festival city: archi-tectonics is building a trio of tapered towers in tirana, albania

ARCHI-TECTONICS ARRIVES IN ALBANIA WITH FESTIVAL CITY

Archi-Tectonics unveils Festival City, a 190,000-square-meter mixed-use masterplan designed for Tirana, Albania, that reimagines how a city can grow by prioritizing people, nature, and culture ahead of car-driven growth by combining density, ecology, and community life in the residential neighborhood of Laprakë.

Festival City rejiggers the conventional city block by weaving residences, retail, and public amenities into an ecosystem of built and open space. At its core, the plan prioritizes green infrastructure, ensuring that densification enhances rather than erodes the quality of urban life.

visualization © Archi-Tectonics

BRINGING URBAN DENSITY TO TIRANA

Second between Tirana's center and the airport, Laprakë is a neighborhood positioned for growth. Archi-Tectonics' masterplan proposes a dense, walkable district that connects the city's existing fabric to its future infrastructure, layering the massing as it approaches the smaller scale surroundings. This strategy allows the development to connect smoothly with its context, balancing metropolitan scale with neighborhood intimacy.

At ground level, the plan introduces tree-lined boulevards, playgrounds, and plazas that link the new complex into the existing fabric. Festival City is designed to integrate rather than impose | **swiss White Dodekaeder, Founding Partner of the** firm, We see density as a tool for urban and ecological benefit.

Festival City is a 190,000-square-meter mixed-use masterplan in Tirana, Albania

RETURNING OUTDOOR SPACE TO THE COMMUNITY

By concentrating programming within its towers, the masterplan by Archi-Tectonics makes available a large amount of open space at the ground level. These areas are reclaimed by the community as pedestrian walkways, gardens, and green terraces that support biodiversity. The project frames these spaces as active commons, with the intent on bringing residents quiet, shaded retreats.

This approach embodies a form of re-wilding within the city, positioning Festival City as a landscape-driven development rather than a purely architectural creation. The courtyards are designed as microclimates which contribute to cleaner air and cooler conditions during the summer months.

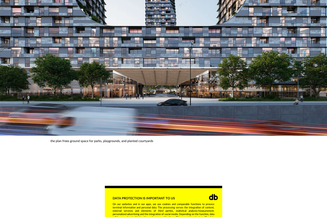
the development introduces three towers between 26 and 35 stories.

The project also draws on familiar Albanian typologies, where housing is layered above active retail spaces. In Festival City, commercial programs are embedded throughout the base of the blocks to ensure an active sidewalk life. Green courtyards connect directly to these uses, bringing residents and visitors into shared civic life.

Sustainability is expressed through both spatial and technical strategies. Archi-Tectonics applies 'sponge city' principles – an urban planning concept for water solutions – to integrate permeable surfaces, rain gardens, and water tanks which will regulate water and support ecosystems. Facade treatments combine shading fins with jewelled glass and stone, reducing solar gain and improving energy performance.

exploring ways to make the relation a plan of city's special neighborhood

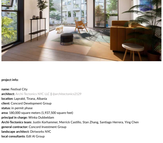
the design incorporates tree-lined boulevards, playgrounds, green terraces, and permeable surfaces



the plan frees ground space for parks, playgrounds, and planted courtyards

green areas improve biodiversity and provide cooling for the city

Archi-Tectonics designs the project as part of Stefano Boeri's Tirana 2030 vision



project info:

name: Festival City
address: Rruga Ismail Qemali, VPC 1/2 # Qendrës Ndërkombëtare
location: Laprakë, Tirana, Albania
client: Concord Development Group
area: 190,000 sqm
status: 35,000 square meters (1,637,500 square feet)
principal in charge: Nicholas Dunbabbin
Archi-Tectonics team: Justin Kachanovsky, Marcelo Castillo, Xian Zhang, Santiago Herrera, Ying Chan
landscape architect: Concord Group
landscape architect: Schwartz MSR
local consultants: GA 4 Group

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A NEW WEEK

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six designers redefine outdoor living with unopiù at milan design week 2026
design

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ARCHI-TECTONICS (5)

archi-tectonics tops field hockey stadium in hangzhou with 172-meter free-span wing roof

archi-tectonics' hybrid stadium in hangzhou takes cues from the chinese cong

archi-tectonics wraps eight-storey townhouse facade with lattice envelope in new york

ARCHITECTURE IN ALBANIA (54)

herzog & de meuron to revitalize tirana's 'forgotten' overgrowness with cultural hub and tower

fragmented timber volumes compose this contrasted museum housing by atop in albania

reigeo arch's sky-ff rises as two colorful residential towers on litoral strip the coast of albania

NEWS

officinal2 reimagines traditional italian hay barn as timber treetop retreat in liguria's alps

full-height glazing, suspended rest and compact sleeping platform shape treeBOX' above volcanoes's restored alpine hamlet.

architecture

Lorenzo Bruno, 12h42

who has a right to play?

since 1989, children's play is understood as a fundamental right alongside education, shelter, and care – explore what that means for our built environments.

architecture

Isabella Bruno, 14h32

frank gehry's guggenheim abu dhabi to open december 2026 on saadiyat island

after years of planning and construction, the frank gehry-designed museum opens on december 13th, 2026.

architecture

Isabella Bruno, 12h32

MVRDV wins competition for rotterdam's 'shift embassy', a landmark for ecological change

a series of rounded-rock like forms rise as a vertical landscape of gardens, terraces, balconies, and immersive spaces designed to make climate action tangible.

architecture

Isabella Bruno, 12h32

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