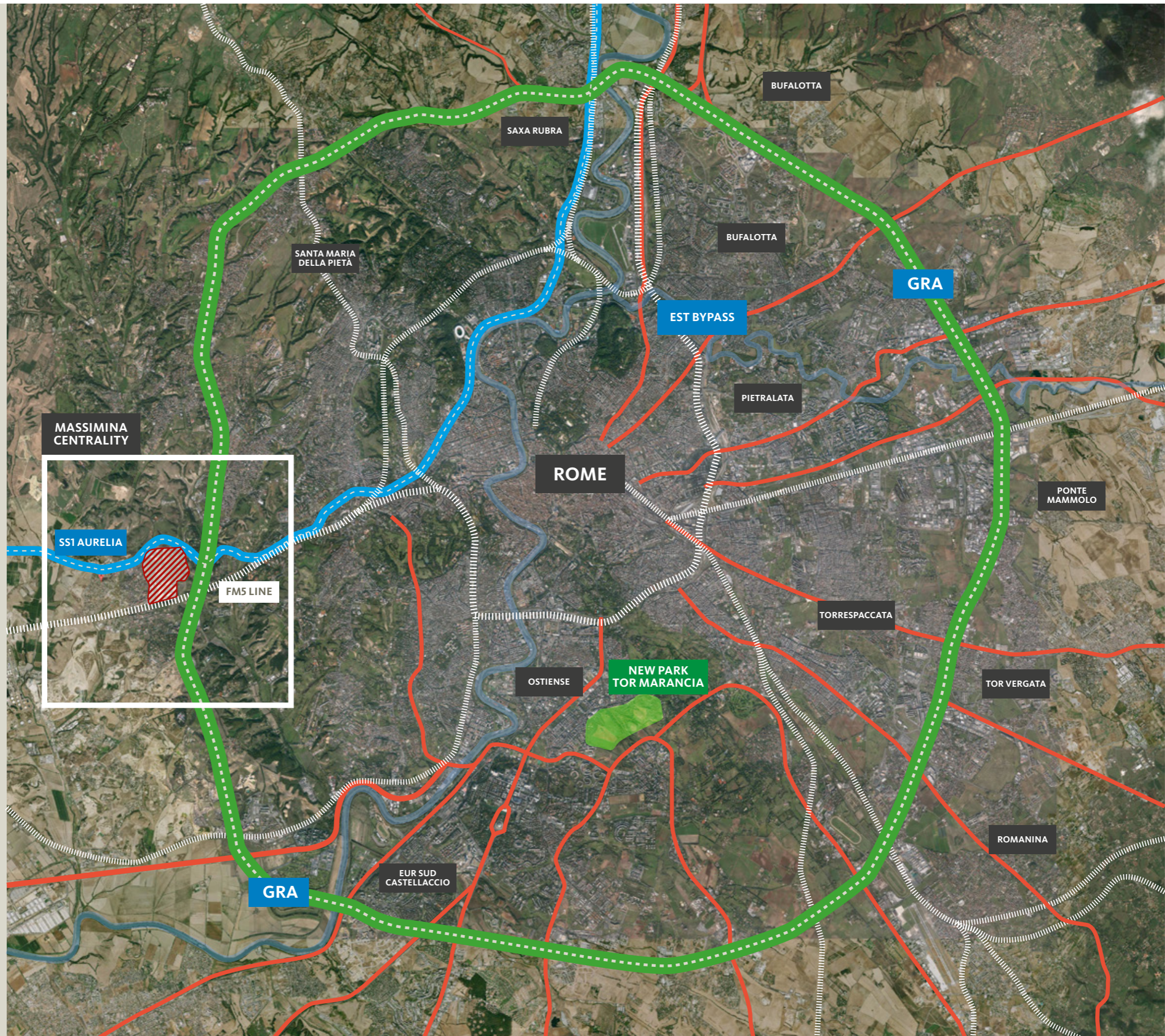


# MASSIMINA

CENTRALITY

SECI  
REAL ESTATE

# LOCATION



## DETAILED LOCATION

The Massimina Centrality, with a territorial extension of approximately **112 acres**, is situated inside the Roma – Civitavecchia railway and the street of Casal Lumbroso, the Via Aurelia and the Great Ring Road (GRA).

Currently, the area, partly affected by an abandoned gravel pit, is characterized by alternating valleys and ridges.

The Massimina Centrality will pattern itself after the existing urban design of the adjacent **Borgata**, which is **142 acres**.

The Project presents a low density index of 0.2 sqm for every meter of territorial surface, resulting in an additional 2,750 residences to the 10,000 already existing in the Borgata.

The Massimina Centrality will have a unique identity characterized by **schools, a civic center, an athletic center, a pool and a new urban park.**



The **General City Plan of Rome** introduced new urban and metropolitan centralities. **Massimina Centrality** will be the one of first implemented. It embodies the city-planning strategy of Rome, to integrate and balance urban and metropolitan areas with the target of redefining a polycentric urban structure that is sustainable and accessible.

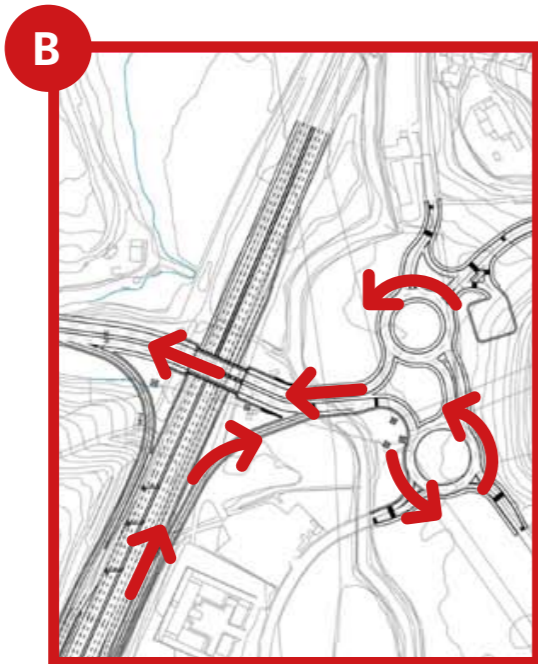
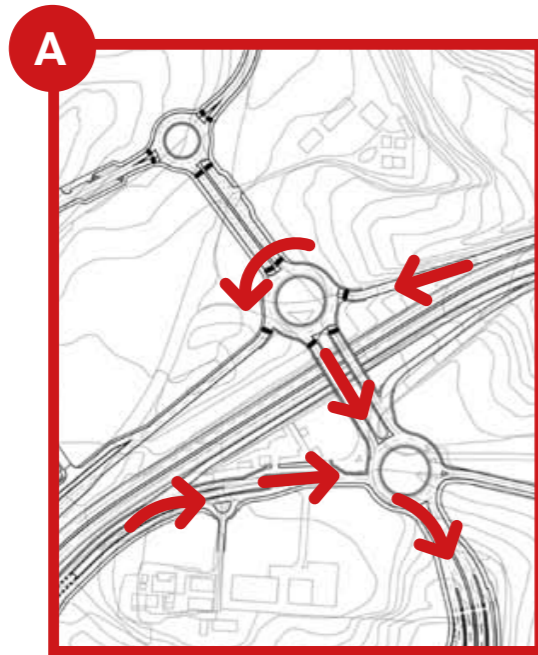
The project has three major strategic objectives:

- the creation of a **new stop of the FM5**, which easily will reach the center of Rome, crossing the “line A” of the subway and the FM3 at Valle Aurelia, “line B” and the future “line D”;
- **connection** to local roads with the great **link road** and to the city center of Rome;
- **redevelopment/requalification of the Borgata** turning it into a self-sufficient – neighborhood.

The Project of the Massimina Centrality is going to implement:

- a comprehensive program of environmental re-qualification allowing for the relocation of the development rights that belong to the district of Tormarancia (in the Appia Antica Park) to the new Massimina Centrality. In turn, this compensation freely assigns the area equipped as the Park to the Public Administration.
- The recovery of an abandoned gravel pit, that occupies an area of about 36 hectares, into the construction of a large public urban park, structuring element of the Centrality.

# VIABILITY





## MASSIMINA CENTRALITY PROJECT DATA

PROJECT DATA	
Total Surface of Massimina Centrality	1.112.246 sqm
Projected Occupancy	2.749 (SUL Res/37.50 sqm)
Public Green of which Public Park	<b>155.463 sqm</b> <b>126.169 sqm</b>
Area of Concentrated Buildings	<b>697.292 sqm</b>
Square	<b>5.236 sqm</b>
Viability and green grassy curb area	<b>154.710 sqm</b>
Total gross area (SUL)	<b>215.803 sqm</b>
Residential gross area	<b>97.109 sqm</b>
Non-residential gross area	<b>118.694 sqm</b>

GENERAL FUNCTIONAL



# PUBLIC GREEN SPACE



## AREA 1 PUBLIC GREEN PARK

SECTOR V1-V2-V3-V4-V5  
TOTAL PUBLIC  
GREEN PARK AREA

155.463 sqm of which:

V1 Green spaces  
for athletic activities  
14.012 sqm

V2 Public park  
126.169 sqm





# PUBLIC SERVICES



## AREA 2 PUBLIC SERVICES

SECTOR S1-S2-S3  
TOTAL LOT AREA

29.976 sqm of which:

**S1** Public service  
lot area **8.179 sqm**

**S2** School complex,  
public pool  
and multi-purpose center  
lot area **19.571 sqm**

**S3** public services area  
lot area **2.226 sqm**



# PRIVATE SERVICES



## AREA 3 PRIVATE SERVICES

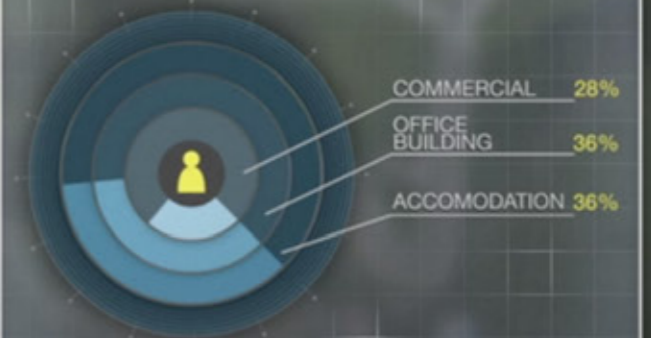
SECTOR Z24  
TOTAL LOT AREA

29.976 sqm

Total gross area  
(SUL) 26.264 sqm

of which:

Commercial	6.264 sqm
Office building	10.000 sqm
Accommodation	10.000 sqm



# MEDIUM DENSITY BUILDINGS



## AREA 4 MEDIUM DENSITY BUILDINGS

SECTOR Z2 - Z9  
FROM Z12 TO Z23  
FROM Z25 TO Z29  
TOTAL LOT AREA

LI > 0,15 sqm/sqm of SUL  
e < 0,80 sqm/sqm of SUL

**136.199 sqm**

Total gross area (SUL)	<b>96.365 sqm</b>
Non-residential gross area	<b>37.058 sqm</b>
Non-residential gross area	<b>59.307 sqm</b>
number of inhabitants	<b>1.581</b>



# LOW DENSITY BUILDINGS



## AREA 5 LOW DENSITY BUILDINGS

SECTOR Z1 - Z4  
Z6 - Z7 - Z8 - Z10  
TOTAL LOT AREA

LI < 0,15 sqm/sqm of SUL  
335.410 sqm

Total gross area (SUL) **43.174 sqm**

Non-residential gross area (commercial - private services) **5.372 sqm**

Residential gross area (two and four - family houses) **37.802 sqm**

number of inhabitants **1.008**



# SHOPPING CENTER



## AREA 6 SHOPPING CENTER

SECTOR Z11  
TOTAL LOT AREA

104.435 sqm

Total retail area  
44.971 sqm so divided:

Supergrocery store	6.810 sqm
Large retail surface	3.240 sqm
Medium retail surface	18.901 sqm
Shops	16.020 sqm



PROJECT APPROVED

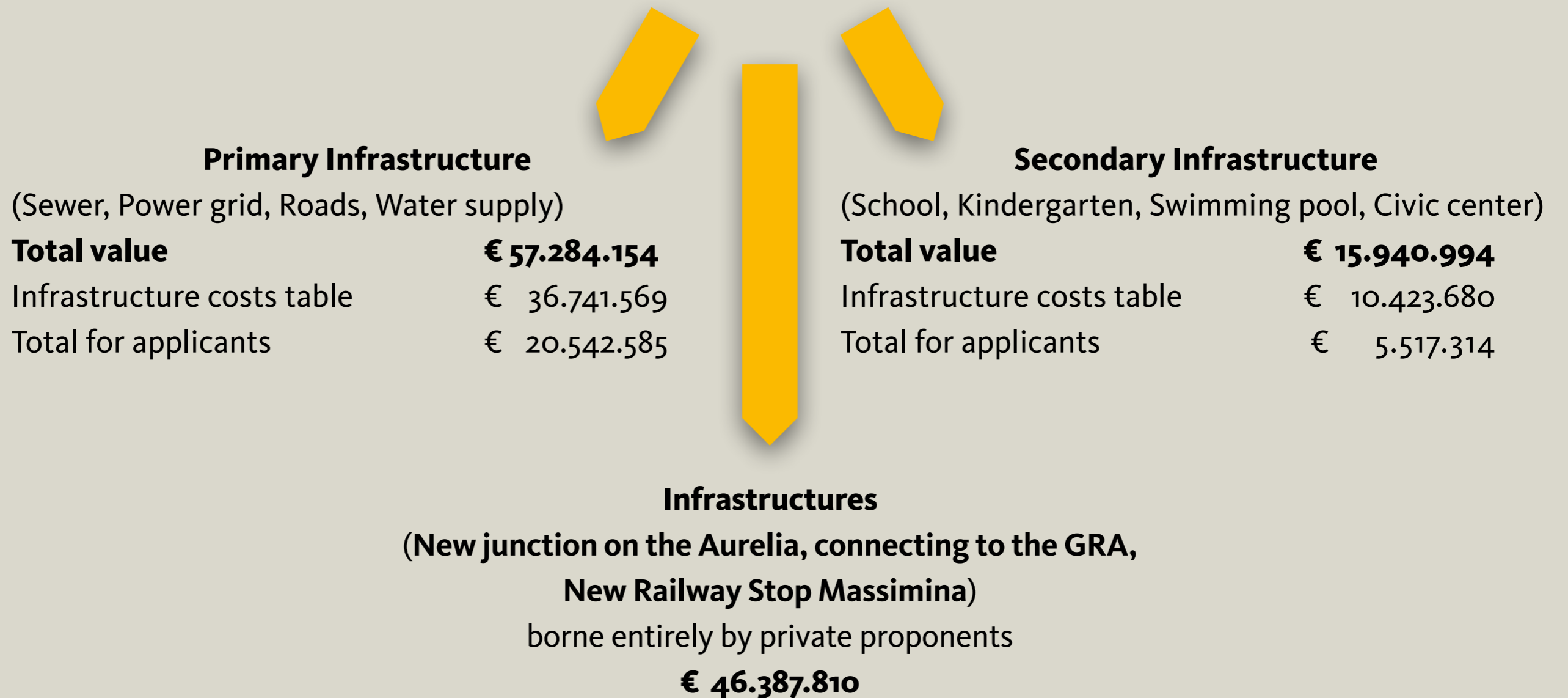


NEW RAILWAY STOP FM5

VIA CASAL LUMBROSO

# FOR INFRASTRUCTURE WORKS

Total is € 119.612.959:



The total charges extratabellari for applicants amounted to € 72.447.709