Lotte World Tower

**Facts**

- **Official Name**: Lotte World Tower
- **Other Names**: LOTTE World Premium Tower
- **Structure Type**: Building
- **Status**: COM
- **Country**: South Korea
- **City**: Seoul
- **Street Address & Map**: Shinchon-Dong, Songpa-Ku
- **Building Function**: hotel / residential / office / retail
- **Structural Material**: composite
  - Core: Reinforced Concrete
  - Columns: Concrete Encased Steel
  - Floor Spanning: Steel
- **Construction Start**: 2011
- **Completion**: 2017

**Height**:
- To Tip: 555.7 m / 1,823 ft
- Architectural: 554.5 m / 1,819 ft
- Occupied: 497.6 m / 1,633 ft

**Floors**:
- Above Ground: 123
- Below Ground: 6

**Elevators**: 58

**Top Elevator Speed**: 10 m/s

**Tower GFA**: 304,081 m² / 3,273,101 ft²

**Development GFA**: 505,294 m² / 5,438,939 ft²

**Hotel Rooms**: 260

**Companies Involved**

- **Owner/Developer**: Lotte Property & Development
- **Architect**
  - Design: Kohn Pedersen Fox Associates
  - Architect of Record: BAUM Architects
- **Structural Engineer**
  - Design: Leslie E. Robertson Associates
  - Engineer of Record: Chang Minwoo Structural Consultants
  - Peer Review: Thornton Tomasetti
- **MEP Engineer**
  - Design: SYSKA Hennessy Group
  - Peer Review: WSP | Parsons Brinckerhoff
- **Main Contractor**: LOTTE Engineering & Construction
- **Other Consultant**
  - Cost: Rider Levitt Bucknall
  - Energy Concept: WSP | Parsons Brinckerhoff
  - Façade: ALT Limited
  - Façade Maintenance: Manntech Building System; Lerch Bates
  - Fire: Aon Fire Protection Engineering
  - LEED: WSP | Parsons Brinckerhoff
  - Marketing: The Leading Hotels of the World, Ltd.
  - Security: Aon Global Risk Consulting
  - Vertical Transportation: Fortune Shepler Consulting
  - Wind: RWDI
  - Material Supplier
    - Elevator: Otis Elevator Company; Mitsubishi Elevator and Escalator
    - Façade Maintenance Equipment: Manntech Building System
    - Joints/Fasteners: HALFEN

**About Lotte World Tower**

Taking inspiration from traditional Korean art forms in the design of the various interior program spaces, the sleek tapered form of Lotte World Tower will stand out from Seoul’s rocky, mountainous topography. The tower is programmed with a greater variety of functions than is
normally found in a tall building. It contains retail components, offices, a 7-star luxury hotel, and an officetel. Officetels, common in South Korean real estate, offer studio-apartment-style accommodations for people who work in the building and often feature certain services found in hotels, such as furnishings, a security desk, and gym access. The building’s top 10 stories are earmarked for extensive public use and entertainment facilities, including an observation deck and rooftop café.

The design of the tower melds a modern aesthetic with forms inspired by Korean ceramics, porcelain, and calligraphy. The seam that runs from top to bottom of the structure gestures toward the old center of the city. Elegance of form was one of the prime objectives, following the desire of stakeholders to bestow a beautiful monument to the capital city skyline. Exterior materials will be light-toned silver glass accented by a filigree of white lacquered metal.

Lotte World Tower has been designed and constructed at the same time as a 10-story base that accommodates as much area as its vertical counterpart. Vertical density is linked to horizontal density, and the range of complementary uses is increased. Connections between the two major building components are made via interior pathways at many levels, but also by active outdoor public space. In fact, one of the most effective measures taken to activate the tower and connect it to adjacent buildings is the outdoor plaza. This space forms an "outdoor room," compressed enough in its dimensions to encourage visual and pedestrian penetration of its boundary walls.

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12 Sep 2017 – CTBUH Research

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31 May 2018 – Hyunchul Park, Lotte Property & Development; James von Klemperer, Kohn Pedersen Fox Associates

Challenges and Opportunities for Structural Design of the 123-Story Jamsil Lotte World Tower
26 Oct 2015 – Jong-Ho Kim, Chang Minwoo Structural Consultants

2015 New York Conference - Session 2a - Q&A
26 Oct 2015 – Panel Questions & Answers

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