



P O R T F O L I O

# RESIDENTIAL

C R E A T I N G   A   B E T T E R   R E A L I T Y

**ATI** | Project

# PEOPLE AND THE ENVIRONMENT AT THE CENTER OF DESIGN FOR PLACES AND CONTEXTS OF THE FUTURE



Urban Island Bertarelli, Milan, Italy

**A** RESIDENTIAL PORTFOLIO

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WE ENHANCE THE ROLE OF SOCIALITY AND HUMAN RELATIONS IN RESIDENCES, WITH SOLUTIONS DESIGNED FOR WELL-BEING AND LIVING COMFORT



CoHousing Zero, Pisa, Italy



- PISA
- MILAN
- BELGRADE
- ODENSE
- COPENHAGEN
- PARIS
- GENEVA
- TALLINN

## ▲ PROFILE

### Creating a better reality

Architecture and technology conceived as a source of inspiration and enrichment of everyday life

**ATI Project** is an international firm specialized in **integrated design** in the field of architecture and engineering, committed to the development of **sustainable buildings** with a reduced environmental impact.

The studio was established in 2011 by **Branko Zrnic** and **Luca Serri**, founders dedicated to research in bioclimatic architecture and renewable energy.

In just over a decade, the **team** has grown from **2 to 350 collaborators**.

The initial outline of the office is the same that still drives its growth today: a young, visionary, technological studio that

natively uses BIM to promote **multidisciplinary**, as well as **innovation** and **sustainability**.

The complexity and number of projects reflect the **internationality** of the studio, which today, in addition to its headquarters in **Pisa**, has offices in **Milan, Belgrade, Odense, Paris, Copenhagen, Geneva** and **Tallinn**.



13

YEARS OF CONSTANT GROWTH



25 Mln

TURNOVER IN EUROS



8

INTERNATIONAL OFFICES

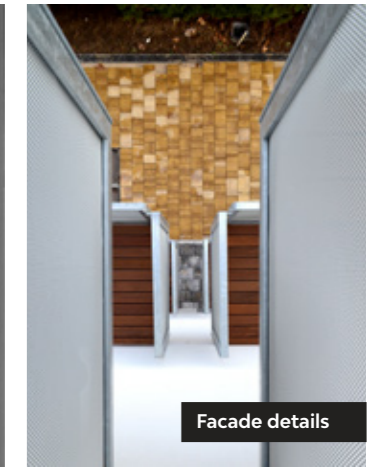


1+ Million of m<sup>2</sup>

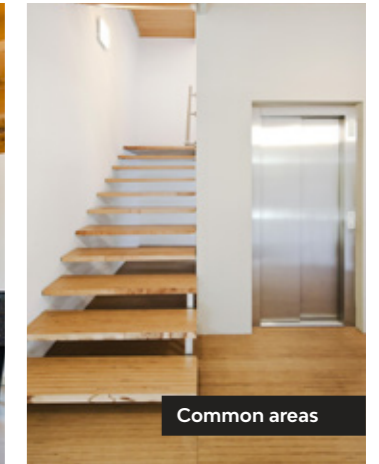
OF COMPLETED OR ONGOING PROJECTS



Back elevation



Facade details



Common areas

A contemporary interpretation of living that focuses on a new sociability, interior comfort and the value of the sustainable choices adopted.

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## CoHousing Zero

**Sustainable and collective. The CoHousing project**

CHZero is a **project developed** by and for **ATI Project**, a natural expression of **team building** within the studio. The Pisan building is home to a number of **ATI Project** professionals and collaborators who, in 2014, interpreted a **new concept of living** based on the design values of **sociality, sustainability, well-being and energy saving**.

Comprising **twelve flats on four floors** with **large communal areas** including terraces and relaxation rooms, the building covers a total area of approximately 1200 square metres. A **true concentrate of technology and energy efficiency**. The whole project

was coordinated and managed by ATI Project, adopting an integrated project method.

From design to construction, the building is the product of **bioclimatic design** and a fully sustainable approach, including the use of **ecological materials** and **strategies** such as the wooden Xlam panel structure.

Completely self-sufficient, the building has high standards of comfort and energy efficiency and is equipped with an advanced **domotic system** for the integrated control of mechanical and electrical systems.

**Location:**  
Pisa, Italy

**Typology:**  
New construction

**Year:**  
2014

**Status:**  
Completed

**Dimensions:**  
1.200 sqm

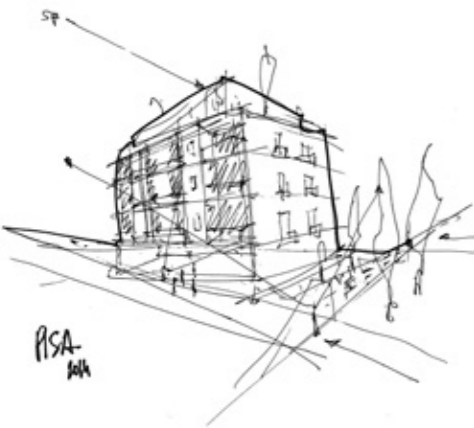
**Budget:**  
€ 1.5 mln

**Client:**  
Classe A

**Activities:**  
AR - ST - MEP design

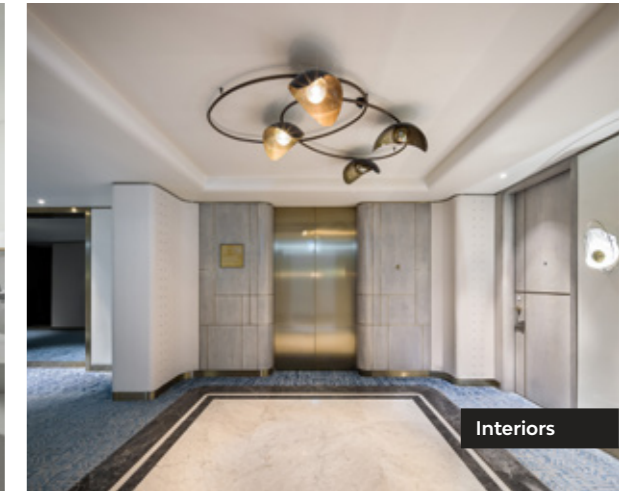
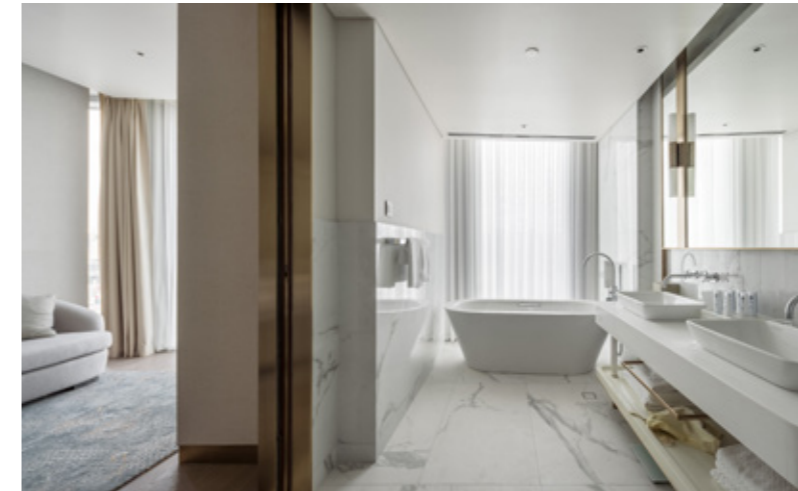


Elevation detail





View from the river



Interiors

Respect for history and openness to innovation. With its particular form which enlivens the profile of the Serbian capital, the Belgrade Tower expresses the architectural combination of these two core values.

RESIDENTIAL, HOSPITALITY

## Belgrade Tower

### The discreet luxury of a view over Belgrade

Destined to become the new symbol of the Serbian capital, as well as the tallest building in the region, the Belgrade Tower is the architectural and urban centrepiece of a **wider plan to redevelop** the right bank of the Sava River.

With its elegant, elongated shape, **Belgrade Tower** is the emblem of a far-reaching vision that sees it as the scenic container for a **hotel, high-profile residences, offices** and modern **retail**.

Hovering between the past and the future, the building draws inspiration from the historic city and the river that

runs through it, from which it takes its reflections and materials.

**More than 160 metres high** with a total of **41 floors** characterise this skyscraper, designed to stand out in the skyline as an **iconic landmark**. A beacon of well-being that offers visitors a privileged view of the entire city of Belgrade.

The interior is defined by natural and elegant materials. The **typological layout** is differentiated throughout the building, allowing a wide range of solutions to meet the needs of users.

**Location:**  
Belgrade, Serbia

**Typology:**  
New construction

**Year:**  
2018 - 2021

**Status:**  
Under construction

**Dimensions:**  
67.000 sqm

**Budget:**  
€ 110 mln

**Client:**  
Impresa Pizzarotti & C.

**Activities:**  
Constructive BIM design,  
Project Management

**Credits:**  
Architectural Concept: Skidmore,  
Owings & Merrill LLP  
Leading Designer / Consultant: Aecom  
Middle East Limited  
Interior Design: Hok



Detail



Street view



Courtyard

A modern and functional student house designed to meet contemporary living needs and spark urban revitalisation processes.

RESIDENTIAL, HOSPITALITY

## Student House Giovenale

**Engaged residences:  
Between education and urban regeneration**

A symbol of revitalization and enhancement. The new project of the **Milanese student residence**, located a few steps from the Bocconi university campus, is an opportunity for renewal for a corner of the city that has long expressed the desire to trigger new dynamics of aggregation and socialization.

The intervention involves the demolition of a derelict lot and the **construction of a new complex of residences** serving education and culture.

With a well structured architectural layout, able to meet the new **demands of contemporary living**, the building aims to offer high quality accommodation for students and young workers, with shared services and open

spaces towards the city.

This is a **highly valuable** building, which requires the application of careful and meticulous management of the construction process through the implementation of the most advanced project management and process optimisation techniques.

**Location:**  
Milan, Italy

**Typology:**  
New construction

**Year:**  
2020 - 2021

**Status:**  
Completed

**Dimensions:**  
17.650 sqm

**Client:**  
Colombo Costruzioni

**Budget:**  
€ 35 mln

**Activities:**  
Constructive BIM Design,  
Project Management

**Credits:**  
Architectural design: Carmody Groarke,  
Calzoni Architetti  
Structural design: B.Cube S.R.L.  
Plants design: Esa Engineering  
Fire safety: Jensen Hughes  
Safety and environment: Reeas - Real  
Estate asset & Assurance service  
Landscape: Arch. Giovanna Longhi



Ground floor common area



First floor common spaces



Internal courtyard



Roof gardens

The concept of tradition is transformed into a tension innovation in this redevelopment project that connects history and contemporaneity.

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## Urban Island Bertarelli

### The charm of historic architecture projected into the future

The **regeneration project** for the Piazza Bertarelli 4 complex in Milan stems from an awareness of the key role that **redevelopment of the existing heritage** plays on the contemporary architectural scene, allowing the historic city to regain its urban catalysts while generating a strong economic and social impact.

In this project, **functional elements** and **emotional aspects** come together to create an **organic concept of living experience**. From an example of 19th-century Milanese tradition, the complex is thus transformed into a **living organism**, which senses the city and the people who live there, actively participating in the dynamics of the community, both in its programmatic structure and in its renewed environmental performance.

The distribution layout of the residential floors has been redesigned to allow **units of different sizes**, thus multiplying future real estate proposals. The high base podium is proposed as a **commercial floor**. Each unit opens up to the system of **internal courtyards**, small covered squares that become places for the community and residents to meet.

Finally, the roofs as a whole provide an opportunity for architectural and technological research. These are **themed areas**, high hanging gardens integrating greenery, **relaxation areas** and wooden seating. The vision is of a **warm and welcoming space**. To the north, a new **panoramic room** towers above the building; a diaphanous volume that directs the eye towards the spires of Milan Cathedral.

**Location:**  
Milan, Italy

**Typology:**  
Renovation

**Year:**  
2020

**Dimensions:**  
11.300 sqm

**Budget:**  
€ 14 mln

**Client:**  
Invimit

**Activities:**  
AR - MEP design



Panoramic room



Apartment interior



Interior courtyard



Common area / Entrance hall

Hospitality, attention to context, and a green vision. These are the pillars on which the redevelopment project for the Pisa student residence is based.

RESIDENTIAL, COMMERCIAL

## City Block

### Inclusivity and sustainability for a new housing concept

The **regeneration project** for the Via Paradisa complex in Pisa, is based on housing policies linked to the philosophy of **urban regeneration**. The concept of the complex – articulated in **three building bodies** – aims at creating an **inclusive space**, capable of expressing the right degree of hospitality and receptivity.

The centre of gravity of the intervention is the **outdoor garden**, surrounded by a multifunctional base integrating commercial activities and common services. Above these, are the **residential units**, characterised by a **simple, linear layout** that respects the

geometrical and distributional features of the original layout.

Green facades characterise the aesthetics and performance of the building in terms of energy and the environment, multiplying domestic spaces and volumes and rewriting the everyday living experience in terms of **sustainability**.



**Location:**  
Pisa, Italy

**Typology:**  
Renovation

**Year:**  
2020

**Dimensions:**  
16.900 sqm

**Budget:**  
€ 16 mln

**Client:**  
Invimit

**Activities:**  
AR - MEP design



Living room

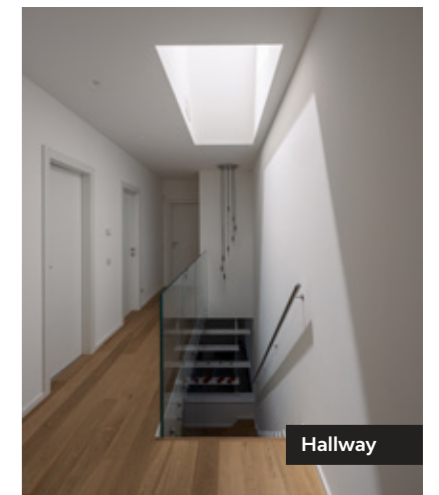




Garden / Main access



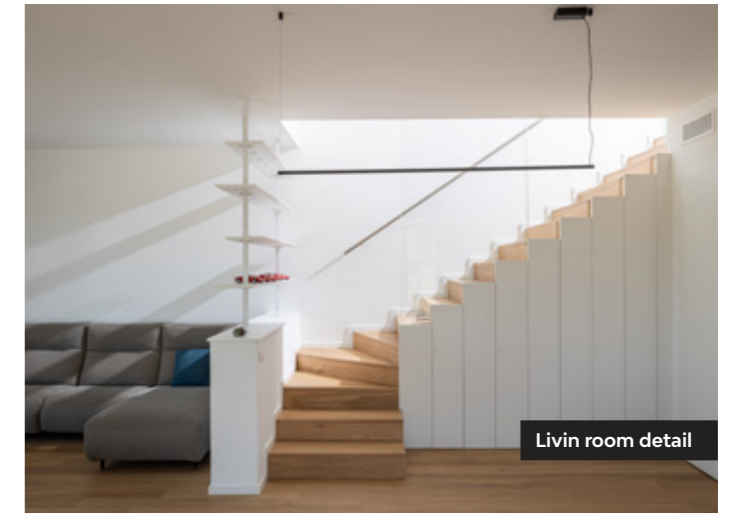
Landscape



Hallway



Kitchen



Living room detail

An example of sustainability in which the territory is an active and formative part of the design process.

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# Anghiari Home

**Technology and genius loci.  
A residence with a relaxed atmosphere**

Architecture deduces its specific characters from the surrounding context. The movement of the terrain, the typological traditions, the climate, are all factors that determine the architectural choices, defining the living experience.

The house in the periphery of Anghiari is envisioned with this in mind. It consists of a unique volume with double flap volume, that retraces the local traditions. The functional layout develops on two levels.

The common living areas are located on the ground floor, opening up towards a

large exterior garden. The upper levels host the bedrooms and bathrooms. The interiors are warm and welcoming, combining modern lines with a typical rural atmosphere.

Architectural and technological choices integrate in a sustainable design with a highly efficient performance, achieving an "A4" Energy Class.

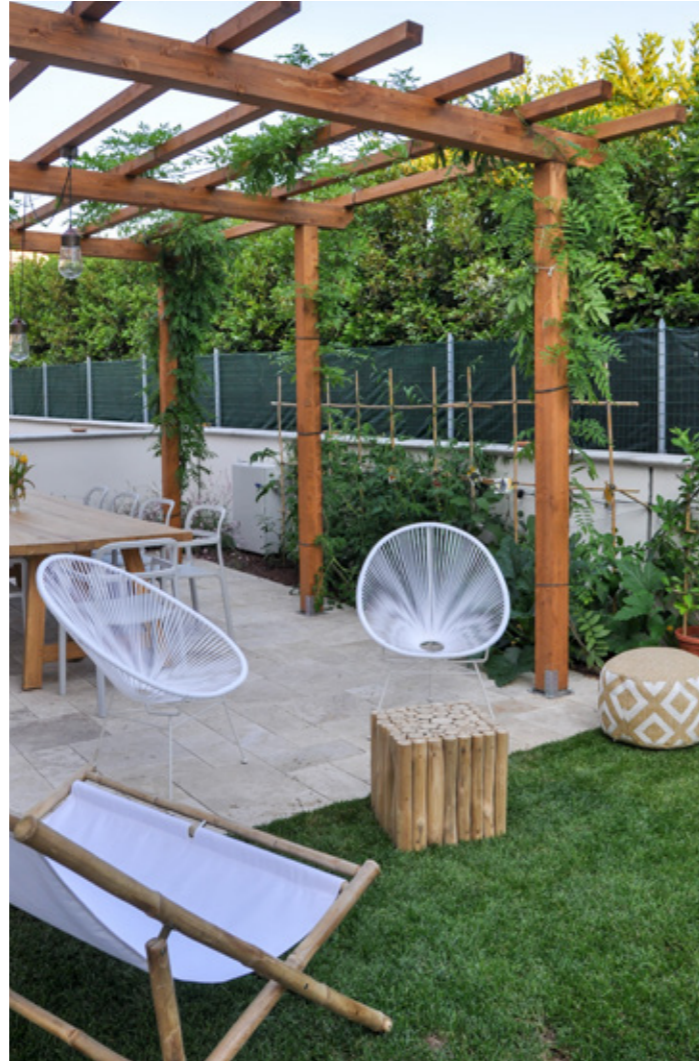
- Location:**  
Anghiari, Italy
- Typology:**  
New construction
- Year:**  
2019 - 2020
- Status:**  
Completed
- Dimensions:**  
380 sqm
- Budget:**  
Undisclosed
- Client:**  
Private
- Activities:**  
AR - ST - MEP - INT design



Entrance detail



Pergola / Garden



Kitchen and dining area

The continuity of the interiors, the light, the connection with nature; these are the strong points of this Pisan residence with its warm atmosphere.

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## F Home

### Domestic scenographies. A home of comfort and well-being

The domestic space is a measure of human needs through light and matter. The new residence in via Liguria in Pisa renews the relationship between its tenants and nature.

The home is the fulcrum of the **outdoor garden**, which expresses in its layout, from the entrance to the rear terrace, an ever greater inclusiveness. Inside, **warm tones and continuous surfaces** accompany the gaze on the two levels of the house, linked by a wooden-clad staircase that acts as an equipped space and distribution element.

The design of the furniture deceives the eye and its proportions, expanding the possibilities thanks to careful integration with the architectural components.

Upstairs, the **sleeping area** concludes the narration of the interior space in a refined material palette, an expression of elegance and hospitality at the same time.

In the residence in Via Liguria in Pisa, architecture goes beyond its own borders and becomes a place for listening and intimate sharing.

**Location:**  
Pisa, Italy

**Typology:**  
New construction

**Year:**  
2021

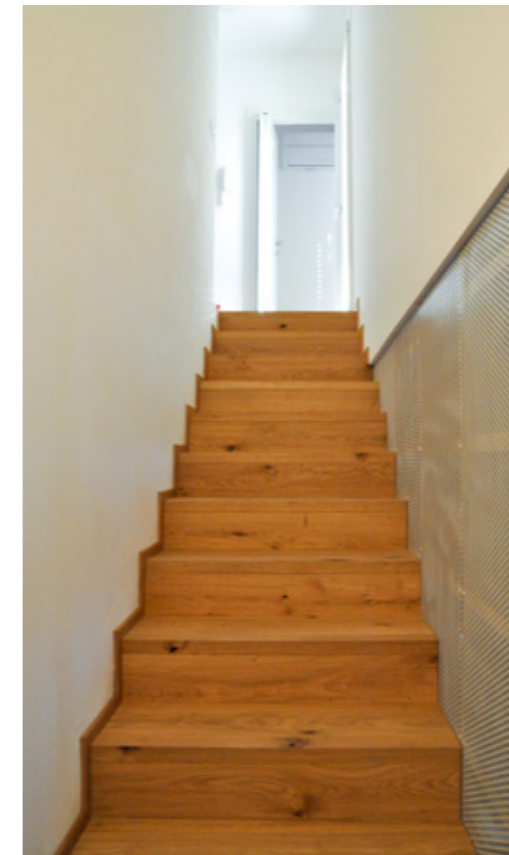
**Status:**  
Completed

**Dimensions:**  
180 sqm

**Budget:**  
Undisclosed

**Client:**  
Private

**Activities:**  
AR - INT design



Staircase - Bookshelf detail



Street view



Pedestrian area

The concept shifts the experience of shared living from a collective dimension to a private and independent one.

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## "Nadrazi Zizkov" Residences

### Living dimension, inspiration and interpretation of links and interconnections

The design of the Nadrazi Zivkov residence complex seeks in every detail the right balance between human scale, sustainability and context, colour and material palette.

The design proposal is addressed to the residents, defining the shape and space coherently to the idea of a truly modern community.

The result is a dynamic and interconnected complex, in which a special focus has been casted on the study of thresholds, the limits between public and private space, and connections through mid-air pathways.

**Location:**  
Prague, Chzech Republic

**Typology:**  
New construction

**Year:**  
2019

**Status:**  
Project completed

**Dimensions:**  
46.000 sqm

**Budget:**  
Undisclosed

**Client:**  
Penta Real Estate

**Activities:**  
AR design



Aerial view



Courtyard



Accesses / Pedestrian area

The residences seek harmony and continuity between new and existing, external nature and indoor spaces.

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## Public housing complex

**Sustainable and ecological.  
Residences with upgrading power**

The **new ERP residences in Massa** represent an architectural effort to **heal and reactivate an urban area**: the operation focuses on the ecosystem of the river Frigido to develop a concept and composition program.

The design reinterprets the multitude of naturalistic and anthropic marks of the landscape, synthesizing them in a **sustainable and ecological solution**. The **integrated design** of the residential units has determined a setting where pathways, nature and geometry are related. The **new vision** for the urban micro-riverscape reverses the concept

of limit into that of filter. The design of the facades reveals the layout of the plant system, that finds its energetic core in the staircases units.

The careful **study of environmental parameters**, the **reduction of energy consumption** and the employment of **solar energy** have determined this design to be a highly **sustainable and energetically performing project**.

**Location:**  
Massa, Italy

**Typology:**  
Renovation and new construction

**Year:**  
2012

**Status:**  
Under construction

**Dimensions:**  
2.110 sqm

**Budget:**  
€ 4 mln

**Client:**  
Macchia

**Activities:**  
AR - ST - MEP design



Common relax area



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CREATING A BETTER REALITY

PISA  
MILAN  
BELGRADE  
ODENSE  
COPENHAGEN  
PARIS  
GENEVA  
TALLINN