

A  
PORTFOLIO

# REFURBISHMENT



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

Λ 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 m<sup>2</sup>

OF COMPLETED OR ONGOING PROJECTS



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

A OFFICE

## 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

**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





Transformation of an iconic building into a corporate hub focused on sustainability, technology, and space usability, redefining the relationship between historical heritage and the contemporary city.

Λ OFFICE

## Palazzo Pellico

### Redevelopment of the former Banca Lombarda in the historic heart of Milan

Pellico Palace reinterprets the former **Banca Lombarda** headquarters, in the historic heart of Milan, as a new corporate hub that **combines historical memory** with contemporary functionality.

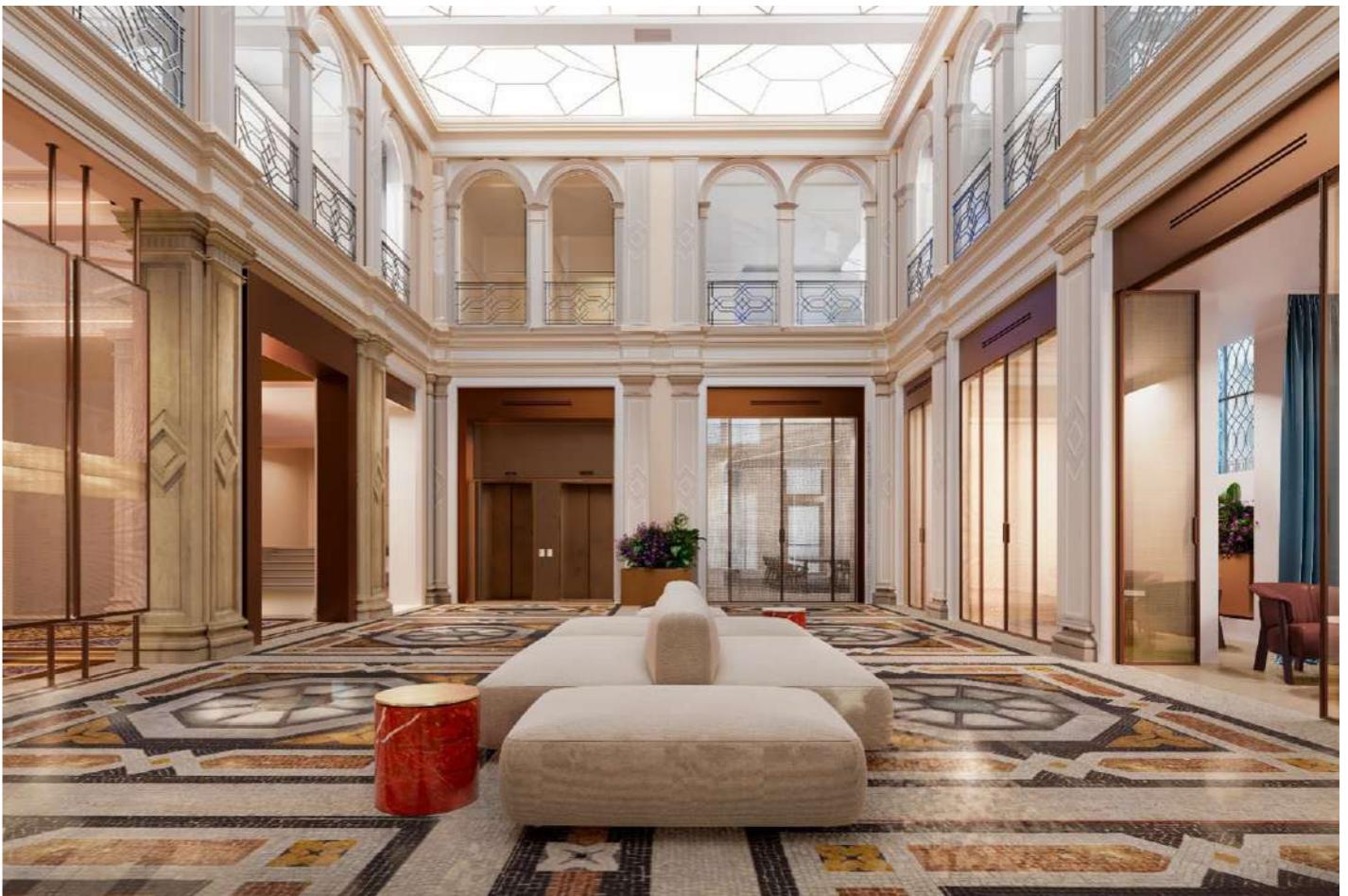
This intervention goes beyond mere redevelopment, representing the reactivation of an urban layer in dialogue with the surrounding monumental context.

The design approach involves reconfiguring the ground floor, opening it to the city with new storefronts and retail spaces, restoring visual permeability and vitality to Via Silvio Pellico. The new recessed and lightweight attic level introduces terraces and panoramic spaces

conceived as areas for well-being and social interaction.

Inside, the **historic banking hall** is transformed into the **Monumental Hall**, the distributive heart of the complex, enhanced by a design that juxtaposes contemporary materials – bronzed aluminum and textile glass – with period marbles and decorations, achieving a balance between **historical identity and a modern architectural language**.

From a technical and performance perspective, Pellico 10 targets the highest international standards: LEED Gold, WELL Gold, and WiredScore, **ensuring environmental sustainability, occupant well-being, and integrated technological innovation**.



**Location:**  
Milan, Italy

**Year:**  
2021 - ongoing

**Status:**  
Construction in progress

**Dimensions:**  
8.000 sqm

**Budget:**  
Undisclosed

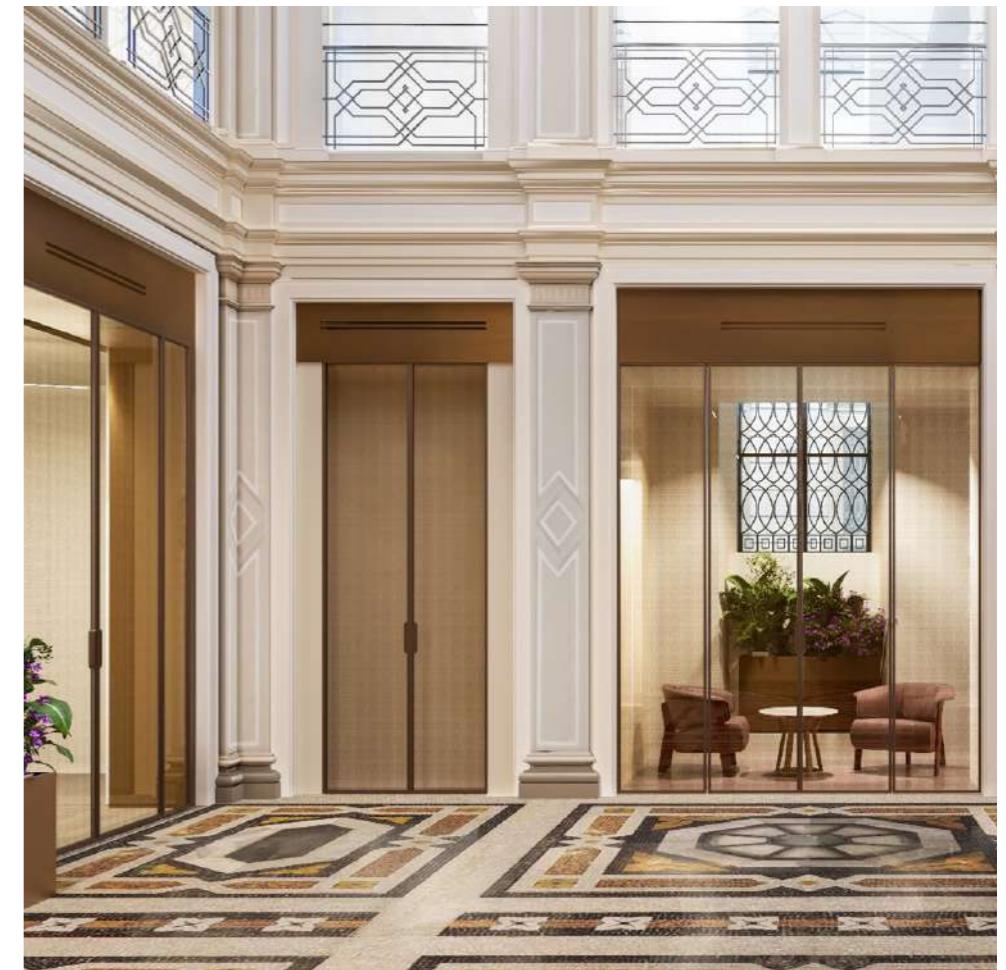
**Client:**  
COIMA

**Activities:**  
ARC (executive) - STR - MEP Design

**Collaborators:**  
Design Architect:  
Genius Loci Architettura

**Consultants:**  
Greenwich (Sustainability),  
Global Assistance Development  
(Quantity Surveyor)

**Credits:**  
Render: Genius Loci Architettura





The built space is a unicum with the surrounding environment, capable of conferring intimate and authentic sensations and perceptions.

▲ HOSPITALITY, RESIDENTIAL

## Toscana Resort Castelfalfi requalification

**Emblem of sustainable and authentic hospitality, a bridge between tradition and innovation**

Castelfalfi is a **medieval village in Montaione**, where the historical tradition of the territory and nature maintain a constant relationship, enhanced by the careful works that the **Toscana Resort Castelfalfi** has carried out over the years. The **requalification** project consists of interventions in line with this approach, where the **humanized space is a unique entity with the surrounding environment**, capable of providing intimate and authentic sensations and perceptions.

This is how the welcoming spaces, such as the **suites**, are reconfigured in terms of architectural layout and material finishes that evoke the tradition of stone in a contemporary manner. The **spa** enhances the pervasiveness of the landscape by directly connecting the indoor pool to the outdoor one, whose new orientation, along with the morphological modification of

the outdoor area, expands the visual relationship with the surrounding hilly and rural landscape. The intervention also involves the renovation of the **restaurant**, expanded by incorporating the outer area, now covered with a glass structure that allows the historic masonry texture of the building to serve as the upper backdrop, creating a play of light and shadows outlined by the visible patches of sky. The project also extends to the **residential spaces for staff**, both service and managerial, with a perspective that embraces the different destinations of the resort for a renovation that reflects on the guests' experiences.

**Comfort and functionality** are accompanied by concepts directly related to a vision of **sustainable and authentic hospitality**, bridging tradition and innovation.



**Location:**  
Castelfalfi, Montaione, Italy

**Typology:**  
Renovation

**Year:**  
2022 - 2024

**Status:**  
Completed

**Budget:**  
Undisclosed

**Client:**  
Tenuta di Castelfalfi Spa

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

**Credits:**  
Interior Design: Blue Sky Hospitality Ltd (restaurant), Affine Design (Wellness Spa & Gym, suites), Caberlon Caroppi (rooms & corridors)  
Photo: Alessandro Moggi





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.

Λ OFFICE

## "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 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 refunctionalization** 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 techniques 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 building has three floors above ground and is characterized by the geometries of masonry vaults in the basement and regular and squared layout of the upper floors. 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 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

**Year:**  
2021 - ongoing

**Status:**  
Under construction

**Dimensions:**  
7.900 sqm

**Budget:**  
€ 5 mln

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

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





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.

Λ OFFICE

## 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:**  
Montacchielo, Italy

**Year:**  
2021 - 2022

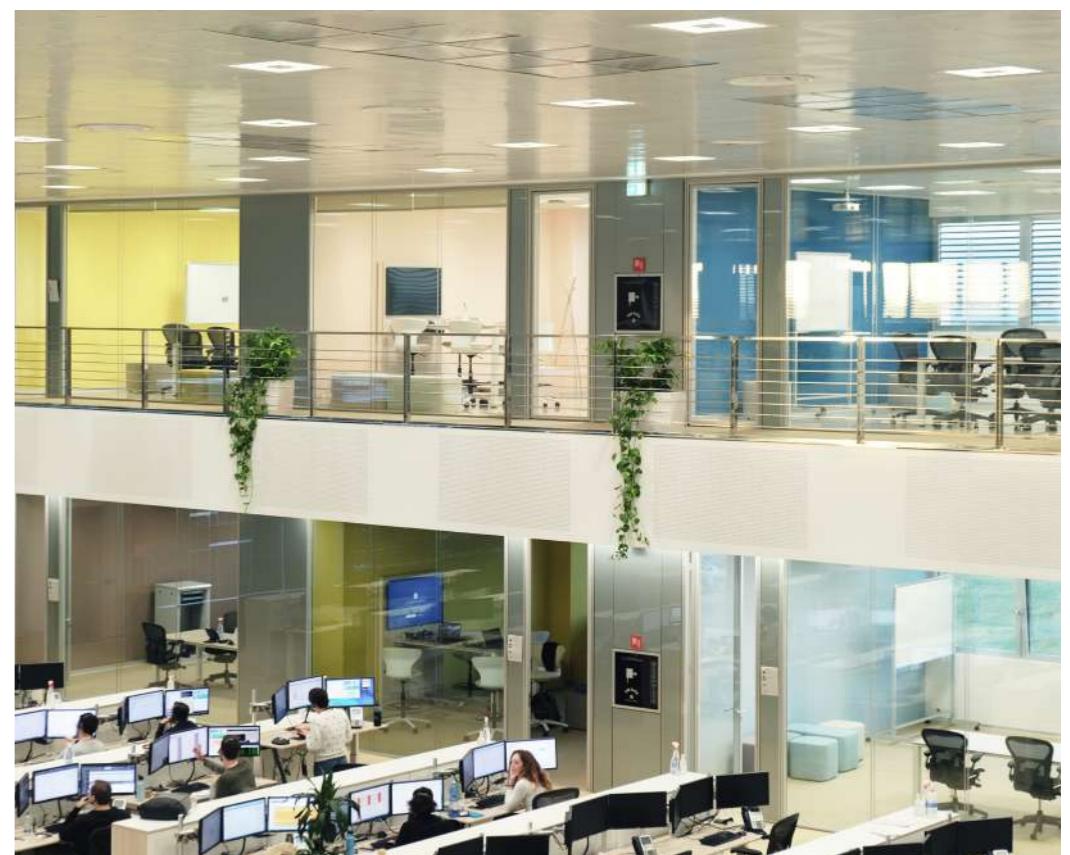
**Status:**  
Completed

**Dimensions:**  
5.735 sqm

**Budget:**  
Undisclosed

**Client:**  
Vianova

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





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.

Λ 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

**Year:**  
2020 - ongoing

**Status:**  
Under construction

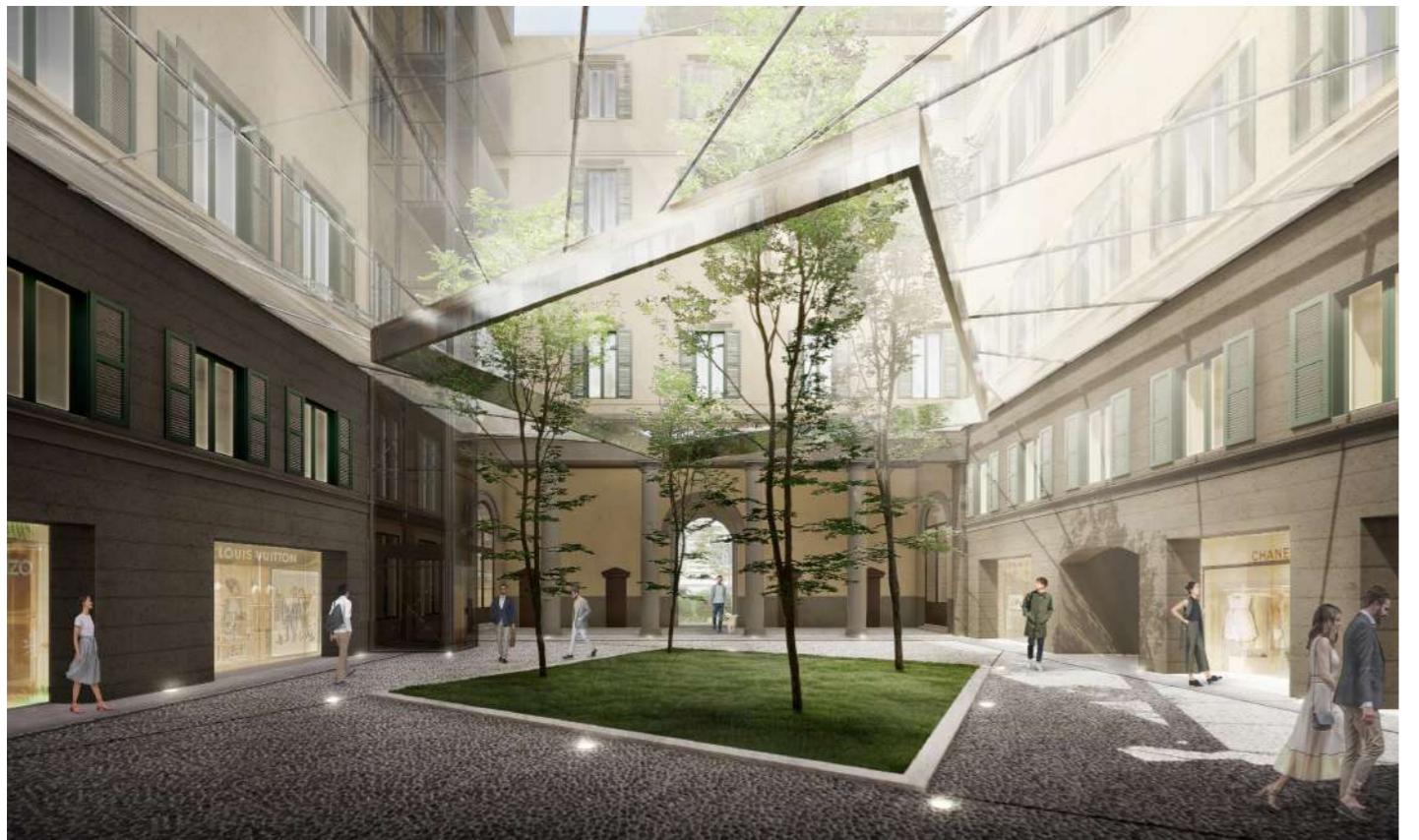
**Dimensions:**  
6.400 sqm

**Budget:**  
€ 4.9 mln

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

**Activities:**  
ARC - STR - MEP 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

**Year:**  
2020

**Dimensions:**  
11.300 sqm

**Budget:**  
€ 13.8 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, COMMERCIAL

## City Block

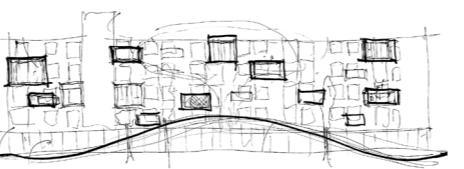
### Inclusivity and sustainability for a new housing concept

The **regeneration project** for the Via Paradiso 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

**Year:**  
2020

**Dimensions:**  
16.900 sqm

**Budget:**  
€ 16 mln

**Client:**  
Invimit

**Activities:**  
ARC - MEP design





An integrated design developed in a BIM environment for a prestigious complex under historical constraints.

Λ HEALTHCARE

## San Ginesio Nursing Home

**Enhancing heritage by adapting functions to today's needs**

The project concerns the adaptation of the **"San Ginesio Nursing Home"** damaged by the 2016 earthquake. In particular, the project carries out the **structural consolidation** of two corps located within the lot between Via Roma, the castle walls and the church of Santa Maria in Vepretis near Porta Picena.

As part of these works, a **new functional layout of the buildings** has been redefined, also considering the close connection of the project area to the historical urban fabric.

Given the existing **historical constraints** on the building, the **relationship/dialogue with the local authority** was of fundamental importance.

The project is developed with the use of BIM technology, an indispensable tool for **integrated design** and overall control of all phases of the works.

**Location:**  
San Ginesio, Italy

**Year:**  
2020 - 2023

**Status:**  
Design completed

**Dimensions:**  
3.900 sqm

**Client:**  
Marche Region

**Budget:**  
€ 6.1 mln

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

**Collaborators:**  
Euro Project, Plan Ingegneria





Respect and innovation are the key words of this complex intervention, which converts part of a historic architecture into an avant-garde data centre, using BIM methodology.

▲ DATA CENTER

## ECMWF Data Center Buildings

### A meteorological centre in Bologna's former tobacco factory

The new **ECMWF Data Center**, European center for medium-term weather forecasts, is characterized by the **high degree of complexity of the intervention**, on a global level.

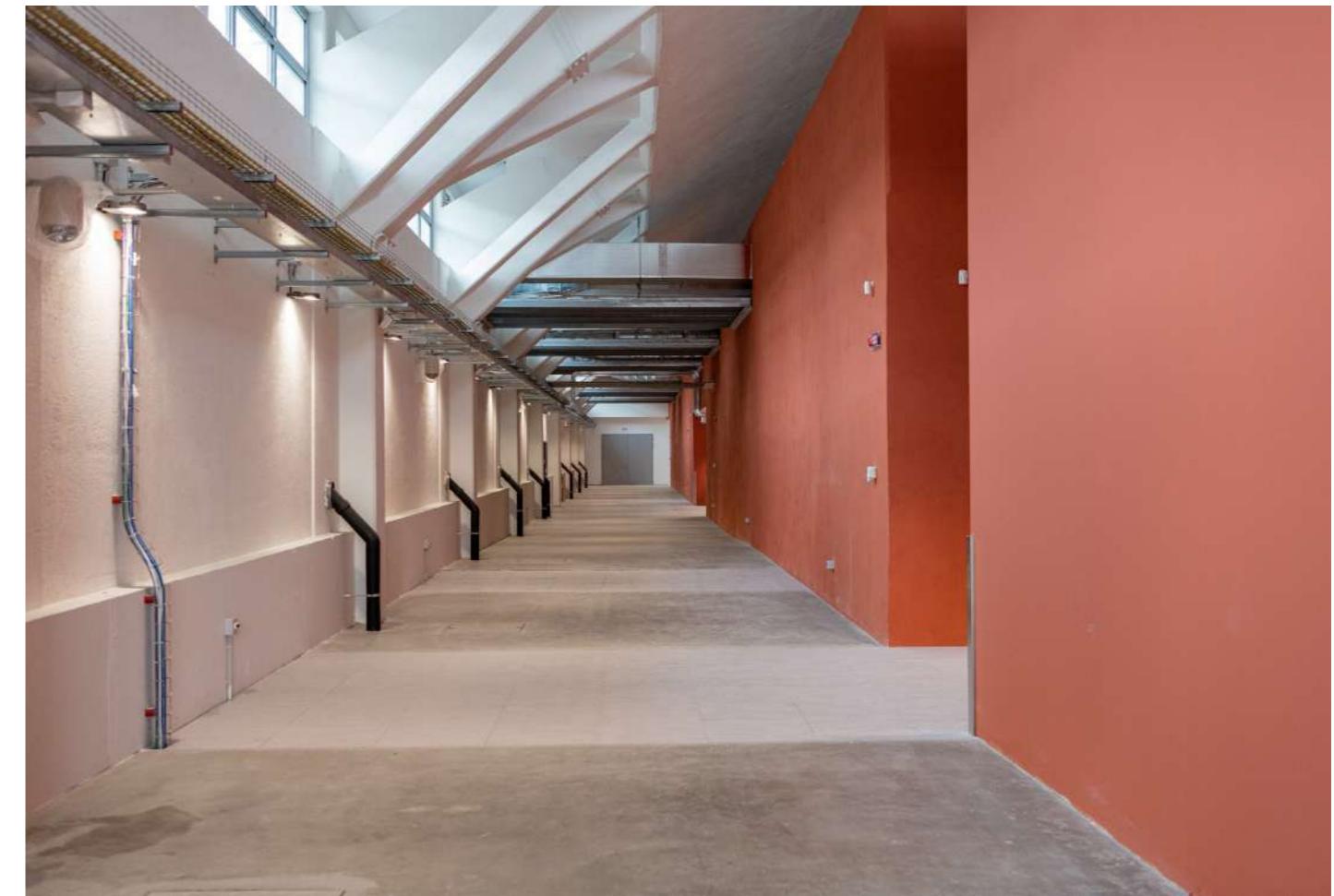
The meteorological center covers an area of about **20.000 square meters** and is inserted within a part of the area of the **former Tabacchi Factory in Bologna**, designed and built by the architect **Pier Luigi Nervi** in the **1950s** and subjected to protection by the **Cultural and Landscape Heritage of Emilia-Romagna** for its high historical and engineering value.

The need therefore consisted in **re-functionalizing part of the existing complex** by creating a complex

infrastructure to establish the data center and – at the same time – interacting respectfully with the **pre-existing architectural context**.

**Function and conservation** find their synthesis through the advanced use of BIM, which accompanied the project management throughout the construction phase and for all disciplines, up to the development of the as built.

This methodology becomes the starting point for an **optimized management of the structure**, a need increasingly aimed at the **sustainability** of the complex and the **safeguarding** of an architecture created by an internationally renowned designer.



**Location:**  
Bologna, Italy

**Year:**  
2019 - 2021

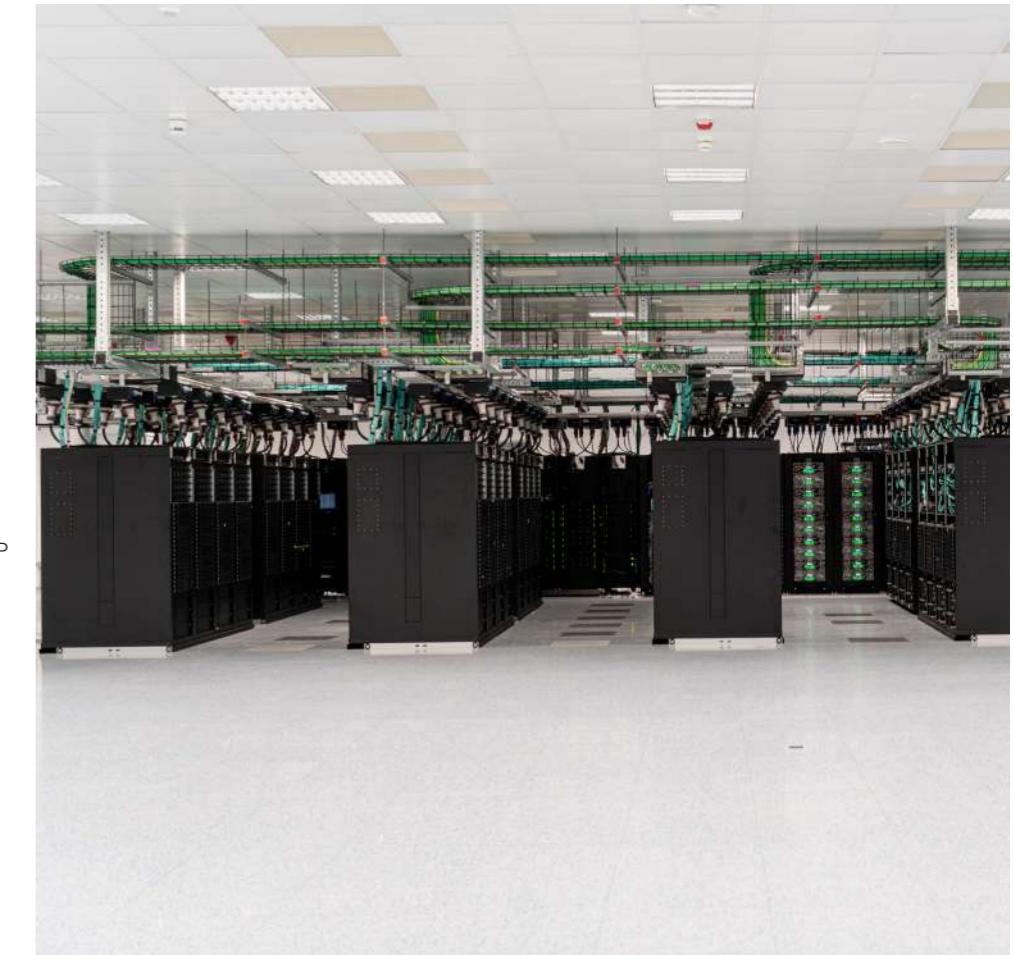
**Status:**  
Completed

**Budget:**  
€ 42.8 mln (IT technologies not included)

**Client:**  
RTP Frimat - Site - Gianni Benvenuto

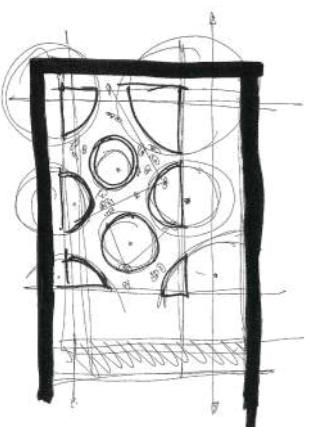
**Activities:**  
Constructive BIM Design  
Project Management

**Credits:**  
Architectural Design and Coordination: GMP Architekten Von Gerkan, Marg and Partner  
Plants Design: Studio T  
Structural Design: Werner Sobek Stuttgart  
Landscape: LAND Italia  
Photo: ECMWF





A complex project, bringing together different disciplines and highlighting the opportunities offered by the BIM methodology in the restoration of prestigious historical buildings.



## ▲ EDUCATION

# Scuola Normale Superiore Renovation

## The value of integrated design in the restoration of a historic building

The **San Silvestro Compendium**, the former headquarters of the **Scuola Normale di Pisa**, now houses the **NEST** – National Enterprise for nanoScience and nanoTechnology.

The restoration work was carried out by critically analysing the prestigious building. The aim was on the one hand to **preserve** the material and image of the architectural structure, and on the other hand to **adapt it in terms of installations and technology**, in order to create the **new scientific laboratories**.

This **integrated design in historical context** has been made possible by the BIM methodology. The development of an **AS BUILD model**, in collaboration with the construction company, enabled the **optimisation of all the project phases**, from the survey to the management of the technological equipment.

**Location:**  
Pisa, Italy

**Year:**  
2013

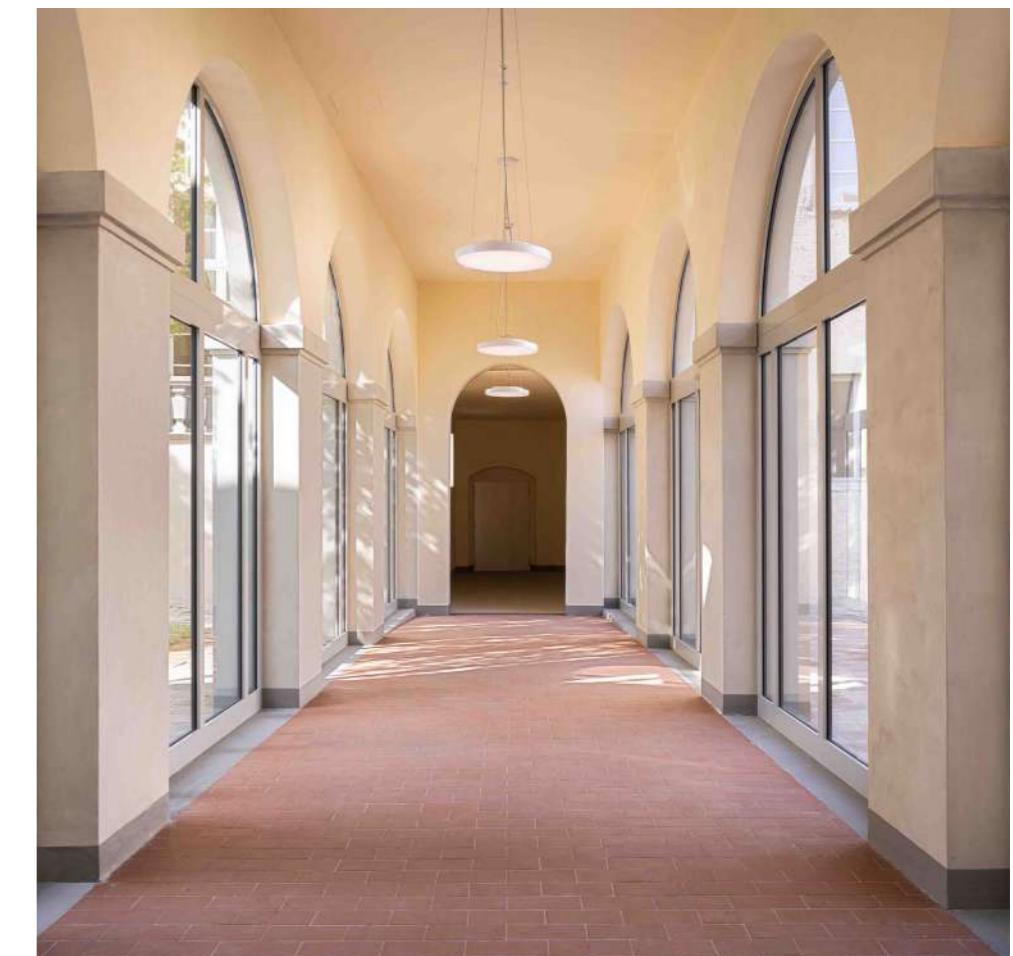
**Status:**  
Completed

**Dimensions:**  
1.900 sqm

**Budget:**  
€ 4.1 mln

**Client:**  
Russo Costruzioni

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





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

A OFFICE

## Ex Stallette Complex renovation

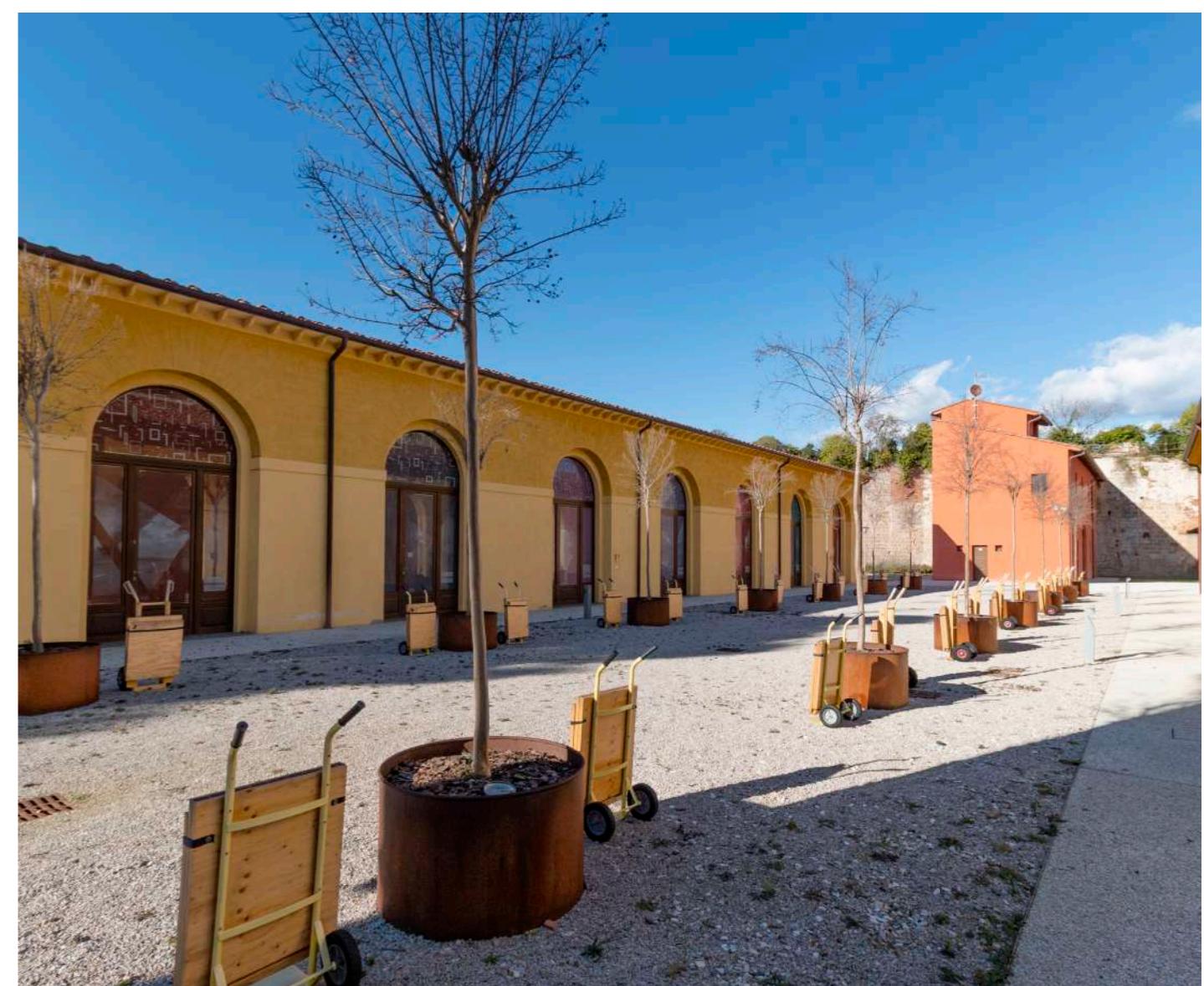
**A place that narrates its past and projects it into the future**

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

**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



UNI PDR 125:2022  
CERTIFIED COMPANY



SA 8000:2014  
CERTIFIED COMPANY



ASSOCIATE OF  
CONFININDUSTRIA  
ASSOIMMOBILIARE



MEMBER OF  
OICE



MEMBER OF  
EFCA



MEMBER OF CNETO  
CENTRO NAZIONALE EDILIZIA  
E TECNICA OSPEDALIERA



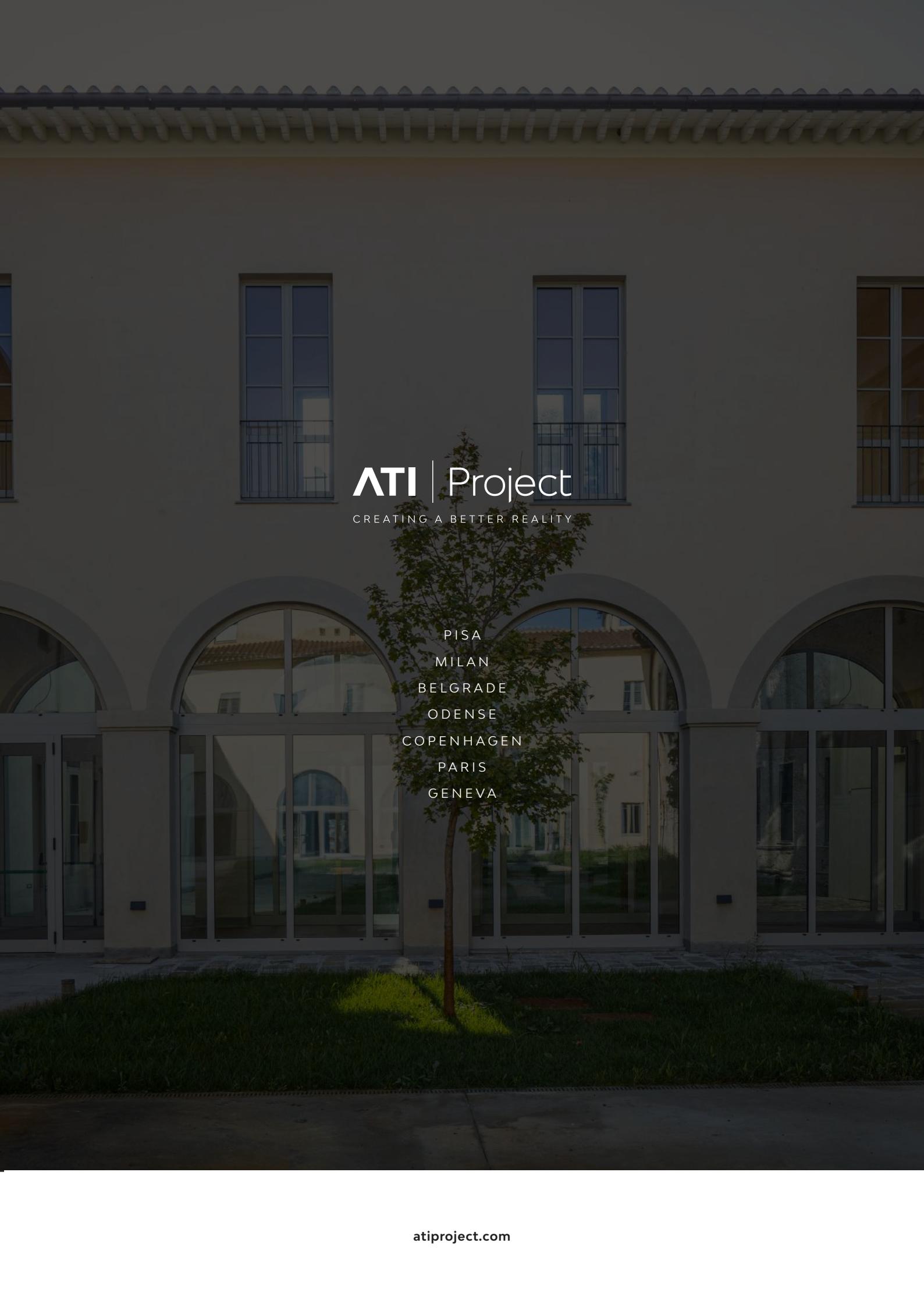
BIM QUALITY  
ENVIRONMENT POLICY



SOCIAL RESPONSABILITY  
POLICY



GENDER EQUALITY  
POLICY



**ATI** | Project

CREATING A BETTER REALITY

PISA  
MILAN  
BELGRADE  
ODENSE  
COPENHAGEN  
PARIS  
GENEVA