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P O R T F O L I O  
**OFFICE**



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

**ATI** | Project

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PISA  
MILAN  
BELGRADE  
ODENSE  
COPENHAGEN  
PARIS  
GENEVA

## ^ PROFILE

# Creating a better reality

Architecture, landscape 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 **multidisciplinarity**, 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** and **Geneva**.



15

YEARS OF CONSTANT  
GROWTH



27.5 Mln

TURNOVER  
IN EUROS



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

OF COMPLETED OR  
ONGOING PROJECTS





A complex and prestigious construction site involving the main UN offices in Geneva.

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## United Nations Office at Geneva

### UN Buildings, between history and future

A unique and exciting challenge, one of the projects that has become a **symbol of our studio's internationality**. We made our **Swiss debut** at the **UNOG Building**, one of the world's most prestigious building sites.

From a **joint venture of Italian companies** and the continuous development of project management systems, another great international result is achieved.

The degree of complexity engendered by interfering jobs, the security standards expected by such an organization, and the need to ensure the continuity of the current activities made this experience a truly unique challenge.

**Location:**  
Geneva, Switzerland

**Typology:**  
Renovation

**Year:**  
2019

**Status:**  
In progress

**Budget:**  
€ 240 mln

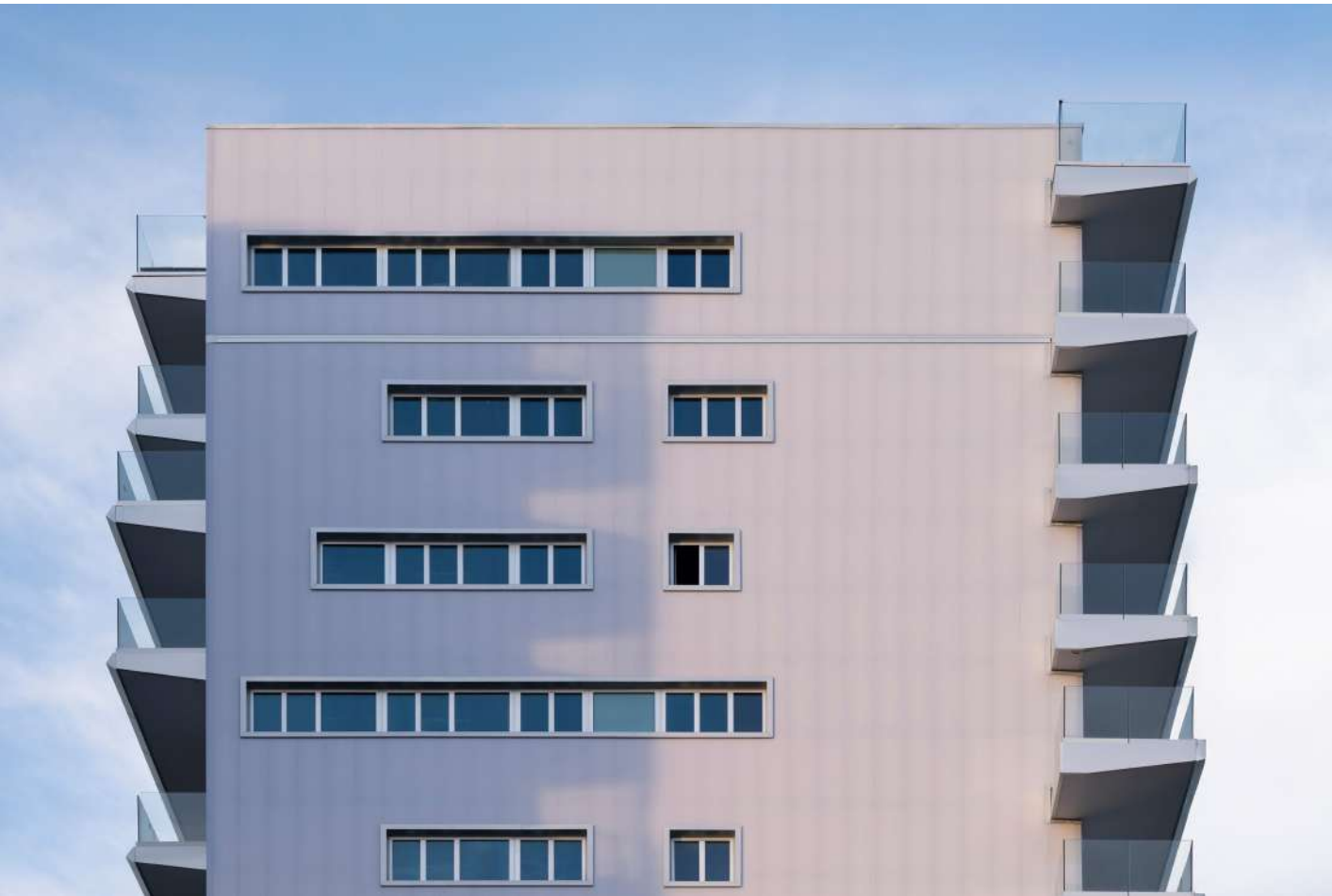
**Client:**  
JV (Cmb + Italiana Costruzioni + Csc)

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

**Credits:**  
Architectural design: Jv Som and B+P  
Structural design: Igeni  
Plants design: Rapp  
Landscape: Oxalis It  
Audiovisual: Shen Milson & Wilke  
Security: Sbis Securitas







A modern and sustainable business tower that combines cutting-edge design with versatile spaces, becoming a symbol of Pisa's urban regeneration

OFFICE

# North Tower

## Innovation and sustainability for the new Business Tower in Pisa

Strategically positioned between the historic center and a key service district, North Tower stands as Pisa's first true Business Tower: a cutting-edge hub bringing together high-tech professional and technical firms.

The project, led by **ATI Invest**, is a landmark urban regeneration effort that converted the building from residential to commercial use.

The North Tower has established itself as a multidisciplinary landmark—a strategic destination providing the community with a wide array of specialized services under one roof.

While the first six floors house this diverse range of expertise, the top seven levels are home to **ATI Project's**

new headquarters. . At ground level, the Tower opens itself to the city, becoming a place of encounter and connection. In addition to the Barhouse, the **Convention Center** is located here, designed to host corporate events, exhibitions, workshops, and cultural initiatives.

Every technical detail is engineered to meet the **LEED Gold** certification standards, confirming a concrete commitment to sustainability that minimizes environmental impact without compromising on performance.

**Location:**  
Pisa, Italy

**Typology:**  
New construction

**Year:**  
2024 - 2026

**Status:**  
Completed

**Dimensions:**  
Approx. 5.000 sqm

**Budget:**  
Undisclosed

**Activities:**  
Progettazione ARC - STR - MEP, Project Management

**Credits:**  
Concept and preliminary design: Jean-Pierre Buffi, Beniamino Cristofani







A renewed sensitivity guides the design process of the new Inail headquarters towards a sustainable horizon.

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## INAIL Ancona Headquarters

### Services and sustainability for the new HQ

The new Inail HQ in Ancona is result of a virtuous process of technical and economic evaluation on the opportunity for a **radical renovation of the complex**. Demolition and reconstruction are thus a viaticum for an architecture that reaches towards **new horizons of sustainability**, in which full functionality is the foundation for **a rich offer of services for the citizens**.

Ample volumes become an urban edge, a connotative element of the perceived space, thanks to the stone cladding and the rhythmic cadence of the openings. Regularity of the voids and the color choices lead back to the **public function of the institute**. The vast transparent entrance interrupts the regularity of the elevation and declines it according to new proportions and symmetries.

Functions distributed over four levels above ground are of a wide variety and include spaces for hydrotherapy, health and rehabilitation activities, as well as offices of the Territorial Directorate of Ancona and offices of the Marche Regional Directorate.

The project, developed entirely in BIM, meets performance and time-schedule construction requirements thanks to **prefabricated solutions**. They ensure **high efficiency** and **reduce the environmental impact**, already mitigated also in terms of hydrological permeability which will bring significant benefits to the area of intervention. The underground car park and green roofs contribute to this goal which prefigures a renewed and strengthened **resilience** of the context as a whole with respect to the changing climatic conditions.



**Location:**  
Ancona, Italy

**Typology:**  
New construction

**Anno:**  
2022 - 2024

**Status:**  
Completed

**Dimensions:**  
6.600 mq

**Budget:**  
€ 17.2 mln

**Client:**  
INAIL - National Institute for Insurance against Accidents at Work

**Activities:**  
ARC - STR - MEP design







Harmonious integration of materials with the architectural character of the building that brings to light its original appearance

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## UNIBO "Ciamcian"

### Re-functionalization and valorization of University spaces

The project to re-functionalise the offices of the **University of Bologna** aims to convert the University spaces of the current **Chemistry Department "G. Ciamician"** into offices for the General Administration of the University.

The project brings the building back to its original state recovering the width of the spaces that so well lend themselves to the new typology of functional use with the creation of open space environments.

The **first and second floor** will be used for offices with **relaxing areas, meeting rooms and flash meeting rooms**. The **Aula Magna** will be restored with the intention of bringing to light

the **frescoes hidden by the existing painting**. The same, however, in line with the objective of the intervention, will no longer carry out functions for teaching but rather for the organization of conferences in general intended for a wider audience.

The intervention, therefore, wants to maintain a **close link with the origins of the building** going to revolutionize, at the same time, its intended use by creating environments that support new working methods.



**Location:**  
Bologna, Italy

**Typology:**  
Renovation

**Year:**  
2022

**Status:**  
Project completed

**Client:**  
Alma Mater Studiorum -  
Università di Bologna

**Activities:**  
ARC - STR - MEP design







The enhancement of the building fabric passes through digitalization and innovative technologies, while respecting the existing characterization and the role of the building in the urban context.

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## "Dabormida" Barracks renovation

### Historical dimension of a contemporary intervention: renovation of the Dabormida Barracks

Restoration of the Dabormida barracks in Turin is an opportunity to **enhance the Umbertino building fabric** of the late 1800s, a representation of a research that at the time aimed at a stylistic unity among the public buildings of the reign.

The neo-gothic character of the stylistic elements thus becomes a distinctive and identifying trait of a historical period that relives in everyday life and is part of a physiological stratification of the urban fabric. The **restoration and re-functionalization of the interiors** was carried out starting with a **laser scanner survey**.

The point cloud rendering was then **imported into the BIM environment** as a starting point for the subsequent phases of project development and modeling. In this case, the use of these technique acquires further added value

precisely due to the strong connotation of the building and its elements, allowing for a more **accurate restitution and optimization of intervention strategies**.

The panorama of local consolidation interventions on walls and ceilings is part of the more general restoration intervention focused on the "Piedmontese" roof. The replacement of the single-light with mullioned and three-light windows in the upper orders of the vertical head spans is strategic in **harmoniously renewing the language of the existing partitions** following a marked and emphatic rhythm.

Renewal and re-functionalization are interpreted as a **new chapter of a historical memory** that maintains its roots and is projected into a **new dimension of contemporaneity**.



**Location:**  
Turin, Italy

**Typology:**  
Renovation

**Year:**  
2021 - ongoing

**Status:**  
Design in progress

**Dimensions:**  
7.900 sqm

**Budget:**  
€ 5 mln

**Client:**  
State Property Agency -  
Piedmont and Valle d'Aosta  
Regional Directorate

**Activities:**  
ARC - STR - MEP design

**Collaborators:**  
AICI Engineering, Servizi  
Geotecnici







A project that redefines the criteria of the working space, according to specific needs and wishes of the company and its future users, the main protagonists in the renovation.

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# Vianova Headquarters

## Flexible spaces for an informal approach to work

The **working environment** changes its logic through the search for **quality, flexible and multifunctional places**, able to foster **exchange, collaboration and growth**.

This approach to workplace design is the basis for the project of **Vianova's Pisa office. The redevelopment intervention** aims to design the new working spaces around the needs of the employees.

For this reason, all design solutions are the result of a **participatory design**

**process** that have seen the active involvement of all the protagonists – employees, managers, designers and collaborators... – who were called upon to make their contribution to creating **unconventional, comfortable places** that promote **team building**.



**Location:**  
Montacchiello, Italy

**Typolgy:**  
Renovation

**Year:**  
2021 - 2022

**Status:**  
Completed

**Dimensions:**  
5.735 sqm

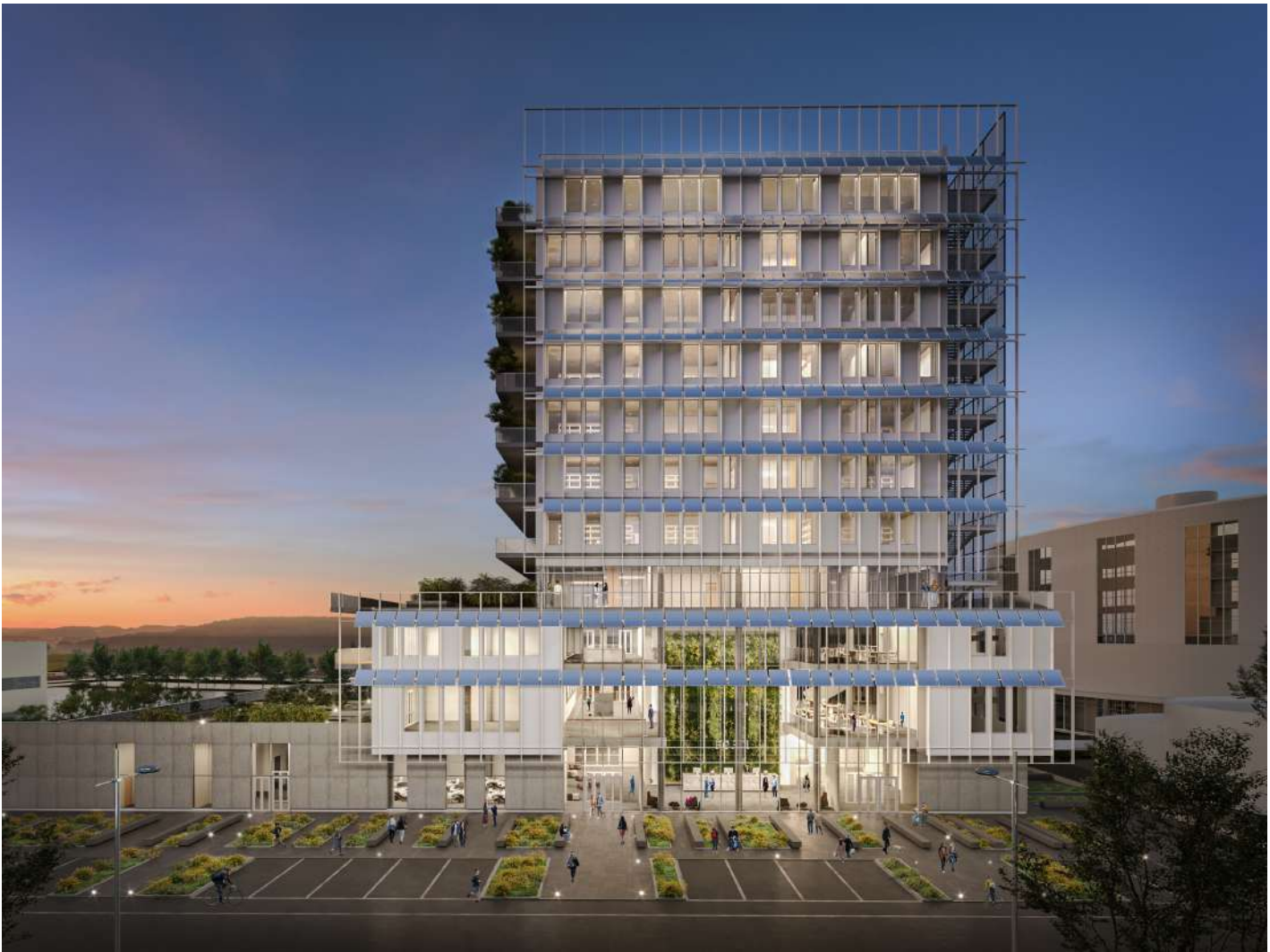
**Budget:**  
Undisclosed

**Client:**  
Vianova

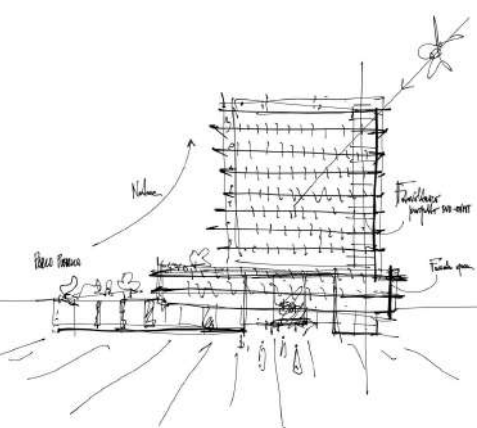
**Activities:**  
ARC - MEP - INT design







A building with elegant lines, in which the green dimension is complementary to the architectural choices. Work spaces become a tool to promote the corporate vision of everyday life.



OFFICE

# Tower 3

## Volumes for biodiversity. A new (green) tower in Pisa

The concept for the Tower 3 Forti experiments new topological solutions that synthesize a **multifunctional program** with the criteria of **architectural sustainability**. Fluidity and dynamism are the keys to a unitary image, far from the typological layout based on the overlapping of volumes, typical of high-rise office buildings.

The **terraces** that characterize the upper floors of the building at various levels form a protected outdoor space as an extension of the offices, constituting a real “new dimension” for work. In addition to **improving the well-being** of users and therefore

the quality of work, they improve the **energy performance** of the building organism by acting both as an acoustic filter and protecting the environments from excessive solar radiation. The loggias thus form an external “skin”, a **green mantle** that dialogues with the nature and which gives lightness and a strong architectural identity to the entire complex.

Tower 3 Forti declares itself to be an **organic intervention in the territory**, a landmark that combines corporate branding with **environmental awareness**.

**Location:**  
Pisa, Italy

**Typology:**  
New construction

**Year:**  
2022

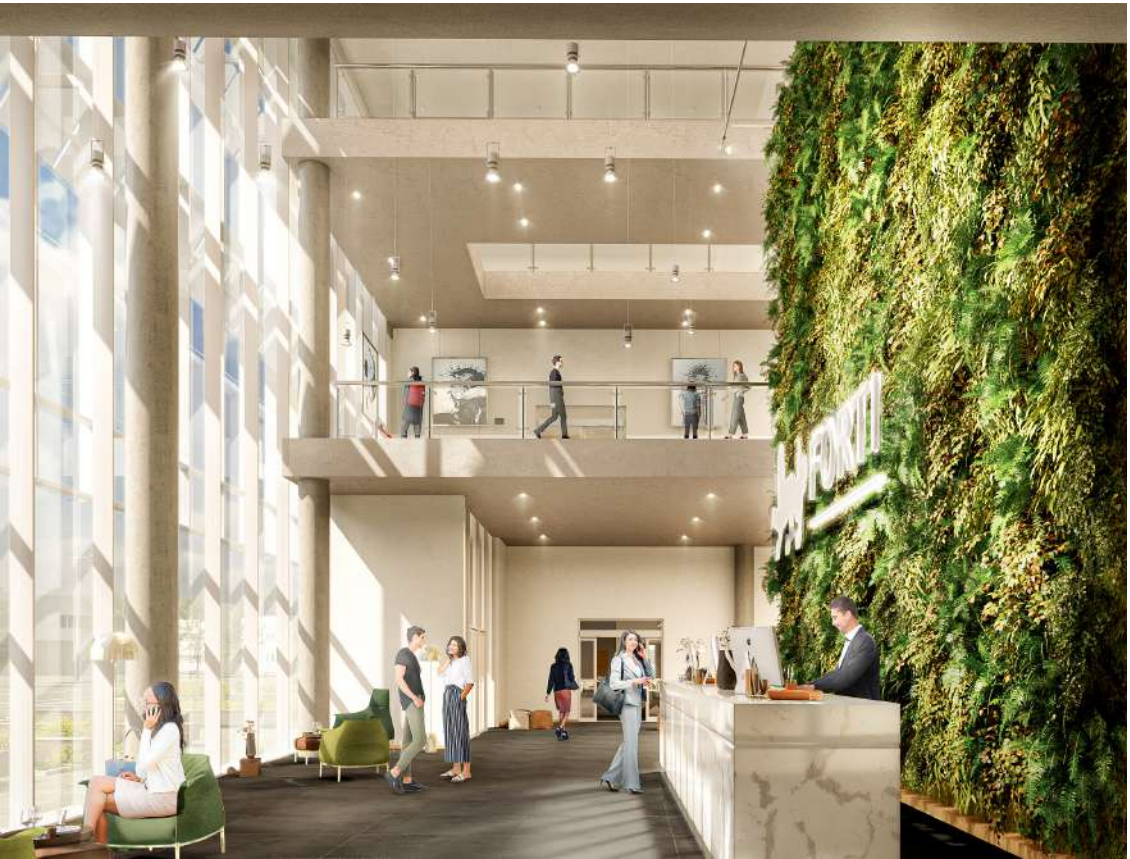
**Status:**  
Project proposal

**Dimensions:**  
8,600 sqm

**Budget:**  
Undisclosed

**Client:**  
Forti Holding

**Activities:**  
ARC design







Same vocation but new design and conceptual layout for a building intended to be the headquarters of company offices.

▲ OFFICE

## Segreen Buildings

**The new Segreen offices as a backdrop to the urban landscape**

The project regards a refurbishment of an 80s complex in Segrate.

The new buildings, divided into three volumes and ancillary service structures, sees the presence of offices and auditoriums inside.

The refurbishment and new construction envisage the creation of the **+SeGreen complex** of approximately 30,000 square meters, for tertiary use.

The structures are configured as a wing with alternating volumes, able to recompose the urban texture and complete the extension of the Business Park, in continuity with SeGreen.



**Location:**  
Segrate, Italy

**Typology:**  
New construction

**Year:**  
2020

**Status:**  
Under construction

**Dimensions:**  
Approx. 23.000 sqm

**Budget:**  
€ 32 mln

**Client:**  
Ediltecnorestauri

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

**Certifications:**  
LEED Gold

**Credits:**  
Local and design architect: Studio Elementare  
Landscape design: Studio Elementare  
Development and executive architect: Tekne Spa  
Structural and MEP design: Tekne Spa  
Fire prevention & remediation: Tekne Spa  
Constructive structural design: Ideas







The heart of the restoration and urban regeneration project is the refined study of the facades. Rigorous and elegant, they represent the successful combination of past and modernity.

▲ OFFICE

## "Cesare Battisti" Barracks renovation

### The contemporary charm of a historic former barracks

The renovation project of the **Cesare Battisti Barracks**, a historic military complex in Cuneo, is the result of a complex architectural dialogue between the **historical value** of the building, the **context** and the **contemporary tendency** of the intervention.

The design proposal involves the two head pavilions, the **Palazzina Musso** and the **Palazzina Curti**. The **layout** has been studied to guarantee an adequate level of **independence regarding functional use and circulation** between the areas open to the public and the operational departments.

Particular attention has been given to the **enhancement of internal service systems**, to meet future users' needs. The stern and elegant aesthetics of the

new facades has been attained through a specific palette of materials and colours that gracefully ties in with the **characteristic traits of the umbertine architecture**, of which the barracks stand as an example.

In this sense, the use of corten for the new additions represents a new layer that overwrites the existing features, without compromising the original appearance of the facades.

The final image is that of an architecture that is strongly linked to its past, yet turns to a contemporary style with the use of simple and detached elements. A reflexion of the **new urban role** it is intended to take on.



**Location:**  
Cuneo, Italy

**Typology:**  
Renovation

**Year:**  
2020 - ongoing

**Status:**  
Construction in progress

**Dimensions:**  
6.400 sqm

**Budget:**  
€ 4.9 mln

**Client:**  
State Property Agency -  
Regional Directorate of  
Piedmont and Valle d'Aosta

**Activities:**  
ARC - STR - MEP design







A contemporary environment, result of a participatory process between designers and employees. A campus perfectly integrated into the landscape, to guarantee well-being and inspiration, even in the workplace.

## OFFICE

# Welcome Italia Headquarters

## The human dimension of the working space

An **inclusive space** of **8000 square metres**, capable of inspiring and at the same time becoming a symbol of Welcome Italia's innovative spirit. The new headquarters of the Italian company specialising in the provision of integrated telecommunications and cloud computing services is designed around the needs and expectations of its employees, the result of **participatory planning** between ATI Project and the client itself.

The single-storey building rises from the ground and identifies itself as a **sign of the landscape** in which it is immersed and perfectly integrated on an aesthetic and conceptual level. The movement of the roof evokes the nearby promontory

and, through its sinuous curves, restores an ever changing spatiality to the indoors, linking the building to its **strongly naturalistic context**.

Designed to offer **maximum comfort** to guests and employees, the interiors are themed and contain various common areas, courtyards and skylights, where ample space is reserved for recreation and socialising.

The work areas have an **open and reconfigurable layout**, promoting **collaboration and team building**. The result is an **organism with a technological vocation**, which places people and their well-being at the centre of its design vision.

**Location:**  
Massarosa, Italy

**Typology:**  
New construction

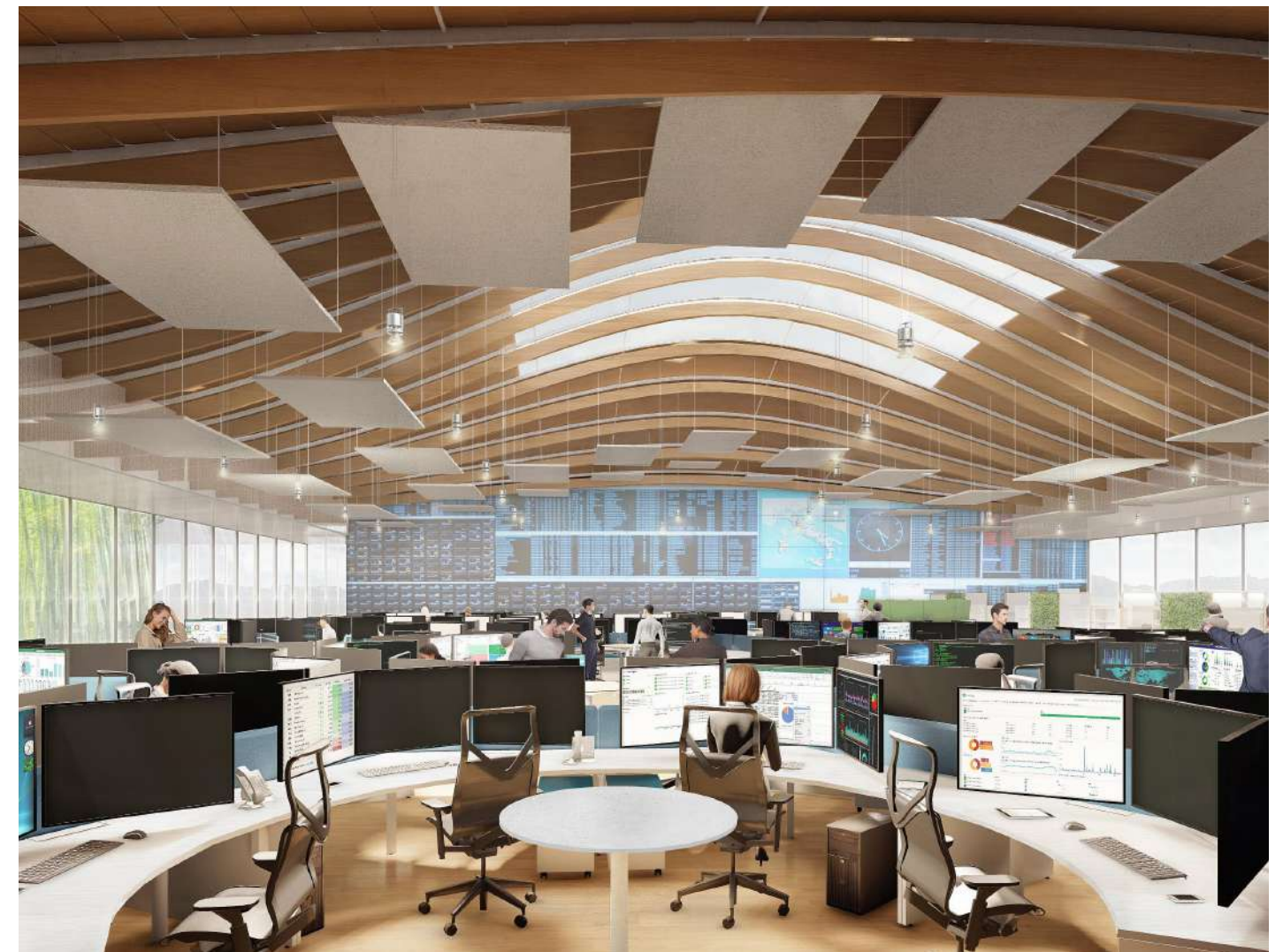
**Year:**  
2020

**Dimensions:**  
Approx. 8.000 sqm

**Budget:**  
14.4 mln

**Client:**  
Welcome Italia

**Activities:**  
ARC - STR - MEP design







A bioinspired building that - thanks to the organic nature of its processes, the responsiveness and flexibility of its components - stands as a monument to the value of science.

▲ OFFICE

## Human Technopole Headquarters

**Perfect harmony between technology, context and comfort**

The design for the new **Human Technopole headquarters** interprets the vision of the HT Foundation. A crucial element for **Milan's** entire **innovation district**, the complex integrates **architecture, landscape, and technology** and represents a home for the scientific community and a symbol of social gathering in its wider context.

The design is **bio-inspired** and the organisational scheme is clear and straightforward. The courtyard, the voids, and the distribution nuclei play the role of hinges, allowing maximum **spatial reconfigurability** for the interiors. The **campus** is a new ecosystem; nature and technology innervate the open space, providing

an interactive landscape, sensitive to life thanks to multiple sensors and responsive through its devices.

Conceived as an **urban laboratory** for scientific experimentation, the outdoor **square** synergistically combines knowledge and lucidity. The articulation of the architectural elements, including **vegetation walls** and **vertical gardens**, guide visitors and workers towards a perception that is both ecological and interactive. An **integrated approach** of architectural and technological solutions makes the project certifiable according to the **WELL Gold** and **LEED Platinum** protocols.



**Location:**  
Area Expo Milan, Italy

**Typology:**  
Design Proposal

**Year:**  
2019

**Status:**  
Project proposal

**Dimensions:**  
Campus 22.150 sqm  
Headquarters 35.000 sqm

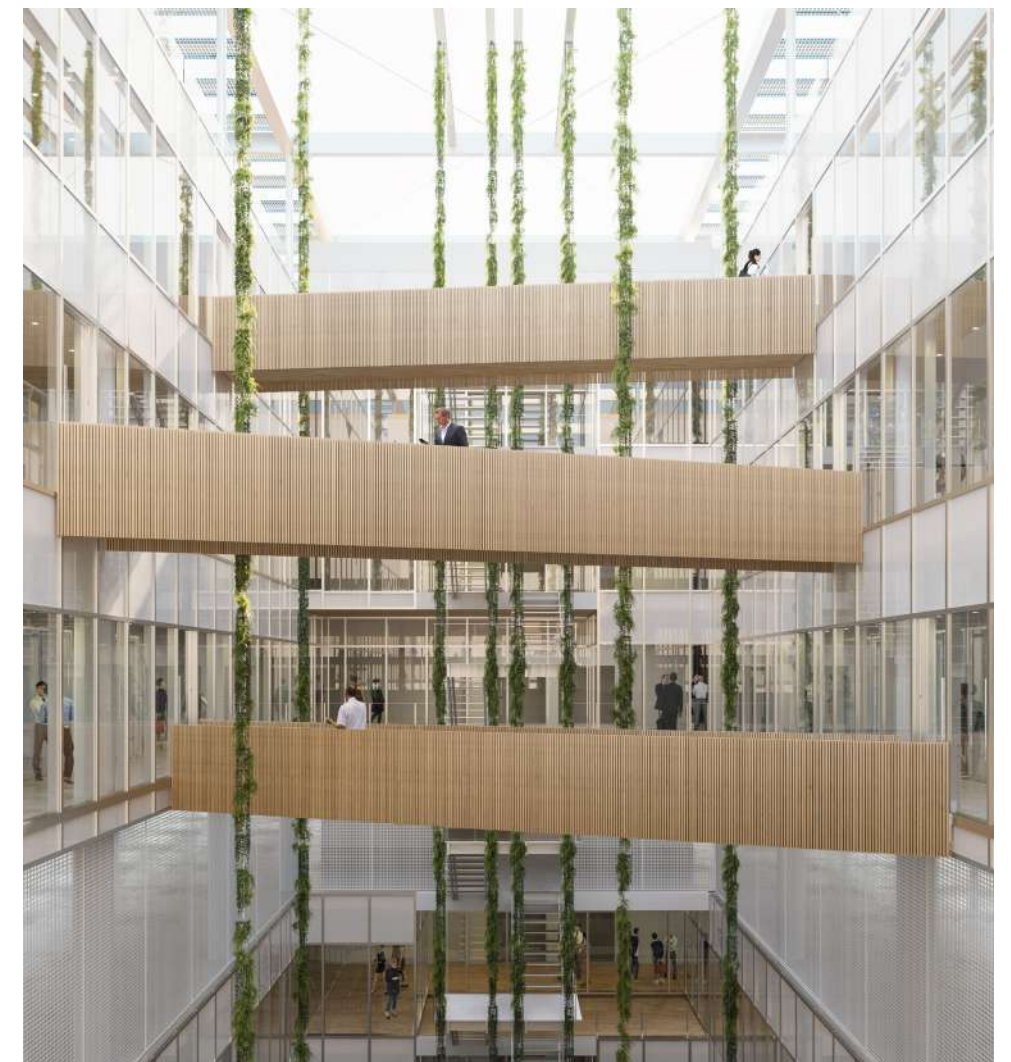
**Budget:**  
€ 94.5 mln

**Client:**  
Arexpo - Fondazione HT

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

**Credits:**  
Render: MTSYS

**Collaborators:**  
Oks Architetti - Ideas - Tecnostudio  
- Sandrini Green Architecture -  
Greenwich - Arch. Davide Cerati







The space becomes a reflection and transposition of the idea of sharing and participation. For a creative approach to work.

## OFFICE

# ATI Headquarters Belgrade

**Corporate standards that define architectural layouts. An inclusive HQ**

The new Belgrade office is an integral part of a new residential complex and reflects the **contemporary conception of work**.

The design maintains the stylistic code of the studio, that integrates functions and ideas through architectural, material and chromatic choices leading back to the founding principles of ATI Project: **sustainability, spirit of collaboration** and **attention to the environment**.

The need for a new Belgrade headquarters becomes an opportunity for an intervention that, starting from a raw space, manages to summarize the daily needs of a dynamic office: the **common spaces** are therefore articulated as an integral part of the **work environments**, while the **meeting**

**areas** become a visual filter through which all the office activities may be perceived.

**Integrated design** thus allows the realization of a **flexible environment**, designed for humans and more generally, for a community.

**Location:**  
Belgrade, Serbia

**Typology:**  
New construction

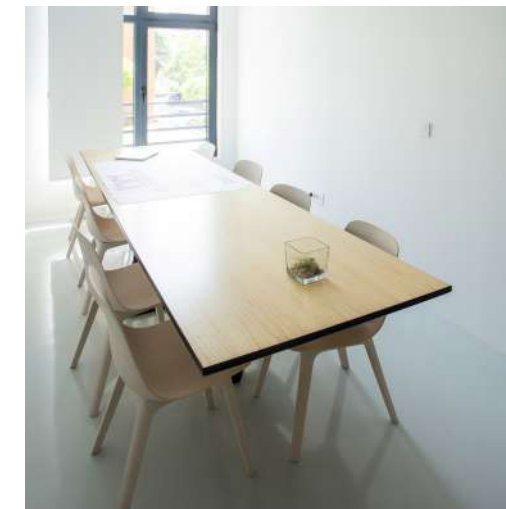
**Year:**  
2020 - 2022

**Status:**  
Completed

**Dimensions:**  
300 sqm

**Budget:**  
€ 150.000

**Activities:**  
ARC - MEP - INT design







The office concept goes beyond the typological standards of the “workplace” to become a “place of experience”. An inclusive space for the cultivation of inspiration and sensitivity. The cradle of the most authentic spirit of the studio.

OFFICE

# ATI Headquarters Pisa

**Spaces for sharing and collaboration, the headquarters of ATI**

The project for our **Headquarters in Pisa** represents the most authentic translation of the philosophy and mindset of our firm. The architectural space spreads by embracing different work team stations, regulating their relations within a simple and linear workspace.

The functional layout promotes **interaction and dialogue** thanks to an alternation of **common spaces, meeting rooms** and **work stations**.

The **colour palette** complements the functional layout by defining each space in a unique way, helping users’ way-finding. The warm tone of the wood and the light shades of green highlight the front rooms and main areas for socializing amongst visitors and collaborators.

Special focus was given to the indoor comfort, achieved through an efficient plant layout carefully integrated with the design of the interiors.

**Location:**  
Pisa, Italy

**Typology:**  
Renovation

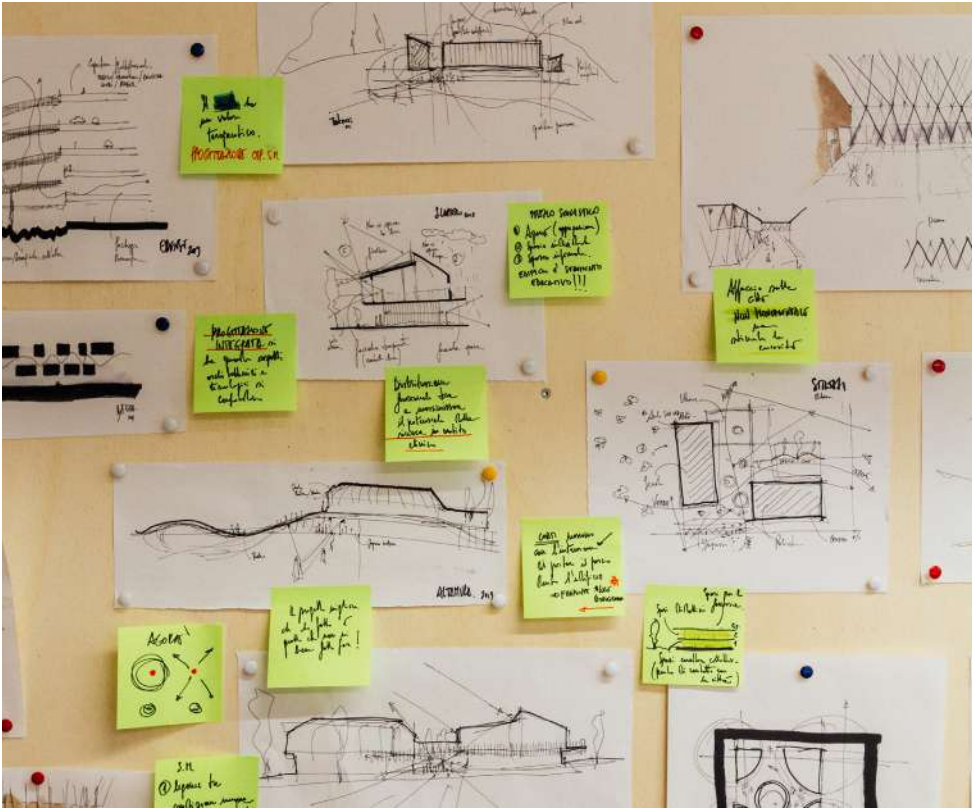
**Year:**  
2015 - 2018

**Status:**  
Completed

**Dimensions:**  
600 sqm

**Budget:**  
€ 200.000

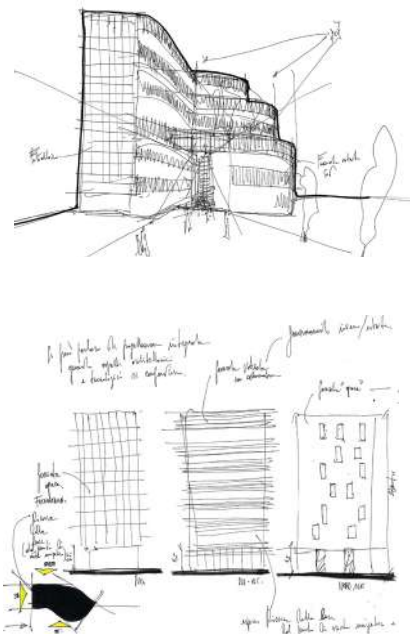
**Activities:**  
ARC - MEP - INT design







Flexibility, technology and sustainability enclosed in a glass and aluminum scenography.



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# "Umberto Forti" Headquarters

A mark of tertiary architecture in the landscape.

The headquarters of Forti Holding is one of the most emblematic projects of ATI Project's design philosophy. It expresses the firm's ability to **integrate** transversal and multidisciplinary skills and creativity through **BIM** ranging from the architectural to the engineering level, both plant and structural. The building is influenced by attention to **environmental sustainability** and **energy saving** and is a concrete example of **bioclimatic architecture**, in dialogue with the surrounding morphology of the Montacchiello production area, south-east of the centre of Pisa.

In terms of energy efficiency, the building can be conceived as a **large technological container**, characterised

by a dynamic envelope with curved surfaces, at times transparent, at times opaque. The use of **photovoltaic panels** and shading systems are an integral part of the centre's architectural image. They provide **dynamism** and diversity in the design of the elevations and at the same time respond to a strategy of bioclimatic impact on building performance.

Completed in 2016, the "Umberto Forti" Business Centre has obtained **LEED GOLD** certification in 2018, first in Tuscany.

**Location:**  
Pisa, Italy

**Typology:**  
New construction

**Year:**  
2013

**Status:**  
Completed

**Dimensions:**  
5.000 sqm

**Budget:**  
€ 6.7 mln

**Client:**  
Forti Holding

**Activities:**  
ARC - STR - MEP design

**Certifications:**  
LEED Gold







An intervention that enhances the existing heritage, giving a new meeting place to the community.

▲ OFFICE

## Ex Stallette Complex renovation

A place that narrates its past and projects it into the future

Historically the **Ex Stallette in Pisa** used to be the city's slaughterhouse, nowadays it is the home of the new **"Manifatture Digitali" Film Center**.

The goal of the project was to integrate the concept of **sustainability** and the **historical context**. The design focuses primarily on the **exterior space**, where the community gathers. Around the

courtyard **four units** host the computer labs, screening rooms and film activity rooms.

The project gives a new meeting place to the community. It is characterized by the strong interdisciplinary nature and the enhancement of the existing heritage.

**Location:**  
Pisa, Italy

**Typology:**  
Renovation

**Year:**  
2012

**Status:**  
Completed

**Dimensions:**  
2.000 sqm

**Budget:**  
€ 646.000

**Client:**  
Luigi Rota Costruzioni

**Activities:**  
MEP design





# Certifications



BIM UNI PDR 74:2019  
CERTIFIED COMPANY



ISO 9001:2015  
CERTIFIED COMPANY



ISO 14001:2015  
CERTIFIED COMPANY



ISO 45001:2018  
CERTIFIED COMPANY



UNI PDR 125:2022  
CERTIFIED COMPANY



SA 8000:2014  
CERTIFIED COMPANY



ASSOCIATE OF  
CONFINDUSTRIA  
ASSOIMMOBILIARE



MEMBER OF  
OICE



MEMBER OF  
EFCA



MEMBER OF CNETO  
CENTRO NAZIONALE EDILIZIA  
E TECNICA OSPEDALIERA



BIM QUALITY  
ENVIRONMENT POLICY



SOCIAL RESPONSABILITY  
POLICY



GENDER EQUALITY  
POLICY



# ATI | Project

CREATING A BETTER REALITY

PISA

MILAN

BELGRADE

ODENSE

COPENHAGEN

PARIS

GENEVA