The large stock of unused high rises (in Central Sao Paulo) combined with the demographic trend of an increasing user density in the metropolitan area of the biggest city of South America. Re-densification of inner city districts is an urban planning solution to face the housing demand of a major city. This high demand for social housing is additionally challenged by an ongoing gentrification of the inner city areas. Due to a lack of maintenance the buildings fall into a ruin status and are not being occupied which makes them into a potential basis for a recent starting that future of inner city. The ongoing case study intends to investigate into the potentials and limits of the functional and environmental re-programming of this major urban typology. The aim of the case study is to transform an unsuitable space into an area of high environmental quality and sustainability whilst lowering the demand of resources and energy during a lifetime. The developments of the block shares a lack of daylight, solar differentiation and a lack of fire escape. This leads to an infeasible use and makes the buildings dangerous for the current users.The deep plan organizes small single aspect units with larger roof surface and sums up to an energy demand of about 631.000 kWh/a. The average energy demand in low cost & social housing is 1.493.000 kWh/a per person. The average household in Sao Paulo consist of 3.3 person and there are nearly 40000 abandoned buildings with in Sao Paulo. There are of course many abandoned high rises in other areas of Brazil, but Sao Paulo is the city with the highest number and density ofsocial high rise buildings. The large stock of unused high rises (in Central Sao Paulo) combined with the demographic trend of an increasing user density in the metropolitan area of the biggest city of South America. 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