

MARINA VERDE WELLNESS RESORT

Caorle - Venezia

Press release

Project's Idea: **Carlo Falconera, Manuela Marchesan, Gabriele Bellinazzi**

Client: **Marina Verde**

General Management: **Carlo Falconera**

Structural design and operational coordination, construction management and safety coordination: **Engineer Massimo Urso**

Construction Company: **Pellegrini s.r.l.**

Urban and architectural design: **Studio P&B associati**

Interior and lighting design: **Arch. Simone Micheli**

Planning: **2008**

Realization: **2012-2014**

Place: **Caorle - Venice**

Photo: **Juergen Eheim**



001_Marina Verde



002_Marina Verde



003_Marina Verde



004_Marina Verde



005_Marina Verde



006_Marina Verde



007_Marina Verde



008_Marina Verde



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016_Marina Verde



017_Marina Verde



018_Marina Verde



019_Marina Verde



021_Marina Verde



022_Marina Verde

More info are available for each photo.

DETAILS

- Involved area: 15.000 sq.m.
- Involved surface: 10.000 sq.m.
- Hypogeal plate: about 35.000 cu.m.
- Wellness centre - spa – green area: 2.000 sq.m.
- Services area related to the resort: 1.000 sq.m
- Parking area : 4.500 sq.m
- Two aboveground and seven floor buildings almost entirely made of wood for a volume of 14.900 cubic meters
- N° 73 tourist residences for a total surface of 4.000 sq. m. gifted with large terraces overlooking the sea for a surface 3.000 sq. m.
- Lounge Bar Cafè de Mar of 550 sq.m
- Reception of 150 sq.m serves the resort and the wellness centre
- Convention room with 60 seats
- Solarium with lounge beds: 2.500 sq. m.
- Heated Relaxing pool with water jet and 48 lounge beds: 18 mt. diameter
- 6 x 25 mt. Swimming pool
- Common green area: 3.000 sq. m.
- Prestigious penthouses with terraces and garden-roofs with water tubs / spa and private pools: 1000 sq.m.

The client's mission: Marina Verde

"Marina Verde wellness resort" is a new tourist and residential complex that rises up along the Adriatic coast, right in the heart of Caorle- Venice, in a strategic area located at the south of the Sea, at the north of "Darsena dell' Orologio", at the east of the city-centre, at the west of western coast. Our specific intention has been naturalizing a construction project so that the green area predominates over the buildings in an unusual ratio of 1 to 1.

This action shows the value we give to the quality of living, rather than to quantity of buildings. This is the first real work built in harmony with the landscape, through a rationality based on new technologies and made up with innovations, that is a perfect mix among architecture, design and eco-friendly thoughts. The work is characterized by garden-roofs, inner courtyards, walkways, flowers boxes, and the Sea Park. The Sea Park, through which everyone can reach the beach, is filled up with various species and essences of native plants, where everyone can relax and stay in a perfect way of being.

The Marina Verde residences are realized with the latest technologies in cooperation with business leaders and professionals who share the philosophy of the project in terms of energy savings, research, quality and design.

"Marina Verde wellness resort" speaks the language of contemporary architecture where ecology is combined with technology, and technique is married with research. Marina Verde was born from here!

Marina Verde bases its philosophy right on the careful respect of the environment: a green philosophy in order to turn the residential buildings into a modern and prestigious centre of attraction in the international world of tourism, ensuring the highest quality of "modern living" to costumers. **Carlo Falconera**

Structural design and operational coordination, construction management and safety coordinator: Massimo Urso Engineer

Marina Verde: technical and technological challenge to support the architectural one.

"Marina Verde Wellness Resort" is an authentic and ambitious challenge from an architectural, urban, environmental and, not least, human point of view.

Each aim that lights up the work, starting from the ideas arriving to the realization, is an innovative goal.

There have been used advanced technologies to meet designers' demands and expectations: underground structures have been used to reach the supporting structure of the wooden buildings which hold up the development of seven floors above ground, and which is coupled with earthquake-resistant elements build up with reinforced concrete, while complying the tight regulation.

The challenges start from the realization of a "container" built in the ground at about 7m in depth, over an area of about 8,000 sq.m. This result was achieved thank to the project of a support structure, made with ribbed diaphragms, deep up to 21 m, that is able to protect both the surrounding works, and, especially, the workers engaged in the construction works, leaving the yard completely free in all different phases.

The "container" creates, at the same time, both underground and open spaces to receive the wellness centre with swimming pools and services and a big parking area to satisfy needs of users.

On the ground floor there is a large roof-garden, from which two seven-floors buildings, made in structural wood, rise up and on the top of their gardens and green areas bloom. The intriguing, innovative and hidden -but only to the sight- aspect of the work consists of a wooden core.

The technique, in this case, is combined with the research to find answers to the demands of companies: seismic criteria - as required by law - maximum energy savings, achieving the required parameters for class A + CasaClima certification, eco-sustainability of the building through the adoption of renewable materials such as wood, soundproof insulation, renewable energy sources and any other requirement in line with the demands of modern living.

There is an other equally important challenge from a human point of view: the creation of a so extensive and detailed complex required a large range of skills and an accurate coordination between companies and all the people who made this work in short time.

During this intense period we had to manage at the same time more than 300 workers every day, and the credit of the successful results belongs first of all to them. **Massimo Urso**

Construction Company: Pellegrini s.r.l.



"Marina Verde Wellness resort" is one of the more prestigious project that Pellegrini Construction Company realized in last years. Because of the morphology and the geology of the ground we put down fdp-full displacement piles for 28ml in depth and micropiles till the depth of 23 ml. The building is based on foundation of thickness of 60-80 cm made up with reinforced concrete and the underground perimetral wall corresponds with concrete diaphragms that were built 21 ml under the ground. In the first phase, in addition to the organization and the beginning of works, there have been used different processing and machineries to follow a rigid work schedule: from September to January we did the activities of poles, micropiles and exavation. These activities needed big spaces, creating many difficulties at logistic level and during the disposal operation. During further step buildings grew in high, showing their frame that is characterized by a staircase and by two reinforced concrete seismic septa to support the building made up with wooden horizontal and vertical closures and with steel frame carefully placed thank to the company activity of control and coordination, in cooperation with Holzbau Rubner and structural engineers. After the realization of structural works, Pellegrini Con-

struction Company gave its contribute to the finishes. We used plasterboard for internal partitions, paneling and false ceilings, being careful in acoustic and heat insulation; following advices of engineers, of companies and of our past experience. We took the same care in realization of flooring where we used light blocks gifted with higher quality than traditional ones. Pellegrini Company has moreover completed covers, creating insulation, waterproofing, roof covering metal sheet and the lines to guarantee future maintenance. Finishings of terraces are also made by metal sheets. The attention that the company used during the realization of details has been rewarded with very good results and certifications. Outside there are two swimming pools with their solarium and walkways, taking care specially of waterproofing in correspondence of green areas.

During the construction works two Comedil cranes guaranteed the transportation of goods and materials.

We used:

- 3 machineries for micropoles
- 1 machinery for FDP poles
- 2 machineries for diaphragms
- 1 Manitou telescopic lifter machine

and several trucks

On average every day there were 70 workers but in difficult moments there were more than 250 workers each day.

Technicians optimized working ways and methods and efficiently coordinated the different teams of workers to guarantee cooperation and to realize the compound on time. Finally we have to underline that the Company gave a big importance to the safety aspect, using all the required accident prevention measures and in fact there weren't accidents during the period of works.

Pierluigi Pellegrini

Urban and architectural design: Studio P&B associati



"Marina Verde wellness resort" whose internals are signed by Architect Simone Micheli is composed by two simple volumes facing south, perfectly integrated and surrounded by green land. The resort is composed by 73 prestigious residences of various sizes gifted with large terraces overlooking the sea and prestigious penthouses with rooftop gardens and private swimming pools. A reception, Cafè de Mar, Congress room, a solarium of around 2.500 square metres with warmed pools for children and adults, a 2.000 square meters wellness centre articulated around beautiful green gardens, water and zenith lightning. It is the first seven floors building ever raised in Italy to be built entirely out of wood, with technologically advanced casings and shielding, thermal-acoustic insulation and top category doors, windows and installations. A geothermal flap is used for cooling. Heating and warm water are supplied by solar panels, and photovoltaic panels produce electricity. The ventilation is mechanical, LED lighting and electrical loads are monitored by home automation. The external shading walls and the green sceneries maintain the level of internal temperature. These passive and active strategies linked to the philosophy: "save energy by creating energy" offer a comfortable yet prestigious environment aiming to obtain the "Home Class A Climate" certification. An eco-friendly energy saving home, able to decrease up to 80% of the energy demand and consequently reduce the operating costs. The first six floors building in Italy entirely built in wood. **Gabriele Bellinazzi**

The heart of the interior design: Simone Micheli

The Architect Micheli's idea about the interior design of "Marina Verde wellness resort" - an extended residence conceived for tourism - is to define a field full of architectural content and expressions which belong to our present-future, narrating a thrilling story that speaks about sustainability.

"It is a space, a reflection on tourist residences, on a great wellness centre, on a wide and interactive lobby whose main objective is to build an enveloping homogeneous volumetric field where the proactive materials used are wonderful and friendly to the environment. The affected building area is over 15,000 square metres and appears to be characterized by a set of candid and essential totemic volumes contrasting each other with a vibrant yet natural harmonic dissonance.

The "Marina Verde wellness resort" is characterised by a dynamic expressivity, a strong visual identity surrounded by intelligent, ergonomic and functional contents. Everything is conceived to overcome the barriers of known reality, and foster a perception of other places, through the use of compositional and conceptual unlikely stories, not canonical and neither mimetic.

It is a project characterized by sets of signs that accost the real estate transaction to the creative world. It is an intervention able to transform the experience lived by the visitor into active memory, because it is built on the basis of uniqueness and excellence". **Simone Micheli.**

The Project

The objective of delineating a sustainable project which is also generator and perpetuator of beauty and of transparent opulence is fully reached in the interior design of Marina Verde Wellness Resort. The volumes of the interior, characterized by white voids and basic elements help to simplify life and eliminate redundancies. In each apartment few furnishings have totemic value and fully express an essential architectural gesture. The open and light-filled environments allow the compenetration of different functions, making the space fluid. Therefore the living area, with porcelain gres flooring and wooden patterns extend organically and without interruptions towards the exterior in the panoramic terrace facing the sea. Similarly, the kitchen, with planar surfaces and full height lacquered chests flows into the dining area. The LED illuminated objects, encapsulated in plastic volumes with a marine concept, along with terse plasters, alternated with partitions covered in wallpaper with anomalous blue geometries, play a nodal role in all spaces. The bedrooms, also distinguished for extreme whiteness, have similar chests with lacquered doors and chromed elliptical handles.

The bed seems to be suspended from the floor and such an effect is accentuated by a diffuse blue LED light emanated at its base. Contributing to the harmonious and dreamlike atmosphere, the head of the bed is also lit up with blue LEDs. Here, like in the living area, an LCD TV monitor is encased in an elliptical mirror located above the bed so it can be used while lying beneath the warmth of the blankets. Even the bathrooms follow the ideal of minimalist luxury meant to simplify and give value to daily life; in this environment formal cleanliness dominates with white finishes and immaculate surfaces. The elliptical mirror above the sink becomes a floating bubble, suspended from the wall and accentuated thanks to LED perimetral lights. The shower is separated by a sandblasted crystal panel with a decorative pattern, functional for privacy. The same ideal of functionality, simplicity and suggestive multiplicity is concretized also in the common areas of the extensive and prestigious complex.

The presence of a vivacious space meant for children with colorful poufs and decorated walls with funny drawings shows the attention to practicality and to the expression of an imaginary and playful dimension.

The bar and restaurant area Cafè de Mar, on the ground floor, offer a relaxing and also sensorially stimulating environment. A game of lights coming from different sources creates a synaesthetic and hybrid space. The bar is suspended on a curve of blue light, and is also irradiated from above by a symmetrical colored LED ribbon and by adjustable spotlights in the ceiling. The area in front, reserved for tables and with solid columns in raw cement, receives natural light from a crystalline curtain wall façade and from linear neon lights oriented geometrically and encased in the ceiling. The Chips chairs by Simone Micheli, the structure of which is synthesized by emptying them from matter, create a dialogue between ergonomic and ethereal which characterizes the entire space. The project perfectly expresses the philosophy of an environment where practicality and art are mixed, nature and technology complete each other, comfort and entertainment are fused in symbiotic harmony. All this in a stimulating, emotional, suggestive space, which is also eco-compatible and functional, expression of an "other luxury" and of a candid, desired essentialism.

The Wellness Center

The wellness center, which osmotically connects the interior to intriguing outdoor spaces is developed on a space of 2000 sqm. and is made up of multiple areas: a pool area, two saunas, two hammams, relax spaces with white beds and treatment cabins which preserve privacy. In this relaxing environment the possibility of finding regenerating relief from the cycle of daily life is dialectically linked to a multisensoriality which allows experience to become unforgettable memory. Inside the wellness center created by the architect Simone Micheli, it is possible to transcend conventional space-time to start a sensorial path suggestive of a return to the origins. Guests are immersed in an intriguing atmosphere, reminiscent of the maritime world. Water, a primordial vital element, becomes fundamental in the thermal center: its symbolic purifying valence, expressed by the marine theme, is linked organically to its curative qualities and to the beneficial effects of hydrotherapy that the spa offers. The intent of integrating functionality and aesthetic experience is perceived starting from the reception. Here the acid green floor, the white surfaces, along with the reflective ones, and the chips chairs, all touches tending to a contemporary and technological mood, are adjoined to natural elements like columns and walls entirely covered by vivid green leaves. The synthesis between artificial and organic is perfectly expressed by fish-shaped decorative elements. Of various dimensions and realized in chromed reflective material, these are suspended from the ceiling in different environments throughout the spa, creating an intriguing game of luminous blue reflections. The same chromed fish float above the main pool area, where they create unreal and fluid visions. Three pools with warm water between 30° and 36° celsius degrees occupy this space. Two, one of which is meant for children, are entirely covered, while one, semi-covered, allows the passage to the open in the green garden without getting out of the pool water, creating an uninterrupted and harmonic flow between stimulating and sinuous environments. The treatment cabins are set up for several wellness treatments, like regenerating massages, while an extended relax area with welcoming and ergonomic beds allows a full appropriation of the sensorial sphere. The relax area, characterized by diffuse lights, colored flexible linear LED lights, dimmable continuous neons and adjustable spotlights, sounds and aromas, with diffusion integrated in the air implant, creates a synaesthetic and awakening experience of psychophysical wellness which is often lost in daily life. The objective of syntony between mind and body is reached in the adjacent path; from a bio sauna with high temperatures and purifying function, to the revitalizing hammam with scrub, passing through a cold shower, steam jets, and a hot shower, all in a visually pleasant and sensually enveloping environment, total wellness is achieved. Moving fluidly the guest can indulge the benefits of a warm Jacuzzi pool with energizing water jets, followed by an aromatic hammam equipped with an ice-making machine, and another purifying sauna. Finally, facing the garden is the extensive gym and fitness area, lit with LED spotlights encased in the ceiling, and fully outfitted with every machine to stimulate the body. At the boundaries with the external world, the interiors of the thermal complex at Marina Verde resort & wellness is an oasis where pleasure and relax become plurisensorial and memorable experience thanks to the treatments of hydrotherapy (and not only) which are offered, with innovative, functional and suggestive design.

THECNICAL SHEET

Adrenalina | www.adrenalina.it

- Covered poufs with Leatherette, produced exclusively for Marina Verde - Area Gioco & relax | design by Simone Micheli
- Covered Sofa beds with Leatherette | design Simone Micheli

Aqua Industrial Group - Divisione Wellness Engineering | www.aquaspecial.it

- Rectangular External Pool m 25 x 5

Recreational pool suitable also for swimming. Swimming pool with infinity circulation system. The structure is in reinforced concrete and it is finished in reinforced heat-sealed white PVC.

69 m³/h filtration system for a pool surface of about m² 125,00 and a pool's volume of about m³ 162,5; height of water of 1,30 m.

- Circular external pool, 18 m diameter

Recreational pool with a considerable hydro-massage system laid on chaise longue located on the whole perimeter of the pool. The pool, because of its controlled depth, is suitable also for children. There is also a funny water mushroom at the centre of the pool. Swimming pool with infinity circulation system. The structure is in reinforced concrete and it is finished in reinforced and heat-sealed white PVC.

Archimede Contract | www.archimededecontract.it

- Shell shaped opaque white varnished mirrors | design by Simone Micheli
- Bed headboards made up with 22 parts of different shapes and measures, opaque white and peacock blue varnished | design by Simone Micheli
- Room shelf opaque white varnished characterized by illuminating units design by Simone Micheli
- Wall and ceiling TV holders opaque white varnished with silk screened mirror | design by Simone Micheli

Ceramica Catalano | www.catalano.it

- "Sfera 54" Suspended toilet and bidet. The wc meets the CWE parameters, dimensions: 54x35
- "Velis 50" Ground toilet and bidet. The wc meets the CWE parameters, dimensions: 50x37

Disenia | www.disenia.it

- Series of sliding personalized shower enclosures, with and without frames, made in Extrabril aluminum and transparent tempered glass with chromed details matched with silk screened dividers | design by Simone Micheli

GLIP "The Lighting Partner" | www.glip.it

- "BUMP" thermoformed lamp, ceiling mounted, with adjustable spotlight, 7.5W, 3000°K, white finished | design by Simone Micheli,
- "Easy 5" recessed, adjustable spotlight, 7.5 W, 3000°K, white varnished aluminium body
- Mini projector, adjustable, recessed in the ceiling, 4W, 3000°K, white varnished aluminium body
- Mini point ceiling, 4W, 3000°K, white varnished aluminium body
- Linear Flat STW30 e STW60 led lighting modular system, ceiling mounted, 12w/m and 24W/m, with aluminium profiles and plastic cover
- Strip Led LF9 10W/m, 3000°K
- Strip Led blue colour, 10W/m

L'Ambiente | www.lambiente.it

- Opaque white varnished modular kitchen with Corian® flat and back surface | design by Simone Micheli
- Opaque white varnished bathroom furniture with Corian® flat surface, characterized by led mirrors | design by Simone Micheli

Myyour | www.myyour.eu

- Lily collection realized in white moulded Poleasy
- CHIPS collection in glossy stainless steel and white Poleasy. Glossy frame for outdoor | design by Simone Micheli

Novamobili | www.novamobili.it

- Opaque white varnished wardrobes | design by Simone Micheli
- Opaque varnished living area furniture and accessories | design by Simone Micheli
- Opaque white varnished fixed and extension tables | design by Simone Micheli
- Eco leather sommier | design by Simone Micheli

OIKOS Porte blindate | www.oikos.it

- Evolution-Tekno Security door, white lacquered internal covering, white carved external covering, with thermal insulation 1.2, acoustic insulation 45 dB, with Mose Kit for air/water/wind protection. Electronic locking system Keytronics. Evolution-Tekno by Oikos passed the BLOWER DOOR TEST, it is suitable for residential building with a high energy saving like CasaClima Class A or Passivhaus.

DETAILS:

CLIENT: Marina Verde

Marina Verde s.r.l. is a young company founded in 2005. It realized a modern and prestigious Spa and wellness resort that became the central point of real estate investment, of contemporary accommodation and of Caorle's entertainment.

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GENERAL DIRECTION: Carlo Falconera



Carlo Falconera was born on 12th July, 1968 in Padova. He, as deep connoisseur of his roots, has been showing a intense link with the territory of Caorle, since he was child. A sweet strip of land touched by the Adriatic sea, with a history of oars, sailing and traditions but projected to the future, where the wind and the waves mark time and where the quiet of lagoon and of "casoni" conquered the pen of Ernest Hemingway. Carlo started his career as commercial agent and soon became real estate entrepreneur. Since 1992 he has been founder and associate of Adriamare agency, dealing with real estates transaction in different fields. This made him known as a reliable and valuated person. He has been the president of the Local Divers Group for more than twenty years, promotes and creates, together with the municipality of Caorle, Oasi Marina Città di Caorle: a defended area and biological protection zone, involving himself in safeguard and respect of the environment. In 2005 he founded, in cooperation with a group of local entrepreneurs, Marina Verde s.r.l., the company of which he is the administrator with the precise aim of realizing a modern and prestigious pole of attraction in tourist and residential international world.

Carlo Falconera

Structural design and operational coordination, construction management and safety coordinator: Massimo Urso



He graduated with honors in Civil Engineering at the University of Padova in 1984, private practice continuously since 1985 with offices in Torri di Quartesolo (VI). The fields of activity ranging from industrial / commercial, office, residential, tourist, private and public, both in the aspect of integrated design of structural design and safety. The areas of preferential action consist of major works, with the technical conditions intrinsic and complex boundary, which are for example the underground structures in the urban fabric tight. Specialist in special foundation work, underground rooms of medium and large size, special structures that come out of the ordinary schemes and pre-built. For his own business uses, as well as internal collaborators in the study, some qualified external collaborations with industry professionals.

Studio Ingegneria Civile Massimo Urso - Raffaella Panizzon
via Brescia 33 I - 36040 Torri di Quartesolo (VI) p +39 0444 267471 studio@studioursopanizzon.it

Construction Company: Pellegrini s.r.l.

The Company of solid tradition always takes care of the quality and of constant innovation applied to all sectors of the building: from new constructions to restoration from urbanization works to industrial and commercial buildings.

Pellegrini S.r.l.

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info@pellegrinicostruzioni.it | www.pellegrinicostruzioni.it

Urban and architectural design : Studio P&B associati

Founded in 1998 by Gabriele Bellinazzi and Antonio Padovese, P&B associated is an operational Studio in the Eastern Veneto, mainly in Caorle (Ve). The Studio focuses on interests and activities revolving around the execution of integrated architectural and structural projects, ranging from restoration to renovation and interior design.

Studio P&B associati

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Interior design project and Lighting

SM© SIMONE MICHELI



Simone Micheli founded his Studio in 1990 and in 2003 the Simone Micheli Architectural Hero Company, based in Florence, Milan and Dubai. He is the curator of many thematic exhibitions in the most important international fairs. In 2007 he was the representative of the Italian interior design participating to "XXX Congreso Colombiano de Arquitectura" in Barranquilla, Colombia and again in 2008 participating to the International Conference of Architecture for the Contract field in Hanover, Germany.

In 2008 he signed the "La Casa Italiana" exhibition at the "Mube" Museo of sculpture in San Paolo, Brazil; during the same year he participated to the exhibitions at the "Franz Mayer" in Mexico City and at "Centro de las Artes in Monterrey in 2009. He is professor at Poli.Design and at the Scuola Politecnica di Design in Milan.

His professional activity moves towards different directions: from architecture to interior design, from visual design to communication; his eco-friendly and nature-oriented creations are characterized by strong identity and uniqueness. Many of his works are realized for public administration and for important private clients linked with the residential world.

Among the national and international awards we can remind: the "Best Interior design" and "the Best Apartment Italy" awards won with the project "Golfo Gabella lake Resort" in the competition "Homes Overseas Award 2007" in London (international award reserved to the best real estate developments in the world); the "International Media Prize 2008" – Shenzhen in the "Annual Public Spaces Grand Award" category and the "International Design Award 2008" – Los Angeles in the "Interior Design" category, with the project "New Urban faces for the province and the municipality of Milan; the "Interior Designer of the Year" during "International Design Award 2008" in Los Angeles; the "Best of the year 2010" in "Beauty, Spa and fitness" category, given by Interior Design Magazine - New.York, Usa and the "International Media Prize 2010" in "Annual Club Space Award" category, given by Modern Decoration Magazine, in Shenzhen, China, for the "Atomic Spa" project of Boscolo Hotels in Milan. The "Tre number one award 2011" in interior design field – Venice, Italy, and the "Contemporary Spa Award 2011" in "Best Future Spa" category - Bologna, Italy, for "Marina Verde Wellness Resort" project, in Caorle, Venice. "Best of the year honoree 2012" in "hospitality" category, given by Interior Design Magazine, New-York, Usa, with "B4 Hotel In Milan" project (now it is Barcelò Hotel).

The last award Simone Micheli won is the "Iconic Award 2014" – Frankfurt, Germany - in the "Interior Winner" category, with the project RubensLuciano Offices and showrooms" in Stra - Venice. The iconic award is an international award organized by the German Design Council. His works have been shown in the most important international exhibitions; he held conferences and lessons in universities and cultural institutes of many cities; his publications are on the most important national and international magazines. There are many interviews dedicated to his works and his last monograph "Simone Micheli From The Future to The Past" published in 2012 is a selection of projects belonging to his last twenty years of activity.

www.simonemicheli.com