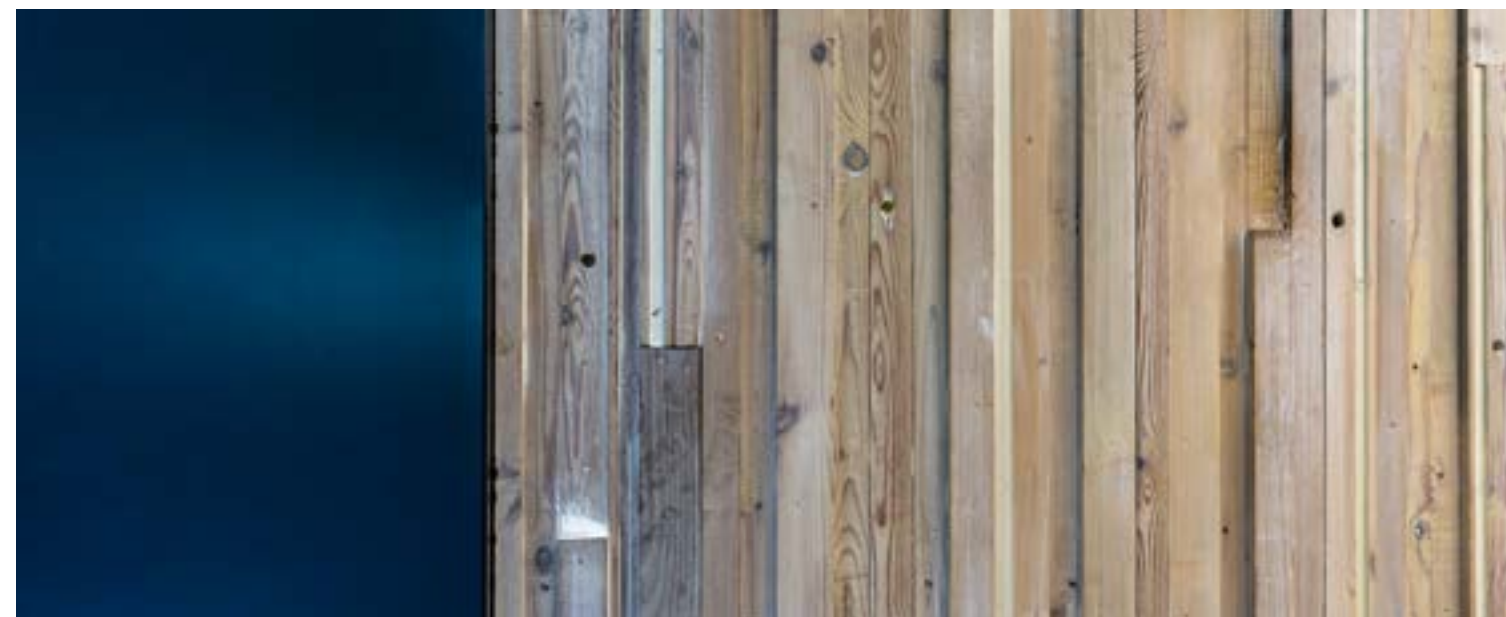




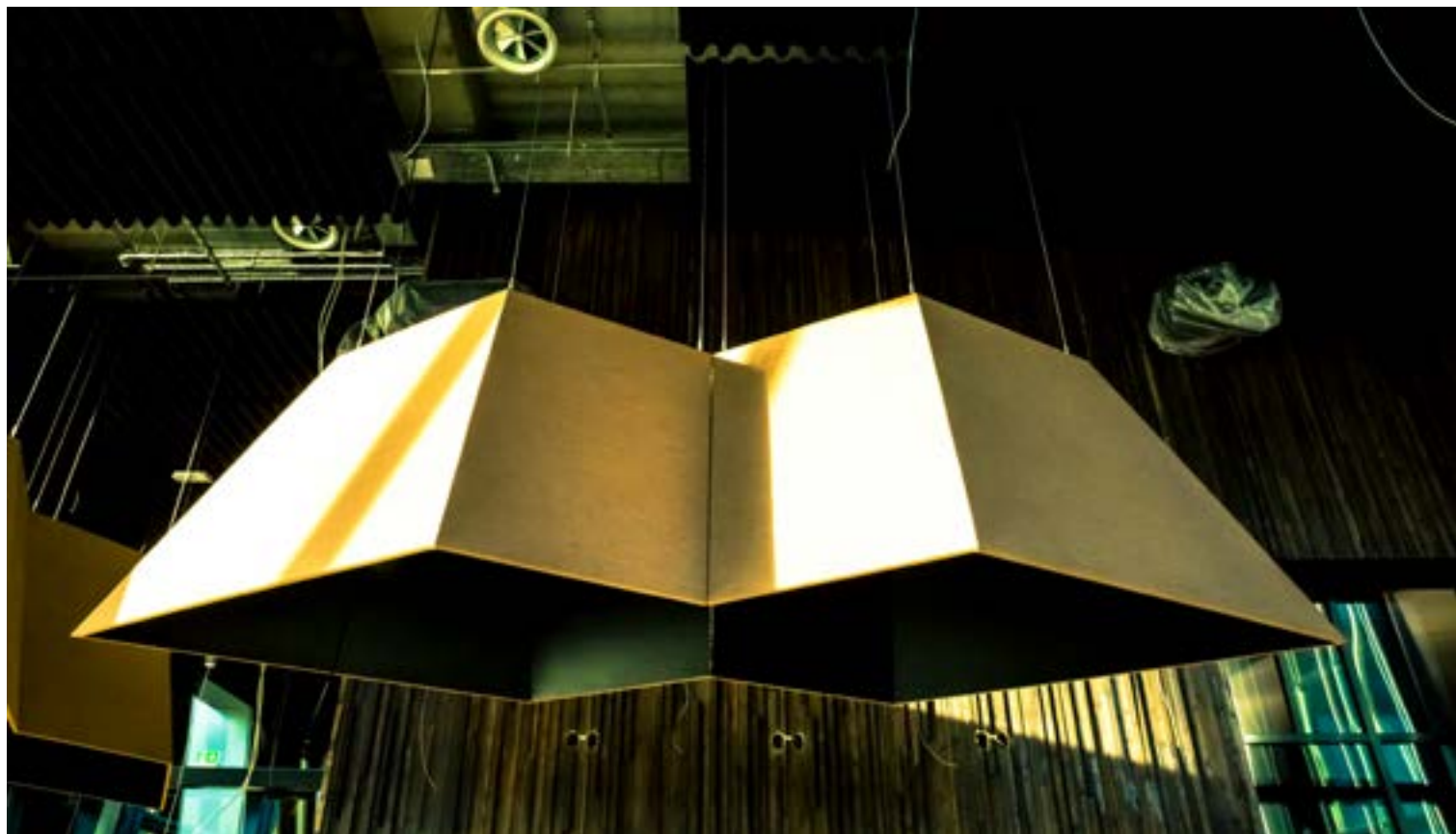




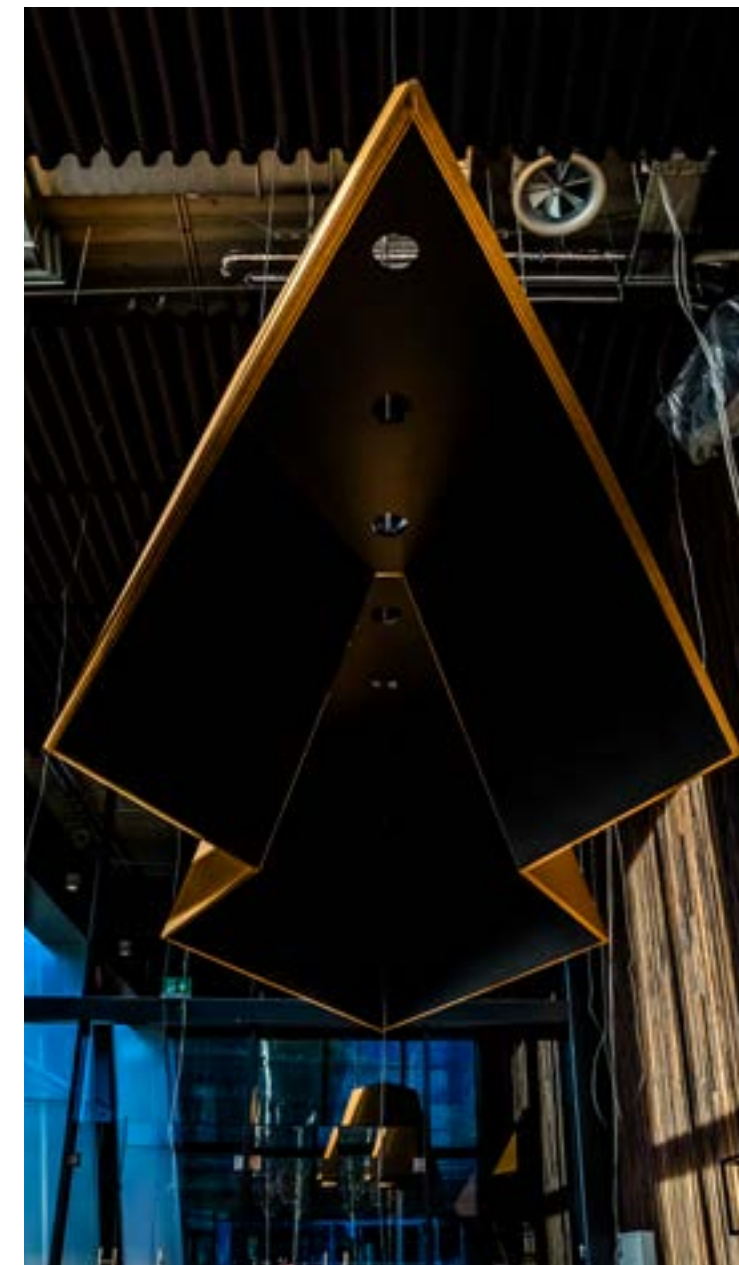
In several places the walls are clad with reused wood from floorboards and window frames.







The acoustic felt ceilings in the North Wing canteen and in the coffee shop in the atrium are made from PET plastic water bottles.







Using the lift, which is probably the fastest in Denmark (2015), it takes only a few seconds for people to go from the atrium on ground level to the penthouse level on the twentieth floor – a distance of 85 metres. Fast acceleration and braking ensure comfortable and silent travel up and down the tower.



















## Penthouse

On the penthouse level in the North Tower, there is a modern restaurant with its own kitchen, catering to Copenhagen Towers tenants and visitors.

All guests in the restaurant can enjoy the splendid views of the Øresund Bridge, Sweden and Copenhagen.

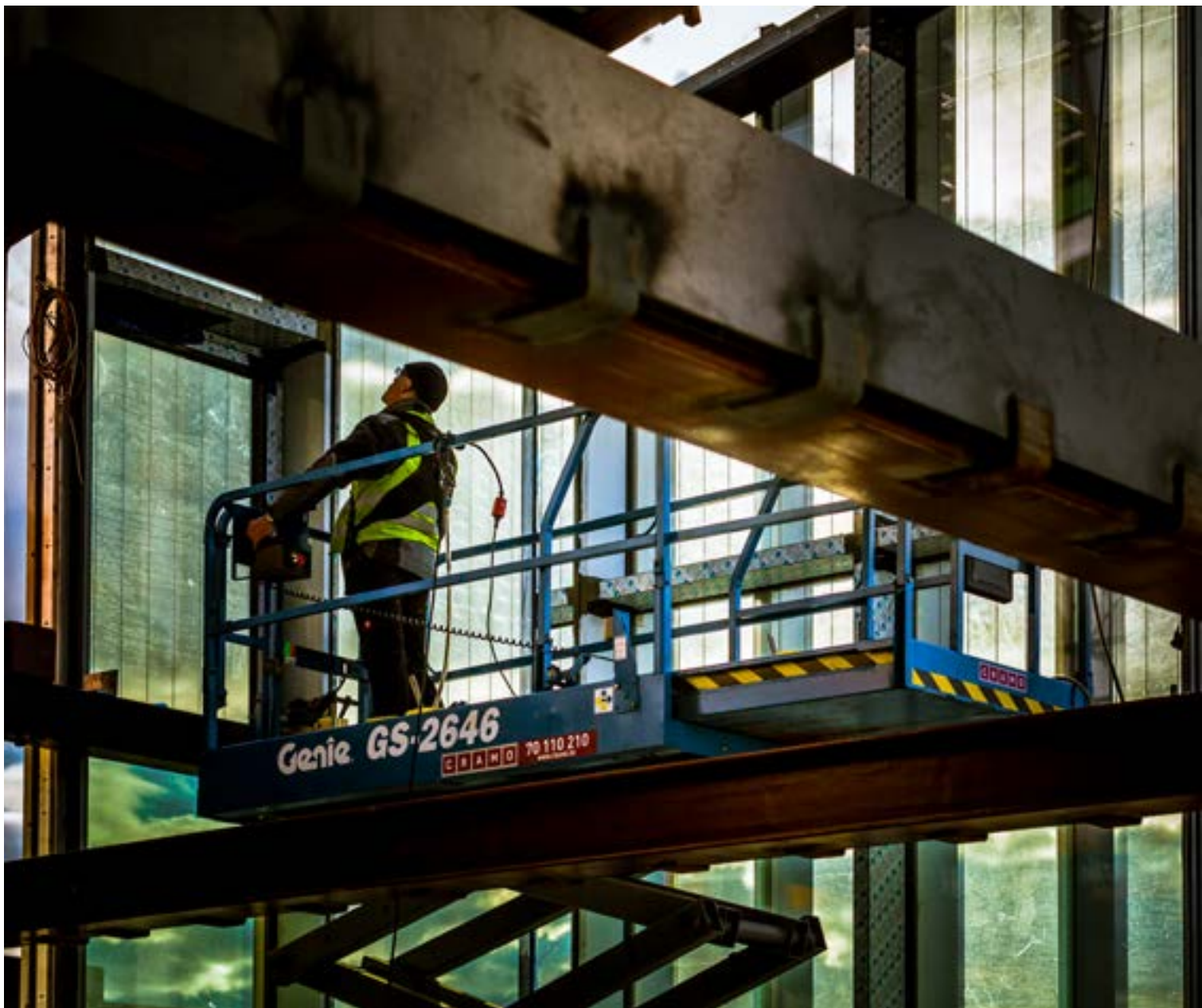
An inserted level and a private dining area can be used for small private events and confidential business dinners.



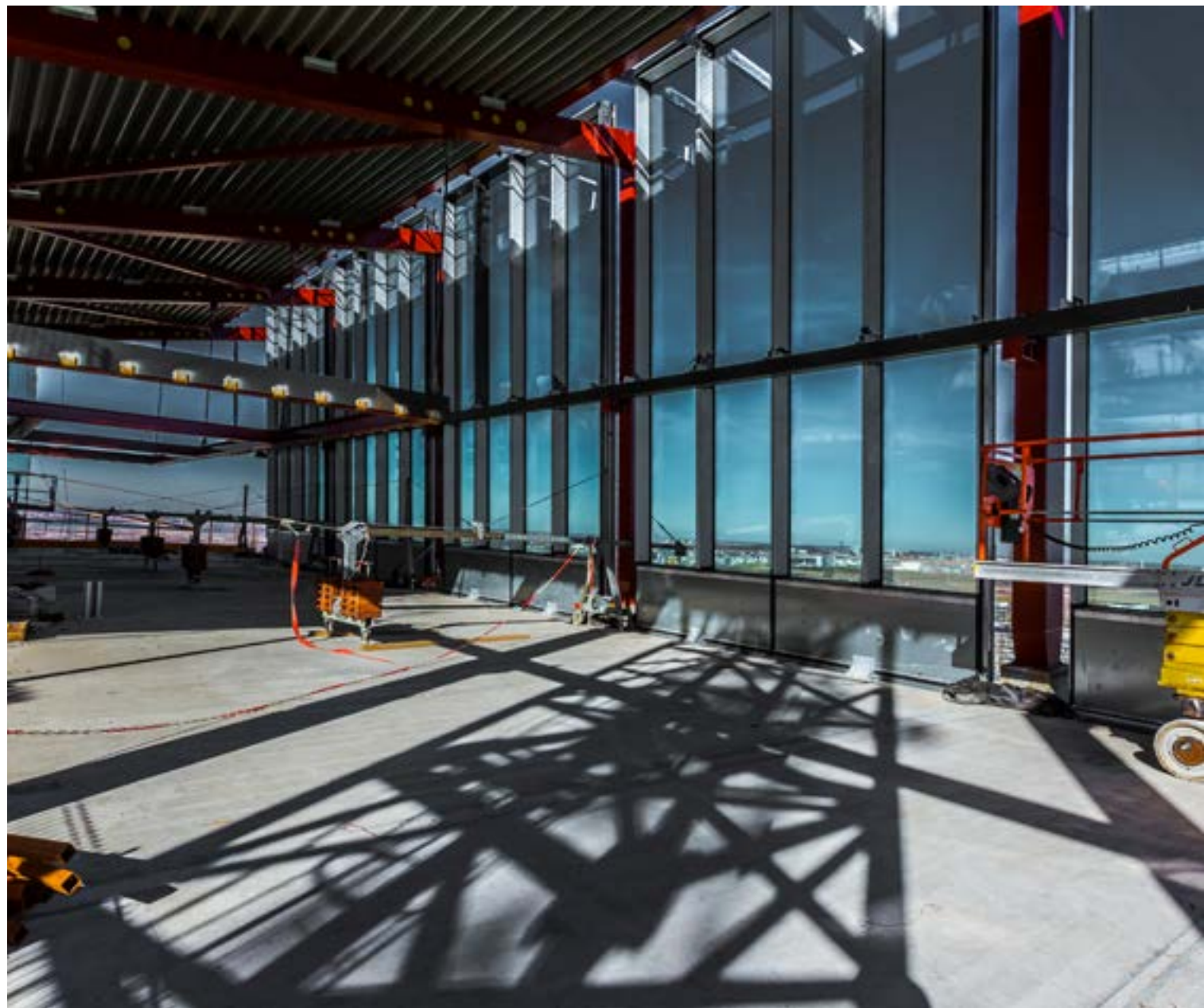
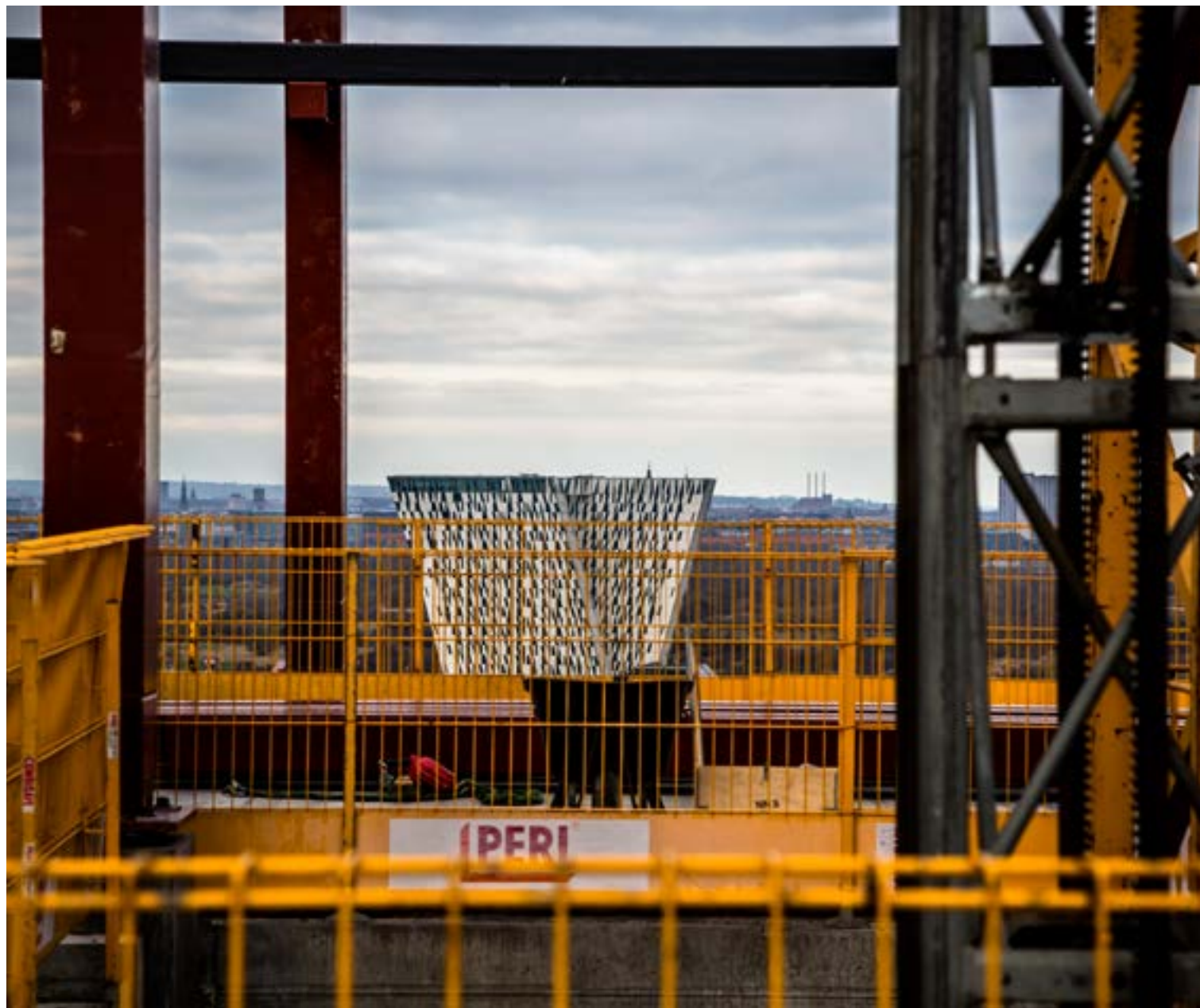




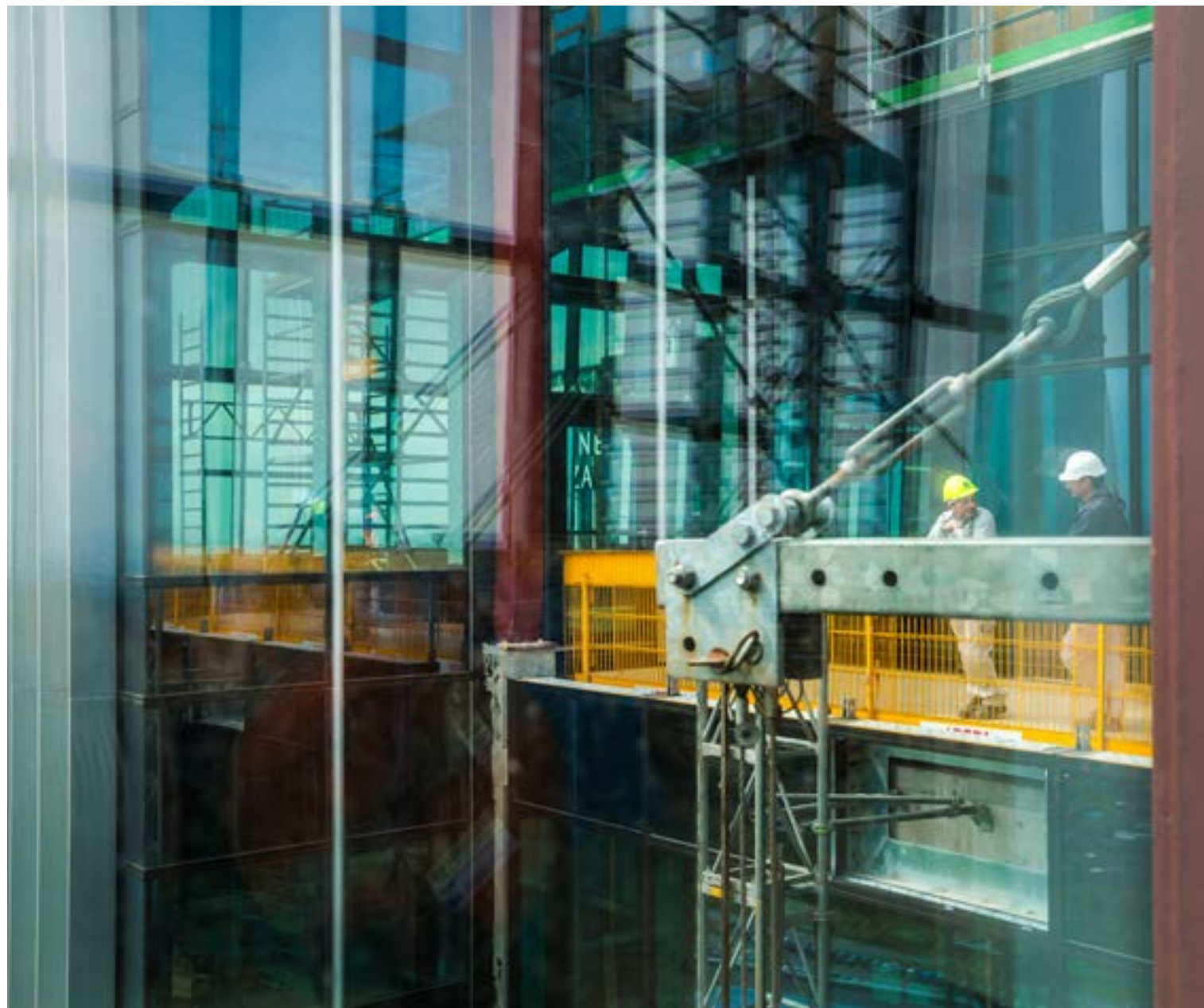










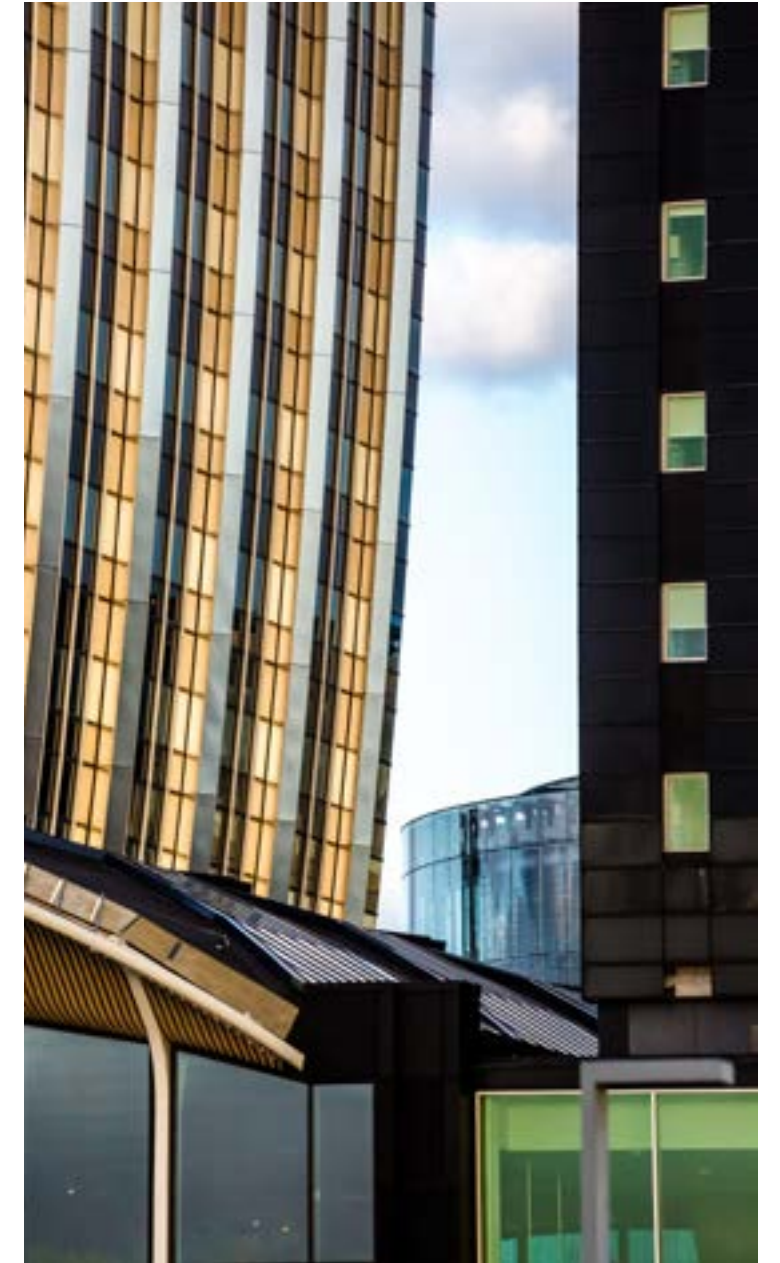




## Windows

The tower facade is designed as a jigsaw puzzle with 1,100 pieces. It took a year to install the 1,100 facade elements so that each of them fits properly into its place.

The windows were installed by a team of eighteen window fitters and a supervisor using a tower crane and a number of mobile cranes.

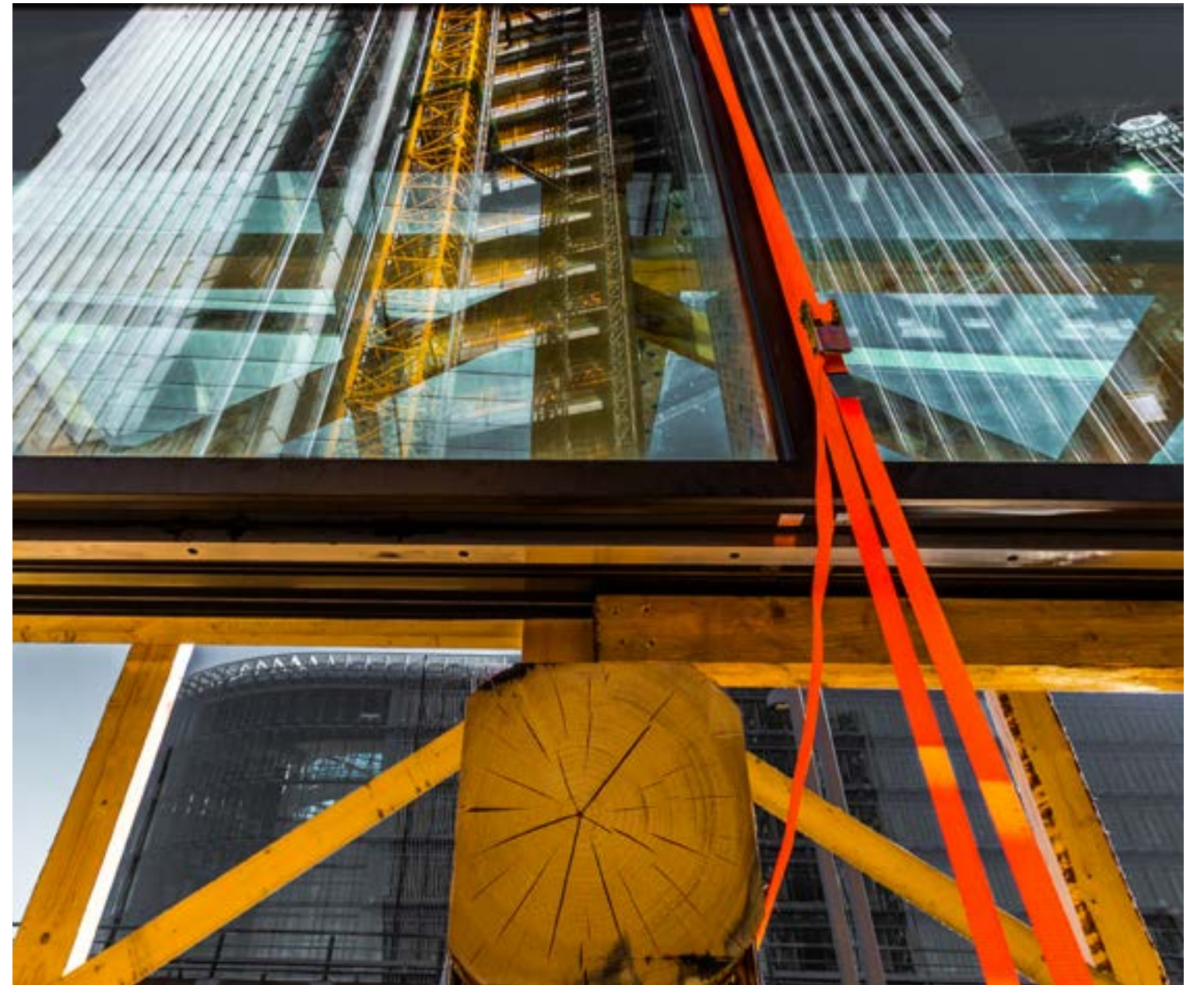




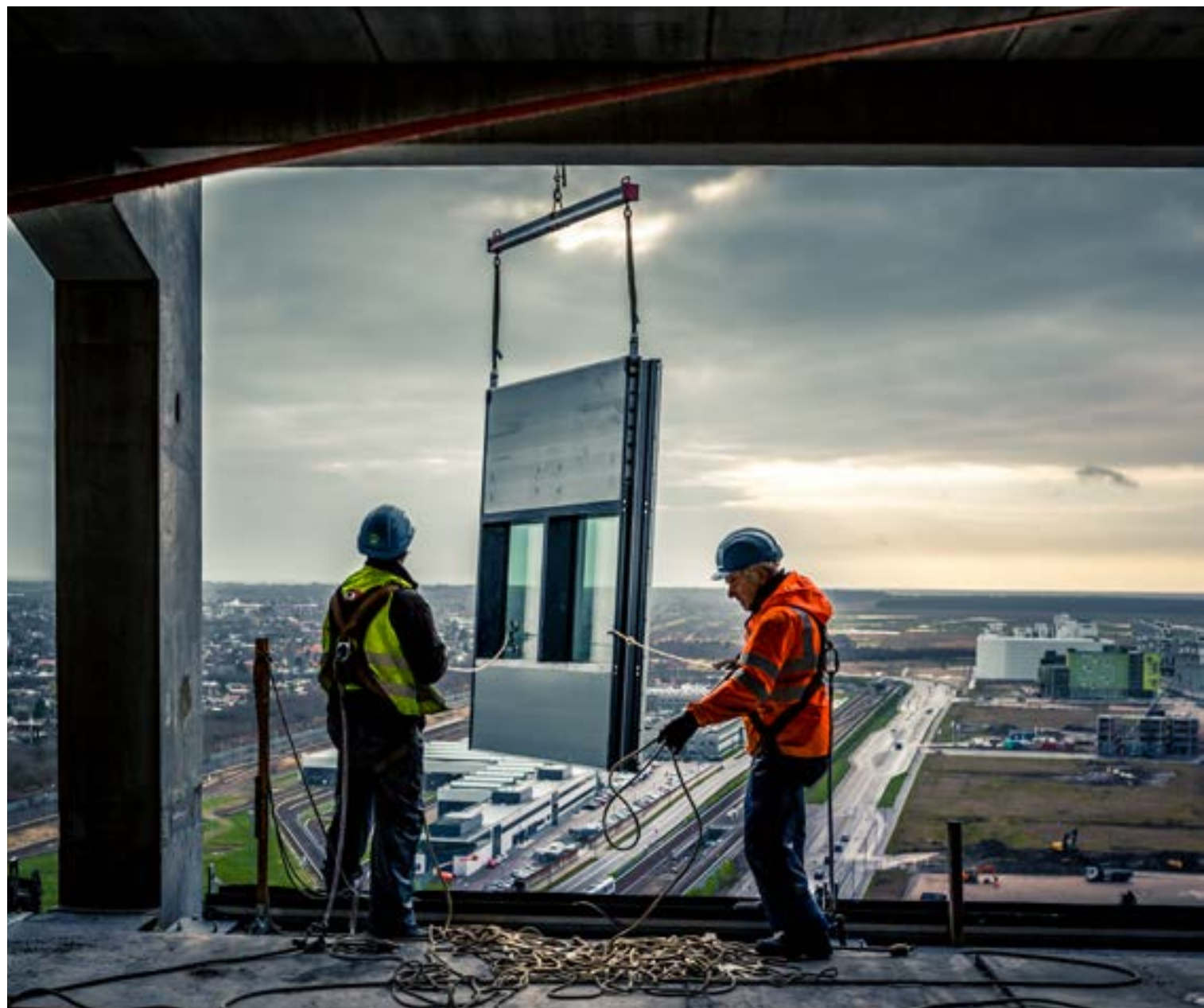
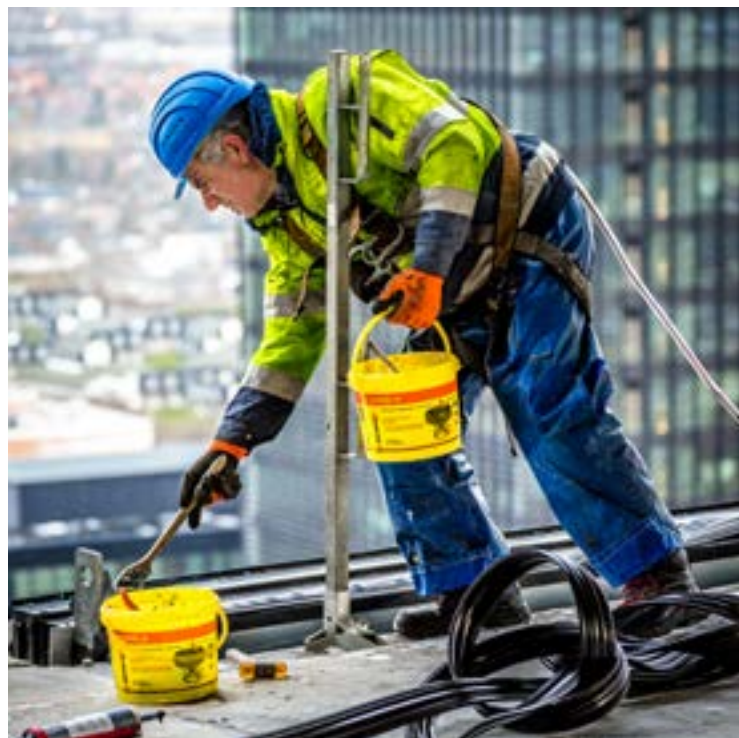


The standard facade elements are 3.6 m high and 2.57 m wide.

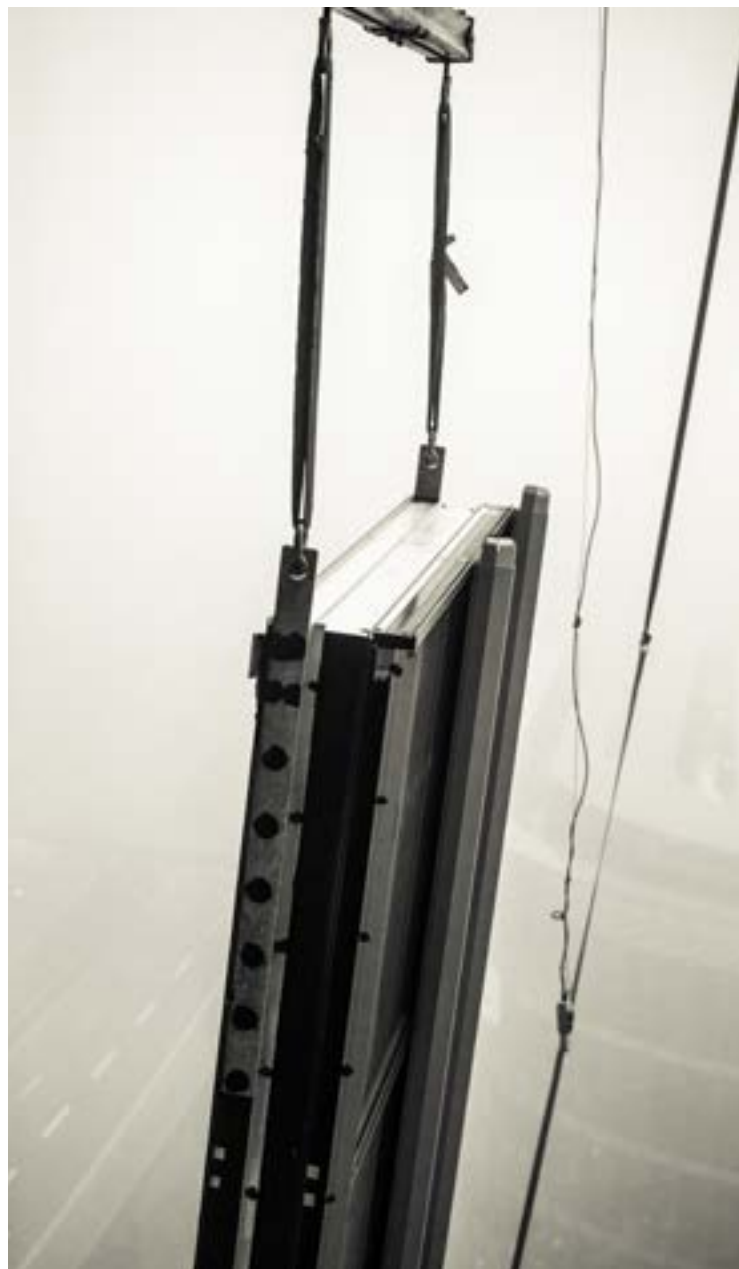
Double-height facade elements with a height of 7.2 m are used on the ground floor and on Level 20.



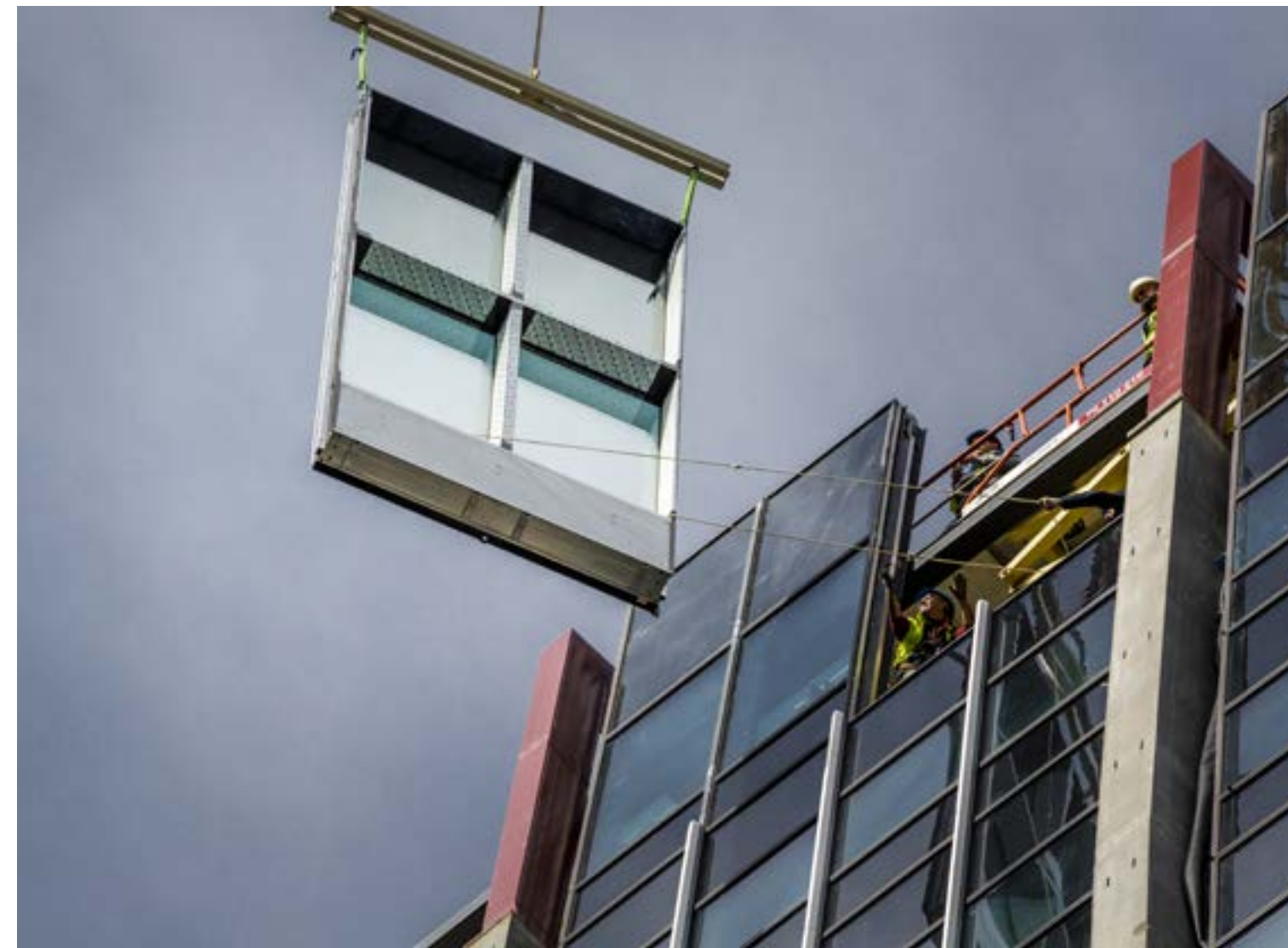






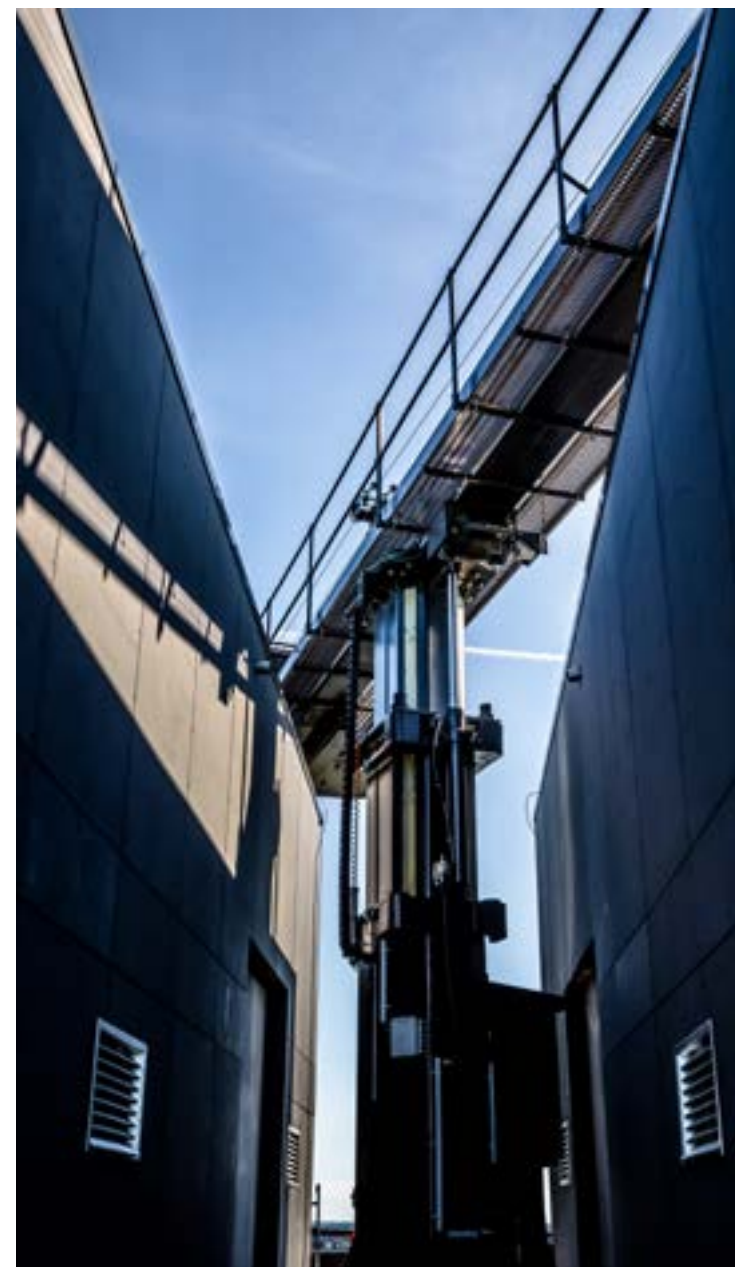






Each facade element weighs 800-900 kg. Sun screening is incorporated into the upper glass panels on Level 20 to reduce solar and thermal radiation. All glass facing the motorway is noise-control glass.









Topping-out ceremony  
February 2015







## Solstra Capital Partners

Solstra Capital is a private equity investment firm with offices in London and Copenhagen. Solstra Capital manages in excess of € 1.0 billion in gross assets across a variety of asset classes. Solstra Capital invests in many different asset backed investment opportunities, but focuses on investments in distressed and special situations, unlocking value by improving the underlying operational performance. Solstra Capital invests in growth opportunities backing strong management teams requiring capital to grow. Solstra Capital advises a number of funds and private accounts that represent some of the world's leading institutions and High Net Worth Individuals.

## Sjælsø Management

Sjælsø Management develops and constructs efficient real estate projects. Since 2013 Sjælsø Management has constructed 1,000 new homes, 40,000 sqm commercial property and 22,500 sqm parking facilities. The value of ongoing projects is more than DKK 3 billion. Sjælsø Management develops and implements residential, commercial and retail projects in cooperation with financially strong investors and banks as well as renowned architects. The projects are characterized by high quality and beautiful architecture.

## Foster + Partners

Foster + Partners is one of the most innovative architecture and integrated design practices in the world. Over the past four decades the practice has pioneered a sustainable approach to architecture through a strikingly wide range of work, from urban masterplans, public infrastructure, airports, civic and cultural buildings, offices and workplaces to private houses and product design. Based in London, with offices worldwide, the practice has an international reputation, with buildings in six continents.

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