





# ANCE

## ASSOCIAZIONE NAZIONALE COSTRUTTORI EDILI

ANCE, the National Association of Construction Companies, is the leading association for the construction industry in Italy.

It represents more than 20,000 firms of all sizes, including large general contractors and small and medium size enterprises, specialized in every field of civil construction.

ANCE, one of the largest members of Confindustria, the Italian entrepreneurs' organisation, is headquartered in Rome and has a community based network, composed of 20 Regional and 102 Local branches throughout the Country, in charge of each Region and Provincial Districts respectively.

ANCE supports the Italian construction industry with regard to public authorities, public services, economic decision makers and other key players involved in the construction sector's policies and activities.

The Association provides a full range of services in order to meet the needs and concerns of its members, thereby improving the quality of construction and protecting the public interest. It stipulates the national labour agreement for the construction industry and operates together with the trade Unions an important network of agencies, organized at the national level, the objective of which is the training, care and safety of construction workers.

As a member of the European Construction Industry Federation (Fiec) and of the European International Contractors (Eic), ANCE acts at the European level in order to support the construction industry.

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ANCE Piemonte, the Regional Association of Construction Companies, complies with ANCE and represents more than 1,500 firms in the region.  
It is composed of 8 Local branches and is headquartered in Turin.

## **THE CORPORATE GOVERNANCE**

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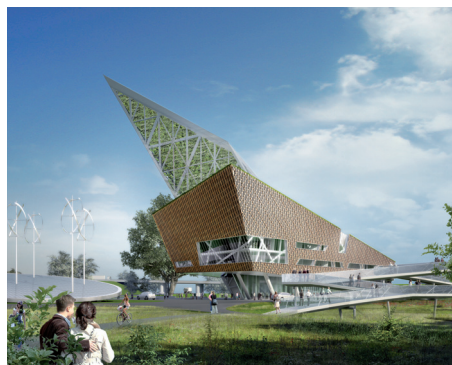
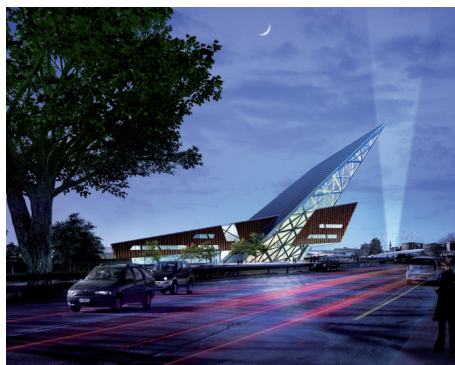
## Real Estate Opportunities

The real estate market in Italy is today on a rising trend. Foreign investment volumes towards real estate assets in 2015 accounted for almost euro 8 billion, both in residential and non-residential. For the past two years Italy has once again been attracting the interest of global real estate investors. According to the analysts, there is a forecast of an even stronger interest by major foreign investors in the Italian real estate market for 2016. In this picture, what is the challenge for the Italian market?

To offer high-quality projects, able to respond to the new requests in sectors with greater development potential. For this reason, ANCE, the Italian National Association of Construction Companies, will have an even larger presence at this year MIPIM's edition, in partnership with Ice (the Italian Trade Agency). The recovery of the Italian economy and a stable political environment, a strong commitment by the Government to attract direct foreign investments together with an impressive agenda of reforms, a more competitive market in terms of prices coupled by strong and steady medium to long term yields for the investors, altogether have brought Italy back to the center stage. ANCE represents more than 20,000 construction firms, the Italian excellence in the construction industry, active in every sector of activities, many of which working in real estate and land developments. Several firms are operating internationally in more than 80 countries and continue to record unmatched success and appreciation. During this MIPIM's edition we will present to the international investors audience and to several potential customers more than 50 projects realized by companies adhering to ANCE. The projects we propose represent different types of real estate developments in Italy in the residential, commercial and touristic sectors. All the proposed projects are capable to ensure important revenues. Furthermore they are located in those areas which have always been coveted by the international investors for the Italian Life Style and the historical and cultural heritage they represent. However today's proposals are only a small selection of the many operations which are actually being developed by our companies all over Italy. ANCE, thanks to its broad presence nationwide (National headquarters in Rome and a network of 20 Regional and 102 Local branches), may represent an important connection between supply and demand for the Italian market. Furthermore, ANCE is also able to select, according to the different needs of the investors, fully tailor-made proposals.

## Offices (Palazzo dell'Edilizia)

ALESSANDRIA



<b>Context</b>	Located near the eastern gate of Alessandria, the project is part of a bigger and more important action of urban transformation called "Alessandria 2000". The building was designed by arch. Daniel Libeskind, and is characterized by high level sustainability standards.
<b>Offer</b>	Tot gross area: 6,670 sqm on 5 levels. Total volume: 38,990 cm Total estimated cost of the project: 9.05 million euros.
<b>Site connections</b>	1 hour from the airport. 7 minutes from the railway station. The building is equipped with a private and public parking.
<b>Construction progress</b>	12% of the work completed.
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## Exclusive apartments in historical villa

### SALUZZO (CUNEO)



<b>Context</b>	<p>The building is a TWO floors historical villa, located in Griselda St. n. 22, Saluzzo. The Villa was once owned by the Noble family Ludi di Cortemilia.</p> <p>Saluzzo is a typical medieval Italian village founded in the 12th century, famous for its noble buildings, churches and convents. It was classified n. 8 in the Sole 24 ranking of the best small Italian municipalities in 2015.</p>
<b>Offer</b>	<p>Total area: 7,000 sqm.</p> <p>50 exclusive apartments (different sizes).</p> <p>135 private garages which will be realized under the garden (<i>n.b.</i> some of those garages will be sold even to the external market due to the lack of public parkings in loco).</p> <p>Price: Total cost 6 million euros / from 3,500 to 4,300 euros per sqm.</p>
<b>Site connections</b>	<p>From Aosta A5: km 170.</p> <p>From Turin A6: km 55.</p> <p>From Milan A7: km 195.</p> <p>From Genoa A7: km 155.</p> <p>From Savona A6: km 143.</p> <p>From Cuneo: km 30.</p> <p>From Torino Caselle airport: km 84.</p> <p>From Cuneo Le Valdigi airport: km 23.</p>
<b>Construction progress</b>	<p>The building is composed of three floors.</p> <p>Ground floor: entrance in Griselda St.; various frescoed rooms located in 2 different wings of the building (from 9 sqm to 16 sqm each), garden, cellar and warehouse.</p> <p>First and second floor: various frescoed rooms and warehouse.</p> <p>In the villa's terrain there also is a second building (2 floors).</p> <p>The building will be restored and cleaned for housing purposes.</p>
<b>Contacts</b>	<p><b>Impresa Cagnola srl</b></p> <p><b>phone: +39 0121352039 / +39 3487307900 • <a href="mailto:info@impresacagnola.it">info@impresacagnola.it</a></b></p>

## Hotel + Touristic facilities on the Alps

LIMONE PIEMONTE (CUNEO)



<b>Context</b>	<p>Realization and Requalification of Hotel + touristic facilities in Limone Piemonte (Cuneo), situated in the north west quadrant of the Alps.</p> <p>Near the Riviera Ligure's litorals, Côte d'Azur and the Principality of Monaco, furthermore the privileged location where the building arises, allows the guests to have direct access to the skiing facilities.</p>
<b>Offer</b>	<p>Hotel + touristic facilities: 28,000 sqm.</p>
<b>Site connections</b>	<p>30 minutes from Cuneo.</p> <p>45 minutes from the airport of Cuneo-Levaldigi.</p> <p>1.15 h from the Principality of Monaco.</p> <p>1.5 h from Turin.</p> <p>1.5 h from the airport of Torino-Caselle.</p> <p>1.5 h from the airport of Genoa.</p> <p>1.5 h from the airport of Nice-Côte d'Azur.</p> <p>The location is also well-connected to the main publics transportation lines and can also easily be reached from Monaco's Heliport.</p>
<b>Construction progress</b>	<p>Planning permission obtained.</p>
<b>Contacts</b>	<p><b>phone: +39 3498640343</b></p>

## 5 stars luxury hotel

OLEGGIO CASTELLO (NOVARA)

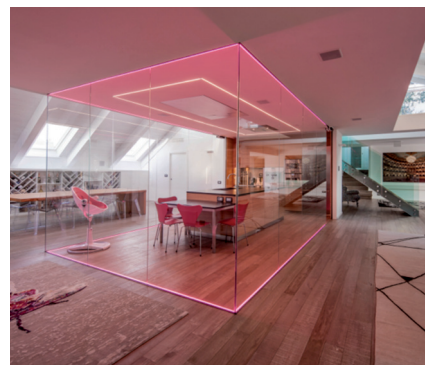


<b>Context</b>	<p>The building is located in the historical center of Oleggio Castello, 2 km far from Arona (Lago Maggiore). It's a national monument and was restructured in 2010 for touristic purposes.</p> <p>The building is the only 5 stars Luxury Hotel in the province of Novara. It won for 5 consecutive years the excellence award of Trip advisor.</p>
<b>Offer</b>	<p>The Building is placed into a private property of 23 hectares where there are several buildings.</p> <p>The structure of the Palace is composed by:</p> <p><i>Lot. n. 1</i> 12.776 cm Construction cost 20 million euro.</p> <p><i>Lot. n. 2</i> 6.571 cm Construction cost 6 million euro.</p>
<b>Site connections</b>	<p>Airport: 30 km.</p> <p>Railway station of Arona: 3 km.</p> <p>Possibility of landing for a helicopter.</p>
<b>Construction progress</b>	<p>Lot. n. 1: 2004-2010 (30 rooms + 1 restaurant + 1 congress center).</p> <p>Lot. n. 2: 2008-2010 (not finished) - in construction: 1 swimming pool, 1 gym, 1 Spa, 28 rooms.</p>
<b>Contacts</b>	<p><b>Aimone Dal Pozzo</b> phone: +39 3357190616 • <a href="mailto:aimone.dalpozzo@castellodalpozzo.com">aimone.dalpozzo@castellodalpozzo.com</a></p>



## The Number 6, luxury apartments

TORINO



### Context

The Number 6, the renovation of Palazzo Valperga Galleani, is one of the best representations of architectural salvage, respect for cultural heritage, technology, elegance and sense of beauty. The restoration and development, carried out by Building Engineering, intended to dramatically re-functionalize an important historical and architectonic property, that in spite of its disfiguration during the last century that led to the loss of its original residential aim. The main idea behind the reconstruction was to bring back the property purpose with a particular intention to "open" the private space of courtyard to the city, decorating it with art objects, proper lighting, plants, and flowers. All reconstructions undertaken to build the 36 apartments which were designed in accordance of the pre-existing layout, are done with the intention to reconcile it with the cutting-edge solutions for minimizing ecological impact. From the start, the intention was to establish a work that would reconcile architectural solutions to an artistic and stenographic setting designed to give an added value to the space, making it enjoyable for visitors. Therefore, with the help of with Cultural Heritage Protection Bodies, we reconstructed an environment once lost but, not forgetting its strong evocative value.

### Offer

36 apartments from 85 to 500 sqm.  
Prices: from 7,500 to 9,000 euros per sqm.  
4 commercial unities from 200 to 1,000 sqm with prices going from 5,000 to 7,000 euros per sqm.

### Site connections

Attached to Piazza San Carlo.  
Five minutes-walk from Torino Porta Nuova.  
18 km from Turin airport.

### Construction progress

Beginning of works: 02/09/2010.  
End of works: 12/11/2012.

### Contacts

**Gruppo Building**  
**phone: +39 0115581711 • info@building.it**

# Lagrange12, luxury apartments

TORINO



## Context

The complex is located in the city center of Turin. The restructuring of the historical building of the 17th century (between Via Lagrange and Via Giolitti) has been handled by the "Building Group". After the success obtained with "The Number 6" (Building of the Year 2015 by ArchDaily), the Building Group confirms its skills with the restructuring of "Lagrange12".

The project provides the total renovation of six floors above ground plus two basement levels, and its total renovation into luxury residence and commercial stores; the building has a strategic position, 50 meters away from Piazza San Carlo, and in the heart of via Lagrange: The new pedestrian street of Torino. The fashion street, via Lagrange is the youth shopping street, parallel to Via Roma, the flagship of Turin shopping, totally pedestrian arcades, wears a starring role in the panorama of the city of fashion and tourism. The project can be found in the corner of via Giolitti and the restructuring internal suffered in the second half of the twentieth century has a flat roof that provides a great panoramic spot where you can appreciate the biggest representations of Turin, as La Mole, Superga, Monte dei Capuccini, to the new skyscraper of Renzo Piano.

## Offer

9 different sized restructured apartments (150-400 sqm).  
Price: 7,500/9,000 euros per sqm.  
1 commercial unity (1,150 sqm).  
Price: 9,000/18,000 euros per sqm.

## Site connections

5 minute-walk from Torino Porta Nuova station.  
18 km from Turin airport.

## Construction progress

Beginning: April 2014.  
End of works: April 2016.

## Contacts

**Gruppo Building**  
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## 15 luxury apartments in Palazzo del Carretto di Gorzegno TORINO



### Context

The 17th century's building is located in via Bogino, in the historical center of Turin, near San Carlo Square. The building is the last one of the block which is historically called Isolato dell'Assunta (near Carlo Alberto St., Giolitti St. and Maria Vittoria St.). Construction's works were accomplished in 1689 by Francesco Giacinto Gallinati. The U-layout building is composed of 6 floors (1 underground floor). Palazzo del Carretto di Gorzegno is characterized by a unique attention to the details which reflects the refinement of the historical period (doric columns, murals, painting, etc). 3 main historical periods of Palazzo del Carretto di Gorzegno:

- Francesco Giacinto Gallinati 1689 (construction of the building);
- Carlo Tete del Carretto di Gorzegno 1768 (important works of transformation);
- Luigi Biandrate di San Giorgio half of the 19th century (stylistic renovation).

The restauration of the building began in 2013 and will be finished in the spring of 2016. New materials and new technologies were used in order to match with the energetical and eco-friendly standards.  
Project: luxury apartments and offices.

### Offer

15 restructured apartments (from 70 sqm to 280 smq).  
Prices: from 6,500 to 9,500 euros per sqm.

### Site connections

Subway: Porta Nuova M1 10 minutes walk.  
Airport: 30 minutes by car.  
Torino Porta Nuova railway station: 10 minutes walk.

### Construction progress

Beginning of works: 2014.  
End of works: spring 2016.

### Contacts

**Secap spa - Piera Maimone**  
**phone: +39 0118199899 • [piera.maimone@secapspa.it](mailto:piera.maimone@secapspa.it)**



# Mondojuve shopping center

VINOVO-NICHELINO (TORINO)



<b>Context</b>	<p>New commercial park (beginning of works 2013).  Between Nichelino e Vinovo near the Juventus Training center.  Total area 82,000 sqm.  Environmentally friendly, realized in a Natural Park.</p>
<b>Offer</b>	<p>The project has been realized by "Design International" with a consistent use of natural materials.  The innovative National Park of MondoJuve will be divided as it follows:  Nichelino-Bennet Ipermarket 10,500 sqm + shop galleries for a total area of 26,500 sqm for a total amount of 37,000 sqm (1 ipermarket, 100 detail shops, 8 restaurants, Mc Donald's, 1 kids zone, 1 gas station);  Vinovo, 4 buildings retail park for a total extension of 30,000 sqm. (hotel, etc).</p>
<b>Site connections</b>	<p>In the west area of Turin near Palazzina di Caccia di Stupinigi, easily reachable from the center of Turin following the main street well connected to the bypass.  The enlargement of Debouche' St. will improve the viability in all the area.</p>
<b>Construction progress</b>	<p>Beginning of works 2013.  End of works of the first lot 2017.  Realized by Costruzioni Generali Gilardi spa.</p>
<b>Contacts</b>	<p><b>Campi di Vinovo spa</b>  <b>phone: +39 0115613177 • amministrazione@campidivinovo.it</b></p>

## Park view exclusive apartments

TORINO



<b>Context</b>	The building complex of Park View is located in a high level environmental context between Parco del Valentino and the river Po. The district, mostly residential and very quiet, is characterized by historical buildings built in the early 20TH century. The project (only high level materials and a particular attention to the layout of common spaces) was planned by the architect Alberto Rolla.
<b>Offer</b>	5 new apartments (from 135 sqm to 330 sqm), each with wide terraces and a skyview of Turin. Prices: from 3,600 to 5,300 euros per sqm.
<b>Site connections</b>	5 minutes from Dante Station (line 1 subway). 10 minutes from the railway station of Porta Nuova. Furthermore, due to its proximity to the hospital zone, the area is particularly well connected to the urban transport network.
<b>Construction progress</b>	End of works: 2015.
<b>Contacts</b>	<b>GEFIM spa - Carlo Alberto Cerutti</b> <b>phone: +39 3335706891 • carloalberto.cerutti@gefim.it</b>

## Piazza Lancia – Urban Retail Park

TORINO



<b>Context</b>	Redevelopment and urban renewal for the former Lancia factory, located in the San Paolo District, one of the most lively and populous district of Turin. Very attended by young people for university presence and many student residence.
<b>Offer</b>	About 13.000 sqm of retail spaces divided into small-medium-large commercial units. The plan also provide further 12. 000 sqm of mixed use such as offices, apartments, hotel, entertainment. All buildings are connected through public squares and pedestrian paths. The basement floor will host several car parks.
<b>Site connections</b>	In a central area of Turin, easily accessible by car along main urban roads and also well served by the main public transportation service. Few minutes from the high-speed trains station of Porta Susa.
<b>Construction progress</b>	Beginning of works 2013. End of works: 2020.
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