



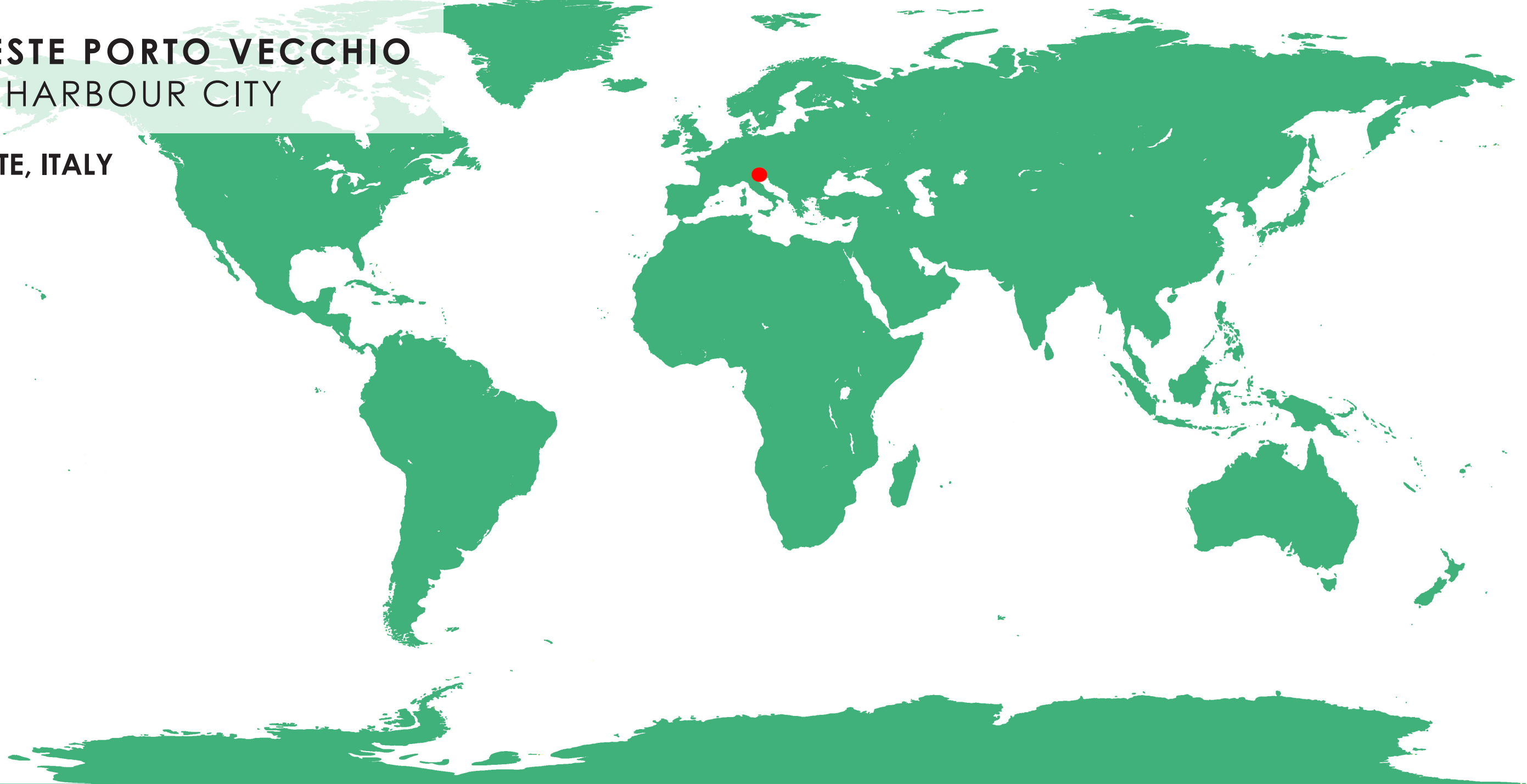
TRIESTE PORTO VECCHIO GSI HARBOUR CITY

THE GATEWAY TO EUROPE

GREENSISAM
REAL ESTATE ITALY

TRIESTE PORTO VECCHIO GSI HARBOUR CITY

TRIESTE, ITALY



Trieste is situated towards the end of a narrow strip of Italian territory lying between the Adriatic Sea and Slovenia, which lies almost immediately south and east of the city. The city is located at the head of the Gulf of Trieste and throughout history it has been influenced by its location at the crossroads of Latin, Slavic, and Germanic cultures. It has a population of about 205,000 and is the capital of the autonomous region Friuli-Venezia Giulia and the Province of Trieste.

TRIESTE PORTO VECCHIO GSI HARBOUR CITY

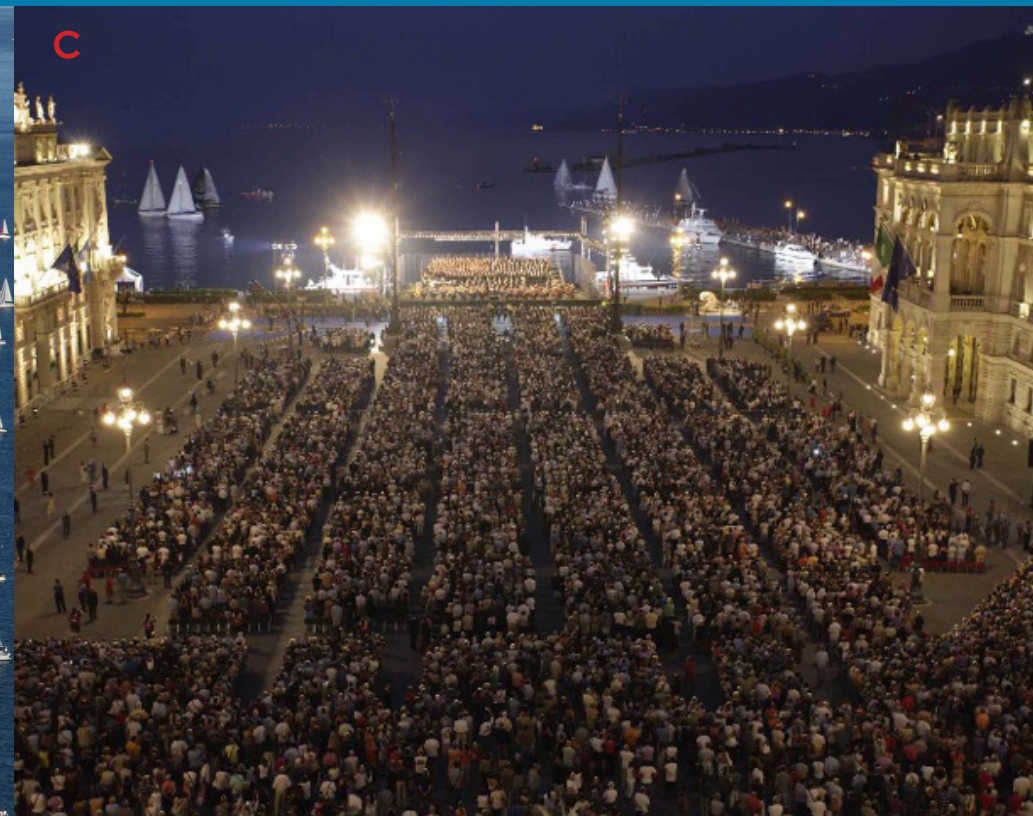
THE HISTORICAL CITY



Trieste was one of the oldest parts of the Habsburg Monarchy. In the 19th century, it was the most important port of one of the Great Powers of Europe. As a prosperous seaport in the Mediterranean region, Trieste became the fourth largest city of the Austro-Hungarian Empire (after Vienna, Budapest, and Prague). At the end of the century, it emerged as an important hub for literature and music. It underwent an economic revival during the 1930s, and Trieste was an important spot in the struggle between the Eastern and Western blocs after the Second World War. Today, the city is in one of the richest regions of Italy, and has been a great centre for shipping, through its port (Port of Trieste), shipbuilding and financial services.

TRIESTE PORTO VECCHIO GSI HARBOUR CITY

DESTINATION TRIESTE



- A. THE QUEEN OF THE ADRIATIC
- B. WORLD FAMOUS REGATTA
- C. THE CITY BY NIGHT
- D. THE HISTORICAL CENTER
- E. 5 GOLF COURSES NEAR THE CITY
- F. TASTE TRIESTE + FAMOUS FRIULIAN WINES

TRAVEL DISTANCES TO TRIESTE FROM
MAJOR EUROPEAN CITIES

FROM OTHER INTERNATIONAL CITIES

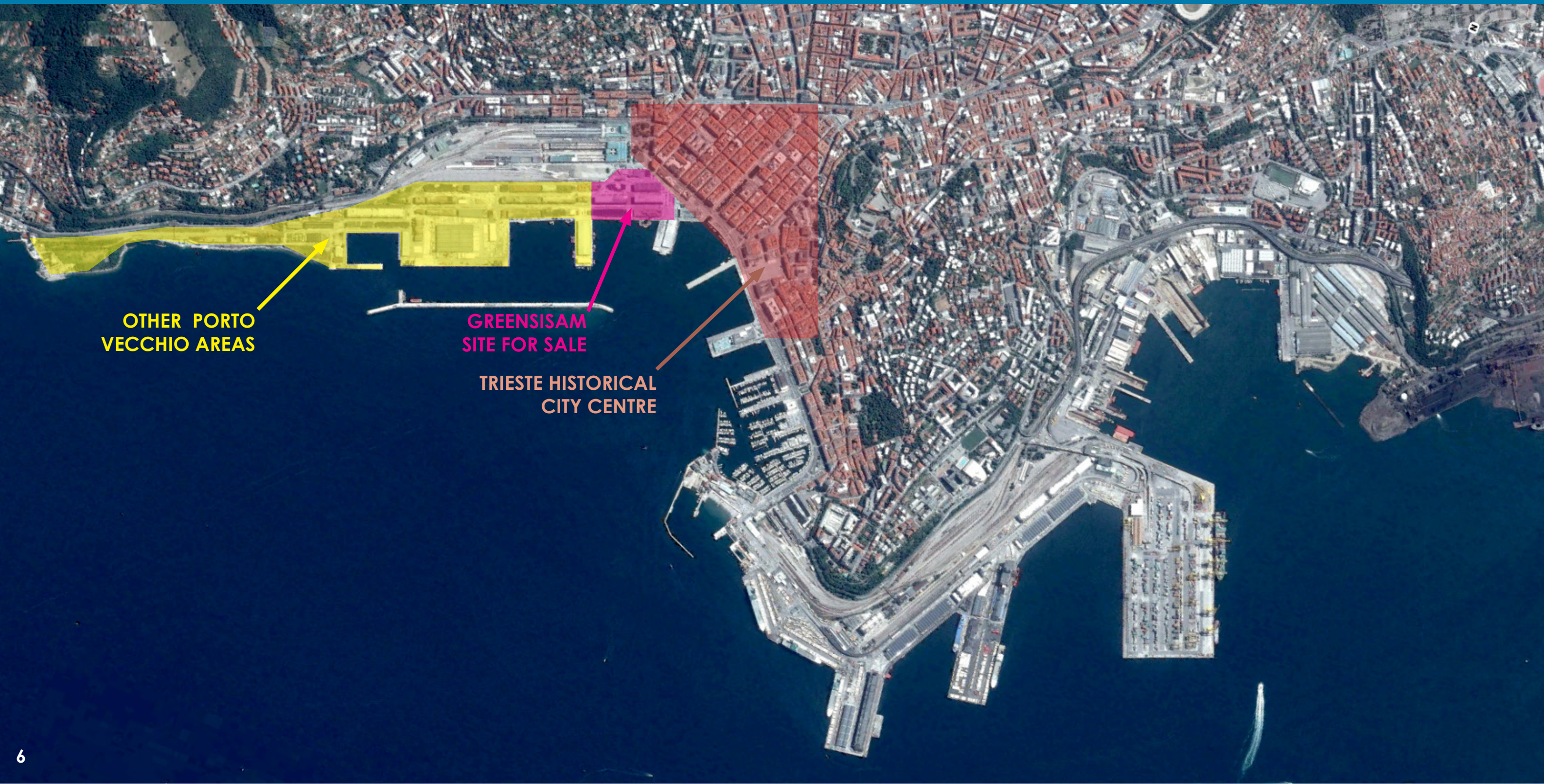
	✈	
Abu Dhabi	→	06h00
Atlanta	→	09h35
Casablanca	→	04h55
Dubai	→	06h15
New York	→	08h45
Philadelphia	→	08h30
Seoul	→	13h00
Tel Aviv	→	03h55
Toronto	→	08h25



TRIESTE PORTO VECCHIO GSI HARBOUR CITY

THE GREENSISAM SITE + THE OLD CITY

THE PORT AUTHORITY OF TRIESTE HAS AWARDED THE CONCESSION TO GREENSISAM, REGARDING AN AREA OF APPROX. 40,000 SQUARE METERS IN NEED OF REDEVELOPMENT.



The area of Trieste's Old Port, **Punto Franco Vecchio (PFV)** was created by the Imperial Austrian Government between 1875 and 1883, to enhance the potential of the docks of the Port of Trieste after the opening of the Suez Canal in 1869. It was then one of the greatest efforts of modernisation of a commercial port in the Mediterranean basin.

The original structure of PFV, and subsequent modifications, has been substantially retained, adapted for the transportation of goods and the direct linking of the piers and docks with both the national and international railway system. This collection of warehouses have an historical and architectural value drawn from the era of "industrial imperial" European nineteenth century as well as several structural and technological solutions that were very much avant-garde for that time.

For decades, the PFV of Trieste has played a key role in the economy and the port and the Northern Adriatic, allowing a huge and intense exchange of goods with the markets of the South-Eastern Mediterranean and, through the Suez Canal, the East. The system of the Porto Franco has been favorable for maritime traffic, placed in the already unique geographical location and geopolitical port of Trieste. However, during the second half of the last century, particularly after the breakthroughs in storage techniques and the loading and unloading of goods, the PFV began to reveal a substantial inadequacy. The commercial port of Trieste, looking for larger areas of maneuver for carriers to transport containers and bulk goods, has in the meantime found new locations in the south-east the coast.

Many of the warehouses of the PFV, now defunct, having suffered a progressive phase-out, until arriving to the state of almost total abandonment that characterises today many of the buildings and the open spaces of PFV. This is a divestment that has been accelerating since the crisis that hit in the 1970s and 1980s across the north-Mediterranean ports, unable to respond promptly to the new demands of maritime trade.

Fortunately today, after years of neglect, there are new conditions of recovery of the port of Trieste, re-opening the possibility of a dynamic modernisation of the Punto Franco. It is a rare resource in the urban landscape of the Mediterranean and European cities; a resource that has remained for a long time underexploited.

TRIESTE PORTO VECCHIO

GSI HARBOUR CITY

GREENSISAM + THE PORT DEVELOPMENT PROJECT

The general trend of Mediterranean ports has been to integrate more and more urban activities with the commercial port. In this sense, the experience of the ports of Genoa, Venice, Naples and Ancona, represent significant precedents for integration of the port areas with surrounding urban zones. The model of this integration is derived primarily from the possibility of securing a port use related to commercial activities and services for passengers and on the other hand, other recreational functions.

Today, in a relaunch phase of the port of Trieste, which is set to become a reference in the Adriatic basin, thanks to its ability to interconnect the European market with the traditional Mediterranean and overseas markets, the Punto Franco Vecchio returns to play a propelling function, characterised as an area of development for ideas, research and other port and maritime activities; the new PFV of Trieste will, in fact, play a complementary role the expansion of business activities in the south-eastern coast.

The Porto Vecchio constitutes a real “urban fabric”; a system which orders and enables the variations of its components, subject to certain general rules and it is thanks to this innovation, it has been able to modernise the use of space without losing its identity or its original structure.

The PVF has a special spatial matrix, evident not only in the stylistic features of some warehouses, but in the proportions that define it. The PFV has in fact been in the past - and potentially even today - a highly flexible portion of land. It enjoys a wide variety of accesses, can continually modify the connections between its artifacts and is still able to readjust to new functional requirements and new hierarchies of settlement. Once stores of goods, in the future stores of ideas, the PFV is a unique resource in the panorama of this harbour city of the Mediterranean.

Greensisam's project, seeks to reinterpret and re-propose this system, materialised in evolutionary rules, measuring conservation and recovery with replacements and new edification. The idea of modernisation is not to delete the existing, but rather to reactivate the old, thanks to some grafts of innovation and a definition of a new system of rules for the area.

TRIESTE PORTO VECCHIO GSI HARBOUR CITY

GREENSISAM SITE AREA

THE STRUCTURE OF THE OLD PORT, CLOSE TO THE TOWN CENTRE, HAS BEEN PRESERVED. THESE BUILDINGS, DATING BACK TO THE BEGINNING OF THE LAST CENTURY, HAVE NOT BEEN CAPITALISED ON FOR YEARS. IT IS ONLY RECENTLY, THE WAREHOUSE HAVE BEEN SUBJECT TO RESTRUCTURING AND URBAN REGENERATION PROJECTS.



TRIESTE PORTO VECCHIO

GSI HARBOUR CITY

THE MASTERPLAN

The masterplan incorporates the entire area that stretches from the sea, to the train station and the banks of Piazza Unità; a reorganisation and restoration of the double row of warehouses with a central pedestrian promenade and the shift of traffic (both roads and parking lots) parallel to the railway. The project redraws and restores the extension of the city's historic Piazza della Libertà' to the sea.

The new masterplan sees the reorganisation of access to the Old Port and the accessibility and reuse of the existing warehouses.

The new buildings constitute an urban estate aimed at spatially affecting the broader context that includes an important part of the city. The ratio of urban spaces that are to be configured with the new intervention propose a different use of the city.

This place is a major articulation between the existing urban form, already consolidated in its block typology and the Old Harbour district intent on taking a role and a design quite unique in the morphology of the city.

The new Greensisam project offers an exceptional opportunity to highlight the characteristics of this new neighborhood that will offer a unique and new, but also well-established image, in the building typologies of its extraordinary warehouses. This intervention is key to a new interpretation of a strategic urban space, too long waiting to be reshaped for its future.

The development site is fully owned by Greensisam Real Estate Italy.

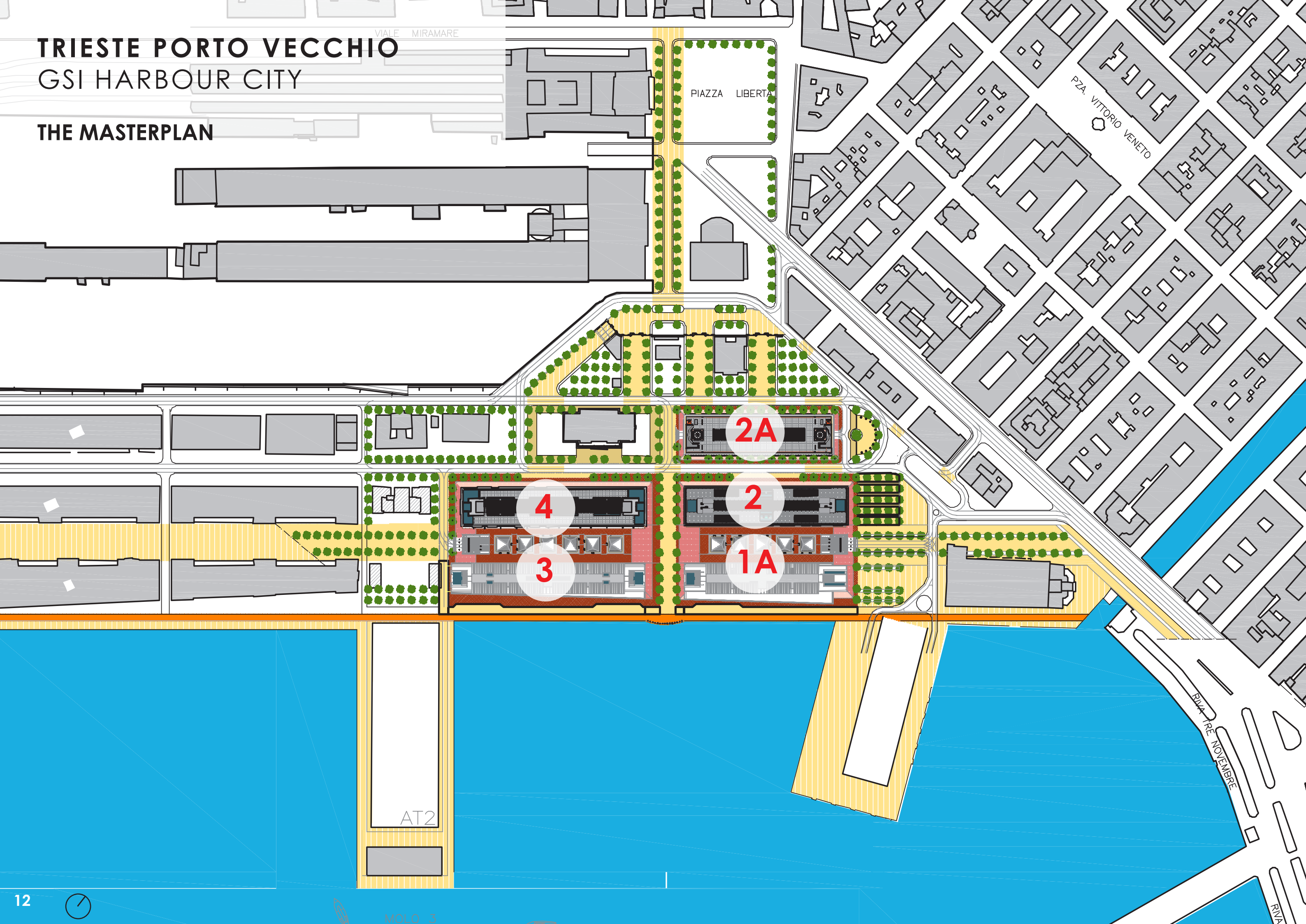
THE MASTERPLAN



TRIESTE PORTO VECCHIO

GSI HARBOUR CITY

THE MASTERPLAN



THE PROJECT

The warehouses 1A, 2, 2a, 3, 4 are arranged in three parallel rows directly opposite the sea, between pier III and pier IV, servicing the entire complex, have different uses.

Building 1A, overlooking the expanse of water, is intended for administration use. It is currently single storey but will be newly developed with four levels above ground plus basement storage.

Building 2, in the second row; the ground floor and the first floor are destined for commercial use, the remaining upper floors, for administration. The basement, with car access, will be available for storage. For this building “restoration”, it is expected to maintain the volume and facades, while the interior will be completely redesigned.

Building 2A, in the third row is to be used for parking. It is spread over 7 floors and has a capacity for 550 cars. For this building “restoration”, it is planned to maintain the existing volume and facades, while the redesign of the interior allows for the addition of an additional floor level.

Building 3 has features and finishes similar to building 1A. The intended use, is as follows: in the basement- storage, on the ground floor-commercial, for the remaining three levels, will be residential.

Building 4, in the second row, behind the building 3 is a hotel designed with a capacity of 140 rooms, as well as services and related activities.

A platform at level + 1,20m between the buildings 1A-2 and 3-4 is also planned in order to make usable the activities housed in these buildings accessible.

The surrounding area, illuminated and ventilated with architectural elements of street furniture, across an area of 7,000 sqm house the parking areas serving the various buildings.

The green area is as urban garden in the strategic point of the project; an articulation the historic city, where Piazza della Liberta' and the Old Port meet. This grassed area brings into play the natural terrain and is an oasis in the paved areas of the surroundings. The garden, bordered by rows of trees overlooking the seafront offers pathways that link the different fabrics that define it spatially. Of particular importance is the relationship of this green oasis with the new marina and its recreational content.

TRIESTE PORTO VECCHIO GSI HARBOUR CITY

URBAN GARDEN, GREEN OASIS



TRIESTE PORTO VECCHIO
GS1 HARBOUR CITY
WATERFRONT PROMENADE



TRIESTE PORTO VECCHIO GSI HARBOUR CITY

APPROACHING THE CITY FROM THE SEA



TRIESTE PORTO VECCHIO
GSI HARBOUR CITY
BOULEVARD CONNECTING THE CITY



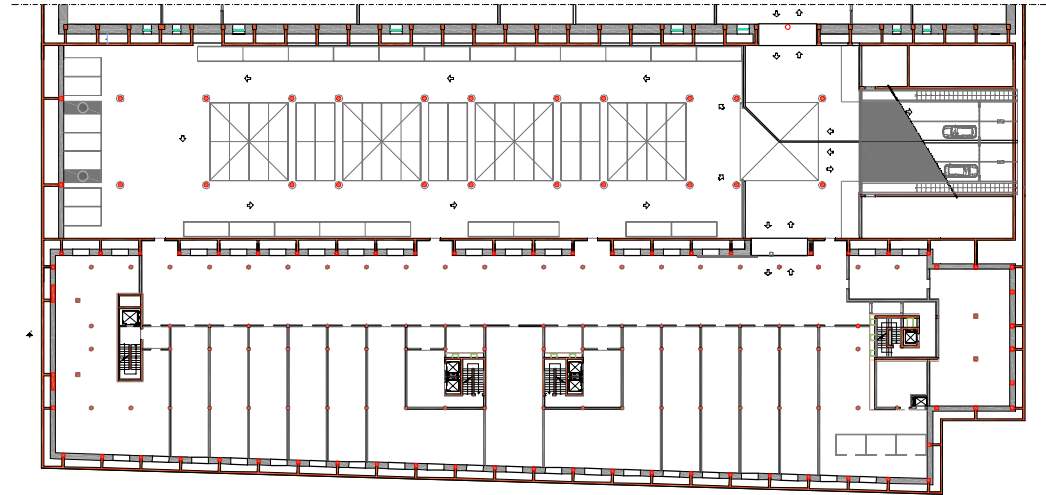
TRIESTE PORTO VECCHIO GSI HARBOUR CITY

APPROACHING FROM THE CITY

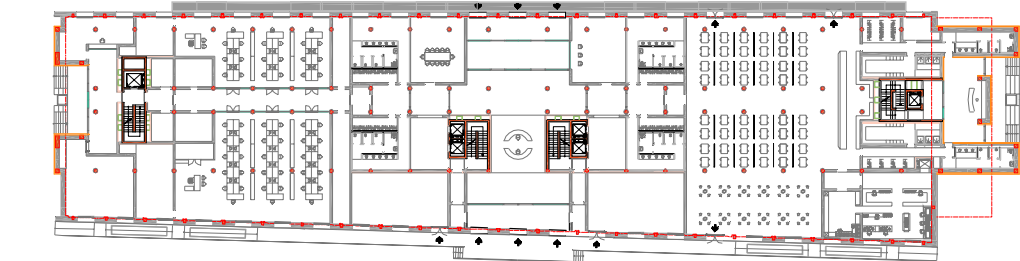


TRIESTE PORTO VECCHIO
GSI HARBOUR CITY

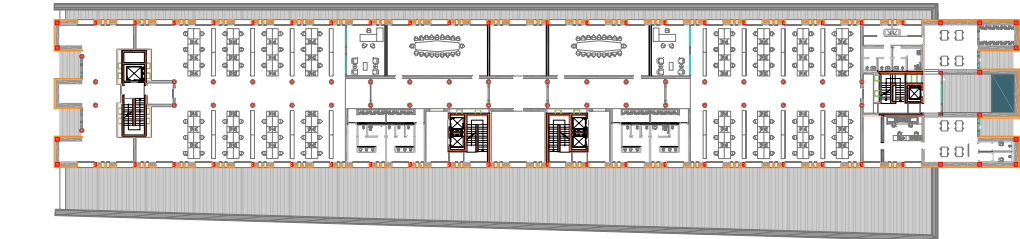
BUILDING 1A



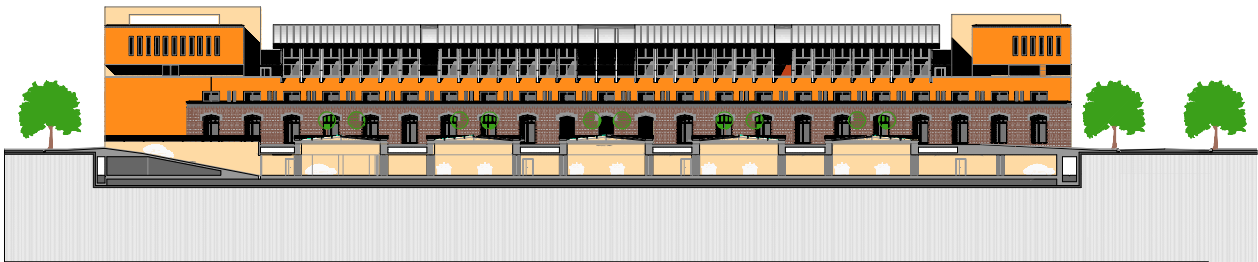
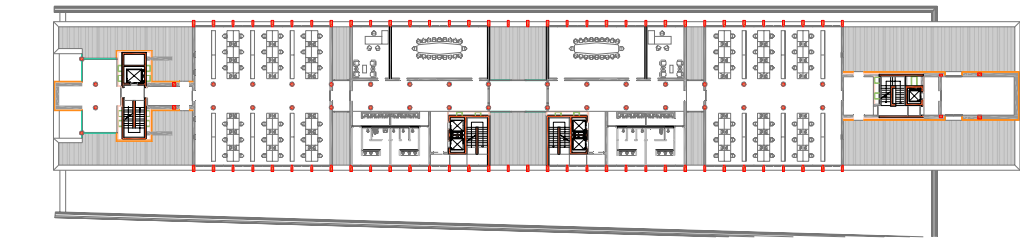
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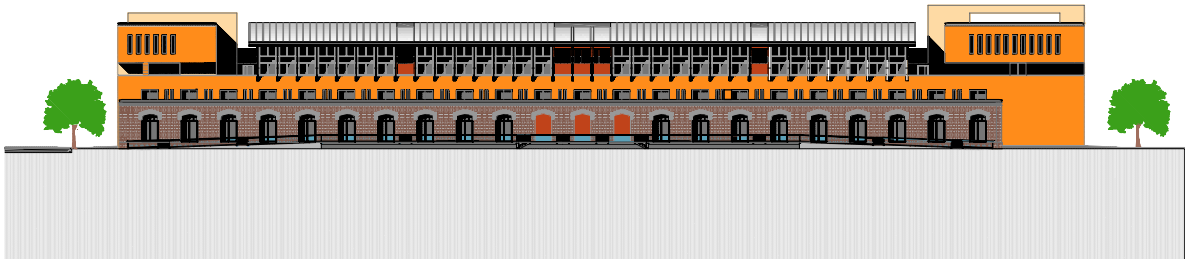
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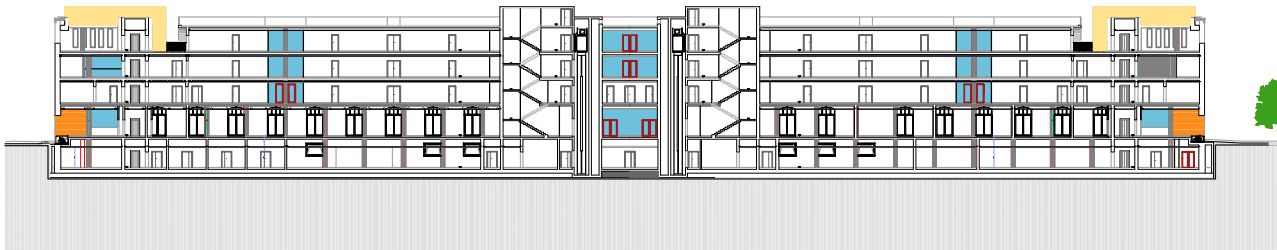
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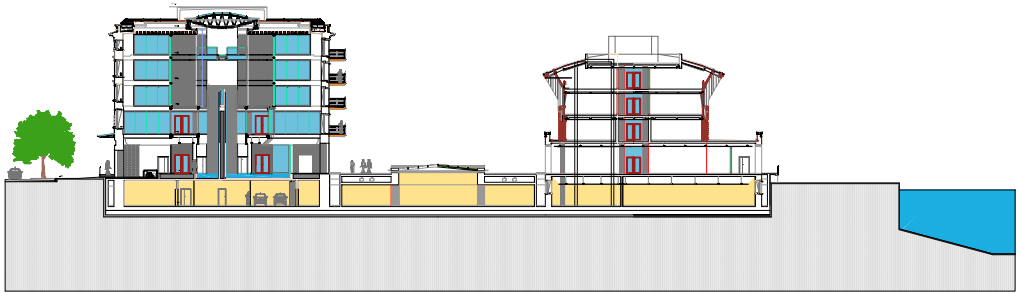
north west facade



south east facade

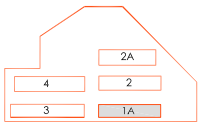


long section



short section building 2

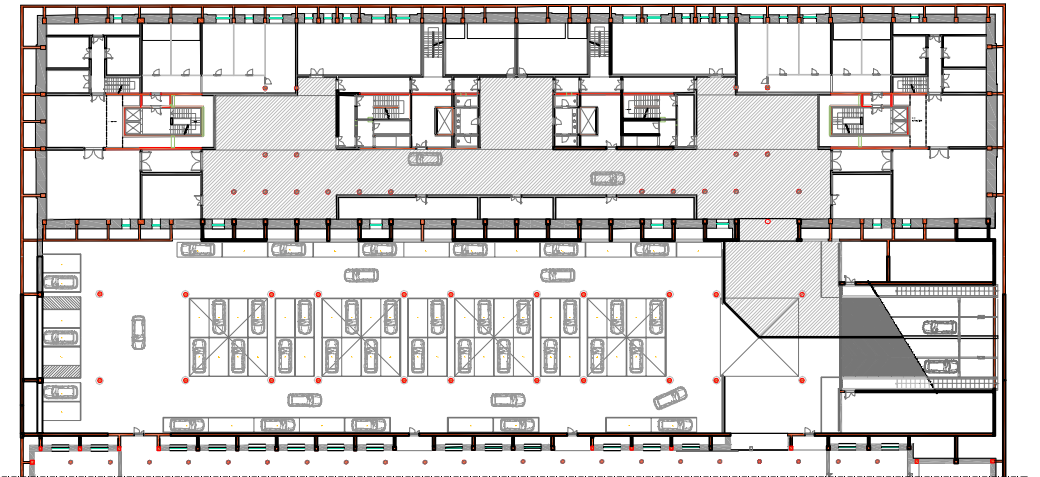
short section building 1A



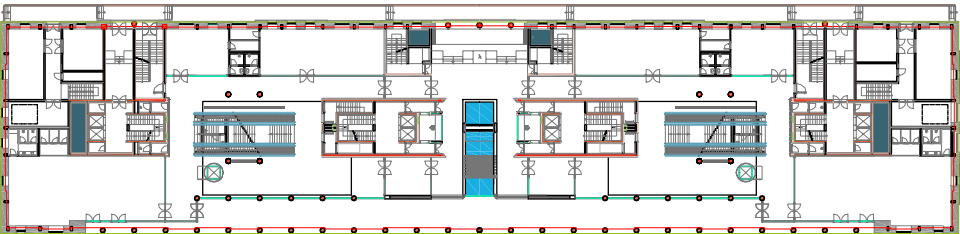
BUILDING 1A ADMINISTRATION		
FLOOR	NET AREA	GROSS AREA
L1 Basement	3.560,00	3.670,00
L2 Ground	3.410,00	3.690,00
L3 First	2.350,00	2.600,00
L4 Second	1.920,00	2.620,00
L5 Third	2.100,00	2.670,00
L6 Fourth	430,00	870,00
TOTALS	13.770,00	16.120,00

TRIESTE PORTO VECCHIO
GSI HARBOUR CITY

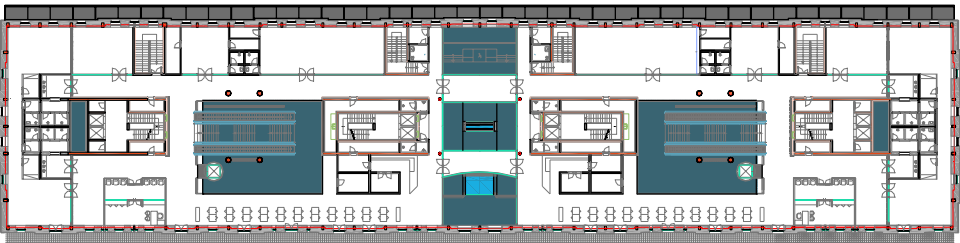
BUILDING 2



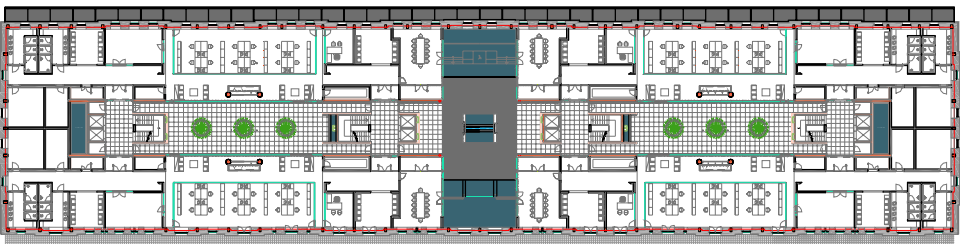
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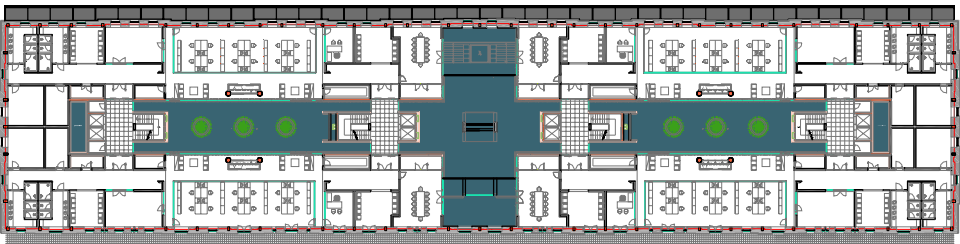
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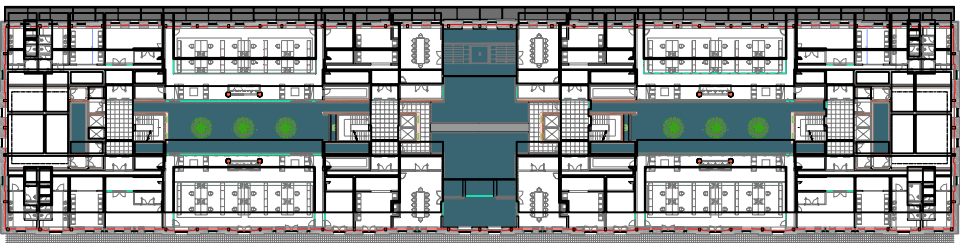
level 01



level 02



level 03



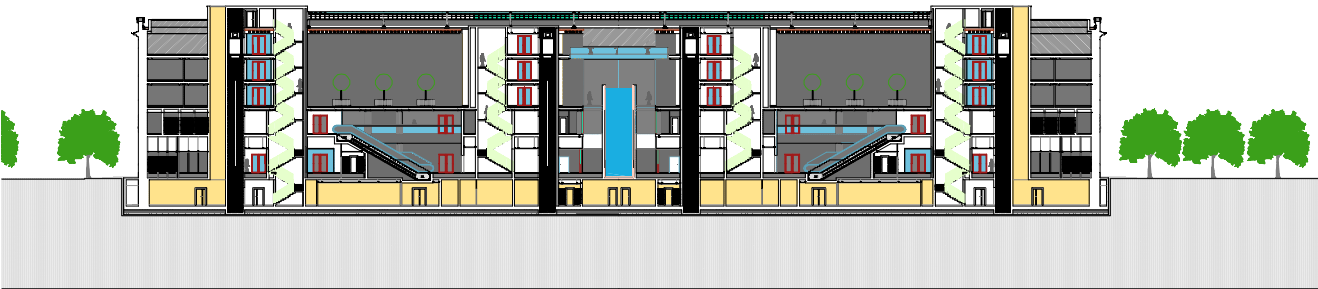
level 04



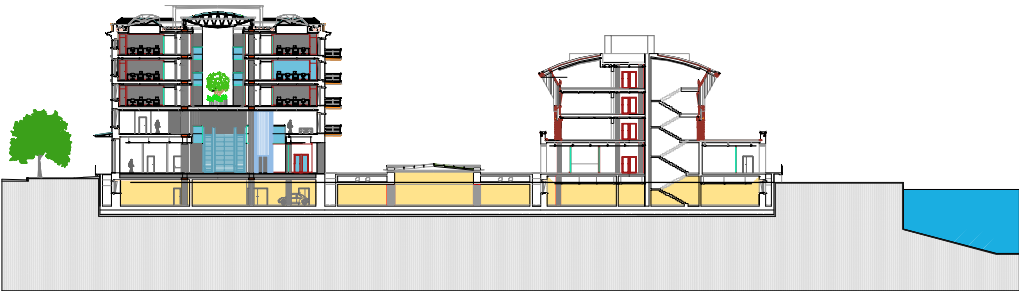
south east facade



north west facade

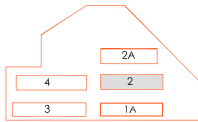


long section



short section building 2

short section building 1A



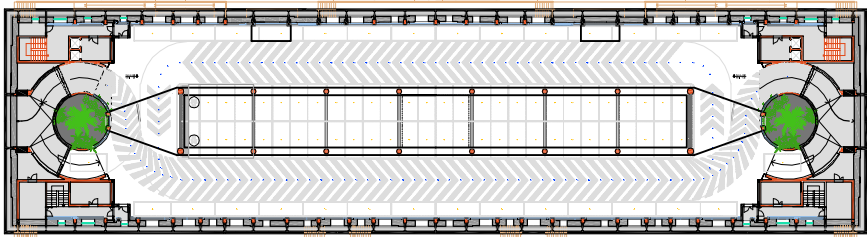
BUILDING 2 COMMERCIAL/ADMINISTRATION

FLOOR	NET AREA	GROSS AREA
L1 Basement	3.270,00	3.590,00
L2 Ground	2.970,00	3.590,00
L3 First	3.150,00	3.460,00
L4 Second	3.150,00	3.460,00
L5 Third	2.640,00	2.930,00
L6 Fourth	2.675,00	2.960,00
TOTALS	17.855.00	19.990.00

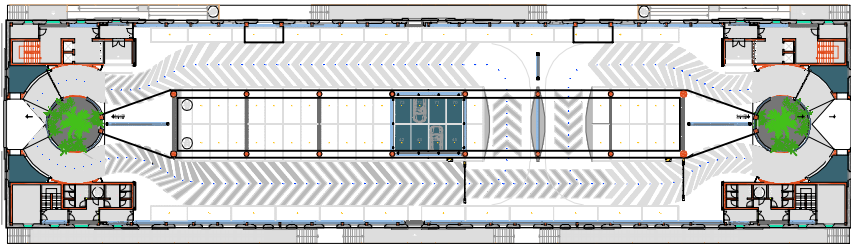
TRIESTE PORTO VECCHIO

GSI HARBOUR CITY

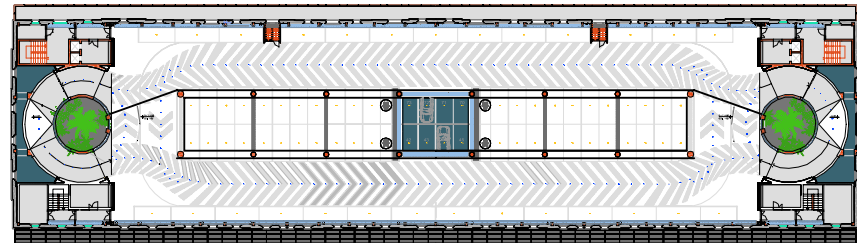
BUILDING 2A



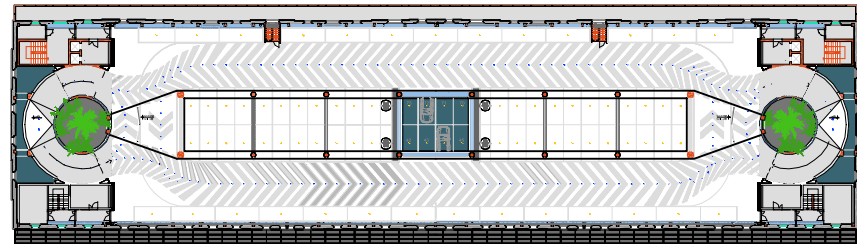
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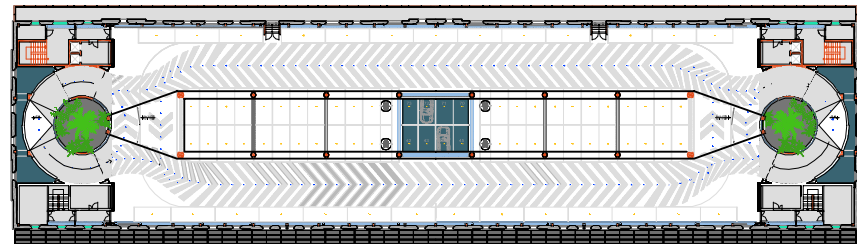
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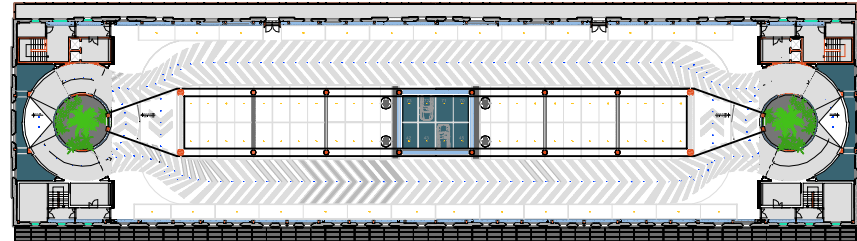
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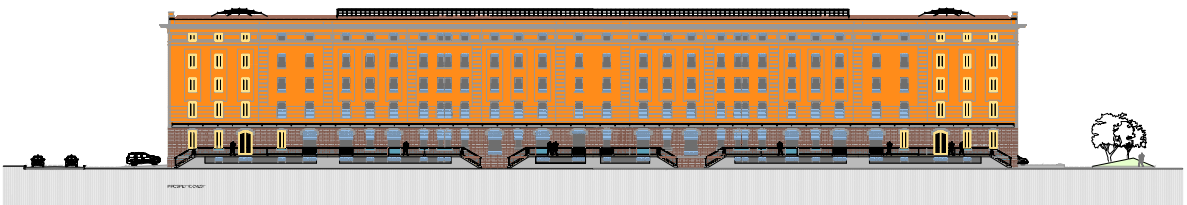
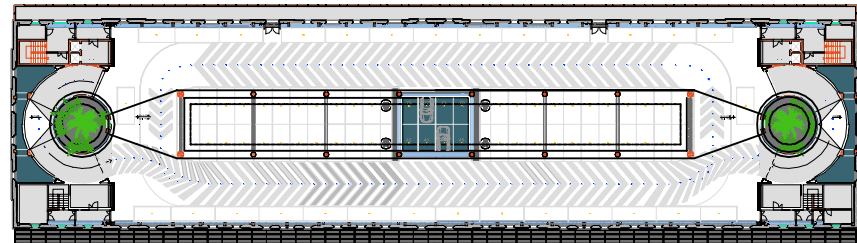
level 02



level 03



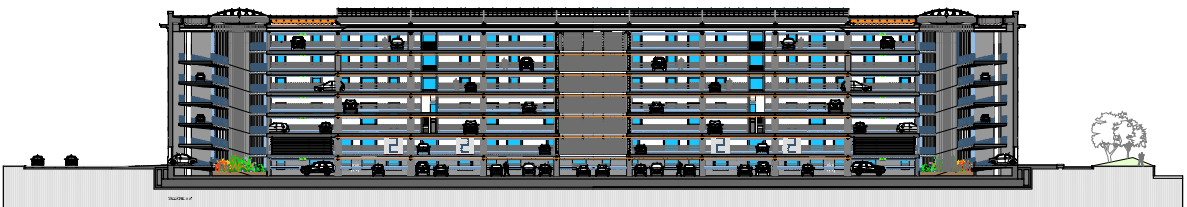
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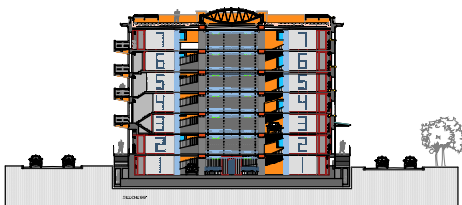
north west facade



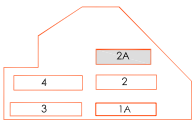
south east facade



long section



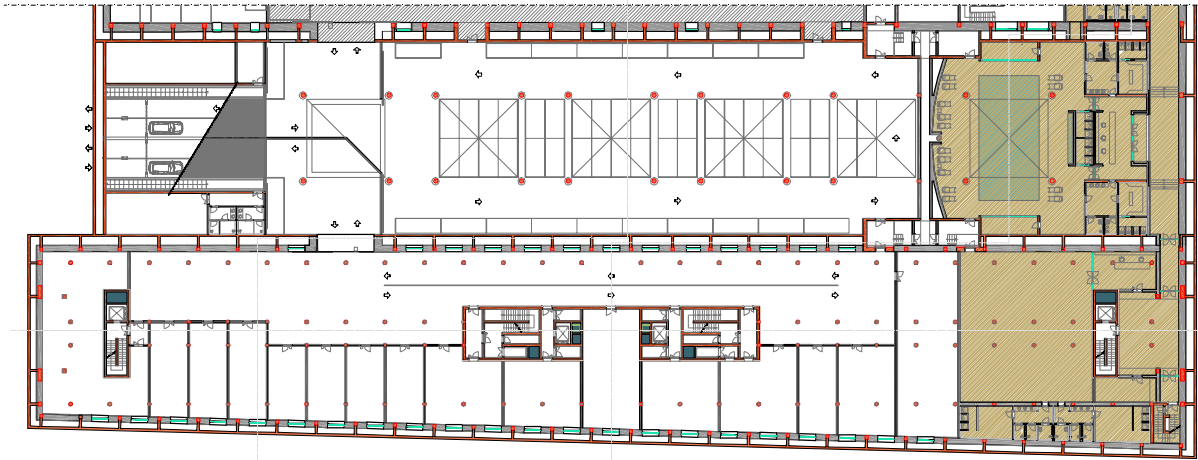
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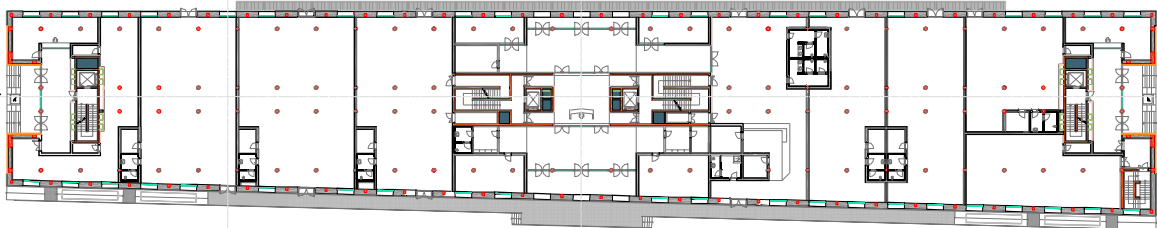
BUILDING 2A PARKING		
FLOOR	NET AREA	GROSS AREA
L1 Basement	2.915,00	3.160,00
L2 Ground	2.900,00	3.095,00
L3 First	2.830,00	3.025,00
L4 Second	2.830,00	3.025,00
L5 Third	2.830,00	3.025,00
L6 Fourth	2.830,00	3.025,00
L7 Fifth	2.830,00	3.025,00
TOTALS	19.965,00	21.380,00

TRIESTE PORTO VECCHIO
GSI HARBOUR CITY

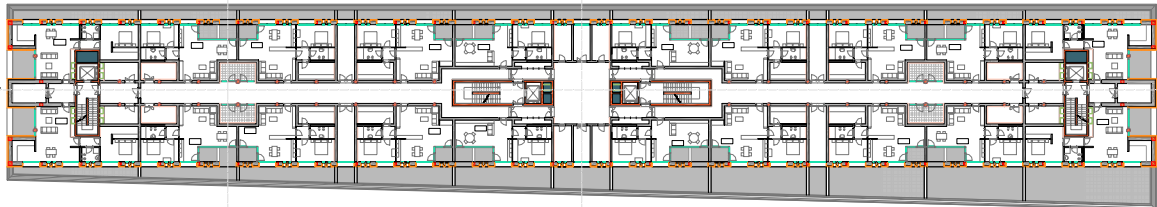
BUILDING 3



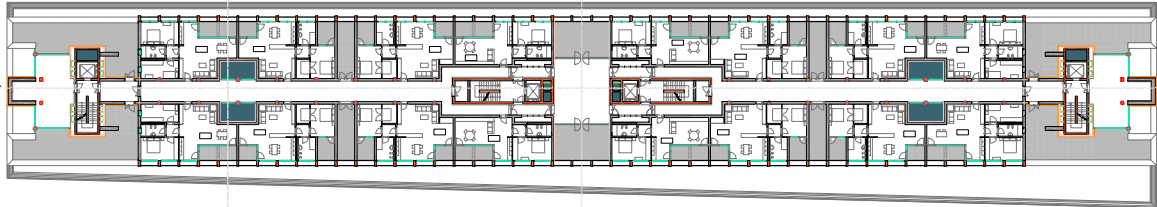
level -01



level 00



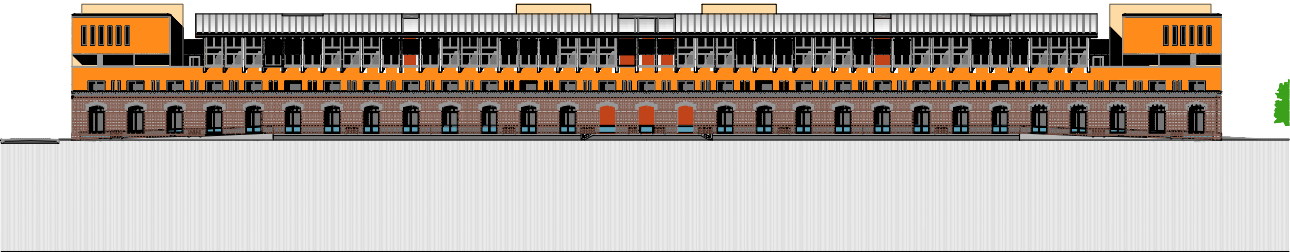
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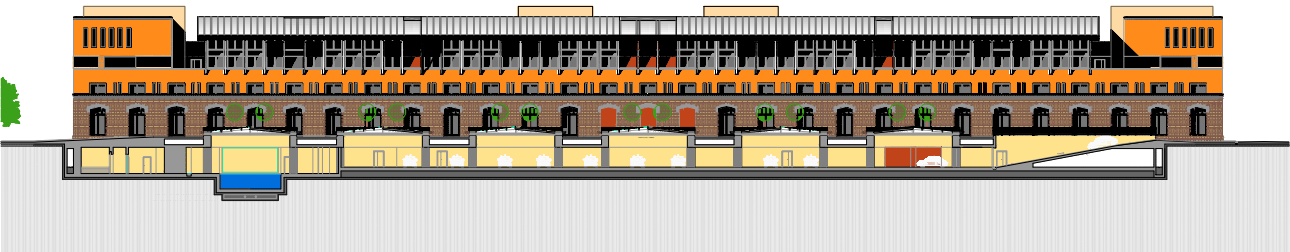
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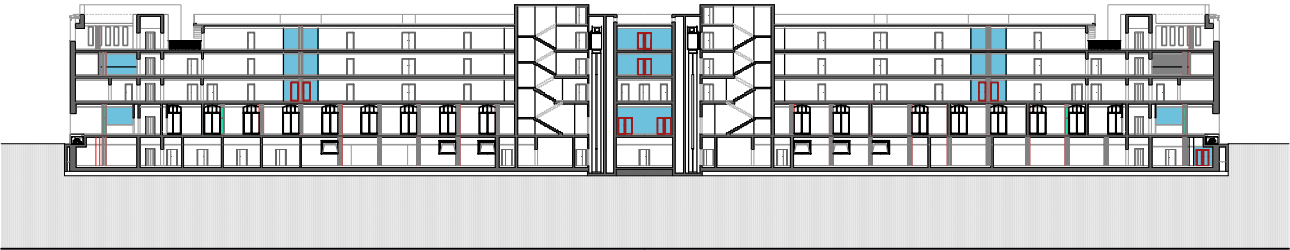
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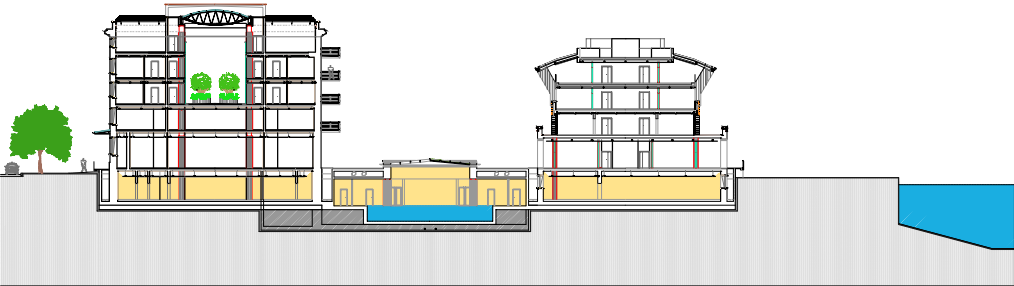
south east fac



north west fac



long section



short section building 4

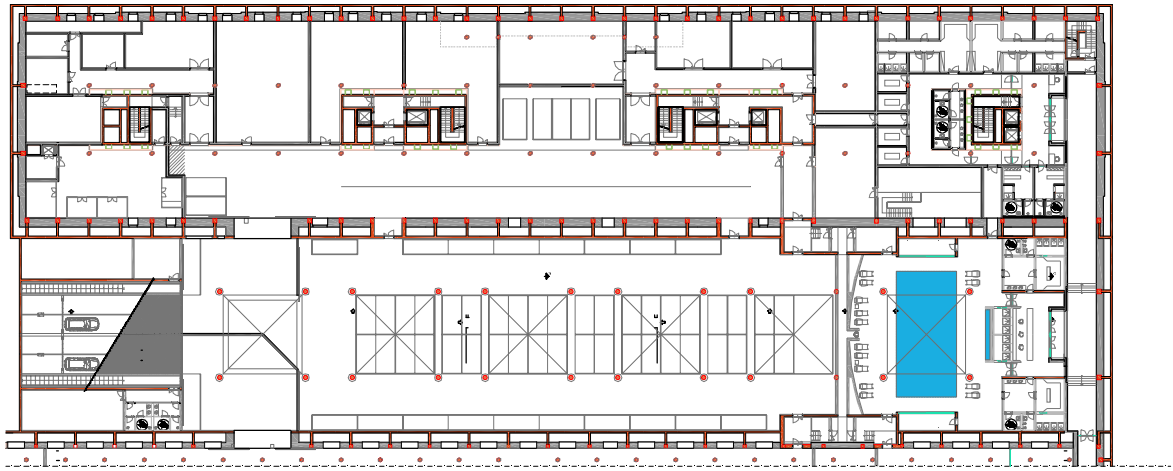
short section building 3

BUILDING 3 ADMINISTRATION		
FLOOR	NET AREA	GROSS AREA
L1 Basement	3.700,00	3.840,00
L2 Ground	3.520,00	3.820,00
L3 First	2.530,00	3.020,00
L4 Second	2.200,00	3.045,00
L5 Third	2.240,00	2.840,00
L6 Fourth	250,00	670,00
TOTALS	14.440,00	17.235,00

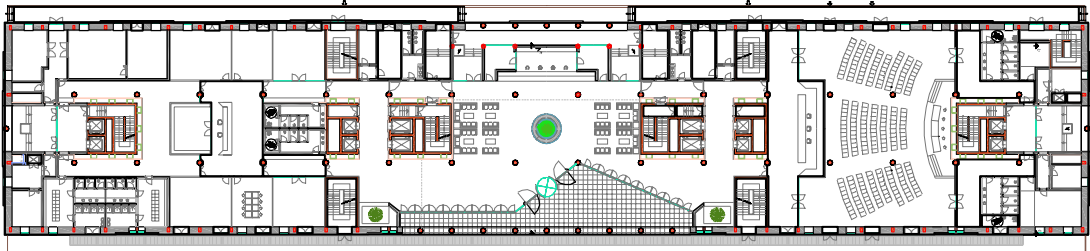


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GSI HARBOUR CITY

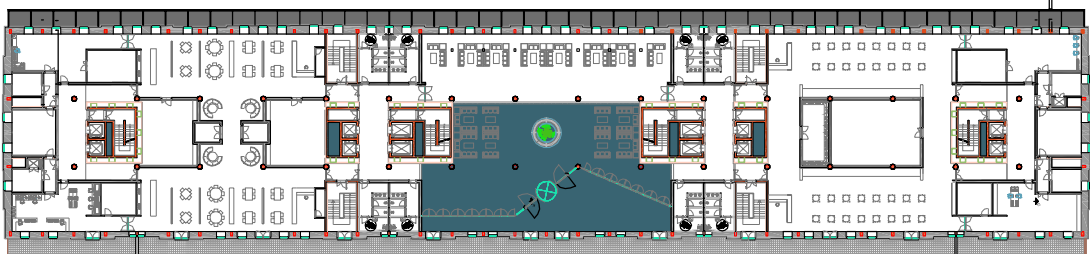
BUILDING 4



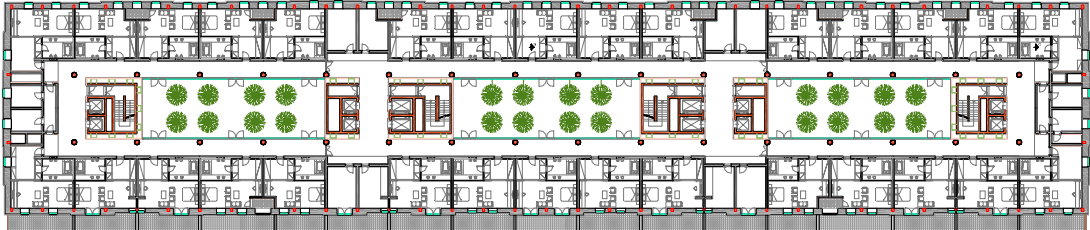
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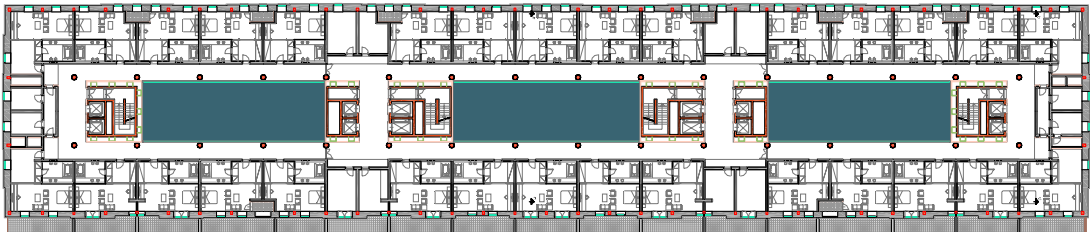
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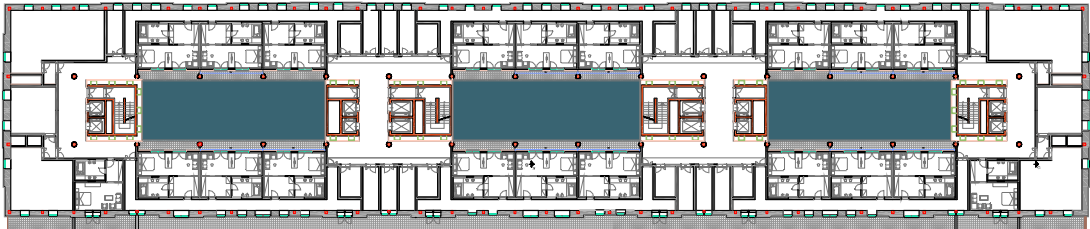
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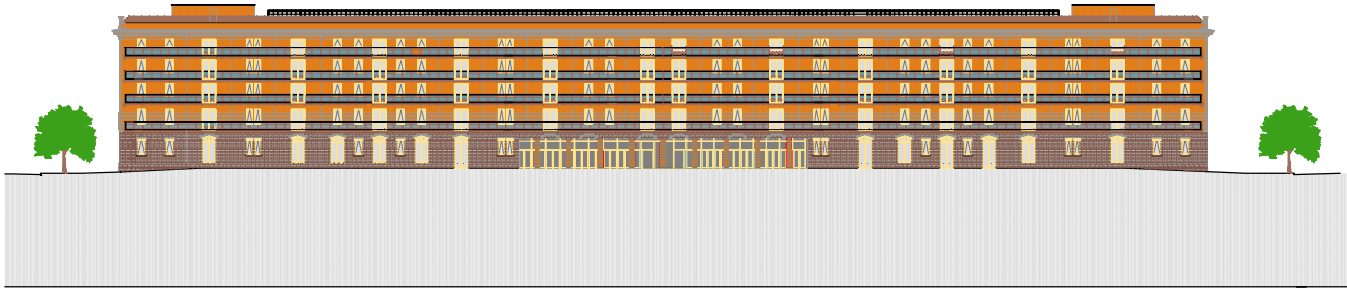
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level 03



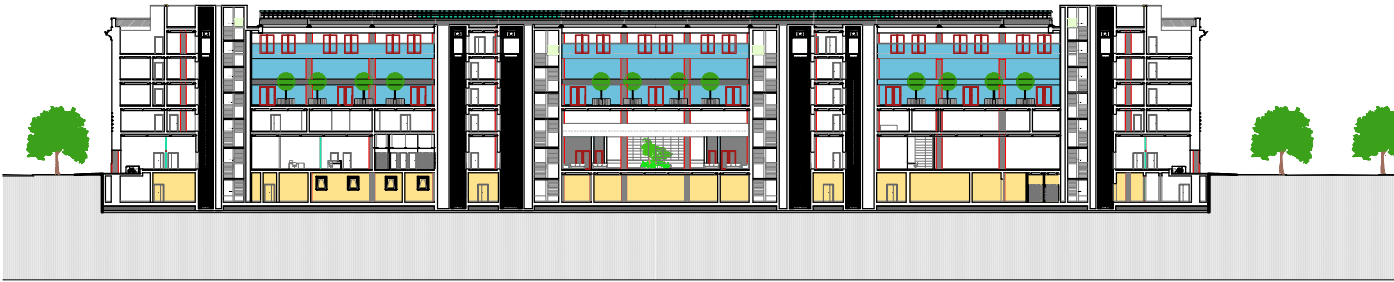
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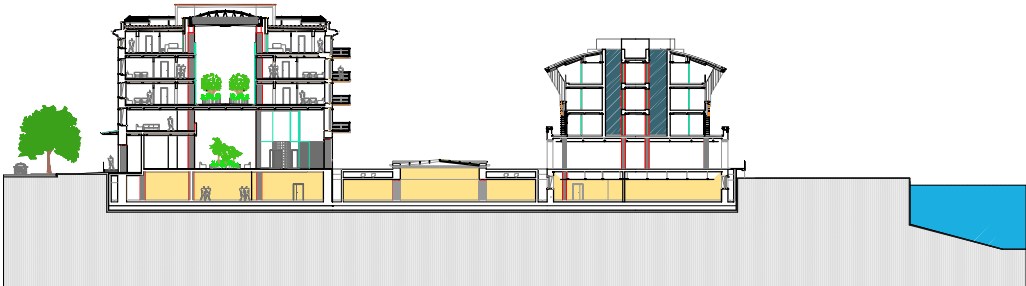
south east facade



north west facade

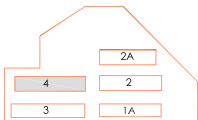


long section



short section building 4

short section building 3



BUILDING 4 HOTEL
FLOOR

L 1 Basement
L 2 Ground
L 3 First
L 4 Second
L 5 Third
L 6 Fourth

TOTALS

NET AREA

3.740,00
3.680,00
3.100,00
3.730,00
3.000,00
3.000,00
20.2050,00

GROSS AREA

4.045,00
4.045,00
3.455,00
4.045,00
3.310,00
3.310,00
22.100,00

TRIESTE PORTO VECCHIO GSI HARBOUR CITY

BUILDING AREA + VOLUME DATA

	NET AREA SMQ	GROSS AREA SMQ	VOLUME (underground) mc	VOLUME (above ground) mc
BUILDING 1A Administration	13.770,00	16.120,00	10.643,00	57.613,50
BUILDING 2A Parking	19.965,00	21.380,00	3.792,00	58.495,50
BUILDING 2 Commercial / Administration	17.855,00	19.990,00	9.693,00	67.851,00
BUILDING 3 Commercial / Guest accom.	14.440,00	17.235,00	11.136,00	58.847,50
BUILDING 4 Hotel	20.250,00	22.210,00	10.921,50	74.832,50
AREA PARTIAL BASEMENT CONNECTING BUILDINGS 1A-2 3-4	7.000,00	7,000,00		
TOTAL	93.280,00	96.935,00	363.825,50	

BUILDING 1A Administration		NET AREA SQM	GROSS AREA SQM	VOLUME (UNDERGROUND) mc	VOLUME (ABOVE GROUND) mc
Liv. 1	Basement	3.560,00	3.670,00	10.643,00	57.613,50
Liv. 2	Ground floor	3.410,00	3.690,00		
Liv. 3	First floor	2.350,00	2.600,00		
Liv. 4	Second floor	1.920,00	2.620,00		
Liv. 5	Third floor	2.100,00	2.670,00		
Liv. 6	Fourth floor	430,00	870,00		
TOTAL		13.770,00	16.120,00		

BUILDING 2A Parking		NET AREA SQM	GROSS AREA SQM	VOLUME (UNDERGROUND) mc	VOLUME (ABOVE GROUND) mc
Liv. 1	Basement	2.915,00	3.160,00	3.792,00	58.495,50
Liv. 2	Ground floor	2.900,00	3.095,00		
Liv. 3	First floor	2.830,00	3.025,00		
Liv. 4	Second floor	2.830,00	3.025,00		
Liv. 5	Third floor	2.830,00	3.025,00		
Liv. 6	Fourth floor	2.830,00	3.025,00		
Liv. 7	Fifth floor	2.830,00	3.025,00		
TOTAL		19.965,00	21.380,00		

BUILDING 2 Commercial /		NET AREA SQM	GROSS AREA SQM	VOLUME (UNDERGROUND) mc	VOLUME (ABOVE GROUND) mc
Liv. 1	Basement	3.270,00	3.590,00	9.693,00	67.851,00
Liv. 2	Ground floor	2.970,00	3.590,00		
Liv. 3	First floor	3.150,00	3.460,00		
Liv. 4	Second floor	3.150,00	3.460,00		
Liv. 5	Third floor	2.640,00	2.930,00		
Liv. 6	Fourth floor	2.675,00	2.960,00		
TOTAL		17.855,00	19.990,00		

BUILDING 3 Commercial / Guest		NET AREA SQM	GROSS AREA SQM	VOLUME (UNDERGROUND) mc	VOLUME (ABOVE GROUND) mc
Liv. 1	<i>Basement</i>	3.700,00	3.840,00	11.136,00	58.847,50
Liv. 2	<i>Ground floor</i>	3.520,00	3.820,00		
Liv. 3	<i>First floor</i>	2.530,00	3.020,00		
Liv. 4	<i>Second floor</i>	2.200,00	3.045,00		
Liv. 5	<i>Third floor</i>	2.240,00	2.840,00		
Liv. 6	<i>Fourth floor</i>	250,00	670,00		
TOTAL		14.440,00	17.235,00		

BUILDING 4 Hotel		NET AREA SQM	GROSS AREA SQM	VOLUME (UNDERGROUND) mc	VOLUME (ABOVE GROUND) mc
Liv. 1	<i>Basement</i>	3.740,00	4.045,00	10.921,50	74.832,50
Liv. 2	<i>Ground floor</i>	3.680,00	4.045,00		
Liv. 3	<i>First floor</i>	3.100,00	3.455,00		
Liv. 4	<i>Second floor</i>	3.730,00	4.045,00		
Liv. 5	<i>Third floor</i>	3.000,00	3.310,00		
Liv. 6	<i>Fourth floor</i>	3.000,00	3.310,00		
TOTAL		20.250,00	22.210,00		

AREA PARTIAL BASEMENT CONNECTING BUILDINGS	NET AREA SQM
1A-2	3.300,00
3-4	3.700,00
TOTAL	7.000,00

An aerial photograph of the Trieste Porto Vecchio harbour area, showing industrial buildings, railway tracks, and the city skyline. The image is overlaid with a semi-transparent blue filter.

TRIESTE PORTO VECCHIO GSI HARBOUR CITY

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