

ALMA MATER STUDIORUM - UNIVERSITÀ DI BOLOGNA

SCUOLA DI INGEGNERIA E ARCHITETTURA

Dipartimento di Architettura (D.A.)

CORSO DI LAUREA IN INGEGNERIA EDILE/ARCHITETTURA

TESI DI LAUREA

in

ARCHITETTURA TECNICA

**FATTIBILITÀ TECNICO-ECONOMICA NELLA
RIQUALIFICAZIONE ARCHITETTONICA ED ENERGETICA
DEGLI EDIFICI ESISTENTI.
IL CASO DEL QUARTIERE CORTICELLA A BOLOGNA
(ALLEGATI)**

CANDIDATO
Dragonetti Lorna

RELATORE:
Chiar.ma Prof. Arch. Annarita Ferrante

CORRELATORE
Ing. Elena Cattani

Anno Accademico 2016/17

Sessione I

ALLEGATI:

Stato di fatto del comparto

Tavole riassuntive relative alle addition.....

1- TYPE G1.1

2- TYPE G1.2.....

3- TYPE G1.3.....

4- TYPE G1.4.....

5- TYPE G2.....

6- TYPE G3.1

7- TYPE G3.2.....

8- TYPE G3.3.....

9- TYPE G4.....

10- TYPE G5.....

11- TYPE G6.....

12- TYPE G7.....

13- TYPE G8.....

Prospetto dei costi per i vari scenari e scelta dell'intervento ottimale ...

1- TYPE G1.....

2- TYPE G1.2.....

3- TYPE G1.3.....

4- TYPE G1.4.....

5- TYPE G2.....

6- TYPE G3.1

7- TYPE G3.2.....

8- TYPE G3.3.....

9- TYPE G4.....

10- TYPE G5.....

11- TYPE G6.....

12– TYPE G7

13– TYPE G8

Analisi della fattibilità tecnico-economica

1– Interventi mirati a massimizzare il profitto economico.....

2– Interventi mirati a massimizzare la riqualificazione architettonica.....

3– Interventi mirati a la riqualificazione energetica

Calcolo del payback time per gli scenari e le combinazioni ottimali.....

1–Calcolo del payback time degli Interventi mirati a massimizzare il profitto economico

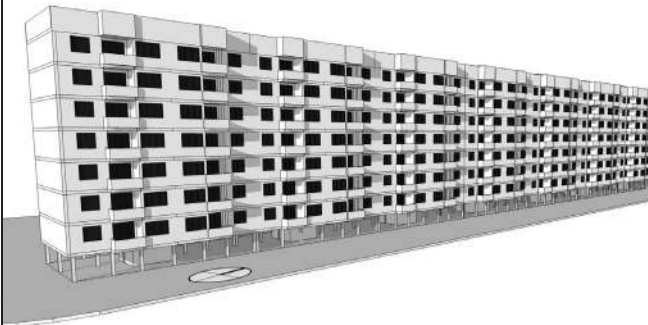
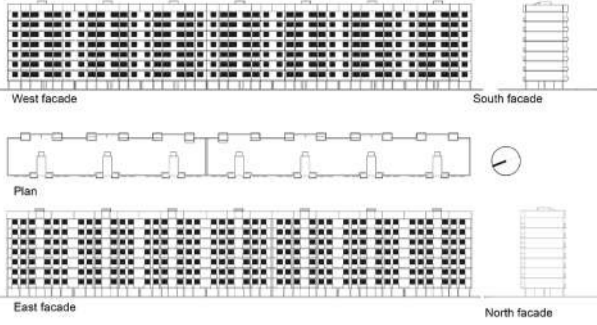
2– Calcolo del payback time degli Interventi mirati a massimizzare la riqualificazione architettonica

3– Calcolo del payback time degli Interventi mirati a massimizzare la riqualificazione energetica

4– Calcolo del payback time degli Interventi mirati ottimali per i singoli edifici e per il comparto per trarre il maggior vantaggio economico, architettonico ed energetico

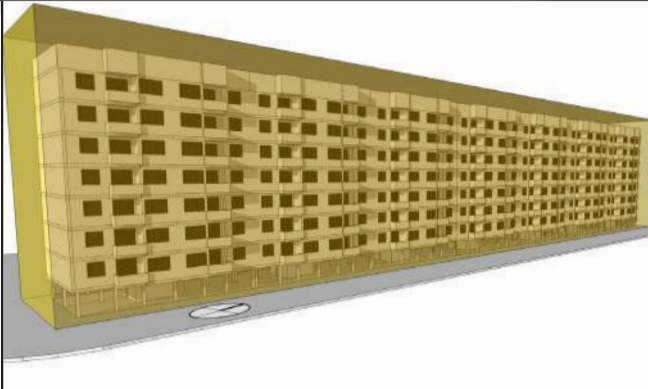
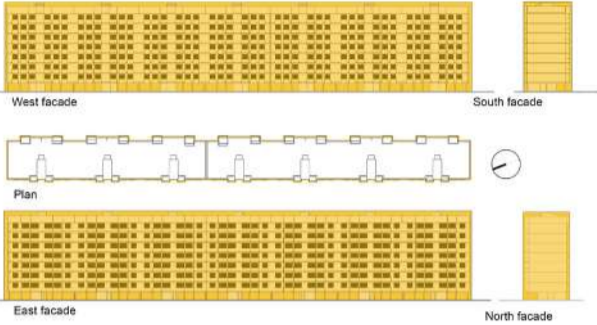
5– Masterplan della combinazione ottimale

CS_CURRENT STATE



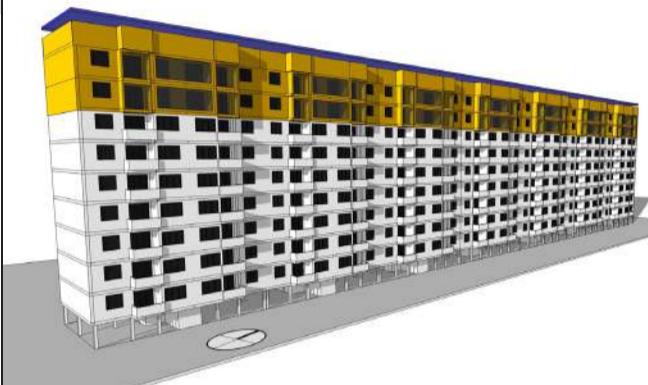
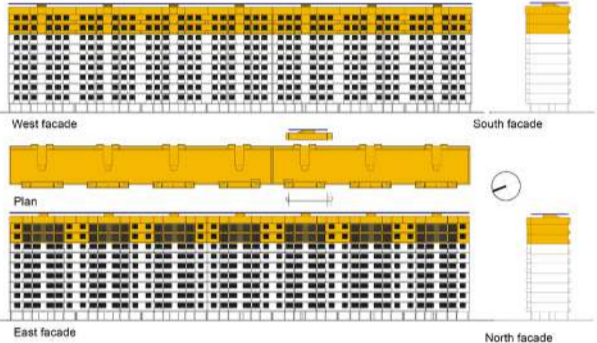
REAL ESTATE VALUE		Gross Area	11894 m ²
UNITS:	98	Heated Area	9950 m ²
AVERAGE AREA/ UNIT:	109 m ²	Transparent	Opaque
GROSS AREA:	11894 m ²	N	0 m ² 259 m ²
NET AREA:	10705 m ²	S	0 m ² 259 mm ²
L: 144 m W: 12 m H: 24 m		E	984,2 m ² 1886 m ²
COST/m ² :		W	580,7 m ² 1554 m ²
TOTAL COST:			
COST PV:			

DR_DEEP RENOVATION



REAL ESTATE VALUE		Gross Area	11894 m ²
UNITS:	98	Heated Area	9950 m ²
AVERAGE AREA/ UNIT:	109 m ²	Transparent	Opaque
GROSS AREA:	11894 m ²	N	0 m ² 259 m ²
NET AREA:	10705 m ²	S	0 m ² 259 m ²
L: 144 m W: 12 m H: 24 m		E	984,2 m ² 1886 m ²
COST/m ² :	102,28 €	W	580,7 m ² 1554 m ²
TOTAL COST:	1.216.612,45€		
COST PV:			

S1_TOP

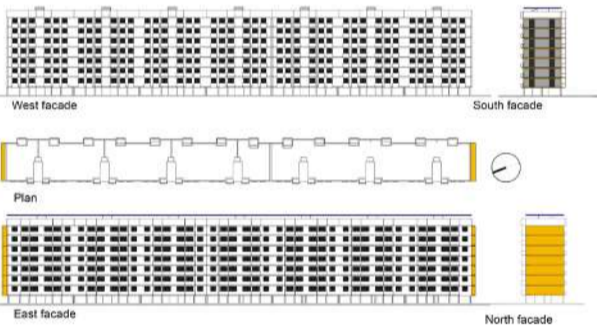


REAL ESTATE VALUE		Gross Area	3398 m ²
UNITS:	28	Heated Area	2605 m ²
AVERAGE AREA/ UNIT:	110 m ²	Transparent	Opaque
GROSS AREA:	3398 m ²	N	0 m ² 74 m ²
NET AREA:	3059 m ²	S	0 m ² 74 m ²
L: 144 m W: 12 m H: 6 m		E	711 m ² 590,6 m ²
COST/m ² :	524,41 €	W	308,4 m ² 452,6 m ²
TOTAL COST:	1.781.477,60 €		
COST D.R + PV:	1.439.061,07 €		

S2_GROUND (NOT PERMITTED)

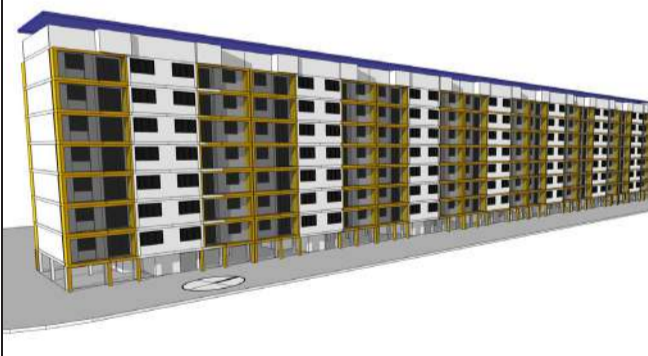
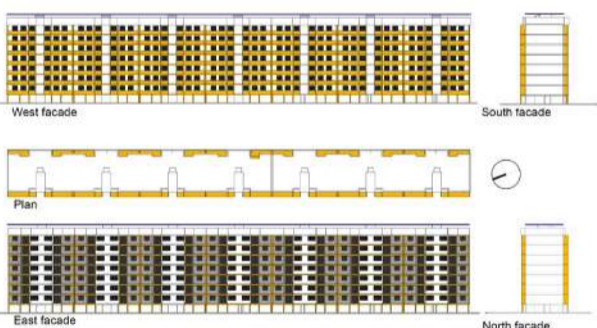
Technical limit.
The height of the floor (2,5 m) is below the lower limits of the Italian Law.

S3_ASIDE



REAL ESTATE VALUE		Gross Area	252 m ²
UNITS:		Heated Area	113,4 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:	252 m ²	N	0 m ² 259 m ²
NET AREA:	227 m ²	S	222 m ² 33,6 m ²
L: 3 m W: 12 m H: 22 m		E	0 m ² 59,6 m ²
COST/m ² :	797 €	W	0 m ² 59,5 m ²
TOTAL COST:	200.855,51 €		
COST D.R. + PV:	1.476.197,40 €		

S4_FACADE



REAL ESTATE VALUE		Gross Area	1764 m ²
UNITS:		Heated Area	0 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:	1764 m ²	N	0 m ² 55,3 m ²
NET AREA:	1588 m ²	S	0 m ² 55,3 m ²
L: 84 m W: 3 m H: 22 m		E	1518,3 m ² 490 m ²
COST/m ² :	1.132,82 €	W	0 m ² 294 m ²
TOTAL COST:	1.998.289 €		
COST D.R. + PV:	1.384.006,33 €		

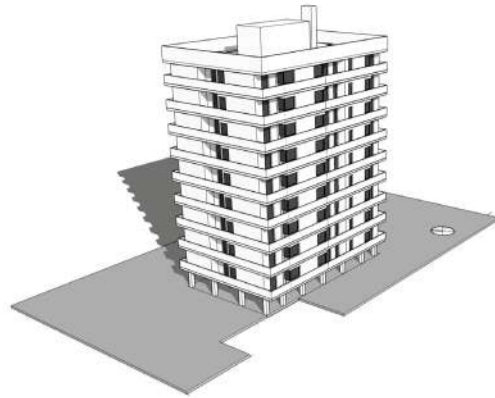
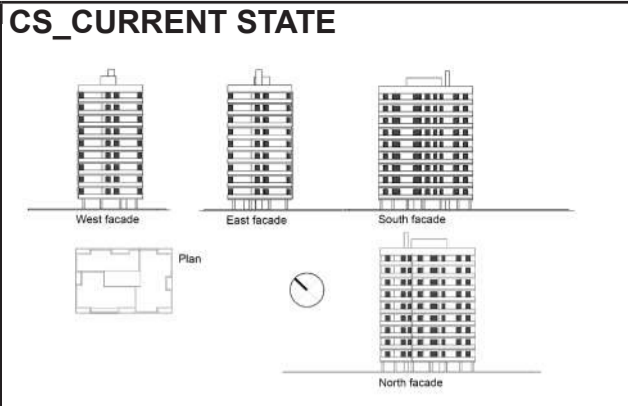
S5_ASSISTANT BUILDING

Not available area around the building.

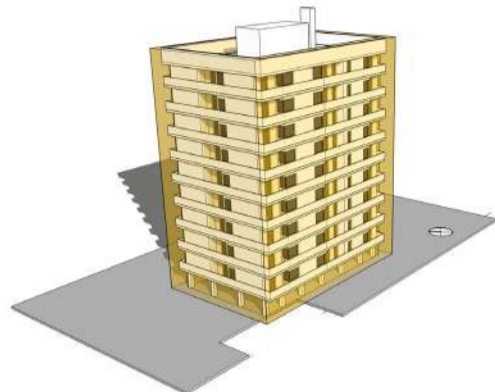
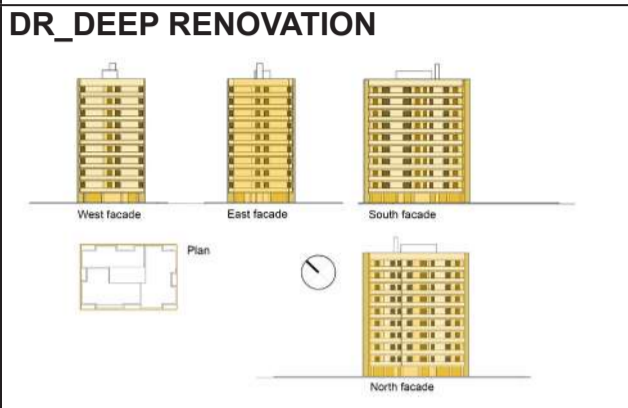


REAL ESTATE VALUE		Gross Area	
UNITS:		Heated Area	
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:		N	
NET AREA:		S	
L: W: H:		E	
COST/m ² :		W	
TOTAL COST:			
COST D.R. + PV:			

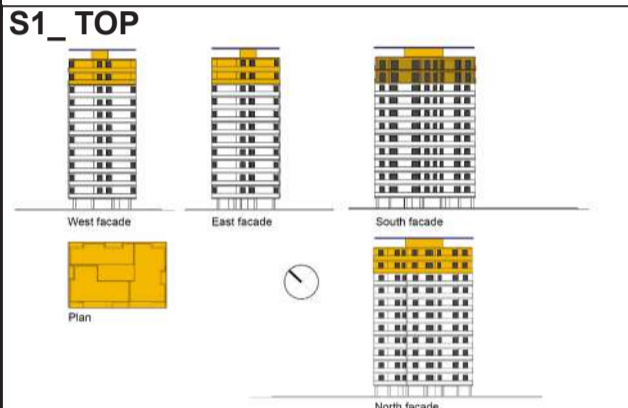




REAL ESTATE VALUE		Gross Area	2928 m ²
UNITS:	27	Heated Area	2356 m ²
AVERAGE AREA/ UNIT:	108 m ²	Transparent	Opaque
GROSS AREA:	2928 m ²	N	136,8 m ² 510 m ²
NET AREA:	2662 m ²	S	145 m ² 454,5 m ²
L: 25 m W: 17 m H: 30 m		E	65 m ² 371,1 m ²
COST/m ² :	166,20 €	W	65,7 m ² 379 m ²
TOTAL COST:			
COST PV:			

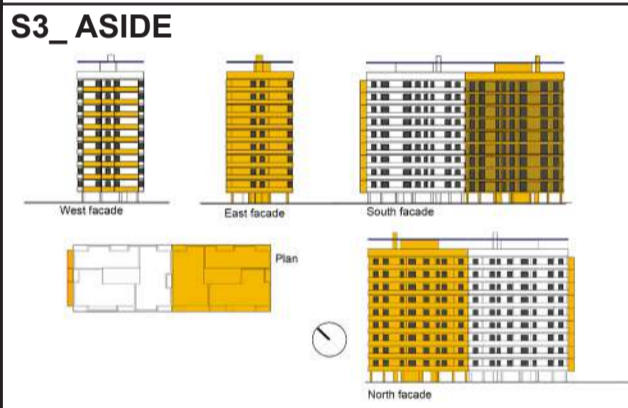


REAL ESTATE VALUE		Gross Area	2928 m ²
UNITS:		Heated Area	2356 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:		N	136,8 m ² 510 m ²
NET AREA:		S	145 m ² 454,5 m ²
L: 25 m W: 17 m H: 30 m		E	65 m ² 371,1 m ²
COST/m ² :	166,20 €	W	65,7 m ² 379 m ²
TOTAL COST:	486.692,92 €		
COST PV:			

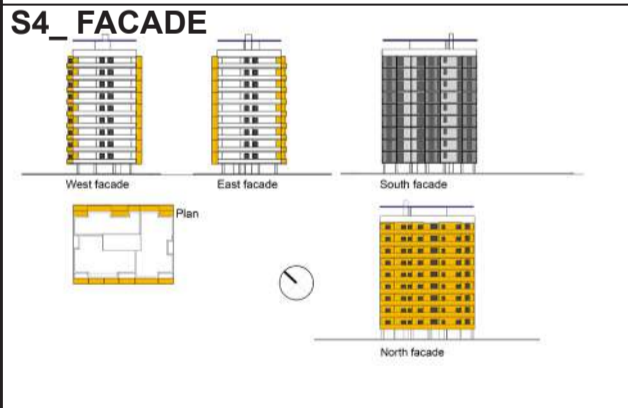


REAL ESTATE VALUE		Gross Area	785 m ²
UNITS:	6	Heated Area <td>714 m²</td>	714 m ²
AVERAGE AREA/ UNIT:	108 m ²	Transparent	Opaque
GROSS AREA:	785 m ²	N	30,4 m ² 75,5 m ²
NET AREA:	747 m ²	S	150 m ² 81,4 m ²
L: 25 m W: 17 m H: 6 m		E	61,2 m ² 75 m ²
COST/m ² :	705,74 €	W	12,4 m ² 71,2 m ²
TOTAL COST:	554.286,38 €		
COST D.R. + PV:	766.824,68 €		

S2_GROUND (NOT PERMITTED)
 Technical limit.
 The height of the floor (2,5 m) is below the lower limits of the Italian Law.

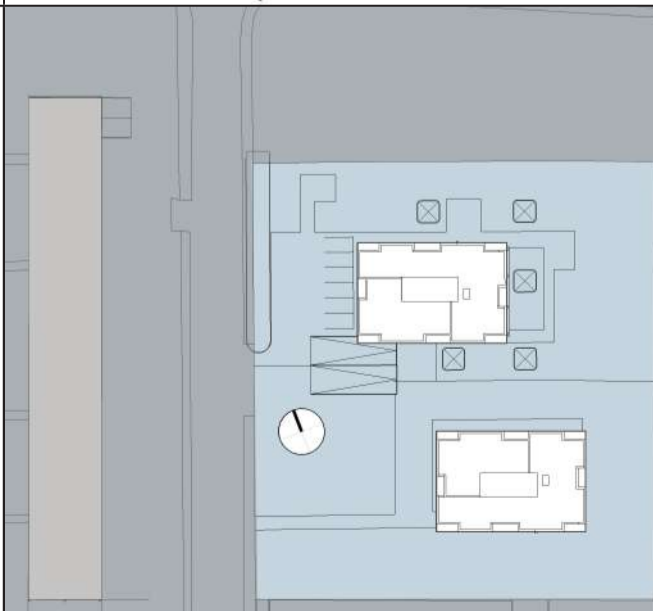


REAL ESTATE VALUE		Gross Area	3786 m ²
UNITS:	27	Heated Area <td>2176 m²</td>	2176 m ²
AVERAGE AREA/ UNIT:	118 m ²	Transparent	Opaque
GROSS AREA:	3786 m ²	N	136,8 m ² 424 m ²
NET AREA:	3425 m ²	S	506 m ² 452,7 m ²
L: 25,4 m W: 11,6 m H: 30 m		E	275,4 m ² 336,6 m ²
COST/m ² :	1.001,04 €	W	0 m ² 0 m ²
TOTAL COST:	3.789.622,04 €		
COST D.R. + PV:	718.433,02 €		



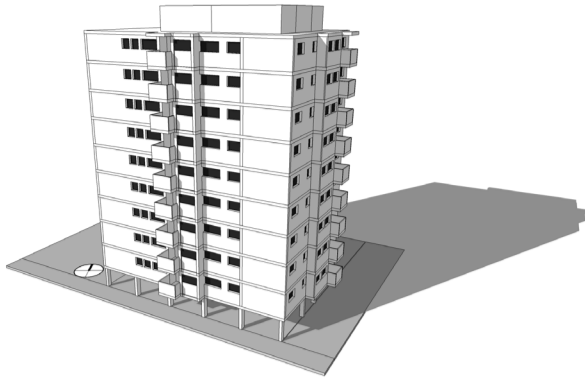
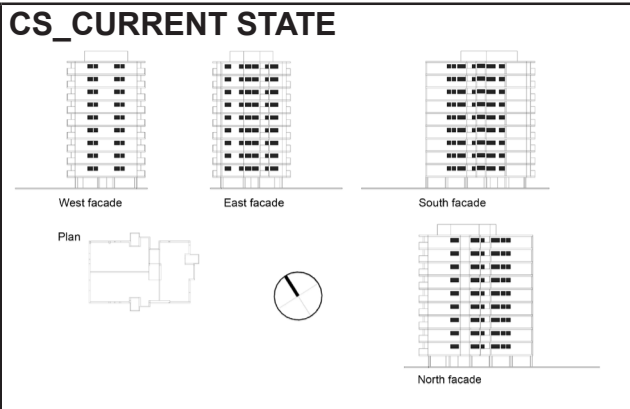
REAL ESTATE VALUE		Gross Area	464 m ²
UNITS:		Heated Area <td>380 m²</td>	380 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:	464 m ²	N	137 m ² 500 m ²
NET AREA:	418 m ²	S	614 m ² 241,2 m ²
L: 24,5 m W: 3 m H: 28 m		E	0 m ² 119 m ²
COST/m ² :	1.291,89 €	W	20 m ² 242 m ²
TOTAL COST:	599.952,78 €		
COST D.R. + PV:	700.460,76 €		

S5_ASSISTANT BUILDING
 Not available area around the building.

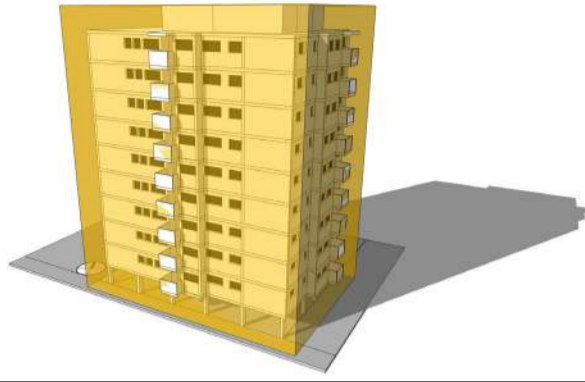
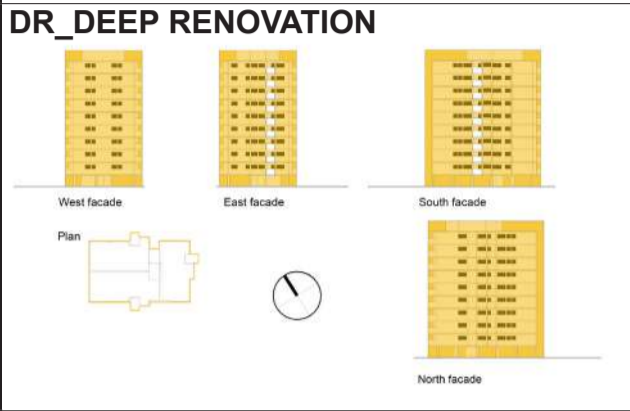


REAL ESTATE VALUE		Gross Area	
UNITS:		Heated Area	
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:		N	
NET AREA:		S	
L: W: H:		E	
COST/m ² :		W	
TOTAL COST:			
COST D.R. + PV:			

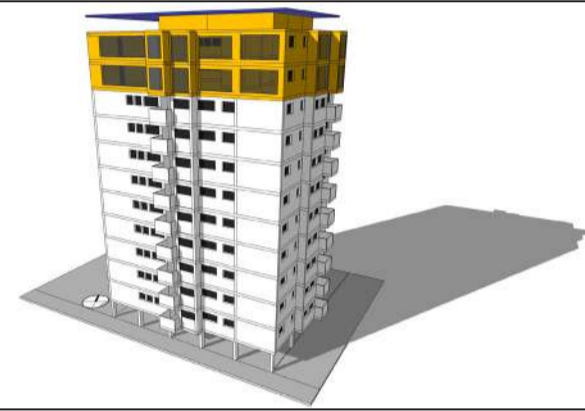
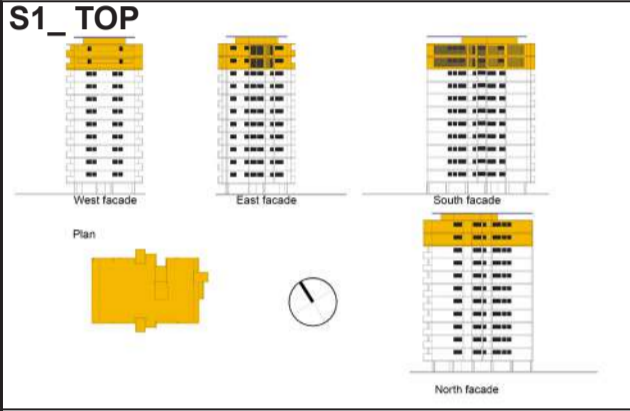




REAL ESTATE VALUE		Gross Area	3478 m ²
UNITS:	27	Heated Area	2834,5 m ²
AVERAGE AREA/ UNIT:	108 m ²	Transparent	Opaque
GROSS AREA:	3478 m ²	N	76,5 m ² 648 m ²
NET AREA:	2953 m ²	S	89,1 m ² 629 m ²
L: 24,5 m W: 15 m H: 31 m		E	73 m ² 476 m ²
COST/m ² :		W	35 m ² 532 m ²
TOTAL COST:			
COST PV:			

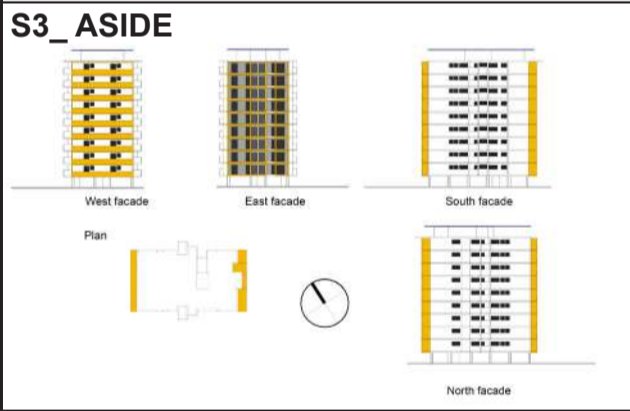


REAL ESTATE VALUE		Gross Area	3478 m ²
UNITS:		Heated Area	2834,5 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:		N	76,5 m ² 648 m ²
NET AREA:		S	89,1 m ² 629 m ²
L: 24,5 m W: 15 m H: 31 m		E	73 m ² 476 m ²
COST/m ² :	157,54 €	W	35 m ² 532 m ²
TOTAL COST:	548.009,45 €		
COST PV:			

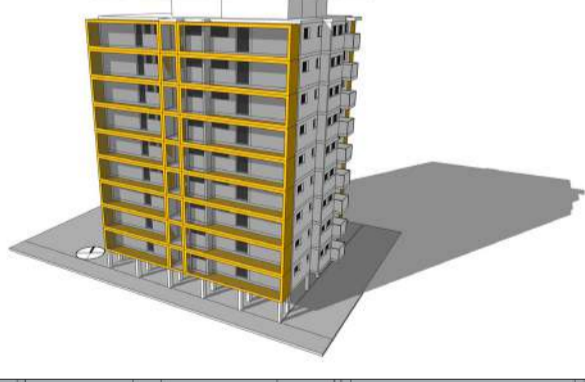
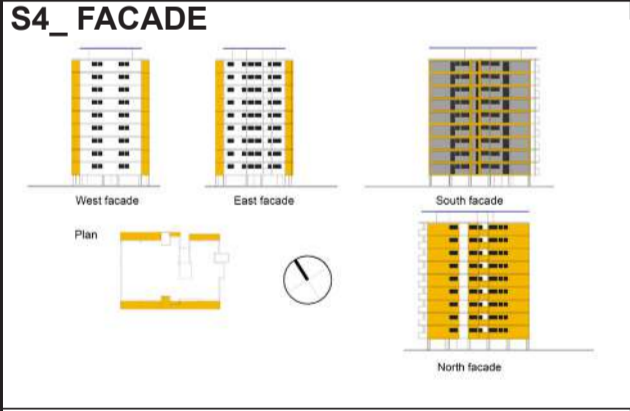


REAL ESTATE VALUE		Gross Area	773 m ²
UNITS:	6	Heated Area <td>589 m²</td>	589 m ²
AVERAGE AREA/ UNIT:	104 m ²	Transparent	Opaque
GROSS AREA:	773 m ²	N	76,5 m ² 582 m ²
NET AREA:	696 m ²	S	40,5 m ² 320,4 m ²
L: 24,5 m W: 15 m H: 6 m		E	222,3 m ² 400 m ²
COST/m ² :	1.069 €	W	30 m ² 465 m ²
TOTAL COST:	826.216,03 €		
COST D.R. + PV:	845.389,65 €		

S2_GROUND (NOT PERMITTED)
 Technical limit.
 The height of the floor (2,5 m) is below the lower limits of the Italian Law.

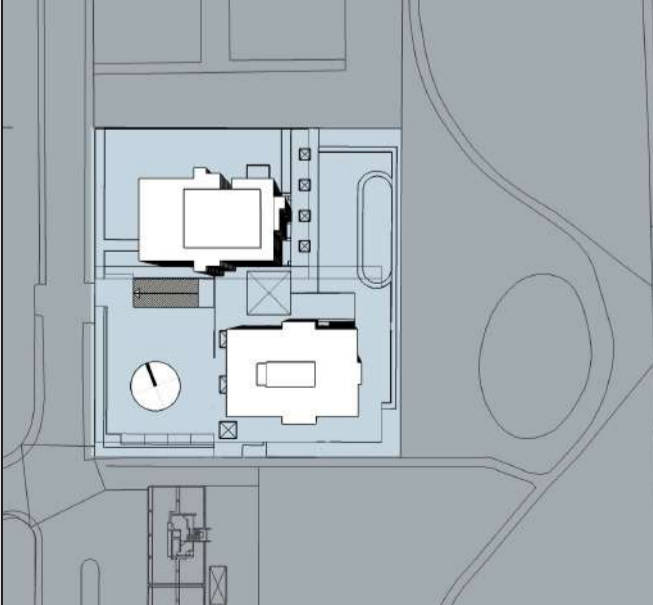


REAL ESTATE VALUE		Gross Area	405 m ²
UNITS:		Heated Area <td>0 m²</td>	0 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:	405 m ²	N	0 m ² 104 m ²
NET AREA:	364,5 m ²	S	0 m ² 104 m ²
L: 3 m W: 15 m H: 28 m		E	316 m ² 103 m ²
COST/m ² :	629,00 €	W	0 m ² 32 m ²
TOTAL COST:	254.744,56 €		
COST D.R. + PV:	836.365,94 €		



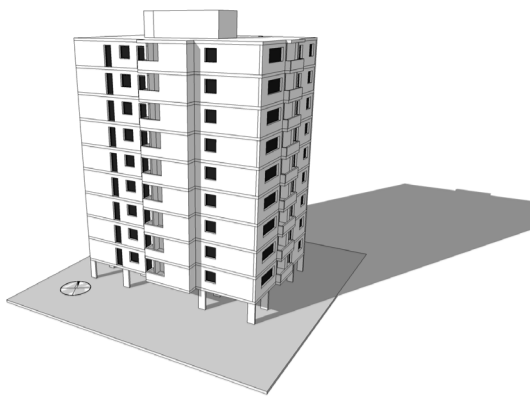
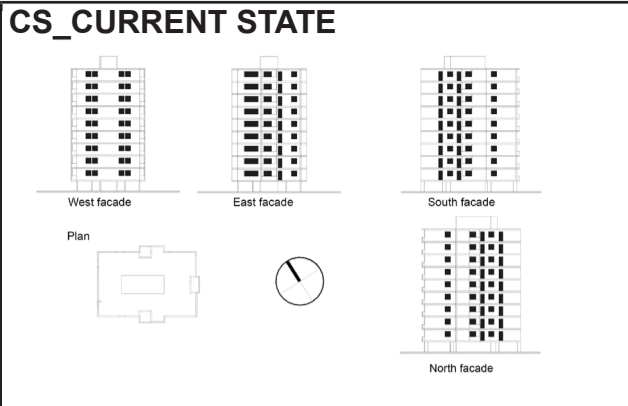
REAL ESTATE VALUE		Gross Area	661,5 m ²
UNITS:		Heated Area <td>294,3 m²</td>	294,3 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:	661,5 m ²	N	62,1 m ² 62,1 m ²
NET AREA:	595,35	S	512 m ² 173 m ²
L: 24,5 m W: 3 m H: 28 m		E	0 m ² 108 m ²
COST/m ² :	1.006,99 €	W	0 m ² 108 m ²
TOTAL COST:	666.126,41 €		
COST D.R. + PV:	793.852,03 €		

S5_ASSISTANT BUILDING
 Not available area around the building.

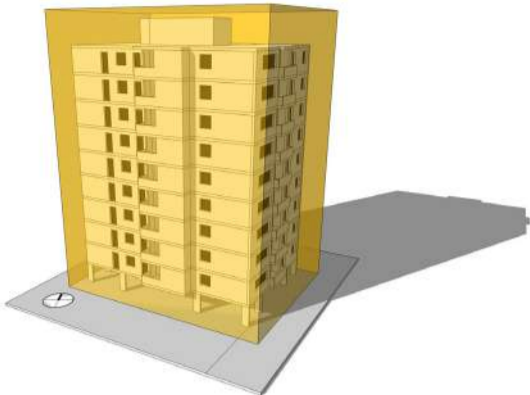
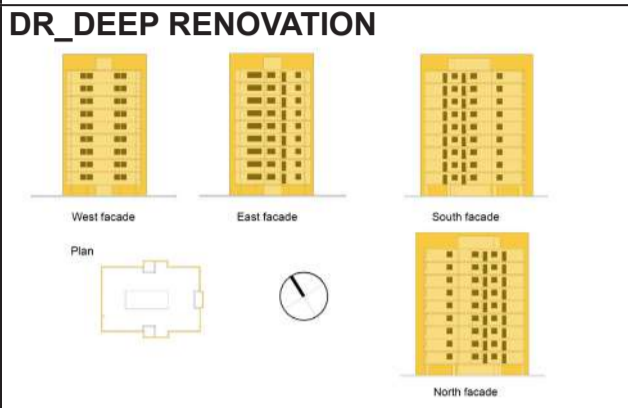


REAL ESTATE VALUE		Gross Area	
UNITS:		Heated Area	
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:		N	
NET AREA:		S	
L: W: H:		E	
COST/m ² :		W	
TOTAL COST:			
COST D.R. + PV:			

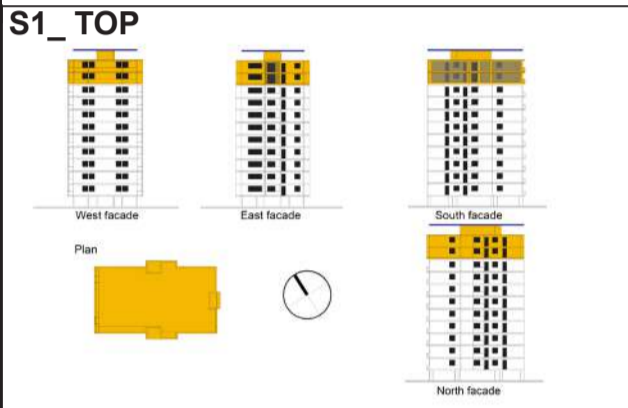




REAL ESTATE VALUE		Gross Area	3150 m ²
UNITS:	27	Heated Area	2268 m ²
AVERAGE AREA/ UNIT:	108 m ²	Transparent	Opaque
GROSS AREA:	3150 m ²	N	95,4 m ² 609,3 m ²
NET AREA:	2439 m ²	S	95,4 m ² 609,3 m ²
L: 24 m W: 15 m H: 31 m		E	108 m ² 361 m ²
COST/m ² :		W	93 m ² 442 m ²
TOTAL COST:			
COST PV:			

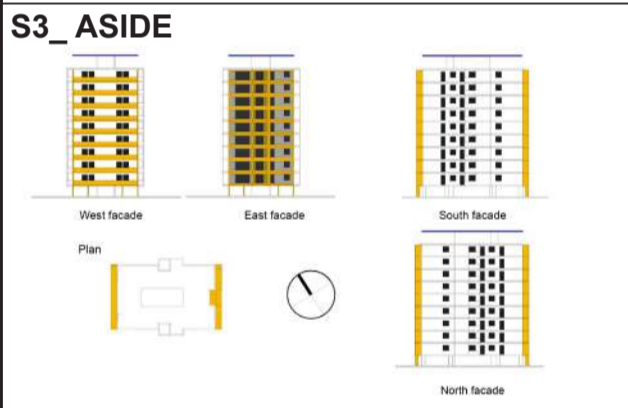


REAL ESTATE VALUE		Gross Area	3150 m ²
UNITS:		Heated Area	2268 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:		N	95,4 m ² 609,3 m ²
NET AREA:		S	95,4 m ² 609,3 m ²
L: 24 m W: 15 m H: 31 m		E	108 m ² 361 m ²
COST/m ² :	161,51 €	W	93 m ² 442 m ²
TOTAL COST:	508.763,84 €		
COST PV:			

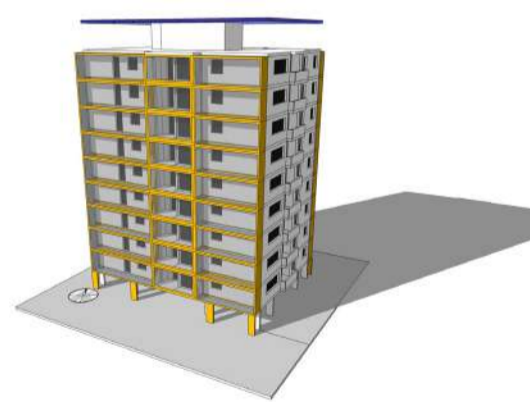
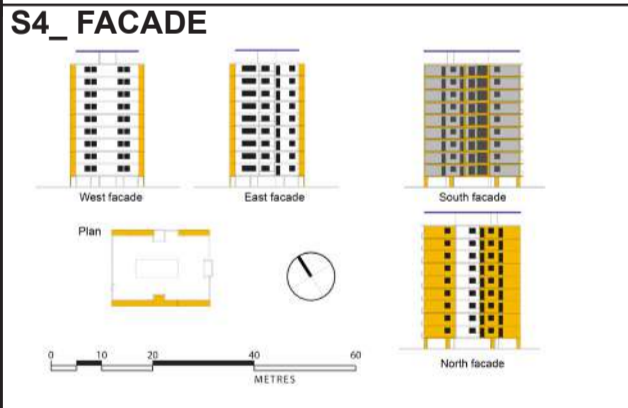


REAL ESTATE VALUE		Gross Area	700 m ²
UNITS:	6	Heated Area <td>442 m²</td>	442 m ²
AVERAGE AREA/ UNIT:	104 m ²	Transparent	Opaque
GROSS AREA:	700 m ²	N	21,2 m ² 135,4 m ²
NET AREA:	542 m ²	S	98 m ² 58 m ²
L: 24 m W: 15 m H: 6 m		E	41,4 m ² 80 m ²
COST/m ² :	905,70 €	W	22 m ² 78 m ²
TOTAL COST:	633.988,16 €		
COST PV:	810.590,58 €		

S2_GROUND (NOT PERMITTED)
 Technical limit.
 The height of the floor (2,5 m) is below the lower limits of the Italian Law.

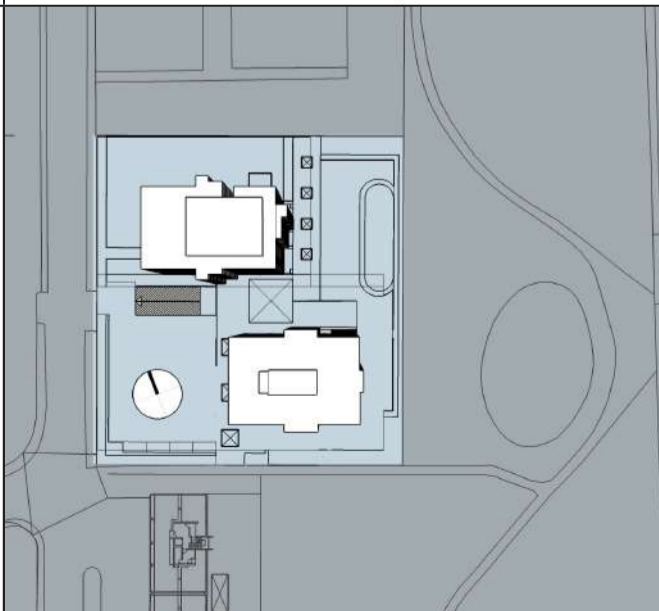


REAL ESTATE VALUE		Gross Area	405 m ²
UNITS:		Heated Area <td>0 m²</td>	0 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:	405 m ²	N	0 m ² 82,8 m ²
NET AREA:	364,5 m ²	S	0 m ² 82,8 m ²
L: 3 m W: 15 m H: 28 m		E	270 m ² 162 m ²
COST/m ² :	591,51 €	W	0 m ² 57,6 m ²
TOTAL COST:	239.562,69 €		
COST PV:	794.828,56 €		



REAL ESTATE VALUE		Gross Area	566 m ²
UNITS:		Heated Area <td>226,8 m²</td>	226,8 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:	566 m ²	N	66,6 m ² 405 m ²
NET AREA:	435 m ²	S	534 m ² 135 m ²
L: 24 m W: 3 m H: 28 m		E	0 m ² 78,3 m ²
COST/m ² :	1.032,89 €	W	0 m ² 78,3 m ²
TOTAL COST:	584.256,86 €		
COST PV:	767.527,99 €		

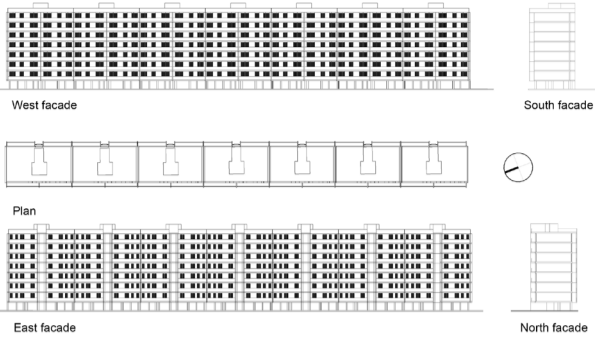
S5_ASSISTANT BUILDING
 Not available area around the building.



REAL ESTATE VALUE		Gross Area	
UNITS:		Heated Area	
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:		N	
NET AREA:		S	
L: W: H:		E	
COST/m ² :		W	
TOTAL COST:			
COST PV:			

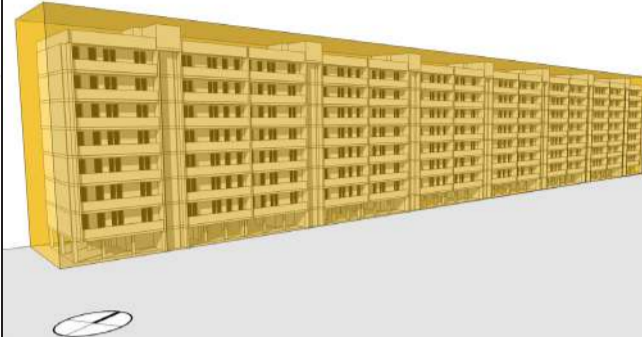
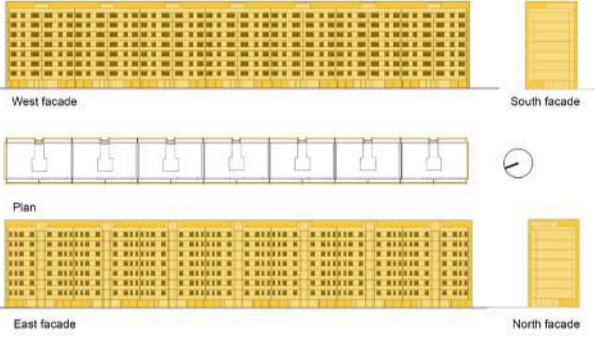


CS_CURRENT STATE



REAL ESTATE VALUE		Gross Area	12039 m ²
UNITS:	98	Heated Area	8738 m ²
AVERAGE AREA/ UNIT:	120 m ²	Transparent	Opaque
GROSS AREA:	12039 m ²	N	0 m ² 227,5 m ²
NET AREA:	10835 m ²	S	0 m ² 227,5 m ²
L: 147 m W: 12 m H: 24 m		E	735 m ² 1813 m ²
COST/m ² :		W	1014 m ² 1470 m ²
TOTAL COST:			
COST PV:			

DR_DEEP RENOVATION



REAL ESTATE VALUE		Gross Area	12039 m ²
UNITS:		Heated Area	8738 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:		N	0 m ² 227,5 m ²
NET AREA:		S	0 m ² 227,5 m ²
L: 147 m W: 12 m H: 24 m		E	735 m ² 1813 m ²
COST/m ² :	160,80 €	W	1014 m ² 1470 m ²
TOTAL COST:	1.935.962,90 €		
COST PV:			

S1_TOP

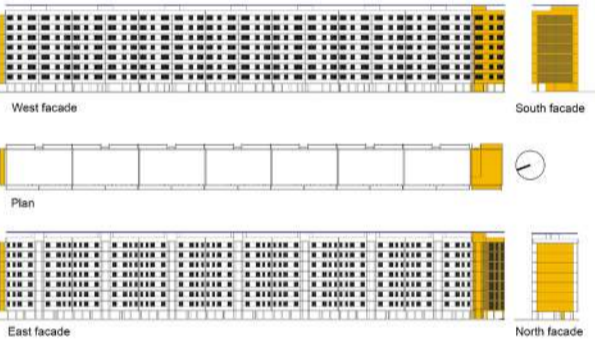


REAL ESTATE VALUE		Gross Area	3440 m ²
UNITS:	28	Heated Area <td>2497 m²</td>	2497 m ²
AVERAGE AREA/ UNIT:	110 m ²	Transparent	Opaque
GROSS AREA:	3440 m ²	N	0 m ² 65 m ²
NET AREA:	3096 m ²	S	0 m ² 65 m ²
L: 147 m W: 12 m H: 6 m		E	781 m ² 644 m ²
COST/m ² :	913,06 €	W	290 m ² 428 m ²
TOTAL COST:	3.140.730,38 €		
COST PV:	3.264.790,32 €		

S2_GROUND (NOT PERMITTED)

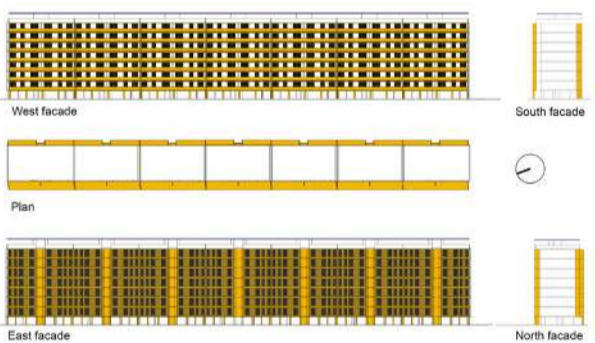
Technical limit.
The height of the floor (2,5 m) is below the lower limits of the Italian Law.

S3_ASIDE



REAL ESTATE VALUE		Gross Area	869 m ²
UNITS:	7	Heated Area <td>78 m²</td>	78 m ²
AVERAGE AREA/ UNIT:	90 m ²	Transparent	Opaque
GROSS AREA:	869 m ²	N	0 m ² 252 m ²
NET AREA:	681 m ²	S	206 m ² 546 m ²
L: 9,6 m W: 11,7 m H: 22 m		E	170 m ² 129,5 m ²
COST/m ² :	727,31 €	W	72 m ² 72 m ²
TOTAL COST:	631.812,94 €		
COST PV:	3.296.010 €		

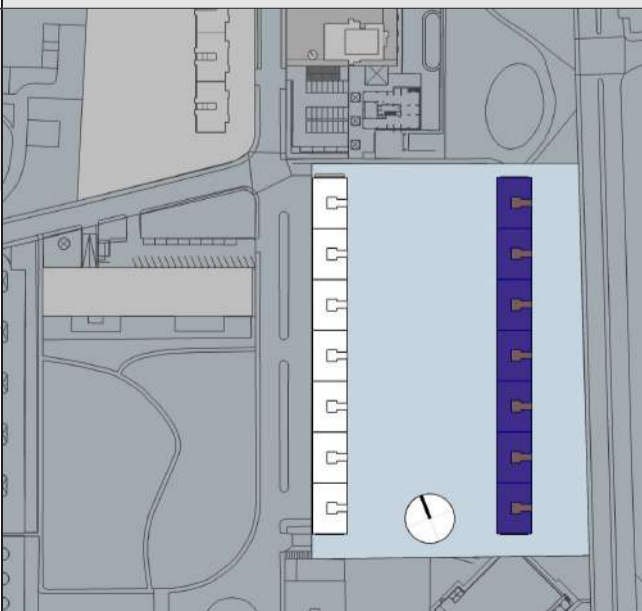
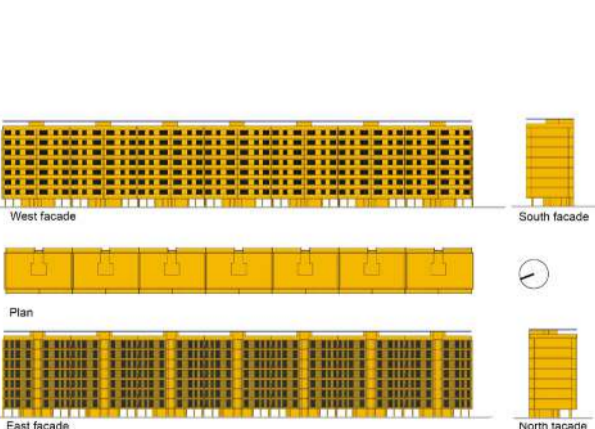
S4_FACADE



REAL ESTATE VALUE		Gross Area	0 m ²
UNITS:		Heated Area <td>0 m²</td>	0 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:	3097 m ²	N	0 m ² 130 m ²
NET AREA:	2778 m ²	S	0 m ² 130 m ²
L: 147 m W: 3 m H: 22 m		E	1999 m ² 872 m ²
COST/m ² :	912,45 €	W	0 m ² 465,5 m ²
TOTAL COST:	2.816.727,08 €		
COST PV:	3.135.129 €		

S5_ASSISTANT BUILDING

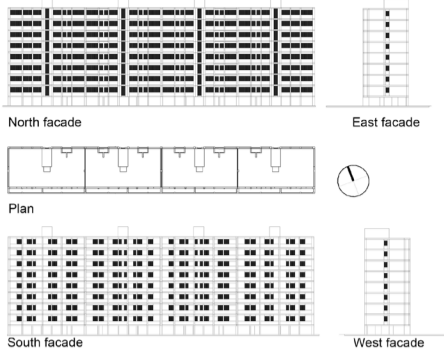
Available area around the building.



REAL ESTATE VALUE		Gross Area	12039 m ²
UNITS:	98	Heated Area <td>8739 m²</td>	8739 m ²
AVERAGE AREA/ UNIT:	110 m ²	Transparent	Opaque
GROSS AREA:	12039 m ²	N	0 m ² 227,5 m ²
NET AREA:	10835 m ²	S	0 m ² 227,5 m ²
L: 147 m W: 12 m H: 24 m		E	2734 m ² 2254 m ²
COST/m ² :	732,39 €	W	1014 m ² 1499 m ²
TOTAL COST:	8.817.458,97 €		
COST PV:	3.354.352,39 €		

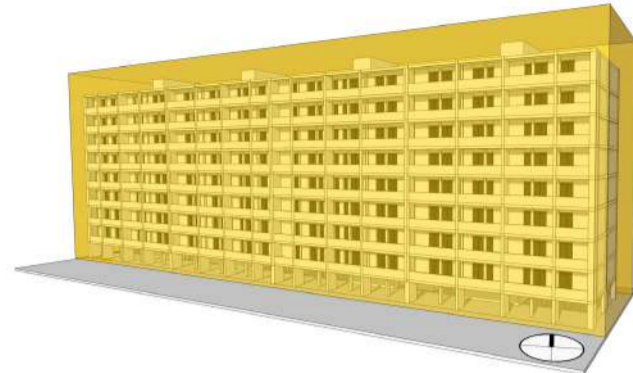
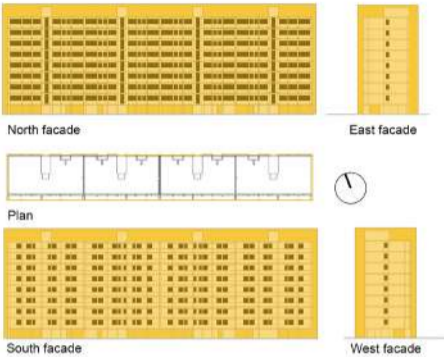


CS_CURRENT STATE



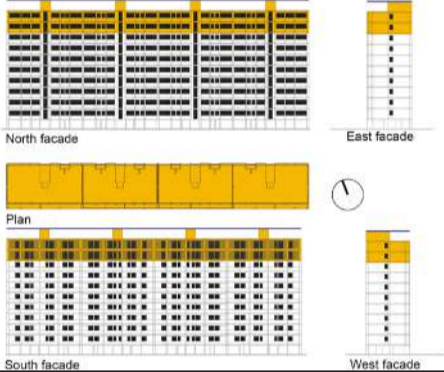
REAL ESTATE VALUE		Gross Area	8944 m ²
UNITS:	64	Heated Area	6898 m ²
AVERAGE AREA/ UNIT:	100 SmQ	Transparent	Opaque
GROSS AREA:	8944 m ²	N	763,2 m ² 1222 m ²
NET AREA:	8050 m ²	S	578 m ² 1195 m ²
L: 86 m W: 12 m H: 27 m		E	36 m ² 378 m ²
COST/m ² :		W	36 m ² 378 m ²
TOTAL COST:			
COST PV:			

DR_DEEP RENOVATION



REAL ESTATE VALUE		Gross Area	8944 m ²
UNITS:		Heated Area	6898 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:		N	763,2 m ² 1222 m ²
NET AREA:		S	578 m ² 1195 m ²
L: 86 m W: 13 m H: 27 m		E	36 m ² 378 m ²
COST/m ² :	95,09 €	W	36 m ² 378 m ²
TOTAL COST:	850.459,42 €		
COST PV:			

S1_TOP

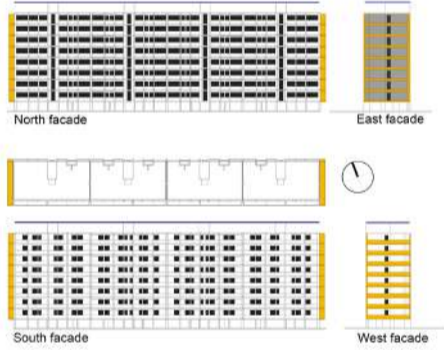


REAL ESTATE VALUE		Gross Area	2236 m ²
UNITS:	15	Heated Area	1716 m ²
AVERAGE AREA/ UNIT:	100 m ²	Transparent	Opaque
GROSS AREA:	2236 m ²	N	191 m ² 306 m ²
NET AREA:	2012 m ²	S	492 m ² 483 m ²
L: 86 m W: 13 m H: 6 m		E	9 m ² 94,6 m ²
COST/m ² :	915,49 €	W	9 m ² 94,6 m ²
TOTAL COST:	2.047.038,50 €		
COST PV:	1.109.747,49 €		

S2_GROUND (NOT PERMITTED)

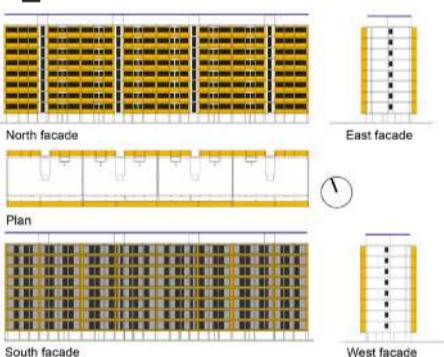
Technical limit.
The height of the floor (2,5 m) is below the lower limits of the Italian Law.

S3_ASIDE



REAL ESTATE VALUE		Gross Area	312 m ²
UNITS:		Heated Area	0 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:	312 m ²	N	0 m ² 74,4 m ²
NET AREA:	281 m ²	S	0 m ² 74,4 m ²
L: 3 m W: 13 m H: 25 m		E	226,4 m ² 96 m ²
COST/m ² :	605,05 €	W	0 m ² 49 m ²
TOTAL COST:	188.774,96 €		
COST PV:	1.135.408,98 €		

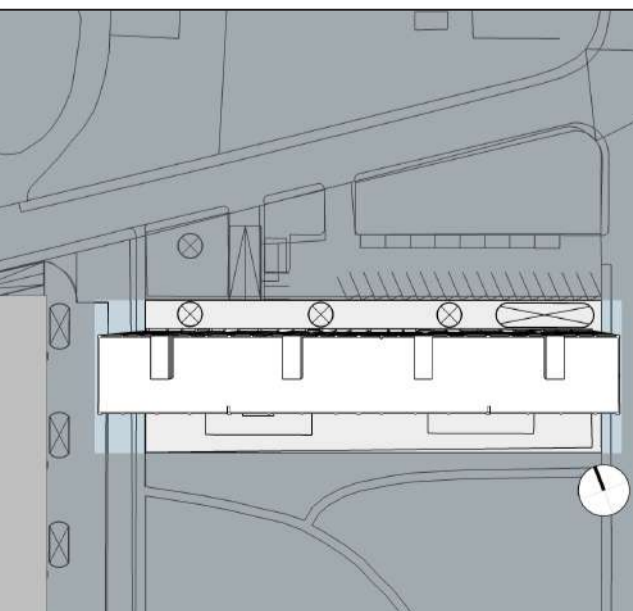
S4_FACADE



REAL ESTATE VALUE		Gross Area	2064 m ²
UNITS:		Heated Area	527 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:	2064 m ²	N	470 m ² 1011 m ²
NET AREA:	1858 m ²	S	1528 m ² 610 m ²
L: 86 m W: 3 m H: 25 m		E	0 m ² 298 m ²
COST/m ² :	1.006,48 €	W	0 m ² 298 m ²
TOTAL COST:	2.077.372,89 €		
COST PV:	976.492,48 €		

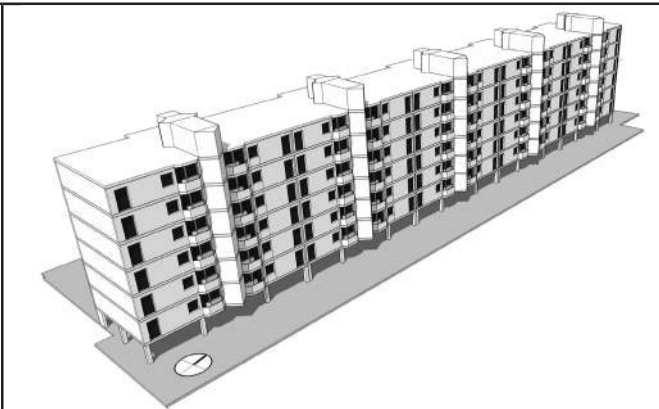
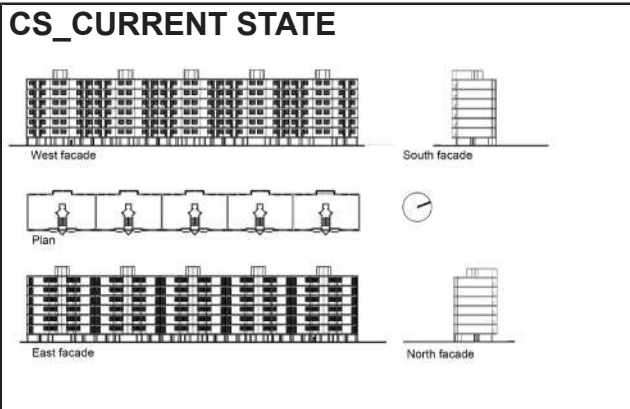
S5_ASSISTANT BUILDING

Not available area around the building.

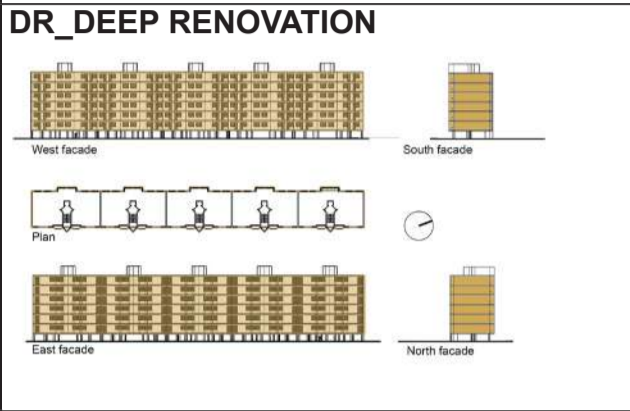


REAL ESTATE VALUE		Gross Area	
UNITS:		Heated Area	
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:		N	
NET AREA:		S	
L: W: H:		E	
COST/m ² :		W	
TOTAL COST:			
COST PV:			

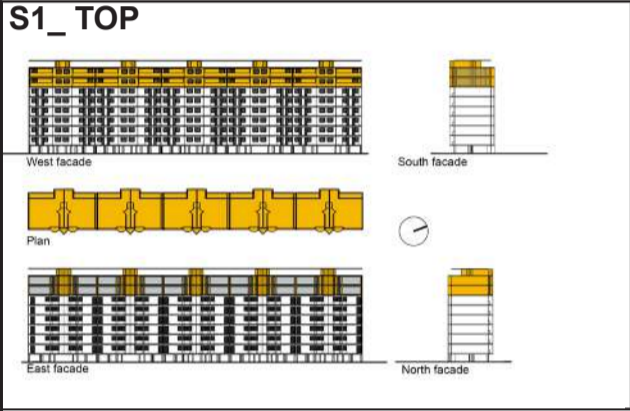




REAL ESTATE VALUE		Gross Area	7170 m ²
UNITS:	60	Heated Area	6264 m ²
AVERAGE AREA/ UNIT:	104 m ²	Transparent	Opaque
GROSS AREA:	7170 m ²	N	0 m ² 216,7 m ²
NET AREA:	6336 m ²	S	0 m ² 216,7 m ²
L: 106 m W: 12 m H: 21 m		E	465 m ² 2046 m ²
COST/m ² :		W	480 m ² 1705 m ²
TOTAL COST:			
COST PV:			

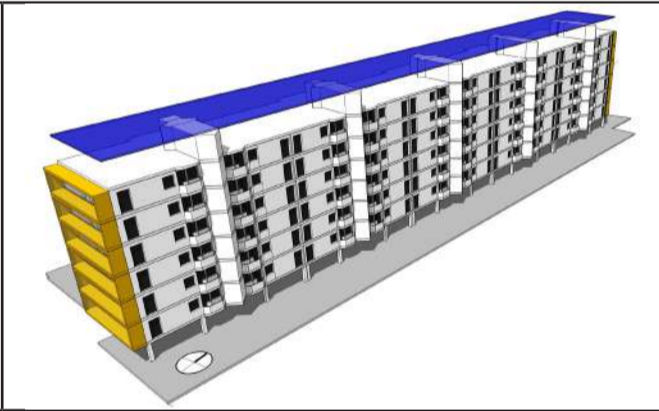
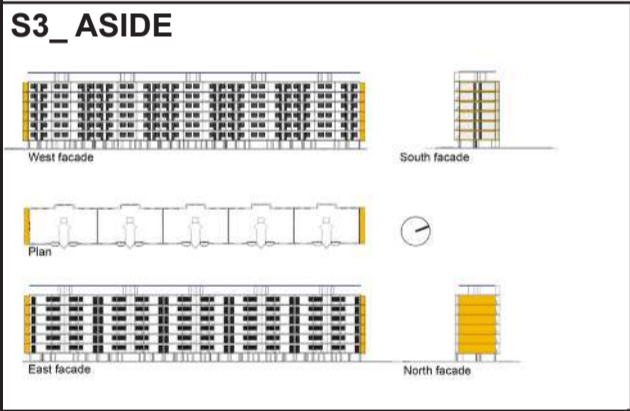


REAL ESTATE VALUE		Gross Area	7170 m ²
UNITS:		Heated Area	6264 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:		N	0 m ² 216,7 m ²
NET AREA:		S	0 m ² 216,7 m ²
L: 106 m W: 12 m H: 21 m		E	465 m ² 2046 m ²
COST/m ² :	154,48 €	W	480 m ² 1705 m ²
TOTAL COST:	1.107.599,00 €		
COST PV:			

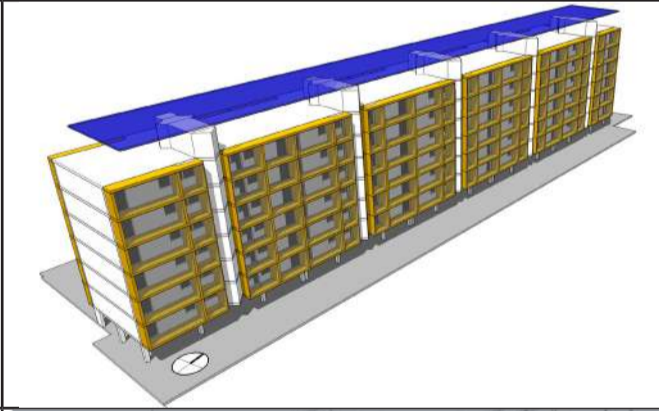
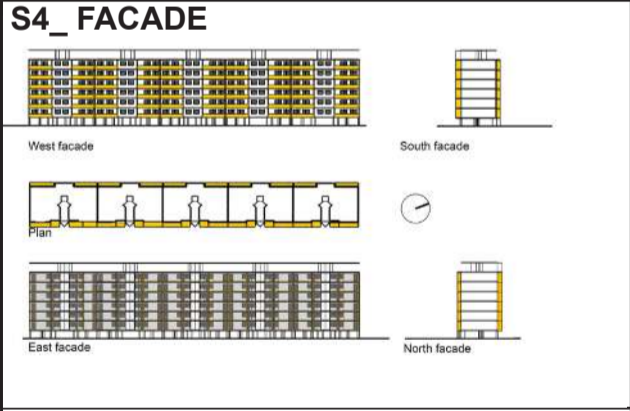


REAL ESTATE VALUE		Gross Area	2289 m ²
UNITS:	20	Heated Area <td>1924 m²</td>	1924 m ²
AVERAGE AREA/ UNIT:	104 m ²	Transparent	Opaque
GROSS AREA:	2289 m ²	N	0 m ² 72,3 m ²
NET AREA:	2081 m ²	S	51,2 m ² 21,03 m ²
L: 106 m W: 12 m H: 21 m		E	474 m ² 363 m ²
COST/m ² :	1.029,84 €	W	114 m ² 614 m ²
TOTAL COST:	2.357.622,85 €		
COST PV:	2.063.820,73 €		

S2_ GROUND (NOT PERMITTED)
 Technical limit.
 The height of the floor (2,5 m) is below the lower limits of the Italian Law.

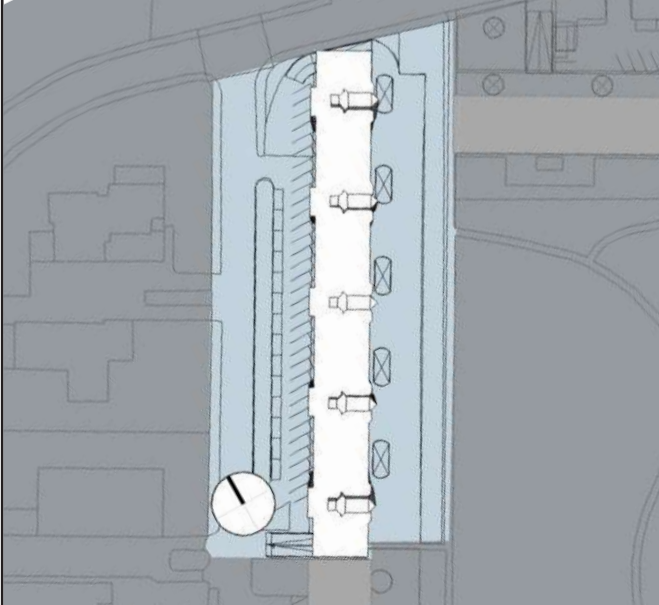


REAL ESTATE VALUE		Gross Area	231 m ²
UNITS:		Heated Area <td>105 m²</td>	105 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:	231 m ²	N	0 m ² 216,7 m ²
NET AREA:	210 m ²	S	154 m ² 63 m ²
L: 3 m W: 12 m H: 21 m		E	0 m ² 56 m ²
COST/m ² :	1.661,42 €	W	0 m ² 56 m ²
TOTAL COST:	348.899,25 €		
COST PV:	1.769.908,50 €		



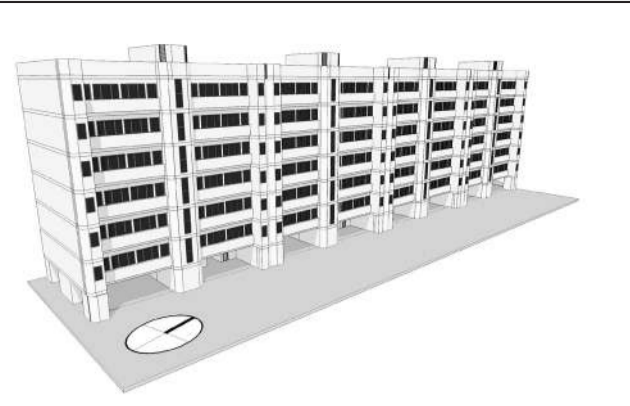
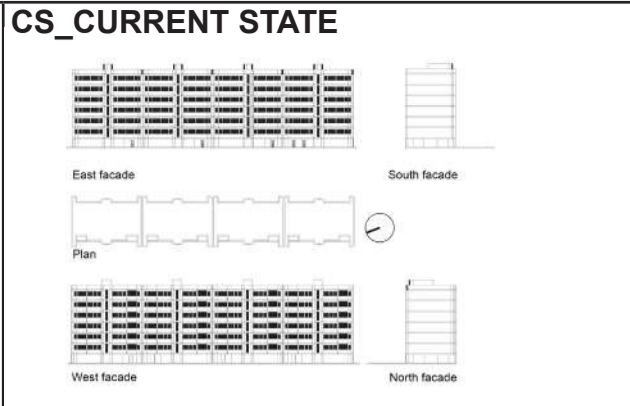
REAL ESTATE VALUE		Gross Area	1529 m ²
UNITS:		Heated Area <td>0 m²</td>	0 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:	1529 m ²	N	0 m ² 558 m ²
NET AREA:	1376 m ²	S	0 m ² 558 m ²
L: 106 m W: 3 m H: 21 m		E	1450 m ² 268 m ²
COST/m ² :	979,64 €	W	0 m ² 444 m ²
TOTAL COST:	2.996.222,52 €		
COST PV:	2.137.794,81 €		

S5_ ASSISTANT BUILDING
 Not available area around the building.

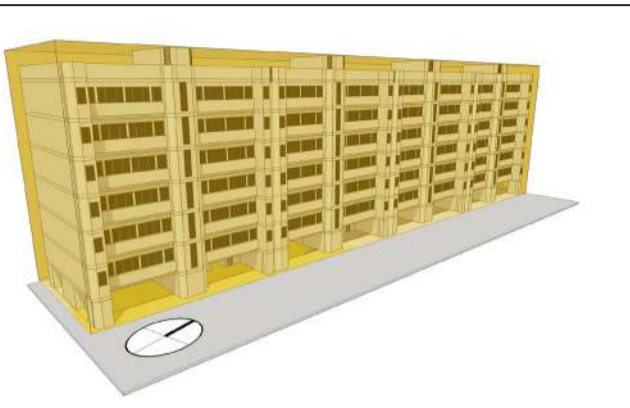
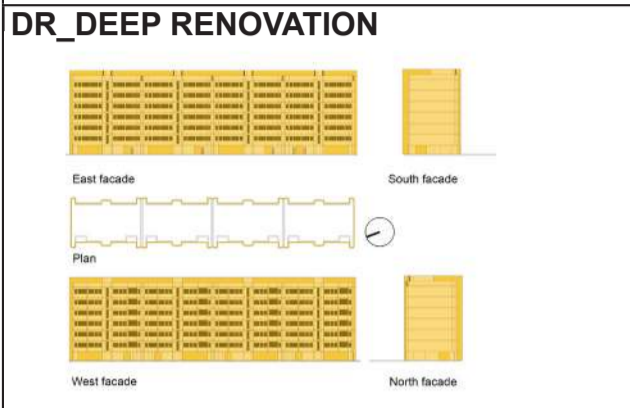


REAL ESTATE VALUE		Gross Area	
UNITS:		Heated Area	
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:		N	
NET AREA:		S	
L: m W: m H: m		E	
COST/m ² :		W	
TOTAL COST:			
COST PV:			

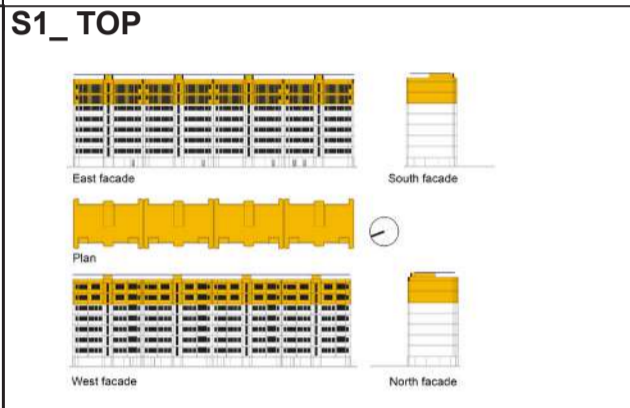




REAL ESTATE VALUE		Gross Area	6829 m ²
UNITS:	48	Heated Area	5280 m ²
AVERAGE AREA/ UNIT:	130 m ²	Transparent	Opaque
GROSS AREA:	6829 m ²	N	0 SmQ
NET AREA:	6445 m ²	S	0 SmQ
L: 81 m W: 14,5 m H: 21 m		E	360 SmQ
COST/m ² :		W	480 SmQ
TOTAL COST:			1214 SmQ
COST PV:			

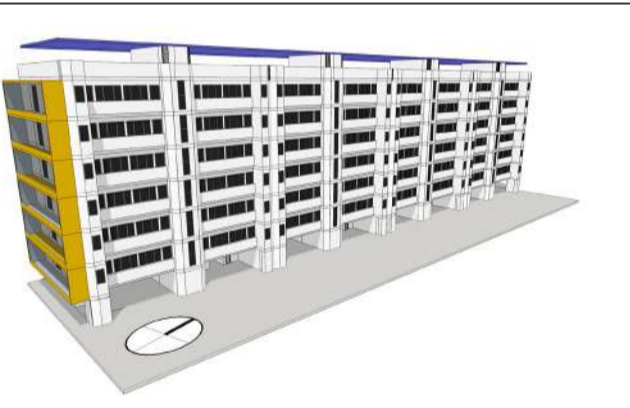
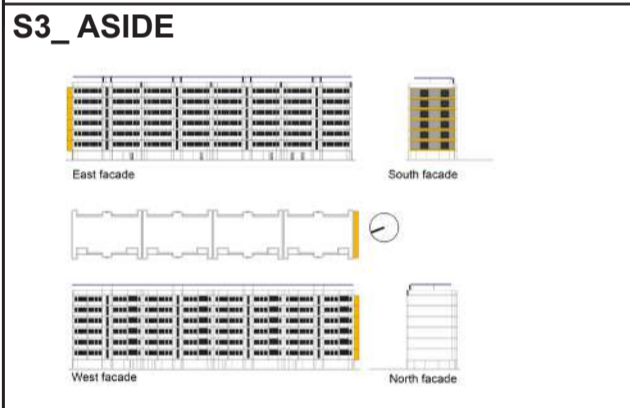


REAL ESTATE VALUE		Gross Area	6829 SmQ
UNITS:		Heated Area	5280 SmQ
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:		N	0 SmQ
NET AREA:		S	0 SmQ
L: 81 m W: 14,5 m H: 21 m		E	360 SmQ
COST/m ² :	159,57 €	W	480 SmQ
TOTAL COST:	1.089.701,66 €		1214 SmQ
COST PV:			

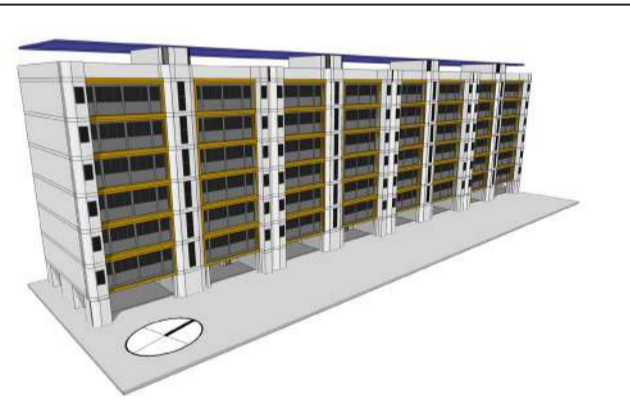
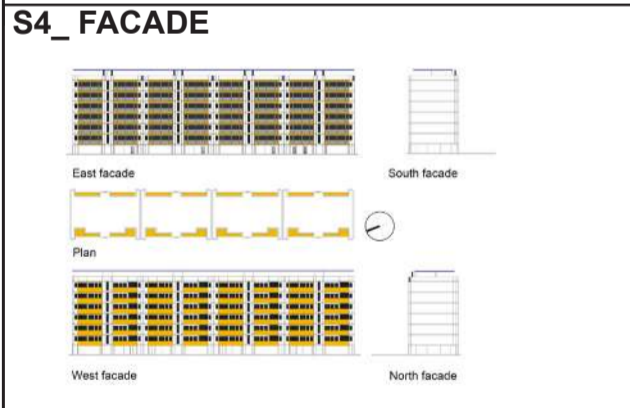


REAL ESTATE VALUE		Gross Area	2276 SmQ
UNITS:	16	Heated Area <td>1312 SmQ</td>	1312 SmQ
AVERAGE AREA/ UNIT:	120 SmQ	Transparent	Opaque
GROSS AREA:	2276 SmQ	N	0 SmQ
NET AREA:	2148 SmQ	S	0 SmQ
L: 81 m W: 14,5 m H: 6 m		E	270 SmQ
COST/m ² :	892,23 €	W	186 SmQ
TOTAL COST:	2.031.071,10 €		261 SmQ
COST PV:	1.345.055 €		

S2_ GROUND (NOT PERMITTED)
 Technical limit.
 The height of the floor (2,5 m) is below the lower limits of the Italian Law.

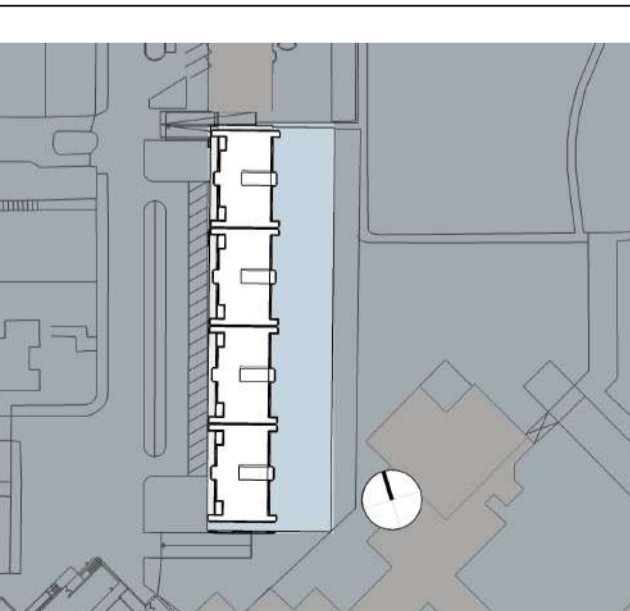


REAL ESTATE VALUE		Gross Area	121,5 m ²
UNITS:		Heated Area <td>0 m²</td>	0 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:	121,5 m ²	N	0 m ²
NET AREA:	109 m ²	S	188 m ²
L: 1,5 m W: 13 m H: 18 m		E	0 m ²
COST/m ² :	997,28 €	W	0 m ²
TOTAL COST:	121.168,99 €		28 m ²
COST PV:	1.372.554,34 €		28 m ²

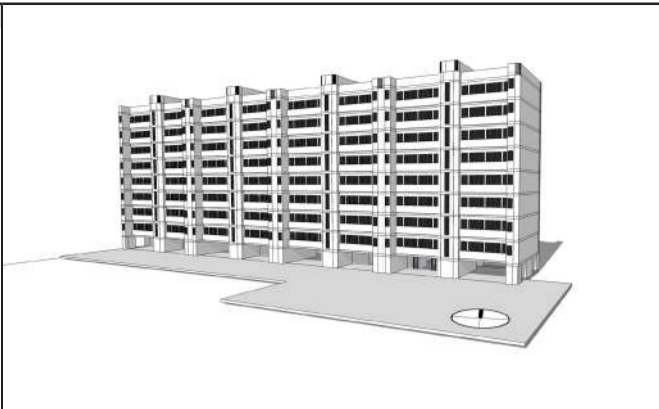
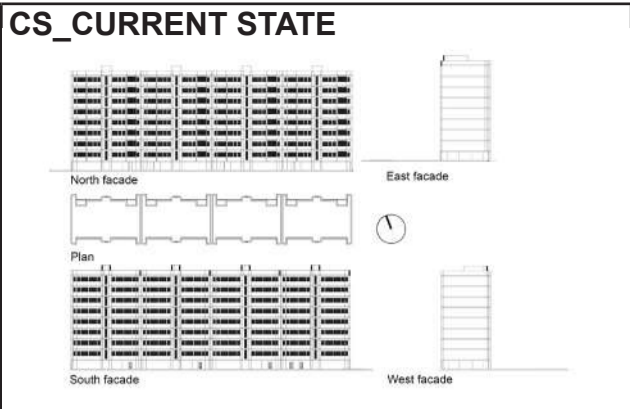


REAL ESTATE VALUE		Gross Area	700 m ²
UNITS:		Heated Area <td>0 m²</td>	0 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:	700 m ²	N	0 m ²
NET AREA:	631 m ²	S	0 m ²
L: 58,4 m W: 2 m H: 18 m		E	835 m ²
COST/m ² :	827,90 €	W	0 m ²
TOTAL COST:	580.189,44 €		96 m ²
COST PV:	1.353.149,50 €		

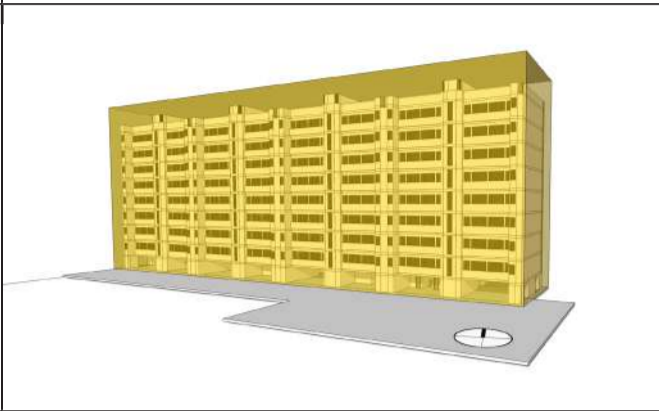
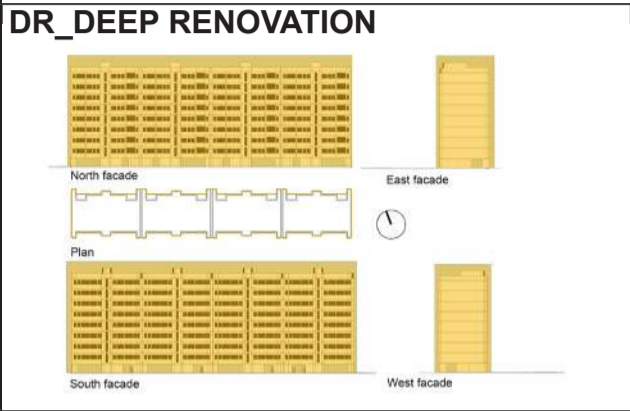
S5_ ASSISTANT BUILDING
 Not available area around the building.



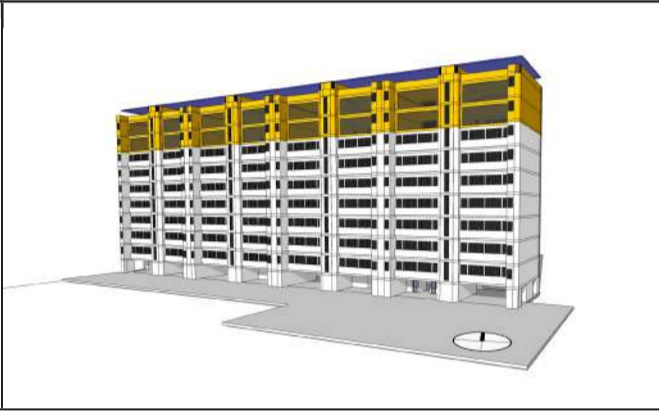
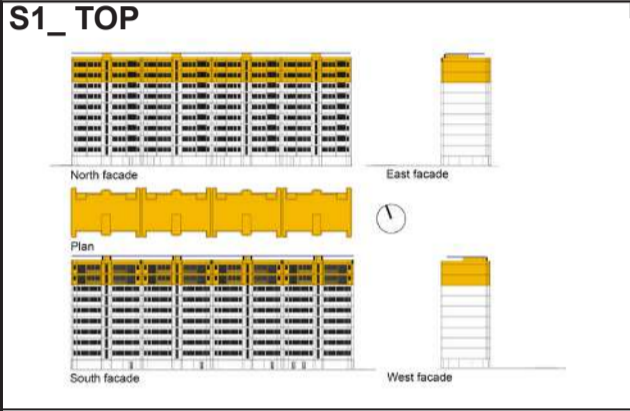
REAL ESTATE VALUE		Gross Area	
UNITS:		Heated Area	
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:		N	
NET AREA:		S	
L: W: H:		E	
COST/m ² :		W	
TOTAL COST:			
COST PV:			



REAL ESTATE VALUE		Gross Area	9431 m ²
UNITS:	64	Heated Area	7040 m ²
AVERAGE AREA/ UNIT:	130 m ²	Transparent	Opaque
GROSS AREA:	9431 m ²	N	480 m ² 2016 m ²
NET AREA:	7976 m ²	S	1600 m ² 1504 m ²
L: 81 m W: 14,5 m H: 27 m		E	0 m ² 1800 m ²
COST/m ² :		W	0 m ² 1800 m ²
TOTAL COST:			
COST PV:			

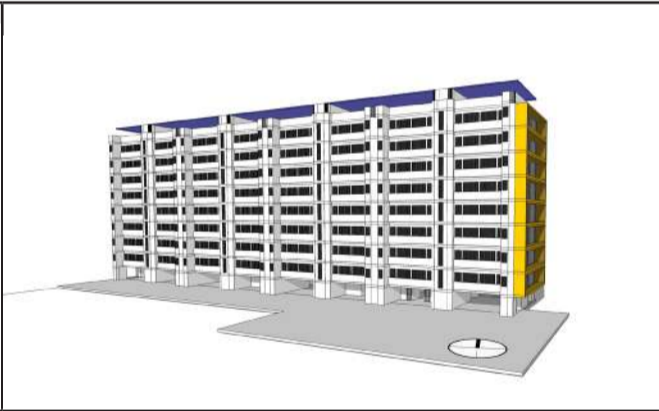
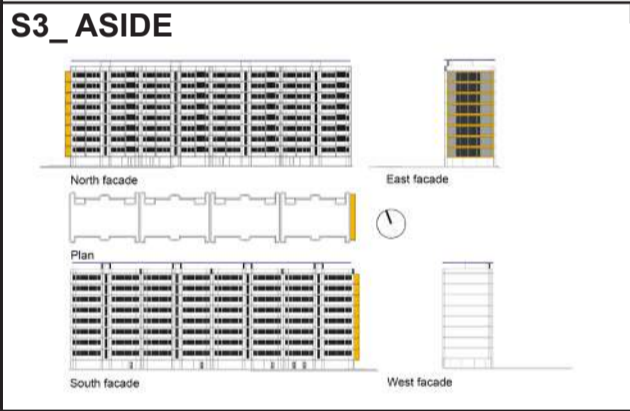


REAL ESTATE VALUE		Gross Area	9431 m ²
UNITS:		Heated Area	7040 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:		N	480 m ² 2016 m ²
NET AREA:		S	1600 m ² 1504 m ²
L: 81 m W: 14,5 m H: 27 m		E	0 m ² 1800 m ²
COST/m ² :	208,39 €	W	0 m ² 1800 m ²
TOTAL COST:	1.965.262,40 €		
COST PV:			

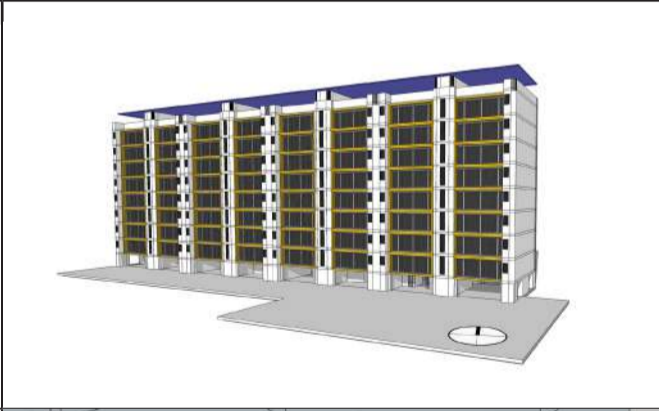
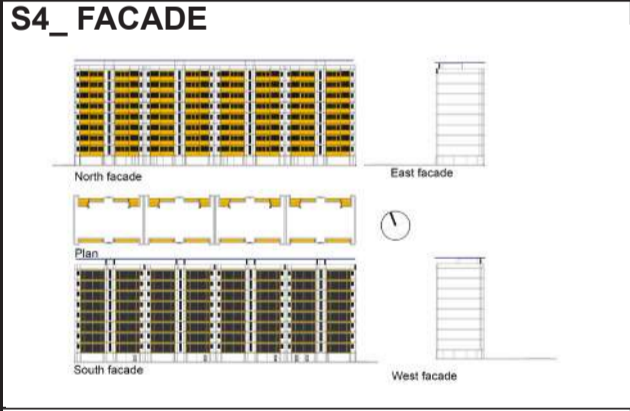


REAL ESTATE VALUE		Gross Area	2358 m ²
UNITS:	16	Heated Area	1760 m ²
AVERAGE AREA/ UNIT:	110 SmQ	Transparent	Opaque
GROSS AREA:	2358 m ²	N	120 m ² 504 m ²
NET AREA:	1994 m ²	S	282 m ² 250 m ²
L: 81,3 m W: 14,5 m H: 6 m		E	0 m ² 124 m ²
COST/m ² :	1.114,33 €	W	0 m ² 124 m ²
TOTAL COST:	180.521,20 €		
COST PV:	2.234.009,01 €		

S2_ GROUND (NOT PERMITTED)
 Technical limit.
 The height of the floor (2,5 m) is below the lower limits of the Italian Law.

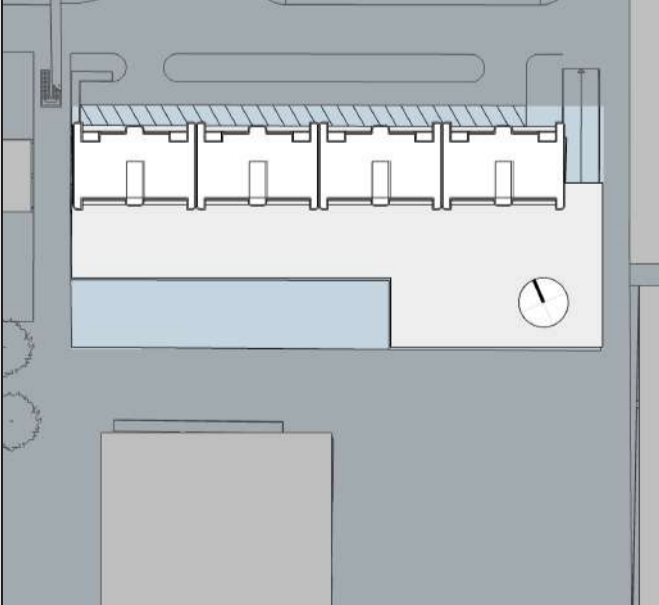


REAL ESTATE VALUE		Gross Area	162 m ²
UNITS:		Heated Area	0 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:	162 m ²	N	0 m ² 74,4 m ²
NET AREA:	146 m ²	S	0 m ² 74,4 m ²
L: 1,5 m W: 13,5 m H: 25 m		E	258 m ² 78 m ²
COST/m ² :	1.114,33 €	W	0 m ² 334 m ²
TOTAL COST:	180.521,20 €		
COST PV:	2.414.530,21 €		



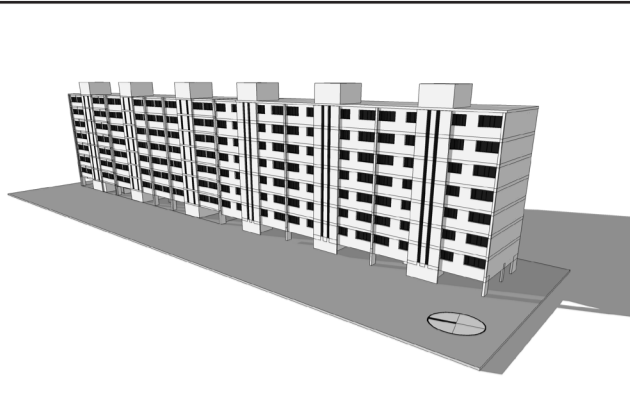
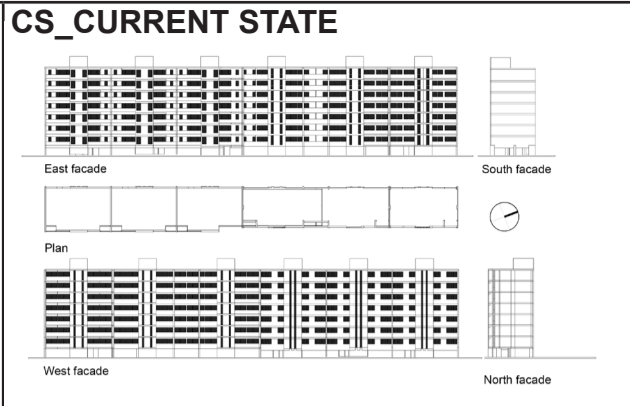
REAL ESTATE VALUE		Gross Area	896 m ²
UNITS:		Heated Area	403 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:	896 m ²	N	544 m ² 624 m ²
NET AREA:	806 m ²	S	1158 m ² 250 m ²
L: 56 m W: 2 m H: 25 m		E	0 m ² 0 m ²
COST/m ² :	1.217,64 €	W	0 m ² 96 m ²
TOTAL COST:	1.091.007,05 €		
COST PV:	2.191.103,44 €		

S5_ ASSISTANT BUILDING
 Not available area around the building.

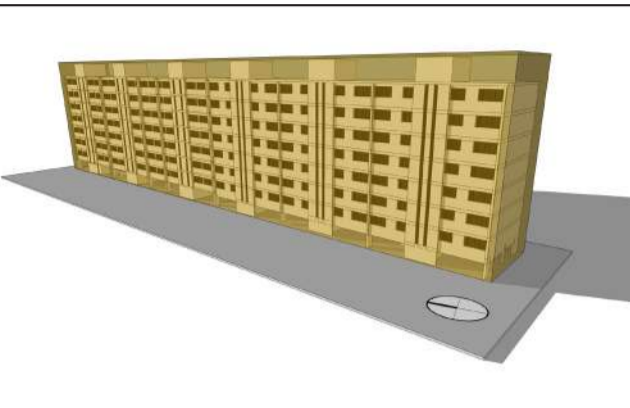
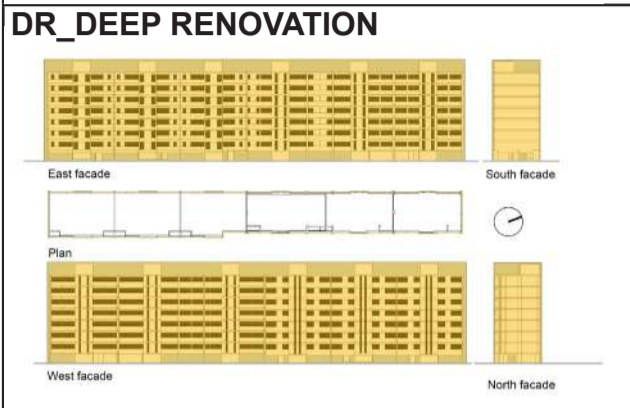


REAL ESTATE VALUE		Gross Area	
UNITS:		Heated Area	
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:		N	
NET AREA:		S	
L: W: H:		E	
COST/m ² :		W	
TOTAL COST:			
COST PV:			

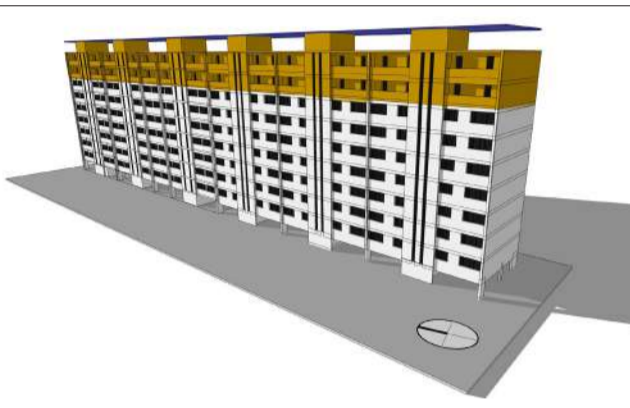
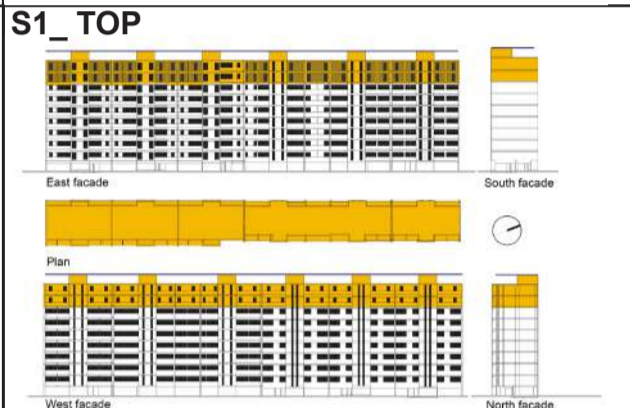




REAL ESTATE VALUE		Gross Area	10223 m ²
UNITS:	84	Heated Area	7711 m ²
AVERAGE AREA/ UNIT:	100 m ²	Transparent	Opaque
GROSS AREA:	10223 m ²	N	0 m ² 251 m ²
NET AREA:	8025 m ²	S	0 m ² 316 m ²
L: 115 m W: 13 m H: 24 m		E	698 m ² 1891 m ²
COST/m ² :		W	728 m ² 1862 m ²
TOTAL COST:			
COST PV:			

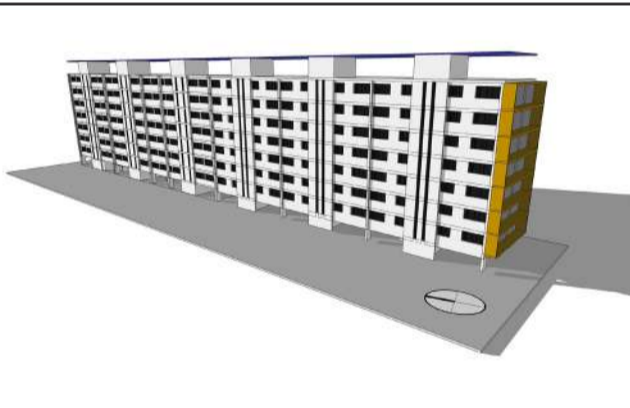
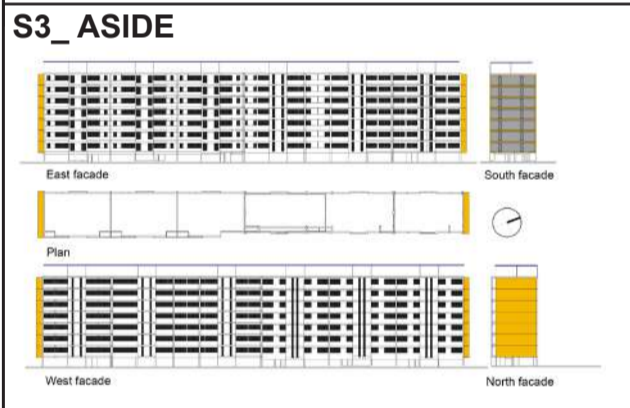


REAL ESTATE VALUE		Gross Area	10223 m ²
UNITS:		Heated Area	7711 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:		N	0 m ² 251 m ²
NET AREA:		S	0 m ² 316 m ²
L: 115 m W: 13 m H: 24 m		E	698 m ² 1891 m ²
COST/m ² :	120,67 €	W	728 m ² 1862 m ²
TOTAL COST:	1.233.633,08 €		
COST PV:			

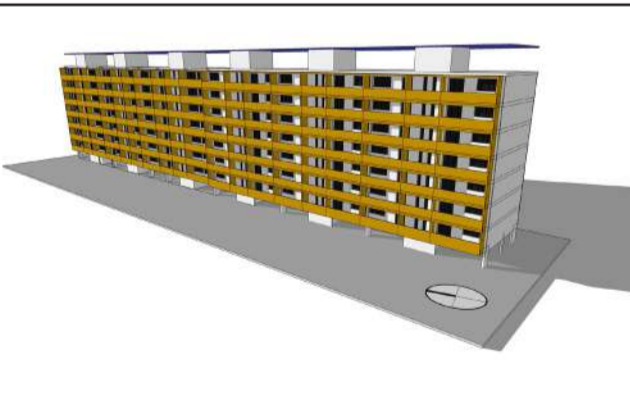
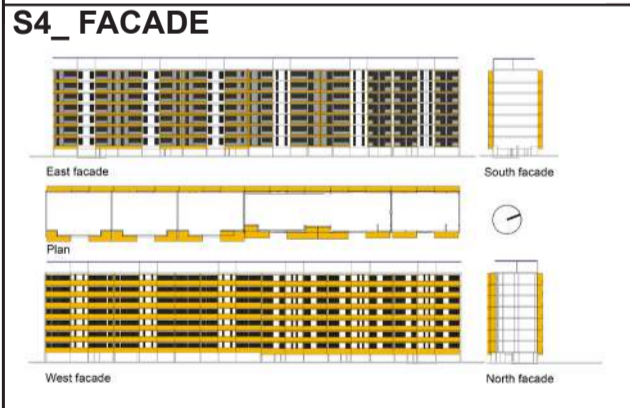


REAL ESTATE VALUE		Gross Area	2921 m ²
UNITS:	24	Heated Area <td>2203 m²</td>	2203 m ²
AVERAGE AREA/ UNIT:	95 m ²	Transparent	Opaque
GROSS AREA:	2921 m ²	N	0 m ² 72 m ²
NET AREA:	2293 m ²	S	0 m ² 90,2 m ²
L: 115 m W: 13 m H: 6 m		E	405 m ² 390 m ²
COST/m ² :	881,46 €	W	555 m ² 132 m ²
TOTAL COST:	2.574.738,57 €		
COST PV:	1.484.806,29 €		

S2_GROUND (NOT PERMITTED)
 Technical limit.
 The height of the floor (2,5 m) is below the lower limits of the Italian Law.

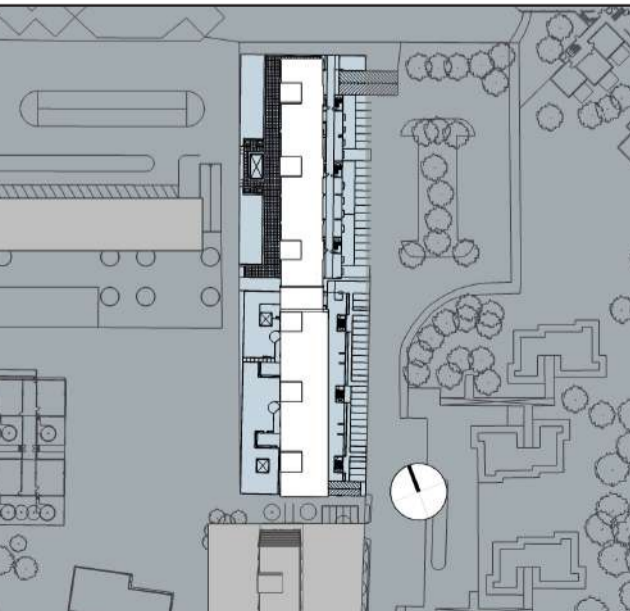


REAL ESTATE VALUE		Gross Area	267 m ²
UNITS:		Heated Area <td>120 m²</td>	120 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:	267 m ²	N	0 m ² 245 m ²
NET AREA:	240 m ²	S	43,4 m ² 233,1 m ²
L: 3 m W: 13 m H: 22 m		E	0 m ² 66 m ²
COST/m ² :	755,45 €	W	0 m ² 66 m ²
TOTAL COST:	201.477,28 €		
COST PV:	1.508.039,23 €		



REAL ESTATE VALUE		Gross Area	1562 m ²
UNITS:		Heated Area <td>0 m²</td>	0 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:	1562 m ²	N	0 m ² 73 m ²
NET AREA:	1406 m ²	S	0 m ² 73 m ²
L: 74,4 m W: 3 m H: 22 m		E	1338 m ² 293 m ²
COST/m ² :	959,50 €	W	0 m ² 225 m ²
TOTAL COST:	1.499.128,88 €		
COST PV:	2.939.001,69 €		

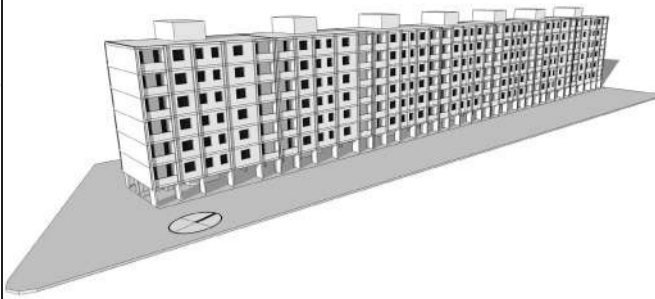
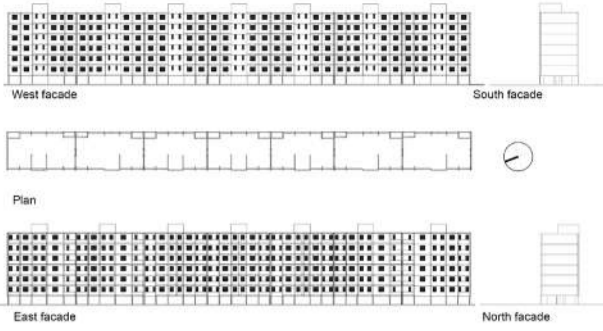
S5_ASSISTANT BUILDING
 Not available area around the building.



REAL ESTATE VALUE		Gross Area	
UNITS:		Heated Area	
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:		N	
NET AREA:		S	
L: W: H:		E	
COST/m ² :		W	
TOTAL COST:			
COST PV:			

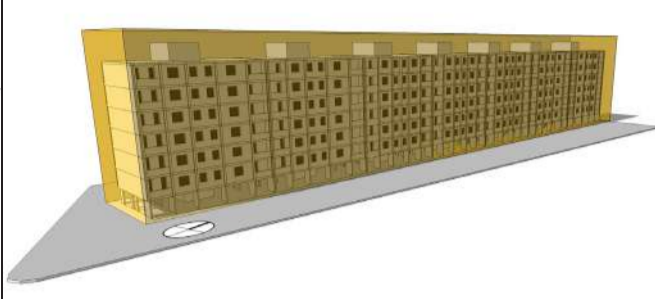
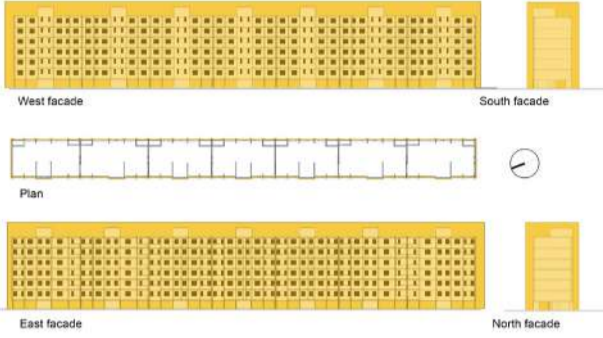


CS_CURRENT STATE



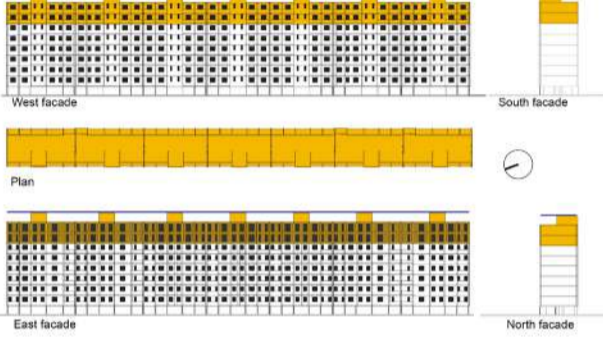
REAL ESTATE VALUE		Gross Area	9108 m ²
UNITS:	84	Heated Area	7707 m ²
AVERAGE AREA/ UNIT:	110 m ²	Transparent	Opaque
GROSS AREA:	9108 m ²	N	0 m ² 212 m ²
NET AREA:	8197 m ²	S	0 m ² 212 m ²
L: 138 m W: 11 m H: 21 m		E	412 m ² 2075 m ²
COST/m ² :		W	462 m ² 2024 m ²
TOTAL COST:			
COST PV:			

DR_DEEP RENOVATION



REAL ESTATE VALUE		Gross Area	9108 m ²
UNITS:		Heated Area	7707 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:		N	0 m ² 212 m ²
NET AREA:		S	0 m ² 212 m ²
L: 138 m W: 11 m H: 21 m		E	412 m ² 2075 m ²
COST/m ² :	153,26 €	W	462 m ² 2024 m ²
TOTAL COST:	1.395.846,78 €		
COST PV:			

S1_TOP

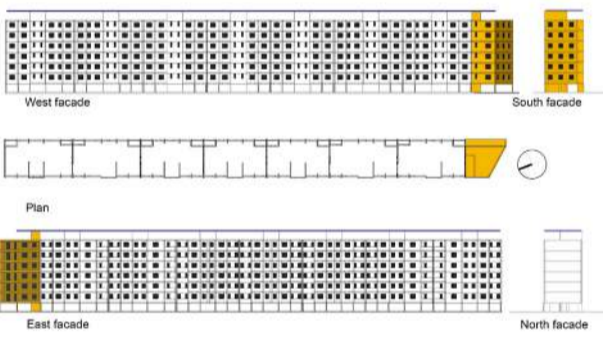


REAL ESTATE VALUE		Gross Area	3036 m ²
UNITS:	28	Heated Area <td>1302 m²</td>	1302 m ²
AVERAGE AREA/ UNIT:	105 m ²	Transparent	Opaque
GROSS AREA:	3036 m ²	N	0 m ² 71 m ²
NET AREA:	2732 m ²	S	0 m ² 71 m ²
L: 138 m W: 11 m H: 6 m		E	771 m ² 776 m ²
COST/m ² :	909,20 €	W	224 m ² 640 m ²
TOTAL COST:	2.760.324,39 €		
COST PV:	1.634.305,26 €		

S2_GROUND (NOT PERMITTED)

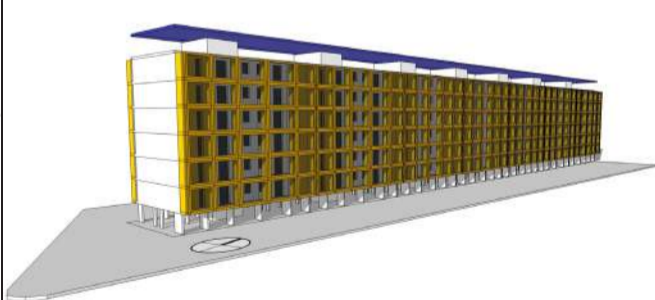
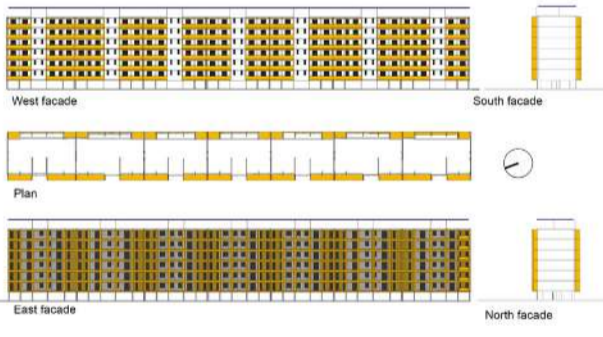
Technical limit.
The height of the floor (2,5 m) is below the lower limits of the Italian Law.

S3_ASIDE



REAL ESTATE VALUE		Gross Area	685 m ²
UNITS:	6	Heated Area <td>54 m²</td>	54 m ²
AVERAGE AREA/ UNIT:	70 m ²	Transparent	Opaque
GROSS AREA:	685 m ²	N	0 m ² 0 m ²
NET AREA:	515 m ²	S	34,2 m ² 170 m ²
L: 10 m W:11 m H: 21 m		E	2126 m ² 217 m ²
COST/m ² :	519,40 €	W	15 m ² 113
TOTAL COST:	355.892,89 €		
COST PV:	1.652.493,40 €		

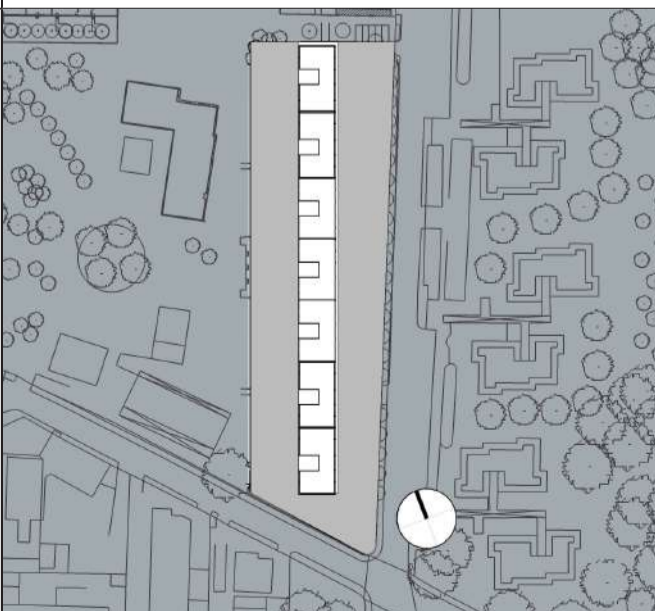
S4_FACADE



REAL ESTATE VALUE		Gross Area	1242 m ²
UNITS:		Heated Area <td>0 m²</td>	0 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:	1242 m ²	N	0 m ² 56 m ²
NET AREA:	1118 m ²	S	0 m ² 56 m ²
L: 138 m W: 3 m H:21 m		E	1630 m ² 550 m ²
COST/m ² :	1.078,09 €	W	0 m ² 323,4 m ²
TOTAL COST:	1.338.987,99 €		
COST PV:	1.603.078,32 €		

S5_ASSISTANT BUILDING

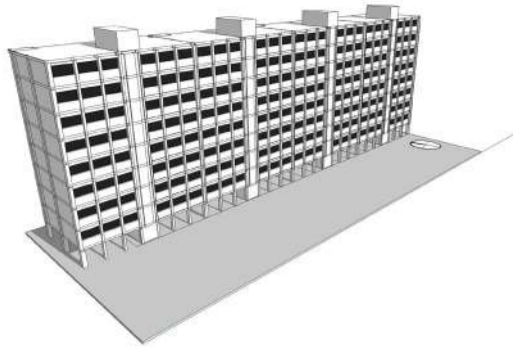
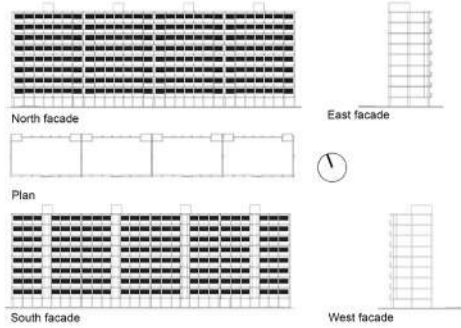
Not available area around the building.



REAL ESTATE VALUE		Gross Area	
UNITS:		Heated Area	
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:		N	
NET AREA:		S	
L: W: H:		E	
COST/m ² :		W	
TOTAL COST:			
COST PV:			

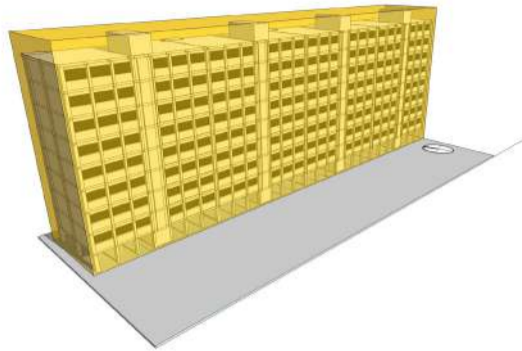
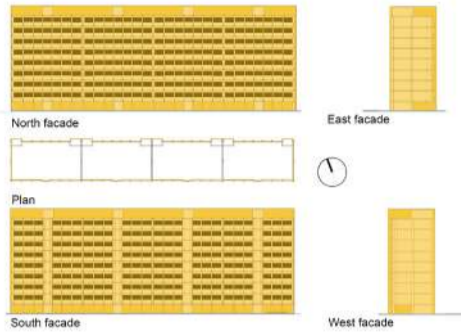


CS_CURRENT STATE



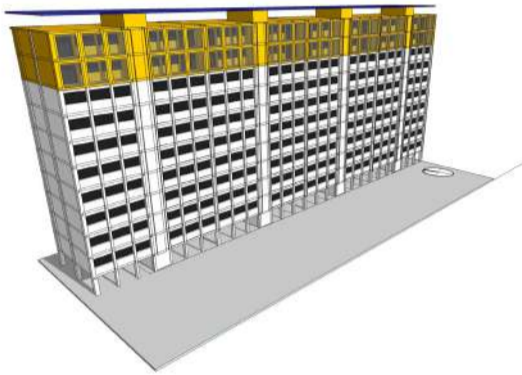
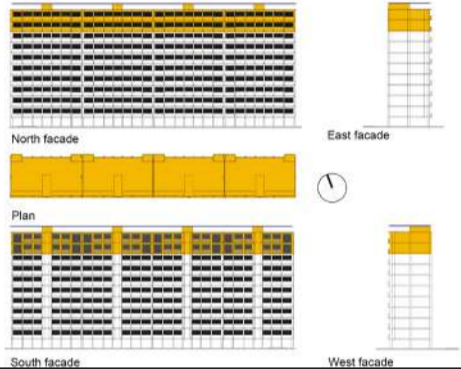
REAL ESTATE VALUE		Gross Area	7181 m ²
UNITS:	64	Heated Area	5502 m ²
AVERAGE AREA/ UNIT:	91 m ²	Transparent	Opaque
GROSS AREA:	7181 m ²	N	928 m ² / 1133 m ²
NET AREA:	5887 m ²	S	576 m ² / 1188 m ²
L: 82 m W: 11 m H: 27 m		E	0 m ² / 269 m ²
COST/m ² :		W	0 m ² / 269 m ²
TOTAL COST:			
COST PV:			

DR_DEEP RENOVATION



REAL ESTATE VALUE		Gross Area	7181 m ²
UNITS:		Heated Area	5502 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:		N	928 m ² / 1133 m ²
NET AREA:		S	576 m ² / 1188 m ²
L: 82 m W: 11 m H: 27 m		E	0 m ² / 269 m ²
COST/m ² :	148,90 €	W	0 m ² / 269 m ²
TOTAL COST:	1.069.198,60 €		
COST PV:			

S1_TOP

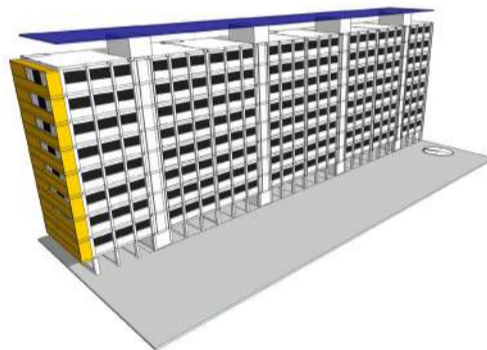
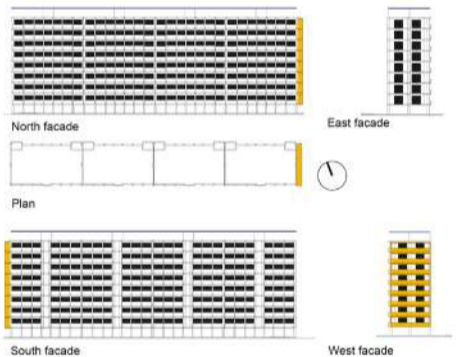


REAL ESTATE VALUE		Gross Area	1795 m ²
UNITS:	16	Heated Area <td>1301 m²</td>	1301 m ²
AVERAGE AREA/ UNIT:	92 m ²	Transparent	Opaque
GROSS AREA:	1795 m ²	N	232 m ² / 283 m ²
NET AREA:	1472 m ²	S	651 m ² / 398 m ²
L: 82 m W: 11 m H: 6 m		E	0 m ² / 67,2 m ²
COST/m ² :	959,60 €	W	0 m ² / 67,2 m ²
TOTAL COST:	1.722.580 €		
COST PV:	1.344.129,70 €		

S2_GROUND (NOT PERMITTED)

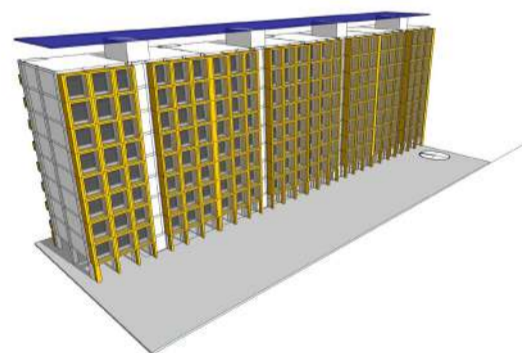
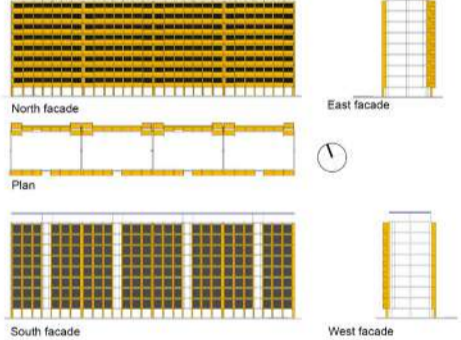
Technical limit.
The height of the floor (2,5 m) is below the lower limits of the Italian Law.

S3_ASIDE



REAL ESTATE VALUE		Gross Area	139,2 m ²
UNITS:		Heated Area <td>0 m²</td>	0 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:	139,2 m ²	N	0 m ² / 37 m ²
NET AREA:	125,3 m ²	S	0 m ² / 37 m ²
L: 1,5 m W: 11 m H: 25 m		E	0 m ² / 0 m ²
COST/m ² :	436,18 €	W	0 m ² / 56 m ²
TOTAL COST:	60.716,29 €		
COST PV:	1.363.463,64 €		

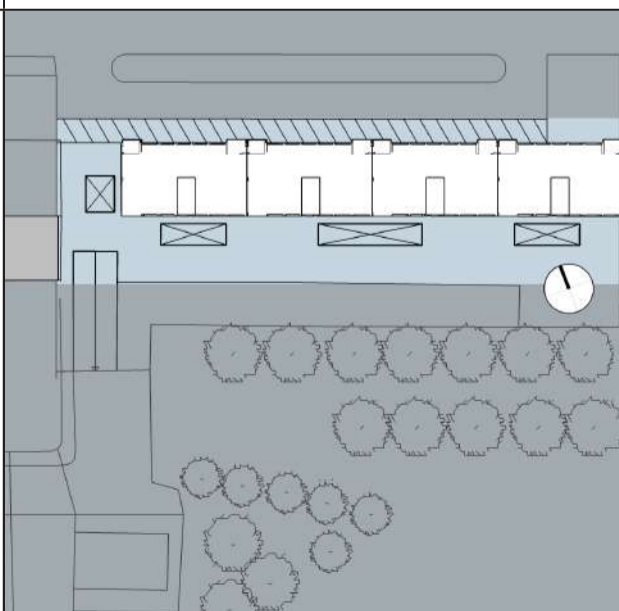
S4_FACADE



REAL ESTATE VALUE		Gross Area	1958 m ²
UNITS:		Heated Area <td>881,5 m²</td>	881,5 m ²
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:	1958 m ²	N	928 m ² / 1133 m ²
NET AREA:	1763 m ²	S	1152 m ² / 634 m ²
L: 82 m W: 3 m H: 25 m		E	0 m ² / 62,4 m ²
COST/m ² :	1.022,79 €	W	0 m ² / 62,4 m ²
TOTAL COST:	2.003.026 €		
COST PV:	1.212.355 €		

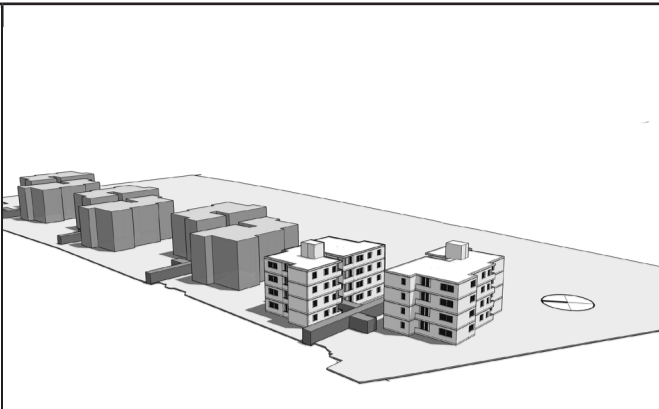
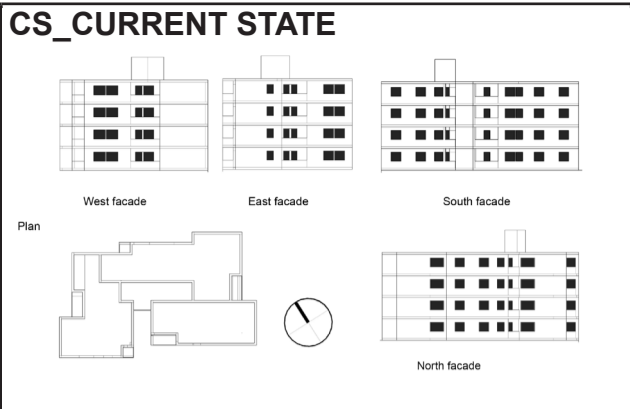
S5_ASSISTANT BUILDING

Not available area around the building.

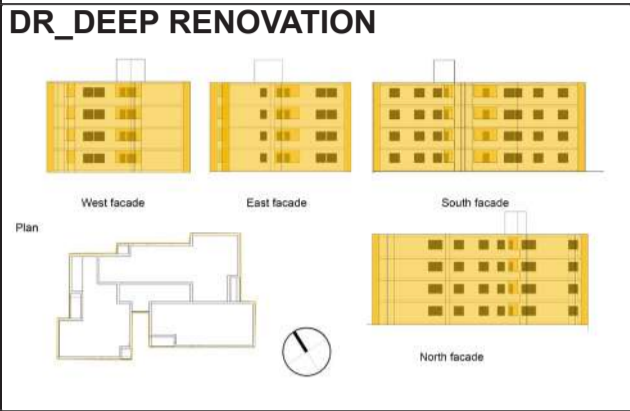


REAL ESTATE VALUE		Gross Area	
UNITS:		Heated Area	
AVERAGE AREA/ UNIT:		Transparent	Opaque
GROSS AREA:		N	
NET AREA:		S	
L: W: H:		E	
COST/m ² :		W	
TOTAL COST:			
COST PV:			

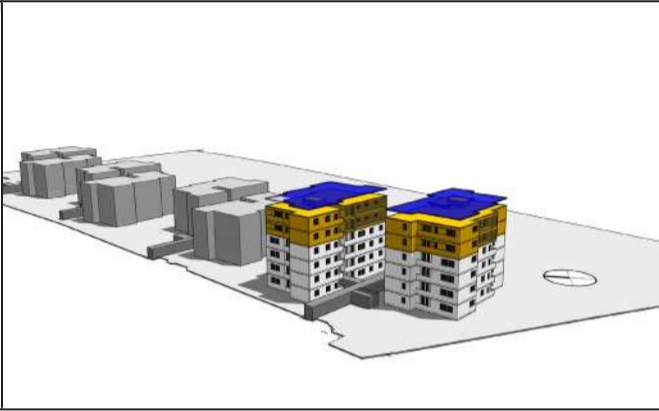
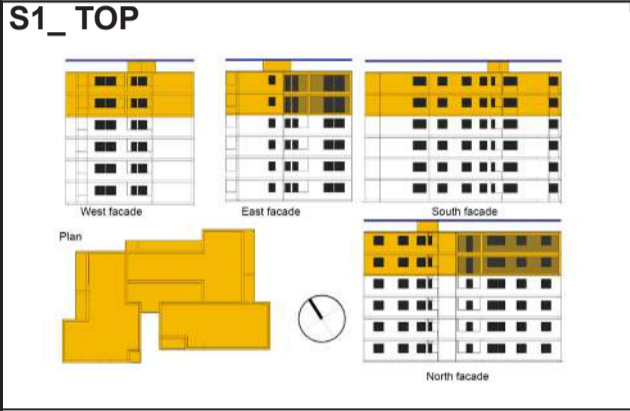




REAL ESTATE VALUE		Gross Area	1317 m ²
UNITS:	12	Heated Area	1164 m ²
AVERAGE AREA/UNIT:	110 m ²	Transparent	Opaque
GROSS AREA:	1317 m ²	N	46 m ² 232 m ²
NET AREA:	1197 m ²	S	66,4 m ² 247,2 m ²
L: 28 m W: 17 m H: 12 m		E	30 m ² 233 m ²
COST/m ² :		W	35 m ² 215 m ²
TOTAL COST:			
COST PV:			

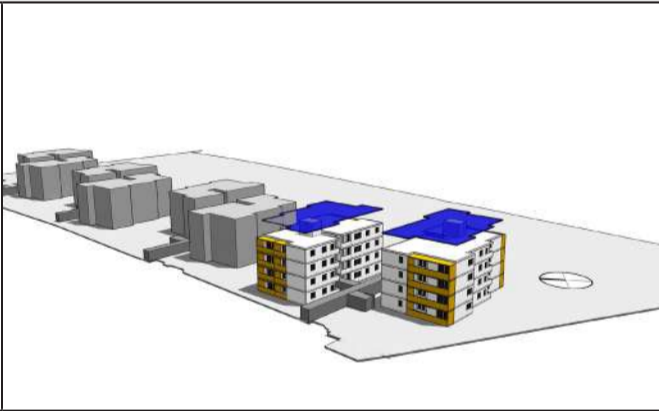
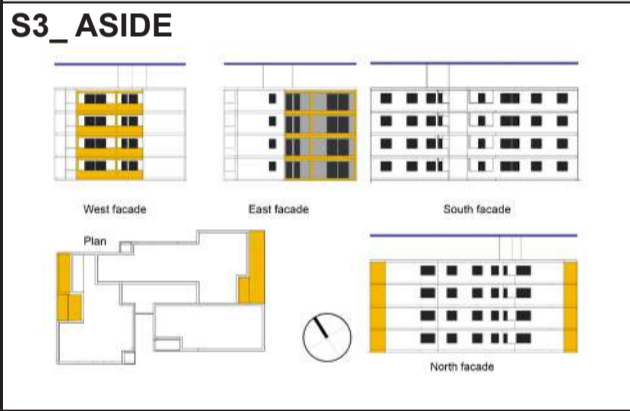


REAL ESTATE VALUE		Gross Area	1317 m ²
UNITS:		Heated Area	1164 m ²
AVERAGE AREA/UNIT:		Transparent	Opaque
GROSS AREA:		N	46 m ² 232 m ²
NET AREA:		S	66,4 m ² 247,2 m ²
L: 28 m W: 17 m H: 12 m		E	30 m ² 233 m ²
COST/m ² :	213,26 €	W	35 m ² 215 m ²
TOTAL COST:	280.849,76 €		
COST PV:			

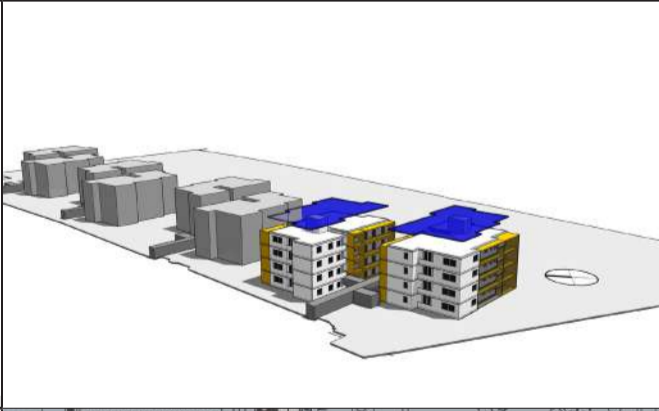
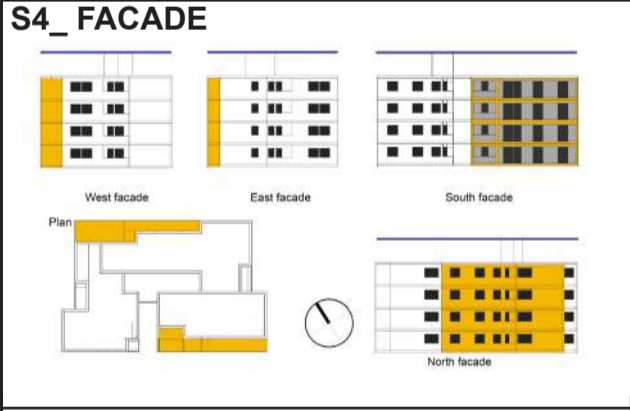


REAL ESTATE VALUE		Gross Area	976 m ²
UNITS:	6	Heated Area <td>544 m²</td>	544 m ²
AVERAGE AREA/UNIT:	110 m ²	Transparent	Opaque
GROSS AREA:	976 m ²	N	22,4 m ² 134,4 m ²
NET AREA:	887 m ²	S	98 m ² 124,6 m ²
L: 28 m W: 17 m H: 6 m		E	64 m ² 113,6 m ²
COST/m ² :	877,63 €	W	20 m ² 108 m ²
TOTAL COST:	856.686,78 €		
COST PV:	576.080,47 €		

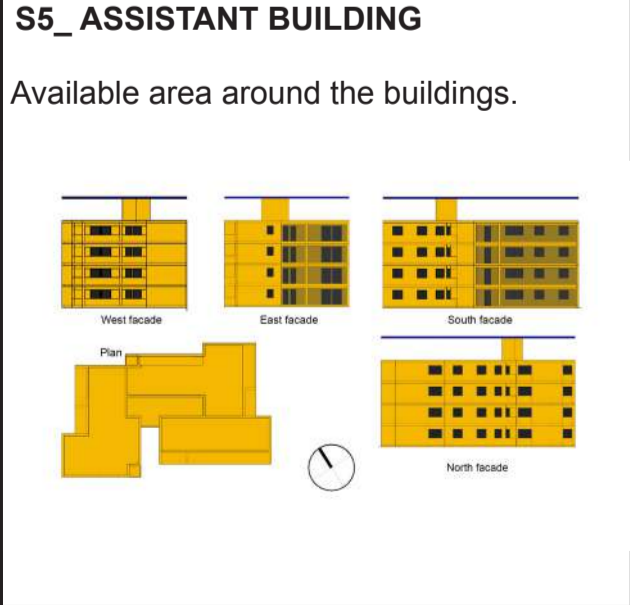
S2_GROUND (NOT PERMITTED)
 Technical limit.
 The height of the floor (2,5 m) is below the lower limits of the Italian Law.



REAL ESTATE VALUE		Gross Area	150 m ²
UNITS:		Heated Area <td>0 m²</td>	0 m ²
AVERAGE AREA/UNIT:		Transparent	Opaque
GROSS AREA:	150 m ²	N	0 m ² 340,5 m ²
NET AREA:	135 m ²	S	0 m ² 45 m ²
L: 3 m W: 16 m H: 12 m		E	93 m ² 30 m ²
COST/m ² :	508,21 €	W	0 m ² 328,3 m ²
TOTAL COST:	76.232,17 €		
COST PV:	589.235,35 €		



REAL ESTATE VALUE		Gross Area	161 m ²
UNITS:		Heated Area <td>72 m²</td>	72 m ²
AVERAGE AREA/UNIT:		Transparent	Opaque
GROSS AREA:	161 m ²	N	48 m ² 301,5 m ²
NET AREA:	145 m ²	S	322 m ² 103 m ²
L: 28 m W: 3m H: 12 m		E	0 m ² 50,4 m ²
COST/m ² :	1.070,76 €	W	0 m ² 88 m ²
TOTAL COST:	172.178,04 €		
COST PV:	576.045,43 €		



REAL ESTATE VALUE		Gross Area	1952 m ²
UNITS:	12	Heated Area <td>1088 m²</td>	1088 m ²
AVERAGE AREA/UNIT:	110 m ²	Transparent	Opaque
GROSS AREA:	1952 m ²	N	45 m ² 269 m ²
NET AREA:	1775 m ²	S	195,2 m ² 277 m ²
L: 28 m W: 20 m H: 12 m		E	128 m ² 199 m ²
COST/m ² :	660,12 €	W	40 m ² 216 m ²
TOTAL COST:	1.288.729,72 €		
COST PV:	598.356,57 €		



TYPE G1.1



DEEP RENOVATION COST FOR THE SCENARIOS																
PACKAGES		DEEP RENOVATION			TOP			ASIDE			FACADE			ASSISTANT BUILDING		
	€/ UoM	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot
		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v	
Structure	2,66 €		7540,72	20.058,32 €		7540,72	20.058,32 €		7612,02	20.247,97 €		7547	20.075,02 €			
Coating	148,15 €	3172	3957,8	1.056.279,87 €	1529,1	3957,8	812.884,24 €	3172	3429,8	978.056,67 €	3172	3957,8	1.056.279,87 €			
Replacement Windows	238,64 €		1564,7	373.400,01 €		1564,7	373.400,01 €		1564,7	373.400,01 €		1564,7	373.400,01 €			
Heating system renovation	2.412,00 €	Unit			Unit			Unit			Unit			Unit		
		27		65.124,00 €	27		65.124,00 €	27		65.124,00 €	27		65.124,00 €			
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total		121,89 €	11894	1.449.738,19 €	101,42 €	11894	1.206.342,56 €	115,33 €	11894	1.371.704,65 €	121,89 €	11894	1.449.754,90 €			- €

CONSTRUCTION COST FOR THE SCENARIOS													
	€/ UoM	TOP			ASIDE			FACADE			ASSISTANT BUILDING		
		Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot
		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v	
Construction	232,77 €	3398		790.952,46 €	252		58.658,04 €	1764		410.606,28 €			
Steel structure	402,00 €	3398		1.365.996,00 €			- €	1764		709.128,00 €			
Insulation	121,40 €	1643	1191,2	344.071,88 €	36	411,8	54.362,92 €	504	894,6	169.790,04 €			
Windows	220,00 €		1019,4	224.268,00 €		222	48.840,00 €		1518,3	334.026,00 €			
RES	284,00 €		1728	490.752,00 €	1728		490.752,00 €	1728		490.752,00 €			
HVAC	21.663,45 €	Unit			Unit			Unit			Unit		
		28		606.576,60 €			- €			- €			
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total		1.124,96 €	3398	3.822.616,94 €	2.589,73 €	252	652.612,96 €	1.198,58 €	1764	2.114.302,32 €			- €

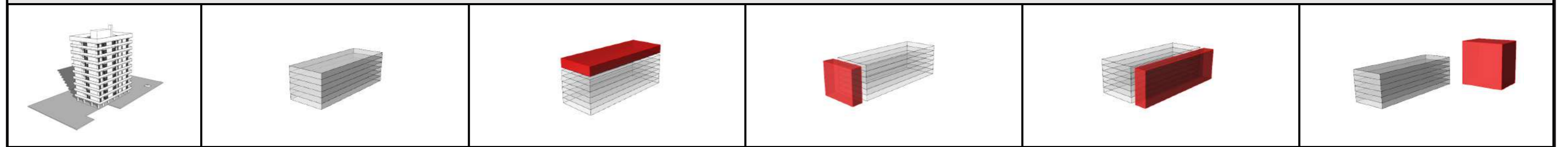
DEEP RENOVATION AND ADDRES CONSTRUCTION COST FOR THE BUILDING													
	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	
Total	328,86 €	15292	5.028.959,50 €	166,67 €	12146	2.024.317,61 €	260,95 €	13658	3.564.057,22 €			- €	



EVALUATION OF THE OPTIMAL SCENARIO AT BUILDING SCALE ACCORDING TO PROFIT.
RESULT: TOP



TYPE G1.2



PACKAGES		DEEP RENOVATION COST FOR THE SCENARIOS														
		DEEP RENOVATION			TOP			ASIDE			FACADE			ASSISTANT BUILDING		
	€/ UoM	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot
		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v	
Structure	2,66 €		2520	6.703,20 €		3024	8.043,84 €		3510	9.336,60 €		2700	7.182,00 €			
Coating	148,15 €	850	1714,5	379.930,68 €	425	1714,5	316.966,93 €	850	1343,5	324.967,03 €	850	1204,5	304.374,18 €			
Replacement Windows	238,64 €		412,7	98.486,73 €		412,7	98.486,73 €		412,7	98.486,73 €		412,7	98.486,73 €			
Heating system renovation	2.412,00 €	Unit			Unit			Unit			Unit			Unit		
		27		65.124,00 €	27		65.124,00 €	27		65.124,00 €	27		65.124,00 €			
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total		165,68 €	2928	485.120,60 €	144,64 €	2928	423.497,49 €	147,81 €	2928	432.790,35 €	140,04 €	2928	410.042,90 €			- €

		CONSTRUCTION COST FOR THE SCENARIOS											
		TOP			ASIDE			FACADE			ASSISTANT BUILDING		
	€/ UoM	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot
		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v	
Construction	232,77 €												
Steel structure	402,00 €												
Insulation	121,40 €												
Windows	220,00 €												
RES	284,00 €												
HVAC	21.663,45 €												
		Unit			Unit			Unit			Unit		
		6		129.980,70 €	27		584.913,15 €			- €			
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total		1.137,89 €	785	893.246,49 €	894,17 €	3786	3.385.327,34 €	2.036,31 €	464	944.849,96 €			- €

		DEEP RENOVATION AND ADDES CONSTRUCTION COST FOR THE BUILDING											
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total		354,63 €	3713	1.316.743,98 €	568,68 €	6714	3.818.117,70 €	399,44 €	3392	1.354.892,86 €			- €

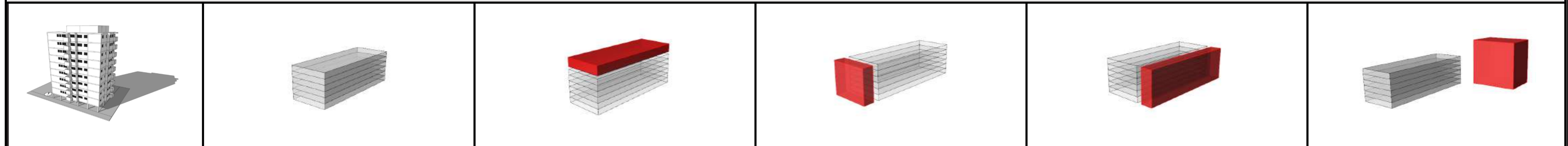


EVALUATION OF THE OPTIMAL SCENARIO AT BUILDING SCALE ACCORDING TO PROFIT.

RESULT: ASIDE



TYPE G1.3



PACKAGES		DEEP RENOVATION COST FOR THE SCENARIOS														
		DEEP RENOVATION			TOP			ASIDE			FACADE			ASSISTANT BUILDING		
	€/ UoM	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot
		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v	
Structure	2,66 €		2449	6.514,34 €		2923	7.775,18 €		2635	7.009,10 €		2635	7.009,10 €			
Coating	148,15 €	696	2285	441.635,15 €	348	2285	390.078,95 €	696	2285	441.635,15 €	696	1637	345.633,95 €			
Replacement Windows	238,64 €		273,6	65.291,90 €		273,6	65.291,90 €		273,6	65.291,90 €		412,7	98.486,73 €			
Heating system renovation	2.412,00 €	Unit			Unit			Unit			Unit			Unit		
			27	65.124,00 €		27	65.124,00 €		27	65.124,00 €		27	65.124,00 €			
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total		166,35 €	3478	578.565,39 €	151,89 €	3478	528.270,03 €	166,49 €	3478	579.060,15 €	148,43 €	3478	516.253,78 €			- €

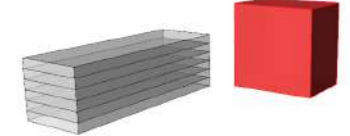
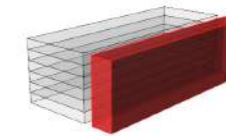
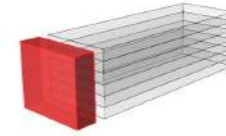
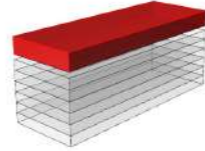
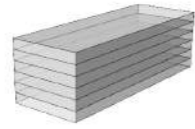
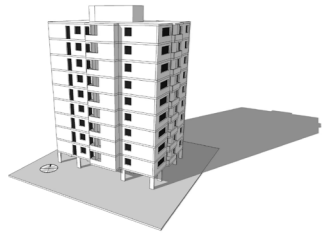
		CONSTRUCTION COST FOR THE SCENARIOS											
		TOP			ASIDE			FACADE			ASSISTANT BUILDING		
	€/ UoM	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot
		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v	
Construction	232,77 €				773		179.931,21 €	405		94.271,85 €	661,5		153.977,36 €
Steel structure	402,00 €				773		310.746,00 €			- €	661,5		265.923,00 €
Insulation	121,40 €				348	1767,4	256.809,56 €	45	343	47.103,20 €	147	1102,2	151.652,88 €
Windows	220,00 €					369,3	81.246,00 €		316	69.520,00 €		771	169.620,00 €
RES	284,00 €				367,5		104.370,00 €	367,5		104.370,00 €	367,5		104.370,00 €
HVAC	21.663,45 €	Unit			Unit			Unit			Unit		
			6	129.980,70 €		0	- €		0	- €		0	- €
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total		1.375,27 €	773	1.063.083,47 €	778,43 €	405	315.265,05 €	1.278,22 €	661,5	845.543,24 €			- €

		DEEP RENOVATION AND ADDES CONSTRUCTION COST FOR THE BUILDING											
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total		374,35 €	4251	1.591.353,50 €	230,32 €	3883	894.325,20 €	328,98 €	4139,5	1.361.797,01 €			- €



EVALUATION OF THE OPTIMAL SCENARIO AT BUILDING SCALE ACCORDING TO PROFIT.
RESULT: TOP

TYPE G1.4

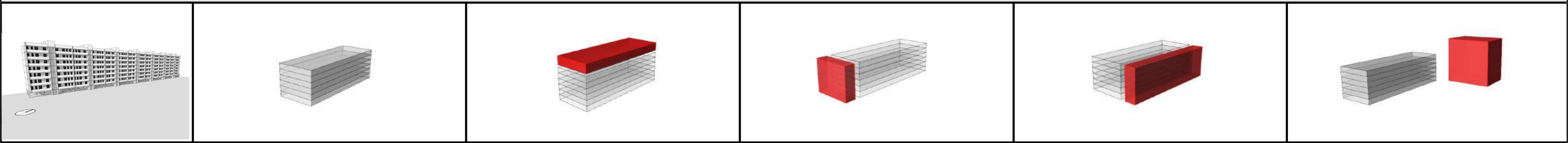


DEEP RENOVATION COST FOR THE SCENARIOS																
PACKAGES		DEEP RENOVATION			TOP		ASIDE			FACADE			ASSISTANT BUILDING			
	€/ UoM	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot
		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v	
Structure	2,66 €		2418	6.431,88 €		2886	7.676,76 €		2604	6.926,64 €		2604	6.926,64 €			
Coating	148,15 €	542	2022,2	379.886,23 €	271	2022,2	339.737,58 €	542	2022,2	379.886,23 €	542	1412,3	289.529,55 €			
Replacement Windows	238,64 €		391,8	93.499,15 €		391,8	93.499,15 €		391,8	93.499,15 €		391,8	93.499,15 €			
Heating system renovation	2.412,00 €	Unit			Unit			Unit			Unit			Unit		
			27	65.124,00 €		27	65.124,00 €		27	65.124,00 €		27	65.124,00 €			
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total		173,00 €	3150	544.941,26 €	160,65 €	3150	506.037,49 €	173,15 €	3150	545.436,02 €	144,47 €	3150	455.079,34 €			- €
CONSTRUCTION COST FOR THE SCENARIOS																
		TOP			ASIDE			FACADE			ASSISTANT BUILDING					
	€/ UoM	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot			
		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v				
Construction	232,77 €				700		162.939,00 €	405		94.271,85 €	566		131.747,82 €			
Steel structure	402,00 €				700		281.400,00 €			- €	566		227.532,00 €			
Insulation	121,40 €				271	351,4	75.559,36 €	45	385,2	52.226,28 €	144	696,6	102.048,84 €			
Windows	220,00 €					182,6	40.172,00 €		316	69.520,00 €		600,6	132.132,00 €			
RES	284,00 €				360		102.240,00 €	360		102.240,00 €	360		102.240,00 €			
HVAC	21.663,45 €	Unit			Unit			Unit			Unit					
			6	129.980,70 €		0	- €		0	- €		0	- €			
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot			
Total		1.131,84 €	700	792.291,06 €	785,82 €	405	318.258,13 €	1.229,15 €	566	695.700,66 €			- €			
DEEP RENOVATION AND ADDRES CONSTRUCTION COST FOR THE BUILDING																
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot			
Total		337,23 €	3850	1.298.328,55 €	242,95 €	3555	863.694,15 €	309,68 €	3716	1.150.780,00 €			- €			



EVALUATION OF THE OPTIMAL SCENARIO AT BUILDING SCALE ACCORDING TO PROFIT.
RESULT: TOP

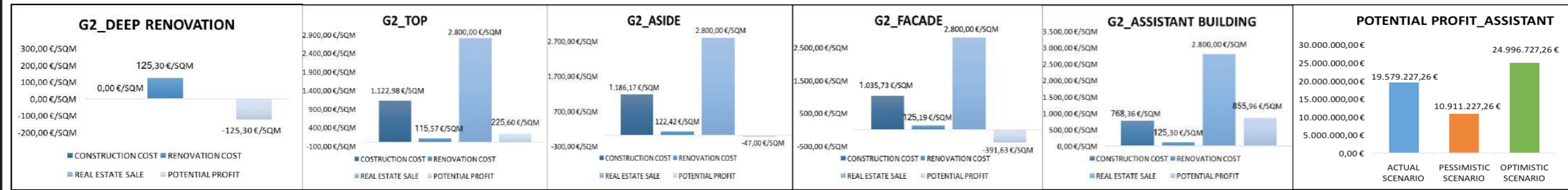
TYPE G2



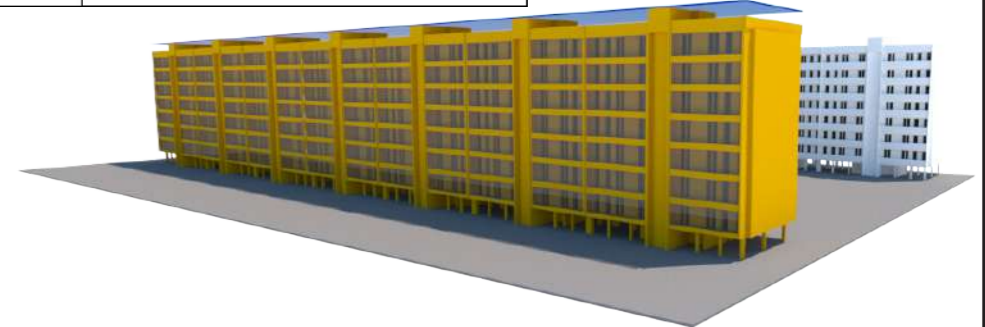
PACKAGES		DEEP RENOVATION COST FOR THE SCENARIOS														
		DEEP RENOVATION			TOP			ASIDE			FACADE			ASSISTANT BUILDING		
	€/ UoM	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot
		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v	
Structure	2,66 €		7632	20.301,12 €		9540	25.376,40 €		8112	21.577,92 €		7128	18.960,48 €		7632	20.301,12 €
Coating	157,86 €	1548	3738	834.447,96 €	774	3738	712.264,32 €	1548	3510,5	798.534,81 €	1548	3738	834.447,96 €	1548	3738	834.447,96 €
Replacement Windows	238,64 €		1749	417.381,36 €		1749	417.381,36 €		1749	417.381,36 €		1749	417.381,36 €		1749	417.381,36 €
Heating system renovation	2.412,00 €	Unit 98		236.376,00 €	Unit 98		236.376,00 €	Unit 98		236.376,00 €	Unit 98		236.376,00 €	Unit 98		236.376,00 €
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total		125,30 €	12039	1.508.506,44 €	115,57 €	12039	1.391.398,08 €	122,42 €	12039	1.473.870,09 €	125,19 €	12039	1.507.165,80 €	125,30 €	12039	1.508.506,44 €

		CONSTRUCTION COST FOR THE SCENARIOS											
		TOP			ASIDE			FACADE			ASSISTANT BUILDING		
	€/ UoM	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot
		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v	
Construction	232,77 €	3440		800.728,80 €	869		202.277,13 €	3097		720.888,69 €	12039		2.802.318,03 €
Steel structure	402,00 €	3440		1.382.880,00 €			- €	3097		1.244.994,00 €			
Foundation	212,00 €										1911		405.132,00 €
Insulation	121,40 €	1548	1202	333.850,00 €	112,32	528,5	77.795,55 €	882	1597,5	301.011,30 €	3096	4208	886.705,60 €
Windows	220,00 €		1071	235.620,00 €		448	98.560,00 €		1999	439.780,00 €		3748	824.560,00 €
RES	284,00 €	1764		500.976,00 €	1764		500.976,00 €	1764		500.976,00 €	3528		1.001.952,00 €
HVAC	21.663,45 €	Unit 28		606.576,60 €	Unit 7		151.644,15 €	Unit		- €	Unit 98		2.123.018,10 €
Yard general costs	15%												1.206.552,86 €
Total		1.122,28 €	3440	3.860.631,40 €	1.186,71 €	869	1.031.252,83 €	1.035,73 €	3097	3.207.649,99 €	768,36 €	12039	9.250.238,59 €

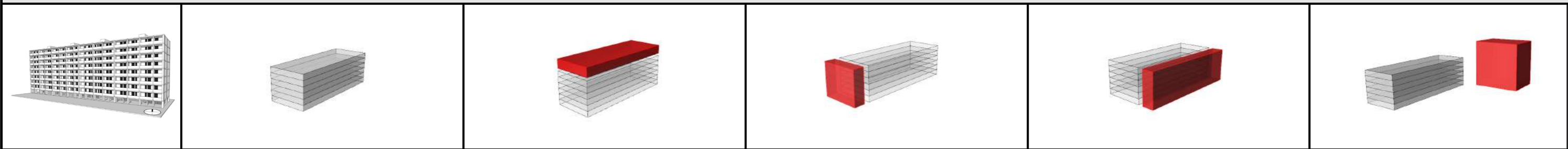
		DEEP RENOVATION AND ADDRES CONSTRUCTION COST FOR THE BUILDING											
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total		339,30 €	15479	5.252.029,48 €	194,08 €	12908	2.505.122,92 €	311,50 €	15136	4.714.815,79 €	446,83 €	24078	10.758.745,03 €



EVALUATION OF THE OPTIMAL SCENARIO AT BUILDING SCALE ACCORDING TO PROFIT.
RESULT: ASSISTANT



TYPE G3.1



PACKAGES		DEEP RENOVATION COST FOR THE SCENARIOS														
		DEEP RENOVATION			TOP			ASIDE			FACADE			ASSISTANT BUILDING		
	€/ UoM	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot
		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v	
Structure	2,66 €		5292	14.076,72 €		6468	17.204,88 €		5454	14.507,64 €		5454	14.507,64 €			
Coating	148,15 €	2012	3173	768.157,75 €	1006	3173	619.118,85 €	2012	3173	768.157,75 €	2012	1951	587.118,45 €			
Replacement Windows	238,64 €		1413,2	337.246,05 €		1413,2	337.246,05 €		1413,2	337.246,05 €		1413,2	337.246,05 €			
Heating system renovation	2.412,00 €	Unit			Unit			Unit			Unit			Unit		
		64		154.368,00 €	64		154.368,00 €	64		154.368,00 €	64		154.368,00 €			
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total		142,42 €	8944	1.273.848,52 €	126,11 €	8944	1.127.937,78 €	142,47 €	8944	1.274.279,44 €	122,23 €	8944	1.093.240,14 €			- €

		CONSTRUCTION COST FOR THE SCENARIOS											
		TOP			ASIDE			FACADE			ASSISTANT BUILDING		
	€/ UoM	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot
		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v	
Construction	232,77 €			520.473,72 €	312		72.624,24 €	2064		480.437,28 €			
Steel structure	402,00 €			898.872,00 €			- €	2064		829.728,00 €			
Insulation	121,40 €			240.979,00 €	39	293,8	40.401,92 €	516	2217	331.786,20 €			
Windows	220,00 €			154.220,00 €		701	49.808,00 €		1998	439.560,00 €			
RES	284,00 €			317.512,00 €	1118		317.512,00 €	1118		317.512,00 €			
HVAC	21.663,45 €	Unit			Unit			Unit			Unit		
		16		346.615,20 €	0		- €			- €			
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total		1.108,53 €	2236	2.478.671,92 €	1.539,57 €	312	480.346,16 €	1.162,32 €	2064	2.399.023,48 €			- €

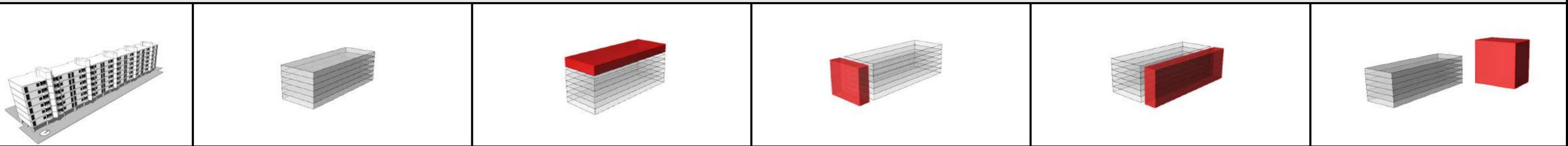
		DEEP RENOVATION AND ADRES CONSTRUCTION COST FOR THE BUILDING											
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total		322,59 €	11180	3.606.609,70 €	189,57 €	9256	1.754.625,60 €	317,25 €	11008	3.492.263,62 €			- €



EVALUATION OF THE OPTIMAL SCENARIO AT BUILDING SCALE ACCORDING TO PROFIT.
RESULT: TOP



TYPE G3.2



DEEP RENOVATION COST FOR THE SCENARIOS

PACKAGES	€/ UoM	DEEP RENOVATION		TOP		ASIDE		FACADE		ASSISTANT BUILDING	
		Unit of Measure	€ tot	Unit of Measure	€ tot	Unit of Measure	€ tot	Unit of Measure	€ tot	Unit of Measure	€ tot
Structure	2,66 €	SQM _o	13.182,96 €	SQM _o	16.949,52 €	SQM _o	13.518,12 €	SQM _o	13.518,12 €	SQM _o	
Coating	148,15 €	SQM _v	989.404,96 €	SQM _v	804.661,91 €	SQM _v	957.300,86 €	SQM _v	989.404,96 €	SQM _v	
Replacement Windows	238,64 €		225.514,80 €		225.514,80 €		225.514,80 €		225.514,80 €		
Heating system renovation	2.412,00 €	Unit	144.720,00 €	Unit	144.720,00 €	Unit	144.720,00 €	Unit	144.720,00 €		
		60	144.720,00 €	60	144.720,00 €	60	144.720,00 €	60	144.720,00 €		
		€/ SQM	€ tot	€/ SQM	€ tot	€/ SQM	€ tot	€/ SQM	€ tot	€/ SQM	€ tot
Total		191,47 €	1.372.822,72 €	166,23 €	1.191.846,23 €	187,04 €	1.341.053,78 €	191,51 €	1.373.157,88 €		- €

CONSTRUCTION COST FOR THE SCENARIOS

	€/ UoM	TOP		ASIDE		FACADE		ASSISTANT BUILDING	
		Unit of Measure	€ tot	Unit of Measure	€ tot	Unit of Measure	€ tot	Unit of Measure	€ tot
Construction	232,77 €	SQM _o	532.810,53 €	SQM _o	53.769,87 €	SQM _o	355.905,33 €	SQM _o	
Steel structure	402,00 €	SQM _v	920.178,00 €	SQM _v	- €	SQM _v	614.658,00 €	SQM _v	
Insulation	121,40 €		281.320,22 €		51.922,78 €		299.129,60 €		
Windows	220,00 €		140.624,00 €		49.808,00 €		319.000,00 €		
RES	284,00 €		361.248,00 €		361.248,00 €		361.248,00 €		
HVAC	21.663,45 €	Unit	433.269,00 €	Unit	- €	Unit	- €	Unit	
		20	433.269,00 €	0	- €		- €		
		€/ SQM	€ tot	€/ SQM	€ tot	€/ SQM	€ tot	€/ SQM	€ tot
Total		1.166,21 €	2.669.449,75 €	2.237,01 €	516.748,65 €	1.275,30 €	1.949.940,93 €		- €

DEEP RENOVATION AND ADRES CONSTRUCTION COST FOR THE BUILDING

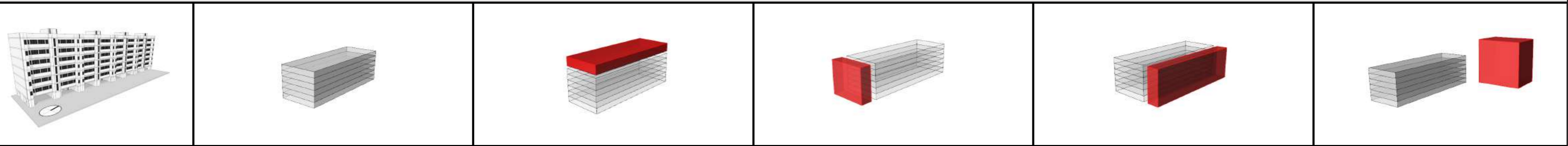
	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total	408,21 €	9459	3.861.295,98 €	251,02 €	7401	1.857.802,43 €	382,01 €	8699	3.323.098,81 €			- €



EVALUATION OF THE OPTIMAL SCENARIO AT BUILDING SCALE ACCORDING TO PROFIT.
RESULT: TOP



TYPE G3.3



PACKAGES		DEEP RENOVATION COST FOR THE SCENARIOS														
		DEEP RENOVATION			TOP			ASIDE			FACADE			ASSISTANT BUILDING		
	€/ UoM	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot
		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v	
Structure	2,66 €		4011	10.669,26 €		5157	13.717,62 €		5082	13.518,12 €		4095	10.892,70 €			
Coating	148,15 €	2148,4	3290	805.698,96 €	1074,2	3290	646.556,23 €	2148,4	3290	805.698,96 €	2148,4	3290	805.698,96 €			
Replacement Windows	238,64 €		840	200.457,60 €		840	200.457,60 €		840	200.457,60 €		840	200.457,60 €			
Heating system renovation	2.412,00 €	Unit			Unit			Unit			Unit			Unit		
		48		115.776,00 €	48		115.776,00 €	48		115.776,00 €	48		115.776,00 €			
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total		165,85 €	6829	1.132.601,82 €	142,99 €	6829	976.507,45 €	166,27 €	6829	1.135.450,68 €	165,88 €	6829	1.132.825,26 €			- €

		CONSTRUCTION COST FOR THE SCENARIOS											
		TOP			ASIDE			FACADE			ASSISTANT BUILDING		
	€/ UoM	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot
		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v	
Construction	232,77 €	2289		532.810,53 €	231		53.769,87 €	1529		355.905,33 €			
Steel structure	402,00 €	2289		920.178,00 €			- €	1529		614.658,00 €			
Insulation	121,40 €	1074,2	1070,3	260.342,30 €	39	391,7	52.286,98 €	224	1828	249.112,80 €			
Windows	220,00 €		639,2	140.624,00 €		226,4	49.808,00 €		1450	319.000,00 €			
RES	284,00 €	1174,5		333.558,00 €	1174,5		333.558,00 €	1174,5		333.558,00 €			
HVAC	21.663,45 €	Unit			Unit			Unit			Unit		
		16		346.615,20 €	0		- €			- €			
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total		1.107,09 €	2289	2.534.128,03 €	2.118,71 €	231	489.422,85 €	1.224,48 €	1529	1.872.234,13 €			- €

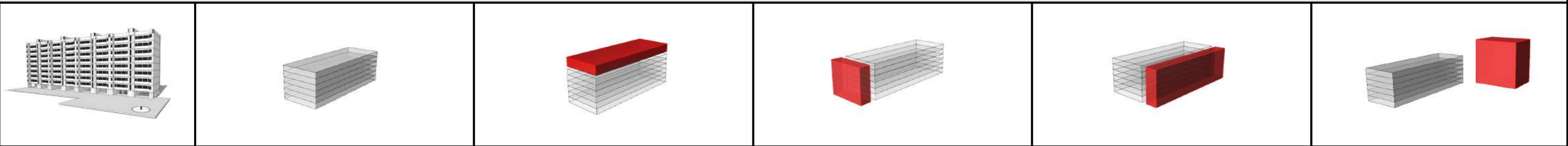
		DEEP RENOVATION AND ADDRES CONSTRUCTION COST FOR THE BUILDING											
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total		385,02 €	9118	3.510.635,48 €	230,15 €	7060	1.624.873,53 €	359,54 €	8358	3.005.059,39 €			- €



EVALUATION OF THE OPTIMAL SCENARIO AT BUILDING SCALE ACCORDING TO PROFIT.
RESULT: TOP



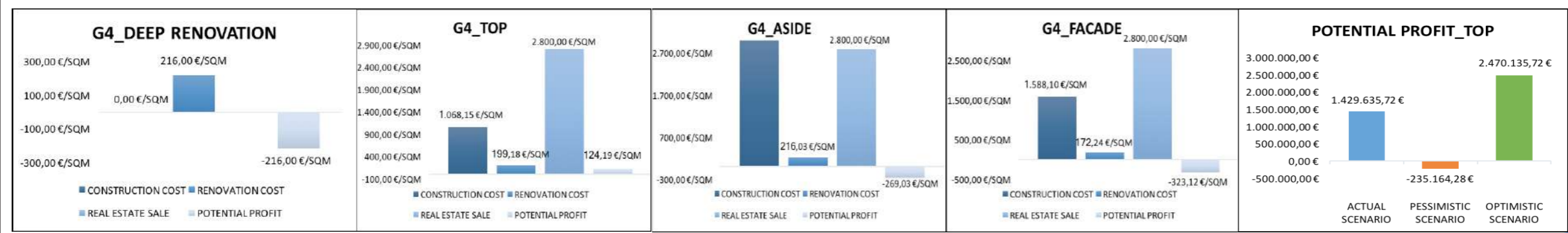
TYPE G4



PACKAGES		DEEP RENOVATION COST FOR THE SCENARIOS														
		DEEP RENOVATION			TOP			ASIDE			FACADE			ASSISTANT BUILDING		
	€/ UoM	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot
		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v	
Structure	2,66 €		5157	13.717,62 €		5157	13.717,62 €		5082	13.518,12 €		5157	13.717,62 €			
Coating	148,15 €	2148,4	7120	1.373.113,46 €	1074,2	7120	1.213.970,73 €	2148,4	7120	1.373.113,46 €	2148,4	5104	1.074.443,06 €			
Replacement Windows	238,64 €		2080	496.371,20 €		2080	496.371,20 €		2080	496.371,20 €		1600	381.824,00 €			
Heating system renovation	2.412,00 €	Unit			Unit			Unit			Unit			Unit		
		64		154.368,00 €	64		154.368,00 €	64		154.368,00 €	64		154.368,00 €			
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total		216,05 €	9431	2.037.570,28 €	199,18 €	9431	1.878.427,55 €	216,03 €	9431	2.037.370,78 €	172,24 €	9431	1.624.352,68 €			- €

		CONSTRUCTION COST FOR THE SCENARIOS											
		TOP			ASIDE			FACADE			ASSISTANT BUILDING		
	€/ UoM	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot
		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v	
Construction	232,77 €				2358		548.871,66 €	162		37.708,74 €	896		208.561,92 €
Steel structure	402,00 €				2358		947.916,00 €			- €	896		360.192,00 €
Insulation	121,40 €				1074,2	1002	252.050,68 €	20,25	560,8	70.539,47 €	224	970	144.951,60 €
Windows	220,00 €					402	88.440,00 €		258	56.760,00 €		1702	374.440,00 €
RES	284,00 €				1178,85		334.793,40 €	1178,85		334.793,40 €	1178,85		334.793,40 €
HVAC	21.663,45 €				Unit			Unit			Unit		
					16		346.615,20 €	0		- €			- €
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total		1.068,15 €	2358	2.518.686,94 €	3.085,20 €	162	499.801,61 €	1.588,10 €	896	1.422.938,92 €			- €

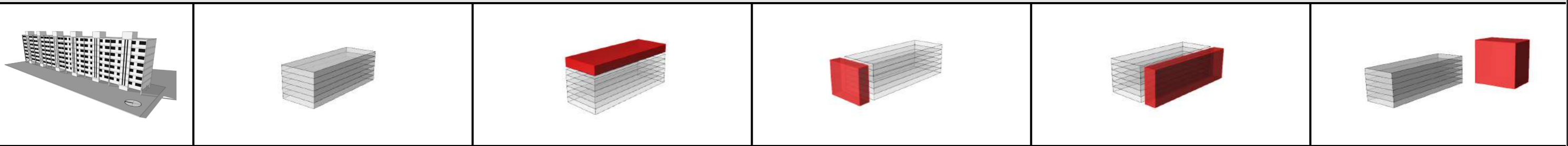
		DEEP RENOVATION AND ADDRES CONSTRUCTION COST FOR THE BUILDING											
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total		372,98 €	11789	4.397.114,49 €	264,48 €	9593	2.537.172,39 €	295,08 €	10327	3.047.291,60 €			- €



EVALUATION OF THE OPTIMAL SCENARIO AT BUILDING SCALE ACCORDING TO PROFIT.
RESULT: TOP



TYPE G5



PACKAGES		DEEP RENOVATION COST FOR THE SCENARIOS														
		DEEP RENOVATION			TOP			ASIDE			FACADE			ASSISTANT BUILDING		
	€/ UoM	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot
		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v	
Structure	2,66 €		6144	16.343,04 €		7680	20.428,80 €		6288	16.726,08 €		6288	16.726,08 €			
Coating	148,15 €	2292,8	4320	979.686,32 €	1146,4	4320	809.847,16 €	2292,8	4069	942.500,67 €	2292,8	5104	1.095.835,92 €			
Replacement Windows	238,64 €		1426	340.300,64 €		1426	340.300,64 €		1426	340.300,64 €		1426	340.300,64 €			
Heating system renovation	2.412,00 €	Unit			Unit			Unit			Unit			Unit		
		84		202.608,00 €	84		202.608,00 €	84		202.608,00 €	84		202.608,00 €	84		202.608,00 €
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total		150,54 €	10223	1.538.938,00 €	134,32 €	10223	1.373.184,60 €	146,94 €	10223	1.502.135,39 €	161,94 €	10223	1.655.470,64 €			- €

		CONSTRUCTION COST FOR THE SCENARIOS														
		DEEP RENOVATION			TOP			ASIDE			FACADE			ASSISTANT BUILDING		
	€/ UoM	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot
		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v	
Construction	232,77 €				2921		679.921,17 €	267		62.149,59 €	1562		363.586,74 €			
Steel structure	402,00 €				2921		1.174.242,00 €			- €	1562		627.924,00 €			
Insulation	121,40 €				1146,4	1002	260.815,76 €	39	610,1	78.800,74 €	223,2	664	107.706,08 €			
Windows	220,00 €					402	88.440,00 €		43,4	9.548,00 €		1338	294.360,00 €			
RES	284,00 €				1495		424.580,00 €	1495		424.580,00 €	1495		424.580,00 €			
HVAC	21.663,45 €	Unit			Unit			Unit			Unit			Unit		
		24		519.922,80 €	0		- €	0		- €	0		- €	0		- €
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total		1.077,69 €	2921	3.147.921,73 €	2.153,85 €	267	575.078,33 €	1.163,99 €	1562	1.818.156,82 €	1.163,99 €	1562	1.818.156,82 €			- €

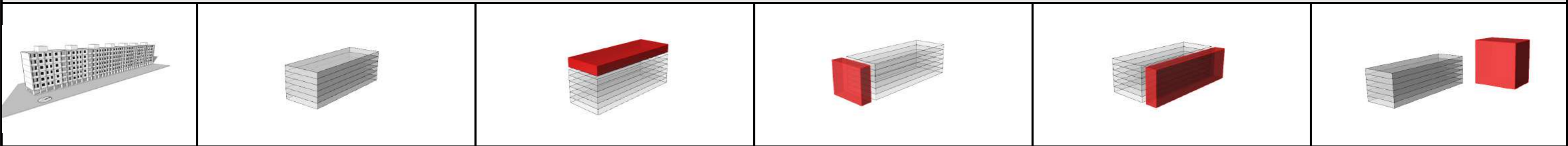
		DEEP RENOVATION AND ADDRES CONSTRUCTION COST FOR THE BUILDING											
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total		343,97 €	13144	4.521.106,33 €	198,02 €	10490	2.077.213,72 €	294,75 €	11785	3.473.627,46 €			- €



EVALUATION OF THE OPTIMAL SCENARIO AT BUILDING SCALE ACCORDING TO PROFIT.
RESULT: TOP



TYPE G6



DEEP RENOVATION COST FOR THE SCENARIOS																
PACKAGES		DEEP RENOVATION			TOP			ASIDE			FACADE			ASSISTANT BUILDING		
	€/ UoM	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot
		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v	
Structure	2,66 €		6258	16.646,28 €		8046	21.402,36 €		6678	17.763,48 €		6384	16.981,44 €			
Coating	148,15 €	2732	4523	1.074.828,25 €	1366	4523	872.455,35 €	2732	4311	1.043.420,45 €	2732	5104	1.160.903,40 €			
Replacement Windows	238,64 €		874	208.571,36 €		874	208.571,36 €		874	208.571,36 €		874	208.571,36 €			
Heating system renovation	2.412,00 €	Unit			Unit			Unit			Unit			Unit		
		84		202.608,00 €	84		202.608,00 €	84		202.608,00 €	84		202.608,00 €			
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total		164,98 €	9108	1.502.653,89 €	143,28 €	9108	1.305.037,07 €	161,66 €	9108	1.472.363,29 €	174,47 €	9108	1.589.064,20 €			- €

CONSTRUCTION COST FOR THE SCENARIOS													
		TOP			ASIDE			FACADE			ASSISTANT BUILDING		
	€/ UoM	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot
		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v	
Construction	232,77 €	3036		706.689,72 €	685		159.447,45 €	1242		289.100,34 €			
Steel structure	402,00 €	3036		1.220.472,00 €			- €	1242		499.284,00 €			
Insulation	121,40 €	1366	1558	354.973,60 €	172	347	63.006,60 €	414	985,4	169.887,16 €			
Windows	220,00 €		995	218.900,00 €		2175,2	478.544,00 €		1630	358.600,00 €			
RES	284,00 €		1495	424.580,00 €		1609	456.956,00 €		1495	424.580,00 €			
HVAC	21.663,45 €	Unit			Unit			Unit			Unit		
		28		606.576,60 €	6		129.980,70 €			- €			
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total		1.163,44 €	3036	3.532.191,92 €	1.880,20 €	685	1.287.934,75 €	1.402,13 €	1242	1.741.451,50 €			- €

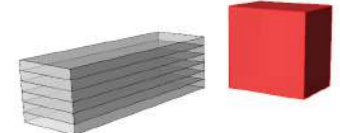
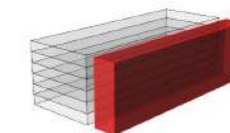
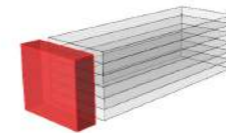
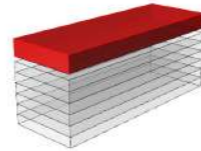
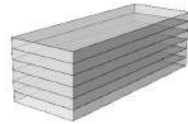
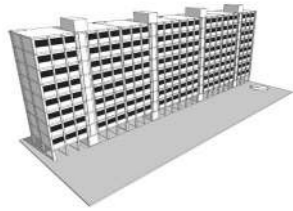
DEEP RENOVATION AND ADDRES CONSTRUCTION COST FOR THE BUILDING													
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total		398,32 €	12144	4.837.228,99 €	281,86 €	9793	2.760.298,04 €	321,79 €	10350	3.330.515,70 €			- €



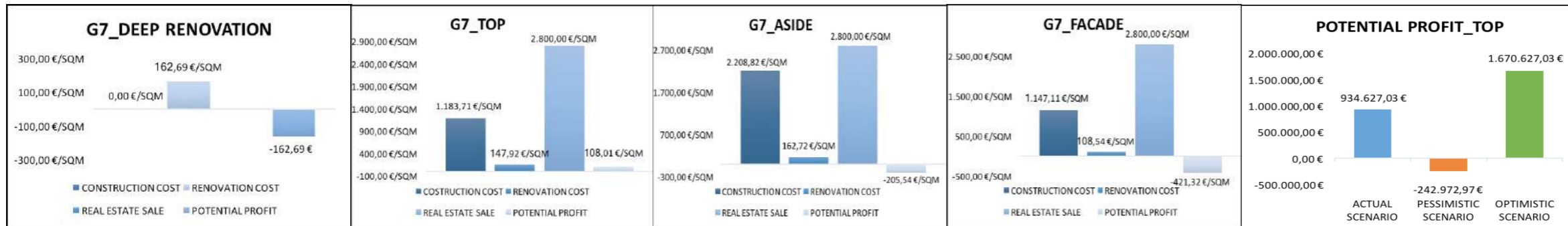
EVALUATION OF THE OPTIMAL SCENARIO AT BUILDING SCALE ACCORDING TO PROFIT.
RESULT: TOP



TYPE G7



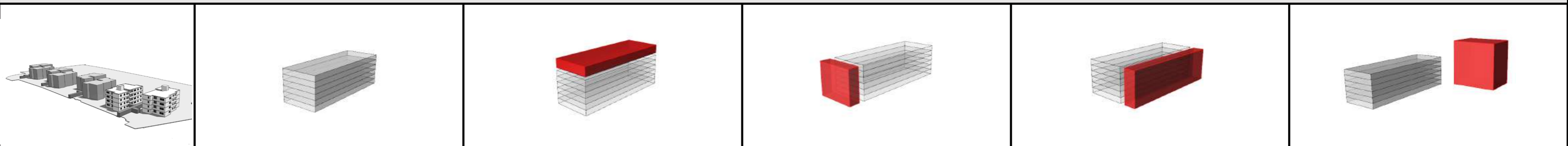
DEEP RENOVATION COST FOR THE SCENARIOS																
PACKAGES		DEEP RENOVATION			TOP			ASIDE			FACADE			ASSISTANT BUILDING		
	€/ UoM	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot
		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v	
Structure	2,66 €		5022	13.358,52 €		6138	16.327,08 €		5103	13.573,98 €		5184	13.789,44 €			
Coating	148,15 €	1472	2859	641.637,65 €	736	2859	532.599,25 €	1472	2859	641.637,65 €	1472	1726	473.783,70 €			
Replacement Windows	238,64 €		1504	358.914,56 €		1504	358.914,56 €		1504	358.914,56 €		576	137.456,64 €			
Heating system renovation	2.412,00 €	Unit			Unit			Unit			Unit			Unit		
		64		154.368,00 €	64		154.368,00 €	64		154.368,00 €	64		154.368,00 €	64		154.368,00 €
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total		162,69 €	7181	1.168.278,73 €	147,92 €	7181	1.062.208,89 €	162,72 €	7181	1.168.494,19 €	108,54 €	7181	779.397,78 €			- €
CONSTRUCTION COST FOR THE SCENARIOS																
	€/ UoM	TOP			ASIDE			FACADE			ASSISTANT BUILDING					
		Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot			
		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v				
Construction	232,77 €	1795		417.822,15 €	139,2		32.401,58 €	1958		455.763,66 €						
Steel structure	402,00 €	1795		721.590,00 €			- €	1958		787.116,00 €						
Insulation	121,40 €	736	815,4	188.339,96 €	16,5	130	17.785,10 €	492	1891,8	289.393,32 €						
Windows	220,00 €		883	194.260,00 €		0	- €		2080	457.600,00 €						
RES	284,00 €	902		256.168,00 €	902		256.168,00 €	902		256.168,00 €						
HVAC	21.663,45 €	Unit			Unit			Unit			Unit					
		16		346.615,20 €	0		- €	0		- €	0		- €			
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot			
Total		1.183,73 €	1795	2.124.795,31 €	2.200,82 €	139,2	306.354,68 €	1.147,11 €	1958	2.246.040,98 €			- €			
DEEP RENOVATION AND ADDRES CONSTRUCTION COST FOR THE BUILDING																
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot			
Total		355,06 €	8976	3.187.004,20 €	201,48 €	7320,2	1.474.848,87 €	331,05 €	9139	3.025.438,76 €			- €			



EVALUATION OF THE OPTIMAL SCENARIO AT BUILDING SCALE ACCORDING TO PROFIT.
RESULT: TOP



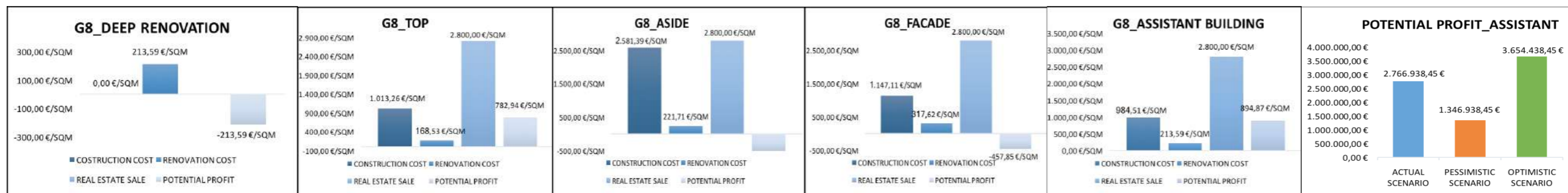
TYPE G8



PACKAGES		DEEP RENOVATION COST FOR THE SCENARIOS														
		DEEP RENOVATION			TOP			ASIDE			FACADE			ASSISTANT BUILDING		
	€/ UoM	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot
		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v	
Structure	2,66 €		1080	2.872,80 €		1620	4.309,20 €		5103	13.573,98 €		5184	13.789,44 €		1080	2.872,80 €
Coating	157,86 €	385	927,2	207.143,89 €		927,2	146.367,79 €	385	927,2	207.143,89 €	385	1726	333.242,46 €	385	927,2	207.143,89 €
Replacement Windows	238,64 €		177,4	42.334,74 €		177,4	42.334,74 €		177,4	42.334,74 €		177,4	42.334,74 €		177,4	42.334,74 €
Heating system renovation	2.412,00 €	Unit			Unit			Unit			Unit			Unit		
		12		28.944,00 €	12		28.944,00 €	12		28.944,00 €	12		28.944,00 €	12		28.944,00 €
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total		213,59 €	1317	281.295,43 €	168,53 €	1317	221.955,73 €	221,71 €	1317	291.996,61 €	317,62 €	1317	418.310,64 €	213,59 €	1317	281.295,43 €

		CONSTRUCTION COST FOR THE SCENARIOS											
		TOP			ASIDE			FACADE			ASSISTANT BUILDING		
	€/ UoM	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot	Unit of Measure		€ tot
		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v		SQM _o	SQM _v	
Construction	232,77 €	1795		417.822,15 €	150		34.915,50 €	161		37.475,97 €	1952		454.367,04 €
Steel structure	402,00 €	1795		721.590,00 €			- €	161		64.722,00 €			
Foundation	212,00 €										902		191.224,00 €
Insulation	121,40 €	0	815,4	98.989,56 €	48	743,8	96.124,52 €	168	542,4	86.242,56 €	385	961	163.404,40 €
Windows	220,00 €		883	194.260,00 €		0	- €		370	81.400,00 €		408,2	89.804,00 €
RES	284,00 €		902	256.168,00 €		902	256.168,00 €		902	256.168,00 €		1804	512.336,00 €
HVAC	21.663,45 €	Unit			Unit			Unit			Unit		
		6		129.980,70 €	0		- €			- €	12		259.961,40 €
Yard general costs	15%												250.664,53 €
		€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot
Total		1.013,26 €	1795	1.818.810,41 €	2.581,39 €	150	387.208,02 €	3.267,13 €	161	526.008,53 €	984,51 €	1952	1.921.761,37 €

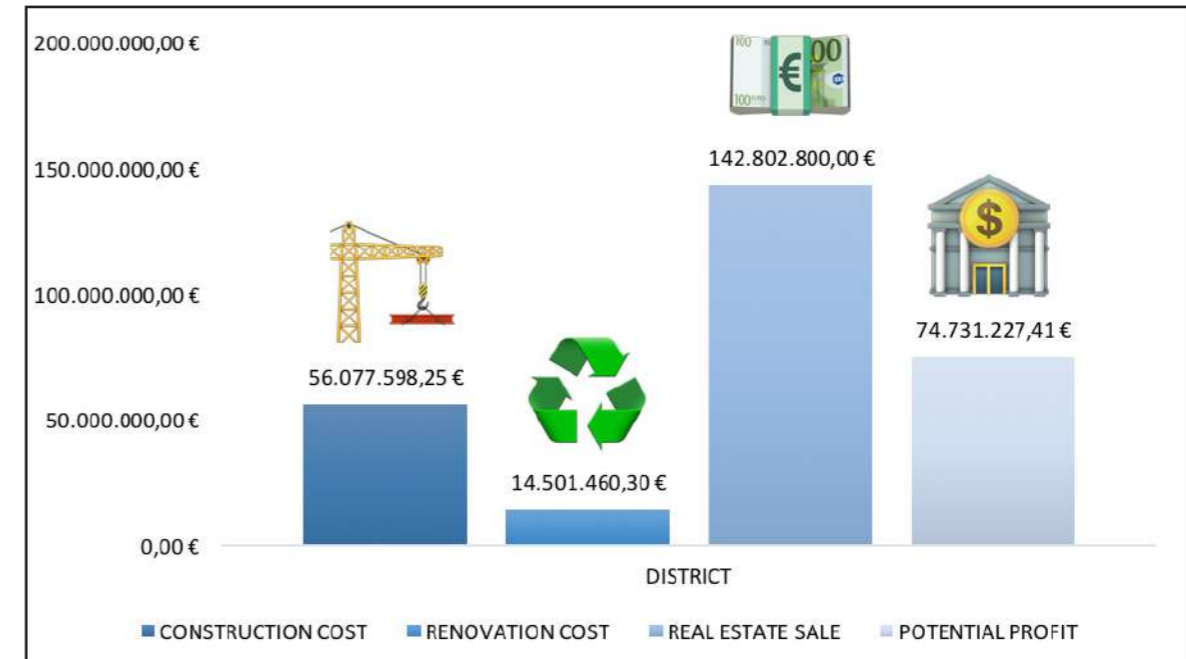
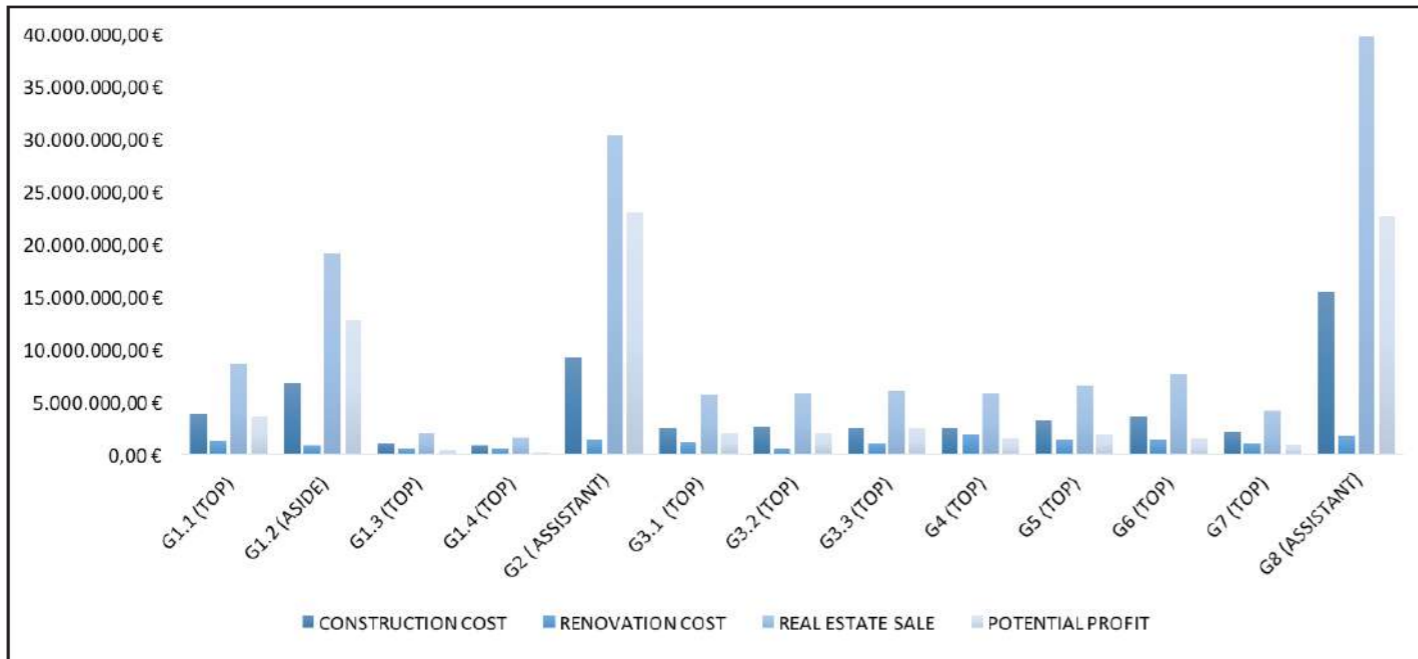
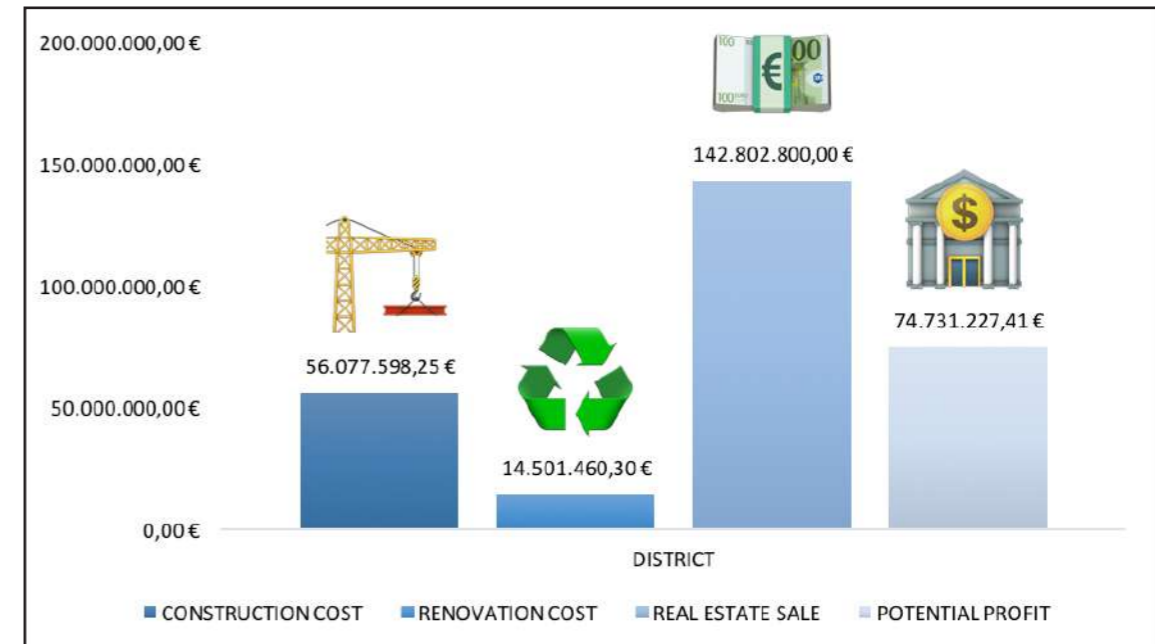
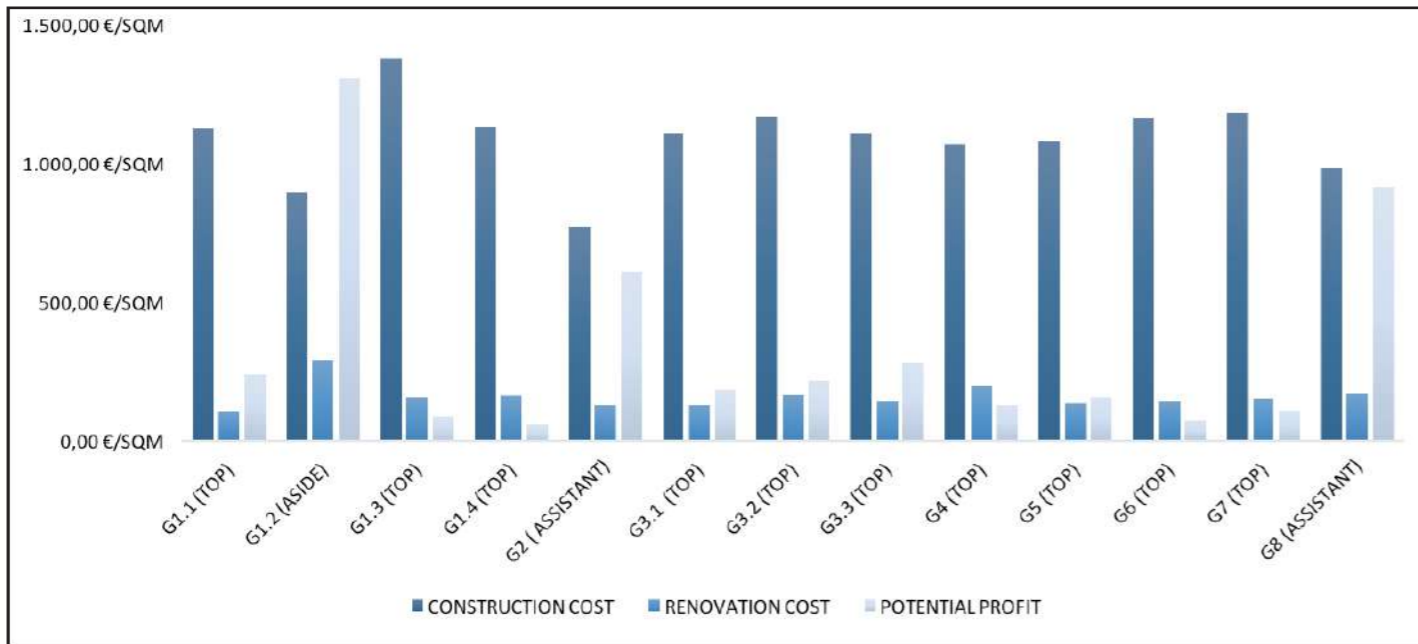
		DEEP RENOVATION AND ADRES CONSTRUCTION COST FOR THE BUILDING											
	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	€/ SQM	GROSS AREA (SQM)	€ tot	
Total	655,77 €	3112	2.040.766,14 €	462,99 €	1467	679.204,63 €	638,92 €	1478	944.319,17 €	673,92 €	3269	2.203.056,79 €	



EVALUATION OF THE OPTIMAL SCENARIO AT BUILDING SCALE ACCORDING TO PROFIT.
RESULT: ASSISTANT

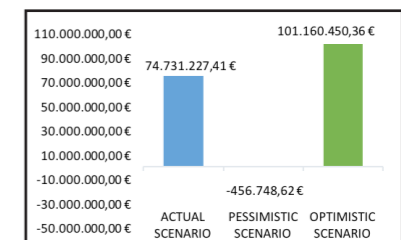


EVALUATION OF THE OPTIMAL SCENARIO AT COMPOUND SCALE ACCORDING TO PROFIT

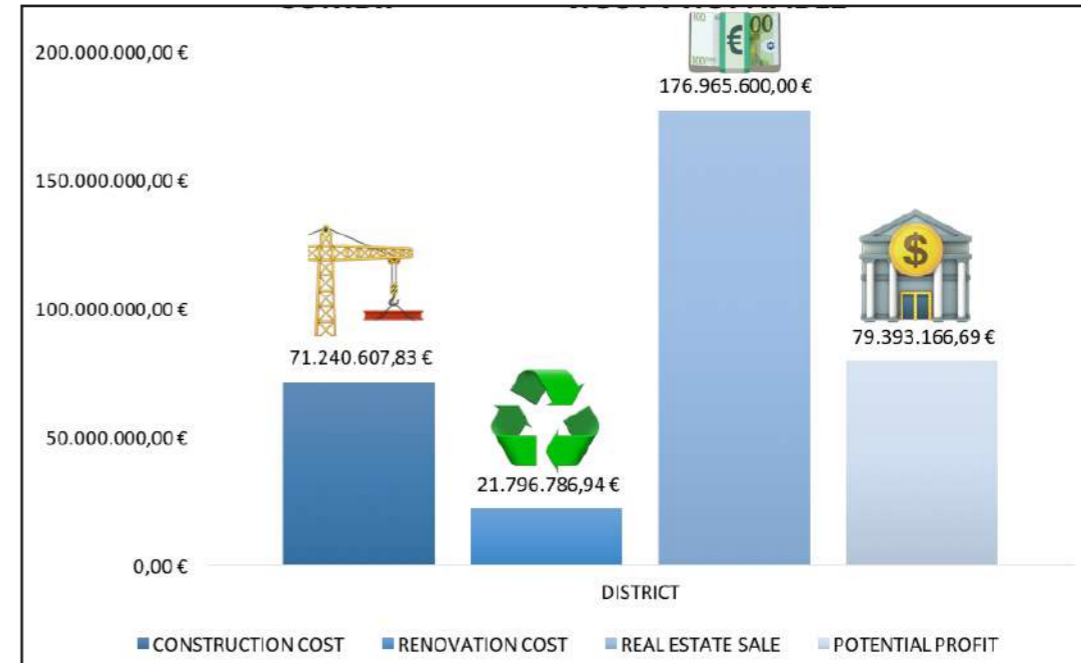
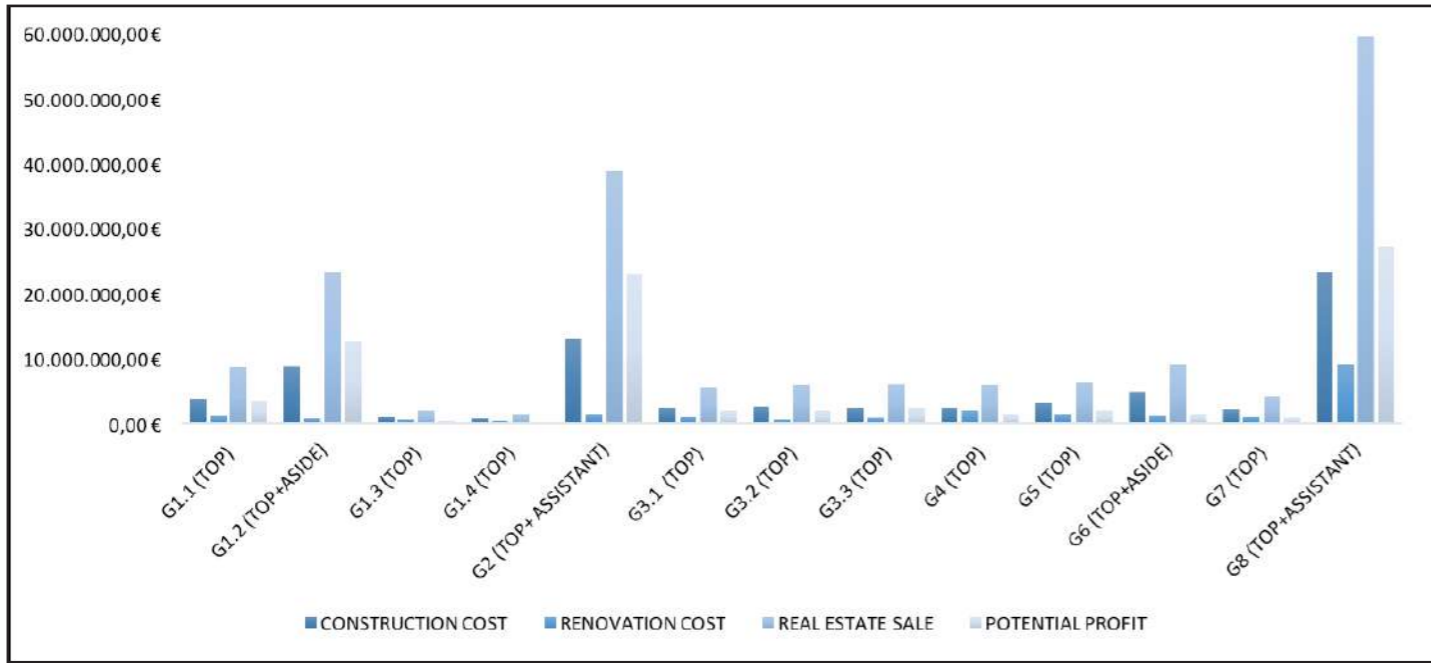
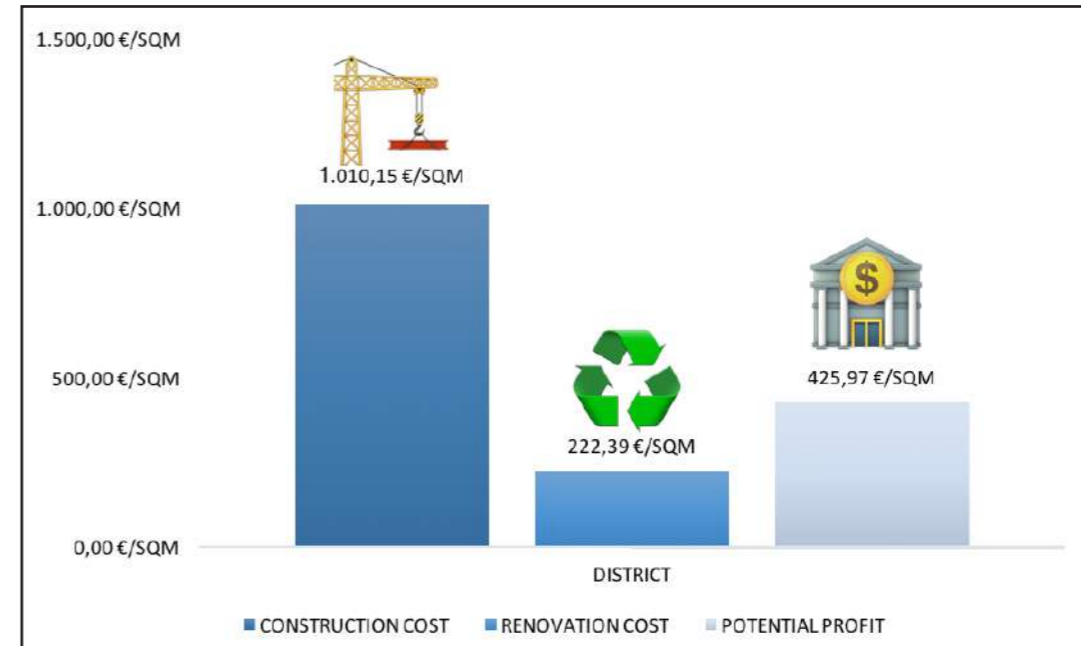
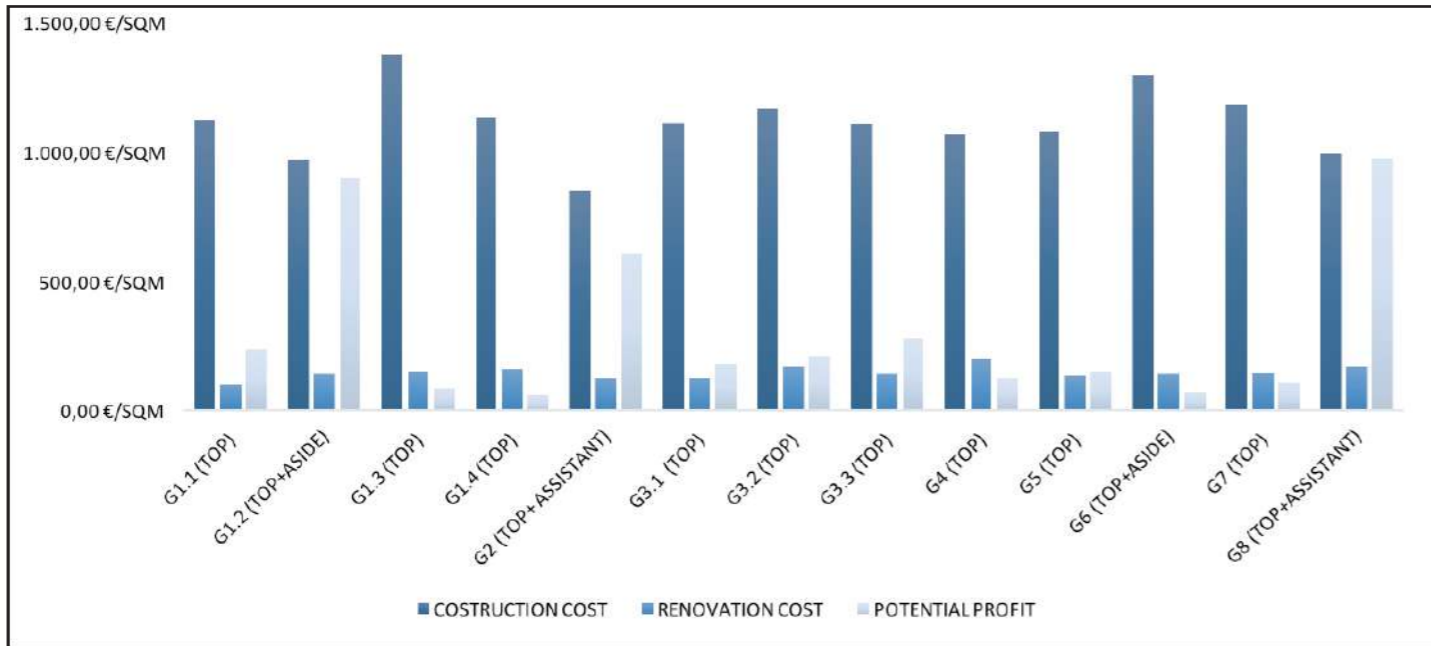


Distribution of profits and costs among case studies

- ACTUAL SCENARIO (PRICE 2800 €/SQM)
- PESSIMISTIC SCENARIO (PRICE 2000 €/SQM)
- OPTIMISTIC SCENARIO (PRICE 3300 €/SQM)

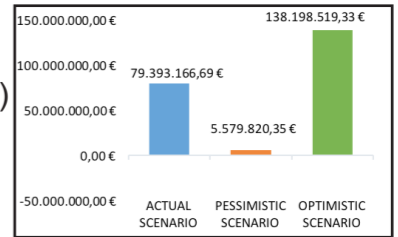


EVALUATION OF THE OPTIMAL SCENARIO AT COMPOUND SCALE ACCORDING TO PROFIT

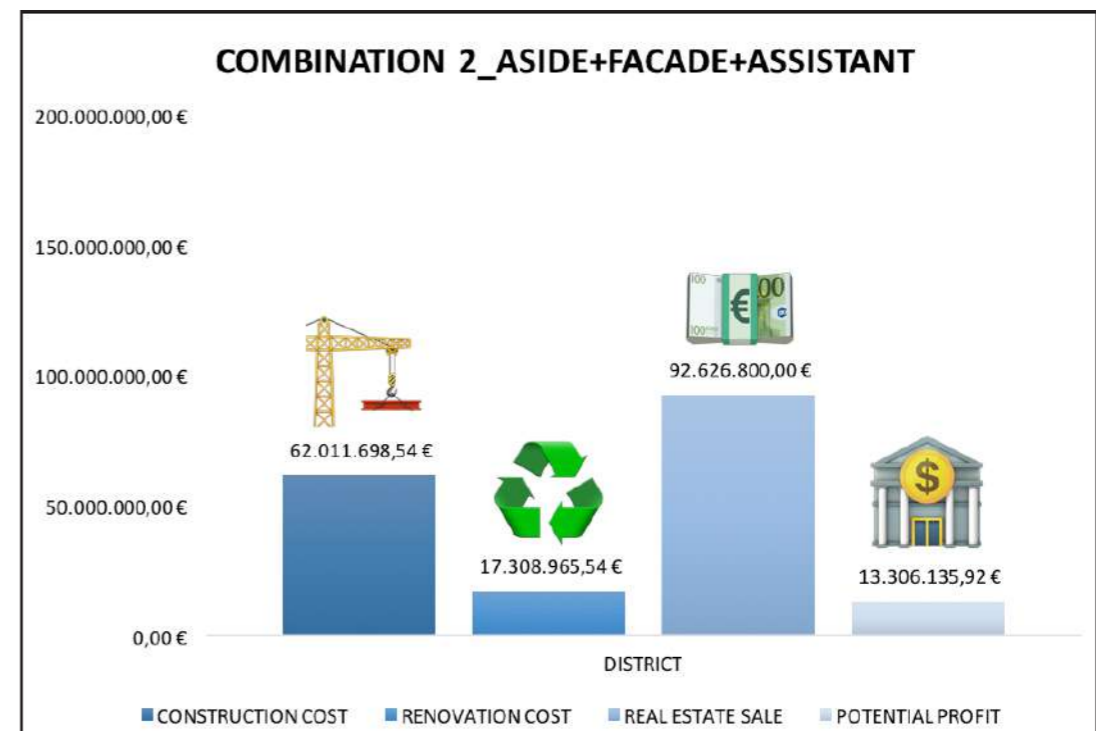
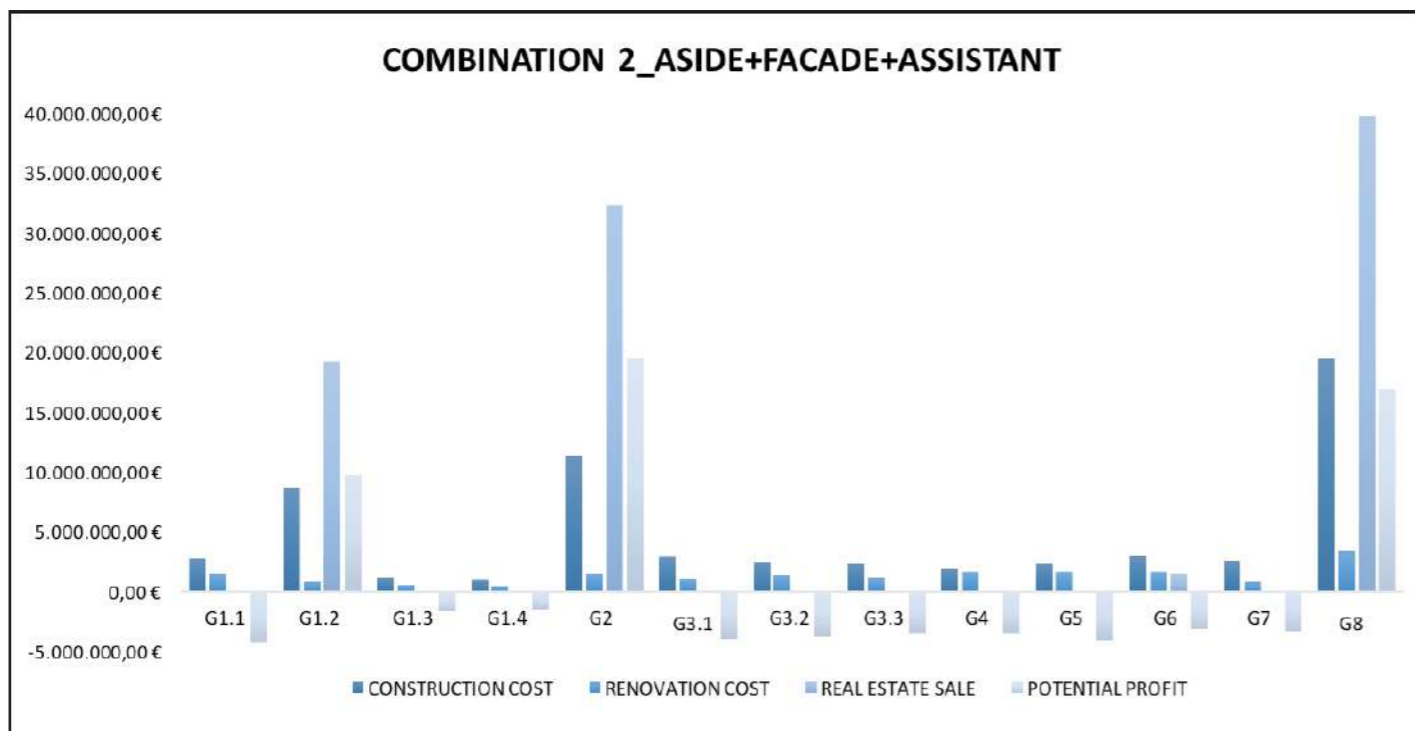
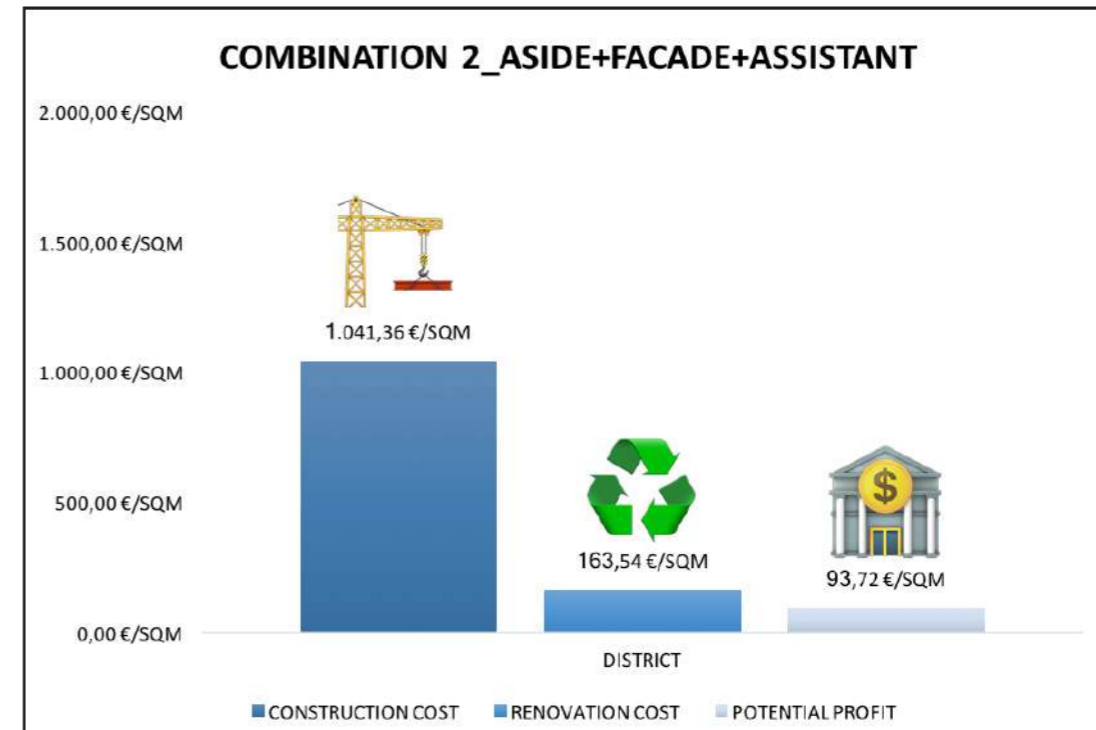
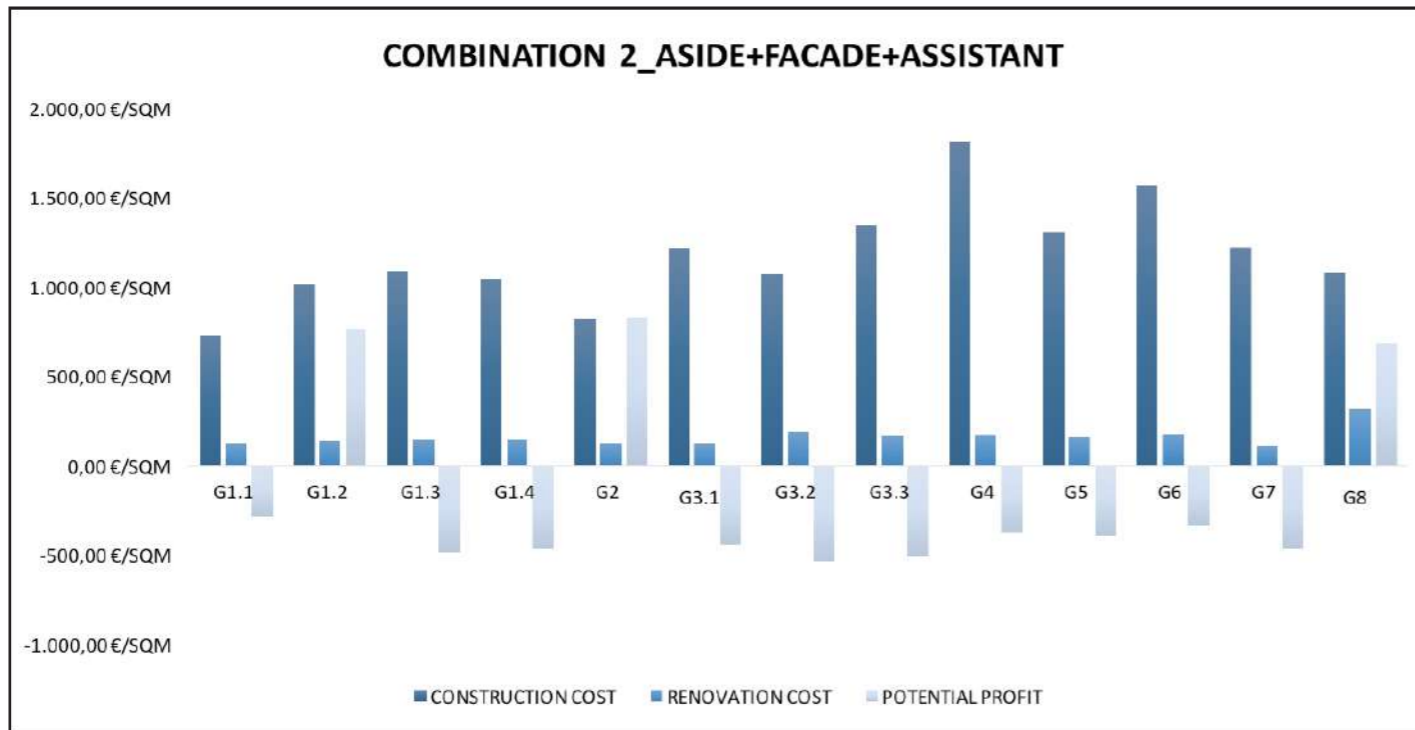


Distribution of profits and costs among case studies

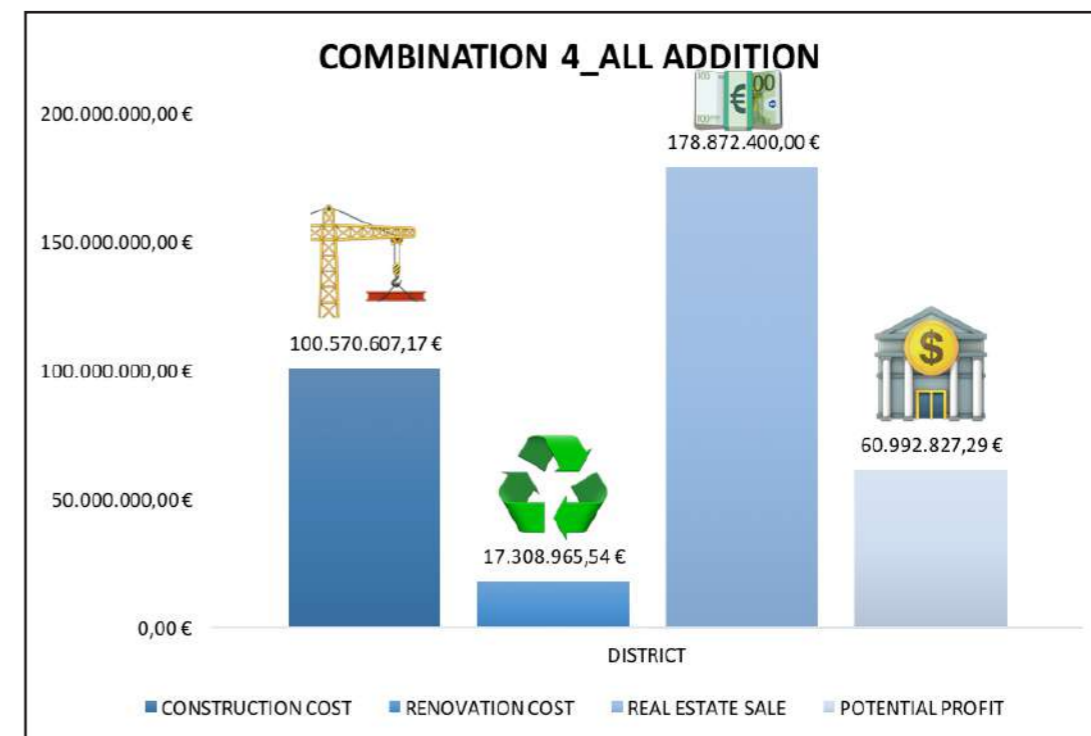
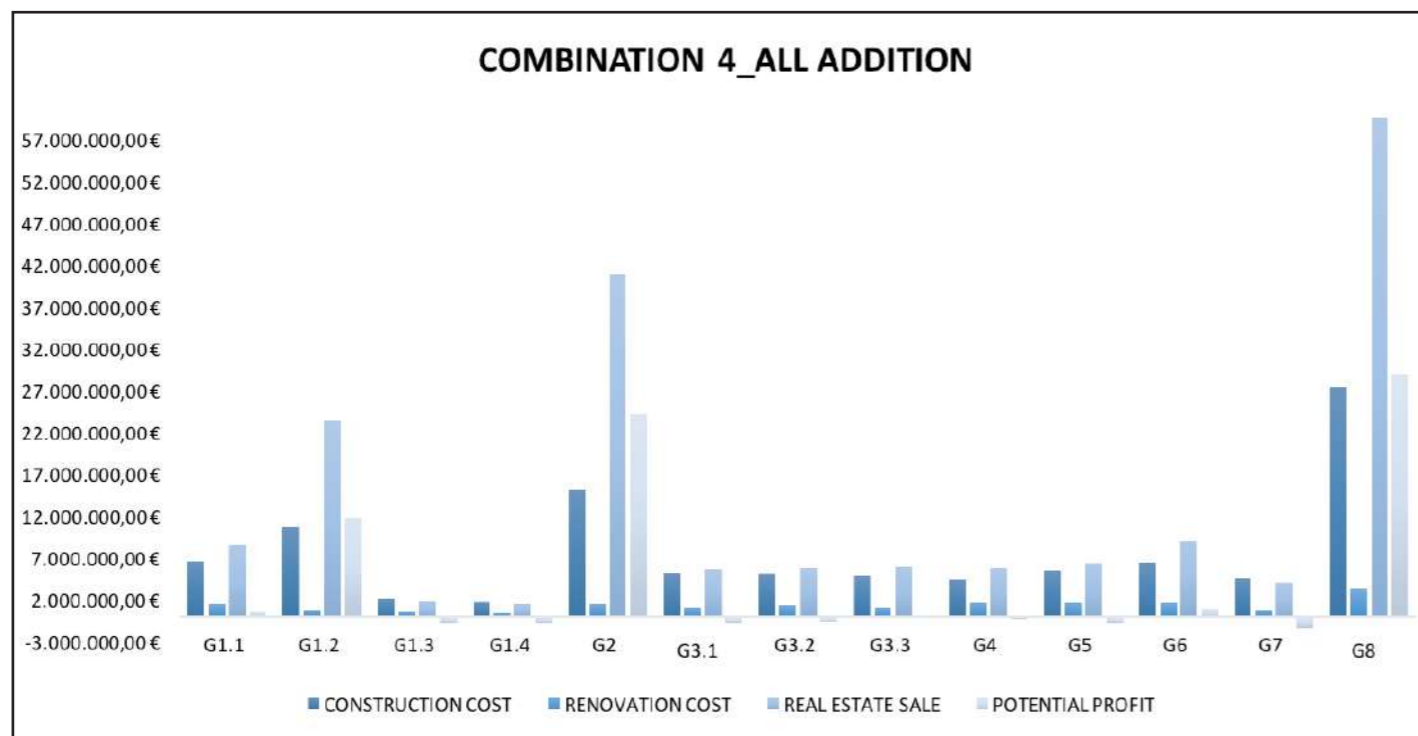
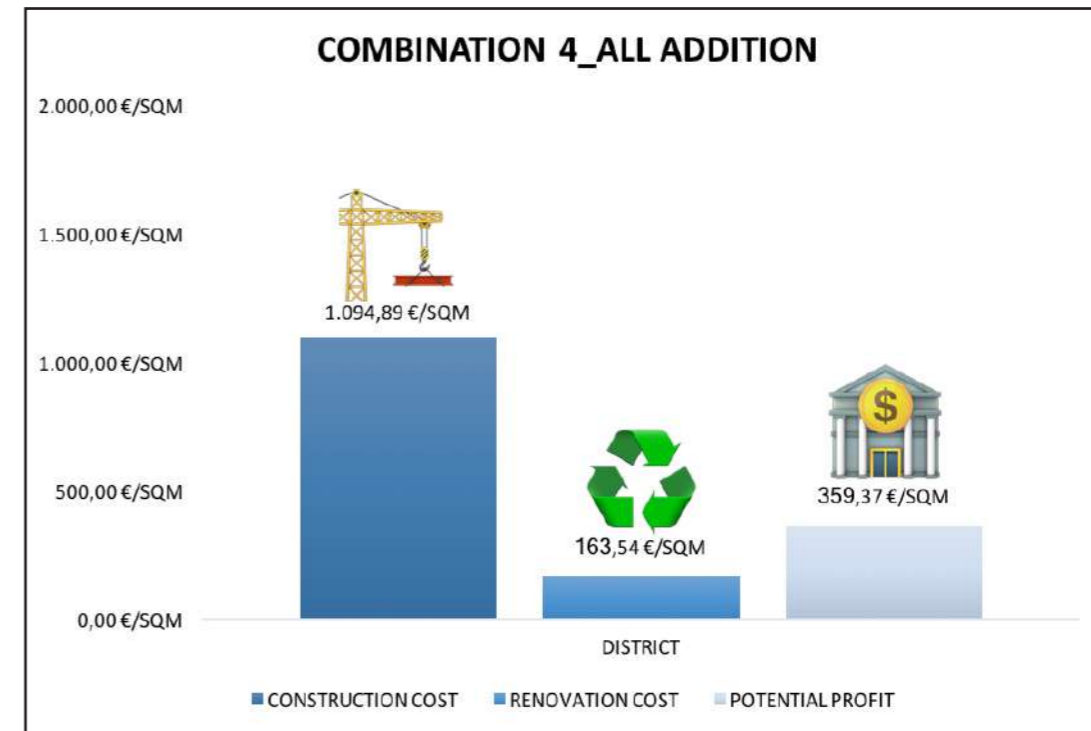
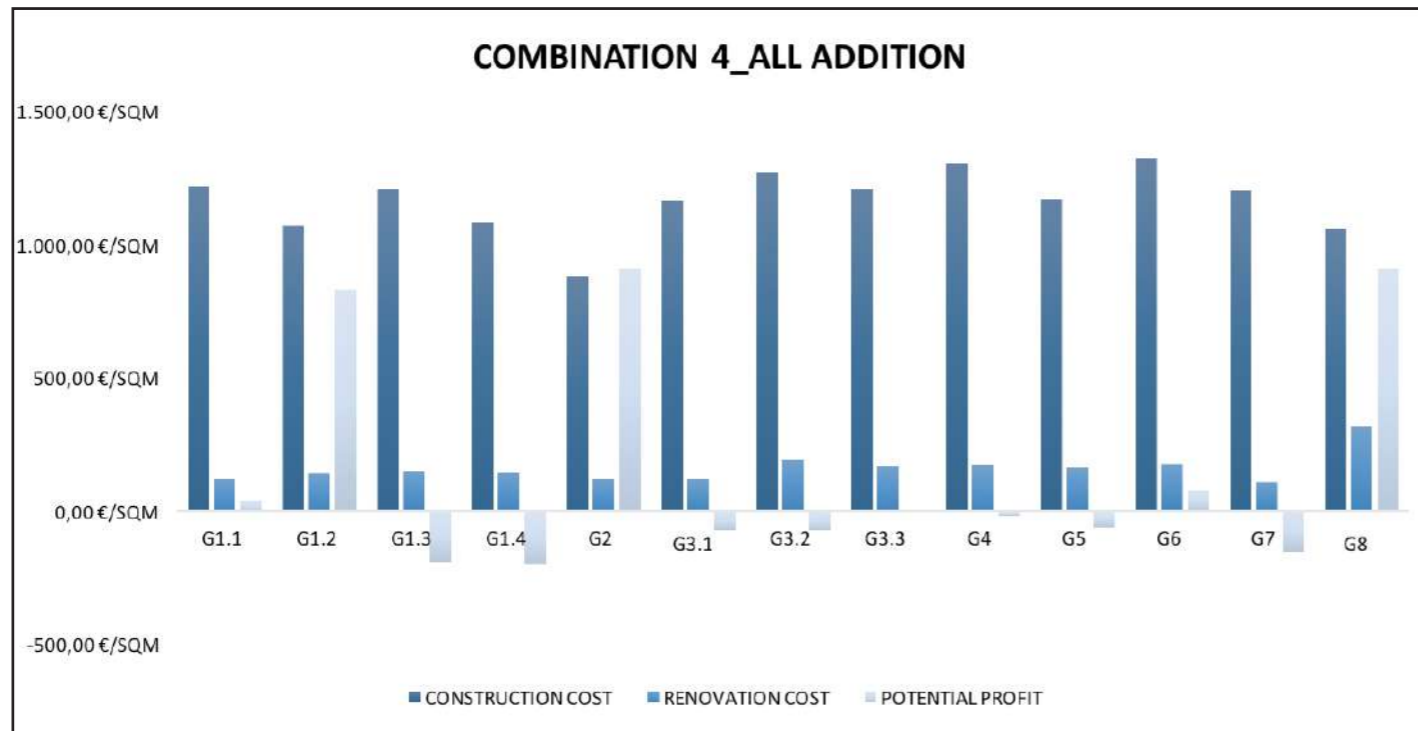
- ACTUAL SCENARIO (PRICE 2800 €/SQM)
- PESSIMISTIC SCENARIO (PRICE 2000 €/SQM)
- OPTIMISTIC SCENARIO (PRICE 3300 €/SQM)



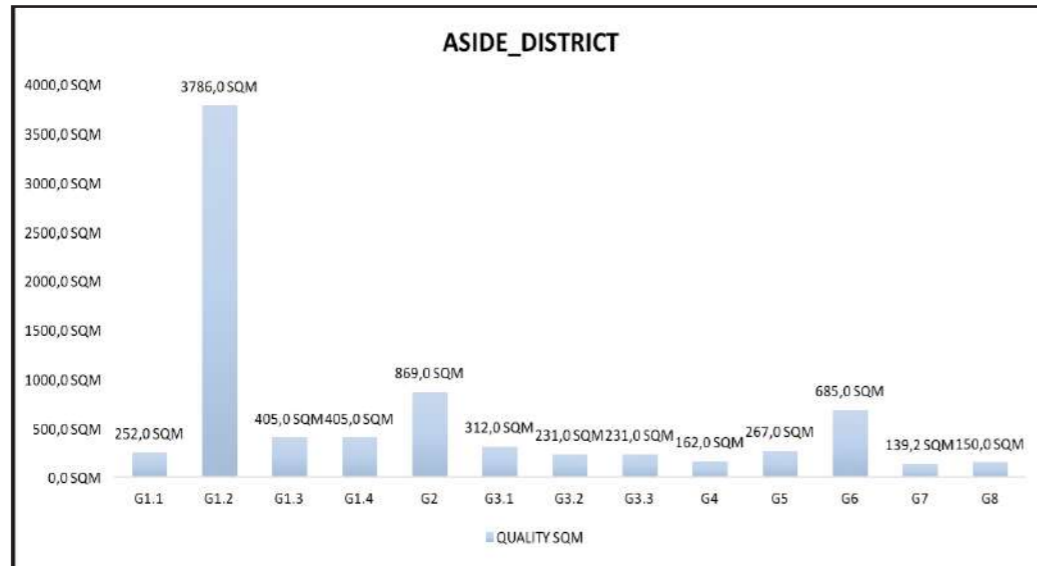
COST-BENEFIT EVALUATION ACCORDING TO PROFIT, COMBINATION 2: ASIDE+FACADE+ASSISTANT



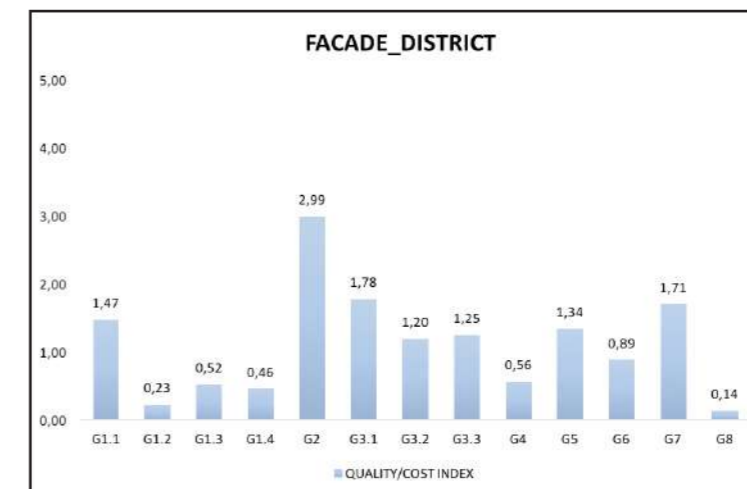
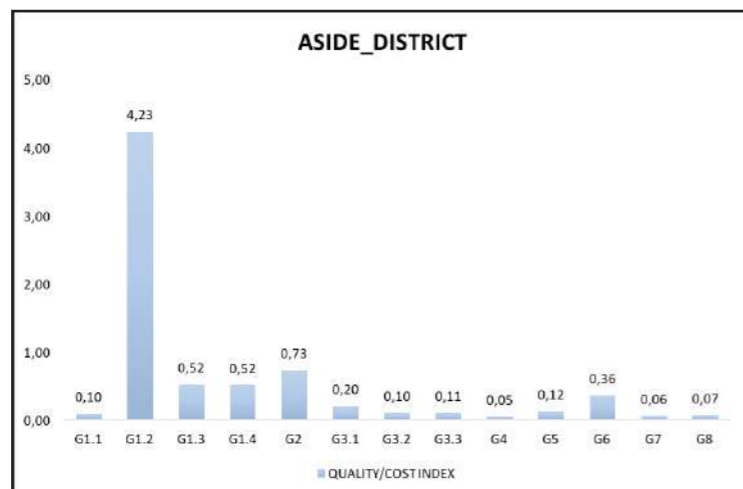
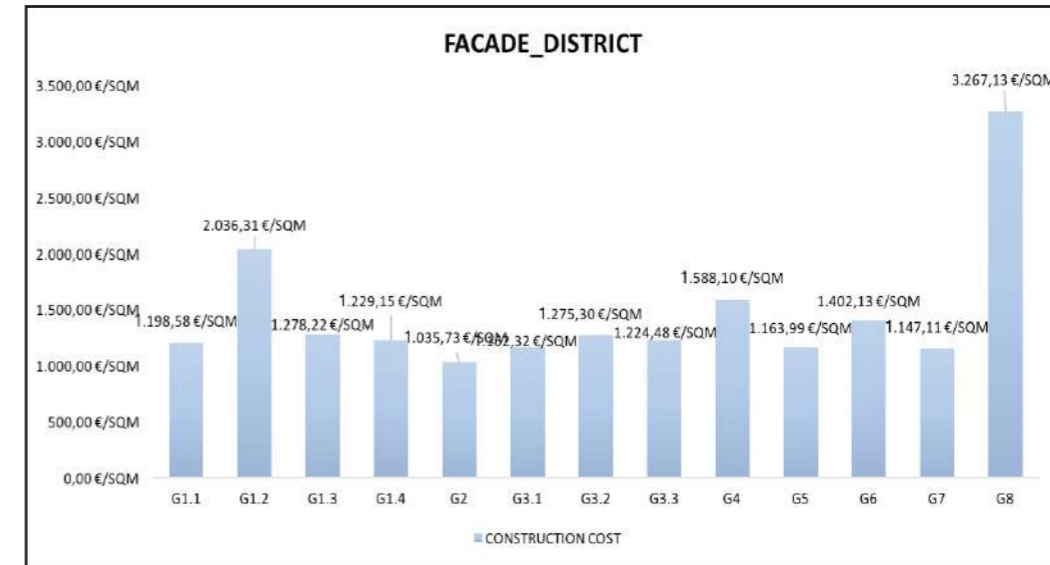
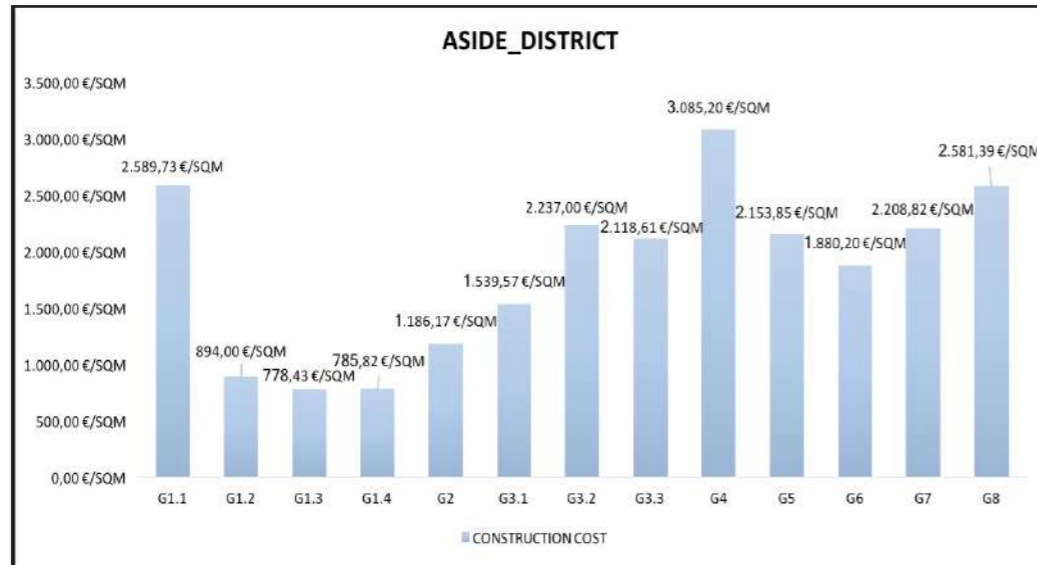
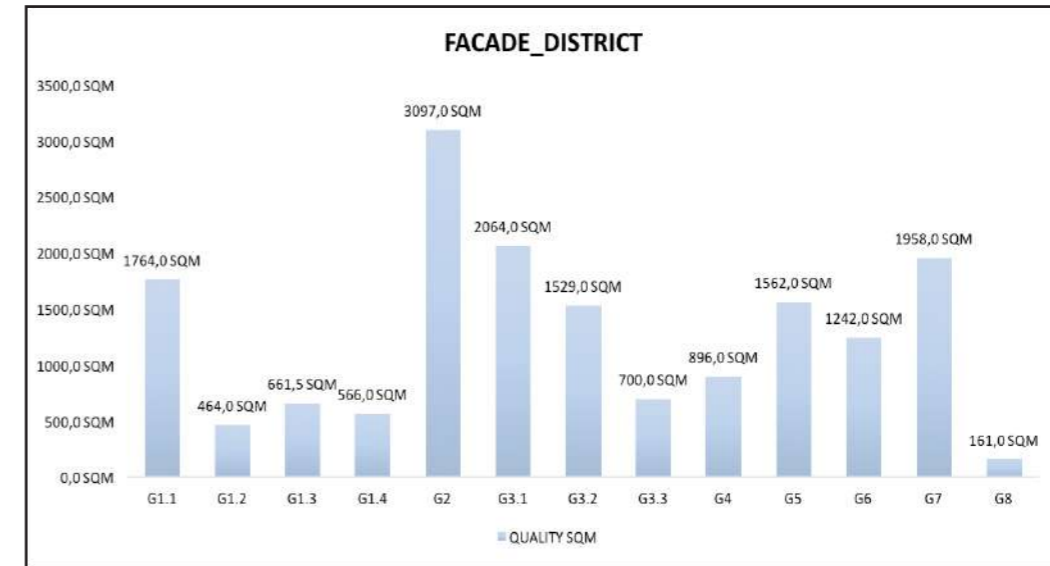
COST-BENEFIT EVALUATION ACCORDING TO PROFIT, COMBINATION 4: ALL ADDITION



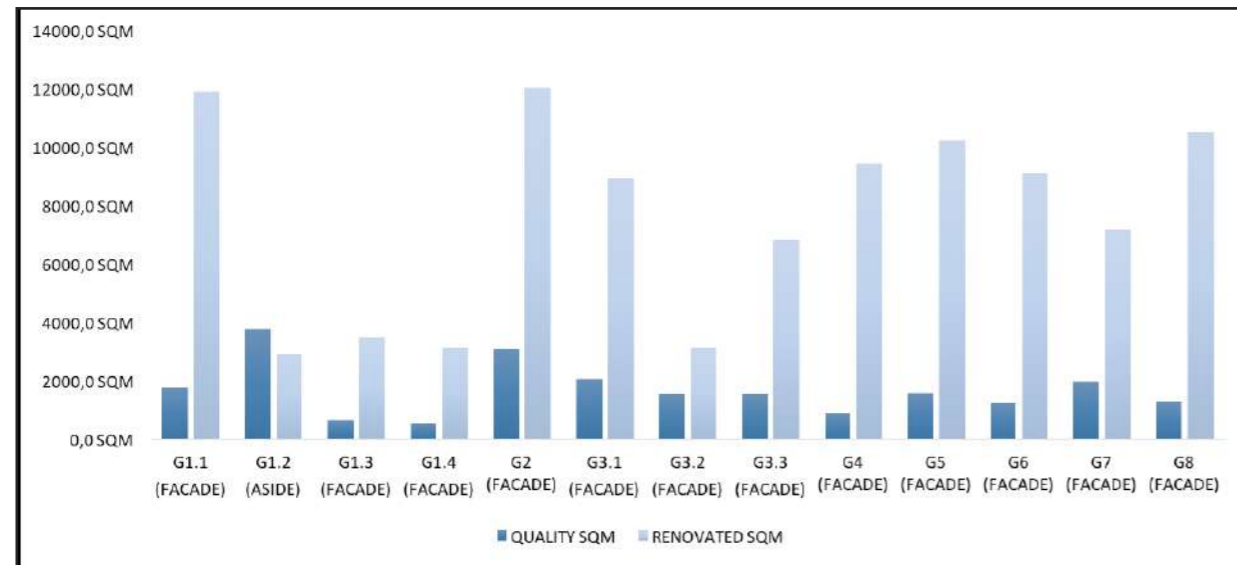
ASIDE HIGH QUALITY VOLUMETRIC ADDITION ANALYSIS



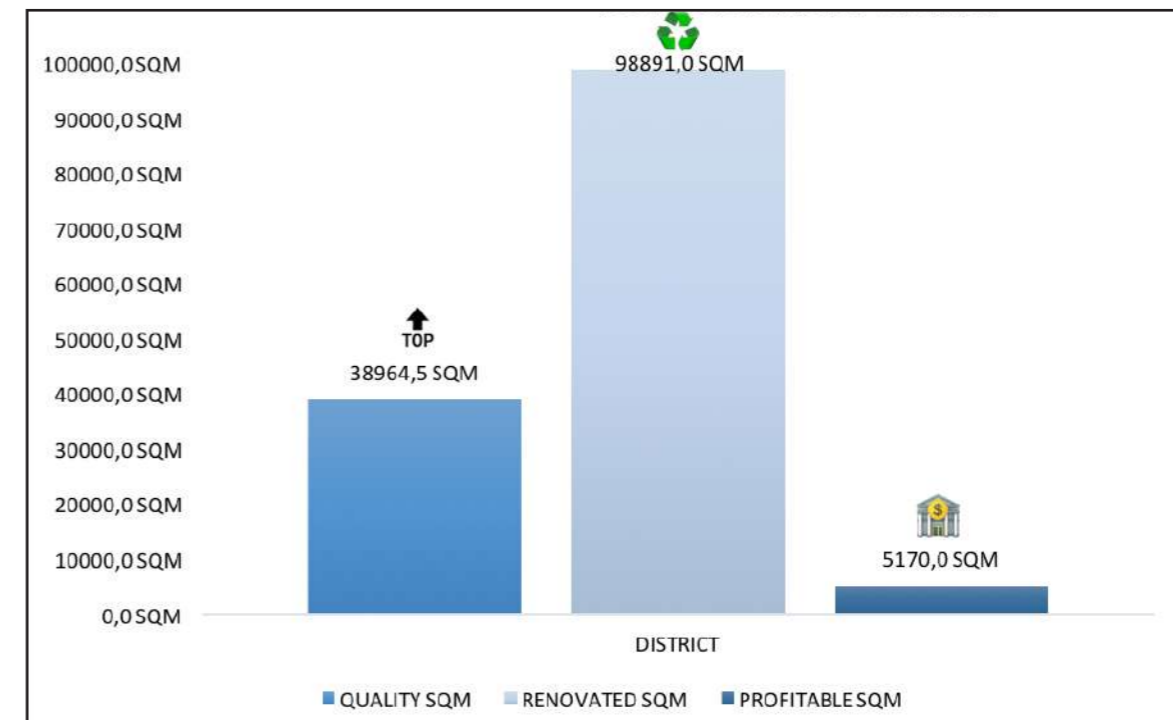
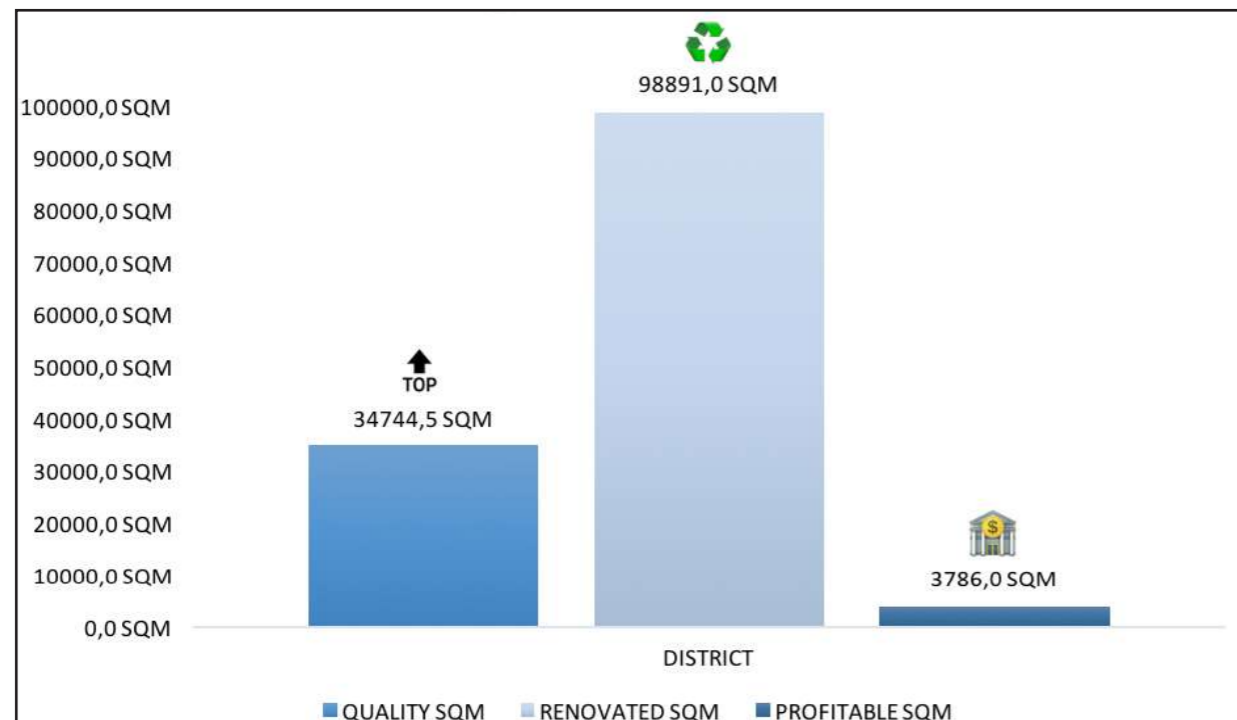
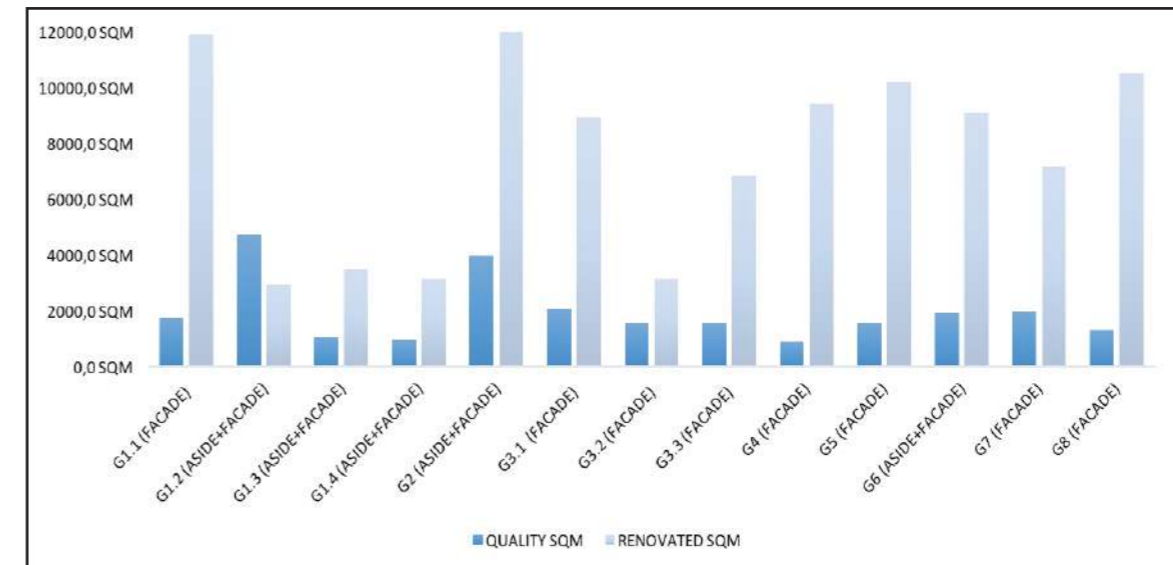
FACADE HIGH QUALITY VOLUMETRIC ADDITION ANALYSIS



EVALUATION OF THE OPTIMAL SCENARIO AT COMPOUND SCALE ACCORDING TO QUALITY

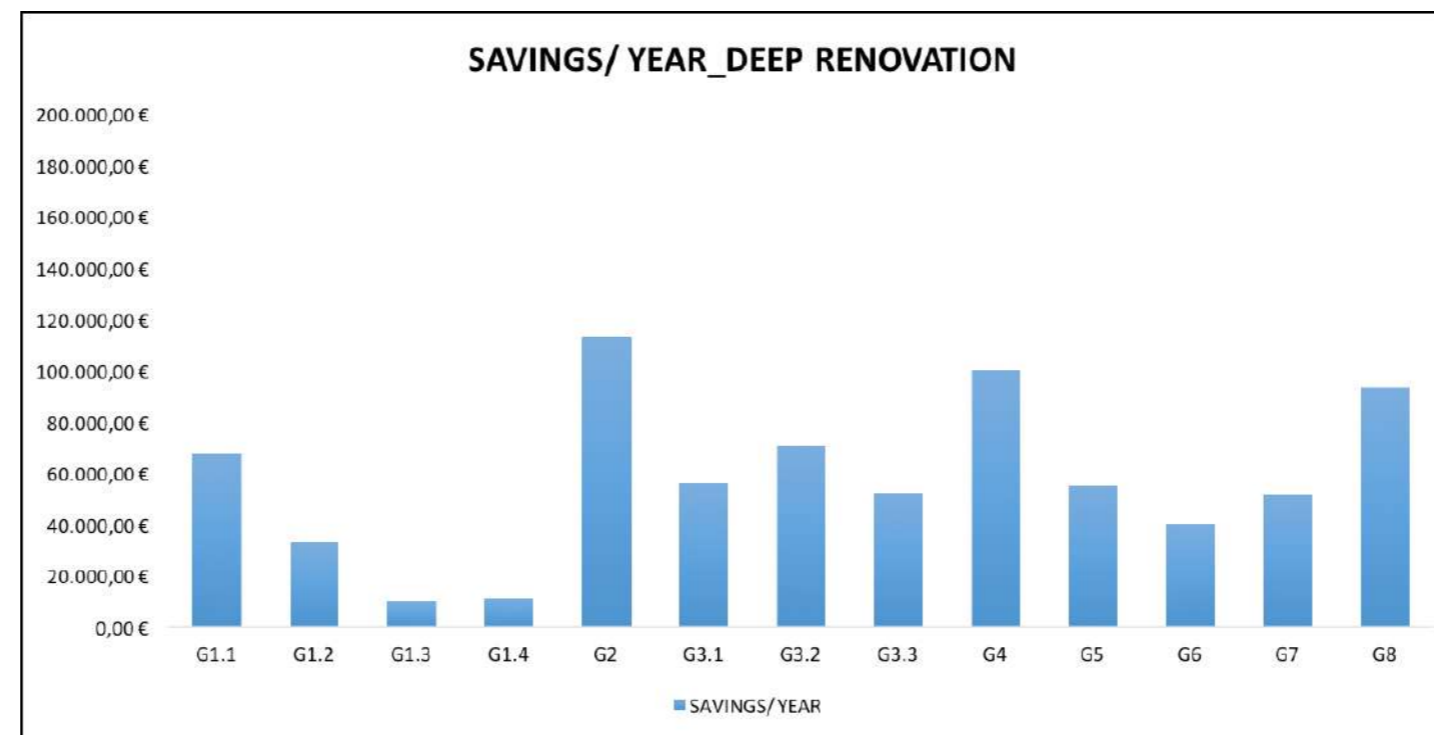
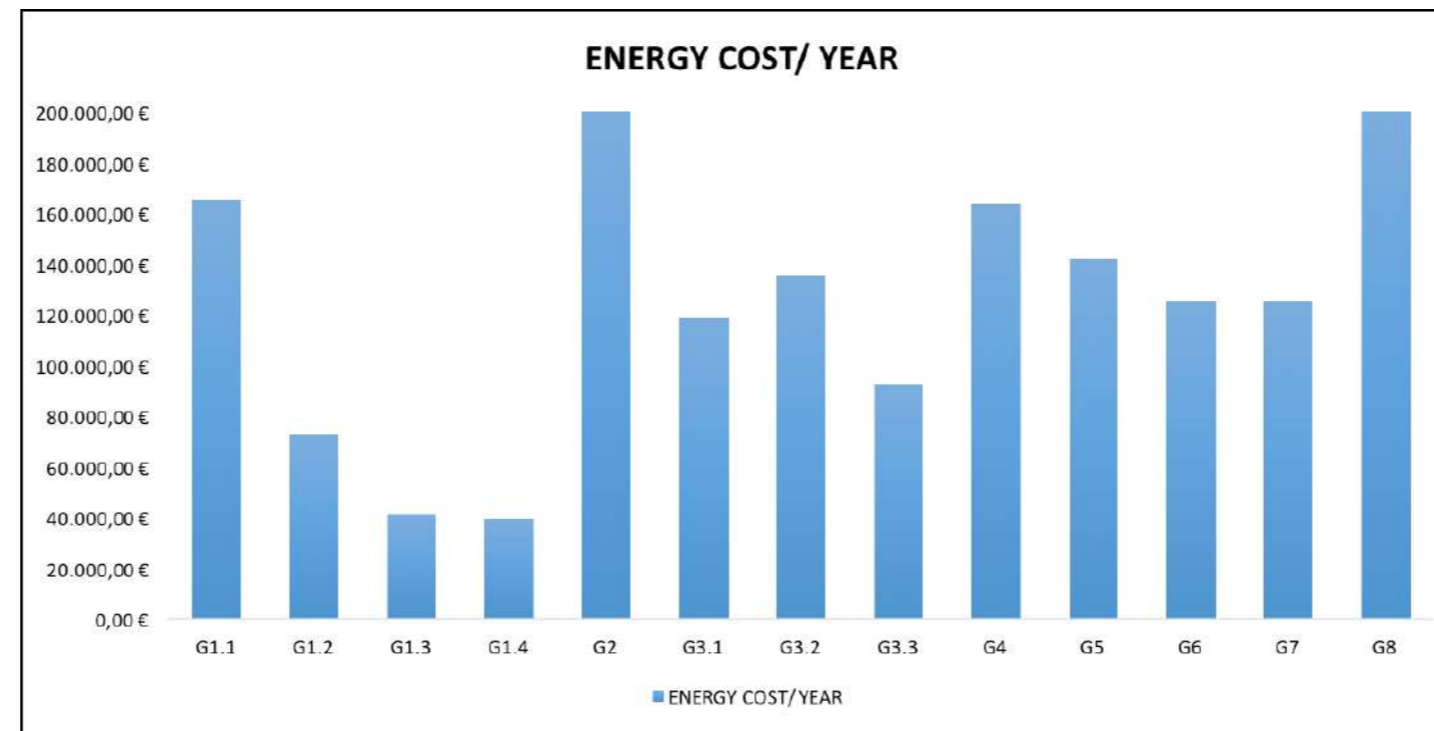


EVALUATION OF THE OPTIMAL COMBINATION AT COMPOUND SCALE ACCORDING TO QUALITY



HIGH QUALITY VOLUMETRIC ADDITION OPTIMAL SCENARIO AND COMBINATION ,CORTICELLA, BOLOGNA

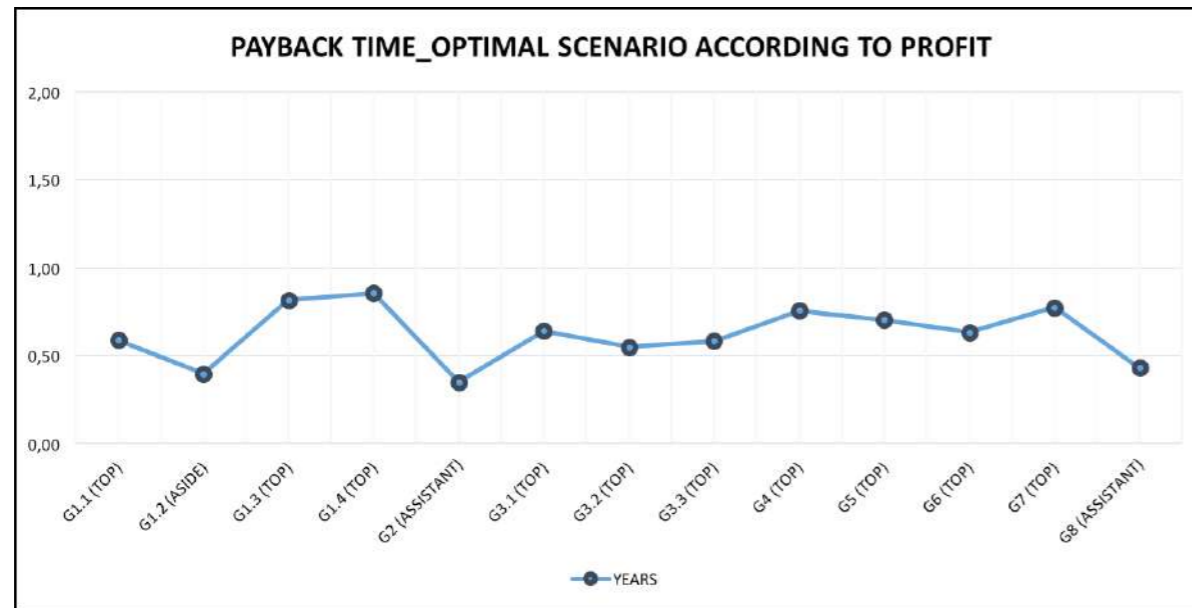
EVALUATION OF THE OPTIMAL SCENARIO AT COMPOUND SCALE ACCORDING TO ENERGY



EVERY ADDITION BRINGS THE BUILDINGS UP TO ZERO ENERGY.
IN CASE OF ADDITION SAVINGS WILL BE EQUAL TO THE ACTUAL COST OF ENERGY.

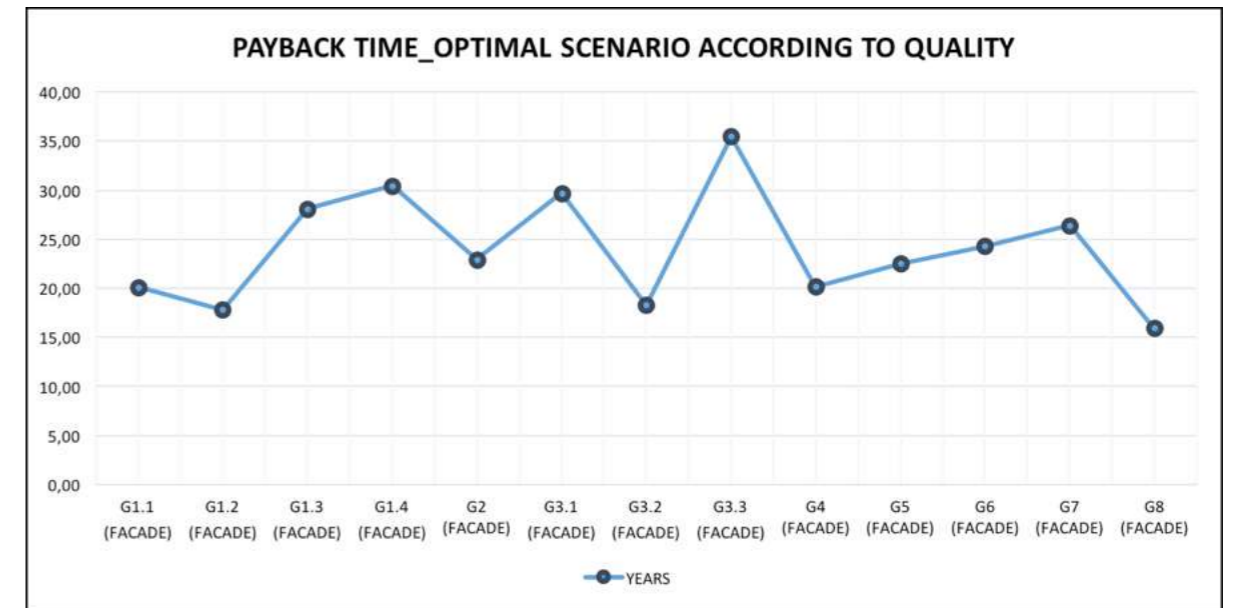
PAYBACK TIME CALCULATION OF OPTIMAL SCENARIO ACCORDING TO PROFIT

PAYBACKTIME PROFIT SCENARIO 1			
	COST	SALE	PBT (YEARS)
G1.1 (TOP)	5.028.903,56 €	8.565.200,00 €	0,6
G1.2 (ASIDE)	7.616.379,84 €	19.180.000,00 €	0,4
G1.3 (TOP)	1.591.357,13 €	1.948.800,00 €	0,8
G1.4 (TOP)	1.298.335,50 €	1.517.600,00 €	0,9
G2 (ASSISTANT)	10.641.633,27 €	30.338.000,00 €	0,4
G3.1 (TOP)	3.606.600,92 €	5.633.600,00 €	0,6
G3.2 (TOP)	3.193.079,19 €	5.826.800,00 €	0,5
G3.3 (TOP)	3.510.607,72 €	6.014.400,00 €	0,6
G4 (TOP)	4.397.164,28 €	5.826.800,00 €	0,8
G5 (TOP)	4.521.085,85 €	6.420.400,00 €	0,7
G6 (TOP)	4.837.198,08 €	7.649.600,00 €	0,6
G7 (TOP)	3.186.972,97 €	4.121.600,00 €	0,8
G8 (ASSISTANT)	2.143.717,53 €	4.970.000,00 €	0,4



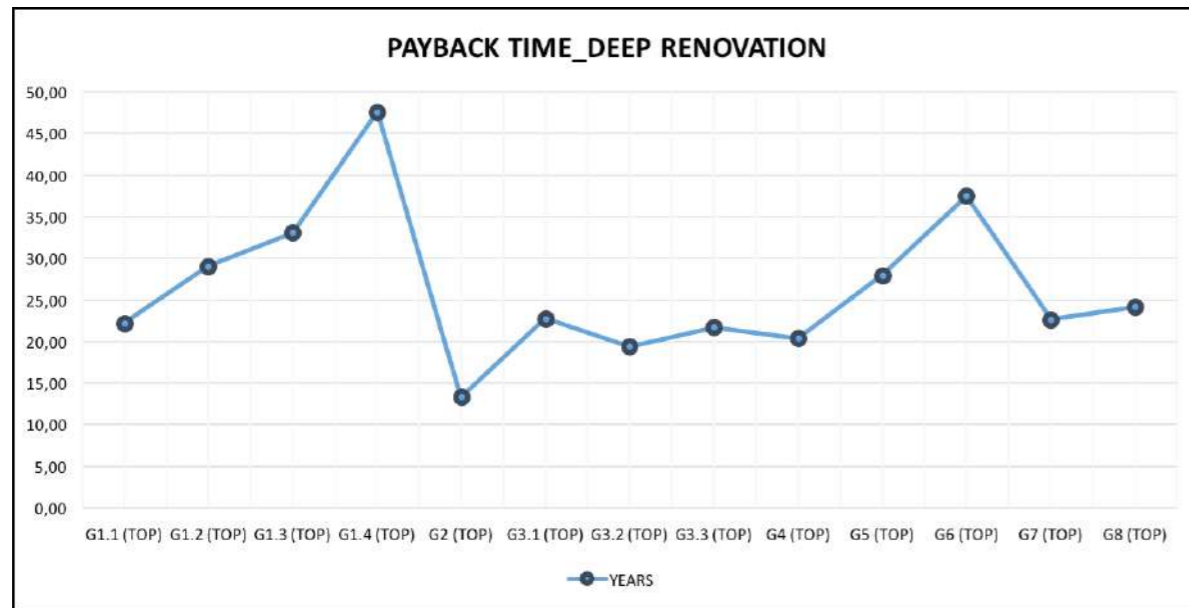
PAYBACK TIME CALCULATION OF OPTIMAL SCENARIO ACCORDING TO QUALITY

PAYBACKTIME QUALITY SCENARIO 1			
	COST	SAVINGS+SALE	PBT (YEARS)
G1.1 (FACADE)	3.320.584,60 €	165.249,60 €	20,1
G1.2 (ASIDE)	3.818.117,07 €	9.626.527,42 €	0,4
G1.3 (FACADE)	1.373.815,95 €	48.901,68 €	28,1
G1.4 (FACADE)	1.201.746,40 €	48.901,68 €	24,6
G2 (FACADE)	4.599.003,04 €	200.484,67 €	22,9
G3.1 (FACADE)	3.526.956,32 €	55.956,58 €	63,0
G3.2 (FACADE)	2.473.558,20 €	135.302,40 €	18,3
G3.3 (FACADE)	3.301.404,18 €	93.012,48 €	35,5
G4 (FACADE)	3.301.404,18 €	100.024,32 €	33,0
G5 (FACADE)	3.191.305,74 €	141.882,40 €	22,5
G6 (FACADE)	3.046.439,70 €	125.408,30 €	24,3
G7 (FACADE)	3.308.254,90 €	125.181,50 €	26,4
G8 (FACADE)	3.253.109,76 €	93.268,99 €	34,9



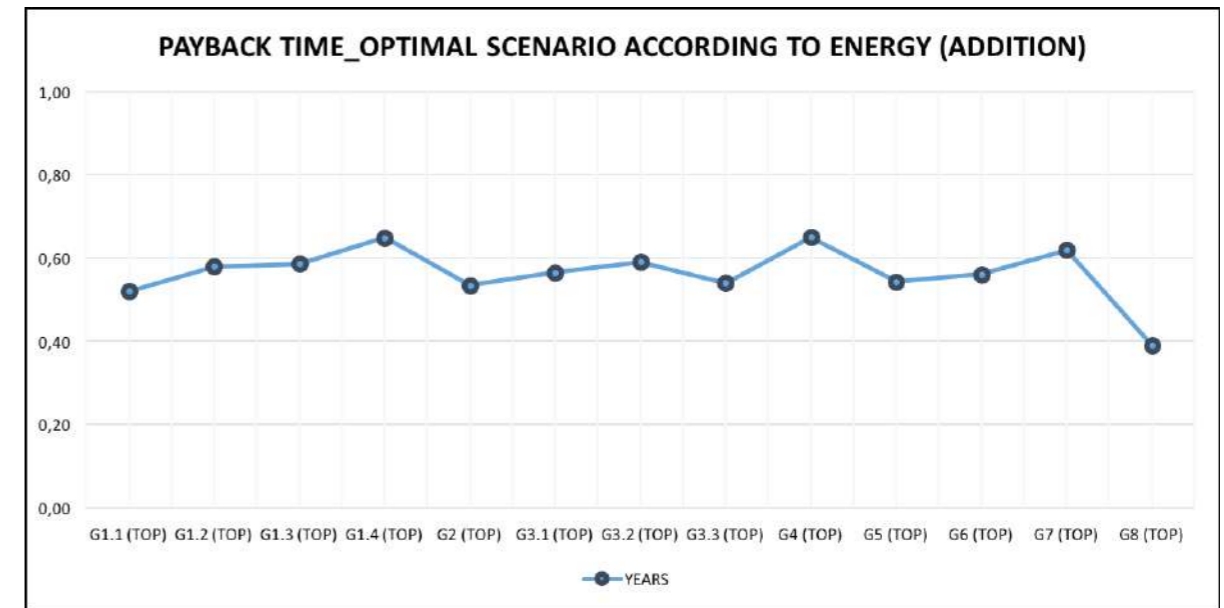
PAYBACK TIME CALCULATION OF DEEP RENOVATION INTERVANTION

PAYBACKTIME (DEEP RENOVATION)			
	COST	SAVINGS	PBT (YEARS)
G1.1	1.499.738,19 €	67.500,80 €	22,2
G1.2	485.120,60 €	16.699,33 €	29,1
G1.3	578.565,39 €	17.481,76 €	33,1
G1.4	544.941,26 €	11.448,86 €	47,6
G2	1.508.506,44 €	113.104,67 €	13,3
G3.1	1.273.848,52 €	55.956,58 €	22,8
G3.2	1.372.822,72 €	70.758,14 €	19,4
G3.3	1.132.601,82 €	52.124,16 €	21,7
G4	2.037.570,28 €	100.024,32 €	20,4
G5	1.538.938,00 €	55.025,70 €	28,0
G6	1.502.653,89 €	40.076,40 €	37,5
G7	1.168.278,73 €	51.600,26 €	22,6
G8	281.295,43 €	11.658,62 €	24,1



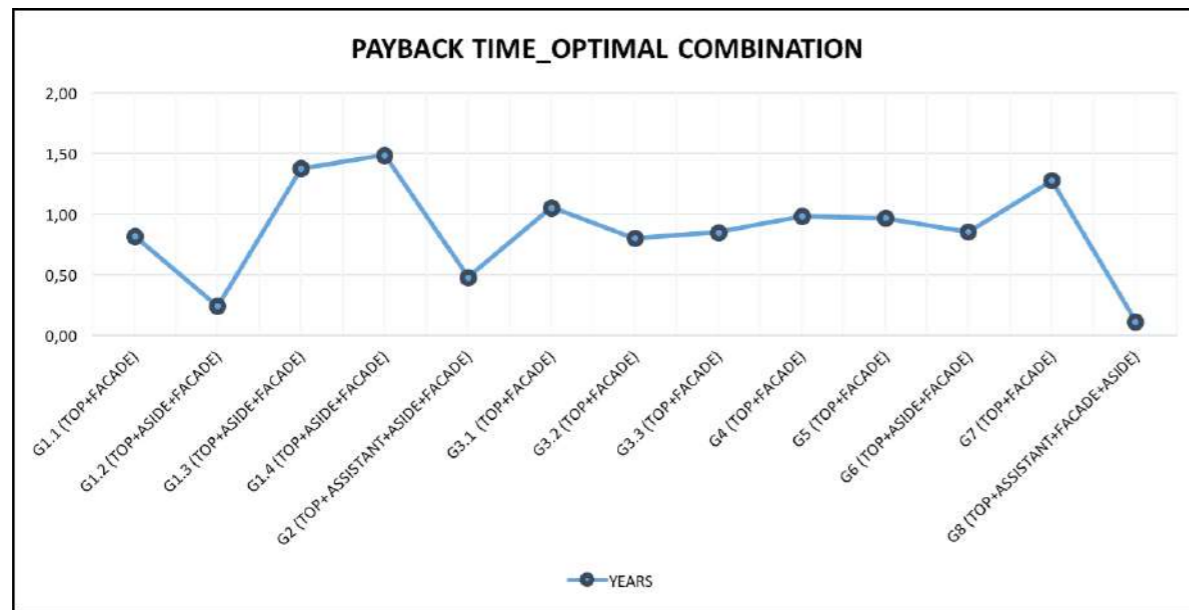
PAYBACK TIME CALCULATION OF OPTIMAL SCENARIO ACCORDING TO ENERGY (ADDITION)

PAYBACKTIME (ADDITION)			
	COST	SAVINGS+SALE	PBT (YEARS)
G1.1 (TOP)	5.028.959,50 €	9.679.649,60 €	0,5
G1.2 (TOP)	1.316.743,98 €	2.271.054,85 €	0,6
G1.3 (TOP)	1.316.743,98 €	2.246.901,68 €	0,6
G1.4 (TOP)	1.298.328,00 €	1.999.481,34 €	0,6
G2 (TOP)	5.252.029,48 €	9.832.484,67 €	0,5
G3.1 (TOP)	3.606.609,70 €	6.379.555,97 €	0,6
G3.2 (TOP)	3.861.295,98 €	6.544.502,40 €	0,6
G3.3 (TOP)	3.510.635,48 €	6.502.212,48 €	0,5
G4 (TOP)	4.397.114,49 €	6.766.178,56 €	0,6
G5 (TOP)	4.521.106,33 €	8.320.682,40 €	0,5
G6 (TOP)	4.837.228,99 €	8.626.208,30 €	0,6
G7 (TOP)	3.187.004,20 €	5.151.181,50 €	0,6
G8 (TOP)	2.040.766,14 €	5.230.119,04 €	0,4

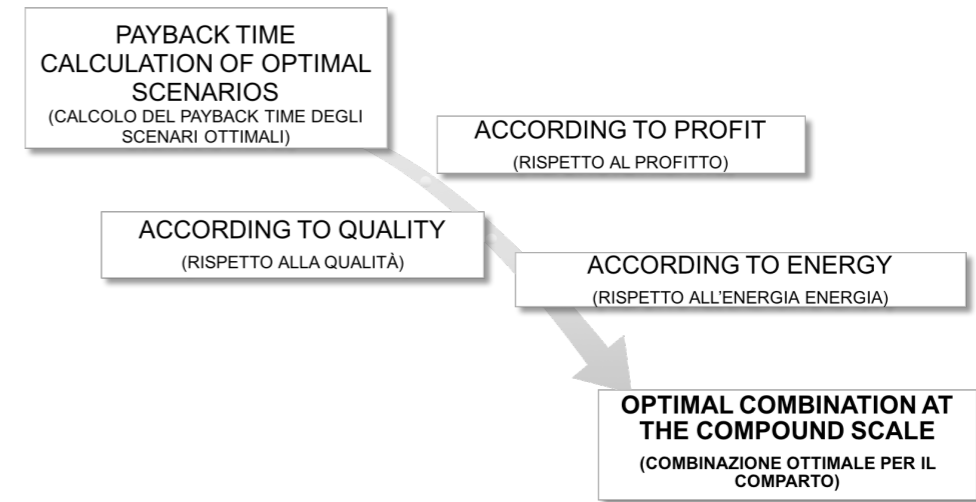


PAYBACK TIME CALCULATION OF THE OPTIMAL COMBINATION AT BUILDINGS SCALE

PAYBACKTIME OPTIMAL COMBINATION			
	COST	SAVINGS+SALE	PBT (YEARS)
G1.1 (TOP+FACADE)	7.143.261,26 €	8.730.449,60 €	0,8
G1.2 (TOP+ASIDE+FACADE)	5.646.921,28 €	23.436.254,85 €	0,2
G1.3 (TOP+ASIDE+FACADE)	2.752.161,79 €	1.997.701,68 €	1,4
G1.4 (TOP+ASIDE+FACADE)	2.312.287,34 €	1.557.081,34 €	1,5
G2 (TOP+ ASSISTANT+ASIDE+FACADE)	18.741.170,89 €	39.207.284,67 €	0,5
G3.1 (TOP+FACADE)	6.005.633,18 €	5.689.556,58 €	1,1
G3.2 (TOP+FACADE)	4.781.894,79 €	5.962.102,40 €	0,8
G3.3 (TOP+FACADE)	5.202.869,61 €	6.107.412,48 €	0,9
G4 (TOP+FACADE)	5.820.053,41 €	5.926.824,32 €	1,0
G5 (TOP+FACADE)	6.339.263,15 €	6.562.282,40 €	1,0
G6 (TOP+ASIDE+FACADE)	7.866.615,24 €	9.217.008,30 €	0,9
G7 (TOP+FACADE)	5.433.045,18 €	4.246.781,50 €	1,3
G8 (TOP+ASSISTANT+FACADE+ASIDE)	6.794.890,72 €	59.722.068,99 €	0,1

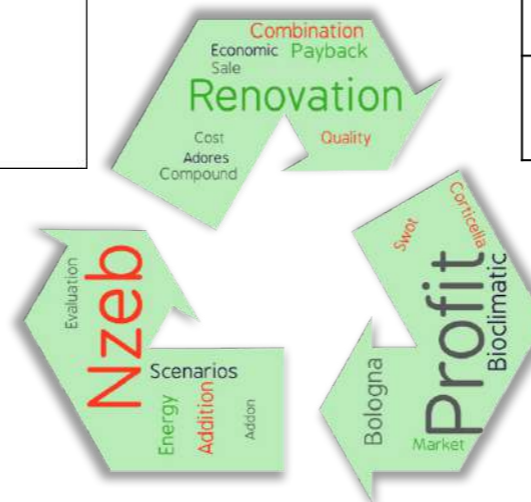


PAYBACK TIME CALCULATION_METHOD



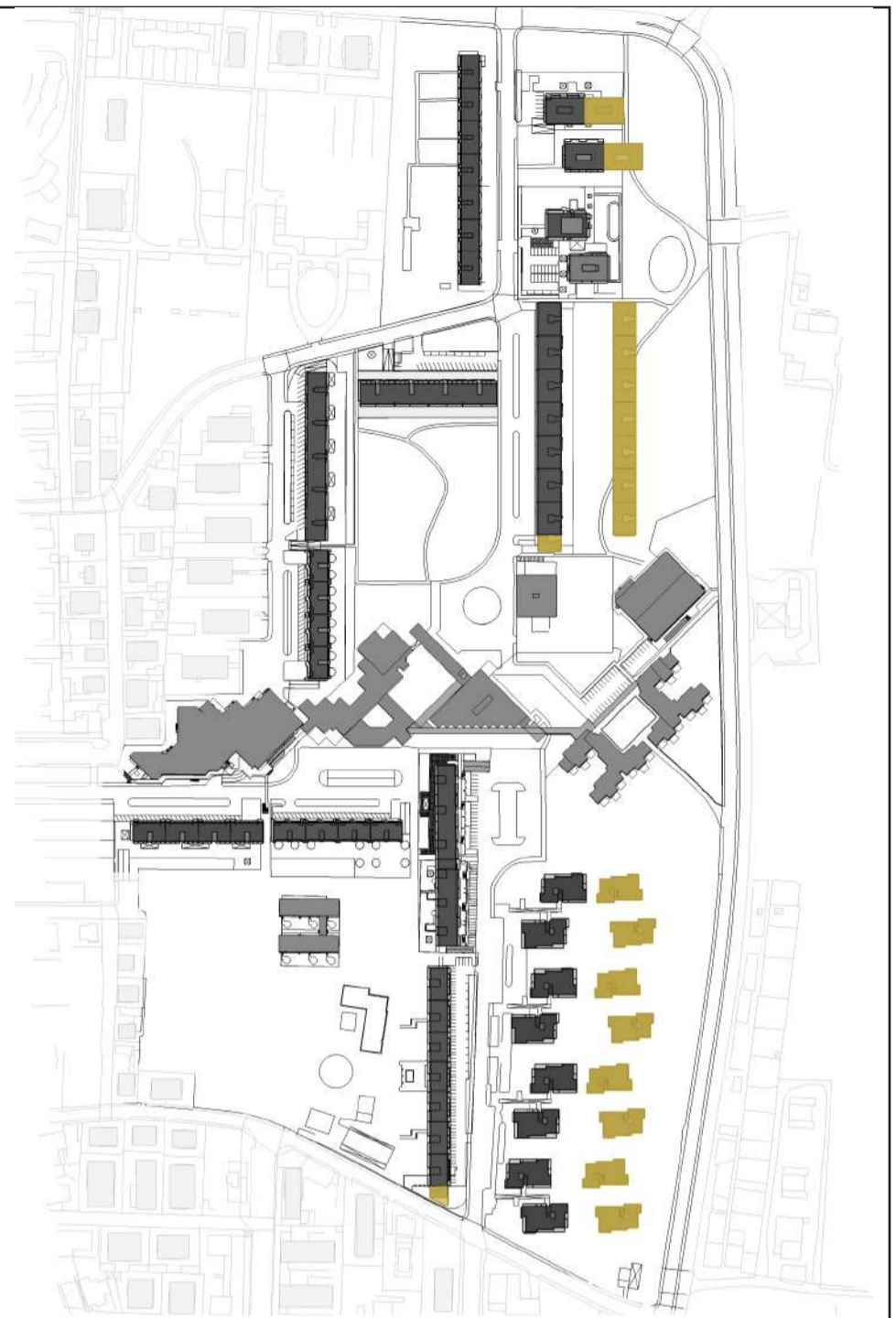
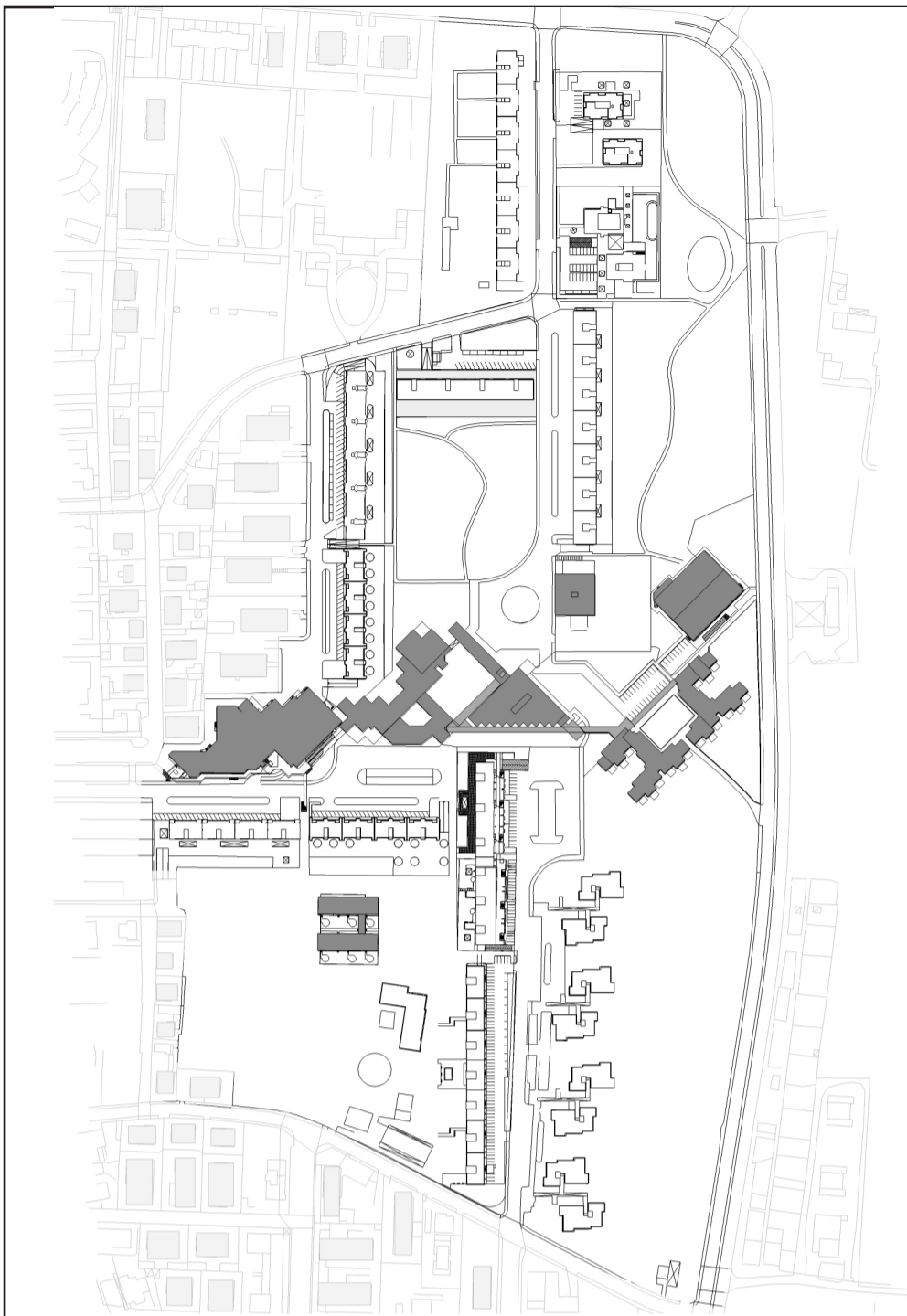
PAYBACK TIME CALCULATION OF THE OPTIMAL COMBINATION AT COMPOUND SCALE

PAYBACK TIME AT COMPOUND SCALE	
INTERVANTION COST	84.840.067,84 €
ENERGY SAVINGS+ SALES	123.677.801,60 €
PAYBACK TIME (YEAR)	0,7
PAYBACK TIME (MONTHS)	8





CORTICELLA, BOLOGNA



CURRENT STATE	
Permeable Area	104784,27 m ²
Impermeable Area	110768,51 m ²
Index	0,95

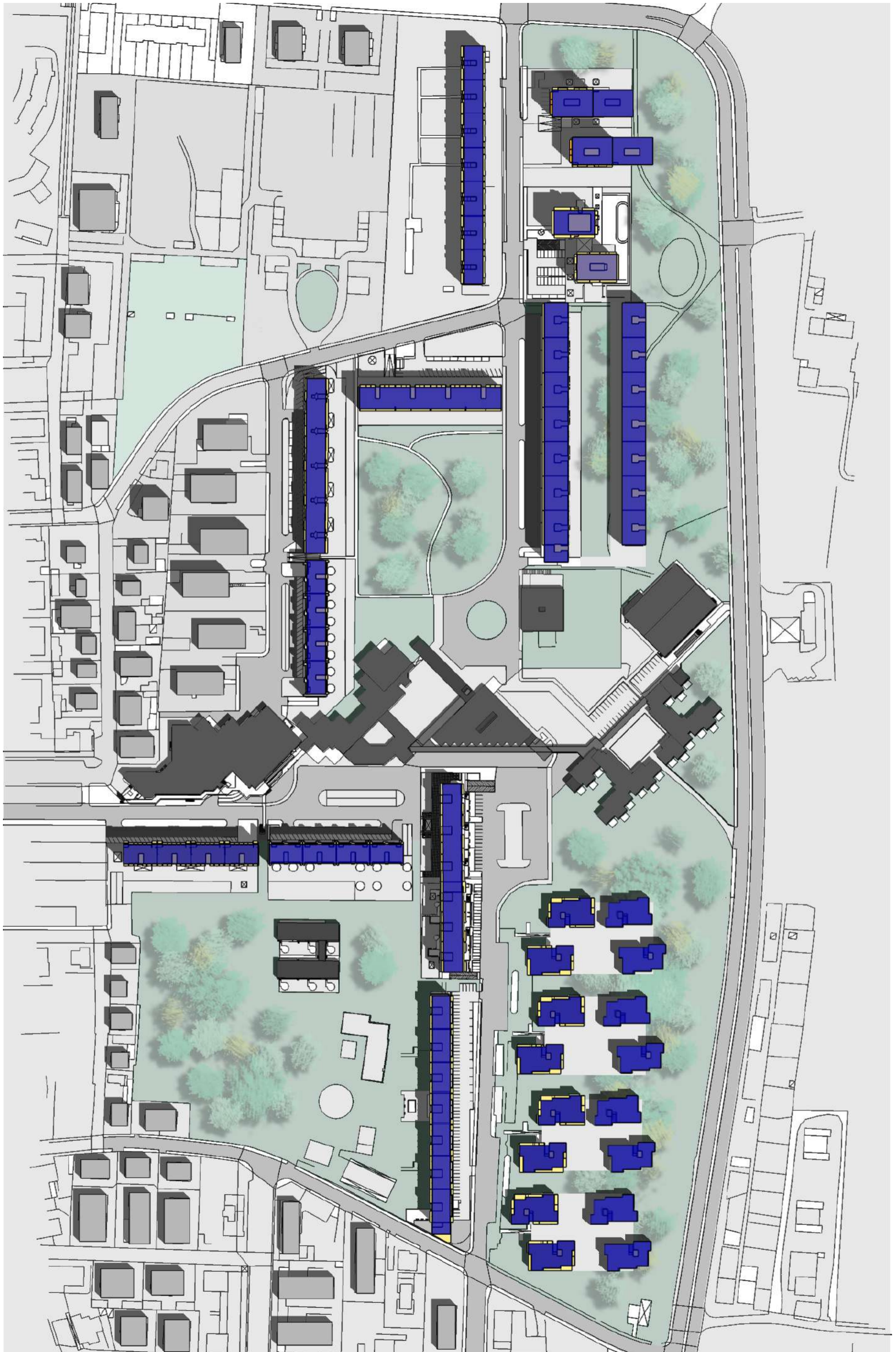
COMBINATION	
Permeable Area	86418,2 m ²
Impermeable Area	129134 m ²
Index	0,67

1. PERMEABLE FLOORING	
Permeable Area	96318,2 m ²
Impermeable Area	119234 m ²
Index	0,81
Restored	85%

2. GARDEN ROOF	
Permeable Area	104784,27 m ²
Impermeable Area	129234 m ²
Index	0,75
Restored	79%

3. P.F.+G.R.	
Permeable Area	106097,55 m ²
Impermeable Area	119234 m ²
Index	0,89
Restored	94%

COST	
OPTION 1	198.000,00 €
OPTION 2	582.348,00 €
OPTION 3	780.348,00 €



CORTICELLA, BOLOGNA