

# ANCE

Real Estate  
Opportunities



# MIPIM

CANNES 14-17 MARCH 2017



# ANCE

## ASSOCIAZIONE NAZIONALE COSTRUTTORI EDILI

ANCE, the National Association of Construction Companies, is the leading association for the construction industry in Italy.

It represents more than 20,000 firms of all sizes, including large general contractors and small and medium size enterprises, specialized in every field of civil construction.

ANCE, one of the largest members of Confindustria, the Italian entrepreneurs' organisation, is headquartered in Rome and has a community based network, composed of 20 Regional and 99 Local branches throughout the Country, in charge of each Region and Provincial Districts respectively.

ANCE supports the Italian construction industry with regard to public authorities, public services, economic decision makers and other key players involved in the construction sector's policies and activities.

The Association provides a full range of services in order to meet the needs and concerns of its members, thereby improving the quality of construction and protecting the public interest. It stipulates the national labour agreement for the construction industry and operates together with the trade Unions an important network of agencies, organized at the national level, the objective of which is the training, care and safety of construction workers.

As a member of the European Construction Industry Federation (Fiec) and of the European International Contractors (Eic), ANCE acts at the European level in order to support the construction industry.



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# ANCE

## Real Estate Opportunities

The real estate market in Italy is today on a rising trend. Foreign investment volumes towards real estate assets in 2015 accounted for almost euro 8 billion, both in residential and non-residential. For the past three years Italy has once again been attracting the interest of global real estate investors. According to the analysts, there is a forecast of an even stronger interest by major foreign investors in the Italian real estate market for 2017. In this picture, what is the challenge for the Italian market?

To offer high-quality projects, able to respond to the new requests in sectors with greater development potential. For this reason, ANCE, the Italian National Association of Construction Companies, will have an even larger presence at this year MIPIM's edition, in partnership with Ice (the Italian Trade Agency). The recovery of the Italian economy and a stable political environment, a strong commitment by the Government to attract direct foreign investments together with an impressive agenda of reforms, a more competitive market in terms of prices coupled by strong and steady medium to long term yields for the investors, altogether have brought Italy back to the center stage. ANCE represents more than 20,000 construction firms, the Italian excellence in the construction industry, active in every sector of activities, many of which working in real estate and land developments. Several firms are operating internationally in 90 countries and continue to record unmatched success and appreciation. During this MIPIM's edition we will present to the international investors audience and to several potential customers about 30 projects realized by companies adhering to ANCE.

The projects we propose represent different types of real estate developments in Italy in the residential, commercial and touristic sectors. All the proposed projects are capable to ensure important revenues. Furthermore they are located in those areas which have always been coveted by the international investors for the Italian Life Style and the historical and cultural heritage they represent.

However today's proposals are only a small selection of the many operations which are actually being developed by our companies all over Italy. ANCE, thanks to its broad presence nationwide (National headquarters in Rome and a network of 20 Regional and 99 Local branches), may represent an important connection between supply and demand for the Italian market.

Furthermore, ANCE is also able to select, according to the different needs of the investors, fully tailor-made proposals.

## Urban requalification

PADENGHE SUL GARDA (BRESCIA)



### Context

The requalification and construction project is located in the municipality of Padenghe sul Garda, close to the Garda Lake and involves the main square, between Beretta st. and Barbieri st., the Old Spinnig Mill Building and an historical building in Beretta st.

#### *Project details*

Construction of new hotel with commercial areas, partially covered with porch, close to an historical building.

Floor -1: SPA/Wellness, enlightened with a glass inverted cone structure visible from the Square.

Floor -2: parking.

In the Old Spinning Mill Building: two floors' restaurant.

### Offer

Total surface: 6,553 sqm.

Parking: 3,240 sqm - Floor -2 / 119 parking space.s

Floor -1: SPA-Wellness 4,200 sqm.

Hotel: 4,850 sqm with 94 rooms.

Ground floor: 1,040 sqm - Commercial spaces in front of main square.

First floor: 340 sqm - Restaurant.

### Site connections

Highway Milano Venezia A4 - "Gardasana Occidentale" direction.

### Construction progress

Realization phase.

### Contacts

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## Exclusive apartments (residential)

MILANO • VIA ALBANI 20



|                              |  |
|------------------------------|--|
| <b>Context</b>               | <p>"Albani 20" is located in a residential and quiet area close to Milan city center. The residence is very well connected with the main infrastructures and services (schools, nursery, shopping center and sports facilities).</p> <p>Web-site: <a href="http://www.albani20.it">www.albani20.it</a></p> |
| <b>Offer</b>                 | <ul style="list-style-type: none"> <li>– 16 apartments</li> <li>– 22 garages</li> </ul>  |
| <b>Site connections</b>      | <p>Close to Fiera Milano - Fieramilanocity.</p> <p>It is very well served by public transportation, subways line M1-M5 stop.</p> <p>Close to Milano Nord Domodossola Train Station.</p>  |
| <b>Construction progress</b> | End of works expected by September 2018.   |
| <b>Contacts</b>              | <p><b>ANCE Lombardia</b></p> <p><b>Andrea Pastori</b></p> <p><b>phone: +39 0286454640 • <a href="mailto:centredil@ance.lombardia.it">centredil@ance.lombardia.it</a></b></p>   |

## Exclusive apartments (residential)

MILANO • VIA CANONICA 77



|                              |   |
|------------------------------|---|
| <b>Context</b>               | <p>The residence is located in a quiet area near the pedestrian district of Corso Sempione. It is very well connected with the main infrastructures and services (schools, nursery, gyms, restaurants).</p> <p>Web-site: <a href="http://www.lacortediviacanonica.it">www.lacortediviacanonica.it</a></p> |
| <b>Offer</b>                 | <ul style="list-style-type: none"> <li>– 1 office on the ground floor</li> <li>– 2 commercial stores on the ground floor (Canonica st.)</li> <li>– 18 apartments</li> </ul>   |
| <b>Site connections</b>      | <p>Close to Subway stops Moscova (M2) and Gerusalemme, Monumentale (M5).</p> <p>Close to Bus station stops (lines 43 - 57).</p>   |
| <b>Construction progress</b> | <p>End of works expected by December 2018.</p>  |
| <b>Contacts</b>              | <p><b>ANCE Lombardia</b><br/> <b>Andrea Pastori</b><br/> <b>phone: +39 0286454640 • <a href="mailto:centredil@ance.lombardia.it">centredil@ance.lombardia.it</a></b></p>  |



## Exclusive apartments (residential)

MILANO • VIA MONTECUCCOLI 41



|                              |   |
|------------------------------|---|
| <b>Context</b>               | The apartments are located in a residential and quiet area close to Milan city center. They are very well connected with the main infrastructures and services.<br>Web-site: <a href="http://www.montecuccoli41.it">www.montecuccoli41.it</a> |
| <b>Offer</b>                 | <ul style="list-style-type: none"> <li>– 27 apartments</li> <li>– 34 garages</li> </ul>   |
| <b>Site connections</b>      | Close to Bande Nere and Primaticcio Subway stops M1.<br>Close to Bus station (lines 67 - 98).   |
| <b>Construction progress</b> | Beginning of works: June 2017.  |
| <b>Contacts</b>              | <b>ANCE Lombardia</b><br><b>Andrea Pastori</b><br><b>phone: +39 0286454640 • <a href="mailto:centredil@ance.lombardia.it">centredil@ance.lombardia.it</a></b>   |

## Exclusive apartments (residential)

MILANO • VIALE MONTELLO 6



|                              |  |
|------------------------------|--|
| <b>Context</b>               | The residence is located in the city center of Milan, in the Sarpi-Bramante, Canonica district. It is close to Sempione Park, Arena Civica and the new Feltrinelli Foundation headquarter. |
| <b>Offer</b>                 | <ul style="list-style-type: none"> <li>- 54 apartments</li> <li>- 79 garages</li> <li>- 2 commercial stores - close to the street</li> <li>- 6 workshop - first floor</li> </ul>           |
| <b>Site connections</b>      | Close to Subway stops Moscova and Garibaldi (M2), Monumentale (M5).  |
| <b>Construction progress</b> | Demolition and rehabilitation/clean-up in progress.<br>Beginning of works: September/October 2017.   |
| <b>Contacts</b>              | <b>ANCE Lombardia</b><br><b>Andrea Pastori</b><br><b>phone: +39 0286454640 • <a href="mailto:centredil@ance.lombardia.it">centredil@ance.lombardia.it</a></b>                              |

## Exclusive villas (residential)

MONIGA DEL GARDA (BRESCIA)



|                              |   |
|------------------------------|---|
| <b>Context</b>               | The site is located in the Garda Lake area, with a beautiful view that goes from the surrounding mountains (Monte Baldo, Valvestino) to the Valtenesi hills, Isola del Garda and the Sirmione peninsula. It is very closed to main national parks as Adamello, Alto Garda, Brenta, Monte Baldo. |
| <b>Offer</b>                 | Type A: n. 8 villas, 170 sqm.<br>Type B: n. 7 villas, 180 sqm.<br>Type C: n. 3 villas, 197 sqm.   |
| <b>Site connections</b>      | 28 km from Brescia-Montichiari airport.<br>43 km from Verona airport.<br>85 km from Bergamo Orio al Serio airport.<br>170 km from Malpensa airport.   |
| <b>Construction progress</b> | Realization phase   |
| <b>Contacts</b>              | <b>ANCE Lombardia</b><br><b>Andrea Pastori</b><br><b>phone: +39 0286454640 • <a href="mailto:centredil@ance.lombardia.it">centredil@ance.lombardia.it</a></b>   |

## Tourism facilities (Camping Blu lake)

POLPENAZZE DEL GARDA (BRESCIA)



|                              |  |
|------------------------------|--|
| <b>Context</b>               | The site is located in the municipality of Polpenazze del Garda on the western side of Garda Lake. Polpenazze del Garda is renowned for the production of the Valtenesi wine and the Garda oil.  |
| <b>Offer</b>                 | 6 buildings with restaurants, markets, wellness center, gym, receptions, toilets.<br>40 camper pitches equipped with drinking water, sewage and electricity.<br>356 free pitches (ridge tent, camper, caravan).<br>20 pitches for toilets. |
| <b>Site connections</b>      | 40 km from Verona airport.<br>27 km from Brescia-Montichiari airport.<br>80 km from Bergamo Orio al Serio airport.<br>167 km from Malpensa airport.  |
| <b>Construction progress</b> | Architectural project.   |
| <b>Contacts</b>              | <b>ANCE Lombardia</b><br><b>Andrea Pastori</b><br><b>phone: +39 0286454640 • <a href="mailto:centredil@ance.lombardia.it">centredil@ance.lombardia.it</a></b>  |

## Residential building on Garda Lake – Dolce Lago Resort

TOSCOLANO MADERNO (BRESCIA)



|                              |   |
|------------------------------|---|
| <b>Context</b>               | The site is located in the municipality of Toscolano close to the Lake of Garda with a beautiful view of the Mountain of Baldo, Garda island and the Sirmione peninsula. It is very closed to main national parks as Adamello, Alto Garda, Brenta, Monte Baldo. |
| <b>Offer</b>                 | <i>Apartments/rooms for tourists (planning)</i><br>n. 7 - one room apartment / studio apartment<br>n. 17 - two rooms apartments<br>n. 31 - three rooms apartments<br>n. 53 - rooms  |
| <b>Site connections</b>      | 40 km from Brescia-Montichiari airport.<br>82 km from Verona airport.<br>92 km from Bergamo Orio al Serio airport.<br>179 km from Malpensa airport.   |
| <b>Construction progress</b> | End of works by August 2017.  |
| <b>Contacts</b>              | <b>ANCE Lombardia</b><br><b>Andrea Pastori</b><br><b>phone: +39 0286454640 • <a href="mailto:centredil@ance.lombardia.it">centredil@ance.lombardia.it</a></b>   |

## Luxury apartments pied dans l'eau

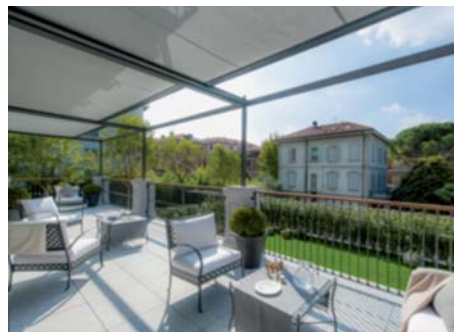
LAGLIO (COMO)



|                              |   |
|------------------------------|---|
| <b>Context</b>               | The prestigious resort offers exclusives apartments <i>pieds dans l'eau</i> in the characteristic town of Laglio, each one with a breath-taking lake view. The resort is equipped with covered parking spaces, private boathouse with boatlift system and private beach with warmed infinite pool. The materials used, the modern technologies and the high architectonical quality grant the high performance of the building. |
| <b>Offer</b>                 | 13 apartments, plus the caretaker's one, of different sizes from 100 sqm to 250 sqm equipped with terraces, garden and private mooring according to the floor.<br>Car park and private mooring inside the boathouse.<br>Price from euro 9,000 per sqm.  |
| <b>Site connections</b>      | Bus stop 100 m.<br>Public Boat/Ferry Stop 1 km.<br>Cernobbio 7 km.<br>Como 12 km.<br>Airport Milano Malpensa 55 km.   |
| <b>Construction progress</b> | Started in 2011.<br>Finished in 2014.   |
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## Luxury apartments in villa COMO



|                              |   |
|------------------------------|---|
| <b>Context</b>               | <p>The development named "Via Ferrari 22" raises in the namesake road, a stone's throw from the main points of interest both commercial-touristic and architectonic-cultural. A significant feature of the building consists in its position, the area is one of the most refined of the city.</p> <p>The development consists in a faithful reconstruction of the pre-existing villa and in the realization of an adjacent new building.</p> |
| <b>Offer</b>                 | <p>5 apartments in the Villa of about 190 sqm each; 3 apartments in the new building of about 97 sqm each; two underground floors of garages and service rooms.</p> <p>Prices from euro 5,500 to euro 6,000 per sqm.</p>  |
| <b>Site connections</b>      | <p>Schools 100 m.<br/> Walled town 200 m.<br/> Train station 300 m.<br/> Lakefront 400 m.<br/> Milan 45 km.<br/> Lugano 30 km.<br/> Malpensa airport 40 km.</p>   |
| <b>Construction progress</b> | <p>Started in 2012.<br/> Finished in 2016.</p>  |
| <b>Contacts</b>              | <p><b>ANCE Lombardia</b><br/> <b>Andrea Pastori</b><br/> <b>phone: +39 0286454640 • centredil@ance.lombardia.it</b></p>   |

## San Domenico Ski & Resort

SAN DOMENICO DI VARZO (VERBANO-CUSIO-OSSOLA)



### Context

The hotel project with underground garages is in progress and it is located in the city center of San Domenico di Varzo near the ski-lift and the main tourism and accommodation activities.

#### *Project details*

- new hotel complex
- ground floor (reception, restaurants, bar, etc)
- from 1st to 3rd floor: 80 rooms (different dimensions)
- wellness center, SPA, Fitness center, Swimming pool with parking
- with garages (floor -1 and -2)

### Offer

#### *Garage*

Total Volume: 38,500 cubic meters  
Gross floor area: 10,500 sqm  
Parking spaces: n. 425

#### *Hotel*

Total Volume: 25,000 cubic meters  
Gross floor area: 5,540 sqm  
Rooms: n. 80

*Wellness center, SPA, Fitness center, Swimming pool, Congress center*

Total Volume: 10,500 cubic meters  
Gross floor area: 3,850 sqm

### Site connections

San Domenico di Varzo 1,420 meters above sea level.  
Piemonte Region - Municipality of Verbania-Cusio-Ossola  
North / West of Alps, close to Switzerland.  
From highway A8 (Milano-Gravellona Toce) to highway SS 33.  
From Switzerland through Sempione Pass.

### Construction progress

The garages are completed (partly functioning).  
The hotel is completed; it's needed some finishing works.  
Wellness center, SPA, Fitness center: beginning of works spring 2017.  
Development of Ski resorts (new generation ski-lift, hotel, SPA, Wellness center, mountain retreat, accommodation).

### Contacts

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## Vistamar beachfront apartments

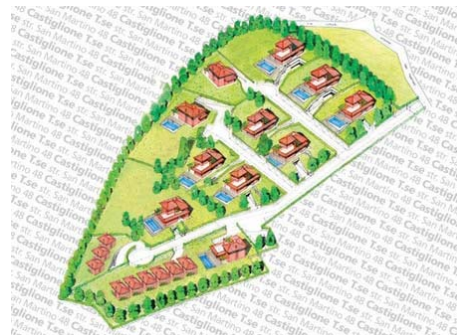
ALBENGA (SAVONA) • VIA DALMAZIA 169



|                              |  |
|------------------------------|--|
| <b>Context</b>               | <p>Vistamar is an international real estate development in Albenga, the largest Historical centre of Western Liguria. Located directly on the sea front, the project is centred around a plaza with shops, a public garden and an open-air amphitheatre.</p> <p>All the apartments are equipped with terraces, many with private pool and solarium. The selection of materials and the quest for innovative solutions express the purpose of offering a refined quality of living in close connection with the sea and environmentally friendly. The project is signed by the architect Goncalo Byrne.</p> |
| <b>Offer</b>                 | <p>The real estate development includes the demolition of an existing industrial building and the reconstruction of five buildings of different heights, with a total commercial surface of 16,000 sqm. In connection with this development a number of important works will be carried out in the area, with the aim of requalifying the neighbourhood. Expected uses: residential, retail and offices.</p>   |
| <b>Site connections</b>      | <p>Vistamar is on the beach front and just in front of Gallinara Island, 5 minutes' walk from the historic center and 10 minutes' drive from the motorway.</p>   |
| <b>Construction progress</b> | <p>In December 2016 the demolition of the existing building was commenced. The completion of the works of the first phase of the development, approximately 60% of the total construction, is expected in 2019.</p>  |
| <b>Contacts</b>              | <p><b>Franco Barberis Impresa Costruzioni spa - Paolo Barberis</b><br/> <b>phone: +39 0173280019 - <a href="mailto:paolo@francobarberis.it">paolo@francobarberis.it</a></b></p>  |

## Villas Villaggio San Martino

CASTIGLIONE TORINESE (TORINO)



|                              |   |
|------------------------------|---|
| <b>Context</b>               | New residential village located on the top of Castiglione Torinese hill overlooking Turin and Basilica of Superga.  |
| <b>Offer</b>                 | 20 single-family villas, "A" energy class, with garage (3-5 parking spaces), private garden (from 800 to 2,000 sqm) and terraces (25 sqm).<br>Prices: from 600,000 euros per villa. |
| <b>Site connections</b>      | From Turin: km 12.<br>From Torino Caselle airport: km 22.<br>From Monferrato area: km 65.<br>From Langhe area: km 75.<br>From "Via Lattea" Mountains: km 100.                       |
| <b>Construction progress</b> | End of works: summer 2017.  |
| <b>Contacts</b>              | <b>Gruppo Paca spa - Mauro Di Virgilio</b><br>phone: +39 0115634336 • clienti@paca.it   |

## Offices (Palazzo dell'Edilizia)

ALESSANDRIA



|                              |  |
|------------------------------|--|
| <b>Context</b>               | Located near the eastern gate of Alessandria, the project is part of a bigger and more important action of urban transformation called "Alessandria 2000". The building was designed by arch. Daniel Libeskind, and is characterized by high level sustainability standards. |
| <b>Offer</b>                 | Tot gross area: 6,670 sqm on 5 levels.<br>Total volume: 38,990 cm<br>Total estimated cost of the project: 9.05 million euros.  |
| <b>Site connections</b>      | 1 hour from the airport.<br>7 minutes from the railway station.<br>The building is equipped with a private and public parking.   |
| <b>Construction progress</b> | The project is currently being updated 12% of the work completed.  |
| <b>Contacts</b>              | <b>Sistedil - Sistema Edile per la Formazione e la Sicurezza della Provincia di AL</b><br><b>phone: +39 0131345921 • <a href="mailto:sistedil@sistemaedileal.it">sistedil@sistemaedileal.it</a></b>  |

## 5 stars luxury hotel

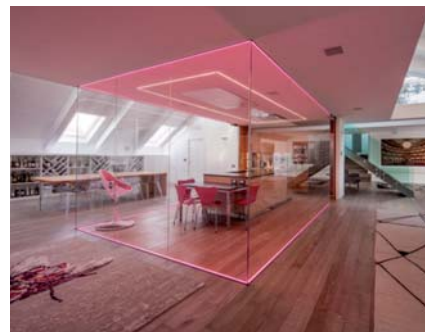
OLEGGIO CASTELLO (NOVARA)



|                              |  |
|------------------------------|--|
| <b>Context</b>               | <p>The building is located in the historical center of Oleggio Castello, 2 km far from Arona (Lago Maggiore). It's a national monument and was restructured in 2010 for touristic purposes.</p> <p>The building is the only 5 stars Luxury Hotel in the province of Novara. It won for 5 consecutive years the excellence award of Trip advisor.</p> |
| <b>Offer</b>                 | <p>The building is placed into a private property of 23 hectares where there are several buildings.</p> <p>The structure of the Palace is composed by:</p> <p><i>Lot. n. 1</i><br/>12,776 cm<br/>Construction cost 20 million euro.</p> <p><i>Lot. n. 2</i><br/>6,571 cm<br/>Construction cost 6 million euro.</p>                                   |
| <b>Site connections</b>      | <p>Airport: 30 km.</p> <p>Railway station of Arona: 3 km.</p> <p>Possibility of landing for a helicopter.</p>  |
| <b>Construction progress</b> | <p>Lot. n. 1: 2004-2010 (30 rooms + 1 restaurant + 1 congress center).</p> <p>Lot. n. 2: 2008-2010 (not finished) - in construction: 1 swimming pool, 1 gym, 1 Spa, 28 rooms.</p>  |
| <b>Contacts</b>              | <p><b>Aimone Dal Pozzo</b><br/>phone: +39 3357190616 • <a href="mailto:aimone.dalpozzo@castellodalpozzo.com">aimone.dalpozzo@castellodalpozzo.com</a></p>  |

## The Number 6, luxury apartments

TORINO



### Context

The Number 6, the renovation of Palazzo Valperga Galleani, is one of the best representations of architectural salvage, respect for cultural heritage, technology, elegance and sense of beauty. The restoration and development, carried out by Building Engineering, intended to dramatically re-functionalize an important historical and architectonic property, that in spite of its disfiguration during the last century that led to the loss of its original residential aim. The main idea behind the reconstruction was to bring back the property purpose with a particular intention to "open" the private space of courtyard to the city, decorating it with art objects, proper lighting, plants, and flowers. All reconstructions undertaken to build the 36 apartments which were designed in accordance of the pre-existing layout, are done with the intention to reconcile it with the cutting-edge solutions for minimizing ecological impact. From the start, the intention was to establish a work that would reconcile architectural solutions to an artistic and stenographic setting designed to give an added value to the space, making it enjoyable for visitors. Therefore, with the help of with Cultural Heritage Protection Bodies, we reconstructed an environment once lost but, not forgetting its strong evocative value.

### Offer

36 apartments from 85 to 500 sqm.  
Prices: from 7,500 to 9,000 euros per sqm.  
4 commercial unities from 200 to 1,000 sqm with prices going from 5,000 to 7,000 euros per sqm.

### Site connections

Attached to Piazza San Carlo.  
Five minutes-walk from Torino Porta Nuova.  
18 km from Turin airport.

### Construction progress

Beginning of works: 02/09/2010.  
End of works: 12/11/2012.

### Contacts

**Gruppo Building**  
**phone: +39 0115581711 • info@building.it**

## Lagrange12, luxury apartments

TORINO



### Context

The complex is located in the city center of Turin. The restructuring of the historical building of the 17th century (between Via Lagrange and Via Giolitti) has been handled by the "Building Group". After the success obtained with "The Number 6" (Building of the Year 2015 by ArchDaily), the Building Group confirms its skills with the restructuring of "Lagrange12".

The project provides the total renovation of six floors above ground plus two basement levels, and its total renovation into luxury residence and commercial stores; the building has a strategic position, 50 meters away from Piazza San Carlo, and in the heart of via Lagrange: The new pedestrian street of Torino. The fashion street, via Lagrange is the youth shopping street, parallel to Via Roma, the flagship of Turin shopping, totally pedestrian arcades, wears a starring role in the panorama of the city of fashion and tourism. The project can be found in the corner of via Giolitti and the restructuring internal suffered in the second half of the twentieth century has a flat roof that provides a great panoramic spot where you can appreciate the biggest representations of Turin, as La Mole, Superga, Monte dei Capuccini, to the new skyscraper of Renzo Piano.

### Offer

9 different sized restructured apartments (150-400 sqm).  
Price: 7,500/9,000 euros per sqm.  
1 commercial unity (1,150 sqm).  
Price: 9,000/18,000 euros per sqm.

### Site connections

5 minute-walk from Torino Porta Nuova station.  
18 km from Turin airport.

### Construction progress

Beginning: April 2014.  
End of works: April 2016.

### Contacts

**Gruppo Building**  
**phone: +39 0115581711 • info@building.it**



## 15 luxury apartments in Palazzo del Carretto di Gorzegno

TORINO



### Context

The 17th century's building is located in via Bogino, in the historical center of Turin, near San Carlo Square. The building is the last one of the block which is historically called Isolato dell'Assunta (near Carlo Alberto St., Giolitti St. and Maria Vittoria St.). Construction's works were accomplished in 1689 by Francesco Giacinto Gallinati. The U-layout building is composed of 6 floors (1 underground floor). Palazzo del Carretto di Gorzegno is characterized by a unique attention to the details which reflects the refinement of the historical period (doric columns, murals, painting, etc). 3 main historical periods of Palazzo del Carretto di Gorzegno:

- Francesco Giacinto Gallinati 1689 (construction of the building);
- Carlo Tete del Carretto di Gorzegno 1768 (important works of transformation);
- Luigi Biandrate di San Giorgio half of the 19th century (stylistic renovation).

The restauration of the building began in 2013 and will be finished in the spring of 2016. New materials and new technologies were used in order to match with the energetical and eco-friendly standards.

Project: luxury apartments and offices.

### Offer

15 restructured apartments (from 70 sqm to 280 smq).  
Prices: from 6,500 to 9,500 euros per sqm.

### Site connections

Subway: Porta Nuova M1 10 minutes walk.  
Airport: 30 minutes by car.  
Torino Porta Nuova railway station: 10 minutes walk.

### Construction progress

Beginning of works: 2014.  
End of works: spring 2016.

### Contacts

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**phone: +39 0118199899 • [piera.maimone@secapspa.it](mailto:piera.maimone@secapspa.it)**

## Mondojuve shopping center

VINOVO-NICHELINO (TORINO)



|                              |   |
|------------------------------|---|
| <b>Context</b>               | <p>New commercial park (beginning of works 2013).<br/> Between Nichelino e Vinovo near the Juventus Training center.<br/> Total area 82,000 sqm.<br/> Environmentally friendly, realized in a Natural Park.</p>   |
| <b>Offer</b>                 | <p>The project has been realized by "Design International" with a consistent use of natural materials.<br/> The innovative National Park of MondoJuve will be divided as it follows:<br/> Nichelino-Bennet Ipermarket 10,500 sqm + shop galleries for a total area of 26,500 sqm for a total amount of 37,000 sqm (1 ipermarket, 100 detail shops, 8 restaurants, Mc Donald's, 1 kids zone, 1 gas station);<br/> Vinovo, 4 buildings retail park for a total extension of 30,000 sqm. (hotel, etc).</p> |
| <b>Site connections</b>      | <p>In the west area of Turin near Palazzina di Caccia di Stupinigi, easily reachable from the center of Turin following the main street well connected to the bypass.<br/> The enlargement of Debouche' St. will improve the viability in all the area.</p>   |
| <b>Construction progress</b> | <p>Beginning of works 2013.<br/> End of works of the first lot 2017.<br/> Realized by Costruzioni Generali Gilardi spa.</p>   |
| <b>Contacts</b>              | <p><b>Campi di Vinovo spa</b><br/> <b>phone: +39 0115613177 • amministrazione@campidivinovo.it</b></p>  |



## Park view exclusive apartments

TORINO



|                              |   |
|------------------------------|---|
| <b>Context</b>               | The building complex of Park View is located in a high level environmental context between Parco del Valentino and the river Po. The district, mostly residential and very quiet, is characterized by historical buildings built in the early 20th century. The project (only high level materials and a particular attention to the layout of common spaces) was planned by the architect Alberto Rolla. |
| <b>Offer</b>                 | 5 new apartments (from 135 sqm to 330 sqm), each with wide terraces and a skyview of Turin.<br>Prices: from 3,600 to 5,300 euros per sqm.   |
| <b>Site connections</b>      | 5 minutes from Dante Station (line 1 subway).<br>10 minutes from the railway station of Porta Nuova.<br>Furthermore, due to its proximity to the hospital zone, the area is particularly well connected to the urban transport network.   |
| <b>Construction progress</b> | End of works: 2015.   |
| <b>Contacts</b>              | <b>GEFIM spa - Carlo Alberto Cerutti</b><br><b>phone: +39 3335706891 • carloalberto.cerutti@gefim.it</b>  |

## Piazza Lancia - Urban Retail Park

TORINO



|                              |   |
|------------------------------|---|
| <b>Context</b>               | Redevelopment and urban renewal for the former Lancia factory, located in the San Paolo District, one of the most lively and populous district of Turin. Very attended by young people for university presence and many student residence.  |
| <b>Offer</b>                 | About 13,000 sqm of retail spaces divided into small-medium-large commercial units. The plan also provide further 12,000 sqm of mixed use such as offices, apartments, hotel, entertainment. All buildings are connected through public squares and pedestrian paths. The basement floor will host several car parks. |
| <b>Site connections</b>      | In a central area of Turin, easily accessible by car along main urban roads and also well served by the main public transportation service. Few minutes from the high-speed trains station of Porta Susa.   |
| <b>Construction progress</b> | Beginning of works 2013.<br>End of works: 2020.   |
| <b>Contacts</b>              | <b>GEFIM spa - Carlo Alberto Cerutti</b><br><b>phone: +39 3335706891 • carloalberto.cerutti@gefim.it</b>  |

## Parco della Moceniga – Touristic-Environmental

### ROSOLINA (ROVIGO)



#### Context

The Quadro n. 8 of environmental restoration belonging to the town of Rosolina, and which today is called Parco della Moceniga, is the urban tool of this project, which proposes solutions on the valorization of the area for touristic purposes: creating welcoming and commercial structures that support and valorize the net of routes and itineraries of the DELTA del PO park. This park is recognized as heritage by MAB and UNESCO.

This project proposes to dig one third of the 30 acres at disposal in the area, to create a water basin big enough to create a small and efficient fishing valle, equipped with the necessary infrastructures for fish farming.

Moreover, the project includes buildings (whose dimensions are dictated by the Quadro n. 8) such as: multifaceted welcoming structure, museum and center for the study of reclamation and material culture of Polesine, sport equipment and services, agro-camping, restaurant and swimming pools close to the compact hotel, the peninsulas along which the small units of the widespread hotel are located, the farming pools borders, the “museum and research center”.

#### Offer

The Quadro n. 8, to which this project refers, establishes the maximum quantities possible for the different functions, as well as the usage and the areas constrains:

welcoming structure: sqm 3,000;  
agro-camping with 60 designated plots: sqm 800;  
refreshment place which sells local products: sqm 600;  
facilities to support all activities: sqm 1,500;  
residential facilities: sqm 1,800.

#### Site connections

1 hour from the airport Venice Marco Polo.  
7 minutes from train station.  
1 hour from the cities of Venice, Padua, Ferrara and Ravenna.

#### Construction progress

The project is now being re-elaborated, and a report will be then created. The project is approved under the environmental restoration program of the town Rosolina.

#### Contacts

**Marco Zampollo Architetto, via Don G. Sambo 16/B, 45010 Rosolina (RO)**  
**office +39 0426 337657 • mobile +39 328 9627530 • zama@studiozampollo.com**

## Renovation of historical building in Florence

FIRENZE CITY CENTER (UNESCO AREA)



|                              |  |
|------------------------------|--|
| <b>Context</b>               | The building is located in the historical city center of Florence.   |
| <b>Offer</b>                 | Realization of cultural and services center with "Bocelli" music Academy, "Monnalisa La Gioconda" Museum, restaurants, coffee bar, ecologic parking, R&D center.<br>Total area: 18,000 sqm (Parking area: 3,000 sqm - Internal courts: 2,000 sqm). |
| <b>Site connections</b>      | 300 mt from Florence Cathedral.<br>Restricted traffic area.<br>5 minute walk to Santa Maria Novella Train station.<br>10 minute walk to Campo di Marte Train station.<br>15 minutes by car from Firenze airport.                                   |
| <b>Construction progress</b> | Beginning of works: September 2017.<br>Executive planning: in progress.<br>The project includes the rehabilitation inside of san Lorenzo district.<br>The work is in concession.   |
| <b>Contacts</b>              | <b>The Missing Link - The Cultural Real Estate</b><br><b>PFP spa - Via Calimaruzza 1, 50123 Firenze</b><br><b>Alessandro Paolini</b><br><b>phone: +39 3398013610 • ceo@themissinglink.it</b>   |

## Renovation and a partial reconstruction of an old rural village

VOLTERRA (PISA)



|                              |  |
|------------------------------|--|
| <b>Context</b>               | <p>The village is located in a uncontaminated Tuscany countryside with hills and plains close to river Era.</p> <p>Web site: <a href="http://www.borgosanniccolo.com">www.borgosanniccolo.com</a></p>  |
| <b>Offer</b>                 | <p>The village includes:</p> <p>5 buildings to renovate with 25 apartments and terraces for a total area of 1,822 sqm.</p> <p>3 buildings to demolish and rebuild with 12 apartments for holiday houses, one independent villa and one building for restaurant with terraces for a total area of 1,365 sqm.</p>    |
| <b>Site connections</b>      | <p>10 minutes from Volterra city center.</p> <p>Close to Road SS Sarzanese-Valdera.</p>  |
| <b>Construction progress</b> | <p>Construction site ready for beginning of works.</p>   |
| <b>Contacts</b>              | <p><b>The Missing Link - The Cultural Real Estate</b><br/> <b>PFP spa - Via Calimaruzza 1, 50123 Firenze</b><br/> <b>Alessandro Paolini</b><br/> <b>phone: +39 3398013610 • <a href="mailto:ceo@themissinglink.it">ceo@themissinglink.it</a></b><br/> <b>Silvano Bagagli</b><br/> <b>phone: +39 3482521136</b></p> |



## Park of Valdera (Vintage car)

CAPANNOLI (PISA)



|                              |  |
|------------------------------|--|
| <b>Context</b>               | The site is located in the center of Tuscany. The park is 13 hectares wide with tourism facilities (vintage cars and vintage bikes). The project includes the recovery of the site. At the moment the area is decommissioned.  |
| <b>Offer</b>                 | <p>Total area: 120,000 sqm.</p> <p>Area for new constructions: 11,000 sqm.</p> <p>Basements: 31,000 sqm (parking, museum areas).</p> <p>Max height for new building: 8 mt.</p> <p>Incentives to recover 50% of the cost of demolition and reconstruction.</p> <p>Entertainment theme park of vintage cars and motor village.</p> <p>Video youtube <a href="https://we.tl/JvJ9WKXJZX">https://we.tl/JvJ9WKXJZX</a></p>                  |
| <b>Site connections</b>      | <p>10 minutes from Fi-Pi-Li motorway.</p> <p>10 minutes from Pontedera Casciana Terme train station.</p> <p>25 minutes from Galileo Galilei international airport of Pisa.</p> <p>25 minutes from touristic port of Livorno.</p> <p>25 minutes from Lucca.</p> <p>25 minutes from highway A12 Genova-Rosignano-Marittivo.</p> <p>60 minutes from Florence.</p> <p>60 minutes from Coast of Versilia.</p> <p>90 minutes from Siena.</p> |
| <b>Construction progress</b> | Construction site ready for beginning of works.  |
| <b>Contacts</b>              | <p><b>The Missing Link - The Cultural Real Estate</b></p> <p><b>PFP spa - Via Calimaruzza 1, 50123 Firenze</b></p> <p><b>Alessandro Paolini</b></p> <p><b>phone: +39 3398013610 • ceo@themissinglink.it</b></p> <p><b>Silvano Bagagli, Paolo Ceccanti, Alfredo Signorini, Marzio Rifiuti</b></p>   |

## Exclusive offices in historical building

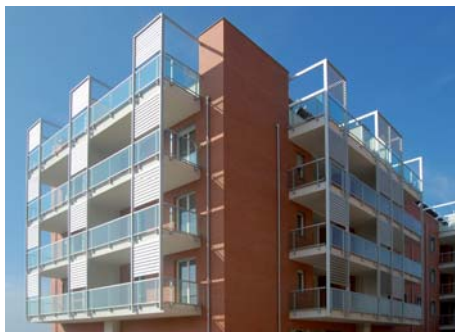
ROME - HISTORICAL CENTER



|                              |  |
|------------------------------|--|
| <b>Context</b>               | The 19th century's building is located in the historical city center of Rome, Monti District. It is close to Palazzo del Viminale, Teatro dell'Opera, Basilica of Santa Maria Maggiore and one of the most ancient synagogues of Rome. The building is already rented to an important public institute.  |
| <b>Offer</b>                 | <p>The building is composed of two basements and five floors.</p> <p>Overall surface: 6,900 sqm (included 300 smq of terraces and courts and 475 sqm of covered terraces).</p> <p>Habitable area: 6,000 sqm. (offices).</p> <p>Basements-2: 1,180 sqm.</p> <p>Basement -1: 885 sqm.</p> <p>Ground floor: 885 sqm.</p> <p>First Floor: 885 sqm.</p> <p>Second floor: 885 sqm.</p> <p>Third floor: 885 sqm.</p> <p>Fourth floor: 685 sqm.</p> <p>Fifth floor: 605 sqm.</p> |
| <b>Site connections</b>      | <p>Historical City center of Rome, Monti district.</p> <p>2 minute walk from Termini train station.</p> <p>400 meters from Cavour Subway MB stop.</p> <p>The location is also well-connected to the main public transport lines.</p> <p>500 meters from 10 garages and public parking.</p>   |
| <b>Construction progress</b> | The building was renovated in 2016.  |
| <b>Contacts</b>              | <p><b>Francesca De Sanctis</b></p> <p><b>phone: +39 064620131 • f.desantis@gruppodesanctis.com</b></p>   |

## Panoramic apartments

CIVITAVECCHIA (ROMA)



|                              |  |
|------------------------------|--|
| <b>Context</b>               | The site is located in S. Liborio, (Civitavecchia east) and has a panoramic position with a 360 degree view of the Gulf of Civitavecchia (North-West /South-East oriented).  |
| <b>Offer</b>                 | <p>Two buildings of 6 floors (1 basement and 5 floors with double level on the penthouse). The buildings are placed in vertical position with 3 independent entrances.</p> <p><i>First building "G1"</i></p> <p>36 apartments (12 apt. each floor).</p> <p>From 40 sqm to 160 sqm with panoramic terraces.</p> <p>Ground floor: 12 commercial spaces for shops, offices, professional firms, etc.</p> <p>Basement: 30 private garages with independent access.</p> <p><i>Second Building "G2"</i></p> <p>54 apartments - 4 levels - from 37 sqm to 110 sqm with big and panoramic terraces.</p> <p>Basement: 37 private garages with independent access.</p> <p>Price: from 2.200 euros per sqm.</p> |
| <b>Site connections</b>      | <p>150 mt. from the sea level.</p> <p>2.5 km from Highway A12 Roma-Civitavecchia.</p> <p>5 km from Port of Civitavecchia.</p> <p>80 km from Rome city center.</p> <p>60 km from Rome Fiumicino Airport.</p> <p>Close to Via Nuova di San Liborio / Via Terme di Traiano.</p> <p>The site is very well connected with the main infrastructures and services.</p>  |
| <b>Construction progress</b> | <p>First building "G1": completed.</p> <p>Second Building "G2": End of works expected by February 2018.</p> <p>The project includes the: "Comparto A del Piano di Lottizzazione d'Ufficio (P.L.U.) - San Liborio - Zona 6 di P.R.G".</p> <p>The Lottizzazione (subdivision) will provide the area of new public and private services (park, parking, etc).</p>   |
| <b>Contacts</b>              | <p><b>Francesca De Sanctis</b></p> <p><b>phone: +39 064620131 • f.desanctis@gruppodesanctis.com</b></p>  |



## Project "Borgo Albergo"

ROMAGNANO AL MONTE (SALERNO)



|                              |   |
|------------------------------|---|
| <b>Context</b>               | Romagnano Al Monte is located in the municipality of Salerno. It is a small village (9 km sqm - 650 mt. above sea level - 370 residents) with a strategic position between the border of Campania and Basilicata Region. The municipality includes the Comunità montana Tanagro - Alto Medio Sele. It is characterized from an agricultural economy and it is rich of natural and environmental resources with many archeological remains (old Volcei ruin). The earthquake of 23th November 1980 destroyed the ancient village. The new village was built in Ariola (2 km from Romagnola Al Monte).  |
| <b>Offer</b>                 | Total area: 6,000 sqm (abandoned, with the possibility of partial or total collapse of some buildings) - the road connections are not good.<br>The condition of buildings are precarious, they need a structural renovation.<br>The project "Borgo Albergo" is joined with the requalification Project of the Park (2,000 sqm, included the area of old Castel and the Church of Partita).  |
| <b>Site connections</b>      | 70 km from Salerno (close to the touristic area); 20 km from the Grotte di Pertosa; South of Vallo di Diano; 50 km from the Grotte di Castelvita; 50 km from Teggiano; 60 km from Certosa di Padula; 30 km from Contursi Terme.<br>Close to Parco Nazionale del Cilento e Vallo di Diano.<br>South-West from the cities of Cilento.<br>Road connections: Highway A3 Salerno-Reggio Calabria, exit Sicignano degli Alburni to Buccino; Freeway SS19 to Buccino-Romagnano al Monte; Freeway SS85 Buccino-Romagnano al Monte; Freeway SS 415 Romagnano al Monte-Scalo di Romagnano.<br>Train: FS Salerno-Potenza line - Romagnano al Monte Train stop.   |
| <b>Construction progress</b> | The project is part of Feasibility study for the rehabilitation and redevelopment of the old city center of Romagnano al Monte, it was prepared in 2001 From Ecosfera S.p.A. The site is characterized by an agricultural economy and it is rich of natural and environmental resources to be valorized.<br>Project details: Research center - specialized in architectural renovation, alternative energy sources, anti seismic design.<br>"Borgo Albergo": multi-functional destination - cultural/naturalistic tourism.<br>High tech multimedia center.<br>The project includes 5 municipal area "insulae": Insula A 10,100 sqm - research center; Insula B 2,000 sqm - park of old city center; Insula C 6,000 sqm - Borgo Albergo; Insula D 7,000 sqm - multimedia center; Insula E 4,200 sqm - Parking.<br>Borgo Albergo: 6,000 sqm of hotel and 2,000 sqm of Park. |
| <b>Contacts</b>              | <b>ANCE AIES SALERNO</b><br><b>phone: +39 089 252516 • info@anceaies.it</b>   |

## Le Castella Resort & Beach

LE CASTELLA • ISOLA DI CAPO RIZZUTO (CROTONE)



|                              |  |
|------------------------------|--|
| <b>Context</b>               | The site is located in Le Castella (Kr) near the Marine reserve of Isola di Capo Rizzuto. Gruppo Fabiano is building a touristic complex (hotel and residential houses) with SPA, beach, swimming pool and services. |
| <b>Offer</b>                 | The project includes the construction of 200 apartments with furniture (33 apt. already built) and the construction of 198 rooms for hotel accommodation.  |
| <b>Site connections</b>      | 8 km from Crotone airport.<br>Close to SS 106 - Exit Le Castella.  |
| <b>Construction progress</b> | Beginning of works: 2014.<br>33 apartments have been already built.<br>1 swimming pool is under construction.  |
| <b>Contacts</b>              | <b>Flora Fabiano</b><br><b>phone: +39 3356888603 • <a href="mailto:flora.fabiano@villafabiano.it">flora.fabiano@villafabiano.it</a></b>  |

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