



## **ABITARE LE CONNESSIONI**

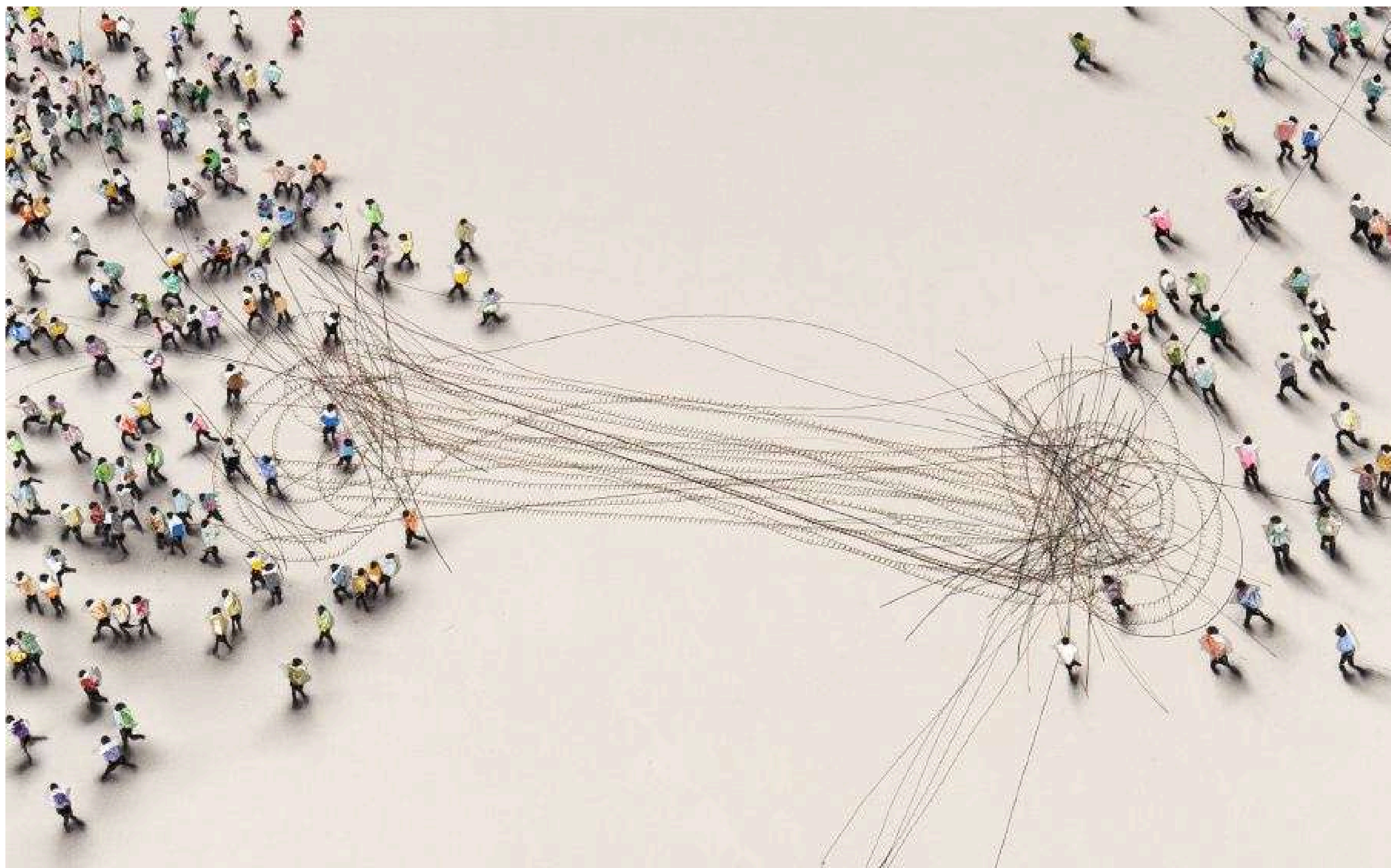
URBAN CENTER CON RESIDENZE INTEGRATE

Un luogo dove città, natura e comunità tornano a incontrarsi





# LE CONNESSIONI





LA TTLINE





# L'AREA 23 TTLINE



## AREA 23 TTLINE

PIAZZALE MANILA

L'area di circa 2300 mq è situata tra Via Flaminia e Viale Tiziano, ai piedi dello stadio Flaminio. Il lotto di forma semirettangolare ha la particolarità di essere posizionato a la fine di una fascia di verde pubblico e nelle vicinanze del villaggio Olimpico fungendo da punto di accesso a strutture sportive di rilevanza.

### RISORSE

Ben servito dai mezzi pubblici

Vicinanza a infrastrutture sportive culturali e ricreative

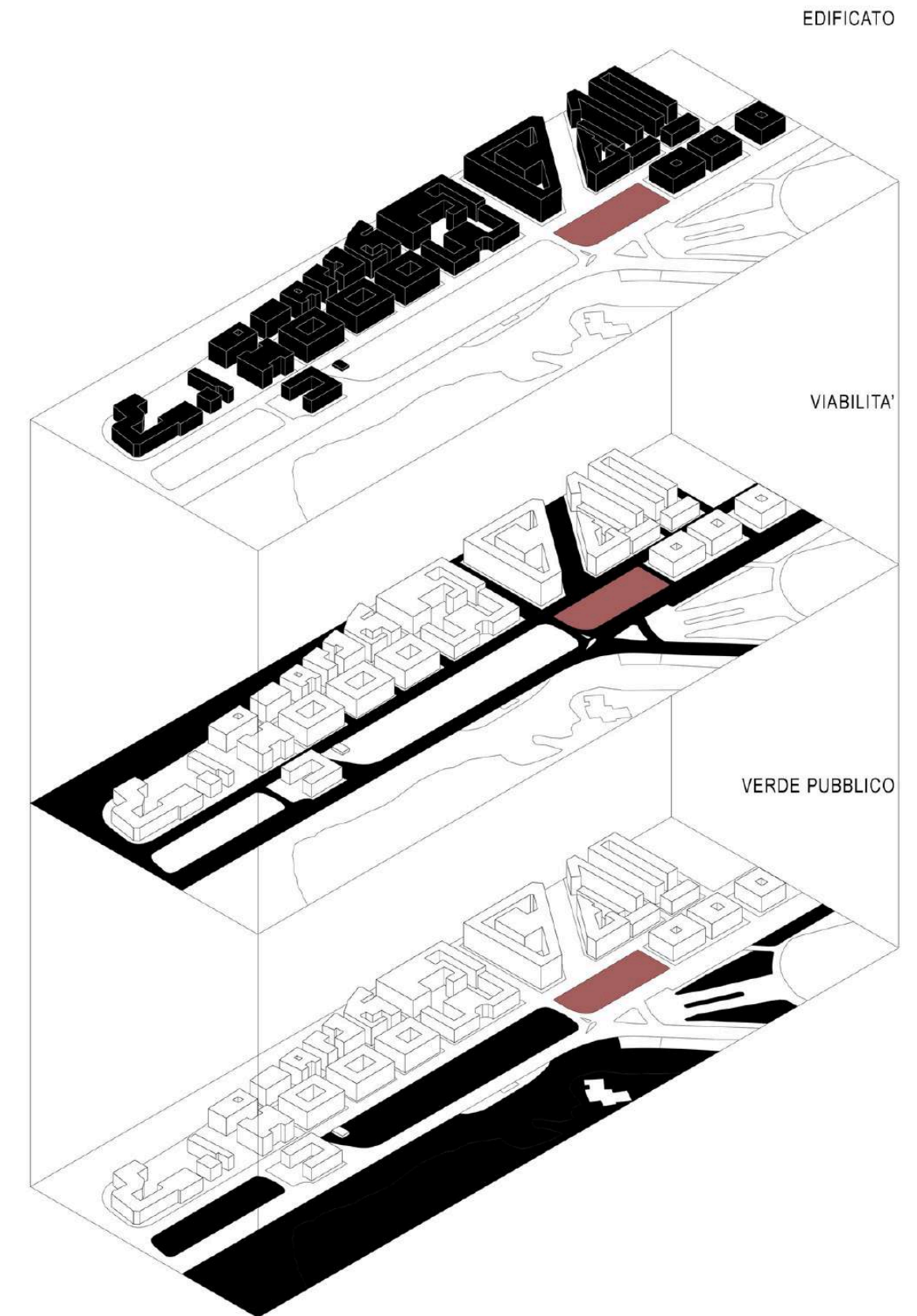
Presenza di parchi e aree verdi

### CRITICITA'

Area trafficata e congestionata

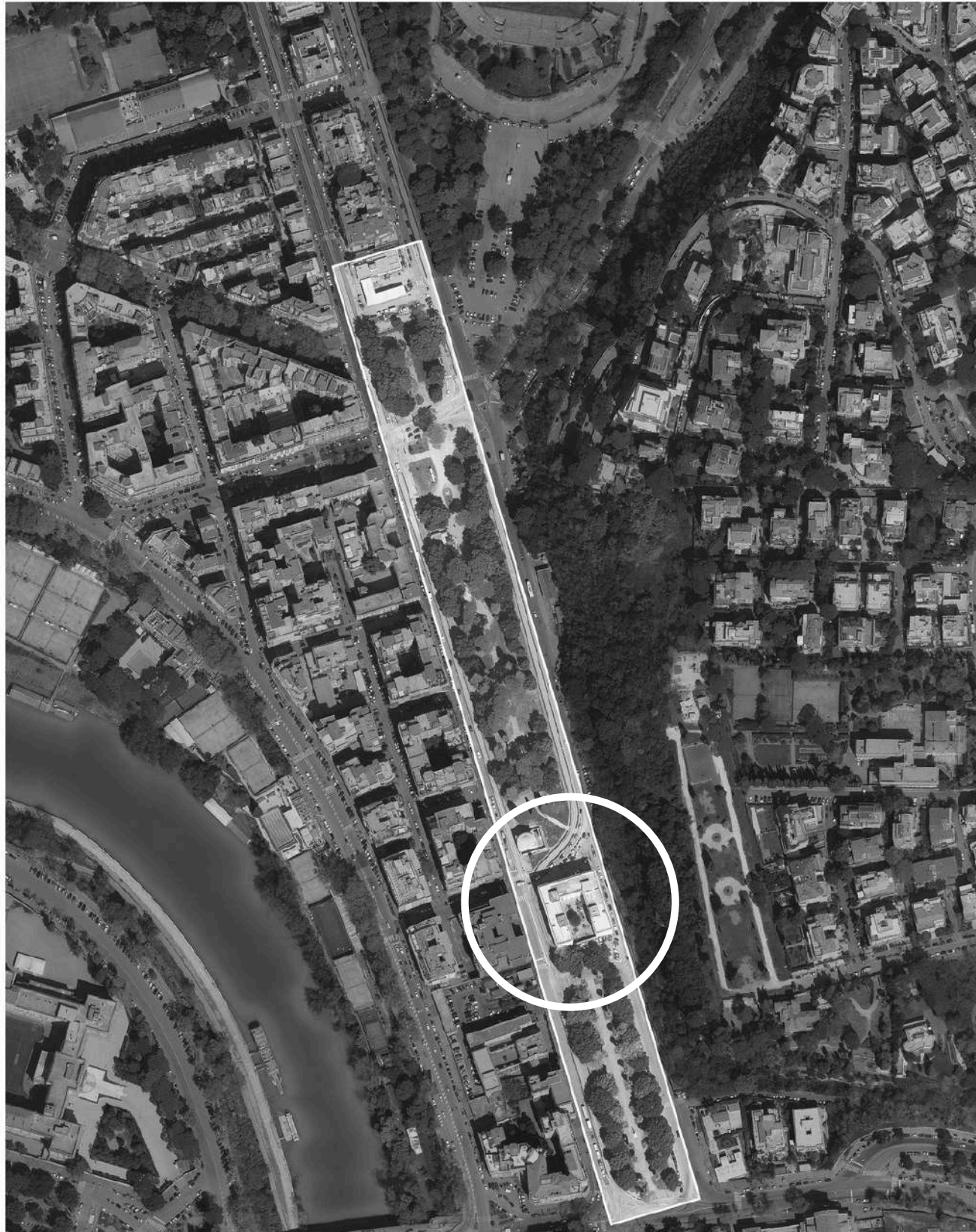
Parco privo di attrezzature e manutenzione

Area soggetta a degrado



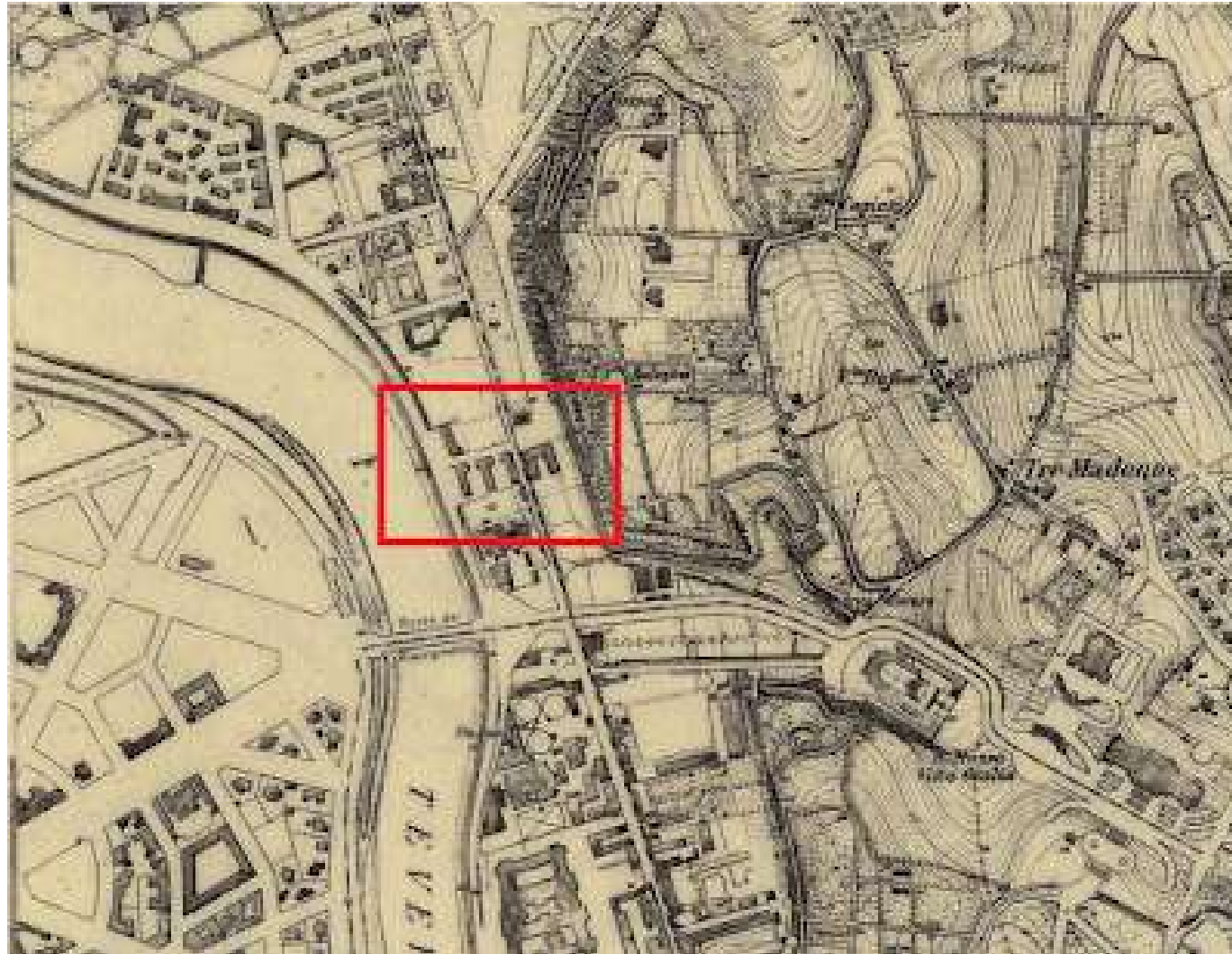


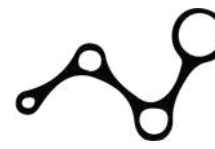
# LA FRATTURA URBANA



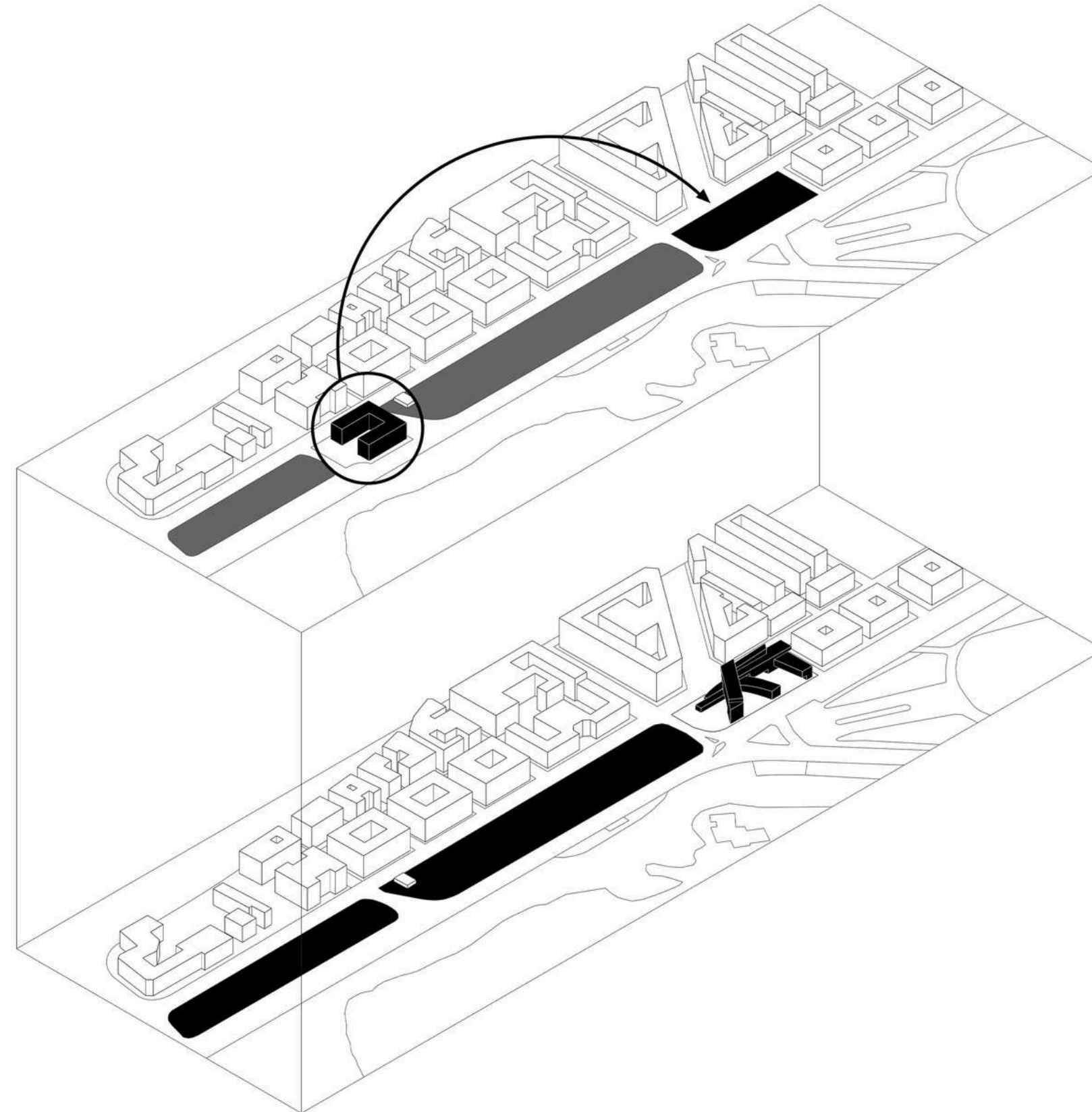


# LA FRATTURA URBANA





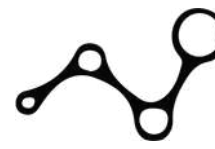
# LA RICONNESSIONE COME PRINCIPIO GENERATORE





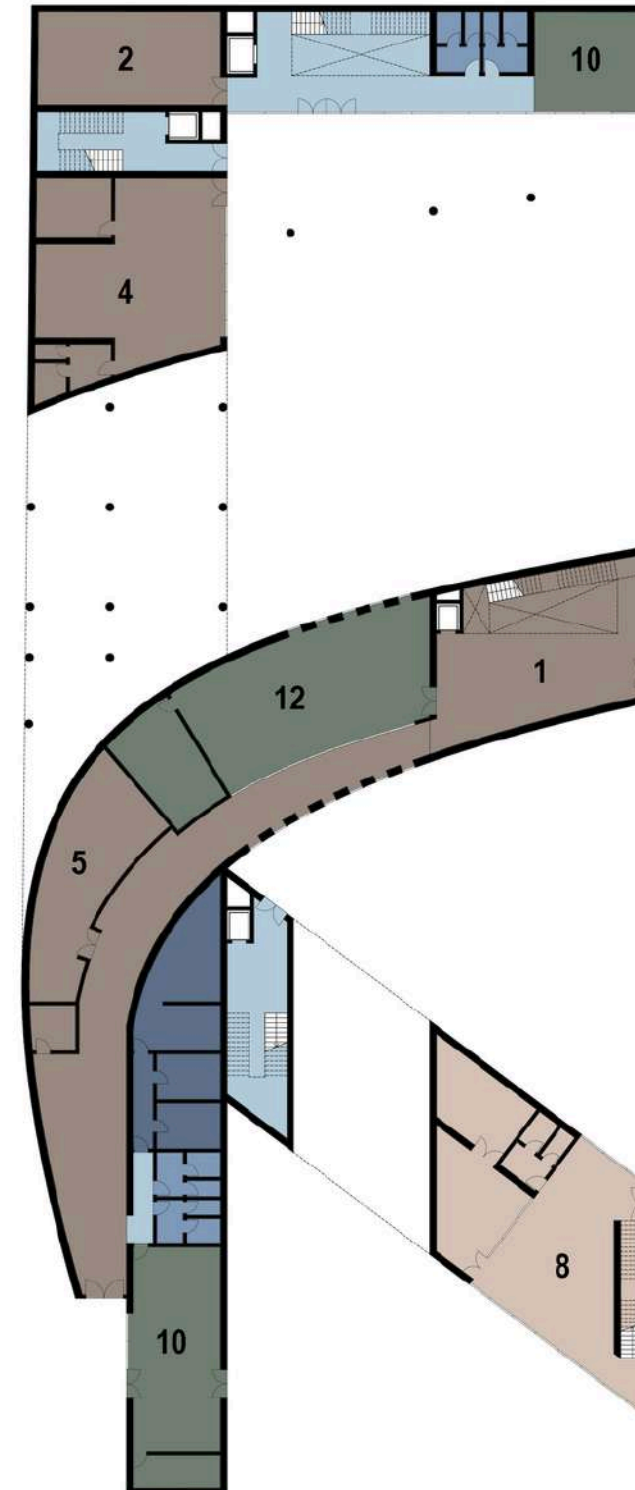
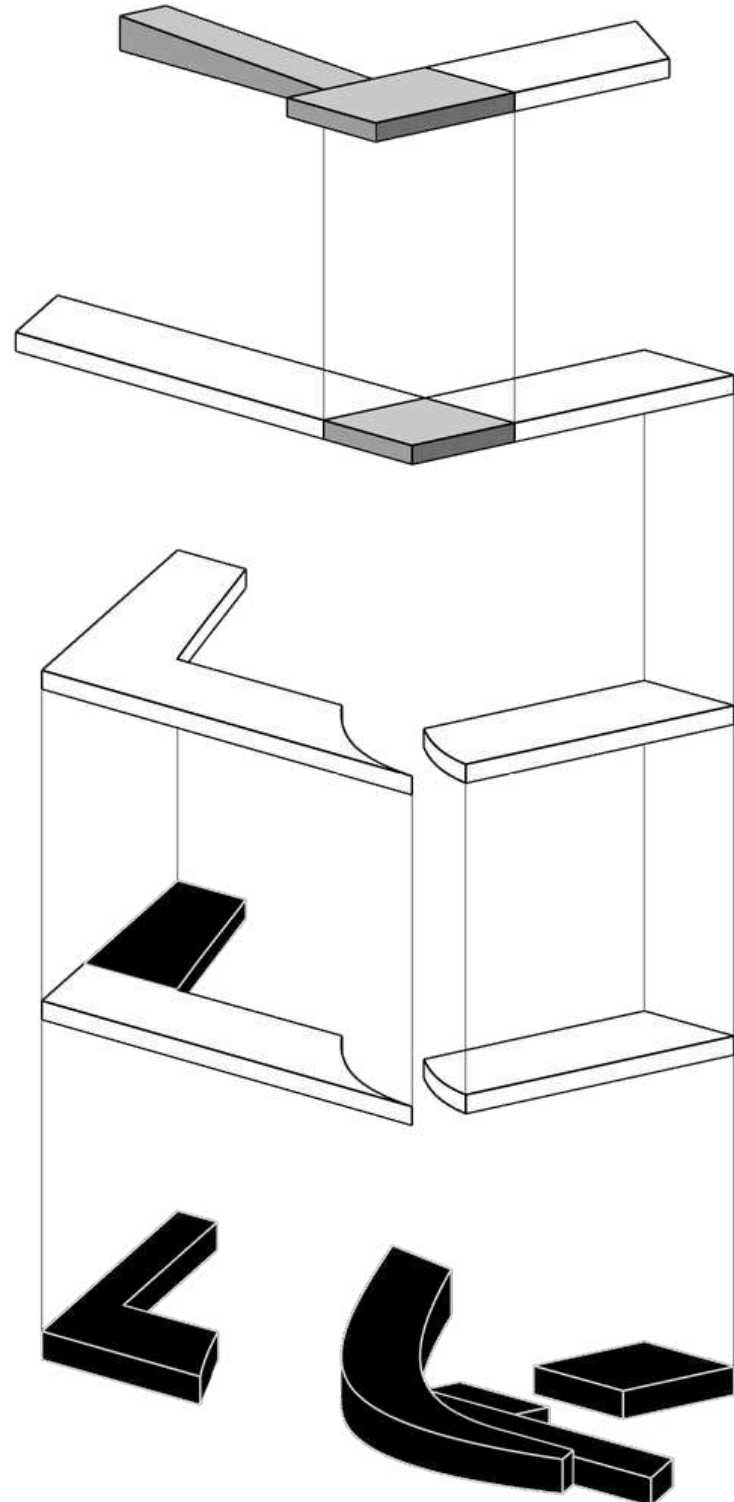
# IL PROGETTO





# LA MIXITE' FUNZIONALE

- SPAZI PUBBLICI
- SPAZI COLLETTIVI
- SPAZI RESIDENZIALI

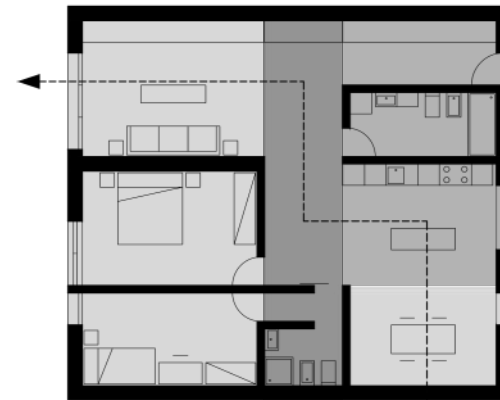
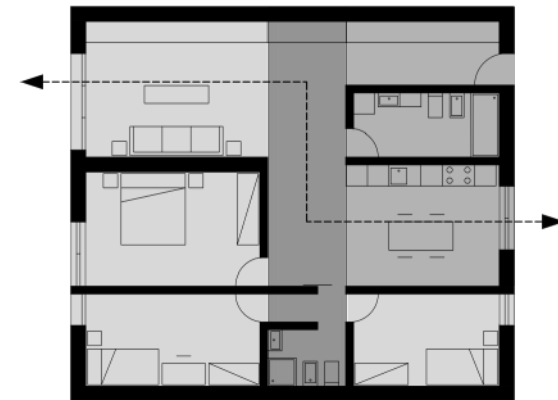
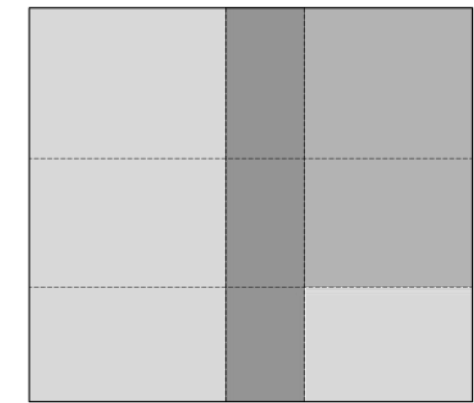
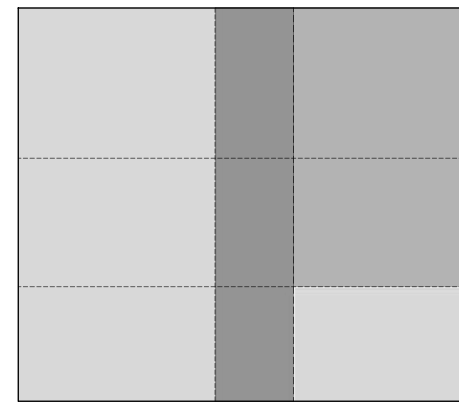
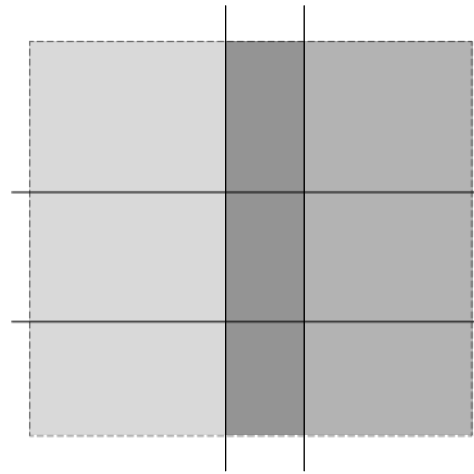


- SPAZI CULTURALI E DIVULGATIVI**
  1. SPAZIO ESPOSITIVO
  2. SALA CONFERENZA
  3. SALA STUDIO
  4. BIBLIOTECA
  5. ARCHIVIO
- SPAZI PRODUTTIVI E DI INNOVAZIONE**
  6. LABORATORIO MULTIMEDIALE
  7. LABORATORIO
  8. FAB-LAB
- SPAZI SOCIALI E DI AGGREGAZIONE**
  9. SPAZIO POLIVALENTE
  10. BAR-CAFFETTERIA
  11. SPAZI COMUNI
  12. HUB SOCIALE
  13. SKY LOUNGE
- SPAZI RESIDENZIALI**
- SPAZI AMMINISTRATIVI**
- SERVIZI IGIENICI**
- CORE E DISTRIBUTIVO**

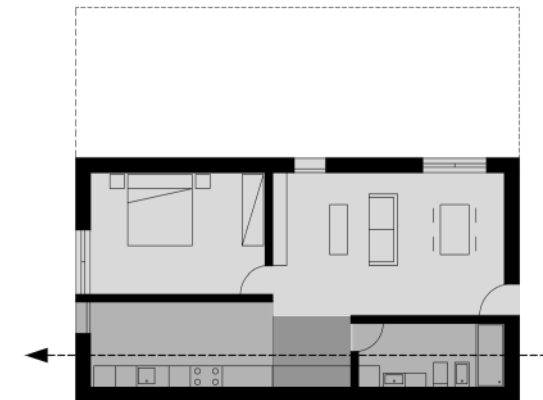
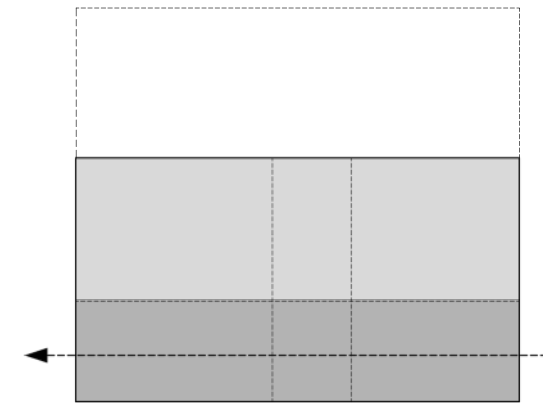
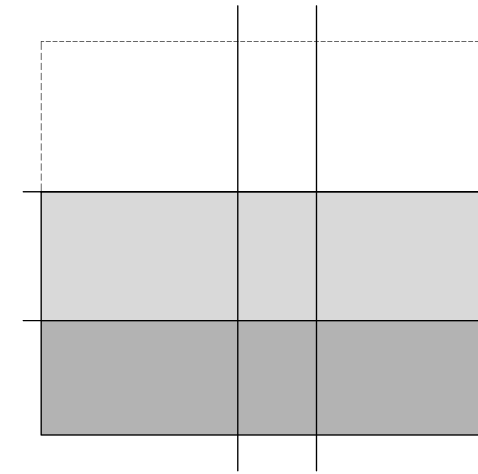


# LE RESIDENZE

## SCHEMA COMPOSITIVO A



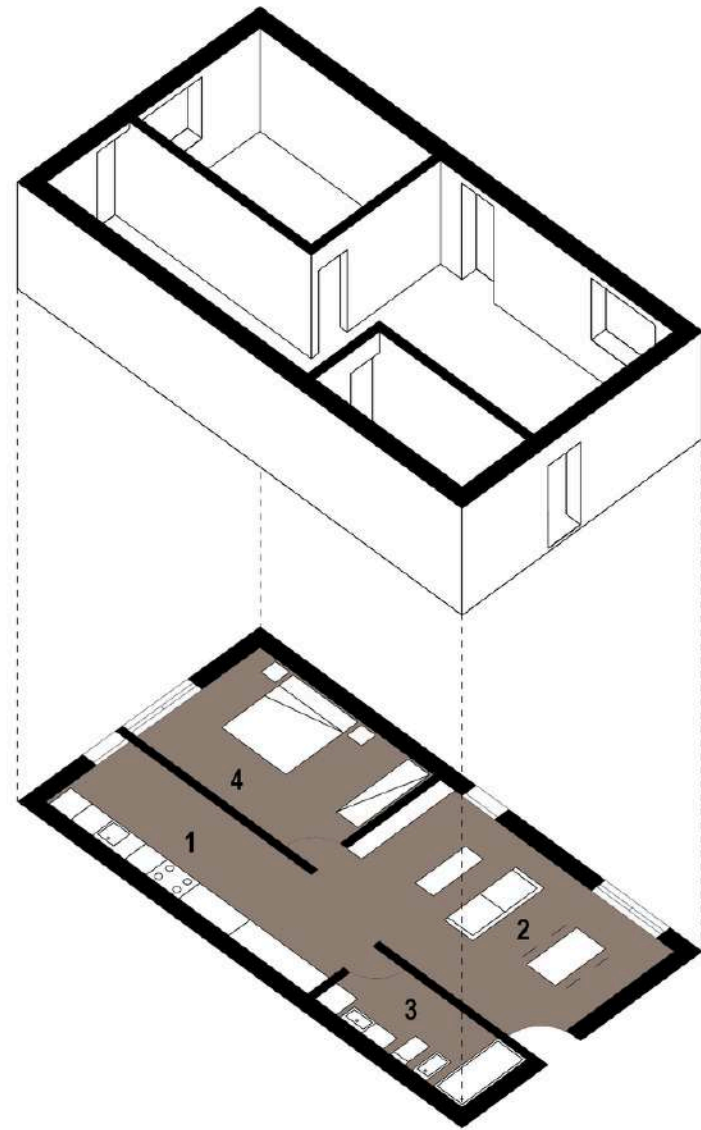
## SCHEMA COMPOSITIVO B





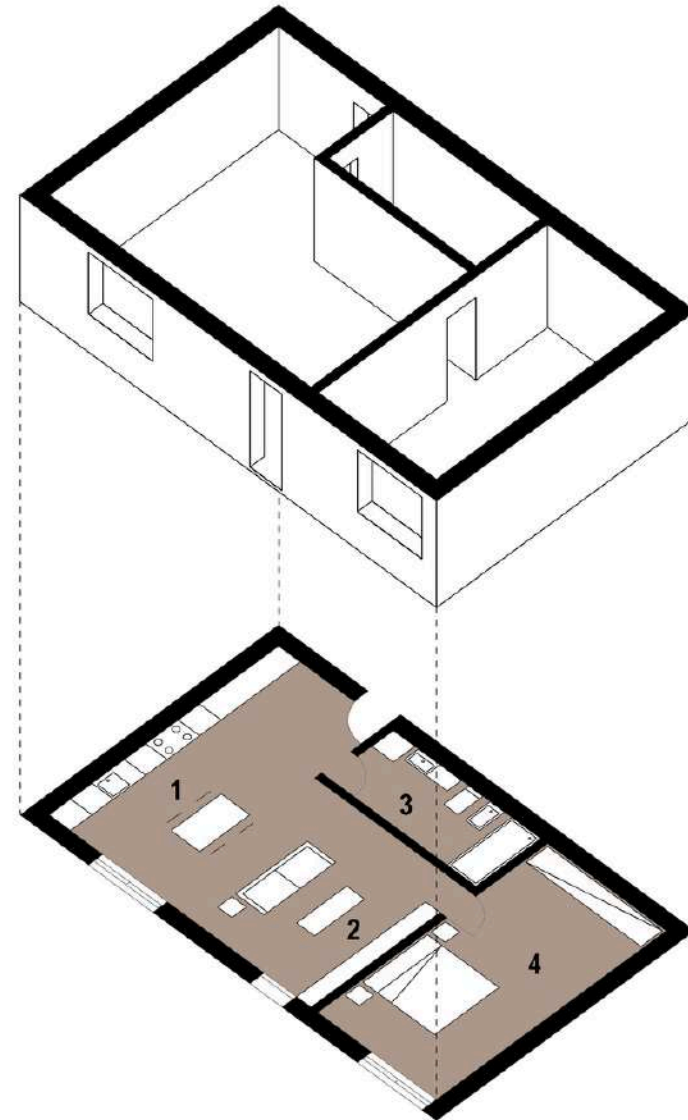
## LE RESIDENZE

 70 mq



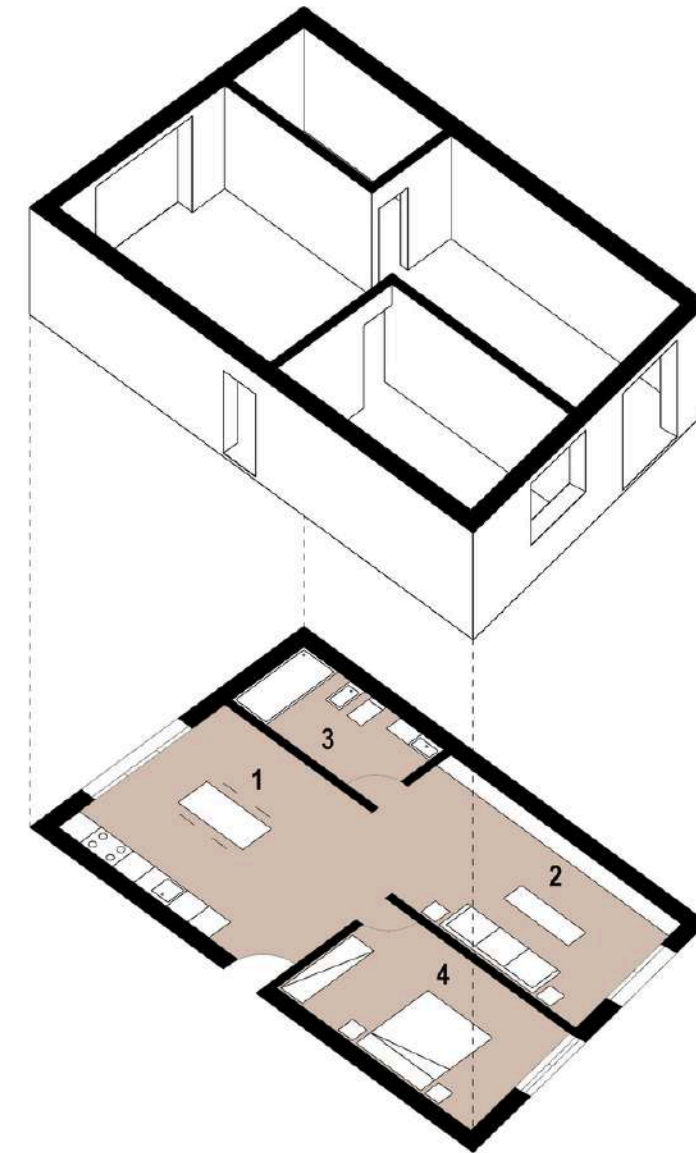
1. CUCINA
2. SOGGIORNO
3. BAGNO
4. CAMERA MATRIMONIALE

 70 mq



1. CUCINA
2. SOGGIORNO
3. BAGNO
4. CAMERA MATRIMONIALE

 75 mq

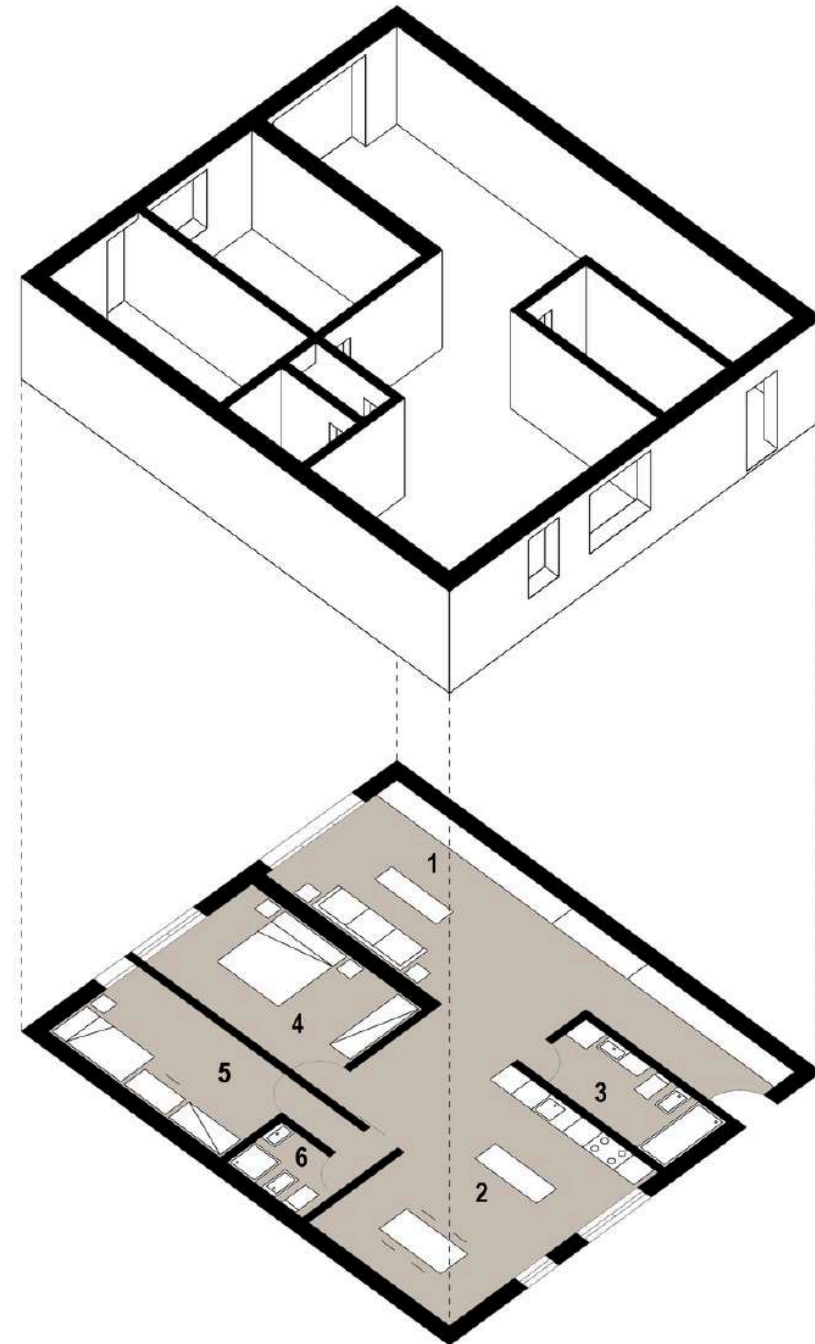


1. CUCINA
2. SOGGIORNO
3. BAGNO
4. CAMERA MATRIMONIALE



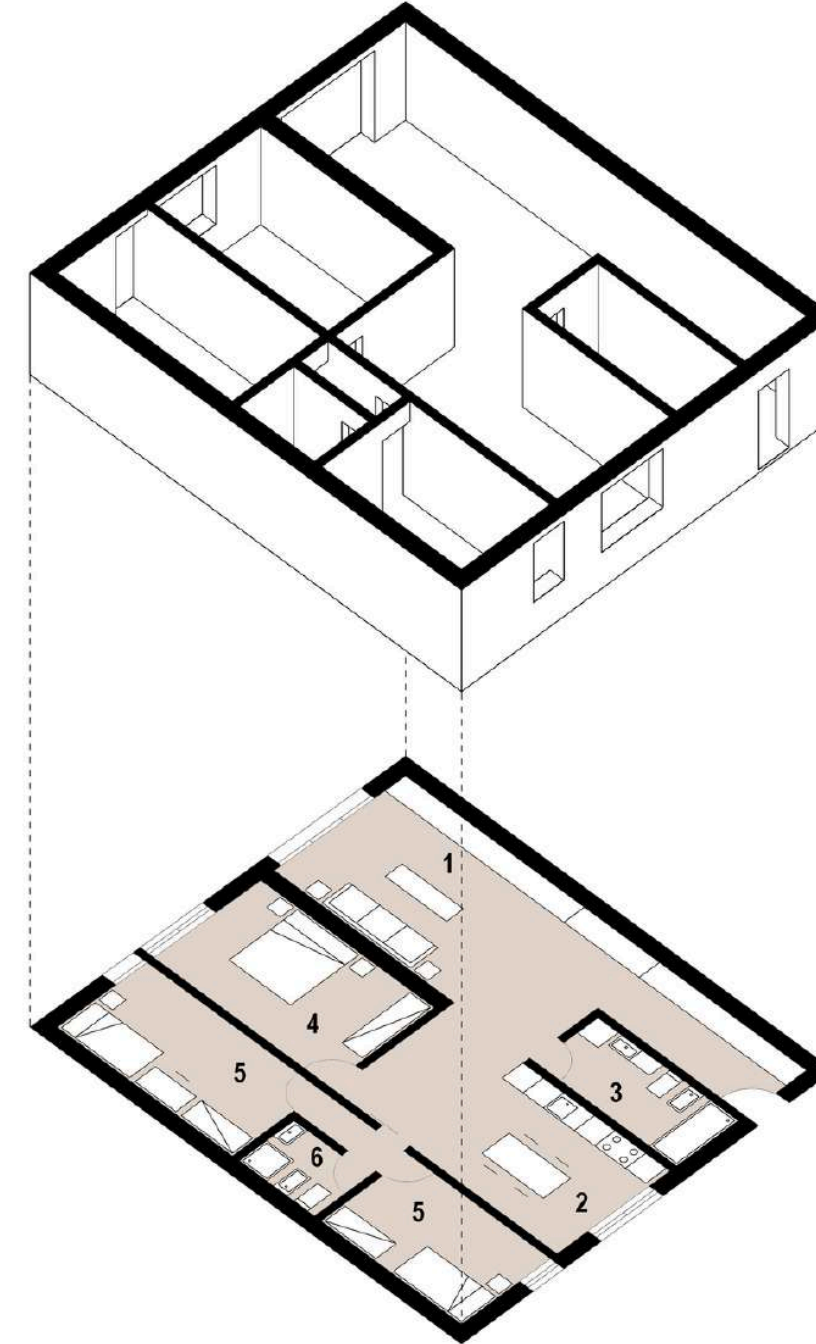
# LE RESIDENZE

 120 mq



- 1. SOGGIORNO
- 2. CUCINA
- 3. BAGNO
- 4. CAMERA MATRIMONIALE
- 5. CAMERA SINGOLA
- 6. BAGNO PRIVATO

 120 mq



- 1. SOGGIORNO
- 2. CUCINA
- 3. BAGNO
- 4. CAMERA MATRIMONIALE
- 5. CAMERA SINGOLA
- 6. BAGNO PRIVATO



## GLI SPAZI COLLETTIVI



