PORTFOLIO

RESIDENTIAL

CREATING A BETTER REALITY

ATI | Project

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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 **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+ Milion of m²

OF COMPLETED OR ONGOING PROJECTS

A concept of urban regeneration that integrates nature, technological innovation, environmental sustainability, and collective well-being to address contemporary challenges.

RESIDENTIAL, URBAN

New Ecodistrict Bertalia-Lazzaretto

A sustainable district that redefines the concept of social housing in the heart of Bologna

The new **Ecodistrict of the Bertalia-Lazzaretto** neighborhood in Bologna is a model of an **eco-sustainable and resilient community**, combining residential and social spaces to meet the city's needs. The project includes a cycle-pedestrian greenway that connects different areas of the city, promoting **sustainable mobility and residents' well-being**.

The residences, featuring varying heights and materials, blend harmoniously with the urban fabric, creating a **modern and welcoming architectural language**. Common spaces, such as walkways, courtyards, and terraces, encourage socialization and interaction among residents. The project aligns with a vision of **urban regeneration and sustainability**, aiming to improve quality of life and reduce environmental impact.

Location:
Bologna, Italy

Typology:
New construction

Year:
2024 - ongoing

Status:
Under construction

Dimensions:
approx. 6.200 sqm

Budget:
€ 25 mln

Client:
Municipality of Bologna

Activities:
JV leader, integrated engineering

Collaborators:
A-fact architecture factory - Weber Architects - Parcnouveau

Credits:
Render: Emmeworks

A regenerated neighborhood, symbolizing architectural innovation and urban connectivity on the banks of the Garonne.

RESIDENTIAL, URBAN

LUMI 2.0

Urban regeneration in Bordeaux

The **LUMI 2.0** project is part of the Bordeaux Euratlantique National Interest Operation (OIN), which aims at the **urban renewal of various areas in Bordeaux**.

LUMI 2.0 is **divided into 4 mixed-use lots**: offices, multifunctional spaces (café, restaurant, panoramic terrace, activity rooms), and classes for post-university education (Lot 1), housing (Lots 2-3), a student residence with a nursery (Lot 4), a two-level underground parking (Lot 5), and a large inner courtyard (Coeur d'Ilot) that serves as the point of connection and interaction between the different functions.

The ground floor serves as the **main interaction space for the lots with the neighborhood**, being directly connected to the Garonne River and the entire riverfront area, which is also subject to urban transformation interventions.

The facade cladding uses light-colored mineral materials to promote natural light and ensure resistance to impacts. Usable terraces and green roofs provide landscaped spaces with low-water-consumption plantings, improving the **environmental quality** of the complex.

Location:
Bordeaux, France

Typology:
New construction

Year:
2023

Status:
Project proposal

Dimensions:
22.000 sqm

Budget:
€ 45 mln

Client:
3F Clairsienne

Activities:
ARC – MEP design

Collaborators:
Impresa Percassi Spa - Olivier Palatre Architectes - Merci Raymond Sas - Seba Experts Sarl - Eodd Ingenieurs Conseils - Hedont Acoustique

Credits:
Render: MTSYS

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

Certifications:
LEED Gold

Credits:
Architectural design: Carmody Groarke, Calzoni Architetti
Structural design: B.Cube Srl
Plants design: Esa Engineering
Fire safety: Jensen Hughes
Safety and envrionment: Reeas
Landscape: Arch. Giovanna Longhi

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:
Completed

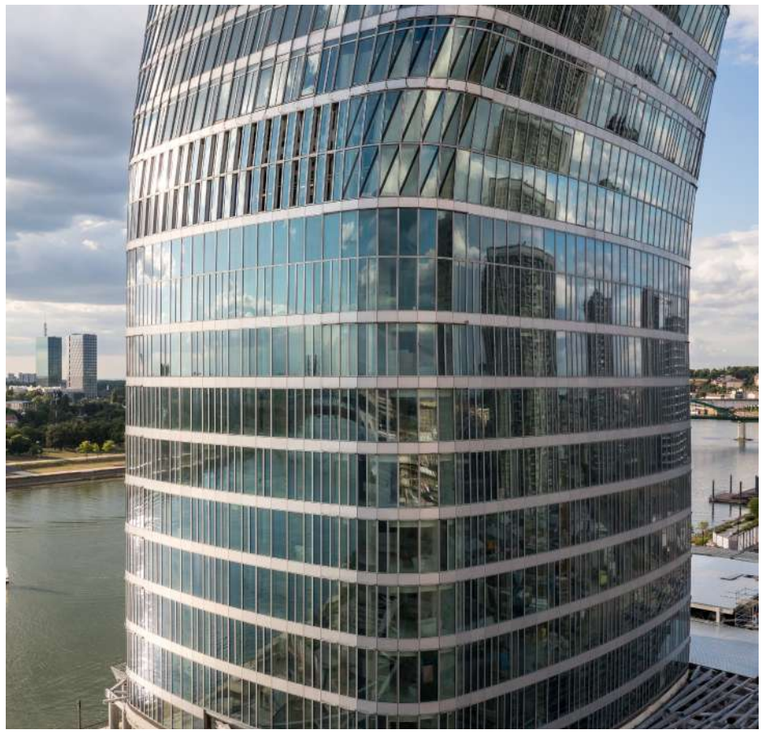
Dimensions:
67.000 sqm

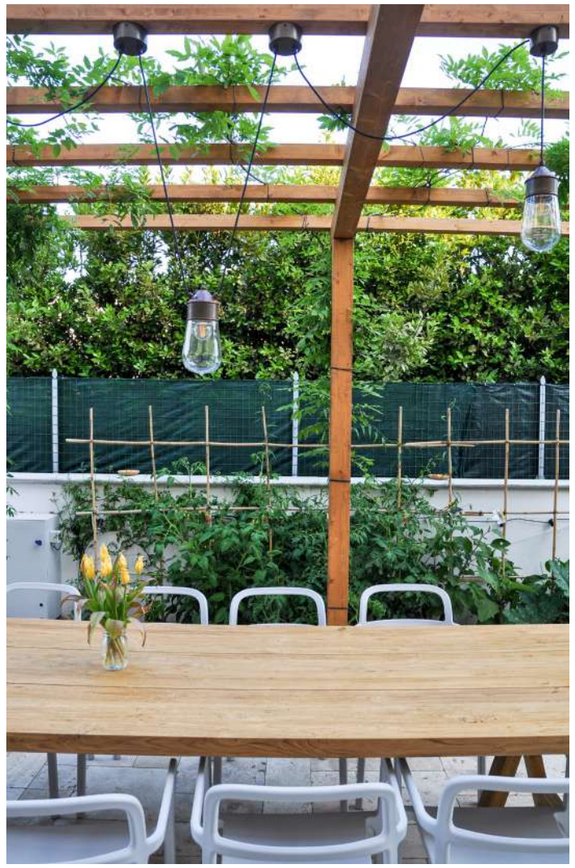
Budget:
€ 110 mln

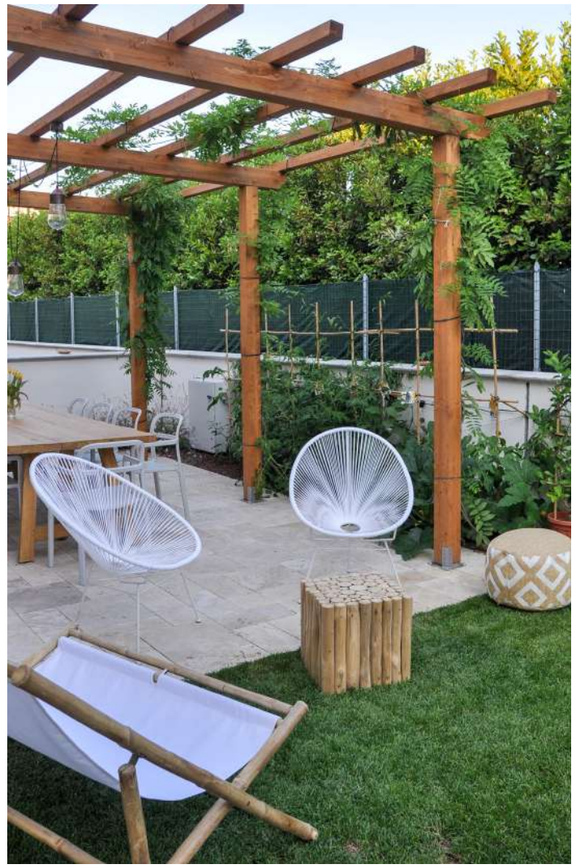
Client:
Impresa Pizzarotti & C.

Activities:
Constructive BIM design,
Project Management

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







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

RESIDENTIAL

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:
ARC - INT design

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

RESIDENTIAL, COMMERCIAL

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:
ARC - MEP design

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, COMMERICAL

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 t**hree 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

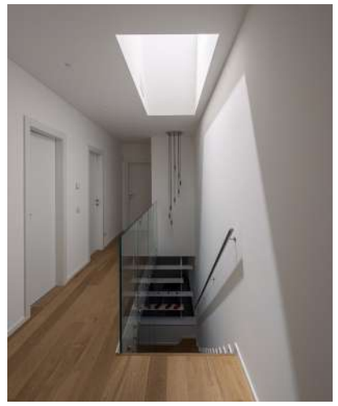
Year:
2020

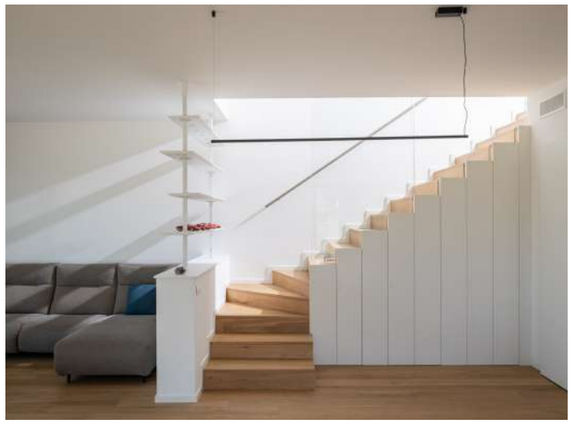
Dimensions:
16.900 sqm

Budget:
€ 16 mln

Client:
Invimit

Activities:
ARC - MEP design





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

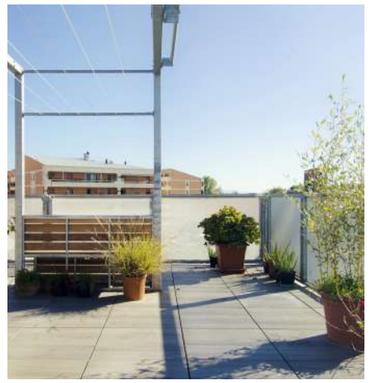
Status:
Completed

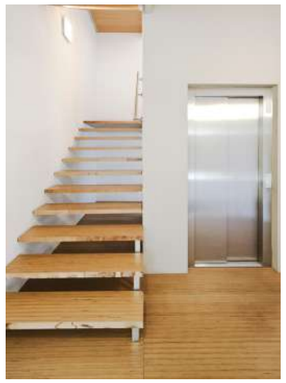
Dimensions:
380 sqm

Budget:
Undisclosed

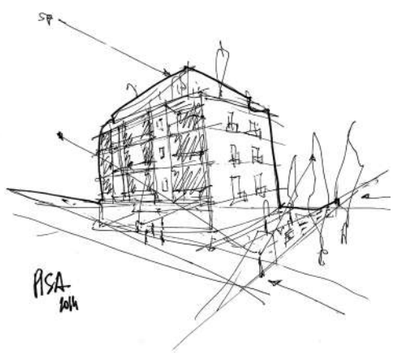
Client:
Private

Activities:
ARC - STR – MEP - INT design





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

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

RESIDENTIAL

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 r**eduction 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 costruction

Dimensions:
2.110 sqm

Budget:
€ 4 mln

Client:
Macchia

Activities:
ARC - STR - 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

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