

# GENOVA MERAVIGLIOSA rigenerare geNOVA | 2019



GENOVA  
PRÉ-VISIONI

# GENOVA PRÈ-VISIONI

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# THE REGENERATION OF THE OLD TOWN

## A MAIN GOAL OF THE MUNICIPALITY

The historic centre of Genoa covers an area of 896 hectares stretching along the coast of the central part of the city and into the hills behind; it was declared a UNESCO world heritage site in 2006 thanks, above all, to the presence of the “ROLLI”, the recently restored Genoese renaissance palaces. The regeneration of the historic centre of Genoa presents some critical issues, typical of European cities, that require specific urban planning, characterized by a highly flexible and diversified approach. This includes major urban regeneration with the possible involvement of private partners. The City’s plan has identified as primary: the enhancement of the strategic role of the historical centre, the creation of an adequate access system, the establishment of quality services and the support to every feasible and potential project for the regeneration of the old city. In this context, the urban plan foresees the integration of the old town with the Porto Antico, Hennebique and the downtown of Genoa: a plan that began with the transformation of the urban areas of the Expo (in 1992), the construction of the Porto Antico and the integration with the Cruise Terminal. In recent years the plan has been expanded, both in quantitative and qualitative terms, with the aim of restoring the city’s direct access to the sea and to regenerate and reconnect the historic

centre to the city’s coast.

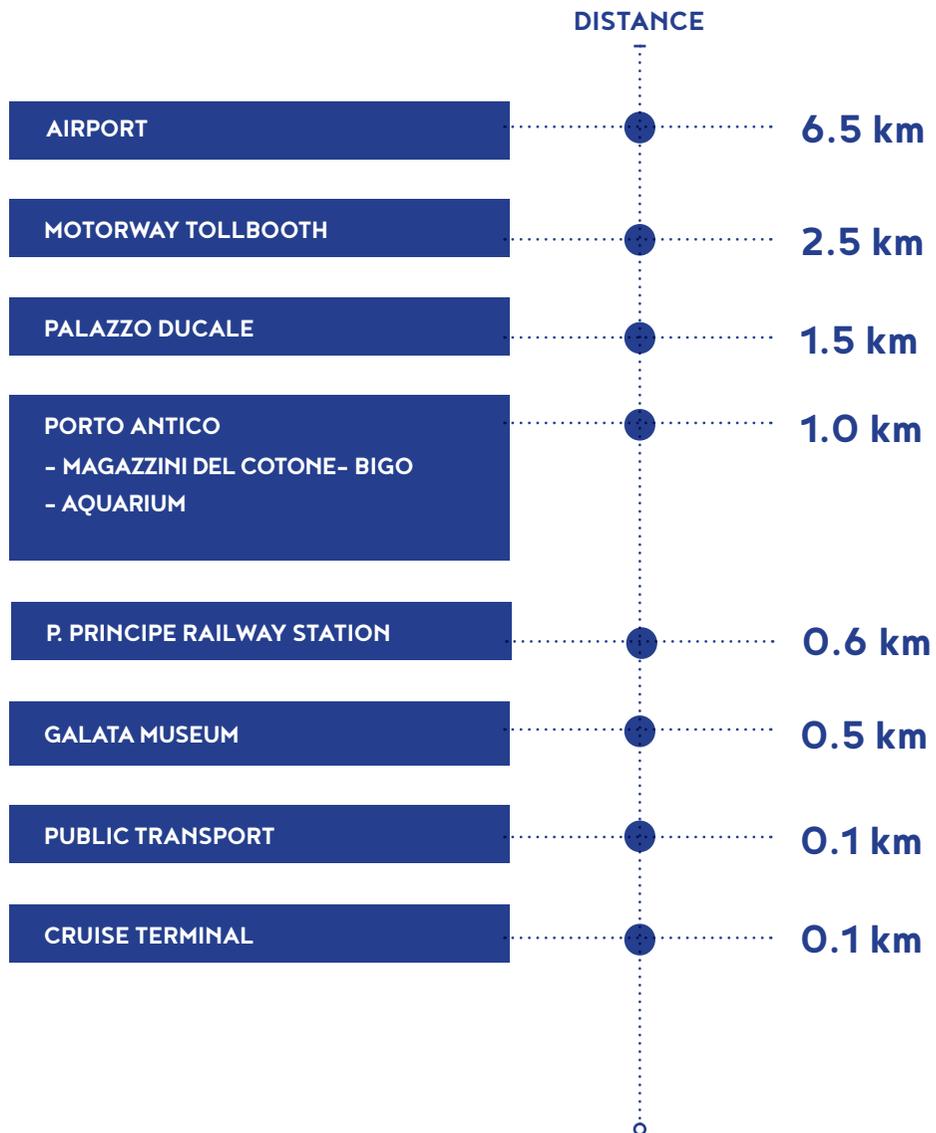
It was decided to start the analysis of the regeneration of the Historic Centre via a pilot project focusing on a highly characteristic part of the historical city. We have chosen a quadrant that contains some of the most important potential of the old town of Genoa: the area is extremely central and highly urbanized, is close to a major railway station, the cruise terminal and metro, well served by public transport, has large pedestrian areas, good capillarity in terms of communication routes, close to Genoa University, Porto Antico and current and planned “poles” of the city, an area in cultural, historical and architectural interest with outdoor spaces usable for new activities and connections. For this quadrant a preliminary study has been developed with the Polytechnic School of the University of Genoa, which foresees the creation of attraction points and meeting places that generate opportunities for encounter, development and enhancement in the sectors of residence, leisure, tourism and culture. The aim is to regenerate this entire area and return it to Genoa, improving the current physical and social fabric and facilitating the establishment of new.





# PRÈ-VISIONI

## URBAN CONTEXT



P. Principe Railway Station

Hennebique

Cruise Terminal

**PRÈ-VISIONI**

Aquarium

Porto Antico

Old Town

Bigo

Magazzini del Cotone

Palazzo Ducale



# PRÈ-VISIONI



## CURRENT STATE STRATEGIC LOCALIZATION PRÈ-VISIONI AREA

The sustainable regeneration and promotion of the historic centre are key points in the strategy of Public Administration of Genoa. In the recent past, examples of urban regeneration have shown that “building” is only part of the key to the rebirth of the historic heart of the city. A fundamental element comes from “living” the areas through various users and activities, not only commercial and residential, but rather those that can trigger “virtuous” circle, constant and continuous over time.

Genoa’s strategy envisages the development of a pilot project in one of the most important and strategic districts of the old town, named “Quartiere di Prè”. The idea is to examine common problems, but above all unleash the potential for the economic and social revitalization of one of Europe’s largest historical centres. The selected district is bordered by Via Balbi (in which there are a number of University buildings, including its headquarters), Via Gramsci (neighbouring the port and the University’s Department of Economics), Piazza Principe (location of one of the city’s two main railway stations) and Via delle Fontane (gateway between the district and another intensely lived area of the historical centre); the urban regeneration pilot project for this quadrant was developed to propose solutions able to generate investment opportunities and encourage public and private activities. The project was developed in two main phases:

### ■ the analysis of the current state of the district to:

- > understand the context in which the project ideas are to be proposed
- > identify the weaknesses to solve

- > recognize the strengths to exploit
- > facilitate the development of opportunities
- > reduce the impact of threats.

### ■ the identification of specific solutions for the urban regeneration of the “Quartiere di Prè” through:

- > critical analysis of the current state of district
- > selection of successful references
- > use of a methodology based on the principles of sustainability and innovation

### ■ The main aims are:

- > find realistic, practical and successful solutions to develop ideas for the sustainable cities of the near future, an aim shared by the European Union
- > regenerate a central area of the city that can be visited and enjoyed by its residents, people working nearby and visitors



Piazza Principe Railway Station

University

Piazza Principe

Via San Benedetto

Via Balbi

Via Gramsci

Via delle Fontane

Galata Museum

Hennebique

University

Old Town

Cruise Terminal

Aquarium



# PRÈ-VISIONI

## CURRENT STATE

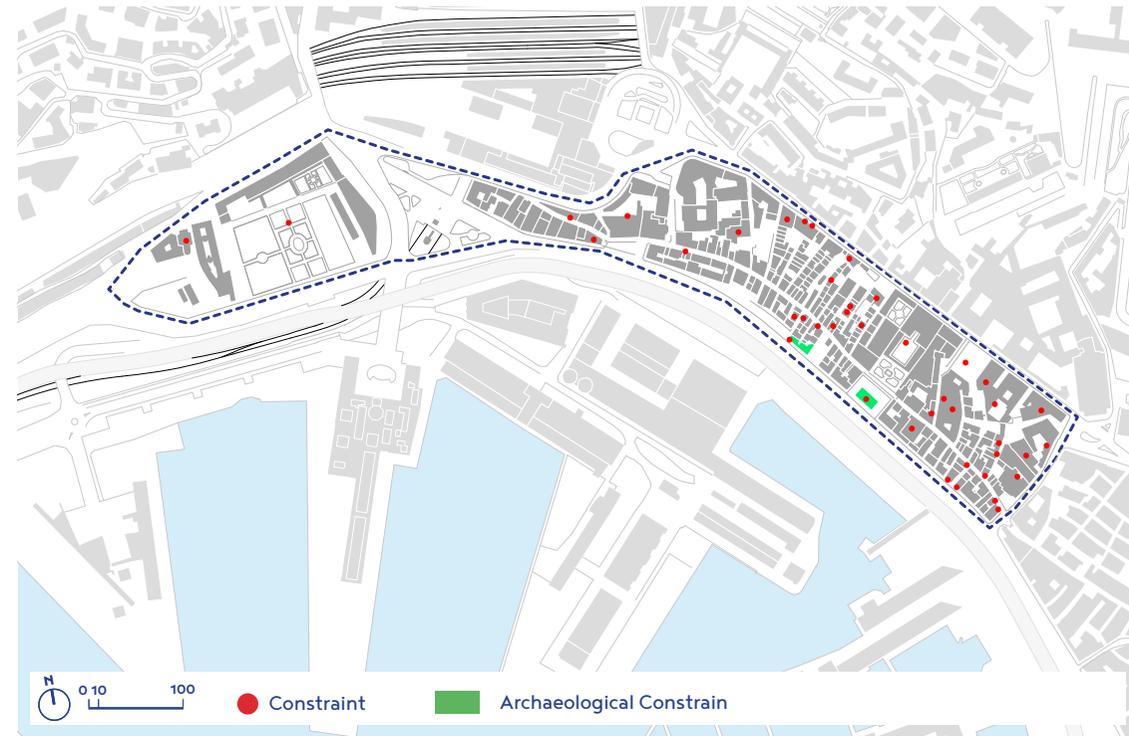
After having consulted the extensive historical documentation on the “Quartiere di Prè, a cross analysis was carried out to obtain a complete outline of the area of interest. In particular:

- urban parameters
- census of publicly owned properties
- the constraints from the Superintendence

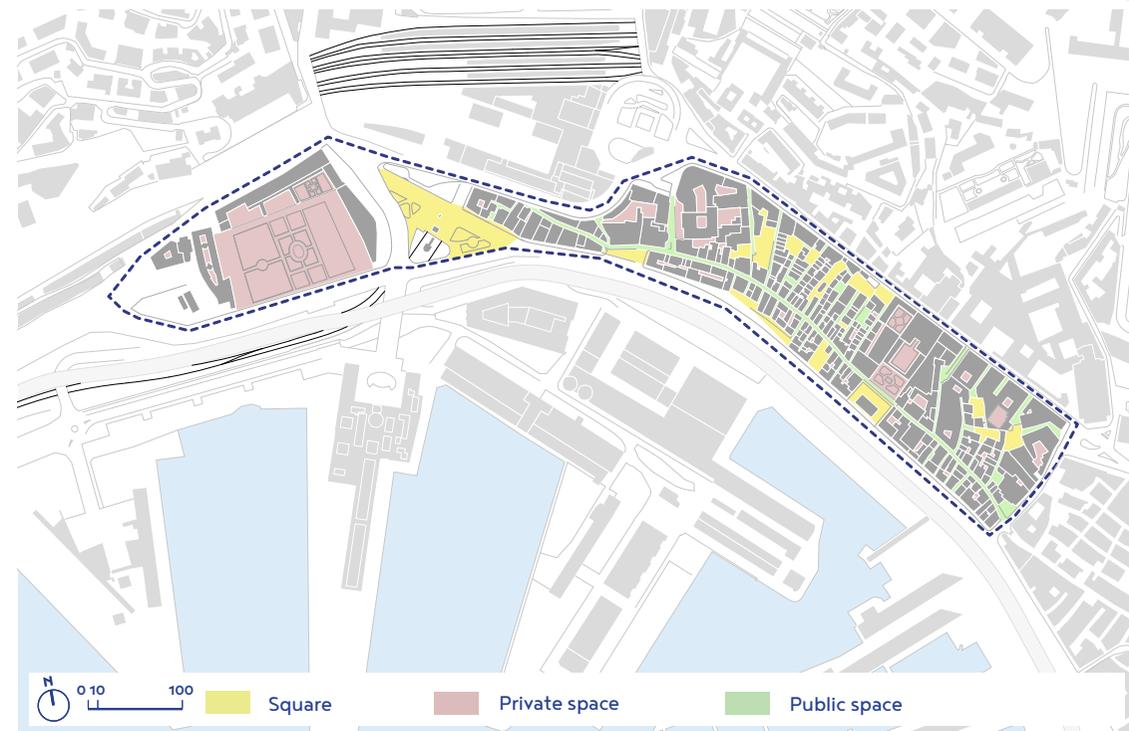
In synthesis the district is characterized by:

- its position in the historical heart of the city
- numerous heritage sites, public services and infrastructures
- many properties of the Municipality and the University
- “areas of modifiability” (i.e. areas compromised by war damage, poor/ inappropriate reconstruction, etc.)
- area in which interventions are planned for “socio-economic Improvements” in the area of respect of the “Le Strade Nuove and Palazzi dei Rolli” (in the UNESCO list of the World Heritage sites).
- numerous outdoor spaces (squares, courtyards or small outdoor spaces), usable for specific new activities.

CURRENT STATE - Constrains



CURRENT STATE - Open spaces



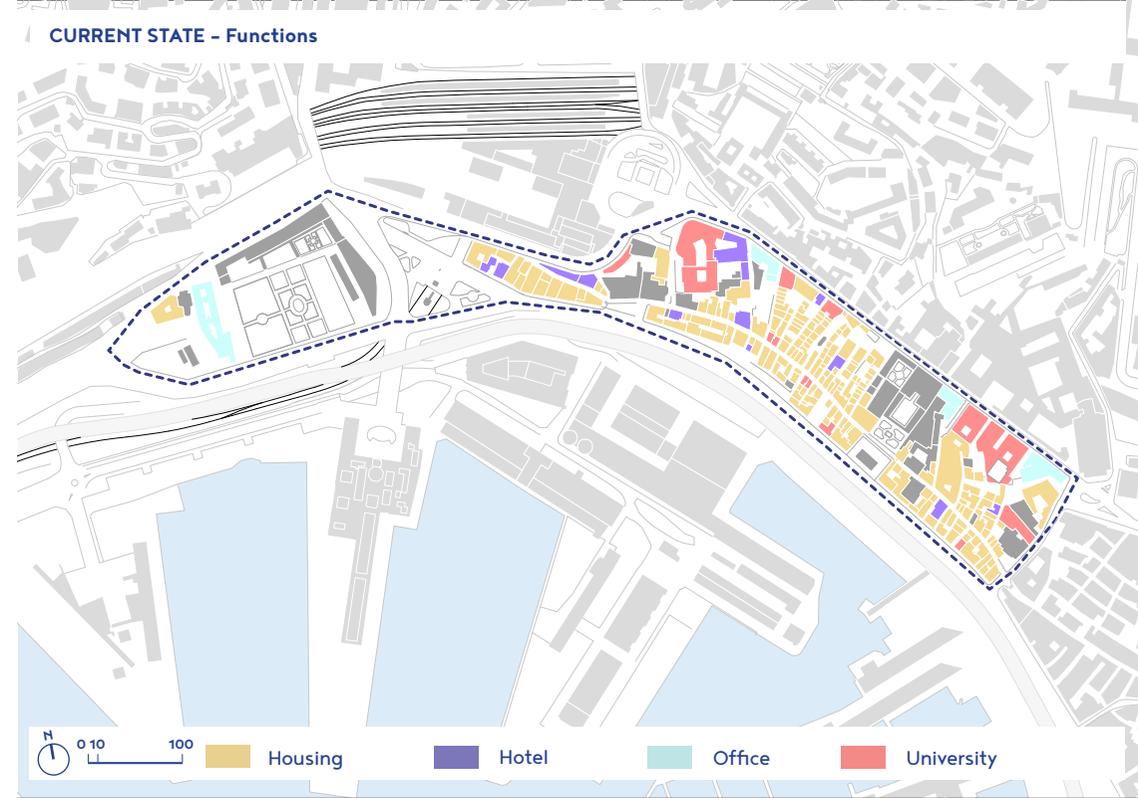
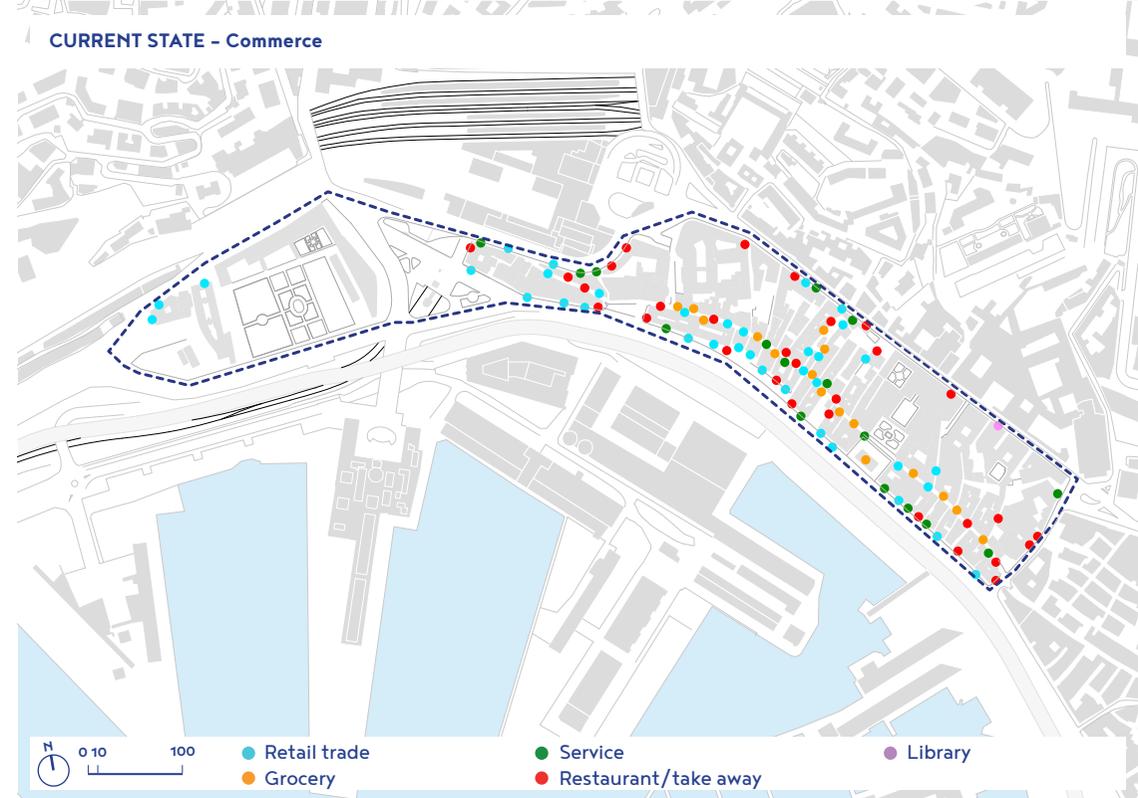


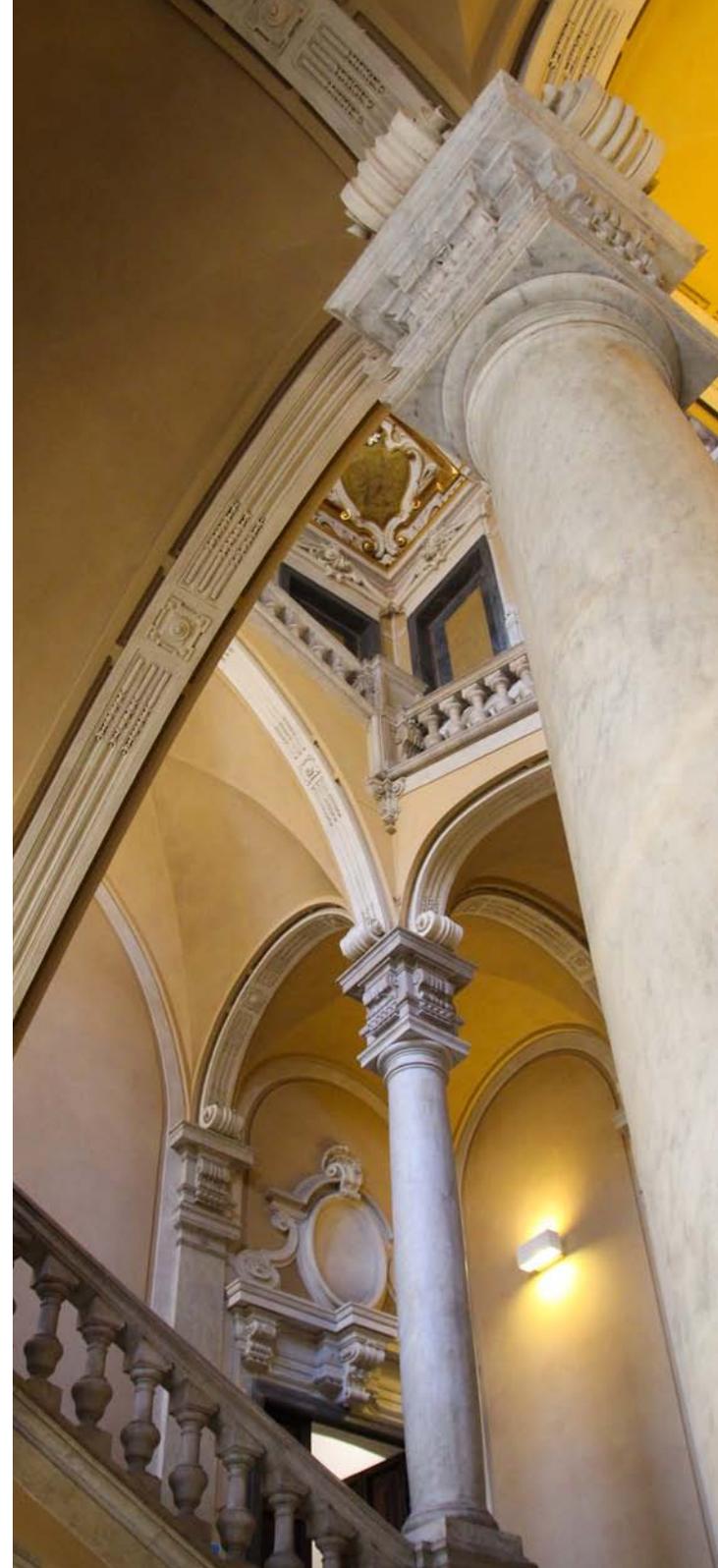
# PRÈ-VISIONI

## CURRENT STATE

In the area there are: residential dwellings, retail activities, public and private offices, university buildings, hotels, religious buildings and cultural centres. In particular:

- **Public and private residence:** they are distributed throughout the entire district, in several zones there are public buildings, also linked to university and / or cultural activities; in other zones private dwellings are more common. Both categories can be divided into degraded and non-degraded buildings.
- **Commercial activities:** these are mainly located on the three horizontal streets Via Gramsci, Via Prè and Via Balbi. “Shops” are almost completely absent, along the alleys that cut these three streets vertically.
- **Hotels:** there are many hotels of varying size and quality, especially near the Piazza Principe railway station and Stazione Maritima that bring millions of passengers every year to the neighbourhood.
- **Spaces and buildings of University:** in the district there are numerous University Departments; they welcome a considerable number of students. Despite this, there is only one university canteen and a small student housing facility.
- **Cultural centres:**
  - > Palazzo Reale (or Palazzo Stefano Balbi) is a historic Genoese building included in the list of “Palazzi dei Rolli”, its Art collection is one of the most important in Genoa.
  - > The Commenda di San Giovanni di Prè, is one of the oldest buildings of Catholic worship in Genoa, currently it functions as a “Theatre Museum”, where the written history is transformed into images and shows. The Commenda will soon become the seat of the National Museum of Italian Emigration.





# PRÈ-VISIONI

## CURRENT STATE A NEW GATEWAY FOR THE OLD TOWN

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### ACTIONS ALREADY IN PROGRESS BY MUNICIPALITY

ACTION 1

Empowerment of residents  
and commerce

ACTION 2

Enhancement of cultural points

ACTION 3

New function for outdoor spaces

ACTION 4

Implementation of smart  
lighting for the entire district

### DESIGN PROPOSAL FOR INVESTITORS

ACTION 5

Development of a distributed  
university campus

ACTION 6

A new gateway for tourism

### FIRST PROJECT FOR INVESTOR

STUDENT  
HOUSING

The detailed analysis of the current state has highlighted the points on which to direct the regeneration actions and to identify the problems to be faced with a coordinated program and realistic times.

Specific regeneration actions are proposed including a project of smart lighting for the entire district. The specific interventions are the consequence of the particularities and potential of the area.

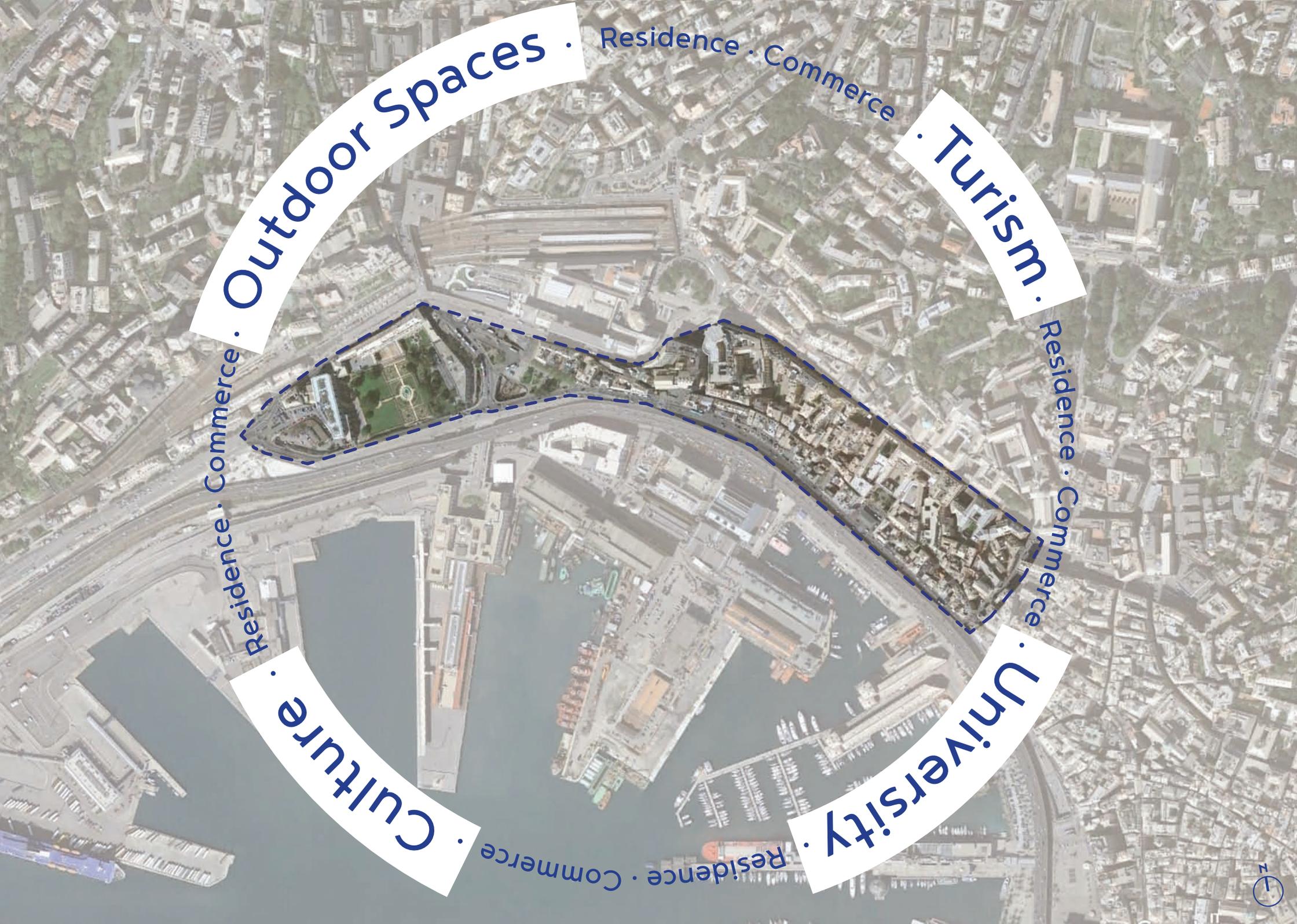
#### These actions can be subdivided into:

- Action from 1 to 4
- Action from 5 to 6
- First project for investors.

The project proposals are to be considered as applicable all parts of the area where the necessary conditions and characteristics are found. The study foresees, in fact, the creation of interest and encounter points that will generate opportunities for meeting, development and enhancement in the sectors of residence, leisure, tourism and culture.

#### The main goals are:

- transform this entire area
- give the district back to the City
- enhance the existing activities
- facilitate the establishment of new ones.



**Outdoor Spaces** · Residence · Commerce

**Tourism** · Residence · Commerce

**University** · Residence · Commerce

**Culture** · Residence · Commerce





# ACTIONS ALREADY IN PROGRESS BY MUNICIPALITY

**ACTION 1:** EMPOWERMENT OF RESIDENTS AND COMMERCE

**ACTION 2:** ENHANCEMENT OF CULTURAL OFFERING

**ACTION 3:** NEW FUNCTIONS OF OUTDOOR SPACES

**ACTION 4:** IMPLEMENTATION OF SMART LIGHTING FOR THE ENTIRE DISTRICT

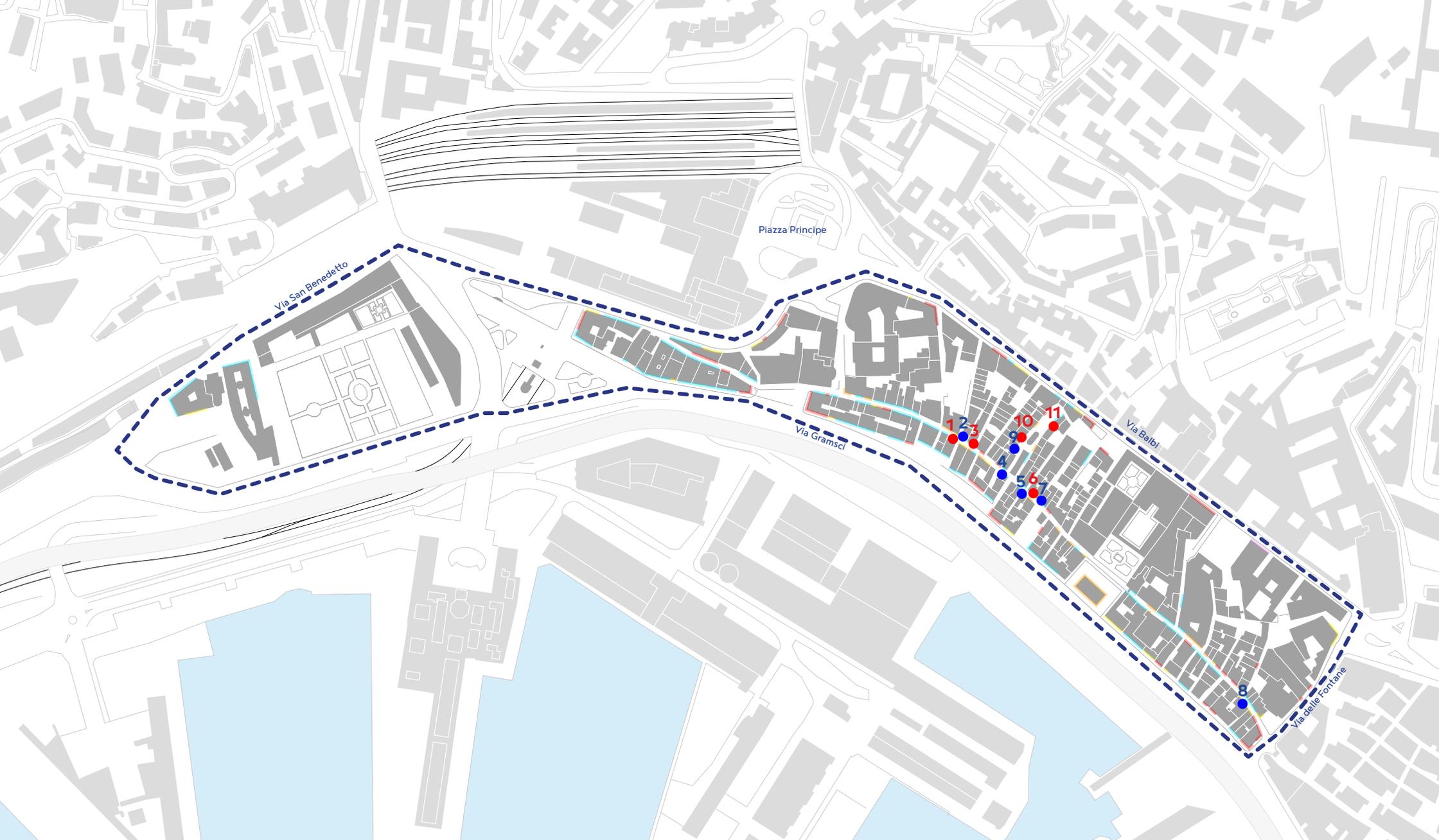
# ACTION 1



## RESIDENCE AND COMMERCE

In the “Prè” area, concrete steps have already been taken to encourage the establishment of neighborhood activities and crafts, with the intention of combating the phenomenon of commercial desertification. With this goal, the municipality has launched a public tender to assign premises, owned by the Municipality of Genoa, located in via Prè and the surrounding areas of the historic center, to be allocated to the development of economic and entrepreneurial projects of small and micro businesses. Pursuing the objective, with targeted actions, to revitalize the Historic Center encouraging high quality small businesses, rewarding those who contribute with their work to the growth of the urban economic fabric and the enhancement of the territory. This action focuses on encouraging healthy enterprises, which become a basis for the improved safety. Favoring commercial and craft activities strongly linked to the territory, it aims to re-launch local traditions and the tourist role of the city. The participants to the tender must commit themselves to start the business within 60 days incentivized by the concession to initially free rent of the premises made available by the Municipality. There are two types of premises: one type includes premises primarily dedicated to new company headquarters or existing business premises, while the second type concerns subsidiary premises that can be granted free of charge for activities already present in the territory.





**Premises in concession free of charge for 12/18 months**

- 1 • Via di Prè 131 R - 45 mq
- 2 • Via di Prè 153 + 155 R - 78 mq
- 3 • Via di Prè 151 R - 61 mq
- 4 • Via di Prè 110 + 112 + 114 R - 27 mq

- 5 • Via di Prè 100 R + 100 AR - 31 mq
- 6 • Via di Prè 125 R - 39 mq
- 7 • Via di Prè 121 + 123 R - 70 mq
- 8 • Via di Prè 143 + 145 R - 104 mq

- 9 • Piazza dei Truogoli di Santa Brigida 27 + 29 + 31 + 33 - 71 mq
- 10 • Piazza dei Truogoli di Santa Brigida 25 - 39 mq
- 11 • Piazza dei Truogoli di Santa Brigida 8 - 26 mq

0 10 100 ● Commercial space for rent

● Contiguous commercial spaces for rent

# ACTION 2



## CULTURAL POINTS

Within the pilot area there are cultural artefacts of great interest and potential that can be an effective tool in solving some issues of the neighborhood, i.e. the lack of effective transversal paths between the three main road arteries. In particular, a strategy based on:

### A

Valorisation of the squares connected to museums and / or commercial and / or tourist activities. For example, to take advantage of the only large square on the busiest street (Via Gramsci) as a large central access point to the district. For this action a historic iron building, currently occupied by inactive commercial businesses, will be moved into a large space that will become a fulcrum of the “new gateway for the old town”.

### B

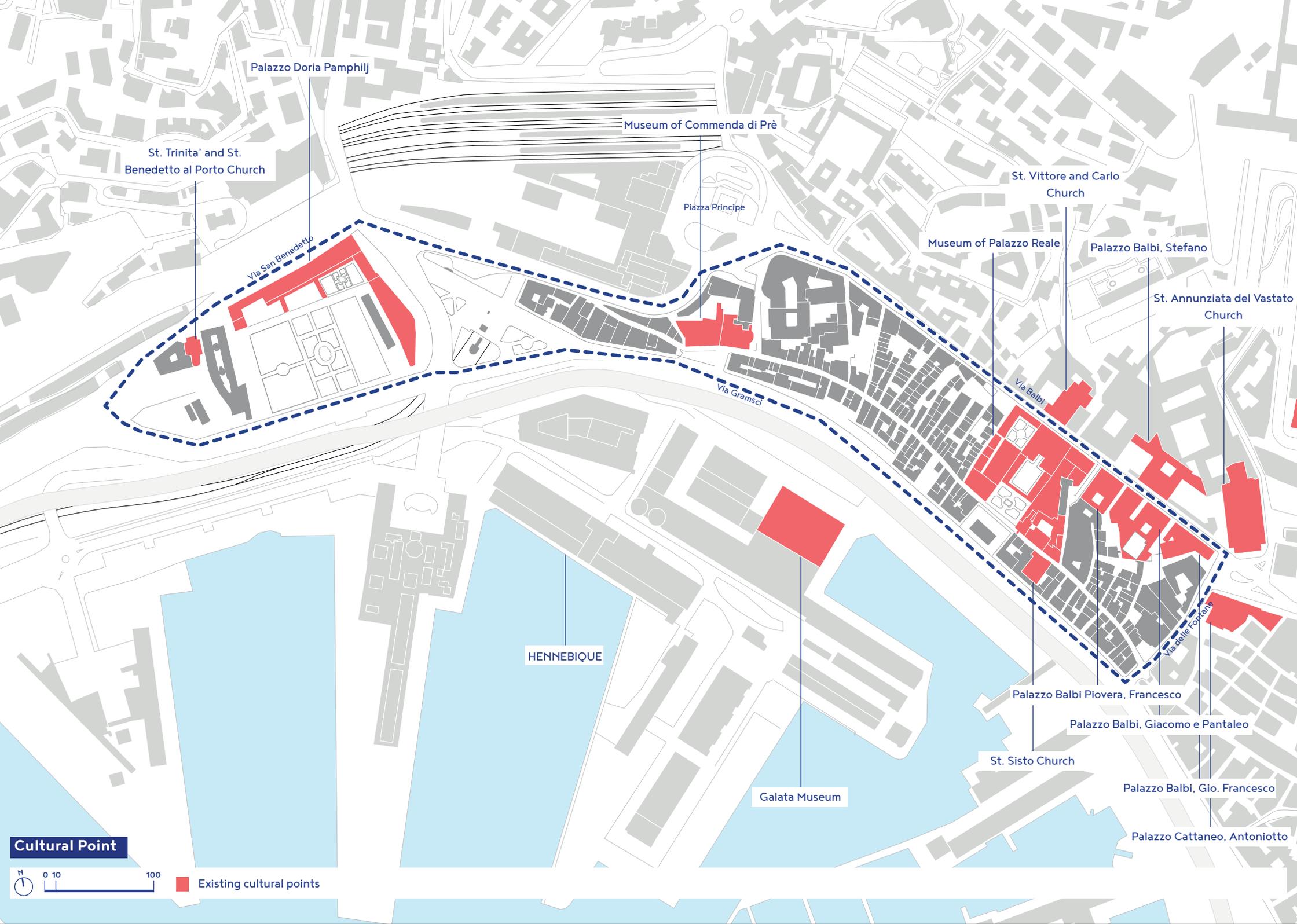
Enhancement of two important city museums:

- > The Palazzo Reale (or Palazzo Stefano Balbi)
- > The Commenda di San Giovanni di Prè.

### C

“Light” improvements to the transversal alleys to complete the connections of the three main parallel streets.





Palazzo Doria Pamphilj

St. Trinita' and St. Benedetto al Porto Church

Museum of Commenda di Prè

Piazza Principe

St. Vittore and Carlo Church

Museum of Palazzo Reale

Palazzo Balbi, Stefano

St. Annunziata del Vastato Church

Via San Benedetto

Via Gramsci

Via Balbi

Via delle Forchane

Palazzo Balbi Piovera, Francesco

Palazzo Balbi, Giacomo e Pantaleo

St. Sisto Church

Palazzo Balbi, Gio. Francesco

Palazzo Cattaneo, Antoniotto

Galata Museum

HENNEBIQUE

**Cultural Point**



Existing cultural points

# ACTION 3



## OUTDOOR SPACES

The area is enriched by numerous outdoor spaces. For their valorisation three levels of actions are foreseen: “necessary”, “accessory” and “social impact”:

**NECESSARY:**

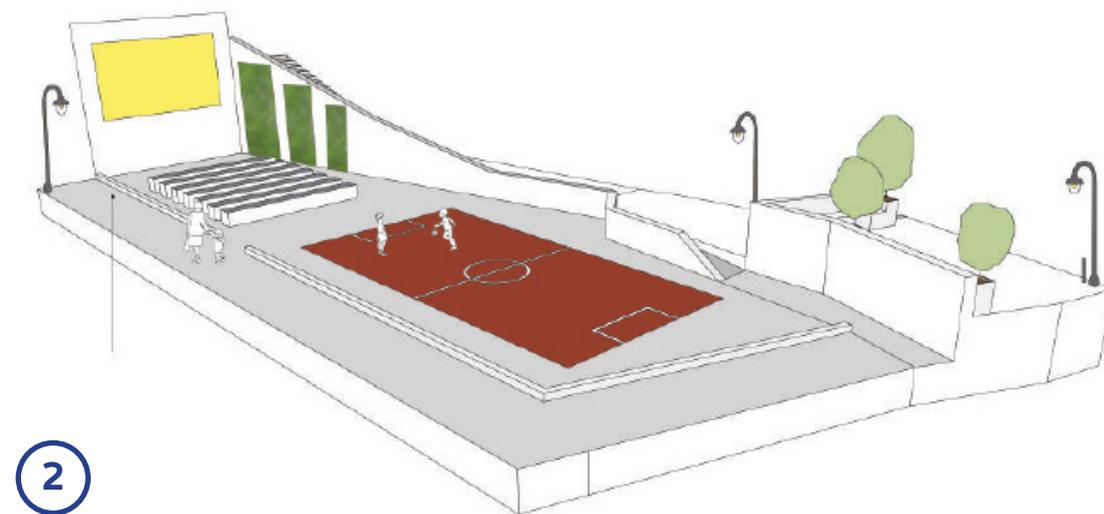
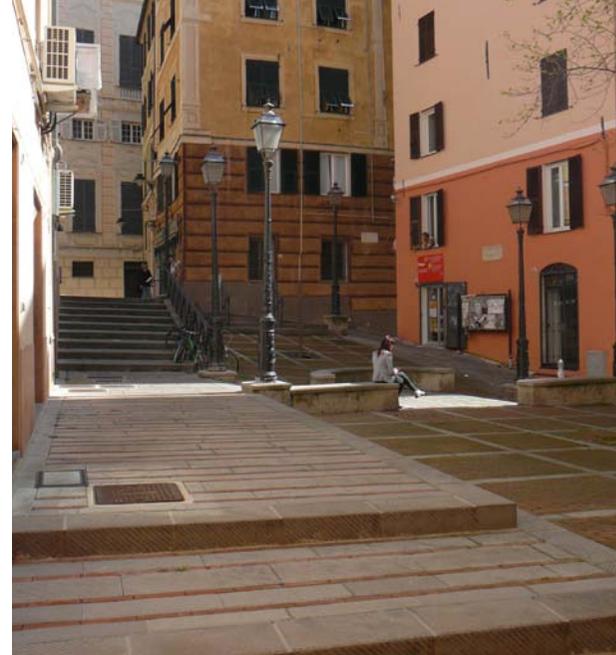
basic interventions are proposed to guarantee a higher quality of life (safety, cleaning, hygiene and accessibility services).

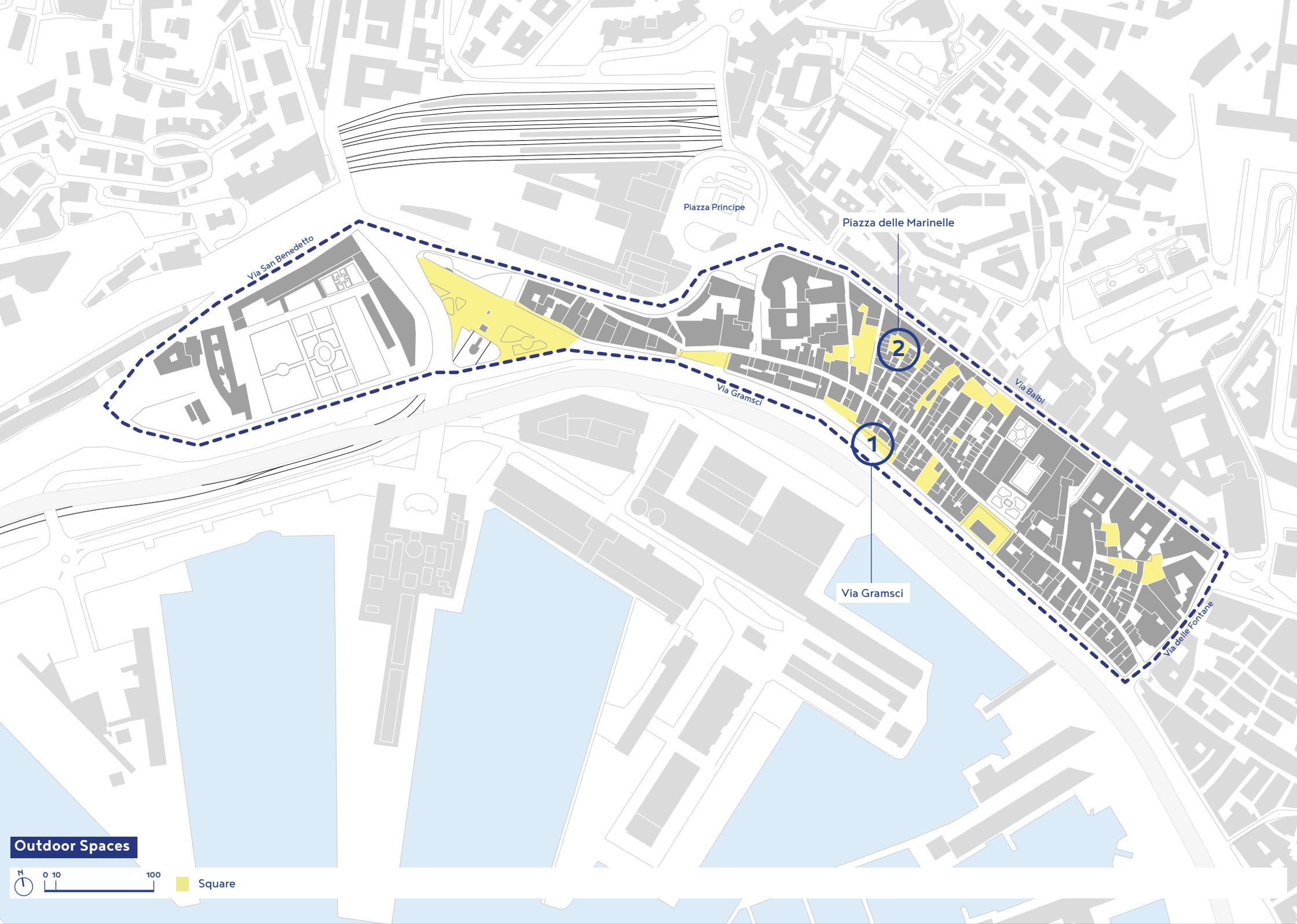
**ACCESSORY:**

this type of action will serve to increase the usability of the district (innovative urban furniture, urban greenery, intelligent services).

**SOCIAL IMPACT:**

includes the use of social / commercial “activators” to involve citizens and tourists (outdoor cinema, street art, light installations, urban sculptures, movable installations, etc.)





Via San Benedetto

Piazza Principe

Piazza delle Marinelle

2

Via Gramsci

Via Garbi

1

Via Gramsci

Via delle Fontane

**Outdoor Spaces**



■ Square

# ACTION 4



## SMART LIGHTING

A smart lighting project is being developed for the public lighting of the district. Based on studies carried out on the current state, various actions have been proposed to:

- > guarantee citizens' safety;
- > limit light pollution/glare;
- > optimize energy use
- > reduce construction costs
- > ensure adequate lighting for architectural and environmental needs
- > transform current lighting into "smart lighting", offering users new innovative services
- > use solutions that exploit sunlight in areas which are in shadow.

In particular, the project contains three different categories of solutions:

### STANDARD:

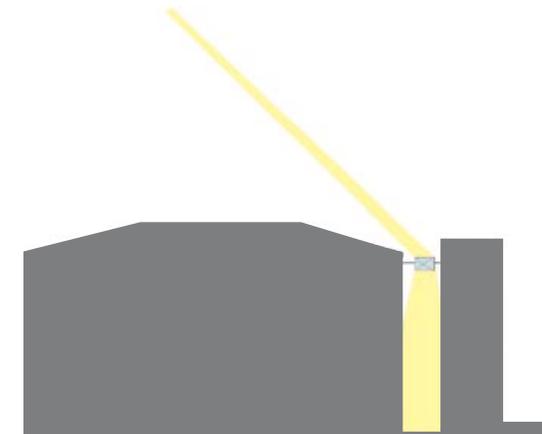
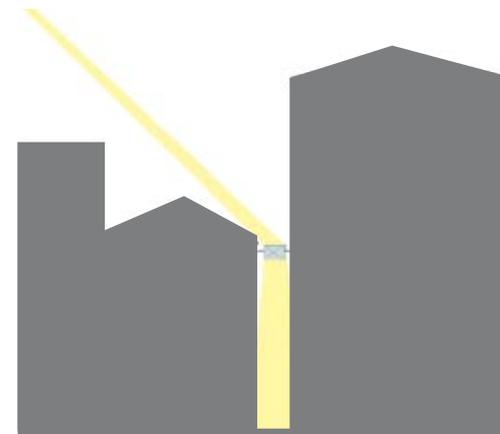
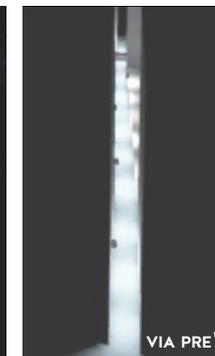
Replacement of existing lighting with LED and additional (LED) lighting.

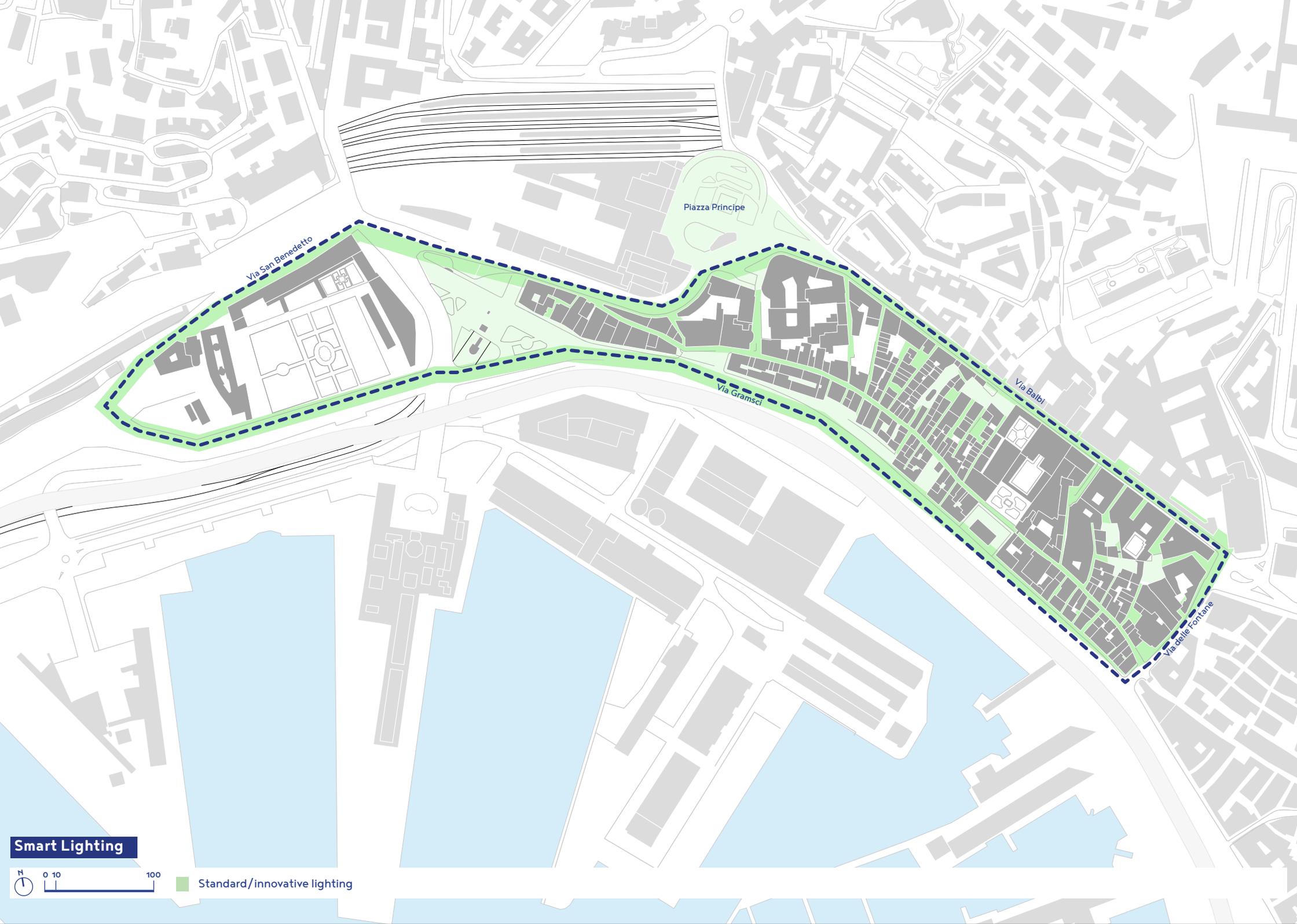
### INNOVATIVE FOR NEW USER SERVICES:

- > sensors to modulate the intensity of artificial light
- > presence sensors
- > cameras for improved safety
- > antennas to provide services via wi-fi
- > etc.

### INNOVATIVE PASSIVE:

insertion of mirrors to "naturally" illuminate shaded alleyways.





Piazza Principe

Via San Benedetto

Via Gramsci

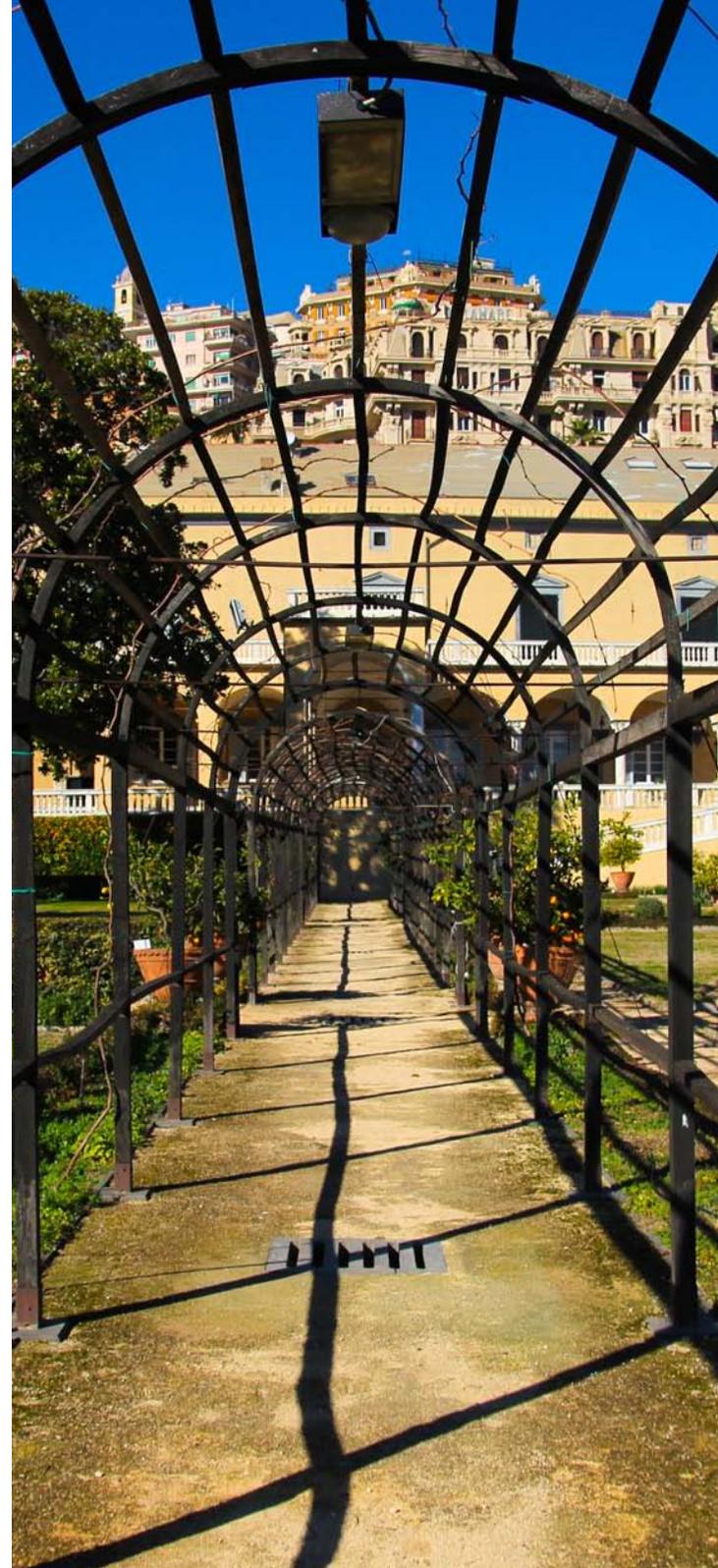
Via Garbi

Via delle Fontane

**Smart Lighting**



Standard/innovative lighting



# DESIGN PROPOSAL FOR INVESTORS

**ACTION 5:** DEVELOP OF A DISTRIBUTED UNIVERSITY CAMPUS

**ACTION 6:** A NEW GATEWAY FOR TOURISM

# ACTION 5

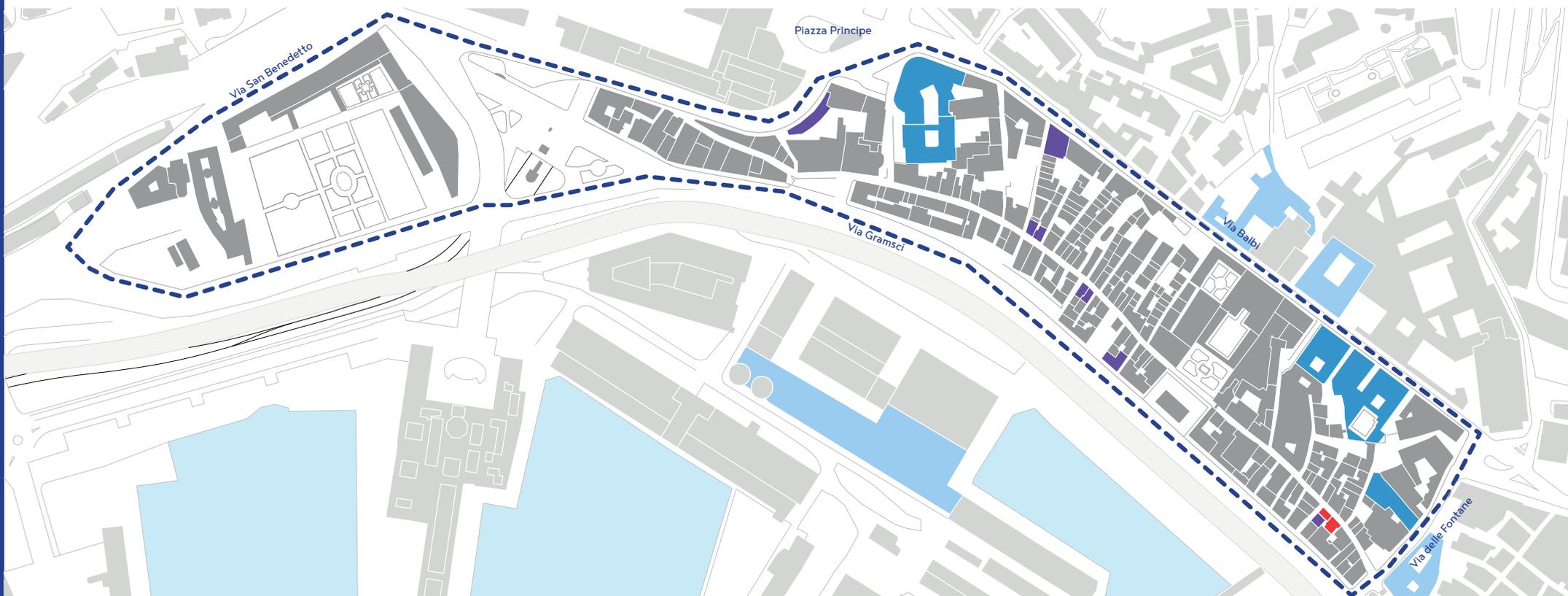


## “DIFFUSE” UNIVERSITY CAMPUS

28

From the analyses carried out and from subsequent observations, it has been concluded that a very effective mechanism to encourage urban regeneration would be to focus on the university students who are already present in the area, currently they transit the district, but they could “live” it, if the services addressed to them are increased. This action could generate a “virtuous self generating process” that can attract new

users and new services, and so on. The basic idea is to create a distributed network of services that can make the area attractive to university students and increase the passage and liveability. It is therefore proposed to create a “distributed university campus”.



Legend:  
■ University inside the area  
■ University outside the area  
■ Student housing  
■ First project for investors - student housing project

STUDENT HOUSING AND FACILITIES

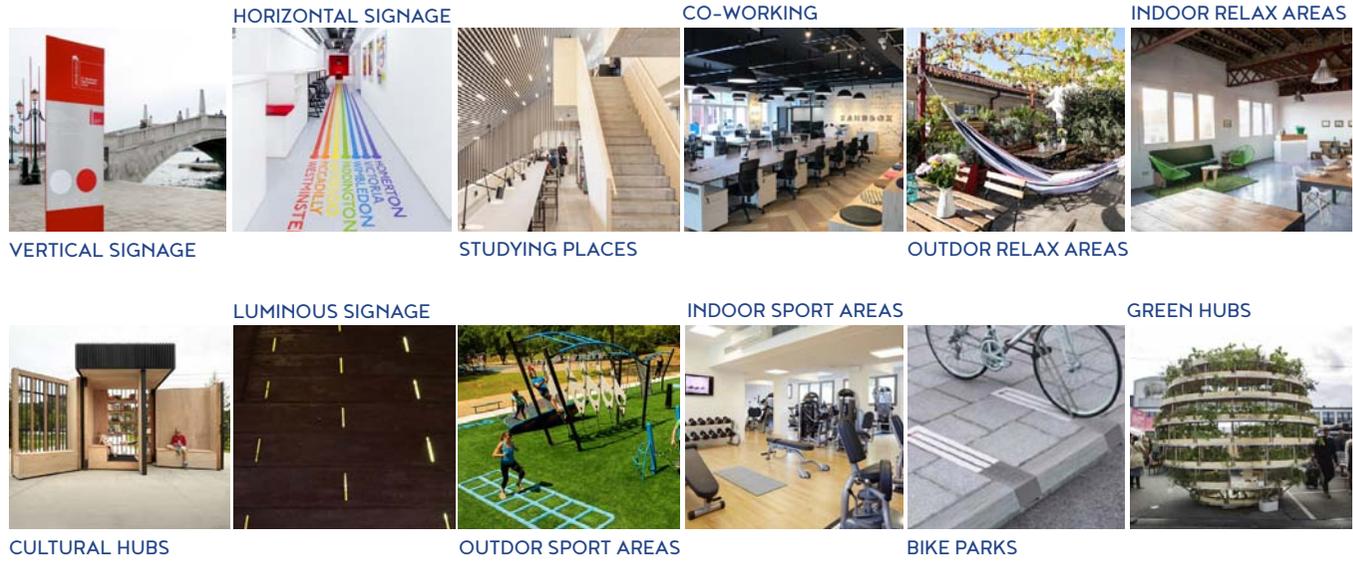


DYNAMIC SPACES

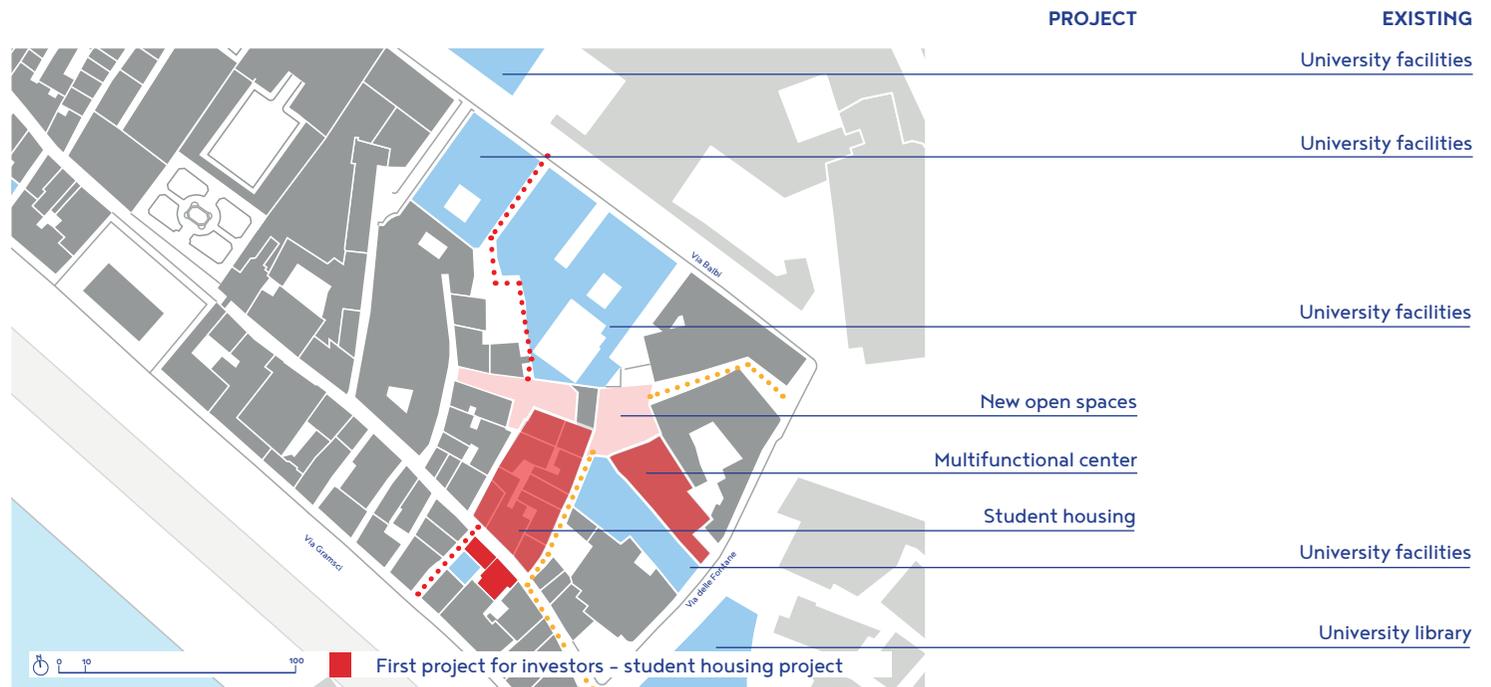


STATIC SPACES

REFERENCES



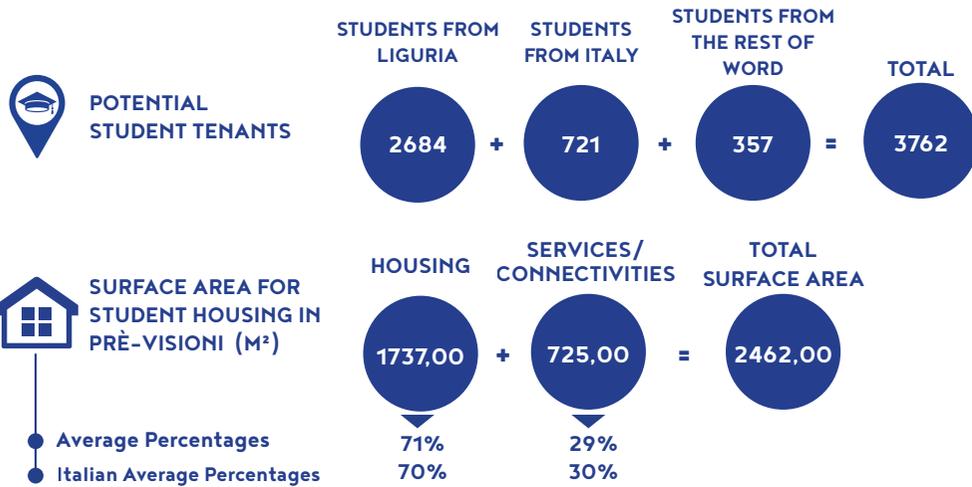
FOCUS



# ACTION 5

## FOCUS - RESIDENCE

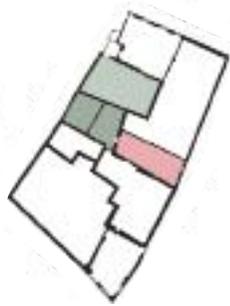
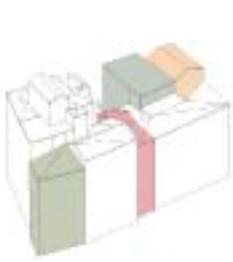
Following the study of municipal properties, a series of buildings suitable for hosting a “distributed” university residence (municipal property apartments scattered in various existing buildings) have been identified.



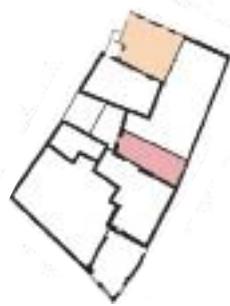
	Single Room	Double Room	Small flat (4 students)
<b>MINIMUM SURFACE/STUDENT (M²)</b>			
Housing	12.50	19.00	38.00
Services (10%)	1.25	1.90	3.80
<b>ITALIAN STUDENT HOUSING</b>			
Connectivites (20%)	2.50	3.80	7.60
Total	16.25	24.70	49.40
	Single Room	Double Room	Small flat (4 students)
<b>STUDENT HOUSING IN PRÈ-VISIONI (M²)</b>			
Total Numbers Housing	151.5	99.7	49.8
Total Numbers Students	151.5	199.4	149.5



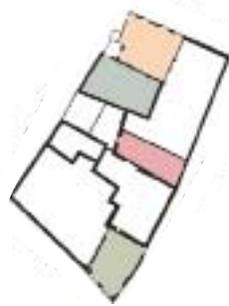
# FOCUS - PROJECT - STUDENT HOUSING



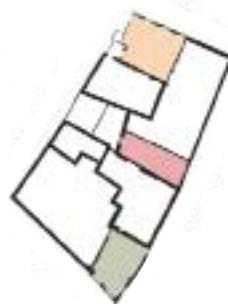
Ground floor



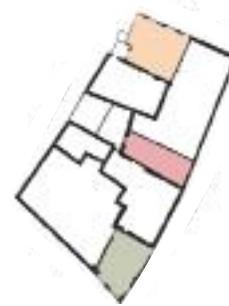
1<sup>st</sup> floor



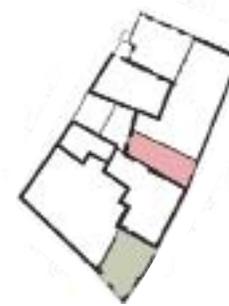
2<sup>nd</sup> floor



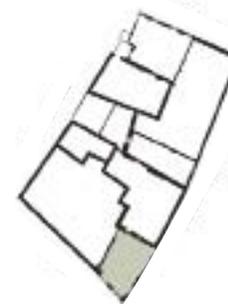
3<sup>rd</sup> floor



4<sup>th</sup> floor



5<sup>th</sup> floor



6<sup>th</sup> floor



Ground floor



1<sup>st</sup> floor



2<sup>nd</sup> floor



3<sup>rd</sup> floor

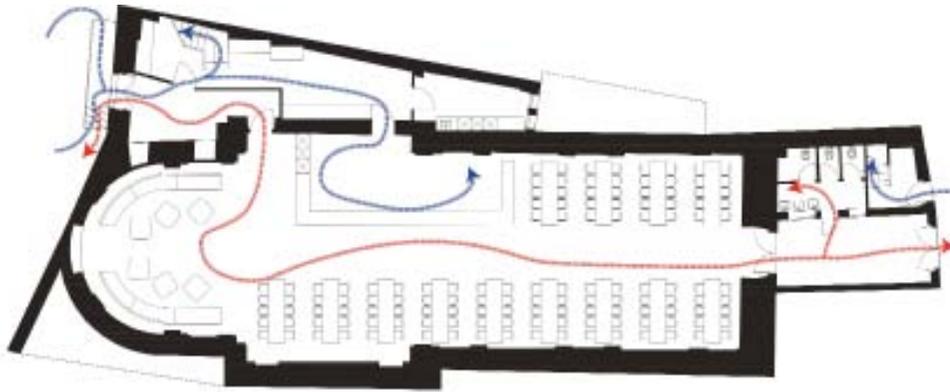
# ACTION 5



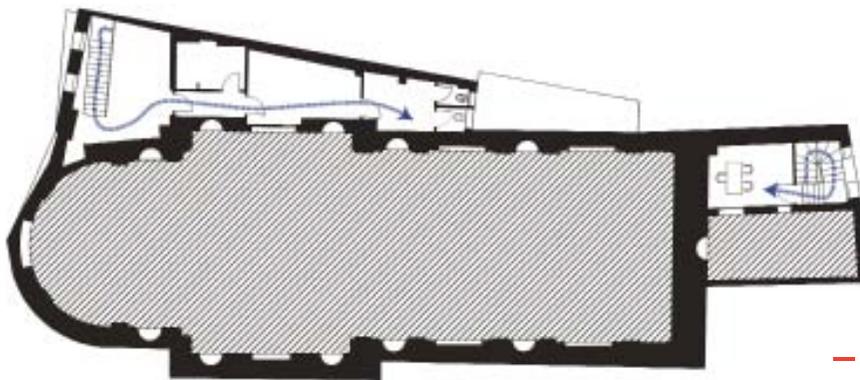
## FOCUS - MULTIFUNCTIONAL CENTERS

32

Among the municipal properties there are also larger spaces where it is possible to foresee the construction of multifunctional centres; they may be a means of improving the entire district and at the same time a connection point for other project actions.



Ground floor

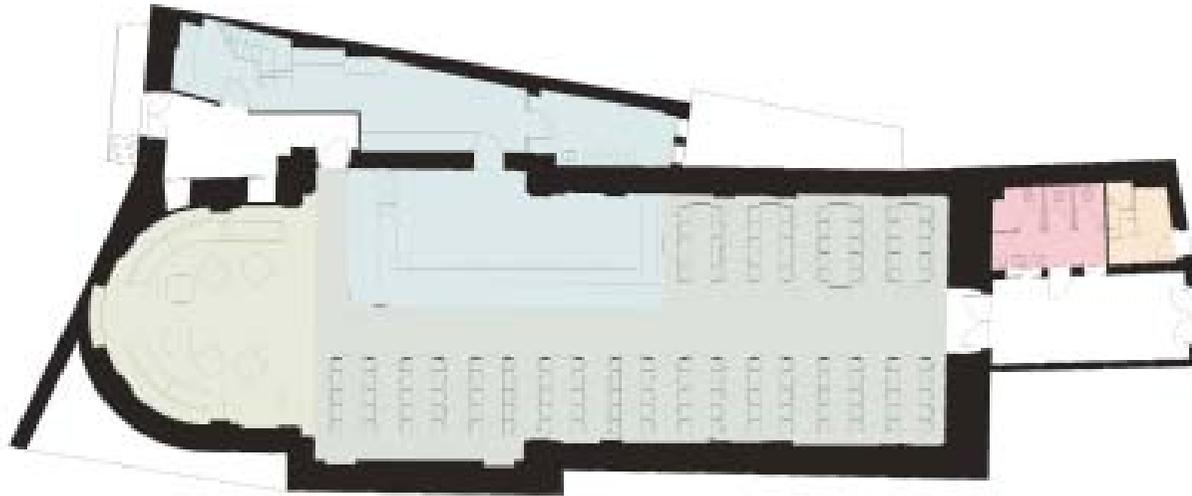


1<sup>st</sup> floor

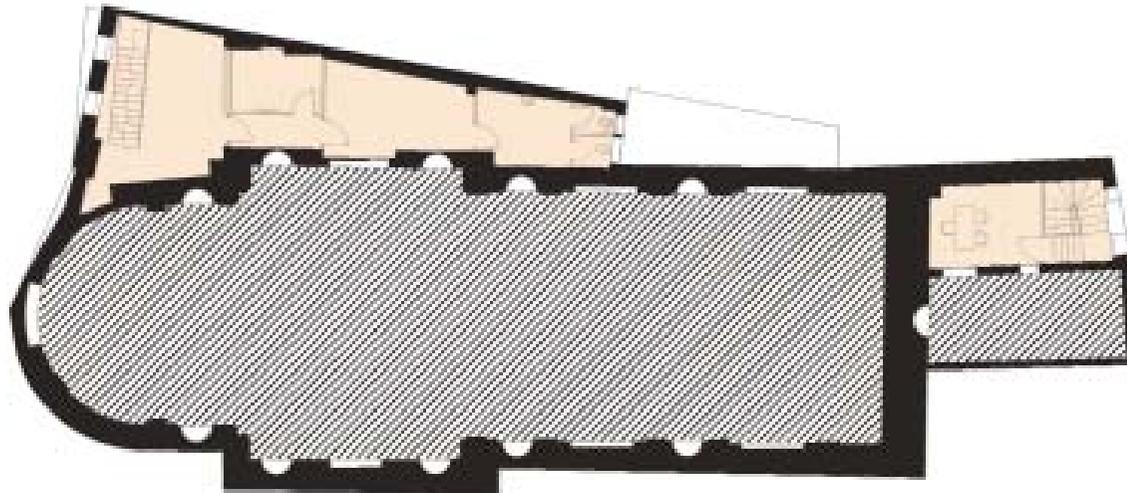
- Public path
- Employees path



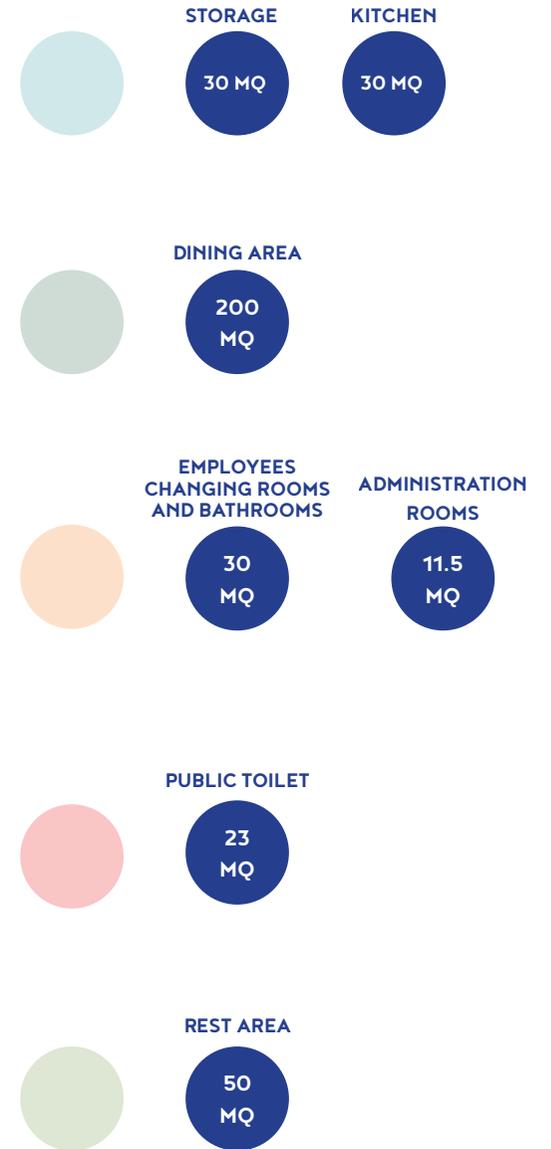
# FOCUS - PROJECT - MULTIFUNCTIONAL CENTERS



Ground floor



1st floor



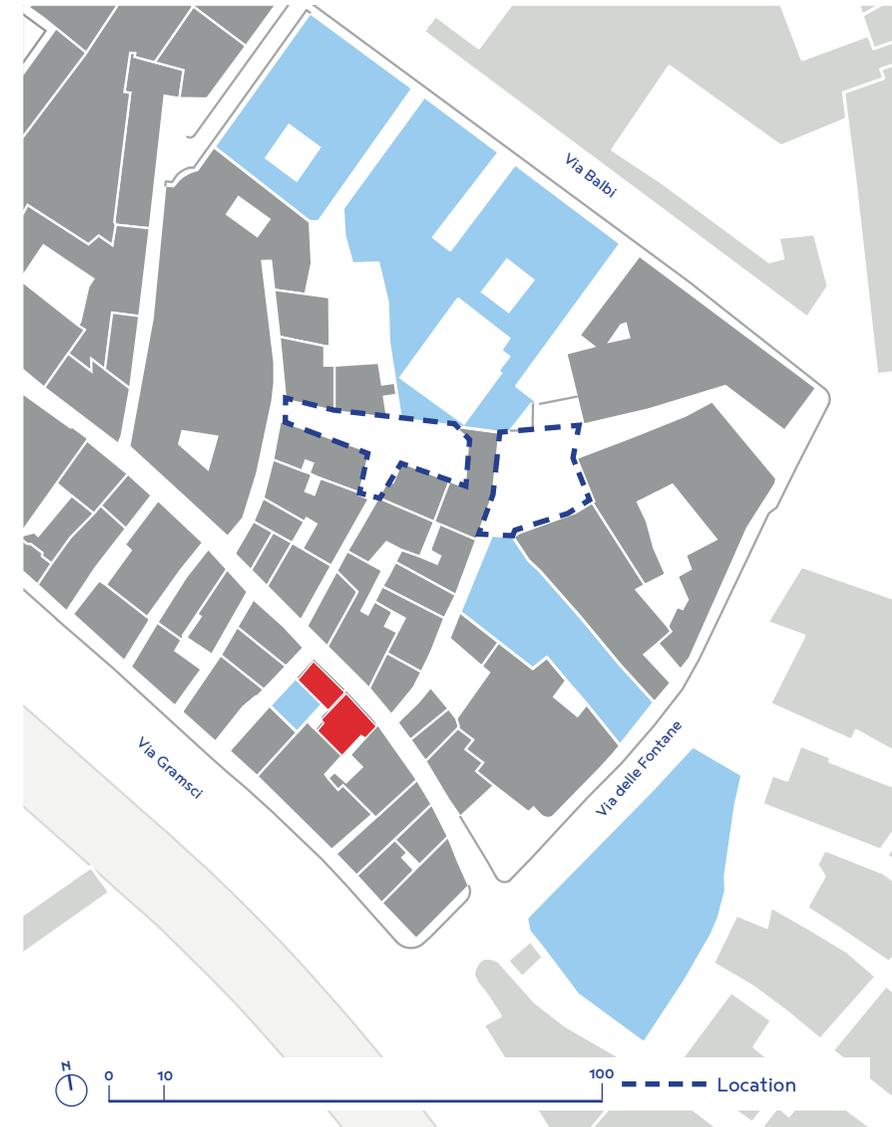
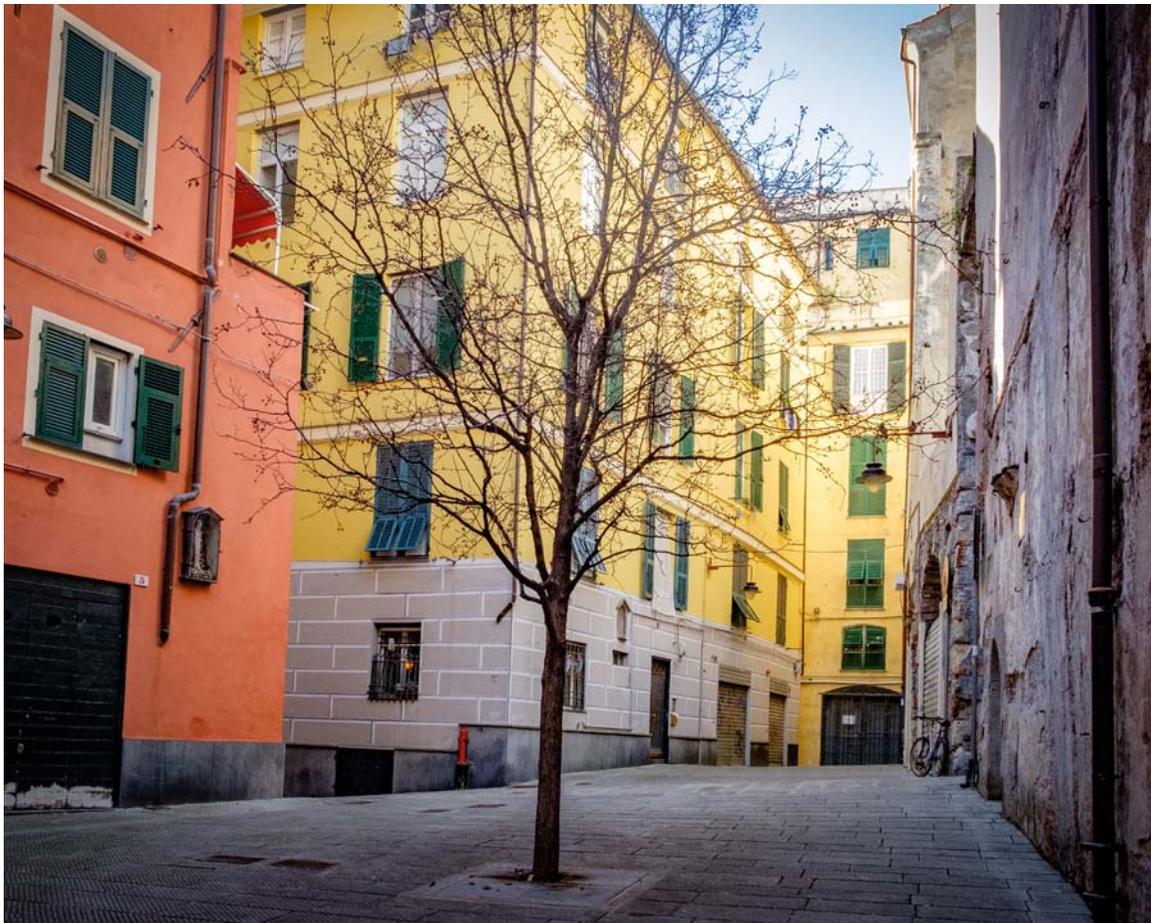
# ACTION 5



## FOCUS - OUTDOOR SPACES

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Some open spaces are located near the buildings identified for student housing and University offices. They will be redesigned to give them a stronger identity and to transform them into reference/meeting points for the “users” of the area, connected to each other by well-identified paths.



# FOCUS - PROJECT - OUTDOOR SPACES

## REFERENCES



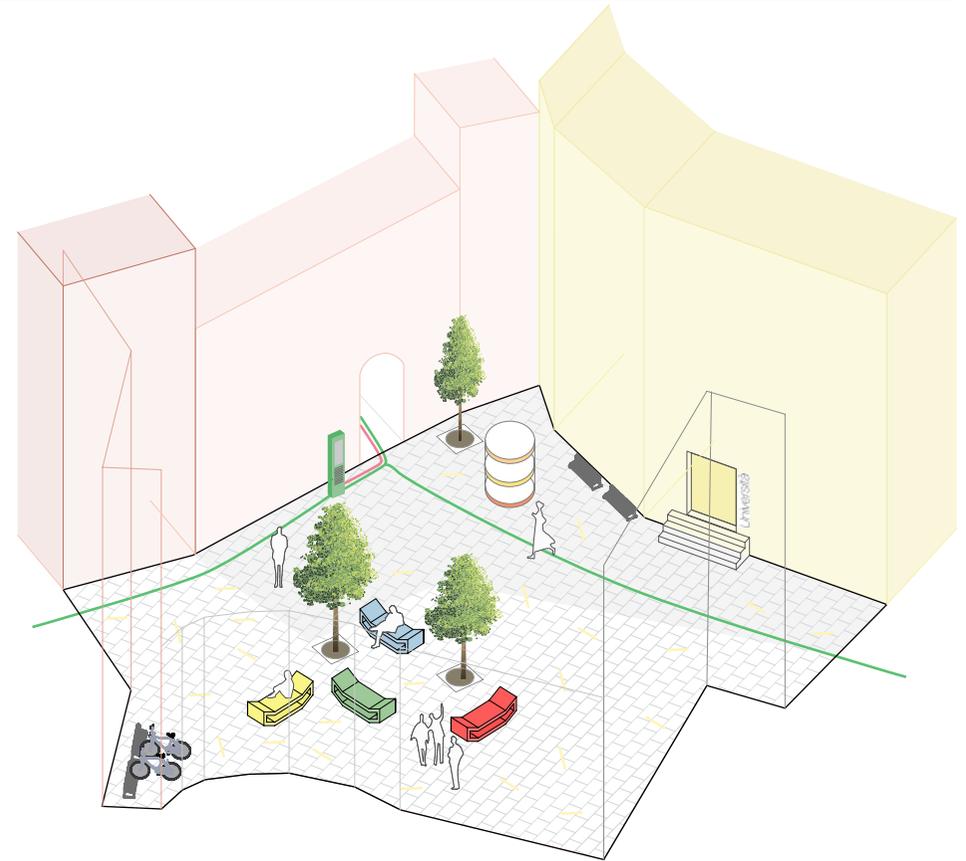
STREET FURNITURE BY IZABELA BOLOZ, HOLLAND



COURTYARD GLOW ON BEHAVE, NEW YORK



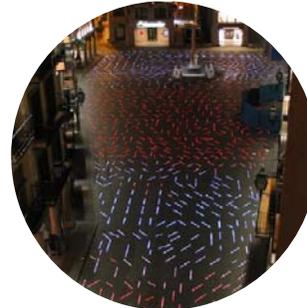
STREET FURNITURE BY VOM ENZI ZUM ENZO, VIENNA



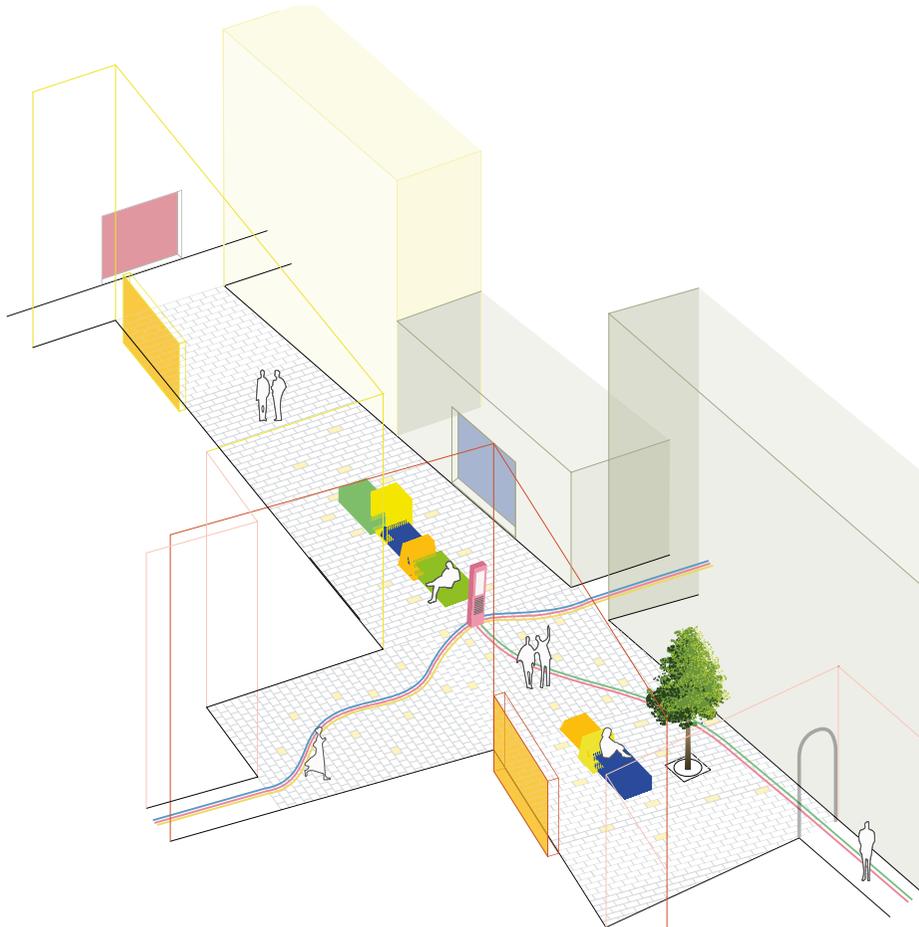
PLAZA DEL TORICO BY TEAM B720  
ARQUITECTOS, TERUEL, SPAIN

BATTER KIOSK, SAN FRANCISCO

SUPERKILEN PARK, BY BIG + TOPOTEK1 +  
SUPERFLEX, COPENHAGEN, DENMARK



## REFERENCES



# ACTION 6

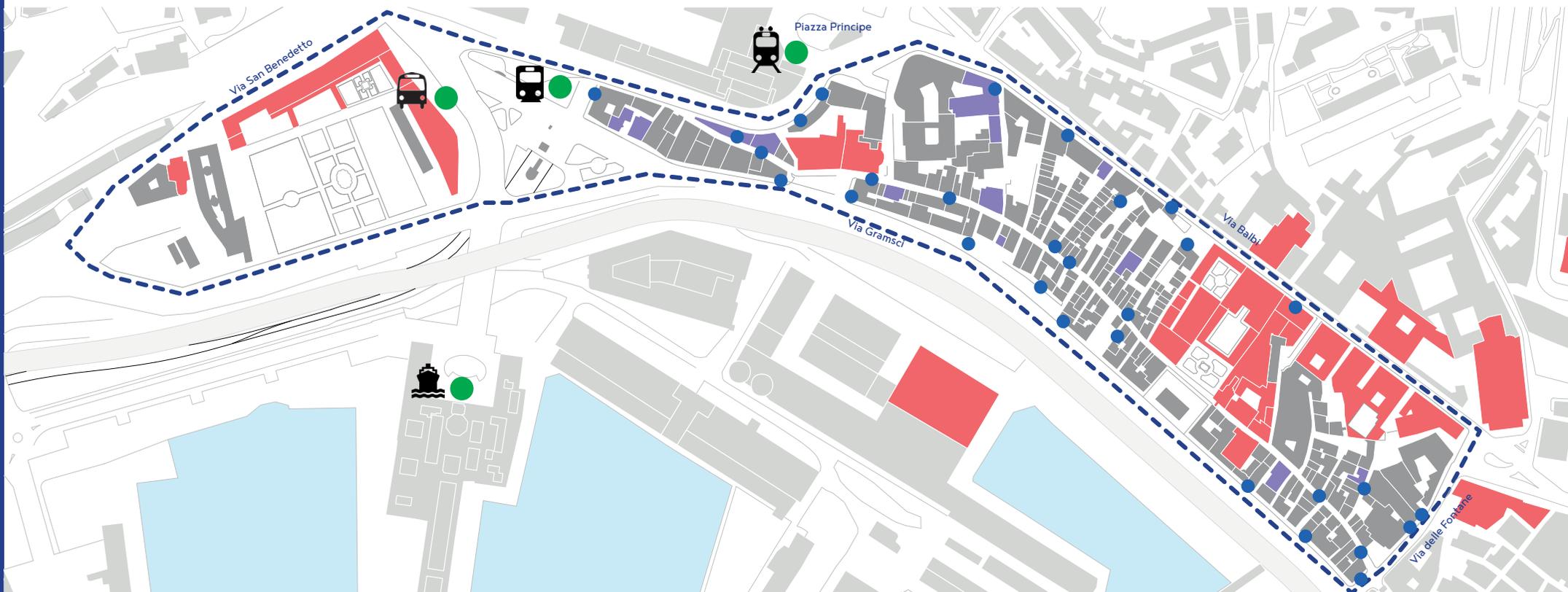


## A NEW GATEWAY FOR TOURISM

The design intent is to “help” to revive the entire area as an attractive area for tourism. This will take place through various sub-actions and the enhancements of the important tourist facilities already present in the neighboring urban area (Hennebique, Porto Antico, etc.). Here we want to highlight an action considered to have great potential, the relaunch of the “Quartiere di Prè” through the exploitation of the potential of its most western part; in fact, being at the crossroads of an important transport network it could become, following improvements, a “new gateway” for the district and more generally for the entire historic centre. The proposal wants to exploit this privileged position to

encourage passage from the various transport facilities into the dense urban fabric through the creation of points of interest.

- > Urban pattern
- > Economic and commercial revamp
- > Enhancement of historical monuments
- > Improvement of street lighting
- > Redirection of user flows
- > Enhancement of public spaces



N 0 10 100 Existing cultural point Hotel Restaurant/Take away Public transport

RECONSTRUCTION  
OF THE URBAN  
FABRIC

COMMERCIAL/  
ECONOMIC  
RE-LAUNCH

ENHANCEMENT  
OF HISTORICAL  
MONUMENTS

IMPROVEMENT  
OF STREET  
LIGHTING

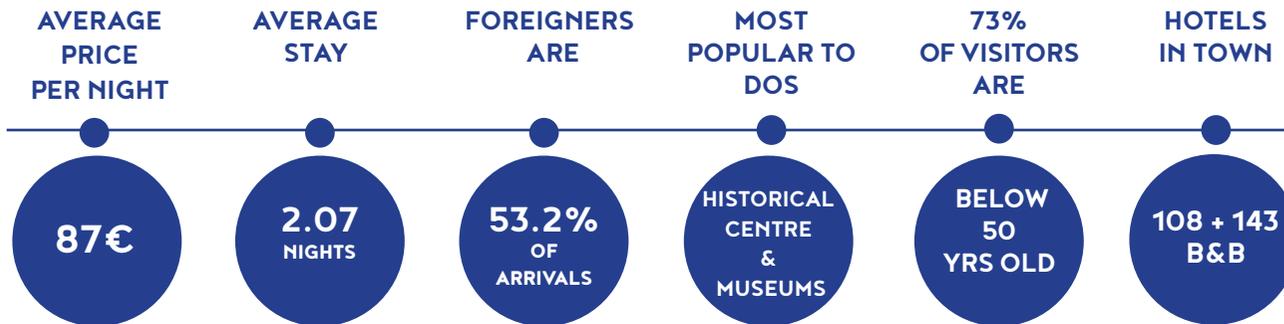
CHANGE  
PEDESTRIAN  
TRAFFIC FLOW

ENHANCEMENT  
OF PUBLIC  
SPACES

## TOURISTS

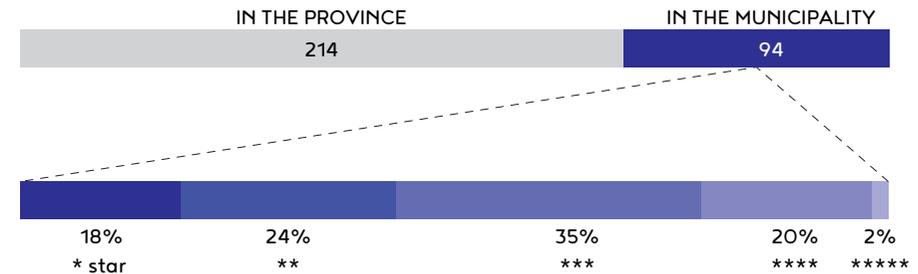


## KEY STATS\*



3 MLN  
TOURISTS

## HOTELS



\*Source: DirezioneTurismo - Updated October 2018

\*\*Source Ufficio Stampa Aeroporto di Genova





# FIRST PROJECT FOR INVESTORS

STUDENT HOUSING PROJECT

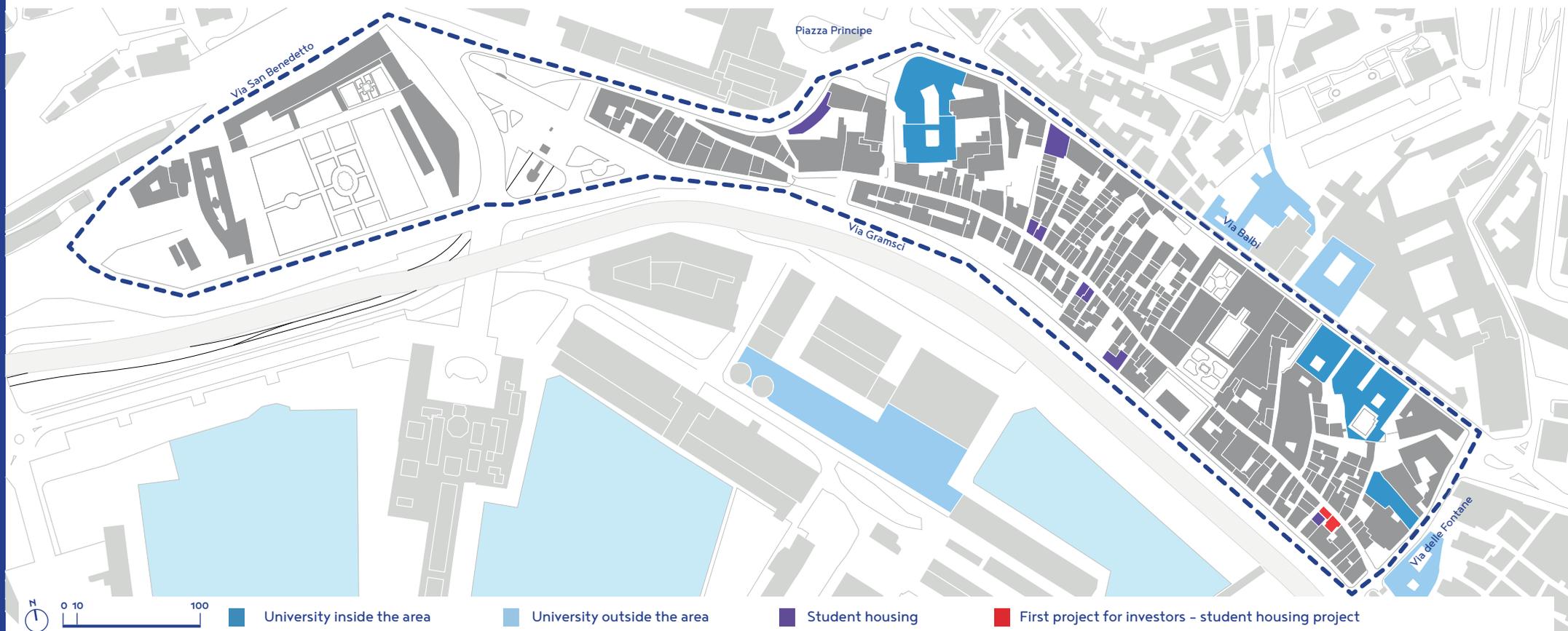
# FIRST PROJECT FOR INVESTORS

## PILOT PROJECT - STUDENT HOUSING PROJECT - VIA PRÈ 12-14

The buildings of the proposal are located in the eastern most part of Via di Pré, a few meters from the Porta dei Vacca, they are located at the corner of Vico Largo and Via di Pré. The buildings are considered by the Genoa's Urban Planning as Category "F" (Areas of modification: Areas compromised by war demolitions, incongruous reconstructions, alterations of the historical fabric ...). We propose 3 possible design solutions:

> **(A)** Consolidation + conservative restoration: historical buildings dating back to the medieval period need structural consolidation and subsequent conservative restoration works (project available).

- > **(B)** Controlled demolition + rebuilding -> same volumes: given the urban area "F" it is possible to provide for a total controlled demolition and subsequent rebuilding of a new construction with the same volume.
- > **(C)** Controlled demolition + partial rebuilding -> 1/2 volumes + "new square": in order to bring more light and increase the quality of the site a controlled demolition of the two buildings could be undertaken, with the construction of a building of smaller volume and the creation of a square in front.



A

CONSOLIDATION +  
CONSERVATIVE  
RESTORATION

OR

B

CONTROLLED  
DEMOLITION +  
REBUILDING =  
EQUAL  
VOLUMES

OR

C

CONTROLLED  
DEMOLITION  
+ PARTIAL  
REBUILDING =  
½ VOLUMES +  
"NEW SQUARE"

# NUMBERS

MINIMUM  
SURFACE/  
STUDENT (M²)  
ITALIAN STUDENT  
HOUSING

	Single Room	Double Room	Small flat (4 students)
Housing	12.50	19.00	38.00
Services (10%)	1.25	1.90	3.80
Connectivites (20%)	2.50	3.80	7.60
<b>Total</b>	<b>16.25</b>	<b>24.70</b>	<b>49.40</b>

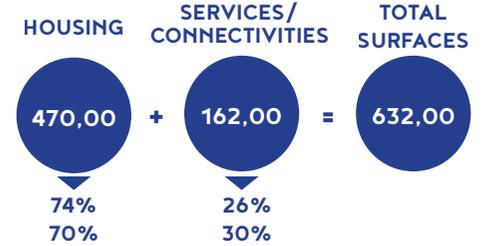
STUDENT  
HOUSING IN  
PRÈ-VISIONI (M²)

	Single Room	Double Room	Small flat (4 students)
Total Numbers Housings	39	26	13
Total Numbers Students	39	51	51

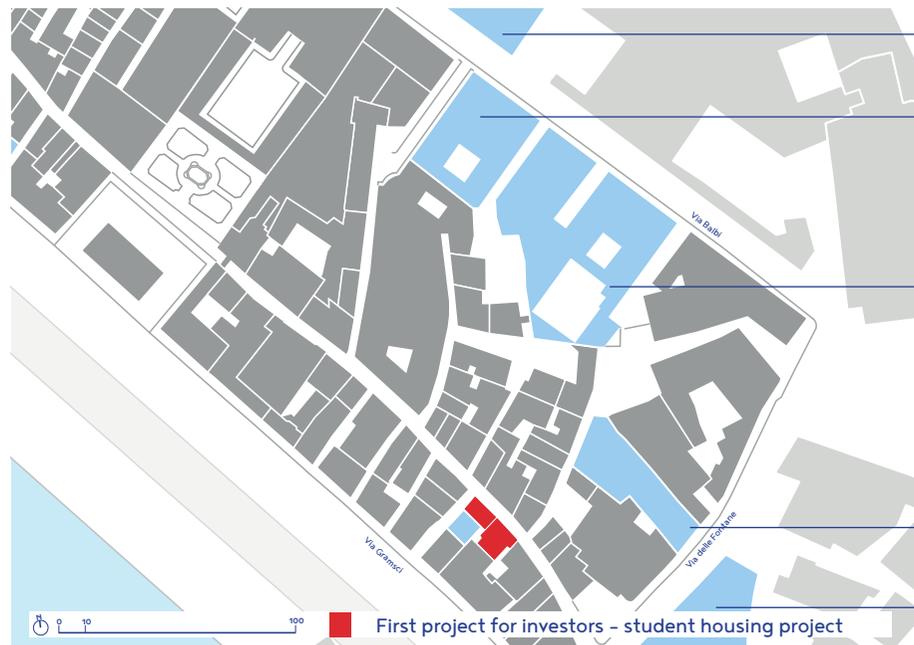


SURFACE FOR  
STUDENT HOUSING

- Average Percentages
- Italian Average Percentages



# LOCATION



EXISTING

University facilities

University facilities

University facilities

University facilities

University library



First project for investors - student housing project

# STUDENT HOUSING PROJECT

## QUALITATIVE ESTIMATES - PILOT PROJECT (632M<sup>2</sup>)

Below the qualitative estimates for proposals (A) or (B) are shown. The same information as in Action 5 was used. The proposal (C) would lead to lower construction costs, but would lead to approximately halved annuity values.



**PARAMETRIC REVENUE ESTIMATION**

FOR ENABLE COMBINATIONS

	Single Room	Double Room	room with shared facilities	Small flat (4 students)
Price/Student	400.00 €	300.00 €	250.00 €	350.00 €
Total Numbers housing	38.9	25.6	25.6	12.8
Total Number Students	38.9	51.2	51.2	51.2
Total Revenue/month	15.556,92€	15.352,23 €	12.793,52 €	17.910,93 €
Total Revenue/ year	186.683,8€	184.226,72€	153.522,27€	214.931,17€
Maximum Simple Pay Back (year)	5.4	5.5	6.6	4.7

**MAXIMUM NUMBER OF MONTHS**

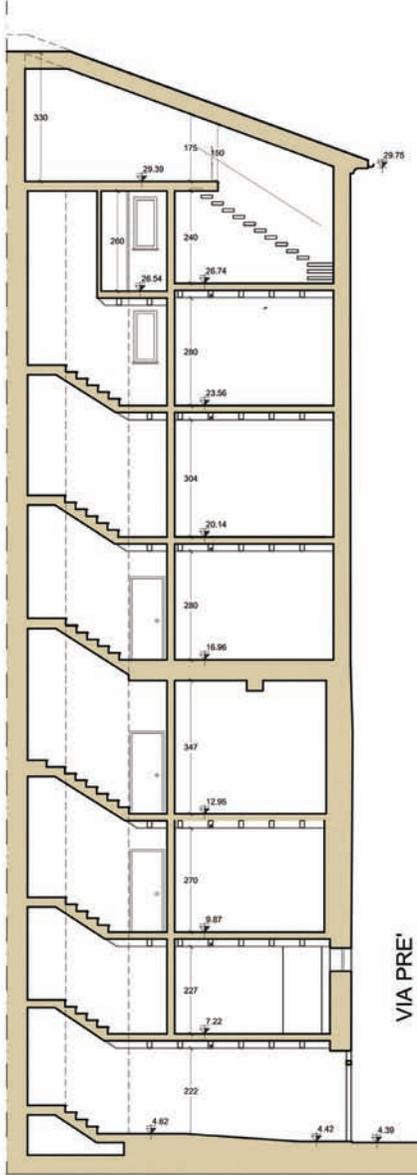
12

**PURCHASE COST (PURCHASE + PROJECT)**

250.000 €

**MAXIMUM TOTAL COST (TOTAL REFURBISHMENT + PURCHASE COST)**

1.008.400 €

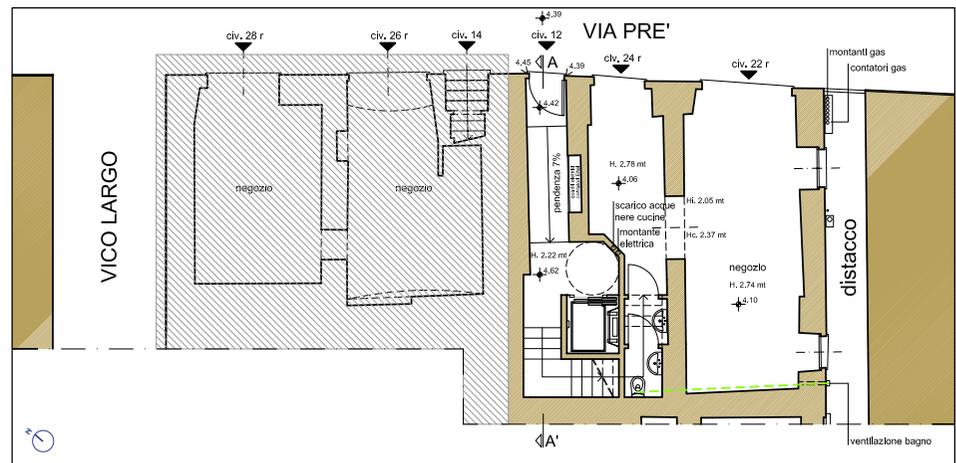


Section A-A' 1:200

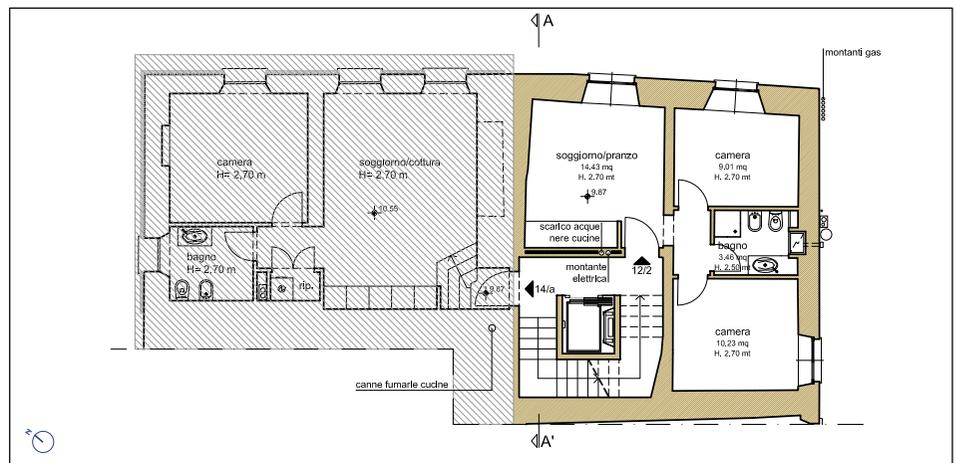


civ. 12 civ. 14

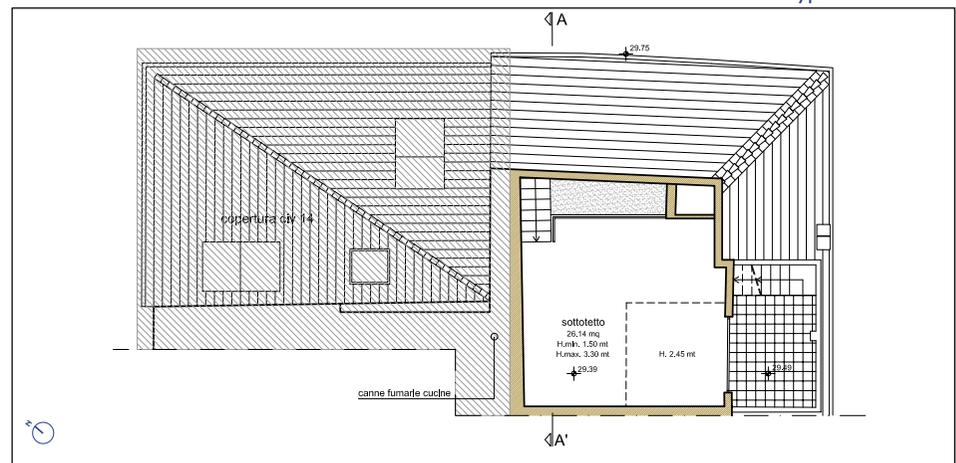
Elevation 1:200



Ground floor 1:200



Typical floor 1:200



Attic 1:200

# STUDENT HOUSING PROJECT



## INVITATION TO TENDER FOR “PRÈ-VISIONI” QUARTER

The housing units intended to be turned into the “Distributed University Campus” are located inside the “Prè-Visioni” area. In terms of surface area, they are about 2,500 sqm divided into:

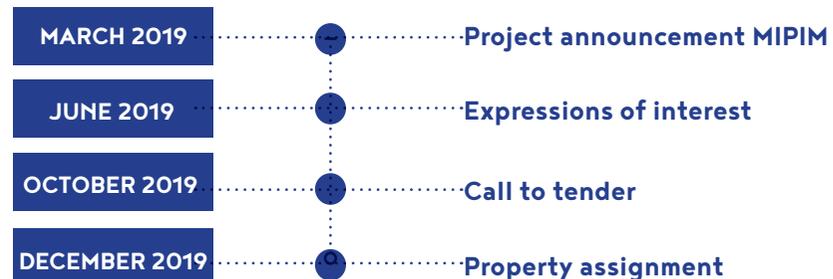
- Municipal property: 2250 sqm
- Four’s property: 250 sqm

The real estate of Via Prè n° 12 and 14 (project subjects pages 40-43) is divided into various proprietries. Their sale will be carried out through different procedures and timing according to the different owners:

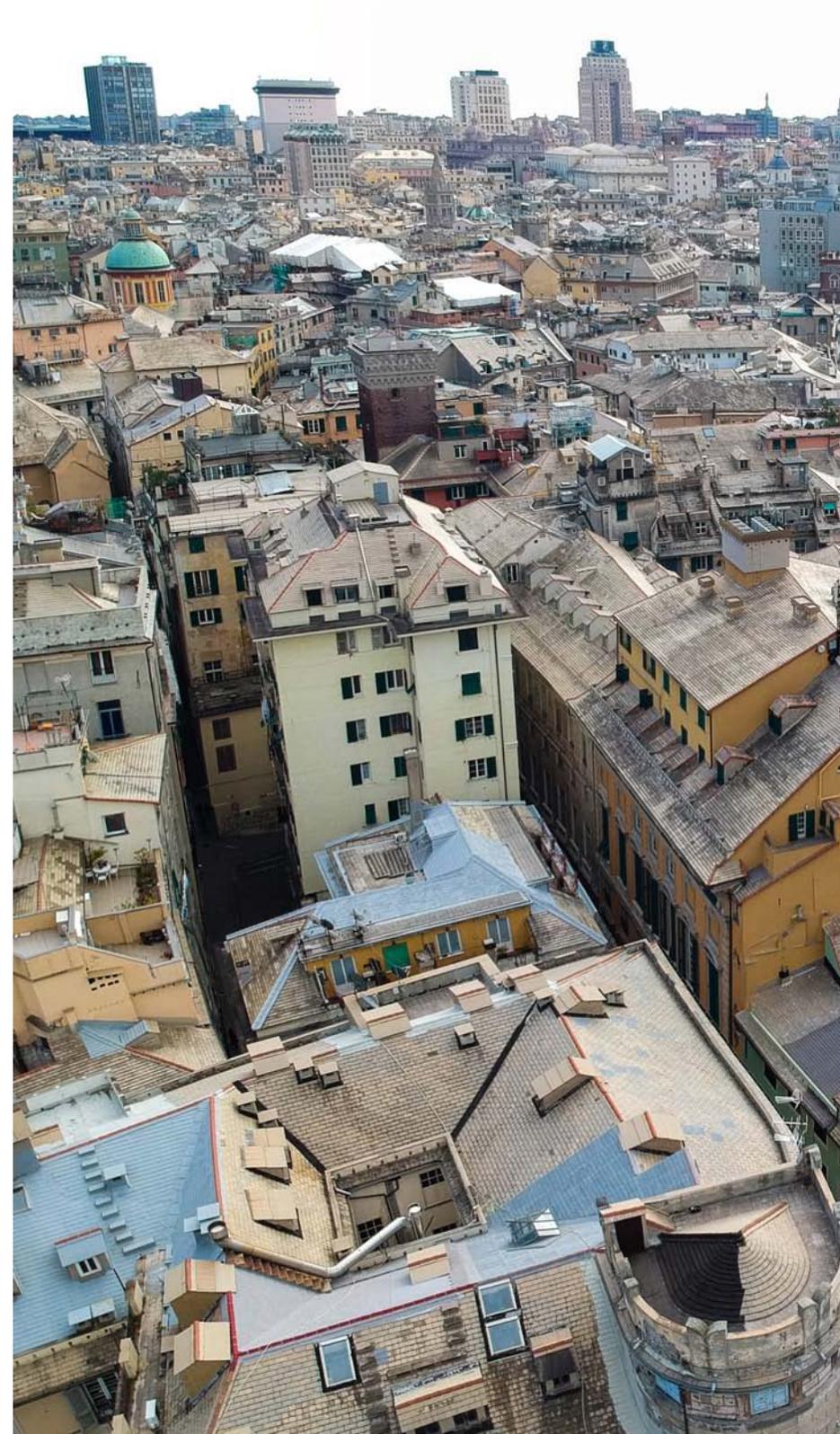
- Municipality: public call to tender (estimated time of about 4 months)
- Four: direct sales from a private company

Estimated prices:

- Affordable student housing: 900/1.200 € per sqm once restored
- Via Prè n° 12: about 150.000 € the entire building in it’s present condition
- Via Prè n° 14: about 160.000 € the entire building in it’s present condition















# CREDITS

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Genoa, Italy

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Municipality of Genoa

Port Authority of the Western Ligurian Sea

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## PROGRAM

Genova Meravigliosa,  
rigenerare geNOVA

## CALENDAR

MIPIM 2019, March 12-15  
Cannes, France

## PUBLISHING AND PRODUCTION

Municipality of Genoa

## EDITORIAL DIRECTION

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Photographic archive of the Municipality of Genoa

Photographic archive of the Port Authority of the Western

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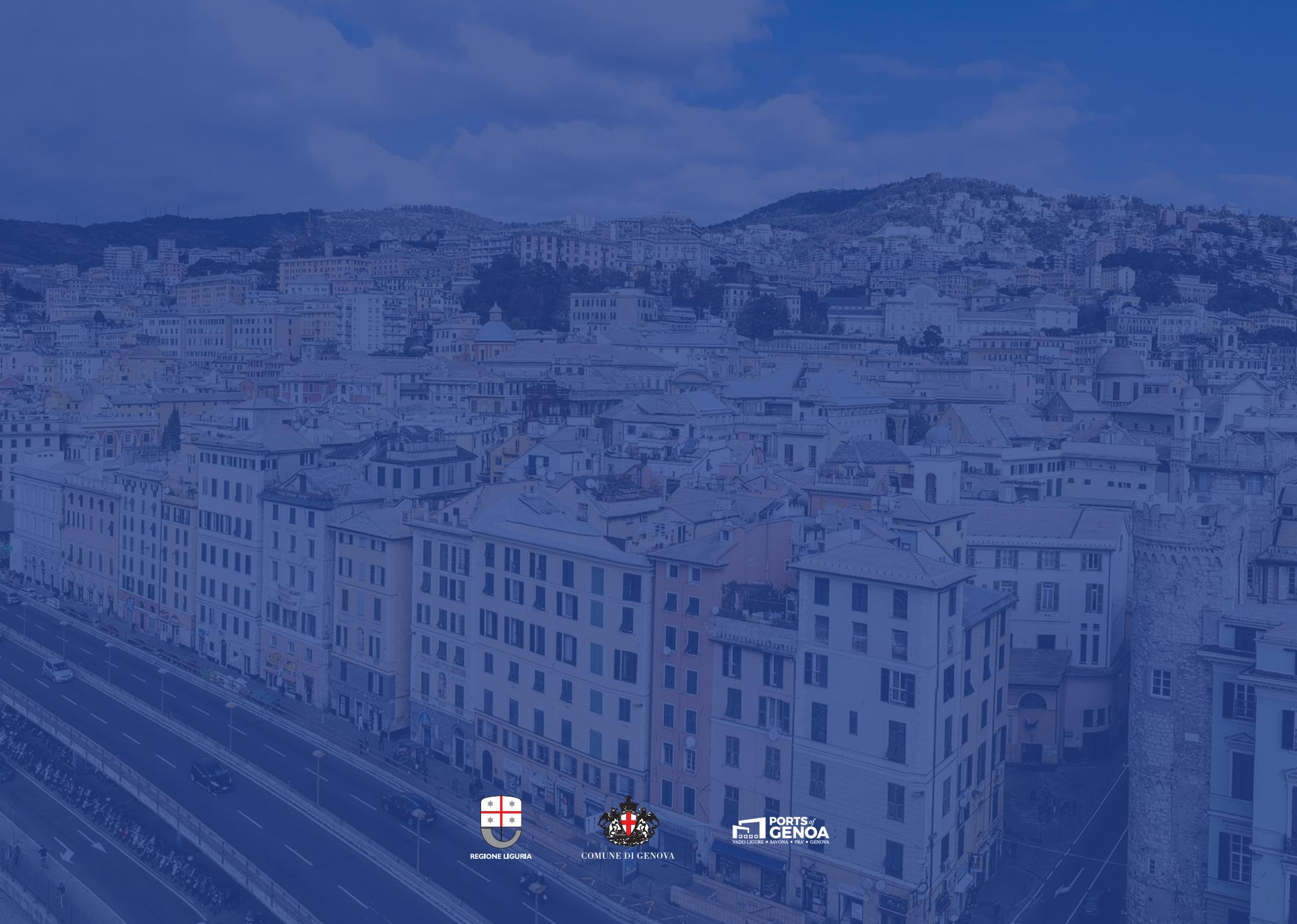
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## PRINTING

**GRAFICHE G7 SAS**

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