

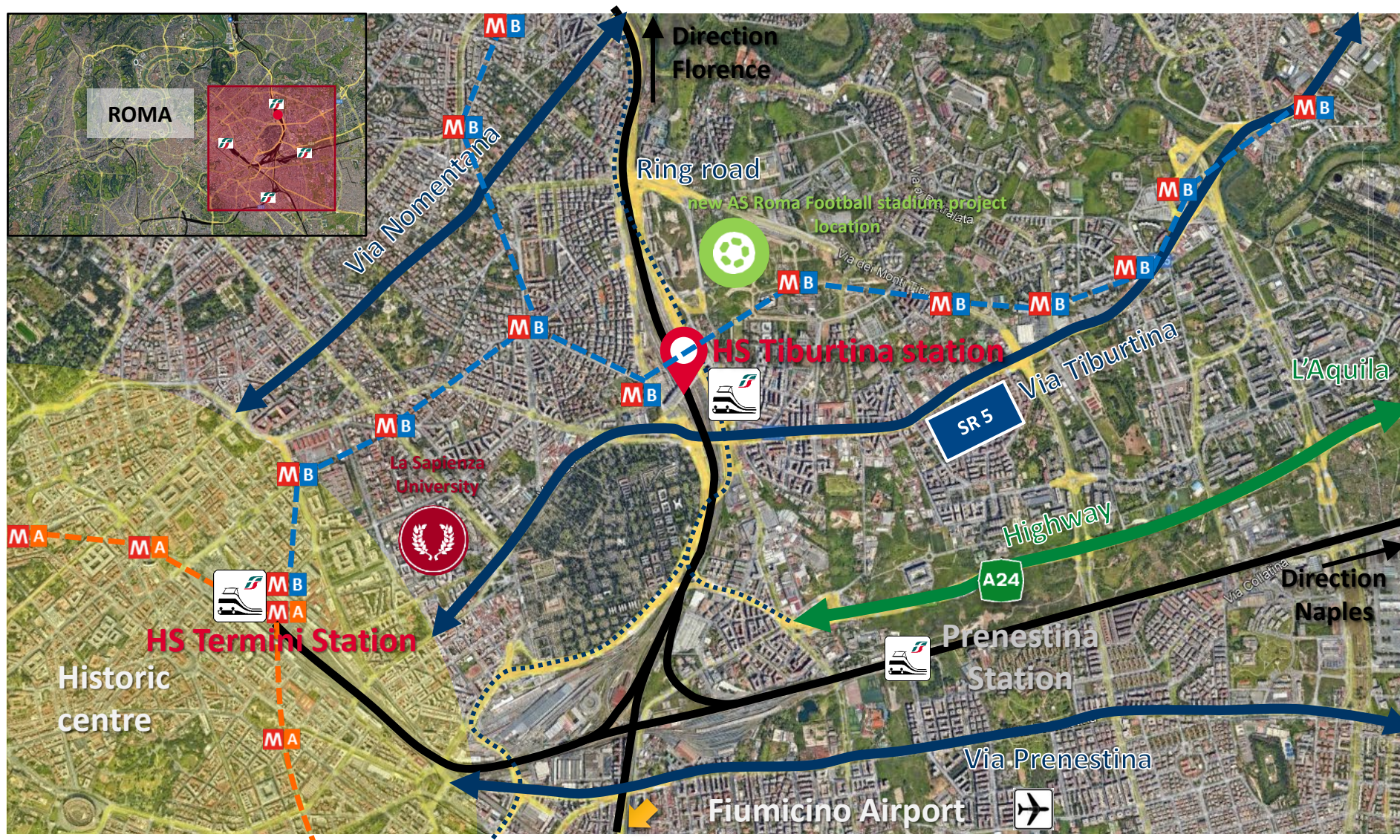
# Roma Tiburtina





# Roma Tiburtina

## Location and Transport network





# Roma Tiburtina

## Urban context and projects in development

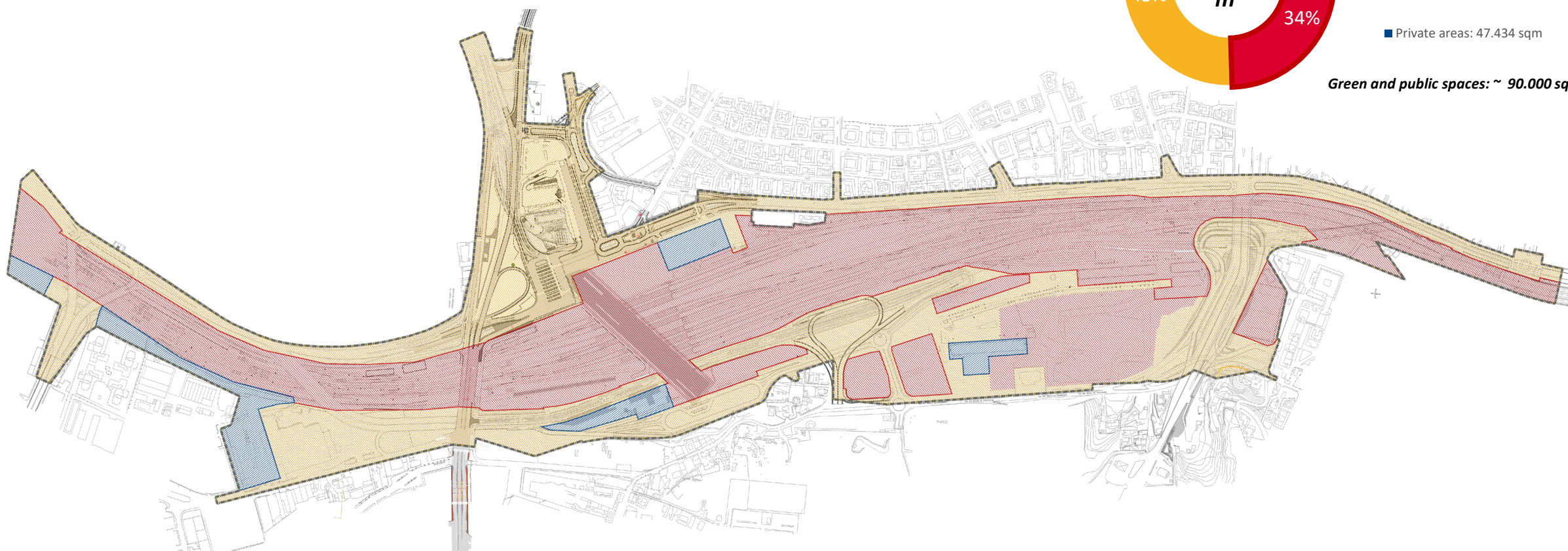


-  Roma Tiburtina - urban development plan
-  New AS Roma football stadium - project area
-  *land-bridge connections*

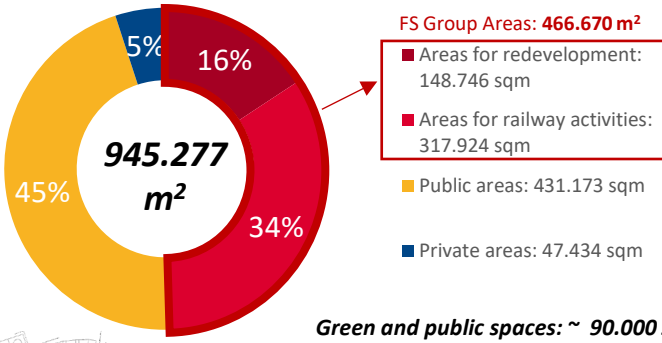


# Roma Tiburtina

## State of play - properties



**Total Surface Area**





# Roma Tiburtina

## State of play



### Lotto C1: new hotel

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

H: 25 m

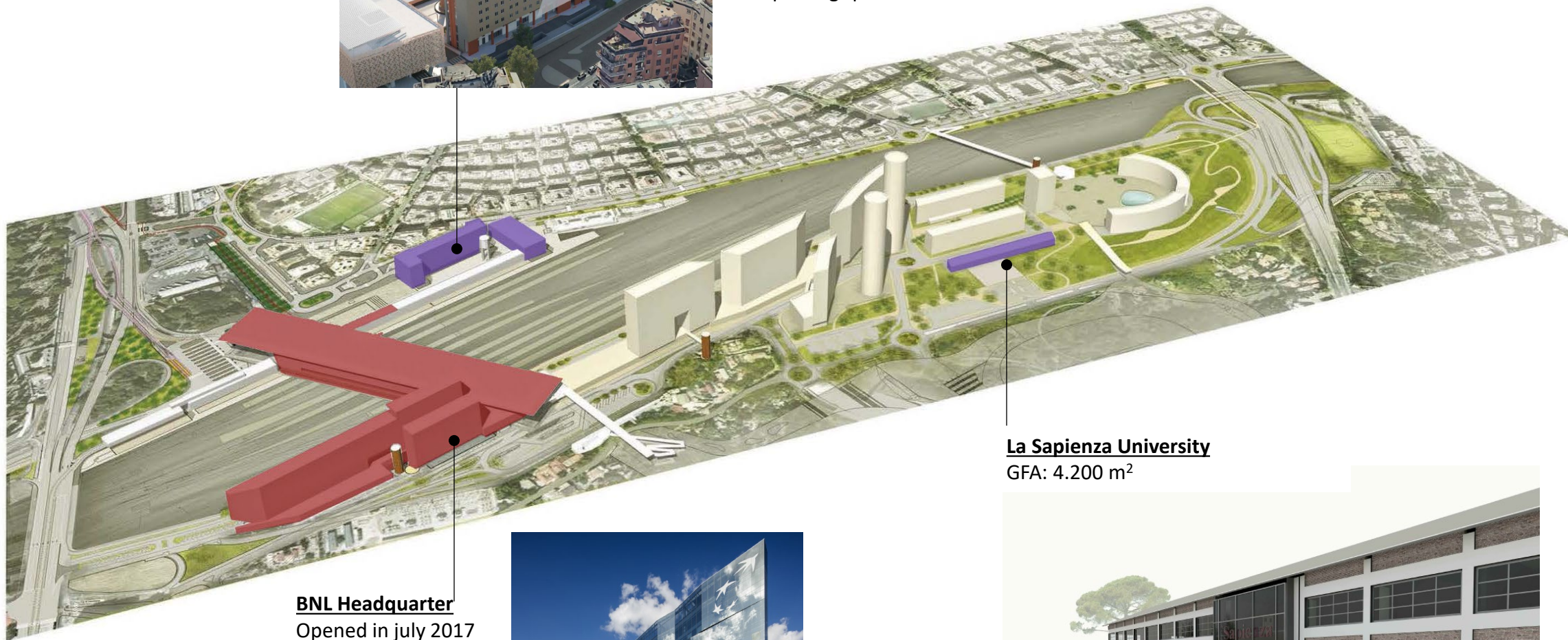
### P11 public car park

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

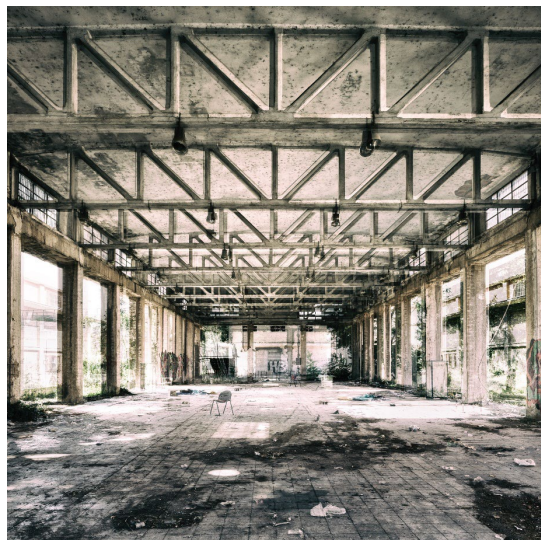
*As is*





# Roma Tiburtina

East side – *As is*





# Roma Tiburtina

East side – *To be*

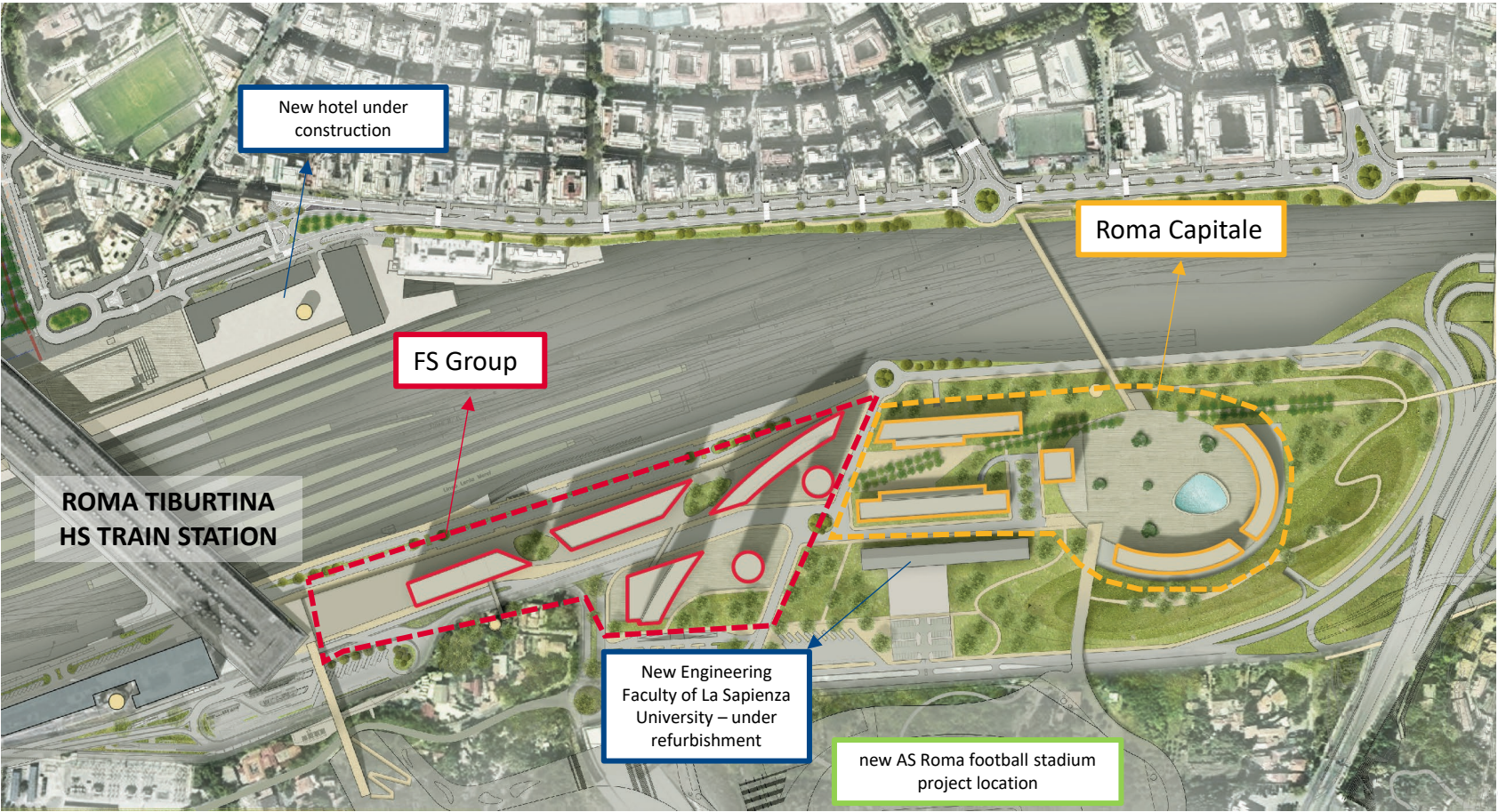




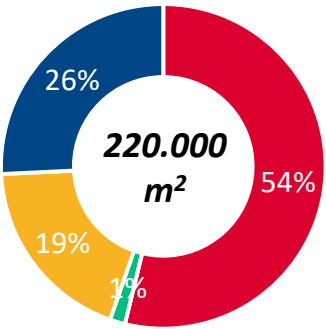
# Roma Tiburtina

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

## Project layout and data

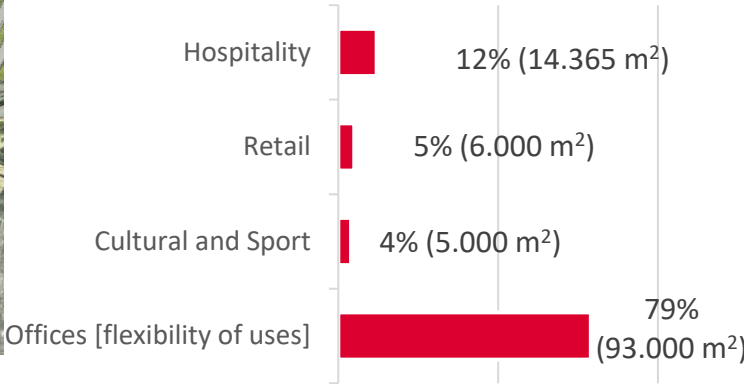


### GFA and functional mix



- 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



# Roma Tiburtina

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

## 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



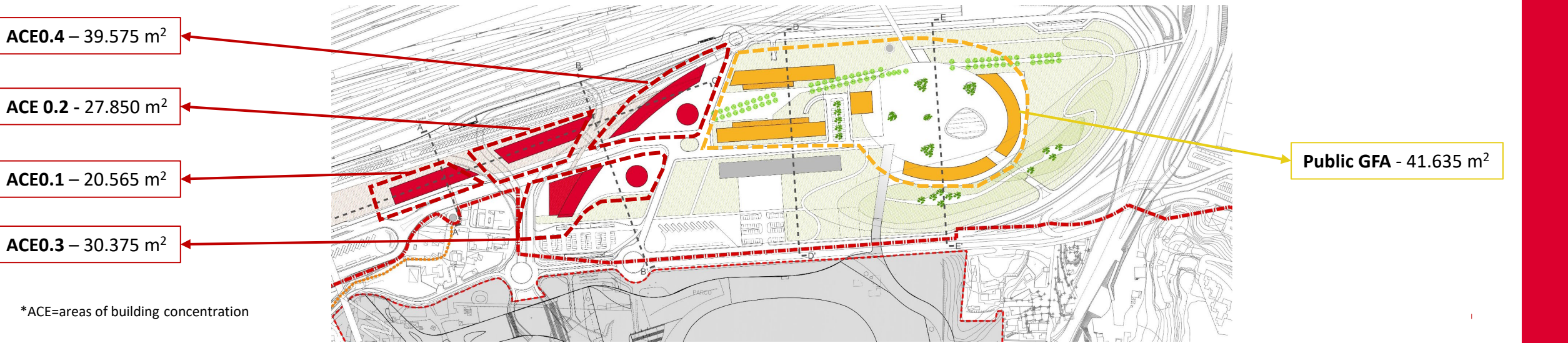
*Project layout and data are subject to the approval of the Urban Modification Plan by Roma Capitale*



# Roma Tiburtina

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

## Timeline





# Roma Tiburtina

## Urban Modification Plan - *Vision*





# Roma Tiburtina

## Urban Modification Plan - *Vision*

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

