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MILAN INNOVATION CAMPUS

CLIENT	Microsoft Italia e Vitali SpA
ARCHITECT	Ricardo Flores and Eva Prats, Barcelona
GENERAL CONTRACTOR	Vitali Group
INTERIOR DESIGN	Re Value
TOTAL FLOOR AREA	100,000 mq
OFFICE FLOOR AREA	60,000 mq
COVERED PARKING	50,000 mq (1,700 stalls)
LANDSCAPING	62,000 mq
DESIGN DATE	2007
COMPLETION DATE	2011



Immersed in a natural setting, the Milan Innovation Campus is an high-efficiency office complex hosting businesses who see the pursuit of the culture of innovation and technology as a must (the complex is already home to Microsoft Italia).

Particular attention was focused on the choice and quality of materials, to create a complex that allows the use of non-invasive, avant-garde technologies and a return to nature. Milan Innovation Campus is the first example of a Campus realised in Italy according to the American criteria of LEED Certification. It represents a new way of working, guaranteed to be successful in light of the future scenarios being profiled by an uncertain economy, technological evolution and the new needs expressed by staff. The optimum organisation of workspaces allows for a union between professional and family life. An emblem of the SMART BUILDING, the complex features highly flexible open space offices and meeting rooms, an auditorium, conference and training rooms, a cafeteria and kitchens, a bank and post office, a mini-market, restaurant, bar, laundry, walk-in clinic, drugstore, gym, beauty centre, jogging track, mini-football pitch and picnic area, nursery, and car sharing with electric vehicles. Avant-garde technologies and domotics form a perfect union with high quality construction.

DWELLINGS IN VIA CENNI, MILAN

CLIENT	Polaris Investment Italia Sgr SpA
ARCHITECT	Architetti Rossi Prodi associati Srl
BUILDING CONTRACTOR	Carron Cav. Angelo SpA
DESIGN DATE	2011
COMPLETION DATE	Working in progress



A new concept of community

Cohabitation model that introduces shared residential units, commercial spaces and common areas, geared towards facilitating the integration and organisation of social life.

Structural integrity

Wooden walls and flooring form a highly robust structure that is less affected by seismic shocks.

Living comfort

Advanced building systems integrated with the wooden structure ensure maximum environmental comfort in both winter and summer, as well as savings in the heating of the apartment blocks.

Functionality and sustainability

Extensive green areas organised into parks favour social gathering and the development of relationships between the inhabitants of the different apartment blocks.

EUROSKY RESIDENTIAL AND OFFICE TOWER IN THE EUR, ROME

CLIENT	Parsitalia
ARCHITECT	Franco Purini, Laura Thermes
GENERAL CONTRACTOR	Parsitalia
WORKING DRAWINGS AND COORDINATION	Parsitalia General Contractor Srl
VOLUME	79,800 mc
REINFORCED CONCRETE STRUCTURES	Siace SpA
PREFABRICATED STRUCTURES	Tecnostrutture Srl
PREFABRICATED FLOOR SLABS	Effegi SpA
DESIGN DATE	2005
COMPLETION DATE	2013



The thirty-five storey Eurosky residential tower (80,000 mc, thirty storeys of apartments and five technical floors) is one of the tallest buildings in Rome. Situated in one of the eighteen new “metropolitan centralities” – the Europarco Castellaccio – near the EUR district, Eurosky is a simple volume inspired by the medieval towers that dot the city centre. Clad in granite, the surface of this concrete and steel tower is measured by a regular pattern of balconies that create a dense and deep play of shadow. While at first glance it appears to be a single building, the tower is in fact articulated in two vertical prisms, each served by a core of stairs and lifts and connected by bridges that also host a series of mechanical functions. Other mechanical spaces are situated on the roof, crowned by a large, inclined plane that supports a wall of photovoltaic panels. The roof also features a helipad.

COMPLETION OF A BUSINESS PARK AND NEW RESIDENTIAL TOWERS IN NAPLES

PROCEDURE	Project Financing
PROMOTOR	Naples Municipal Government
PROPOSING BODY	AGORA' 6 SpA
	A.D.A.MAR. Srl, Schiavo & C. SpA,
	SV.IM. Srl, Ingg. Loy Donà e Brancaccio L.D.B. SpA
	Consorzio Cooperative Costruzioni, Ing. Sergio Fiore Srl e Consorzio Servizi soc. coop
	(President of the Board of Directors: Ing. Ambrogio Prezioso)
URBAN MASTER PLAN	arch. Francesco Cellini, arch. Stefano Cordeschi, Interprogetti Srl
ARCHITECTURAL DESIGN OF THE RESIDENTIAL TOWERS	Vulcanica Studio Associato di Architettura
	(architects: Marina Borrelli, Eduardo Borrelli, Aldo di Chio)
PLANNED START DATE	2014



The project is part of the vast “Piano di completamento del Centro Direzionale di Napoli” (Project for the Completion of the Naples Business Park), a project financing operation that includes an integrated complex of public and private works on 350,000 mc in the former industrial area of east Naples: 80,000 mq of landscaped parks; 180,000 mq of new constructions (Energy Class A); 250,000 mq of demolitions, remediation and urbanization works, private and assisted housing, a school, multiplex cinema and sports centre. The project illustrated deals in particular with three private residential towers, marked by advanced levels of environmental quality and comfort. The apartments, of varying sizes, are all marked by the same careful detailing, with large windows and hanging gardens. They are “Neapolitan” homes because they offer a view of the sea, Vesuvius and the Gulf of Naples. The towers have been designed as “porous” buildings with large voids perforating their surfaces, passing through the floors to bring natural light and stimulate natural ventilation; they are the “lungs” of the buildings. Successive offsets in the volumes of the buildings free up ample open spaces for terraced gardens. The three residential towers contain 300 apartments, with a total volume of more than 95,000 mc, a height of 66 meters from the podium parking level, and 73 meters above the public plaza, ringed by 10,000 mc of commercial space.

URBAN PROJECT: THE WEST AREA OF “TONDO DI CARBONARA”, BARI

CLIENT	Comune di Bari
ARCHITECT	MBM Architectes S.L.
BUILDING CONTRACTOR	Consorzio Bari di Levante
AREA	200.580,00 mq
VOLUME	1.000.000,00 mc
DESIGN DATE	2009-2012



According to the discipline of Art. 39 - Zone given to tertiary activities in the NTA of the PRGC of Bari, in areas outside the “Round of Carbonara” in Bari.

Outside of the round there are 2 meshes identified from the PRGC: at north and at south of the east-west axis, denominated respectively mesh 51 in the south and mesh 50 in the north. The two parts are placed as a circular belt around (on the west side) the Tondo (round) of Carbonara.

The two sectors are different as much in their plan as in their volumetric development.

Sector 1: a compact square mesh, that looks like the regular blocks of the Muratian district in the center of Bari.

Sector 2: more related with the infrastructure system, is aimed to work as a teatrical wing of the Rambla.

The Rambla which has the character of a large linear public square, is surmounted by two bridge buildings that represent the doors of the new district.

Objectives and Features

- To build a core urban settlement with its own character
- To promote the mixing of multiple tasks (mixité)
- To respond to a specific planning and building regulations
- A neighborhood with a strong identity, but projected on the whole town

BRIN69, RENOVATION OF AN INDUSTRIAL COMPLEX IN EAST NAPLES

CLIENT	Aedifica Srl
ASSET MANAGEMENT	Cittamoderna
SERVICES PERFORMED	production of innovative services, commercial activities, offices, research and design: businesses, professional offices, editorial offices, workshops, galleries
INTERVENTION TYPOLOGY	renovation of a decommissioned industrial building
ARCHITECTURAL DESIGN	Vulcanica Studio Associato di Architettura (architects: Marina Borrelli, Eduardo Borrelli, Aldo di Chio)
BUILDING CONTRACTOR	ATI (temporary association between) ingg. Loy Donà e Brancaccio - LDB SpA - Cittamoderna Project Srl - Sigeco Srl - Credendino Costruzioni SpA - Iter Gestioni e Appalti SpA
GFA	27,000 mq
VOLUME	110,000 mc
CONSTRUCTION DATE	2009-2013



This large former factory in post-industrial east Naples is to be transformed into a new factory of ideas. Brin69 is contributing to the creation of a new metropolitan urban landscape, offering a strong boost to the social rehabilitation of the entire area.

Project Data

The building is a large, well-proportioned industrial warehouse from the early twentieth century, 250 meters in length, 40 in width and 22 meters high at the ridgeline of the two naves of which it is comprised, for a total of 110,000 mc of volume, 27,000 mq of GFA, over 15,000 mq of parking and landscaping, and more than 75 units for offices and tertiary functions.

Articulation of the Project

Four levels in section: grade level commercial functions; a first floor and artificial plane of the galleria with tertiary functions and a common space; two double-height upper office levels. The end block contains three levels of parking, completing a geometric, functional and expressive plan. The heart of the building is the open central galleria. The glazed perimeter exalts the scenographic design, multiplying and reflecting permeability and transparency.

Nature/Architecture

For a declaredly sustainable project the choice was made to render the construction permeable to rain, light and wind, ensuring a healthy and comfortable interior climate. A natural passage winds along the galleria, open at the roof level, with a hanging garden and tall, broad trees.

REQUALIFICATION OF THE EX-FAS AREA, CAGLIARI

CLIENT	Villa del Mas Srl
ARCHITECT	Studio Professionisti Associati Srl, Cagliari
BUILDING CONTRACTOR	Impresa Pellegrini Srl
AREA	40,000 mq
VOLUME	773,000 mc
DESIGN DATE	2012



The area involved in the project is located in the center of gravity of a system that includes the city of Cagliari, its metropolitan area, the international airport of Cagliari-Elmas, the port and the industrial zone of Macchiareddu-Elmas. The site is of particular landscape value, as it faces the Santa Gilla lagoon and the mountains of Capoterra. Within a large flat area of about 40 hectares, are the large buildings of a steel mill no longer active, an interesting example of industrial archeology, whose reclamation is at an advanced stage. The complex will be connected to the urban area through a highway that will interface with a system of roundabouts. In addition, it will be connected to the city of Cagliari through a metro station immediately adjacent to the international airport and through a tapis roulant. The plan includes the restoration of the large industrial buildings that will be converted into a commercial complex and into services related to the airport, for an area of approximately 42,000 square meters. The plan also includes a nursery school, a center for the elderly and a 9-hole golf course, with its club house.

HOUSES BETWEEN THE TREES: APARTMENT BUILDING IN VIA CHIABRERA, TURIN

CLIENT	Gruppo Corazza, Maina Costruzioni, DE-GA SpA
ARCHITECT	Luciano Pia
STRUCTURAL DESIGN	Giovanni Vercelli, Turin
LANDSCAPING DESIGN	Lineeverdi (Stefania Naretto, Chiara Otella), Turin
BUILDING CONTRACTOR	DE-GA SpA, Turin
DIMENSIONS	lot: 3,570 mq - residential: 7,500 mq - terraces: 4,000 mq - ground floor garden: 1,500 mq
	roof garden: 1,200 mq - planters on various levels: 1,200 mqm
	water features at grade: 150 mq
DESIGN DATE	2007
COMPLETION DATE	2012



This new residential building completes an urban block, characterised by dishomogeneity and heterogeneous elevations. The project creates a space of fluid and smooth transition that softens the brusque passage from exterior to interior, and can be used both inside and outside. This passage, smooth and changing over time, is accentuated by the attentive use of landscaping and carefully selected materials that favour transition, while simultaneously creating a defined and compact “building block”. The building is special because it is alive: it grows, breathes and changes over time. Its terraces are planted with 150 large trees that, together with over 50 plants in the courtyard, produce approximately 150,000 litres of oxygen each hour, while at night they absorb 200,000 litres of CO₂. They also reduce airborne particulates produced by automobiles, reduce noise and follow the natural cycle of the seasons, growing day by day and creating an ideal microclimate around the building that mitigates sudden temperature shifts during summer and winter. The objective of elevated energy efficiency was pursued by adopting numerous integrated solutions: an Exterior Insulation and Finishing System, ventilated wall construction, shading against direct solar gain, geothermal heating, cooling systems and heat pumps, rainwater collection, storage and reuse of water for irrigation. The building contains 63 apartments, each different from the next and featuring generous, irregularly shaped and lush terraces on two sides.

COMO LAKE RESORT, LAGLIO

CLIENT	Abitare il Lago Srl
ARCHITECT	Venelli & Kramer Architetti (Ruggero Venelli and Cecilia Kramer)
BUILDING CONTRACTOR	Nessi & Majocchi SpA
GFA	2,006 mq
VOLUME	6,018 mc
DESIGN AND CONSTRUCTION	2011/2012/2013



The exclusive Resort offers unique apartments on the lake located in the small town of Laglio.

The units each with a breath-taking view on the lake, a terrace or a garden with direct access to the lake represent a combination of both elegance and innovation.

A careful selection of materials and research into the building technologies used in the project, guarantees the high level and quality of the Resort.

The added value of the apartments is also given from the innovative elevator system for the boats inside the boathouse and from a fascinating private beach.

NEW TOURIST RESORT IN RICCIONE

CLIENT	KYRON Srl
ARCHITECT	Studio Associato arch. Marco Gaudenzi - Pesaro
LOCATION	Riccione (RN) Loc. Marano (Riviera Adriatica)
BUILDING CONTRACTOR	Costruzioni Giuseppe Montagna Srl
DIMENSIONS	293-room hotel: GFA 18,266.02 mq + 15,094.36 mq
	56 apartments: GFA 3,117.94 mq + 467.69 mq
	Colonia Reggiana (4 star hotel) 38 rooms: GFA 4,315.39 mq + 793.26 mq
DESIGN DATE	2007-2012
CONSTRUCTION DATE	2014-2018



The building is a single volume wrapped in a homogenous external skin on the east, north and west elevations, that rises uniformly upward from east to west, accompanying the terraced profile of one of the hotel's emergency stairs. A series of hanging gardens faces south-east, defining the primary image for those arriving from the centre of Riccione. At the summit is a large, partially open space: a wellness centre that also features a covered pool facing the sea. The elevations overlooking the courtyard, to the south, are characterised by terraces with railings made of photovoltaic panels that make a positive contribution to the energy required by the hotel. The plan, functions and circulation inside the building are extremely simple at all levels. The elevator core is situated at the hinge-point formed by the intersection of the main corridors; this hinge is situated immediately alongside the paths leading from the sea and garden back to the hotel. The path at the garden level continues beneath the seafront promenade in a broad underpass, ending in the corresponding garden of the Reggiana summer colony. This path is a partially covered road, with plazas and wide stretches, that continues into the garden: a courtyard flanked by dining areas, a pool with outdoor bars, an amphitheatre and sport facilities.

THE “CASA HOLLYWOOD” IN CORSO REGINA MARGHERITA, TURIN

CLIENT	DE-GA SpA, Turin
ARCHITECT	Luciano Pia, Turin
BUILDING CONTRACTOR	DE-GA SpA, Turin
STRUCTURAL DESIGN	Giovanni Vercelli, Turin
LANDSCAPING DESIGN	Lineeverdi (Stefania Naretto, Chiara Otella), Turin
DESIGN DATE	2008
CONSTRUCTION DATE	2011-2013



The project is situated on an irregular lot between Corso Regina Margherita and Via Fiocchetto, at the edge of Turin's historical centre. The area was home to a building from the late nineteenth century used by the Teatro Popolare Torinese, heavily bombed during the Second World War. The project calls for the conservation of the historical façade along Via Fiocchetto, the only original remnants of the Theatre, transformed into two stories of apartments. On the opposite side, along Corso Regina Margherita, a newly constructed and separate volume, aligned with the buildings along the Corso, unites architectural research with elevated levels of comfort and energy efficiency (Energy Class A). While the historical building, free on four sides, faces onto the calm Via Fiocchetto, the building along the Corso overlooks the park of the Giardini Reali and enjoys a view all the way to the hill and the entire chain of the Alps. The new building is a closed volume, fully glazed towards spectacular views, with bioclimatic greenhouses. The building is raised above the Corso by 12 meters, separating it from street level to allow light and air to penetrate to the heart of the lot, all the way to the conserved historical building. The fully glazed, south-facing greenhouses create an acoustically protected environment of transition between exterior and interior.

BELLAGIO LAKE RESORT, LEZZENO, COMO

CLIENT	Residenziale Centro Lago Srl
ARCHITECT	Francesco Papis
BUILDING CONTRACTOR	Nessi & Majocchi SpA
GFA	3,930 mq
VOLUME	11,782 mc
DESIGN AND CONSTRUCTION	2011/2012/2013



The Resort, located on an exclusive lakefront of 180 m length, is characterised by a series of single-and multi- family house units, with private swimming pool and beach. The development is made up of three different lots, as well as the “boathouse lot”.

In the stretch of water in front of the properties there will be fixed and floating pontoons for docking and mooring boats.

The project has been designed with the aim of creating a development that fits harmoniously with the surroundings keeping in mind sustainable factors related to the materials adopted and energy savings.

REHABILITATION OF THE SAN BERILLO NEIGHBOURHOOD, CATANIA

PROPOSERS	Istica-Cecos, Risanamento San Berillo
ARCHITECT	Mario Cucinella Architects
TEAM	Mario Cucinella, Luca Bertacchi, Hyun Seok Kim, Giuseppe Perrone, Noa Shoval, Sara Trueba Fonseca
BUILDING VOLUME	240,000 mc
DESIGN DATE	2012



The master plan for San Berillo requalifies and reinterprets this historical neighbourhood, in a state of abandonment for 50 years, as a new connection between the city centre and the waterfront. The intention is of restoring an urban space with new public and private functions for the city of Catania. The master plan is inspired by Babylonian hanging gardens, and the culture of landscaped spaces typical of the city of Catania. The project includes the realization of a large urban garden that serves as a connection between the city and the sea, re-stitching two adjacent neighbourhoods. Inside the garden a landscaped axis (pedestrian and cycle) will become a new urban Boulevard and a series of pedestrian plazas. The Boulevard is flanked by a series of low buildings, with stepping garden terraces, designed for shops and more urban functions (cinemas, theatres, museums). At the extremities are two residential buildings (enclosing the urban fabric) and a hotel with a symbolic role, almost a gateway to the city from the sea.

SOCIAL HOUSING IN VIA RASARIO, FIGINO, MILAN

CLIENT	Polaris Investment Italia Sgr SpA
ARCHITECT	ATI Renato Sarno Group (group leader), ARUP Srl, Paolo Favole, Enrico Garbin, Francesco Mattucci, M&D Srl
BUILDING CONTRACTOR	Carron Cav. Angelo SpA
COMPLETION DATE	Working in progress
DESIGN DATE	2011



Functions and common spaces

Common spaces to encourage social relationships between residents: living rooms, laundry rooms, storage spaces and workshops.
Integration of new infrastructure – assisted living, co-working, sustainability club – with commercial establishments and public spaces to improve access to key services.
Special residential units to fulfill the needs of the elderly and the disabled.

Dialogue with the existing context

Low-rise and dense urban fabric typical of the medieval towns in the Lombardy region.
Extensive presence of the courtyard building typology.

Permeability and environmental sustainability

The squares and internal promenade connect the residential complex to Figino's historic town centre.
15,000 mq of green spaces and parks ensure continuity between the new building complex, the adjacent agricultural areas, and the "Bosco in Città" (City Forest) system.
2,300 mq for urban vegetable gardens, educational gardens and play areas for children.

NEW TOWERS IN PORTA NUOVA GARIBALDI, MILAN

PROMOTED	Hines Italia Sgr
ARCHITECT	Pelli Clarke Pelli Architects
STRUCTURE	MSC Associati
BUILDING CONTRACTOR	Colombo Costruzioni SpA
DESIGN DATE	2005-2008
CONSTRUCTION DATE	2008-2012



The area of Porta Nuova is one of the largest urban redevelopment projects currently undertaken in Milan.

The project is developed by Hines Italia Sgr and it is signed by the American studio Pelli Clarke, Pelli Architects.

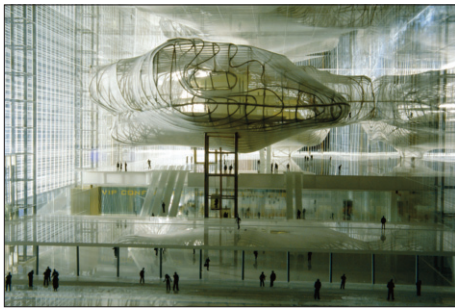
The goal is to reshape the area with a modern concept, respecting the municipal traditions and the different identities of the neighborhood.

The operation consists of a Podium, 3 Towers counting respectively 32, 22 and 11 floors, a Residential and Commercial area and a huge Park in which a Cultural Center will be developed.

The whole complex is certified with LEED Gold Level.

NEW CONVENTION CENTRE, ROME

CLIENT	Eur SpA
ARCHITECT	Massimiliano and Doriana Fuksas
INTERIOR DESIGN	Fuksas Design
GENERAL CONTRACTOR	Società Italiana per Condotte d'Acqua SpA
ENGINEERING	A.I. Engineering, Torino (plans)
	Studio Majowiecki, Studio Sarti (structures)
	Studio Sarti (safety)
BUILD SURFACE	55,000 mq
DESIGN DATE	1998
COMPLETION DATE	2013



The project idea can be traced back to three images: the Display Case, the Cloud and the “blade” of the Hotel.

The Display Case is a steel parallelepiped with a double glazed façade that contains the Cloud, the true fulcrum of the project. Conceived as a structure suspended between the roof and the floor of the hall, the Cloud is comprised of a system of steel ribs clad with a transparent skin and containing an auditorium for 1850 people, meeting rooms and dining areas. The “blade”, a hotel of 441 rooms, is conceived as an independent structure.

The complex will be highly flexible, able to host events with a capacity of nearly 9000 seats, divided between the auditorium inside the Cloud and the other conference rooms.

LE ALBERE: THE REQUALIFICATION OF THE EX-MICHELIN AREA, TRENTO

PROMOTED	Castello Sgr
ARCHITECT	Renzo Piano Building Workshop
BUILDING CONTRACTOR	Contractual Joint Venture: Colombo Costruzioni SpA (group leader), P.A.C. SpA - Sandrini Costruzioni SpA - Gadotti Flli Srl
DESIGN DATE	2002-2008
CONSTRUCTION DATE	2008-2013



Formerly a Michelin production site, this project represents the main urban requalification operation within the region of Trentino Alto Adige.

Projected by Renzo Piano Building Workshop, the area is designed to be fully integrated with the city fabric, and consists of

- residential buildings
- commercial buildings
- business center
- science museum (MUSE)
- hotel
- auditorium

A perfect coordination, an efficient organization, and the full respect of all the safety procedures are essential to be successful in this project that covers a very extended area and requires the realization of 30 buildings.

All the complex will benefit of a complete telecommunication and network wire infrastructure together with an integrated domotics system, while a dedicated tri-generation unit will provide all the energy to the whole block.

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