



Parco di Enea - tutto a due passi

The project activity area is located close to the urban centre of the town of Pomezia (Rome), an industrial town, about 20 km from the capital. The project can be classified as a building renovation; in fact, it provides for the urban, building and environmental redevelopment of an abandoned industrial area known as the former "FEAL SUD". The establishment, inaugurated in 1967 for the production of modular elements in the field of prefabrication, was decommissioned in the late 1980s. Having acquired the area in question, with a deed of sale Repertory no. Technical Report

The second construction project of the "Parco di Enea" district will be developed around the central element of the new infrastructure, consisting of a new roundabout, already built, by Medusa 2019 Srl, elliptical in shape along the stretch of via del Mare in front of the existing square. The zoning includes:

- a) Areas intended for private residential construction with a total area of approx. 15,709sqm
- b) Areas intended for public green areas within the district with a total surface area of approx. 15,683sqm
- c) Road areas, public car parks inside the district for a total surface area of approx. 12,428sqm

The building sectors are 6 in total, as shown below:

Z1 (private residential)

Z2 (public residential)

Z3 (private residential)

Z4 (private residential + commercial) in progress

Z5 (private residential + commercial), C1 (commercial) in progress.

Total volume in cubic metres 133,388 of which:

- for private residential and commercial use cm. 130,000 and public housing cm. 3,880

- for non-residential use cm.10,000 (Section C1)

The standard floor of each residential building will consist of 5 residential units with the following characteristics:

TWO-ROOM APARTMENTS

THREE-ROOM APARTMENTS

FOUR-ROOM APARTMENTS

FIVE-ROOM APARTMENTS

All types will be equipped with large balconies and terraces.

The buildings will have a regular shape and will be built over up to 12 floors above ground.

The buildings will be built on direct foundations, while the elevated structure will consist of reinforced concrete beams and pillars, A section of plot C1 will be built using prefabricated elements also in reinforced concrete. The floors will be made of prefabricated lattice beams and associated slab. Finally, the outside cladding of the buildings will be done in traditional masonry, suitably insulated, plastered and finished with exposed stoneware slabs. The insulation of all buildings will comply with the current legislation on containing energy consumption and made with materials free from toxic emissions according to the executive thermal project attached to the building permit issue application. Finally, in compliance with current legislation, Legislative Decree 3



April 2006 no. 152, entitled "Consolidated law on water" containing "Environmental regulations", measures will be adopted regarding savings on the consumption of drinking water, using the recovery and reuse of rainwater, the reuse, for compatible uses, of grey water and waste water treatment systems.

Finally, the roof includes photovoltaic panels and solar thermal panels, whose electrical power has been calculated on the basis of current legislation.

Name of the Architectural and Structural Designer: Ing. Salvatore Lamanna

Place of construction:Pomezia(RM) ITALY

Investor: private investors

Developer: Medusa2019Srl

Main contractor: Medusa2019Srl

Completion date: 31/12/2022(Z4-C1)

Built area: about 40,000 square metres

Cost: about € 14,000,000.00

Project team: Studio Tecnico ing. S. Lamanna

Partners: arch. S. Lamanna, ing. B. Lamanna, arch. C. Latini, geom. M. Pieramici, arch. A. Guidi;

Consultants: ing. M. Lamanna - ing. M. Germani

Suppliers: Manini prefabbricati Spa, Ediliannotta Srl, Calcestruzzi Spa, Idrotec88Srl, Elfa2014Srl,3DISrl

Photocredits: Studio Tecnico ing. S. Lamanna - Studio Casadei

