

ROOTED IN **HISTORY**, DRIVEN BY **INNOVATION**

**ns**  
COSTRUZIONI

NS Costruzioni is the company founded by Alessio and Alessandro Sbordonì; it was founded in 2001 as part of the entrepreneurial group headed by the Sbordonì and Navarra families in Rome and represents a group of companies active in the real estate and construction sector.

NS Costruzioni was born with the vocation to innovate tradition; the founding idea is that behind 'beautiful houses' there is always someone who takes care of them, and so the urban planning and building projects on which the group's activity has focused, have expressed the desire to represent excellence in the real estate panorama, with operations capable of combining architectural quality and advanced technologies, attention to detail and the search for 'well-being', in its most concrete meaning.

With more than 20 years of experience in the field of acquisition, construction, transformation and architectural design, with recognised expertise in various areas of the real estate sector, it has been able to combine a solid know-how, an experienced multidisciplinary team (consisting of about 40 people including managers, professionals, technicians, administrators and workers) and an integrated approach in the care and management of complex projects: identification and study of the initiative, urban and building development, integrated design, realisation and allocation of the buildings.

NS Costruzioni is committed, believing before others, to Urban Regeneration and the redevelopment of the existing building stock, with a new conception of infrastructural and residential interventions placed at the centre of much more technological and eco-friendly choices.

Urban regeneration understood not as a simple building intervention but as revitalisation of the socio-economic fabric of the context in which the intervention takes place, consisting of coordinated actions on the city to give it an attractive and competitive appearance.

It is not just a question of physical-aesthetic redevelopment but of environmental, social, economic and cultural interventions.

The summation of these concepts automatically leads to a better quality of life in the urban spaces concerned, with immediate public appreciation. It intervenes on the so-called 'consolidated', planning it. A new building, in step with ecological, urban and economic development. The chosen structures are made of anti-seismic reinforced concrete; special attention has been paid to energy performance, taking care of the "quality of the perceived temperature" in both heating and cooling, with wise attention to energy savings implemented through the choice of increasingly high-performance technologies and materials. The finishes of the buildings designed stand out for their elegance and modern, functional comfort. The Types of housing meet the new demographic and social trends: singles and small families. Also noteworthy are the architectural choices and the use materials designed according to the latest technological developments. All this is in harmony with the Cat Med Project (Change Mediterranean Metropolis Around Time), desired at European level in the wake of greater respect for the environment and energy saving.

The objective is the development of a sustainable urban model to limit climate change by reducing the environmental impact of urbanisation and greenhouse gas emissions.

The work carried out by NS Costruzioni is an example of how the expansion and refinement of a long experience in the construction sector leads to highly prestigious results.



THE BUSINESS MODEL IS BUILT AROUND FOUR CORE VALUE-CREATING PROCESSES, WHICH ACT SYNERGISTICALLY THROUGHOUT THE VALUE CREATION CHAIN: THE ABILITY TO IDENTIFY AREAS AND PROPERTIES TO BE WORKED ON, THE PROJECT DESIGN, PLANNING, CONSTRUCTION OF BUILDINGS AND THE SALE OF THE REAL ESTATE REALISED.

WE ASSIST THE CLIENT IN ALL PHASES OF REAL ESTATE DEVELOPMENT, T H E OPERATIONAL PHASES OF PROJECTS UP TO AND INCLUDING THE COMMISSIONING, OPERATION AND MAINTENANCE OF WORKS.

OUR SERVICES INCLUDE:

- **DEVELOPMENT SERVICES** - OUR IN-DEPTH KNOWLEDGE OF THE AREA ENABLES US TO SELECT THE BEST INVESTMENTS AND, WITH THE SKILLS WE HAVE ACQUIRED OVER TIME, TO STUDY THEM AND IDENTIFY THE BEST ROUTE FROM BOTH A TECHNICAL AND URBAN PLANNING POINT OF VIEW TO MAKE THEM ATTRACTIVE TO INVESTORS.
- **INTEGRATED DESIGN** - THROUGH OUR STAFF WE ARE ABLE TO OFFER THE BEST DESIGN TEAM ACCORDING TO THE CLIENT'S WISHES AND THE PROJECT ITSELF, AND THROUGH OUR IN-HOUSE TEAM TO GUIDE AND MANAGE ALL PHASES OF DESIGN.
- **CONSTRUCTION** - THE ACTIVITY THAT ENABLES US TO TURN EVERYTHING WE HAVE THOUGHT, IMAGINED AND PLANNED INTO REALITY.
- **MARKETING** - THANKS TO THE EXPERTISE GAINED IN THE FIELD AND THE COOPERATION WITH THE PARTNER KEYSTONE VISUAL WE OFFER THE BEST SERVICES FOR PROMOTION AND SALES.

NS Costruzioni

Keystone process

DEVELOPMENT  
SERVICES

DESIGN

CONSTRUCTION

MARKETING

## DEVELOPMENT SERVICES



## DESIGN AND COORDINATION



## CONSTRUCTION AND MARKETING



A background image showing a group of people in a meeting, looking at documents and a laptop. Overlaid on this image are five text boxes: two orange ovals at the top, a blue rectangle in the center, and two orange ovals at the bottom.

### **SELECTING PROPERTIES**

in which to invest through  
analysis of market, demand,  
costs and expected revenues

### **TOWN PLANNING SERVICES**

we explore the best  
opportunities for the project from  
an administrative point of view by  
studying the approval process  
that  
guarantees the best return

### **DEVELOPMENT SERVICES**

our in-depth knowledge of the area  
enables us to select the best  
investments and, thanks to the skills we  
have acquired over time, to study  
them and identify the best route both  
from a technical and urban planning  
point of view to make them attractive  
to investors

### **TWO DILIGENCE**

knowledge of the existing heritage  
combined with the study of the identified  
properties allow us to provide  
a correct description of the properties  
under analysis

### **TECHNICAL FEASIBILITY**

we test all solutions that  
guarantee the best quality for  
future project development





**WE IDENTIFY**  
the requirements of  
a project, the  
objectives to be  
achieved and define  
the scope of action



**PLANNING**  
activities, budget,  
timing, quality and  
risks



**COORDINATE**  
the different phases of a  
project and guide the  
Stakeholders towards the  
common goal



**WE  
MANAGE**  
the project team through active  
participation and guide the team  
towards  
The best solution



**CHECK**  
the entire lifecycle of a project so  
as not to lose sight of the  
established objectives



## PROJECT MANAGEMENT

We apply a systemic, managerial approach aimed at analysing, designing, planning, controlling and coordinating the design process in order to achieve the set objectives.

## INTEGRATED DESIGN

through a multidisciplinary approach that integrates professionalism and specific skills, we are able to offer the highest quality standards in both the design and construction of complex buildings. The aim is to achieve b architectural quality and high ene and technological performance.



PRELIMINARY DESIGN



URBAN  
ADMINISTRATIVE  
PLANNING



FINAL DESIGN



EXECUTIVE DESIGN





### WE MANAGE

Contracts and tenders whether awarded to a single general contractor or direct contracts with several specialised suppliers



### WE SUPERVISE

all construction activities, also in terms of safety to ensure the required quality.



### PLANNING

activities, expenses, timing in terms of the objectives to be achieved.



### CHECK

the progress of the work



### WE INSURE

that the objectives identified with the stakeholders and the project objectives are achieved and met

## CONSTRUCTION MANAGEMENT

we offer a method of supervision and verification of the construction process to monitor all aspects of construction





### PHOTOREALISTIC RENDERING

visual representations  
realistic indoor and  
outdoor environments



### VIRTUAL TOUR

an immersive 360°  
view of furnished  
spaces



### MARKETING

Promotion of  
products, services  
and brand, all  
aimed at sales



### MARKETING

through our partner company KEYSTONE  
VISUAL we offer the best services for the  
promotion and sales by realising:



### FURNISHED FLOOR PLAN

Visual scheme that  
illustrates the layout  
and design of a  
furnished space



### BRANDING

Development of a  
distinct and  
recognisable identity  
for each project



### SALES

Setting up a sales  
office, customer  
experience and sales  
management





via BONCOMPAGNI



**PROPRIETÀ:** URBAN REGENERATION FUND (JP MORGAN - GWM - NS)

**COMMITTENTE:** SAVILLS INVESTMENT MANAGEMENT SGR S.P.A.

**DESCRIZIONE:** DEMOLITION AND RECONSTRUCTION OF A MIXED-USE BUILDING OF 23.000 mq

**LUOGO:** via BONCOMPAGNI, ROMA

**PERIODO:** IN CORSO



VISTE ESTERNE

ROMAGNA - BONCOMPAGNI



SICILIA - ROMAGNA



BONCOMPAGNI - PUGLIE



VISTE CORTE INTERNA

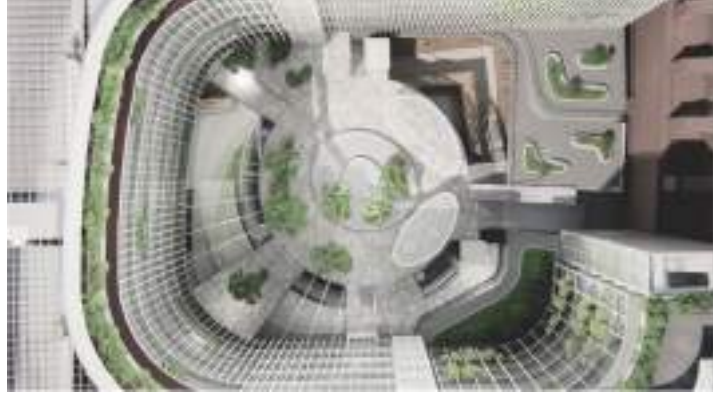
DALL'INGRESSO PRINCIPALE



DALLA EX CHIESA



AREA



**Greatest difficulties:**

- **Urban process:**

- Interactions with key institutions:
  - Superintendence
  - Capitoline Department
  - Environment Authority
  - Fire brigade
  - Local health authority.

- **Functional mixes:**

- Merging Offices and Homes in the same project inevitably generates great complexity. This requires an innovative design approach and a balanced vision to create a unique and versatile environment.

- **Design & Exteriors:**

- The complexity of execution requires careful management of resources and activities, at all stages of the project. Effective planning and scrupulous supervision are essential to ensure successful project implementation.



**THE ROME EDITION HOTEL - STARWOOD SAN BASILIO PROPERTY S.P.A.:** REDEVELOPMENT, RENOVATION AND CHANGE OF USE OF THE BUILDING LOCATED IN ROME, VIA DI SAN BASILIO N. 45 (VIA VENETO), PREVIOUSLY USED AS OFFICES, CONSISTING OF 2 BASEMENT FLOORS, GROUND FLOOR, MEZZANINE FLOOR AND 7 FLOORS ABOVE GROUND, WITH A TOTAL GROSS FLOOR AREA OF 10,950 SQUARE METRES, TO BE USED AS A 5-STAR HOTEL WITH 104 ROOMS, RESTAURANT, SPA AND COMMON AREAS

**ST. MARTIN S.R.L.:** CONVERSION OF A BUILDING FOR HOTEL USE, KNOWN AS HOTEL ST. MARTIN, WITH A TOTAL OF 134 ROOMS AND SUITES, LOCATED IN ROME, VIA SAN MARTINO DELLA BATTAGLIA N. 56. PERIOD 2019 - 2020

**CORONARI PALACE S.R.L.:** CONSTRUCTION AND MANAGEMENT OF A 16-ROOM BOUTIQUE HOTEL, NAMED CORONARI PALACE, LOCATED IN VIA DEI CORONARI 231, ROME. PERIOD 2018 - 2019

**LE MERIDIEN VISCONTI PALACE :** INTERNAL RENOVATION OF THE HOTEL, FOR A TOTAL OF 240 ROOMS, LOCATED IN ROME, VIA FEDERICO CESI NO. 37 FOR LAMARO APPALTI S.P.A. PERIOD 2015 - 2017

**PALAZZO SCANDERBEG :** CONVERSION INTO A HOTEL STRUCTURE OF, BY MEANS OF COMPLETE INTERNAL AND EXTERNAL RENOVATION, A TOTAL OF 1,940 SQUARE METRES, LOCATED IN ROME - BETWEEN FONTANA DI TREVI AND THE QUIRINALE - IN VIA SCANDERBEG NO. 116. FOR LAMARO APPALTI S.P.A.- PERIOD 2015

**GRUPPO BONIFACI S.P.A.:** CONSTRUCTION OF A HOTEL BUILDING

**PAPILLO HOTEL,** PER UN TOTALE DI 74 CAMERE, SITO IN ROMA, IN VIA AROLO N. 5. PERIODO 2007 - 2008

## EDITION HOTEL Roma



**PROPRIETÀ:** STARWOOD SAN BASILIO PROPERTY S.P.A.

**COMMITTENTE:** CGL (GRUPPO STATUTO)

**DESCRIZIONE:** RENOVATION, RESTORATION AND CHANGE OF DESTINATION OF A 10,000 m2 BUILDING

**LUOGO:** via DI SAN BASILIO, ROMA

**PERIODO:** IN CORSO



VISTE ESTERNE



## Greater Difficulties:

- **Logistics:**
  - Gestire la complessità logistica nella costruzione di un prestigioso hotel nel cuore della città.
- **Project Design & Exteriors :**
  - Finding a harmonious fusion of architectural elegance and urban style in the project design and exteriors of this fine hotel in the city centre.

CAMERA



## HOTEL ST. MARTIN Roma



**PROPRIETÀ:** SAN MARTIN S.P.A.

**COMMITTENTE:** OMNIA GROUP

**DESCRIZIONE:** RENOVATION, RENOVATION AND CHANGE OF DESTINATION OF A PROPERTY OF 6,753 m<sup>2</sup>

**LUOGO:** via DI SAN MARTINO, ROMA

**PERIODO:** 2020-2021



## HOTEL ST. MARTIN Roma

VISTE INTERNE



## CORONARI PALACE Roma



**PROPRIETÀ:** CULLIMAN RE S.R.L. (NS)

**COMMITTENTE:** CULLIMAN RE S.R.L.

**DESCRIZIONE:** CONSTRUCTION AND MANAGEMENT OF A 16-ROOM BOUTIQUE HOTEL

**LUOGO:** ROMA, VIA DEI CORONARI N.23 I

**PERIODO:** 2018 - 2019



## CORONARI PALACE Roma

VISTE INTERNE



VISTE ESTERNE



**TICINO 5:** DEMOLITION AND RECONSTRUCTION OF A BUILDING FOR RESIDENTIAL USE, LOCATED IN ROME IN THE COPPEDÈ DISTRICT, IN VIA TICINO NO. 5, WITH A TOTAL VOLUME ABOVE GROUND OF 3,200 CUBIC METRES AND CONSISTING OF 12 LUXURY UNITS, CAR BOXES AND CELLARS. PERIOD 2017 - 2019

**CELSE 6:** DEMOLITION AND RECONSTRUCTION OF A BUILDING FOR RESIDENTIAL USE, LOCATED IN ROME IN THE VICINITY OF VILLA TORLONIA, IN VIA CORNELIO CELSE N. 6, WITH A TOTAL VOLUME ABOVE GROUND OF 6,000 CUBIC METRES AND CONSISTING OF 22 LUXURY UNITS, GARAGE AND CELLARS. PERIOD 2017 - 2019

**PETRONI 38:** CHANGE OF USE AND CONSTRUCTION OF A BUILDING FOR RESIDENTIAL USE, LOCATED IN ROME, IN VIA GUGLIELMO PETRONI NO. 38, NEAR THE PORTA DI ROMA SHOPPING CENTRE, WITH A TOTAL VOLUME ABOVE GROUND OF 16,320 CUBIC METRES AND COMPRISING 100 RESIDENTIAL UNITS, CAR BOXES AND CELLARS. PERIOD 2014 - 2016

**BOCCEA 243:** CONSTRUCTION OF A MULTI-STOREY UNDERGROUND CAR PARK FOR A TOTAL OF 164 CAR BOXES, LOCATED IN ROME, VIA BOCCEA NO. 243. PERIOD 2009 - 2011

**BRUNI 35:** CONSTRUCTION OF A BUILDING COMPLEX LOCATED IN ROME, IN VIA BRUNO BRUNI NO. 35 (VIA CASSIA), CONSISTING OF TERRACED HOUSES FOR RESIDENTIAL USE, CHARACTERISED BY THE APPLICATION OF GREEN BUILDING AND THE MOST MODERN TECHNOLOGICAL SYSTEMS FOR CIVIL HOUSING. PERIOD 2008 - 2009

**GAUDENZI 69:** CONSTRUCTION OF A BUILDING FOR RESIDENTIAL USE, LOCATED IN ROME, VIA AUGUSTO GAUDENZI N. 69, CONSISTING OF 62 UNITS, GARAGE AND CELLARS. PERIOD 2008 - 2009

**VOLTA 10:** CONSTRUCTION OF A BUILDING FOR RESIDENTIAL USE, LOCATED IN SANTA MARINELLA, VIA ALESSANDRO VOLTA NO. 10, CONSISTING OF 18 RESIDENTIAL UNITS, GARAGES AND CELLARS. PERIOD 2006 - 2008

**ROCCARASO 15:** CONSTRUCTION OF A BUILDING FOR RESIDENTIAL USE, LOCATED IN ROME, VIA ROCCARASO N. 15, CONSISTING OF 26 UNITS, GARAGE AND CELLARS. PERIOD 2005 - 2006

**GRUPPO BONIFACI S.P.A.:** CONSTRUCTION OF A REAL ESTATE COMPLEX FOR RESIDENTIAL USE, LOCATED IN ROME, IN VIA DI VAL CANNUTA N. 48 AND CONSISTING OF 200 REAL ESTATE UNITS AND APPURTENANCES. PERIOD 2007 - 2011



via ALDOBRANDESCHI



**PROPRIETÀ:** KLIMT S.R.L. (NS)

**COMMITTENTE:** KLIMT S.R.L.

**DESCRIZIONE:** CHANGE OF USE AND DEMOLITION AND RECONSTRUCTION OF A 12,880 m<sup>3</sup> BUILDING FOR 50 BUILDING UNITS.

**LUOGO:** via ALDOBRANDESCHI, ROMA

**PERIODO:** IN CORSO

VISTE INTERNE

SALONE



CAMERA PADRONALE



VISTE ESTERNE

DAVIA DEI BEVILACQUA



LOGGIA







**PROPRIETÀ:** TICINO S.R.L.

**COMMITTENTE:** TICINO S.R.L.

**DESCRIZIONE:** DEMOLITION AND RECONSTRUCTION OF A 3,200 m<sup>3</sup> RESIDENTIAL BUILDING

**LUOGO:** ROMA, VIA TICINO N.5

**PERIODO:** 2017 - 2019



### Greater Difficulties :

- **Urban planning :**

- Demolition and reconstruction in Coppedè area,' adjacent to constrained fabric.

### Logistics

- In the Demolition and Construction phases, delicate logistical operational challenges arise, requiring a strategic approach and prudent management to overcome these obstacles effectively.





via CORNELIO CELSO



**PROPRIETÀ:** SCHNABEL S.R.L.

**COMMITTENTE:** SCHNABEL S.R.L.

**DESCRIZIONE:** DEMOLITION AND RECONSTRUCTION OF A 6,000 m<sup>3</sup> RESIDENTIAL BUILDING

**LUOGO:** via CORNELIO CELSO, ROMA

**PERIODO:** 2018- 2020

## via CORNELIO CELSO

VISTE INTERNE



VISTE ESTERNE





**INVESTIRE S.P.A.:** EXECUTION OF ALL THE BUILDING RENOVATION WORKS OF THE BUILDING "VILLINO RATTAZZI" AND REQUALIFICATION FOR OFFICE USE OF THE NEW NETFLIX HEADQUARTERS, LOCATED IN ROME, VIA BONCOMPAGNI N. 10. PERIOD 2021

**FONDO LAURUS - DEA CAPITAL REAL ESTATE SGR S.P.A.:** WORKS FOR THE EXTERNAL AND INTERNAL UPGRADING OF THE D-R-M2 BUILDINGS FOR OFFICE USE, LOCATED IN ROME, VIA LAURENTINA NO. 449. PERIOD 2020 - 2021

**GRUPPO TOSINVEST SA:** REDEVELOPMENT OF THE BUILDING FOR USE AS OFFICES, RESEARCH CENTRE, LABORATORIES AND GUEST QUARTERS LOCATED IN ROME, VIA DI VAL CANNUTA NO. 243 FOR A TOTAL VOLUME ABOVE GROUND OF 20,000 CUBIC METRES. THE CLIENT'S BUSINESS WAS IN OPERATION DURING THE EXECUTION OF THE WORK. PERIOD 2014

**GRUPPO BONIFACI S.P.A.:** CONSTRUCTION OF THE BUILDING FOR OFFICE USE LOCATED IN ROME, VIA DEL PESCACCIO NO. 96, WITH A TOTAL VOLUME ABOVE GROUND OF 27,000 CUBIC METRES. PERIOD 2007 - 2008

**GRUPPO BONIFACI S.P.A.:** REDEVELOPMENT OF THE OFFICE BUILDING LOCATED IN ROME, VIA CIVILTÀ DEL LAVORO NO. 38, WITH A TOTAL VOLUME ABOVE GROUND OF 60,000 CUBIC METRES. PERIOD 2005 - 2006

**DEUTSCHE BANK - RREEF FONDIMMOBILIARI SGR S.P.A.-** CONSTRUCTION WITH LAMARO APPALTI S.P.A. INTERVENTION OF NEW CONSTRUCTION, PARTIAL DEMOLITION AND ADAPTATION OF THE EXISTING BUILDING - ZONE M "PONTE GALERIA" COMPARTMENT Z11 - SERVICE CENTRE BUILDING S2 IN ROME, VIA RICCARDO MORANDI 32

**DEUTSCHE BANK - DWS GR GMBH:** EXTENSION OF THE VALMONTONE OUTLET PROPERTY COMPLEX, THROUGH THE DEVELOPMENT OF AN EXTENSION OF THE BUILDING OF APPROXIMATELY 110 M IN LENGTH, DEVELOPED ON TWO FLOORS OF APPROXIMATELY 6,000 SQUARE METRES EACH, AND THE ADAPTATION OF THE EXTERNAL ROAD NETWORK, THE ELECTRICAL SUPPLY CABINS AND THE CAR PARKS RELATED TO THE EXTENSION AREA, LOCATED IN VALMONTONE (ROMA), VIA DELLA PACE SNC. PERIOD 2020 - 2021

**DEUTSCHE BANK - RREEF INVESTMENT GMBH:** CONSTRUCTION OF A NEW FOOD COURT AND NEW ENTRANCE INSIDE THE VALMONTONE OUTLET PROPERTY COMPLEX, LOCATED IN VALMONTONE (ROMA), VIA DELLA PACE SNC. PERIOD 2016

**GAGOSIAN GALLERY:** CONSTRUCTION OF AN ART GALLERY LOCATED IN ROME, VIA FRANCESCO CRISPI N. 14, ON BEHALF OF THE GAGOSIAN GALLERY IN NEW YORK. PERIOD 2008.

**GRUPPO BONIFACI S.P.A.:** REDEVELOPMENT AND CONSERVATIVE RESTORATION OF A BUILDING FOR RESIDENTIAL AND COMMERCIAL USE, LOCATED IN ROME, IN VIA FRANCESCO CRISPI NO. 20 (PIAZZA DI SPAGNA), WITH A TOTAL VOLUME ABOVE GROUND OF 18,000 CUBIC METRES AND CONSISTING OF 38 LUXURY UNITS AND 2 COMMERCIAL PREMISES. PERIOD 2007 - 2008

**GRUPPO BONIFACI S.P.A.:** RIQUALIFICAZIONE DEGLI IMMOBILI AD USO MISTO, SITI IN ROMA, IN CORSO ITALIA N. 45 E VIA TEVERE N. 39, ARTICOLATI IN 14 UNITÀ IMMOBILIARI, 1 LOCALE COMMERCIALE E 146 BOX SU 6 PIANI INTERRATI. PERIOD 2006 - 2007

**GRUPPO BONIFACI S.P.A.:** REDEVELOPMENT AND CONSERVATIVE RESTORATION OF A BUILDING FOR RESIDENTIAL AND COMMERCIAL USE LOCATED IN ROME, IN PIAZZA PORTO DI RIPETTA N. 1 (HISTORICAL CENTRE), WITH A TOTAL VOLUME ABOVE GROUND OF 8,731 M3 AND CONSISTING OF 38 LUXURY UNITS, 4 COMMERCIAL PREMISES AND 47 OUTBUILDINGS. PERIOD 2004 - 2007



## NETFLIX Roma – VILLINO RATTAZZI



**PROPRIETÀ:** NETFLIX S.P.A.

**COMMITTENTE:** INVESTIRE S.P.A.

**DESCRIZIONE:** REDEVELOPMENT AND RENOVATION OF THE 'VILLINO RATTAZZI' BUILDING

**LUOGO:** via BONCOMPAGNI, ROMA

**PERIODO:** 2021

## NETFLIX Roma – VILLINO RATTAZZI

VISTE INTERNE



VISTE ESTERNE







**PROPRIETÀ:** FONDO LAURUS

**COMMITTENTE:** DEA CAPITAL REAL ESTATE SGR S.P.A.

**DESCRIZIONE:** EXTERNAL AND INTERNAL REFURBISHMENT OF D-R-M2 OFFICE BUILDINGS

**LUOGO:** via LAURENTINA N.449, ROMA

**PERIODO:** 2020 - 2021

# REVALO – FONDO LAURUS

VISTE INTERNE



VISTE ESTERNE





## OUTLET VALMONTONE



**PROPRIETÀ:** Deutsche Bank - DWS Gr GmbH

**COMMITTENTE:** Deutsche Bank - DWS Gr GmbH

**DESCRIZIONE:** ENLARGEMENT OF THE VALMONTONE OUTLET BUILDING COMPLEX BY DEVELOPING AN EXTENSION OF 12000sqm ON TWO FLOORS, ADJUSTMENT OF EXTERNAL WAYS AND PARKING, NEW FOOD COURT AND ENTRANCE.

**LUOGO:** via DELLA PACE, snc; ROMA

**PERIODO:** 2021



# OUTLET VALMONTONE

VISTE ESTERNE



## Greater Difficulties:

- **Delivery time:**
  - The ambitious fast-track delivery target requires impeccable efficiency and uncompromising management to ensure punctuality and excellence in execution.



## SAN RAFFAELE



**PROPRIETÀ:** GRUPPO TOSINVEST SA

**COMMITTENTE:** GRUPPO TOSINVEST SA

**DESCRIZIONE:** RENOVATION OF THE BUILDING FOR OFFICES, RESEARCH CENTRE, LABORATORIES AND FORESTRY FOR A TOTAL VOLUME OF 20,000 m<sup>3</sup>

**LUOGO:** via D'AL VAL CANNUTA N.247; ROMA

**PERIODO:** 2014-2015





## Greater Difficulties :

- **Functional Mix:**
  - The integration of different functions, such as offices and a prestigious Research Institute, requires careful management and impeccable synergy to create a sinuous and harmonious environment

