

LES LAURÉATS DES MIPIM AWARDS 2025 DÉVOILÉS

Les Pays-Bas et un architecte français en haut de l'affiche à Cannes

Les projets européens ont été à nouveau plébiscités par les votants, avec 8 lauréats. Une édition 2025 marquée notamment par la victoire de l'agence française Mathieu Forest Architect récompensée pour le projet [Sky Mirrors](#), à Luzhou en Chine, dans la catégorie meilleur projet d'hôtellerie, de tourisme et de loisirs.

Cannes, 13 mars 2025. Les 10 projets lauréats des MIPIM Awards 2025 ont été dévoilés au Palais des Festivals de Cannes. Ils récompensent les plus grands projets urbains innovants au monde, achevés ou en construction. L'Europe a été une nouvelle fois plébiscitée lors des votes, ainsi que la Chine et les États-Unis.

Et 1, et 2 et 3 pour les Pays-Bas : un triplé pour les projets [Wonderwoods \(Utrecht\)](#), [The Hive \(thehive.amsterdam\)](#) et [Booking.com City Campus \(Amsterdam\)](#) qui font carton plein auprès du public en remportant trois awards.

Le projet polonais [Fuzja \(Fusion\)](#), situé à Łódź, tire également son épingle du jeu en remportant le prix du meilleur projet de régénération urbaine et le prix spécial du jury. Situé sur la zone d'une ancienne usine, ce projet mixte transforme le cœur industriel de la ville en une « ville quart d'heure ». Ce projet revendique son inspiration du travail de l'urbaniste franco-colombien Carlos Moreno, c'est un espace où le logement, le travail et la culture s'harmonisent avec les espaces publics verts, rendant la vie accessible, durable et connectée.

Côté français, l'agence Mathieu Forest Architect a été récompensée pour le projet [Sky Mirrors](#), à Luzhou en Chine, dans la catégorie meilleur projet d'hôtellerie, de tourisme et de loisirs.

Près de 200 projets du monde entier ont candidaté et ce sont 39 finalistes qui ont ensuite été présélectionnés par un jury de renommée internationale présidé par Véronique Bédague, Président-Directrice générale de Nexity. Pour cela, des critères exigeants ont été établis : qualités environnementales des projets, intégration dans leur environnement et leur communauté, expérience utilisateur et impact économique. Pour cette édition, l'ensemble des candidatures ont toutes un point commun : un engagement holistique en faveur de la durabilité. La victoire des projets lauréats provient de l'addition du vote du jury (60% de la note) et du vote du public (40% de la note).

Découvrez [ici](#) les lauréats et [ici](#) les images des 10 projets

- **BEST CONVERSION PROJECT:** Green Bunker - Hamburg, GERMANY
- **BEST CULTURAL, SPORTS & EDUCATION PROJECT:** 'Håndværkskollegiet' - The Crafts College Horsens, DENMARK
- **BEST HOSPITALITY, TOURISM & LEISURE PROJECT:** Sky Mirrors - Luzhou, CHINA
- **BEST INDUSTRIAL & LOGISTICS PROJECT:** Wildflower Film Studios - New York City, UNITED STATES OF AMERICA
- **BEST MIXED-USE PROJECT:** Wonderwoods - Utrecht, THE NETHERLANDS
- **BEST RESIDENTIAL PROJECT:** The Beehive - Hamburg, GERMANY
- **BEST URBAN REGENERATION PROJECT:** Fuzja (Fusion) - Łódź, POLAND
- **BEST WORKPLACE EXPERIENCE:** Booking.com City Campus - Amsterdam, THE NETHERLANDS
- **BEST NEW DEVELOPMENT:** The Hive (thehive.amsterdam) - Amsterdam, THE NETHERLANDS
- **BEST NEW MEGA DEVELOPMENT:** Entrecampos - Lisbon, PORTUGAL
- **PRIX SPÉCIAL DU JURY 2025:** Fuzja (Fusion) - Łódź, POLAND



Le directeur du MIPIM Nicolas Kozubek déclare : « Depuis leur création en 1991, les MIPIM Awards ont analysé plus de 4400 projets, pour désigner les plus remarquables au monde, ceux qui ont ensuite marqué leur marché, leur époque et façonné des morceaux de villes emblématiques. Trois continents sont représentés cette année parmi les heureux élus et sont des modèles en la matière. Le MIPIM tient à remercier la présidente du jury Véronique Bédague, pour son expertise et son leadership auprès des autres membres du jury. ».

La présidente du jury des MIPIM Awards, Véronique Bedague, ajoute : « Les juges félicitent tous ceux qui ont soumis leur candidature, présentant les édifices les plus exemplaires du monde entier. Nous avons été très impressionnés par la force des projets cette année, en particulier par leur engagement exceptionnel en faveur de la durabilité, qui renforcera encore l'impact du bâti sur l'avenir de nos villes ».

À propos de RX

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RX France est créateur de places de rencontres à forte valeur ajoutée, leaders sur une quinzaine de marchés différents. Parmi les salons emblématiques de RX France et incontournables sur le plan national et international, figurent MIPIM, MAPIC, Batimat, Pollutec, EquipHotel, SITL, IFTM, Big Data & AI Paris, MIPCOM, Paris Photo, Maison&Objet* et bien d'autres... Nos événements se déroulent en France, à Hong Kong, en Italie et au Mexique. Pour plus d'informations sur www.rxglobal.fr

*Organisé par la SAFI, filiale de RX France et Ateliers d'Art de France

À propos de RELX

RELX est un fournisseur mondial de données, d'outils d'analyses et de décisions pour les professionnels et les entreprises. RELX est présent dans plus de 180 pays et possède des bureaux dans une quarantaine de pays dans le monde. RELX emploie plus de 36 000 personnes, dont plus de 40 % en Amérique du Nord. Les actions de RELX PLC, la société mère, sont négociées sur les bourses de Londres, d'Amsterdam et de New York sous les symboles suivants : Londres : REL ; Amsterdam : REN ; New York : RELX.

*Note : La capitalisation boursière actuelle peut être consultée à l'adresse suivante : <http://www.relx.com/investors>

Pour plus d'informations, contactez :

PRESSE FRANÇAISE - [Philippine Bacquart](mailto:philippine.bacquart@evidenceparis.fr) – Cabinet ÉVIDENCE

06.62.58.89.90 - philippine.bacquart@evidenceparis.fr

Raphael [Ruegger](mailto:raphael.ruegger@evidenceparis.fr) – Cabinet ÉVIDENCE

06.47.22.87.47 – raphael.ruegger@evidenceparis.fr

MIPIM AWARDS 2025 – WINNERS

BEST CONVERSION PROJECT

Green Bunker

Hamburg, GERMANY



Architect: INTER±POL Interdisziplinäre Studios GmbH/Metapol (LP 1-4): Michael Kuhn, Tim Schierwater, Mathias Müller-Using/Managing Director

Developer: EHP GmbH; Matzen Immobilien GmbH & Co. KG, INTER±POL Studios GmbH (Concept)

Others: Leaseholder/Builder: Matzen Immobilien GmbH & Co. KG; Initiator/First Draft: Mathias Müller-Using; Public participation process: Nadschja Müller-Using, Hildegarden e.V.; BUERO 51 Architekten PartG mbB, Tilman Winter (LP

4); phase10 Ingenieur- und Planungsgesellschaft mbH (LP 5-8) ; Green concept & Landscape planning: INTER±POL Interdisziplinäre Studios GmbH: Lars Rühmann a.o., Landschaftsarchitektur+ PartG mbB; Structural Engineering: s,b,p schlaich, bergemann, partner; Wetzels v. Sehr

Description:

The high-rise bunker in the Hamburg St. Pauli district, built in 1942/1943 by thousands of forced laborers, is one of the largest ever. It offered protection for up to 25,000 people, but also served as an air defense position to shoot down enemy bombers. After the Nazi era, it became a “media and music bunker» and was used as a space for art and culture. Nevertheless, for decades the place remained a challenging site due to its fortress-like character and its isolation from its surroundings. In 2013, Hamburg urban planner Mathias Müller-Using decided to implement his vision to give the bunker a new and positive image. His concept was to preserve and protect the existing structure in its materiality and utilisation and to insert a new building as a self-contained, independent element, which is overgrown with plants, as well as a publicly accessible “mountain path» that winds around the building.

BEST CULTURAL, SPORTS AND EDUCATION PROJECT

'Håndværkskollegiet' - The Crafts College Horsens, DENMARK



Architect: Cubo Arkitekter & DANØ Arkitekter

Developer: BRFFonden, Fonden for Håndværkskollegiet

Others: Turnkey contractor: Nordstern,
Engineering: Tri-Consult,
Landscapearchitects: Schønherr

Description:

Crafts College Residence in Horsens / Cubo Arkitekter + DANØ Arkitektur

The new Crafts College in Horsens is an inspiring tribute to craftsmanship, architecture, and materiality, marking Denmark's first of its kind. The design draws on the site's history as a former DSB freight area, referencing railway aesthetics through gates, roof overhangs, rhythmic facades, and red brickwork. It celebrates tradition while creating a narrative of identity and cultural values rooted in the art of making.

Materials are selected for their ability to age with dignity, developing a patina that reflects endurance and beauty. Honest and tactile, they bring warmth and vibrancy to the architecture. Street-facing workshops showcase the creative process, connecting the college to its surroundings, while student housing clusters provide calm, light, and intimacy.

At the heart of the campus, a landscaped rainwater basin ties the site together, blending nature, craft, and community into a cohesive whole.

BEST HOSPITALITY, TOURISM AND LEISURE PROJECT

Sky Mirrors

Luzhou, CHINA



Architect: Mathieu Forest architect / Zone of Utopia

Developer: Sichuan Gulin Langjiu Distillery Co., Ltd.

Description:

Two mirrors, suspended between mountain and sky, magnify the landscape. Above, a water mirror reflects the sky, creating an infinite illusion. Below, a steel mirror captures the valley, forming an artificial sky beneath the real one.

At the summit, the building is discreetly integrated, preserving breathtaking views of distant mountains and sky. The real sky is reflected in the vast water mirror that juts into the void. Below, an ethereal ceiling floats, reflecting artificial constellations created by suspended lamps. At night, these lamps form a starry sky, mirrored in the glass facades, blending with the real stars above.

The real and imagined skies merge, blurring the line between nature and architecture. This illusion immerses visitors in a space where the building becomes a poetic extension of the landscape, enhancing the beauty of both the natural and the artificial.

BEST INDUSTRIAL & LOGISTICS PROJECT

Wildflower Film Studios

New York City, UNITED STATES OF AMERICA



Architect: Bjarke Ingels Group

Developer: Wildflower Ltd.

Description:

The Robert de Niro-led Wildflower Studios is a commercial film studio situated just two miles from Manhattan in the Ditmars-Steinway neighborhood of Astoria, Queens. Film studios are typically organized side by side on large lots, allowing for trucks to deliver goods and services directly to each stage. In the dense urban environment of New York City, BIG reimagined this arrangement to house future of film within a reduced footprint. As the first immersive environment for filmed entertainment content of its kind in New York City, the new vertical media production village will be home to storytellers working across all mediums - a three-dimensional hub of collaboration, creativity, and innovation. The project comes at a time when the film and television industry in New York is growing at a rapid pace - helping to satisfy the overwhelming demand for a large production studio in New York City.

BEST MIXED-USE PROJECT

Wonderwoods

Utrecht, THE NETHERLANDS



Architect: Stefano Boeri Architetti & MVSA Architects

Developer: G&S&

Others: a.s.r. real estate, Boele & van Eesteren, Kondor Wessels Amsterdam bv, Gemeente Utrecht, VolkerWessels, INBO, Koninklijke Ginkel Groep, Arcadis, Beyond Space, Heyligers

Description:

Wonderwoods, a remarkable mixed-use development near Utrecht Central Station, has redefined urban living. The two greenest towers of the Netherlands feature a unified concept brought to life by two distinct architectural designs. One tower embodies a lush vertical forest, while the other offers a transparent oasis integrating nature indoors.

Wonderwoods, spanning 80.000 sqm GFA, transforms the urban landscape by seamlessly integrating living, working, culture, and leisure into a vibrant, nature-centric community. Conceived through a municipal tender for a Healthy Urban Quarter, Wonderwoods prioritizes the well-being of its users and fosters a harmonious coexistence between people and nature.

BEST RESIDENTIAL PROJECT

The Beehive

Hamburg, GERMANY



Architect: WERK

Developer: Baugemeinschaft
Halbinsulaner

Others: Schuessler-Plan Ingenieure,
M+P, GRAD

Description:

The Beehive is an innovative residential concept in Hamburg, uniting living and working under one roof. Developed by a visionary building community, it addresses challenges like loneliness, traffic, and climate impact while fostering connection and diversity. Each of the 27 homes and businesses is uniquely designed to meet individual needs. Shared spaces encourage an active lifestyle, collaboration, and spontaneous encounters, and some are also open to local neighbors, strengthening ties with the surrounding community. Sustainability is a key focus, integrating space for plants, people, and bees, humanity's essential allies. The residents are urban pioneers, creating solutions that benefit society and inspire a future where living, working, and thriving coexist harmoniously—just like in a beehive.

BEST URBAN REGENERATION PROJECT

Fuzja (Fusion)

Łódź, POLAND



Architect: Medusa Group

Developer: Echo Investment Group,
Archicom

Others: CitySpace – coworking space.
KGAL – investor

Description:

Fuzja (Fusion) is a unique mixed-use investment carried out in the centre of Łódź, Poland on the site of the former factory. It transforms the city's industrial core into a "15-minute city." Inspired by urbanist Carlos Moreno, it's a space where housing, work, and culture harmonize with green public areas, making life accessible, sustainable, and connected. Transforming the historic textile district into a vibrant neighborhood, Fuzja spans 8 hectares with 90,000 sqm dedicated to residential, commercial, and cultural spaces. With 22 buildings, including 15 restored heritage structures, Fuzja embodies the concept of a true destination, where life's essentials are within reach.

BEST WORKPLACE EXPERIENCE

Booking.com City Campus

Amsterdam, THE NETHERLANDS



Architect: UNStudio – Architect / HofmanDujardin – Lead Interior Architect

Developer: BPD

Others: CBRE Design Collective, i29 interior architects, Linehouse, Studio Modijefsky, Mijksenaar, MOSS, Powerplant, Scholten & Baijings, Studio Rublek

Description:

Located at the tip of Oosterdokseiland—one of Western Europe’s largest urban developments for living, working, studying, recreation, and entertainment—the Booking.com City Campus is a dynamic and inclusive space for over 6,500 employees. Designed by architect UNStudio and lead interior architect HofmanDujardin, this 65,000m² campus prioritizes sustainability, health, and inclusivity, offering a cutting-edge working environment within a thriving urban setting, while reaching achieving a BREEAM Excellent design certification.

The architecture and interiors foster connection, diversity, and spontaneous interactions among employees, visitors, and the local community. Engaging environments with stairs, bridges, and galleries promote physical movement and walking meetings, while flexible work floors offer diverse spaces that empower employees to ‘design their day’ for a healthy and productive work life. Seamlessly integrating into its surroundings, the campus invites people to live, meet, work, and play, making it a lively and inspiring addition to Amsterdam.

BEST NEW DEVELOPMENT

The Hive (thehive.amsterdam)

Amsterdam, THE NETHERLANDS



Architect: OZ Architect

Developer: ION and Green Real Estate

Others: Flux (landscape architect), Arup & CDC (sustainability), Drietech & Verhoef (technical engineering), Van Rossum (structural engineering), Wellsius (ESCO)

Description:

The Hive – Where nature, heritage, and innovation thrive

The Hive is a groundbreaking, energy-positive development that redefines sustainable urban living in Amsterdam Nieuw-West. Transforming the former Calvin College, this Belgian-Dutch collaboration between ION and Green Real Estate combines heritage restoration, modern design, and environmental innovation into a vibrant, mixed-use ecosystem.

With 183 energy-positive apartments (A++++ rating), a unique climate forest that enhances biodiversity, and spaces for community connection – including cultural hubs, a shared rooftop garden, and a healthcare centre right in the middle of work and life in Amsterdam –, The Hive prioritises people, nature, and sustainability.

Designed by OZ Architect, its atypical architecture, highlighted by the iconic honeycomb-inspired entrance, pays tribute to the site's past while embracing future-ready living.

The Hive sets a new standard for sustainable cities, proving that innovation, ecological responsibility, and community integration can thrive together.

BEST NEW MEGA DEVELOPMENT

Entrecampos

Lisbon, PORTUGAL



Architect: KPF, Saraiva + Associados, Gensler, Promontório, Siza Vieira, Souto do Mora, Ana Costa

Developer: Fidelidade Property Europe

Others: Fosun Hive Iberia (Development Manager)

Description:

Located in the heart of Lisbon, EntreCampos is one of the city's largest and most transformative real estate developments in decades. This mixed-use project will deliver 140,000m² of office space, 25,000m² of retail, 250 apartments, and over 17,000m² of public parks and plazas.

Once the location of Lisbon's funfair, but derelict for 20 years, EntreCampos will revitalise a beloved area of the city. Developed by Fidelidade in collaboration with internationally renowned architects, EntreCampos will create a vibrant city destination. EntreCampos is centred around its expansive public realm, ensuring a close connection with the community, and delivers an open-air, curated high street retail district, the first of its kind in Lisbon.

A pioneer in sustainability, EntreCampos integrates geothermal energy and is pre-certified for LEED, WELL Building, and WiredScore at the neighborhood level—setting a global benchmark for mixed-use urban projects – and focuses to reshape Lisbon's urban landscape for the future.

SPECIAL JURY AWARD

Fuzja (Fusion)

Łódź, POLAND



Architect: Medusa Group

Developer: Echo Investment Group,
Archicom

Others: CitySpace – coworking space.
KGAL – investor

Description:

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