

New Brazilian Development Aims to be the World's Tallest Multifamily Tower



One of the biggest announcements from September 2024 is development plans for a new mega-tower in Brazil's Southeastern Santa Catarina state. The construction — named Senna Tower after Brazilian racing legend Ayrton Senna — is anticipated to become the world's tallest multifamily building at over 500 meters (1,640 feet) high. For reference, One World Trade Center is the tallest building in the US at 1,776 feet (541 meters).

Maximizing Mixed-Use

Following the trend shown in multiple new projects in the past several years, the mega-structure will provide a range of luxury amenities and mixed-use facilities for residents and the public. Current planned features include a racetrack, wellness center, and tennis courts, as well as public-facing shops, restaurants, and entertainment facilities on the ground floor.

Senna Tower's developers, FG Empreendimentos, add that the building will also feature an event space, an observatory, and upwards of 220 apartments, including several duplex and triplex penthouses.

Sustainability Focus

According to the developer, Senna Tower will also be the "first residential supertall with LEED platinum certification in Latin America." The LEED program, which falls under the US Green Building Council (USGBC), certifies buildings according to criteria of water and energy efficiency, air quality and material usage.

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To qualify for the certification, buildings must score at least 40 points across a range of efficiency categories (water, energy, and waste) and “transportation and human experience” factors. Reaching a platinum certification requires a score of at least 80.

Mega-Tower Season

Senna Tower joins a slew of other residential mega-tower projects slated for completion in the next ten years. Among the biggest is the recently announced Tiger Sky Tower in Dubai, which may be completed as soon as 2029.

Tiger Sky is set to include several unique features, including a man-made rainforest at 447 meters, and the world's highest restaurant and infinity pool. The structure's proposed final height of 532 meters may also see it sniping the “world's tallest multifamily building” title before Senna Tower completes construction.

Other projects of note include the upcoming Legends Tower in Oklahoma City, which will feature a mix of hospitality, retail and residential units, Six Senses in Dubai, and Vancouver's Senákw — a First Nations-led project that includes 6,000 rental units spread over 11 towers, as well as retail, industrial and office spaces.

Senna Tower's own home city of Balneário Camboriú is also set to gain several new towers, including the 53-storey Tonino Lamborghini building. Tonino Lamborghini should complete in 2026, adding to the skyline of a city that is already home to some of Latin America's tallest and most iconic skyscrapers.

