



REGIONE CALABRIA



PROVINCIA DI CATANZARO



COMUNE DI LAMEZIA TERME



FONDAZIONE
MEDITERRANEA TERINA



TECHNICAL-ECONOMIC-FINANCING DUE DILIGENCE
GENERAL MASTERPLAN
WATERFRONT LAMEZIA
AND NEW TOURIST HARBOUR

FUNCTIONAL REGENERATION OF BROWN AREA "EX SIR",
TODAY CALLED "AREA PRODUTTIVA PAPA BENEDETTO XVI", BASED WITH THE GUIDE LINES
OF MOU, PROMOTED BY REGIONE CALABRIA - URBAN PLANING OFFICE, SIGNED
13th SEPTEMBER 2019

ALLEGATO N:

2

DESCRIZIONE:

DESCRIPTION SHEETS

Progetto Urbanistica e Architettura

Arch. Carmine Coppa

Collaboratori:

Arch. Biancone Alberto

Arch. Celeste la Gamba

Arch. Massimo Murgano



Arch. Michele Franzina

Collaboratori:

Arch. Alessia Paccagnella

Arch. Desirée Borella

Arch. Piera Favaretto

Progetto Opere Marittime

Ing. Paolo Turbolente



Committente:

COIPA INTERNATIONAL



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PROJECT: GENERAL ROAD NETWORK	DESCRIPTION N° 3
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DESCRIPTION**Type road: 1**

- road connected to the existing network
- rating: type F1 extra-urban local road (ref. art. 2 Traffic Italian Code, with a single track for each direction. Minimum width ml.9 including:
 - "T" crossroads;
 - other intersection;
 - ecological corridors;
 - wear layer;
 - restraining devices;
 - street lighting;
 - traffic signs.

DESCRIPTION**Type road: 2**

- promenade: drive road for internal traffic, with path for walking next to the sea

General Road Network: dimensions and quantities	
<i>Road Type</i>	<i>Dimensions</i>
TYPE ROAD 1	m. 6.500
TYPE ROAD 2	m. 6.800
COMMON PARKING	sqm. 33.000

PROJECT:	URBAN UTILITIES	DESCRIPTION N° 4
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General utilities system includes:

- waste and non - recoverable clear water disposal;
- rain water recovery for garden irrigation;
- drinking water supply;
- electricity distribution ducts;
- broadband line ducts;
- public lighting ducts;
- video security ducts.

The waste and clear water ducts will be realized by underground channels that will convey in an underground technological tunnel realized along the harbour docks close to the road. Because of the dischargers' length, the tunnel will be divided in 6 sectors that will bring the content to the sewer.

The technological tunnel will be realized by pre-fabricated concrete septs with an access for maintainers every 10 meters.

Urban Utilities: dimensions and quantities	
<i>Ducts</i>	<i>Linear meters</i>
TECHNOLOGICAL TUNNEL	3.200
DUCTS FROM TUNNELS TO BUILDINGS: <ul style="list-style-type: none"> • waste water ducts; • clear water ducts; • drinking water supply ; • electricity distribution ducts ; • broadband line ducts ; • public lighting ducts ; • video security ducts . 	6.800
RAIN WATER DUCTS	1.000
RAIN WATER TANKS	N°310

PROJECT: GREAT EVENTS ARENA AND RIDING TRACK	DESCRIPTION N° 6
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The structure is composed by a great event arena, a riding track with 10.000 seats, 4 blocks for toilette and a storage.

Many parking places will be very close to the structure.

Considering the wide area for the arena will be managed different great events not only linked with the equestrian sports.

On the edge will be:

- nr 6 stables for 11 horses each, completed with offices, toilette and storage;
- a club house;
- a veterinary clinic;
- a bar/restaurant;
- private parkings.

Great Events Arena and Riding Track: dimensions and quantities	
<i>Object</i>	<i>sqm.</i>
GREAT EVENTS ARENA AREA	38.000
BLEACHERS AREA	20.000
ENTRANCE PAVILION	1.400
RIDING TRACK AREA	40.000
<ul style="list-style-type: none"> • STABLES AND CLUB HOUSE • RESTAURANT • EXCLUSIVE STABLES • TRACK 	4.000 2.000 3.800 5.000
ARENA AND RIDING TRACK AREA	76.020
GREEN AREA	26.000
DRAIN DECKING	65.000

PROJECT:	GREEN VILLAGE	DESCRIPTION N° 7
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The project is composed by 3 residential buildings and a business center.

Each residential buildings has: groundfloor, 4 residential floors, panoramic terrace with hanging garden.

Residential buildings

On the ground floor there are relax area with 2 bar/restaurant, SPA, thalasso therapy swimming pool and 5 elevators. Residences are arranged in 2 circular sector divided by a wide corridor. At the edge there are fire escapes.

Residential units are composed by luxury apartments with garden on three sides. On the panoramic terrace there are a solarium and another area with a bar/restaurant covered by solar protection structure.

Business center

The design is characterized on the ground floor by a big decorative fountain, an area for event, library, game center, info point and a night club on the basement. The first floor will be organized for offices and a control room.

On the second floor will be 10 apartments with hanging gardens. Decorative fountain and the swimming pool help a natural microclimate, that provides an environmental comfort with trees and greenery.

The parking area will be on the back.

Green Village: dimensions and quantities					
<i>Buildings</i>	<i>Quantities n°</i>	<i>Residential area sqm.</i>	<i>Not residential area sqm.</i>	<i>Total sqm.</i>	<i>Covered area sqm.</i>
RESIDENCES north/east e south/east	136	37.840	57.960	95.800	19.160
RESIDENCES south/east 2°	52	14.360	25.920	40.280	8.056
TOTAL RESIDENTIAL	188	52.200	83.880	136.080	27.216
BUSINESS CENTER					
GROUND FLOOR	UNITS sqm. 2.418		PORCH sqm. 1.620	4.038	4.038
FIRST FLOOR	OFFICES sqm. 2.418		PORCH sqm. 1.620	4.038	4.038
RESIDENCES 2 FLOOR	10	2.514	1.524	4.038	4.038
LAND AREA					111.000
GREEN AREA				sqm.	46.000
DRAIN DECKING				sqm.	57.300

TYPES OF RESIDENTIAL BUILDINGS

N° 124 residences: 190 sqm. + 190 sqm. garden

N° 64 residences : 190 sqm + 200 sqm. garden

N° 188 RESIDENTIAL UNITS

PROJECT:	SHOPPING MALL	DESCRIPTION N° 8
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The commercial building has a rectangular base that slightly raises from the ground level. It is laid out on two levels above ground and one underground, dedicated to parking space. To access the shopping areas, three entrances are available: the main one, located on the shorter side of the building, and the others two, on the lateral side. Those entrances lead to a wide double-height hall that crosses the entire floor, with two central fountains and escalators that lead to the upper floors.

On both levels, ground and first, there are units dedicated to the commercial activities: each unit has a shopping area and back storage. Those spaces can be merged with each other, ensuring flexibility to the whole commercial area. A large undivided unit is already planned for large supermarket.

There are seven blocks for the vertical connection that contain fire escapes, elevators, freight elevators, wall ducts and technical spaces.

The external walls of the building are covered with brise-soleil in clay strips, interrupted at the entrance, which are completely glazed.

Facing the main entrance, there is a large parking space preceded by a green area. A bus terminal can be found on the west side of the building.

Shopping Mall: dimensions and quantities				
	<i>Type</i>	<i>Nr levels</i>	<i>Sqm</i>	<i>Tot sqm</i>
1	COMMERCIAL UNITS	2	7.142	14.284
2	COMMON AREA	2	14.477	29.870
3	PARKING	1	21.719	21.719

PROJECT : VILLAS ON THE ISLANDS	DESCRIPTION N° 9
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The project consist of the construction of four equally sized islands with a circular ground plan, created thanks to the repositioning of the soil, dredged for the creation of the harbour basin.

Each island are composed by four typologies of villas, arranged radially and in different levels, in order to guarantee each one a view of sea. This staggered arrangement allows the roof of each villa to become a garden of the villa on the upper level. All villas are provided by its own dock, swimming pool and garden.

A bridge connects the island to the mainland and it leads to an one way ring road, circumscribed by the perimeter walls of the houses and, therefore, not visible from the residences.

Each villa has different surface areas:

- A: 400 sqm + 800 sqm garden
- B: 500 sqm + 1.000 sqm garden
- C: 800 sqm + 1.900 sqm garden
- D: 900 sqm + 5.600 sqm garden

Typology A (four villas per island)

The smallest among the villas are arranged in 400 square meters, with an additional 800 square meters garden with a private swimming pool, linked with a private dock. The road leads to a private covered parking and to the entrance of the residence; which interior consists of a living area, two bedrooms with sea views, three bathrooms, a walk-in closet and a spa.

Typology B (six villas per island)

This typology is developed on a single level (set +1 osl). Each unit is composed by a private parking space and an area dedicated to service staff, complete with kitchenette, living area, bedroom, storage room and W.C. The main residence offer a wide living area overlooking a large terrace, next to the garden and the swimming pool. The three bedrooms face the sea and all of them are equipped with a private bathroom. There are also walk-in closet, WC and a spa area.

Typology C (eight villas per island)

The villas with the C typology are set on the higher level (+5,4 osl) and are developed among two floors. The lower one is set on +1 osl, so it ensures the access from the road. It consists by three private parking spaces and a service staff apartment. This house is characterized by a living area with kitchenette, storage room, bedroom and WC. From this level, the staircase leads to the upper floor, where the main residence is located. The plan of the structure, similar to a fan, is composed of a central core and two protruding elements on the sides. At the core, there is a living area and a relax/spa area, divided by two interior patios, that naturally illuminate the spaces. Sideways, there are the service rooms with access to the large sizes bedrooms; on the left side the main bedroom is equipped with a walk-in closet and bathrooms that faces the interior garden. From both main sides it is possible to reach two large terraces with its own garden and a private pool overlooking the sea.

Typology D (one unit per island)

On the highest point of the island, it is located the biggest villa that contemplates a 360 degrees view. It is developed in a 900 sqm surface, arranged on two floors and a 5.600 sqm private area. The access to the villa is provided by a ramp, accessible to vehicles, with a pedestrian path. This ramp creates, from the first floor of villa C, a cut on the ground

that houses the first level, dedicated to parking spaces, service rooms and a staff residence. On the upper floor, there is a large and open circular space, composed by a living and sleeping area, where each of the three bedrooms has its own bathroom. Outside, a terrace goes along the east side, while the west side is characterized by an open area, that leads to the swimming pool in a large park.

Villas on the Islands: dimensions and quantities									
	<i>Type</i>	<i>Nr. Villas/isles</i>	<i>Sqm. building</i>	<i>Sqm. Verandas / terrace</i>	<i>Sqm. garden</i>	<i>Tot. sqm/Type/ Isle</i>	<i>Nr. isles</i>	<i>Tot. sqm /Type</i>	<i>Tot. sqm</i>
	VILLAS ON THE ISLANDS: with private docks	100							
	-TYPE A	4	283	108	800	1.132	4	4.528	46.9 64
	- TYPE B	12	374	139	1.000	4.488	4	17.952	
	- TYPE C	8	665	358	1.900	5.320	4	21.280	
	- TYPE D	1	801	457	5.600	801	4	3.204	

PROJECT :	VILLAS ON PENINSULAS	DESCRIPTION N° 10
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Two small peninsulas arise in the middle of the harbor: each of them hosts four villas, based on a rectangular plan with two floors above ground and rooftop, including a garden with swimming pool, a pier and a boat dock. The compositional articulation of the building is characterized by a set of vertical and horizontal slabs that compose an "L" and "C" shape, in different materials.

Each villa is easily accessible thanks to a road that connects the exterior to the peninsula. The roundabout at the end of the road allows the direct access to the properties.

The ground floor is composed by a large living area with a separate kitchenette, laundry and bathroom. Stained glass windows on the three sides of the space allow this area to be very luminous, while the blind side, in correspondence to the back house, protects the space against noises.

The first floor hosts the sleeping area, that is composed by a double bedroom - with a walk-in closet on the side and a bathroom - and by three bedrooms with other two bathrooms on the opposite side.

The rooftop provides a panoramic terrace and also a hanging garden.

Villas on Peninsulas: dimensions and quantities					
	<i>Type</i>	<i>Number of Villas/peninsula</i>	<i>SQM. building</i>	<i>SQM. Terrace</i>	<i>SQM. Garden</i>
1	VILLAS ON PENINSULAS with private dock	4	274	324	1.355

PROJECT :	HOTEL ON THE HARBOUR	DESCRIPTION N°	11
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The hotel consists of a rectangular building of five floors and a rooftop, with other 3 underground parking floors. The external facade is characterized by two “L” elements, symmetrical to each other, that meet at the central core. These functional axes also represent the culmination of the building. The lateral cores at the extremities are covered in stone. The room floors have large stained glass windows and are surrounded by a brise-soleil railing.

On the ground floor, the level entrance leads to a large hall that includes reception, bar, concierge, shops, toilets, meeting and conference room, with also a breakfast room and a kitchen. At the building's extremities, there are cores for vertical connection that are composed by fire escape, lifts, freight elevator, technical spaces and duct walls.

The other four floors are dedicated to the hotel rooms: each floor has 28 standard rooms and 2 suites. The walls corridors have a dynamic peculiarity: they compress and dilate in coincidence of the room's doors. Each room has its own terrace, three meters deep, as wide as the room.

The standard rooms are equipped with a double bed and a bathroom divided in two parts: one with a shower and basin, and another with a W.C. Each room is provided by a small indoor swimming pool with Jacuzzi. The suites are characterized by a living/relaxing area that includes a double bed, a working table, a walk-in closet and a spacious bathroom. A large pool with Jacuzzi is found on the outdoor terrace of each suite.

Upstairs, on the rooftop, a wide space common space is found, equipped with a swimming pool and a hanging garden.

Hotel on the Harbour: dimensions and quantities			
	<i>Type</i>	<i>Nr.</i>	<i>Tot. sqm</i>
	HOTELON THE HARBOUR	Rooms 140	11.534
	Parking	Parking places 120	6.920

PROJECT : YATCHING CLUB AND RESTAURANTS	DESCRIPTION N° 12
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On the right and left sides of the harbour entrance there are 2 buildings dedicated to yatching club and restaurants each on own peninsula.

Each buildings has 2 floors: on the first floor there is a panoramic circular terrace that connects the two buildings.

On the ground level there is a garden with high trees.

The buildings' interior are composed by a restaurant and a lunch bar with closed and open areas.

The first building has larger spaces with also a swimming pool overlooking the harbour.

There are big parking areas and boat docks for both buildings.

Yatching Club and Restaurants: dimensions and quantities	
<i>Object</i>	<i>sqm.</i>
First building	
Land area involved	4.500
Built surface	1.000
Porch	500
Ground floor	500
Second floor	500
Terrace	2.050
Internal court yard	500
Green area	3.500
Second building	
Same dimensions of the first one, except for the land area involved	1.670
Green area	1.200

PROJECT :	RESTAURANT ON PENINSULA	DESCRIPTION N° 13
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The structure is located in the center of the harbor.

It is composed by two restaurants with 2 different kitchens completed with toilette and locker rooms for staff.

The design of the building is characterized by sinuous shapes that represent an appeal to the nature and the belonging to the sea.

On the lateral sides of the kitchens there are two staircases leading to panoramic terraces of dining rooms.

There are parking and many docks around the building, with a path that leads to the restaurant.

Restaurants on Peninsula: dimensions and quantities	
<i>Object</i>	<i>sqm.</i>
Land area involved	5.300
Central core (kitchens)	210
Dining room n°2	500
Terraces	400
Built surface	700
Green area	4.600

PROJECT :	VILLAS ON GOLF COURSE	DESCRIPTION N° 14
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The villas are immerse in the golf course's natural landscape. They are projected with short height and divided in 3 different groups accessible by a gravel road to underline the place's natural side. Roof structure is shaped as compluvium. Each villa is completed with private area with swimming pool. The design of the buildings remember the "domus romane": privacy in the interior areas and enjoyment of the internal courtyard. The greenery inside the villa regulates also the microclimate of the interiors. The green area is larger than building area (proportion 3:1), to underline the void's relevance against the built of the project.

Villa on Golf Course: dimensions and quantities	
<i>Object</i>	<i>Sqm.</i>
Land Area	
Land area involved	740
Total land area involved	22.200

Villa Descriprion	
Building	244
Built surface	244
Totale buildings	7.320
Garden	449
Total garden area	13.470
Passages	47
Total passages	1.410

PROJECT :	VILLAS ON THE BEACH	DESCRIPTION N° 15
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The villas are located on the harbor's west side and they are placed in sequence, not so close one each other to guarantee privacy

They are very similar with villas on the golf court except for the façade that has an elevated wall that goes over the roof height.

Both roof flaps converge to a central compluvium creating an internal garden on the center of the building.

In the villa's back there are a large garden with swimming pool.

They are low-rise to be in harmony with the landscape.

Villas on the Beach: dimensions and quantities	
<i>Object</i>	<i>Sqm</i>
Land area involved	765
Total land area involved (n° 18 villas)	13.770
Building	256
Built surface	300
Outdoor area	465
Passages	52
Total built surface	5.400
Green area	13.713

PROJECT :	HOTEL ON GOLF COURSE	DESCRIPTION N° 16
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The stepped building has a filling area on the back that represents a green filter with congress center at the border.

The building offers a view to the golf course, by one side, and also to the sea.

The building is composed by 2 blocks that can be vertically accessed by stairs inside the building and also by ramps suitable for pedestrians and golf cars.

Near the rooms' entrance there is an area dedicated to the changing of the shoes and golf bags' safe-keeping.

Every room is completed with terrace overlooking the sea.

It is possible to maintain the flower boxes from the outside the bedrooms through a path which runs along them, so it isn't necessary to enter in the rooms.

Hotel on Golf Course dimensions and quantities	
<i>Object</i>	
Land area involved	sqm. 3.000
Built surface	sqm. 2.430
Room	sqm. 49
Terrace	sqm. 20
N° rooms	N° 72
Green area	sqm. 5.000

PROJECT :	GOLF CLUB HOUSE AND GOLF SERVICE BUILDING	DESCRIPTION N° 17
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Buildings are easily accessible from the sport center access, with a parking area for cars and buses are very close to them.

Golf Club House is a circular plan building with a large hall in the center and offices all around.

The building is also completed with a restaurant also for hotel clients.

The roof is characterized by a circular glass sector with a central impluvium.

Between entrance and others buildings there will be commercial units dedicated to golf shops.

The area will be provided also provided a golf car parking, storage for golf courts' maintenance equipment and golf bags, toilette.

CLUB HOUSE: dimensions and quantities

Land area involved	sqm. 3.400
Building	sqm. 1.323
Parkings	sqm. 12.600

RESTAURANT: dimensions and quantities

Land area involved	sqm. 3.000
Building	sqm. 1.400

COMMERCIAL UNITS: dimensions and quantities

Land area involved	sqm. 1.600
Building (smq. 308 X 2)	sqm. 616

WAREHOUSES, CHANGING ROOMS AND TOILETTE: dimensions and quantities

Land area involved	sqm. 7.300
Building	sqm. 3.450

PROJECT :	VELAS HOTEL	DESCRIPTION N° 18
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The project is composed by 2 buildings located on the south west side of the harbor..

The first building has 2 floors with hall, restaurants, meeting room, SPA and 4 floors with 24 suites.

It is linked to the second building of 5 floors dedicated to the rooms.

In 2 façade of this building, there are 12 terraces with Jacuzzi, characterized by white solar protecting that will create a luminous space.

All the bedrooms area floors contain two voids that allow the view to the ground floor internal garden. The luminosity is guarantee by two ceiling glass in same shape and it also illuminates the oriental style wooden grates that surround the internal forms.

The building is completed with a roof garden on the top and a large external garden with swimming pools and parking.

Velas Hotel: dimensions and quantities		
Land area involved	sqm.	smq.21.800
Built surface	sqm.	smq.10.500
GROUND FLOOR	sqm.	smq.10.500
Reception, Hall, Lobby etc,	sqm.	smq.3.500
Restaurant	sqm.	smq.1.400
Beauty Farm	sqm.	smq.2.000
Shop Gallery	sqm.	smq.300
Rooms (n°24 rooms sqm. 48 + terraces smq. 14)	sqm.	smq.3.300
FIRST FLOOR	sqm.	smq.10.500
Restaurant	sqm.	smq.1.400
Auditorium (540 seats)	sqm.	smq.880
Suites (n°6 suites smq. 55 + terraces sm q. 25)	sqm.	smq.540
Rooms (n°24 rooms sqm. 48 + terraces smq. 14)	sqm.	smq.3.300
Terraces	sqm.	smq.4.380
SECOND FLOOR	sqm.	smq.10.500
Suites (n°6 suites smq. 55 + terraces smq. 25)	sqm.	smq.540
Rooms (n°24 rooms sqm. 48 + terraces smq. 14)	sqm.	smq.3.300
Terraces	sqm.	smq.6.660
THIRD FLOOR	sqm.	mq.5.300
Suites (n°6 suites smq. 55 + terraces smq. 25)	sqm.	mq.540
Rooms (n°24 rooms sqm. 48 + terraces smq. 14)	sqm.	mq.3.300
Terraces	sqm.	mq.1.460
FOURTH LFLOOR	sqm.	mq.5.300
Suites (n°6 suites smq. 55 + terraces smq. 25)	sqm.	mq.540
Rooms (n°24 rooms sqm. 48 + terraces smq. 14)	sqm.	mq.3.300
Terraces	sqm.	mq.1.460
FIFTH FLOOR	sqm.	mq.5.300
Rooms (n°24 rooms sqm. 48 + terraces smq. 14)	sqm.	mq.3.300
Terraces	sqm.	mq.2.000
ROOF GARDEN	sqm.	mq.3.300

TOTAL ROOMS n° 120
TOTAL SUITES n° 24

PROJECT :	MARIPOSAS RESIDENCE	DESCRIPTION N° 19
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The housing complex is characterized by particular stepped shape and it is located at the south-west side of the harbour. The building has open spaces that gives spatial permeability on every facades guaranteeing a continuous air flow on all floors. This structure's permeability also gives the right light to the green area that grow in the building's interior. There are large terraces facing the sea and the harbor. On the ground floor there are garages, storages, technical areas and porticos.

Mariposas Residence: dimensions and quantities		
Land area involved		sqm. 23.000
Built surface		sqm. 7.700
GROUND FLOOR		sqm. 7.700
Parking		sqm. 2.310
Passages		sqm. 5.390
FIRST FLOOR		sqm. 6.320
Apartments	smq. 165 x n°12	sqm. 1.980
Terraces	smq. 42,40 x n° 12	sqm. 508
Internal gardens	smq. 107 x n°12	sqm. 1.284
Entrance gardens	smq. 32 x n°12	sqm. 384
Passages		sqm. 2.164
SECOND FLOOR		sqm. 5.600
Apartments	smq. 165 x n°11	sqm. 1.815
Entrance gardens	smq. 32 x n°11	sqm. 352
Terraces	smq. 14,60 x n°11	sqm. 160
Passages		sqm. 3.273
THIRD FLOOR		sqm. 4.200
Apartments	smq. 165 x n°10	sqm. 1.650
Entrance gardens	smq. 32 x n°11	sqm. 320
Terraces	smq. 14,60 x n°10	sqm. 146
Passages		sqm. 2.084
FOURTH FLOOR		sqm. 3.590
Apartments	smq. 165 x n°8	sqm. 1.320
Entrance gardens	smq. 32 x n° 8	sqm. 256
Terraces	smq. 14,60 x n°8	sqm. 116
Passages and gardens		sqm. 1.898

TOTAL APARTMENTS n°41

n°12 (smq.165 + smq.42,40 terrace + smq.32 entrance gardens + smq.107 gardens)

n°29(smq.165+smq.42,40terrace+smq.32entrancegardens +smq.14,60terrace)

PROJECT :	INTERNATIONAL SCHOOL	DESCRIPTION N°	20
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It is a circular building easily accessible also for students from other locations by the existing road network. It can be considered an “alternative school” for the educational activities that would be practice there. The school has capacity for over 500 students. At the center of the building there is the trapezoidal auditorium that can be used to different functions such as exhibitions, events, conventions, specialization courses. The stage is sets on a higher level to guarantee a perfect visibility for the public and speakers and also to ensure good acoustic. The curved building is articulated in 2 floors:

Ground floor:

- The main access to the north side;
- The secondary accesses on the east side, including the accesses to the auditorium, the common rooms and the canteen
- Kitchen and service rooms also used for occasions such as courses and workshops,
- Toilette;
- Meeting room;
- Reception hall;
- Main school entrance;
- Computer lab
- Library and multimedial room
- Offices for School Principal and staff
- N°3 uffici administrative offices;
- N°2 classroom;
- Chemistry and physics lab

First floor:

- Vertically accessible by adapted lifts and two stairs
- N°18 classrooms;
- Teacher’s room;
- Toilette;
- Access to the roof garden.

Each can receive 25 students; its trapezoidal shape guarantee a better acoustic transmission. Those classrooms are provided by a fire escape that give ecess to an external balcony on the north side with 3 emergency stairways. The large windows of the classrooms contribute to a natural bright environment and also guarantee solar protection. The luminosity also comes from the opposite side, where a higher window reflex the light provenient from corridor to the teacher’s area.

Geodetic Domes

3 gyms and a glasshouse set in lateral geodetic domes with sqm. 315, and a 20 m diameter that are composed by a mobile steel semispherical synergetic structure different coloured in EFTE.

International School: dimensions and quantities		
Land area involved		smq. 16.000
Built surface		smq. 2.940
First floor		smq. 2.940
Second floor		smq. 2.100
Geodetic Dome	n°3 x sqm. 315	smq. 950

PROJECT :

SERVICED APARTMENTS

DESCRIPTION N°

21

The serviced apartments are inserted in a residential complex that exploits the longitudinality of the area, making the housing units highly permeable, from a visual point of view, and also very flexible in terms of inner and outer space organization, enhancing the view by the sea and the landscape in general.

The connecting element of the entire complex consists of long horizontal slabs that run in parallel planes, creating the building's base plate, the intermediate floors and the roof. The concrete slabs maintain a constant width that bend at 90° and connect vertically to each other. The perspective view shows an organic facade design whose rhythm is marked by the variation of the elements of composition.

The vertical portions of the slabs are divided into horizontal strips that allow the view of the surrounding panorama and, at the same time, protect from the excessive solar radiation. The long slabs emphasize the horizontality of the complex, whose height remains limited and varies from three to four floors, respecting the natural environment of the area. The vertical portions act as a connection between the horizontal slabs: they develop in harmony like a continuous ribbon, reaffirming their movement. Large voids discontinue the horizontal slabs: these holes, such as patios, allow the natural illumination of the apartments and make the visual permeability of the complex possible.

On the ground floor, the nature introduces itself into the building as a real compositional material, creating large gardens in the spaces left by those voids: the green areas are not residual, but are integrated into all the project. In addition, the presence of those large empty spaces creates a distance from one apartment to the other, ensuring privacy and expanding the perception of free space around the private terraces of the apartments themselves.

The structural system of the complex is constituted by regular grid of pillars and box-shaped distribution cores, that extend to four floors height and allow to reach the various levels of the complex. The regularity of the structural system and the use of pillars release the plan, giving maximum compositional flexibility in the distribution of the interior spaces.

The residential units are surrounded by glass walls, so that natural light is maximized in all rooms and the apartments can enjoy the best view of the surroundings. The glazed boxes have been designed with different sizes and positions to allow a wide variety of housing solutions, making the space editable and adaptable to the different needs of each user,: the windows slide on themselves making the internal space totally permeable and in direct communication with the exterior.

Thus, a new idea of space is sought, which disregards traditional distinctions in opposition to each other: open - closed, covered - uncovered, internal - internal. They are permeable, fluid spaces, characterized by a continuum of relationships between the built environment and the surrounding environment. This principle multiplies the possibilities of using the spaces relevant to the home, without the need to differentiate between interior and exterior, allowing to live in all areas of the house with total flexibility, adapting them to any lifestyle.

The distribution of the rooms inside the apartment favors the view. Their geometry is clean and regular, allowing a more rational use of spaces. The vertical wooden brise-soleil arrangement, which wraps the glazed boxes like a second skin, was designed to regulate the sunlight in the apartments, according to the needs of each user. The shielding of direct light is also guaranteed by the balance of the concrete slabs. The presence of brise-soleil also guarantees the privacy in each unit.

Each apartment have its own outdoor space, that can be turned into a roof garden or

courtyard. The horizontal slabs give the apartments large private terraces which become a real extension of the interior space of the apartments themselves. The arrangement of the outdoor spaces is achieved thanks to the creation of an extensive square for common use, declining in green spaces with direct connection to the sea and to equipped areas residents use.

The whole project articulates the different elements according to the contrasting principles of regularity and casualty: the pillars and cores of each building form the regular structural system, while the irregularity is given by the different length of the horizontal concrete slabs and the variable size boxes inserted between the slabs themselves.

Conjointly, the complex hosts, with a varied rhythm, a combination of residential typologies, designed to provide the best quality of life, following the principle of osmotic architecture.

Apartments: dimensions e quantities				
	<i>Typology</i>	<i>Number of Apartments</i>	<i>SQM Apartment</i>	<i>Total. SQM</i>
1	SERVICED APARTMENTS	71		
	South Building	47		16.988
	North Building	24		7.722
			TOTAL	24.710
	TERRACE			
	South Building			2.310
	North Building			1.230
			TOTAL	3.540

PROJECT :	SPORT CENTER	DESCRIPTION N° 22
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On the west side of the Harbour there is a wide sport center dedicated to different sports. It's equipped with:

- 4 tennis courts (just one with bleachers);
- 3 futsal pitch;
- 1 basketball court;
- each sport area is provided by dressing rooms, showers and toilette;
- 1 football court with bleachers for 2.500 visitors, dressing rooms, showers and toilette;
- 1 club house with reception and offices;
- 1 learning and training center for kitesurf and surf;
- 1 pavilion dedicated to the Virtual Reality ("Carlo Rambaldi Museum") .

Specific parking area for private cars and buses are located very close to the sport center.

Sport center: dimensions e quantities	
Land area involved	smq. 110.000
Sport center area	smq. 2.770
Museum "Carlo Rambaldi" area	smq. 1.100
Green area	smq. 106.000

PROJECT :	LUXURY GARDEN UNITS	DESCRIPTION N°	24
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The project presents a spatial permeability that consists in wide protruded voids that allow to cross the units from side to side.

These 12 villas are completely surround by gardens with trees all long the building.

Each unit is divided by a pillars with a sailing shape to keep the harbor's atmosphere.

On the ground floor there are an area with a villa with private garden and swimming pool and another area with a wide garden and common swimming pool. At its back there are large parking.

First, second, third, fourth, fifth floors are dedicated to residences which are surrounded by tree - lined gardens and large flower boxes.

On the sixth floor there is a solarium in the hanging garden.

Luxury Garden Units: dimensions e quantities	
Land area involved	smq. 93.300
Urban Gardens	smq. 27.250
Parking	smq. 19.500
Residential Units	smq. 34.900
Private Hanging Gardens	smq. 34.900
Common gardens	smq. 26.500

VILLA sqm. 265 + GARDEN sqm. 265

VILLA n°132

PROJECT : BEACH SERVICES	DESCRIPTION N° 25
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The beach in front of the harbor is provided with:

- many shading modules
- 2 wooden facilities dedicated to lunch bar and toilettes
- 1 kitesurf club area

Beach Services: dimensions e quantities	
Land area involved	smq. 292.000
Dunes Rigeneration	smq. 150.000
Beach set up	smq. 292.000

PROJECT :	FITNESS TRAIL	DESCRIPTION N° 26
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The fitness trail is suitable for residents and touristic centers' clients.
It will be characterized by up and down paths with station equipped for workouts.
People will enjoy landscape view during sport's activity.

Fitness Trail: dimensions e quantities	
Land area involved	smq. 48.700
Lenght	m. 2.000
Urban Gardens Equipped	smq. 98.000

PROJECT :	PORT AUTHORITY BUILDING	DESCRIPTION N°	27
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The building is set in a fully glazed rectangular shape, distributed over three floors above the ground. In an almost baricentric position, a trapezoidal space of double height divides the building into two parts, which are connected on the third floor.

The two blocks of the ground floor are composed by the maritime station's hall with its own check-in desk, banks, post office, touristic information point, bar and bathrooms, shops, first aid, rental agencies. The first floor, also divided into two blocks, hosts the authorities and the police offices, a luggage storage, the guests office and bathrooms. A large restaurant is also set, surrounded by a partially covered terrace. On the third floor, the two blocks connect with each other: one side, that surrounds a hanging garden, is completely dedicated to management offices and meeting rooms, while the opposite side composes a large commercial area. Bathroom are also included on this floor.

The vertical circulation is guaranteed by three different blocks - properly provided by staircases and elevators - and by an escalator on the lounge of the ground floor, that provides direct access to the restaurant, on the first floor.

Port Authority Building: dimensions and quantities			
	<i>Type</i>	<i>Sqm</i>	
1	Bar	207	
2	Check in, bank, post, touristic information	310	
3	Customs office	35	
4	First aid	30	
5	Garden	147	
6	Hall	1675	
7	Luggage storage	35	
8	Management office, meeting room	575	
9	Offices	260	
10	Police port authorities	177	
11	Rental companies	70	
12	Restaurant	233	
13	Retail	370	
14	Terrace	270	
15	WC	154	
	Total port Authority Building	4548	

PROJECT : WORKERS BUILDING	DESCRIPTION N° 28
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The building is composed by irregular big blocks with different spaces, and it is developed in: ground floor, 2 floors for workers accommodation and a panoramic terrace. Arcades run along the ground floor's frontal side where is located also the entrance. On the ground floor there are reception, waiting room, a glazed triple height area with a tree with the same height representing the human/nature relation. From another external entrance it is possible to reach offices and a meeting room for 144 people. There is also a large restaurant with capacity for 136 persons with glass walls and an outdoor patio. 2 blocks are dedicated to the vertical distribution, with lifts and stairs. The two rooms' floors have the same layout, except for the terraces' dimensions. There are 54 rooms with all comforts also provided with common laundries and storages. On the top there is panoramic terrace with a green area. Parking are very closed to the building.

Workers Building: dimensions and quantities					
WORKERS BUILDING	QUANTITIES n°	RESIDENTIAL AREA smq.	NOT RESIDENTIAL AREA smq.	TOTAL smq.	BUILT SURFACE smq.
GROUND FLOOR	UNITS mq. 2.000		ARCADE mq. 808	2.808	2.808
ROOMS 1°FLOOR	N°27	942	TERRACES 429	1.371	1.371
ROOMS 2°FLOOR	N°27	942	TERRACES 399	1.341	1.341
Land area involved				smq.	8.480
Green area				smq.	2.525
Parking				smq.	2.714
Drain Decking				smq.	2.808

N° 136 seats of dining room smq 313 + smq 75 kitchen
 N° 144 seats conference room smq 298
 Sqm 157 hall and reception + smq waiting room 228
 N° 2 offices smq 99
 N° 54 rooms smq. 37 + smq 10 terraces

PROJECT : FOUR-LEAF CLOVER BUILDING	DESCRIPTION N° 29
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The housing complex is divided in 4 buildings with a four-leaf shape located in the touristic harbor center.

Each building is composed by:

- ground floor: parking piano terra destinato ad autorimesse;
- 1,2,3,4 floors: residences
- 5 floor: hanging garden with swimming pool, solarium, fitness club and toilette

There are 2 residences per floor. Thanks to the flexible layout it is possible to have 4 residences per floor.

Buildings are characterized by large terraces with floreal boxes located on different height with lush vegetation.

On the ground level a wide tree-lined garden with a central fountain represent the most important green element of the complex.

Four-Leaf Clover Building: dimensions and quantities	
Land area involved	smq. 10.770
Built surface	smq. 2.016
Residences	smq. 7.330
Terraces	smq. 2.304
Stairs and lifts	smq. 736
Private gardens	smq. 8.754
Parking	smq. 2.890

2 apartments per floor:

type 1 smq. 235 + smq. terrace

type 2 smq. 223 + smq. terrace

TOTAL APARTMENTS 32

or

4 apartments per floor:

n°2 smq. 115 + smq. 46 terrace

n°1 smq. 119 + smq. 26 terrace

n°1 smq. 110 + smq. 26 terrace

TOTAL APARTMENTS 64

PROJECT : VILLAS WITH PRIVATE DOCK	DESCRIPTION N° 30
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24 duplex villas with private docks are located on the harbor's south side.

It is possible to reach them from the road that runs along the harbour.

Each unit has a large living area on the ground floor, the first floor is dedicated to the bedrooms.

On the rooftop there is a hanging garden with solarium.

Docks, swimming pool and entrance path are located on the common garden

Between the 2 villas block there is the parking area covered by a terrace.

Villas with Private Dock: dimensions and quantities	
Land area involved	sqm. 10.000
Residential units	sqm. 2.730
Private gardens	sqm. 7.264
Single Unit	sqm. 114
Land area involved	sqm. 387
Private gardens and swimming pool	sqm. 273
Built surface	sqm. 224
Private terrace and garden	sqm. 114

PROJECT : WELLNESS CLINIC HOTEL	DESCRIPTION N° 31
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The building facing the sea has an harmonious shape and is provided by luxury suites, many swimming pools, gourmet restaurants and SPA.

A path leads to the sea.

Thanks to the garden terrace on the first floor natural light and air comes to the swimming pool on the ground floor

Many suites face the garden terrace, others look out to the border.

On the roof top a garden with restaurant and solarium provides luxury services.

Wellness Clinic Hotel: dimensions and quantities	
Land area involved	sqm. 34.200
Ground floor	sqm. 8.174
First floor	sqm. 5.370
Second floor	sqm. 5.370
Third floor	sqm. 5.420
Fourth floor	sqm. 5.659
N°2 ROOF GARDEN	sqm. 4.800

N°50 suites sqm. 84 + terrace sqm. 13

N°63 suites sqm. 102 + terrace sqm. 35

N°6 suites sqm. 133 + terrace sqm. 27

TOTAL SUITES N°119