

Modular Minimalism

Location _____ Buenos Aires, Argentina
Residents _____ 1
Size _____ 32 m² (344 ft²)

Thoughtful design is the key to living small in this community of highly efficient apartments in Buenos Aires.

How can architecture redefine domestic space? How can minimum space be maximized? How can people live in harmony with their environment? How can housing be affordable while upholding high standards aesthetically and sustainably? These are some of the questions explored by IR Arquitectura, a collective of architects and industrial designers founded in 2008 in Buenos Aires by Luciano Intile and Andrés Rogers. In their apartment project, Quintana 4598, they examined how to optimize compact and affordable living using thoughtful design.

The multifamily house was built in Saavedra, a relatively quiet, residential neighborhood in the north of Buenos Aires. The architects, whose office is just six blocks away from the site, had already built another small multifamily building there a few years before and appreciated the area for its large green parks where residents can enjoy communal spaces for recreation and relaxation.

From the street, the modern five-story building on the corner junction of two streets fits well into the neighborhood and aligns with the surrounding older buildings in scale, color, and rhythm. The ground-level corner has been recessed to create a covered entrance that flows directly onto the sidewalk intersection, creating a moment of interaction



for pedestrians as they pass by. Projecting, box-like balconies cantilever off the facade in an offset arrangement, bringing a sense of the dynamic to an otherwise rigid compositional structure. By literally standing out, they draw attention from the outside, while maintaining a sense of discretion as they recede back into the facade. While the ground level garage is concealed behind a band of white corrugated steel doors, a delicate mesh covering

