

# Roma Tiburtina



# Roma Tiburtina

## Location and Transport network



# Roma Tiburtina

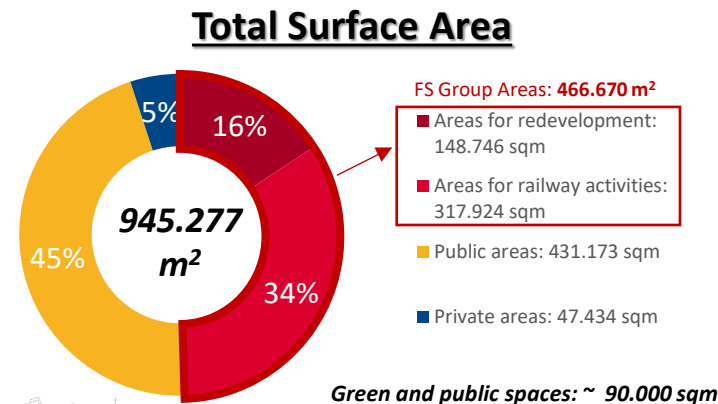
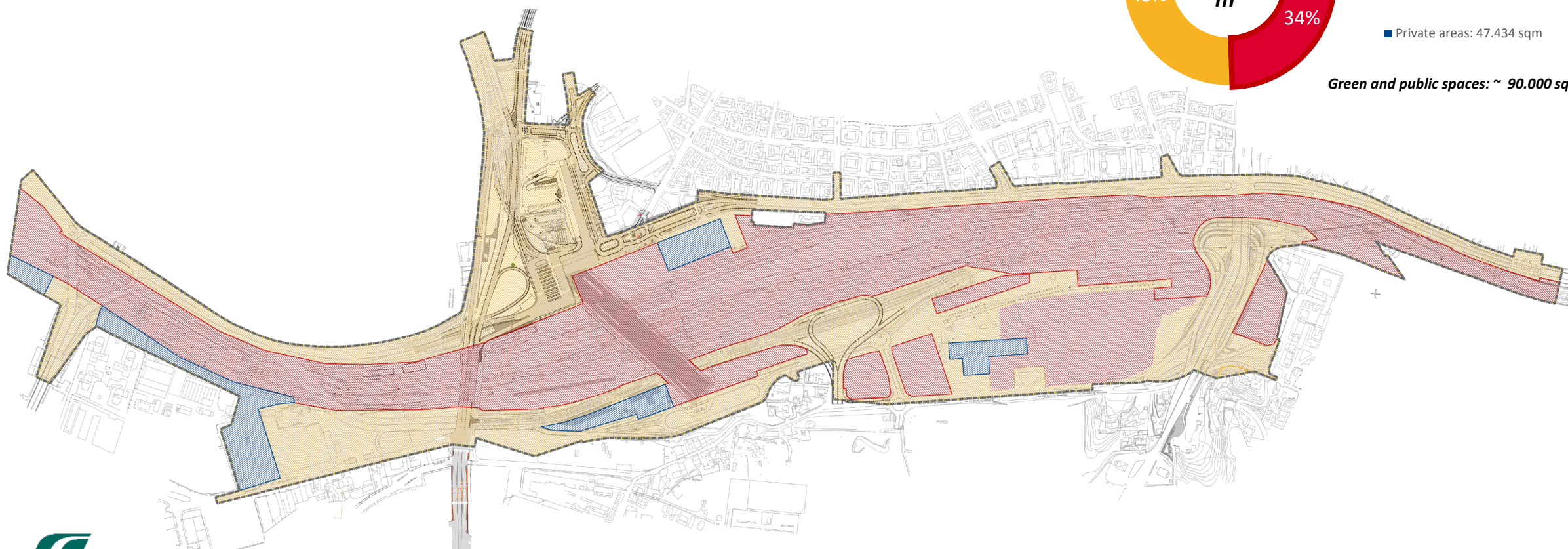
## Urban context and projects in development



-  Roma Tiburtina - urban development plan
-  New AS Roma football stadium - project area
-  *land-bridge connections*

# Roma Tiburtina

## State of play - properties



# Roma Tiburtina

## State of play



### Lotto C1: new hotel

GFA: 12.000 m<sup>2</sup>

H: 25 m

### P11 public car park

400 parking spaces

● in project

● in development

● in operation



### BNL Headquarter

Opened in July 2017

GFA 40.500 m<sup>2</sup>

H: 50 m

3.500 employees



### La Sapienza University

GFA: 4.200 m<sup>2</sup>



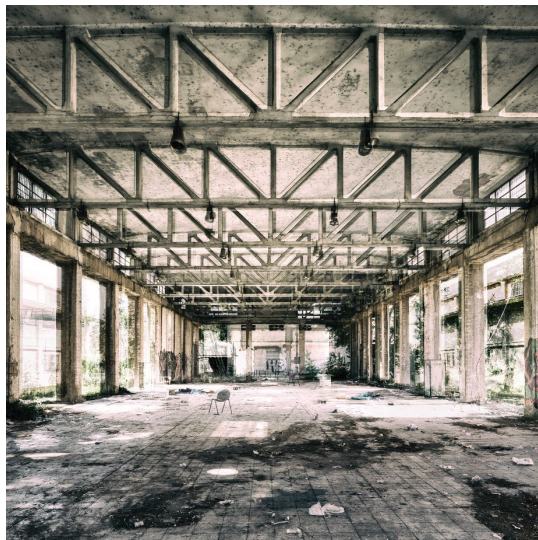
# Roma Tiburtina

*As is*



# Roma Tiburtina

East side – *As is*



# Roma Tiburtina

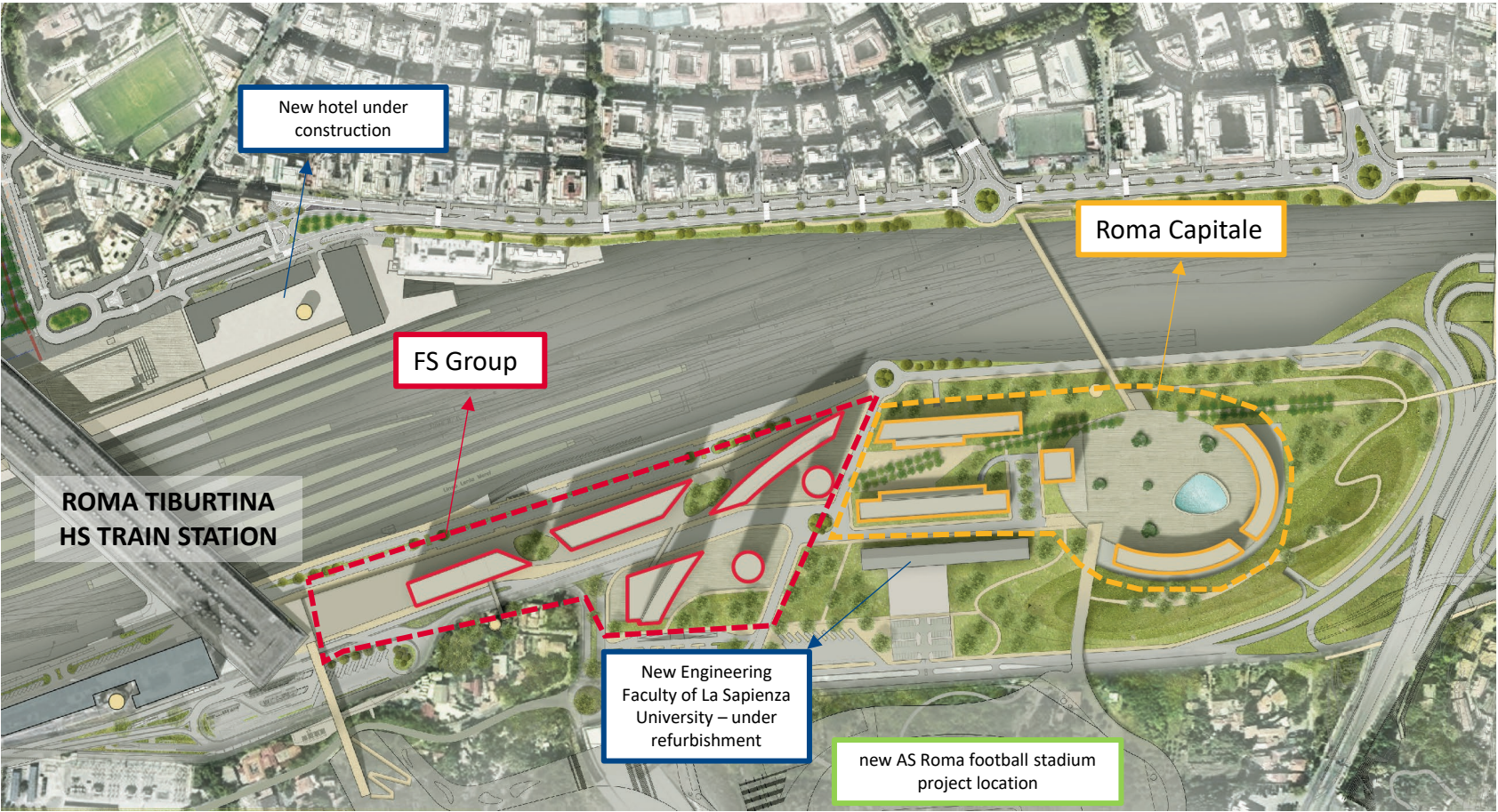
East side – *To be*



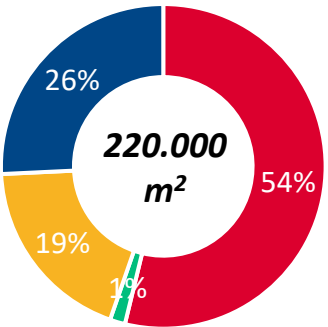
# Roma Tiburtina

Urban Modification Plan to the current Roma Tiburtina Urban Development Plan - presented by FS Sistemi Urbani in December 2024

## Project layout and data

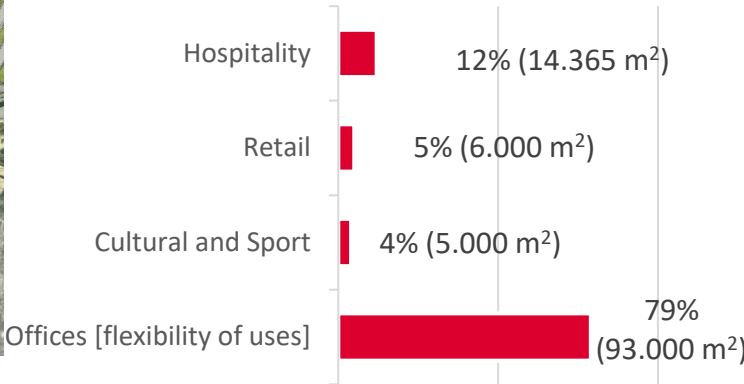


### GFA and functional mix



- FS Group GFA to be developed: 118.365 (54%)
- BNL GFA to be developed: 3.339 sqm (1%)
- Public GFA: 41.635 sqm (19%) [residential, reatail and services]
- Private GFA already developed: 56.661sqm (26%)

### Functional mix – GFA FS Group (118.365 m²)



Project layout and data are subject to the approval of the Urban Modification Plan by Roma Capitale

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## Distribution of uses in buildings

### Uses

- Hospitality
- Retail
- Offices
- Public housing
- Public commercial
- Public Services
- Cultural and sports

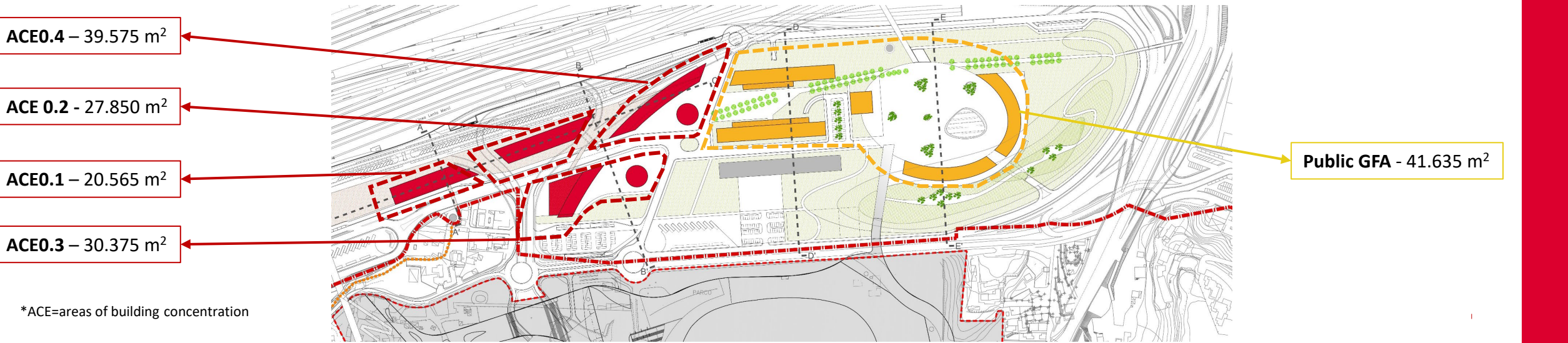
the new plan proposes flexibility of uses



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Urban Modification Plan to the current Roma Tiburtina Urban Development Plan presented by FS Sistemi Urbani in December 2024

## Timeline



\*ACE=areas of building concentration

*Timeline is subject to the approval of the Urban Modification Plan by Roma Capitale*

# Roma Tiburtina

## Urban Modification Plan - *Vision*



# Roma Tiburtina

## Urban Modification Plan - *Vision*

<https://youtu.be/OAfA-PtBZuc?si=RGvhEt6QK7mSPIQb>

