

INTERNATIONAL PROJECT BROCHURE

SYNERGIC GREEN DESIGN

BIO – ECOLOGICAL &
HOLISTIC ARCHITECTURE

INTEGRATE SOUL TO IDEAS



INTERNATIONAL PROJECTS

2



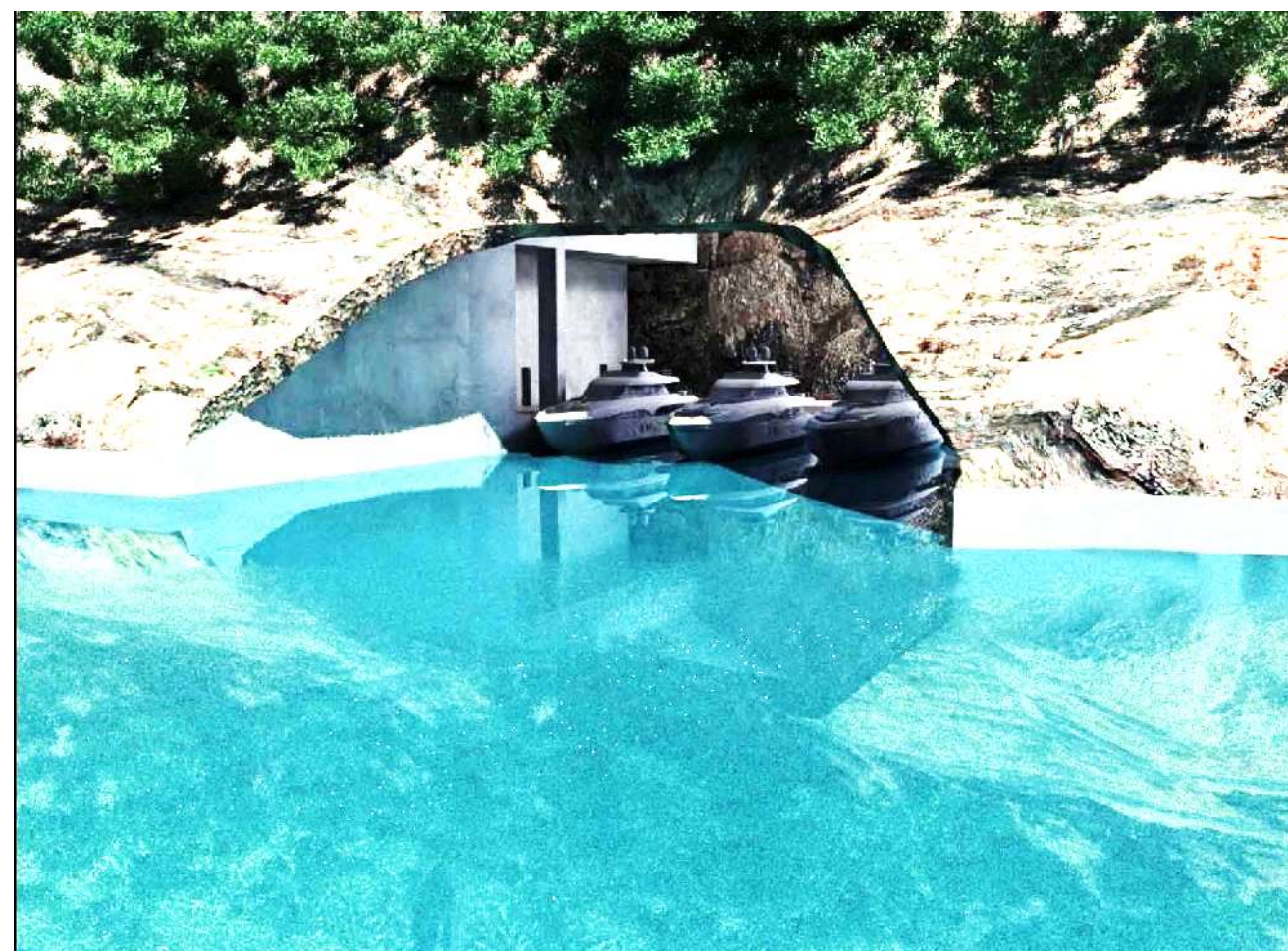
URBAN PLANNING INTERNATIONAL PROJECT

1. **TOURIST VILLAGE KENYA - MALINDI**
Subdivision of land located along the beach Mayungu in which to build a number of various types of single-family homes. The construction method is typical of the area, local materials and Maguti for the flaps, internal layout.
2. **VILLAGE REALIZATION MOGADISHU - ERITREA**
Format of the village to be located in some African areas in tourism development. various types of houses that retain the typical architecture African features were studied.
3. **RELOCATION VILLAGES – OUAGADOUGOU BURKINA FASO**
Designing of the relocation of 3 million inhabitants living in poor conditions in the new quarters of the city designed to ensure a better quality of life and usability of the city. urban planning and construction. Features and materials typical of the place.
4. **BORGO MATAS BLANCAS - FUERTEVENTURA CANARIAN**
Master Plan, concept, feasibility study of new residential, commercial, and services complex (3ml sqm surface area)
5. **BORGO MANOEL - MANOEL ISLAND MALTA**
Master Plan, concept, feasibility study, architectural design of new residential, commercial, and services complex (1ml sqm surface area)
6. **MADRE PROJECT – MALDIVIAN DREAM - MALDIVES**
Master Plan, concept, feasibility study, architectural design of new residential, commercial, services complex, organic food production soiless Aquaponix technology, waste to energy,
7. **TANZANIA INTEGRATION PROJECT – MINES – SOCIAL HOUSING – COMMUNITY – AGRICULTURAL**
Master Plan, concept, feasibility study,
8. **HAFIC PROJECT HOLISTIC AGRI FOOD INTEGRATED COMPLEX – DUBAI – SHEIK MANA BIN HASHER AL MAKTOUM GROUP OF COMPANY**
architectural design and general coordinator -











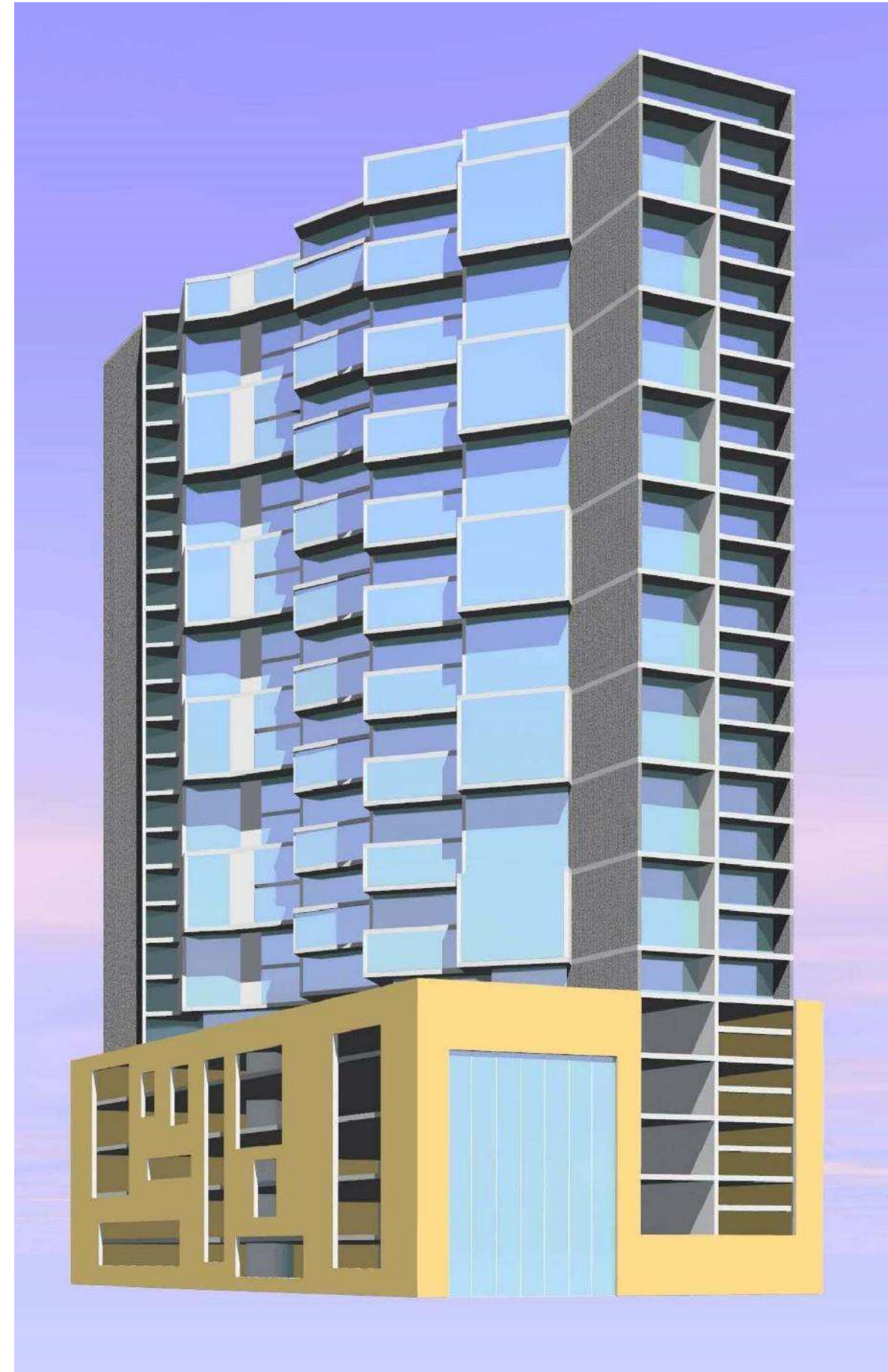


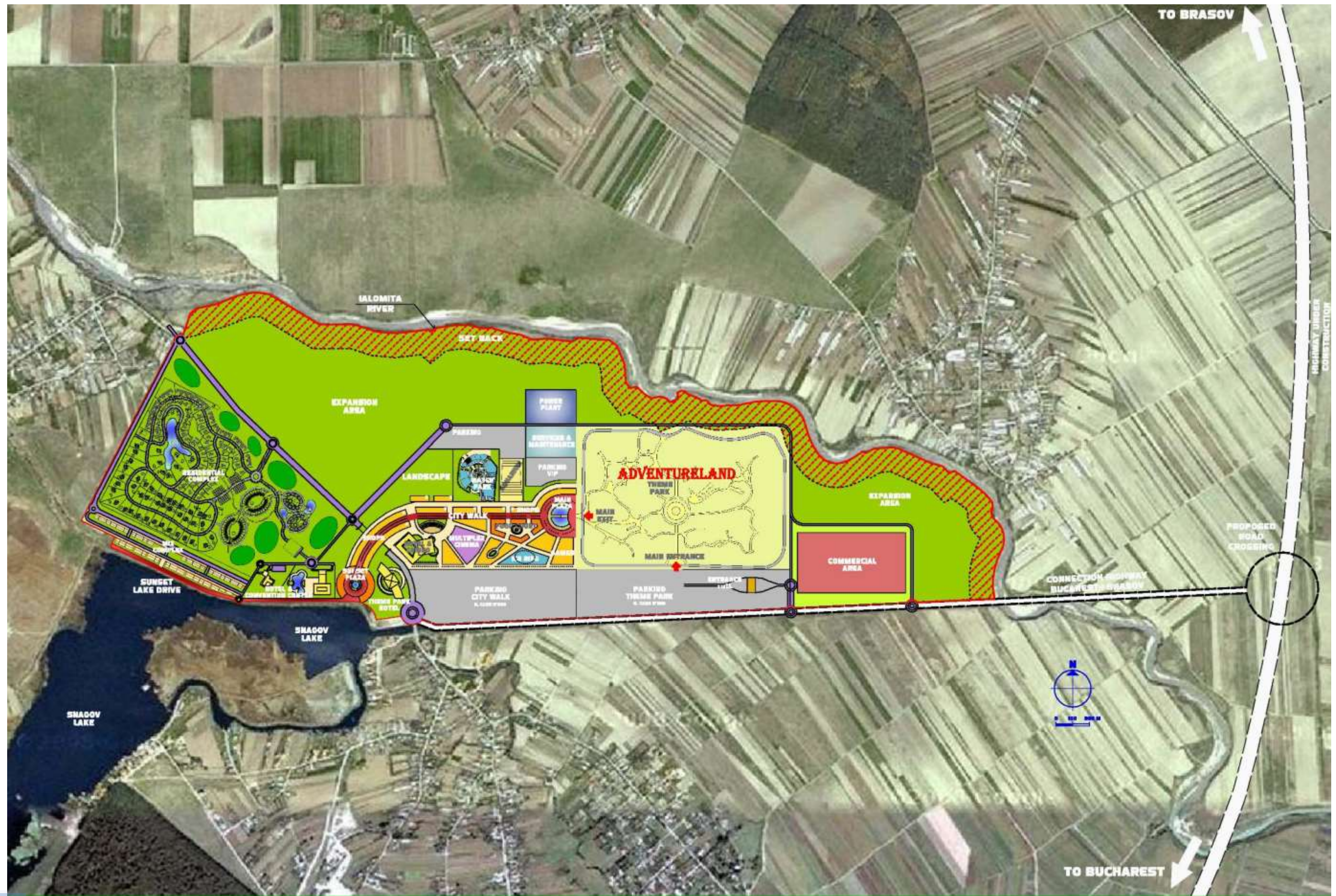


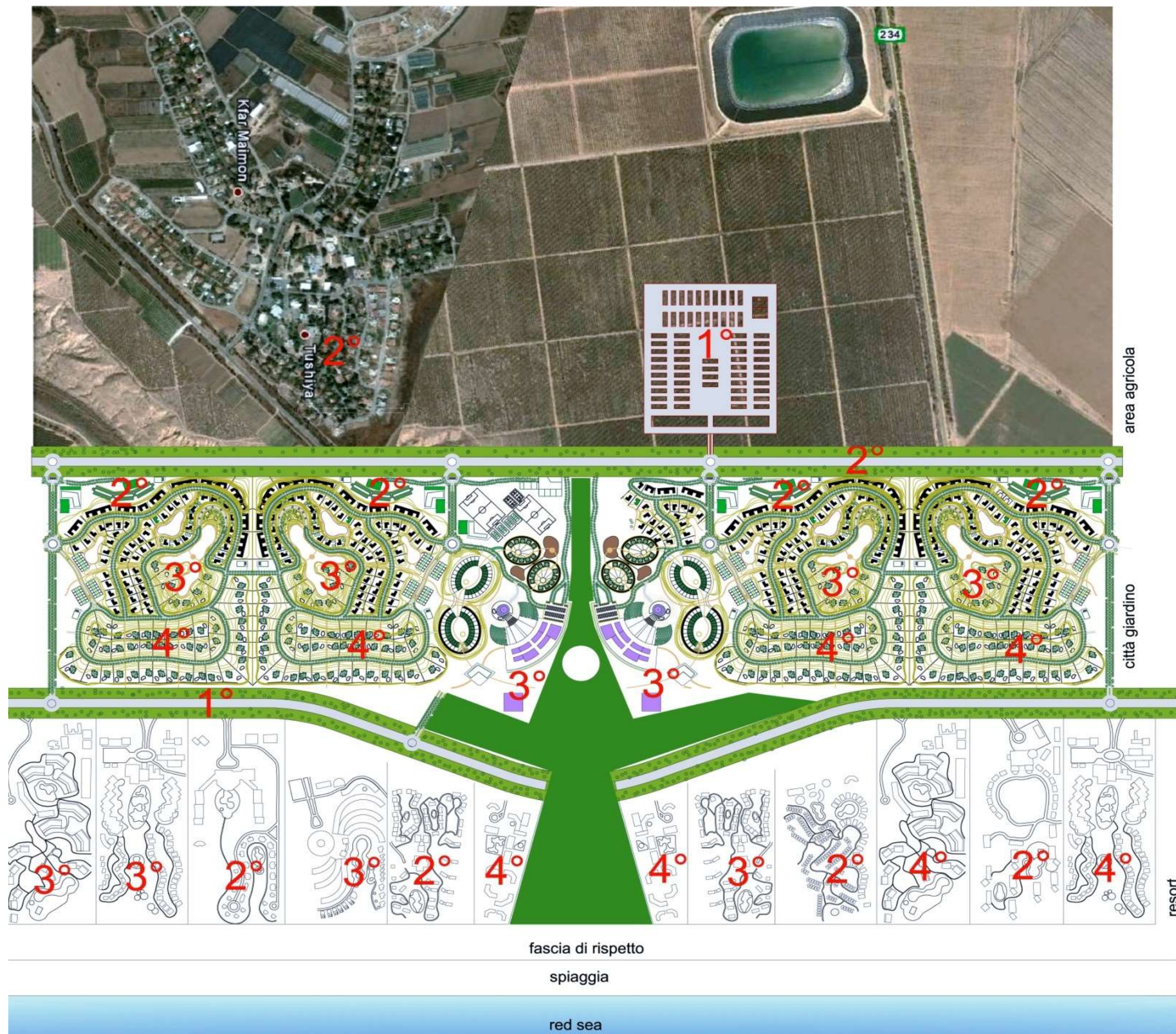




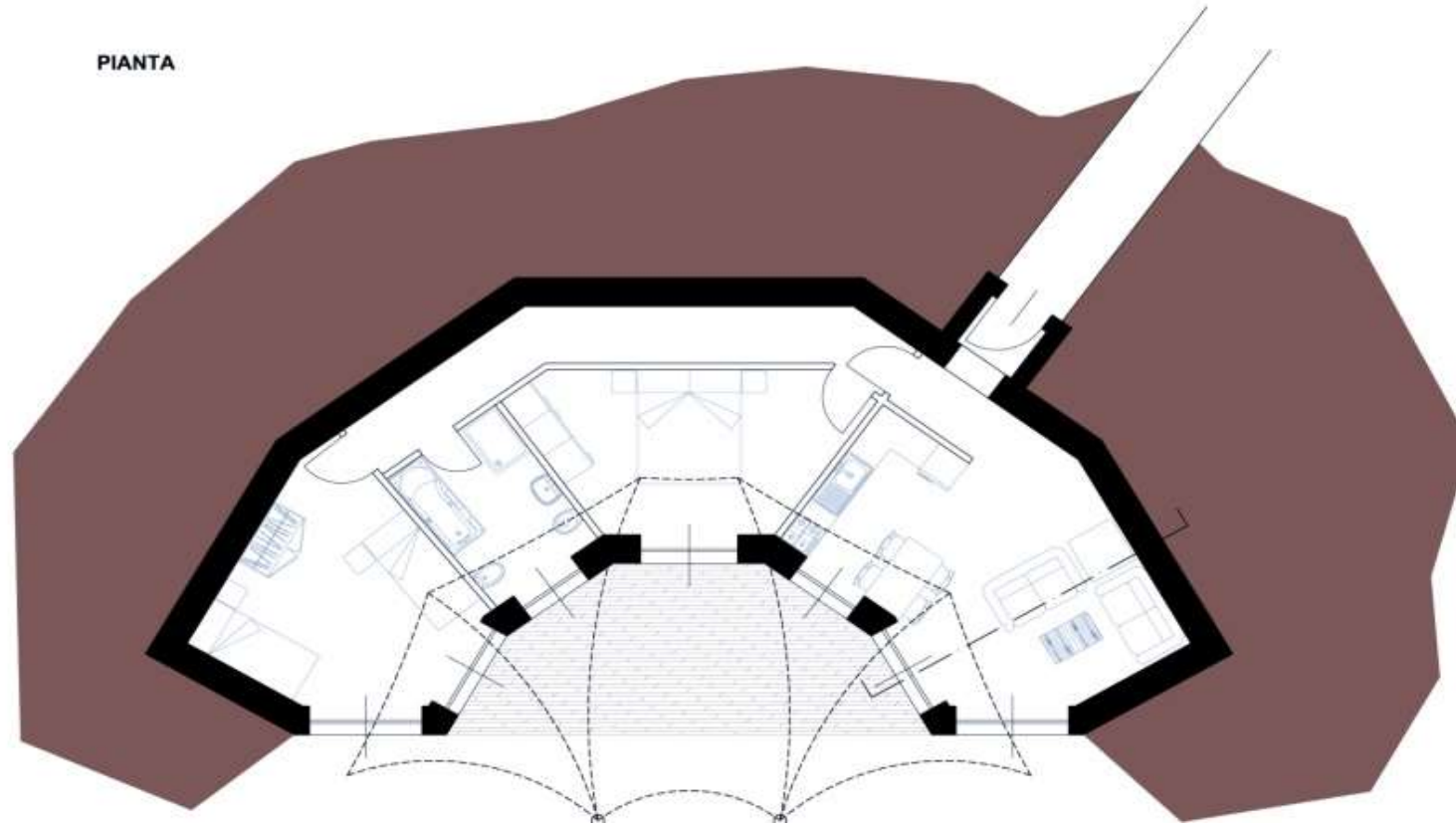




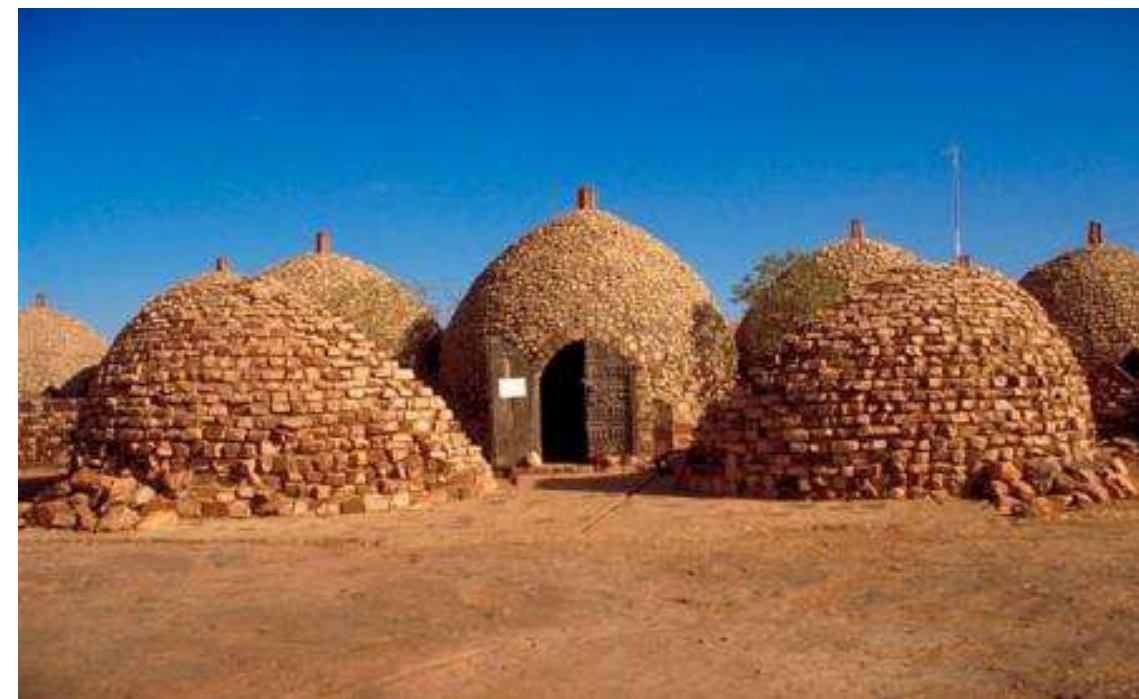
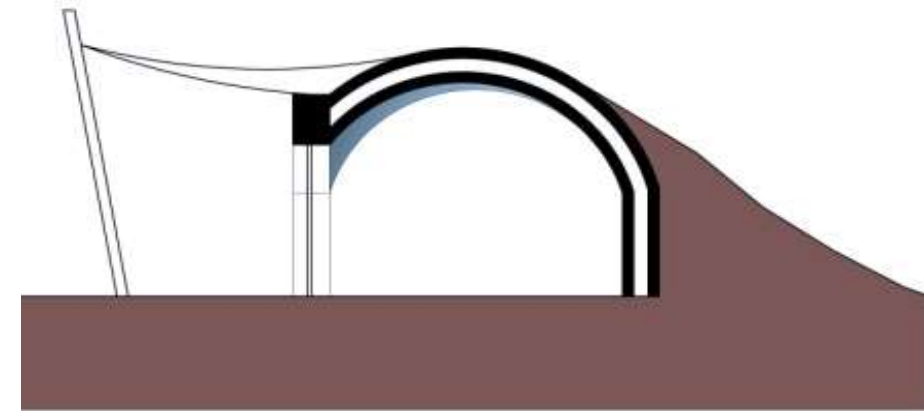


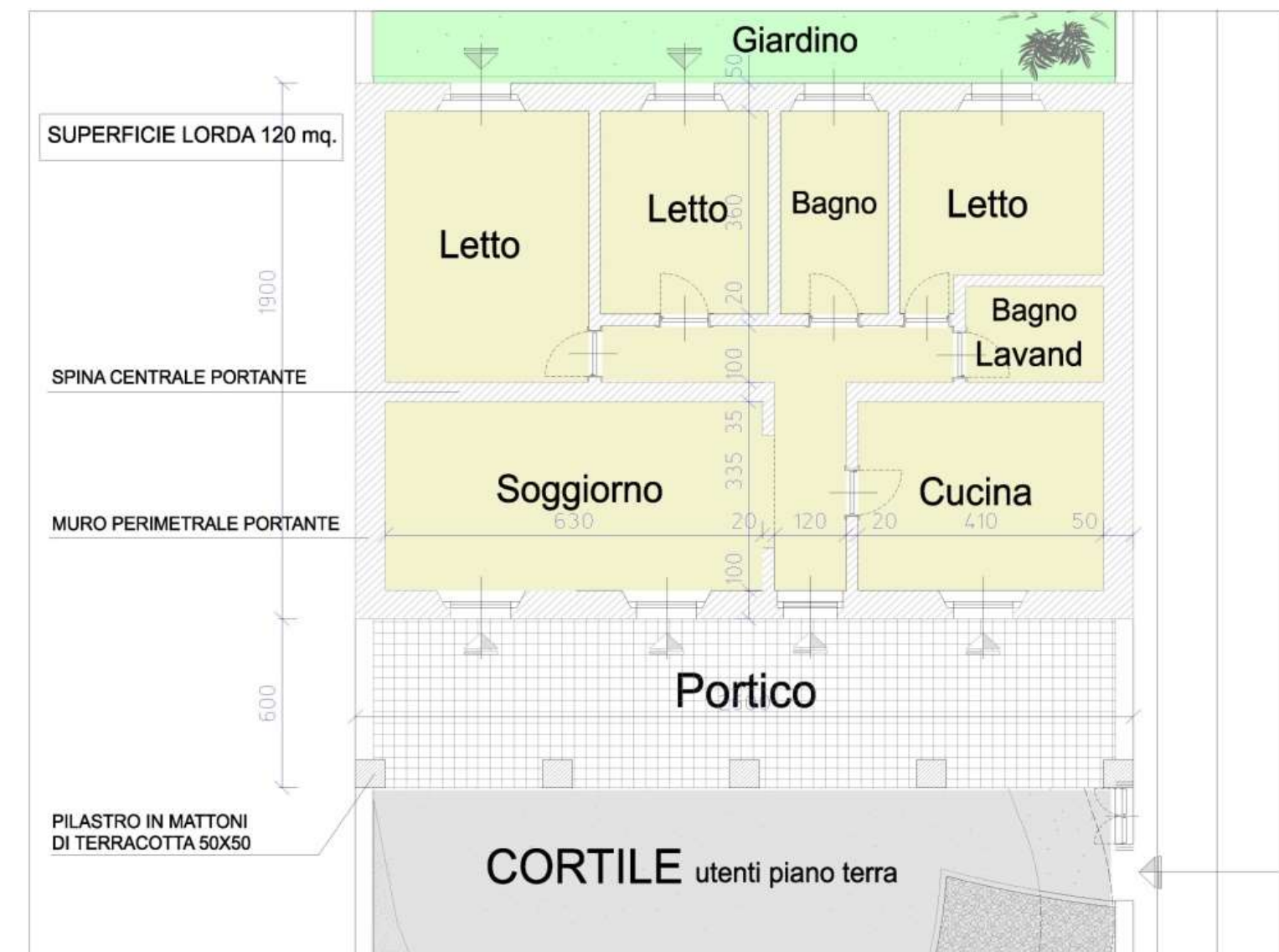


PIANTA



SEZIONE AA









Commercial complex , Convention center, Hotel Casino and Recreational Park



RESIDENTIAL VIEW



MALL PLAZA VIEW

Vietnam

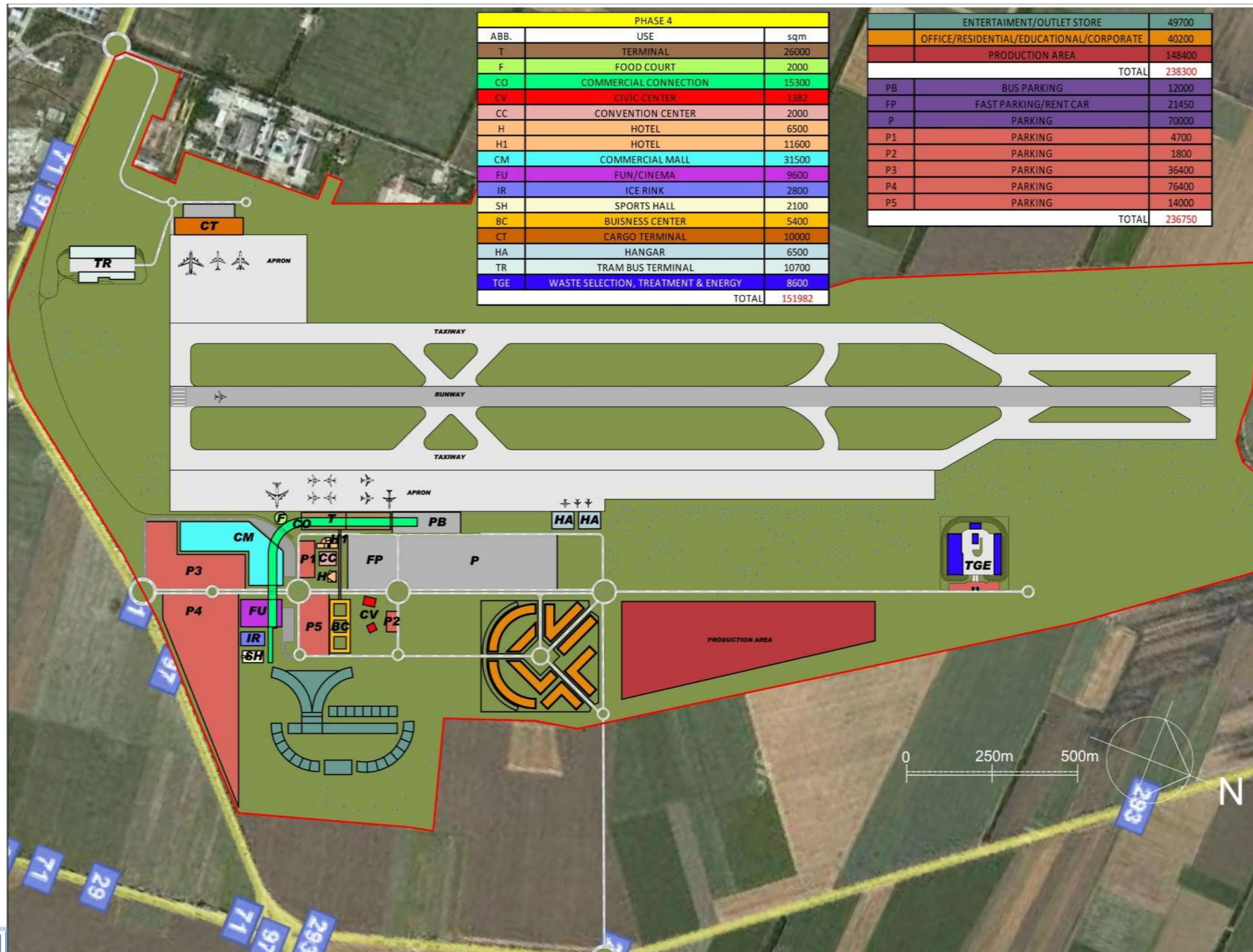


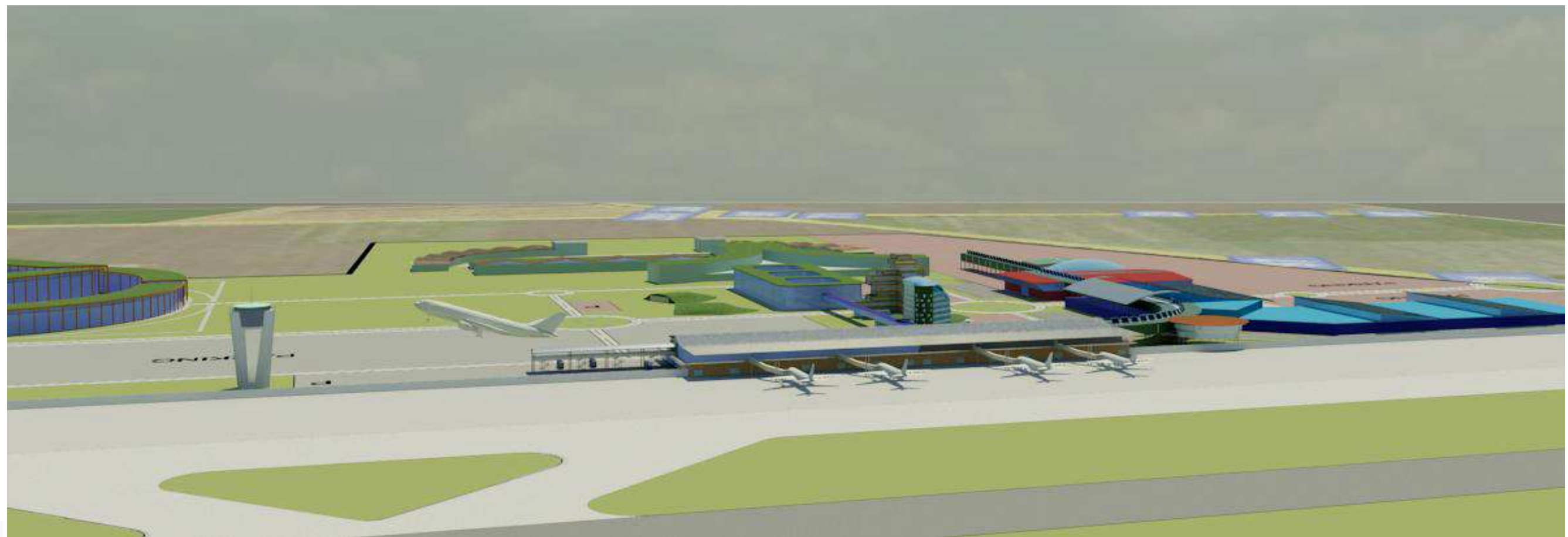
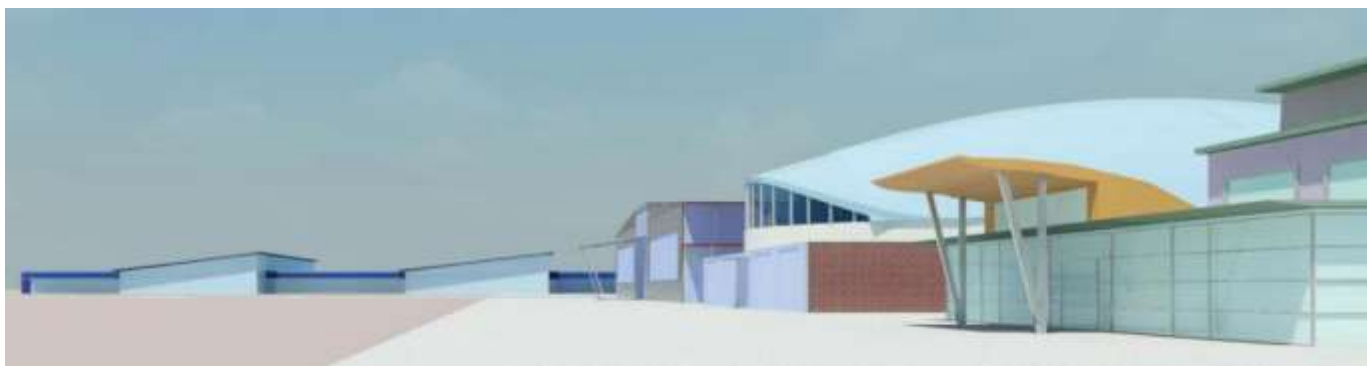
Ben Tre province

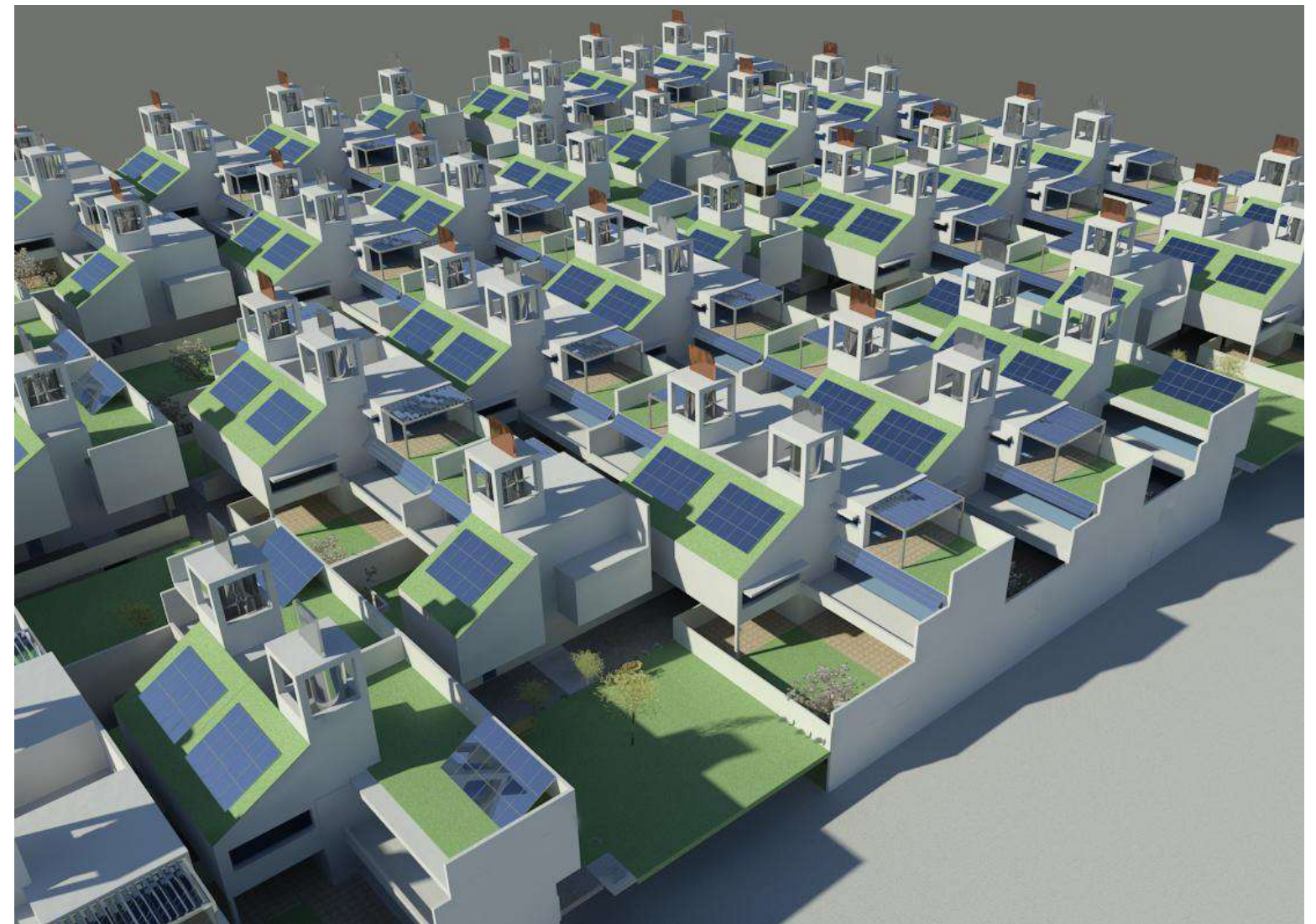
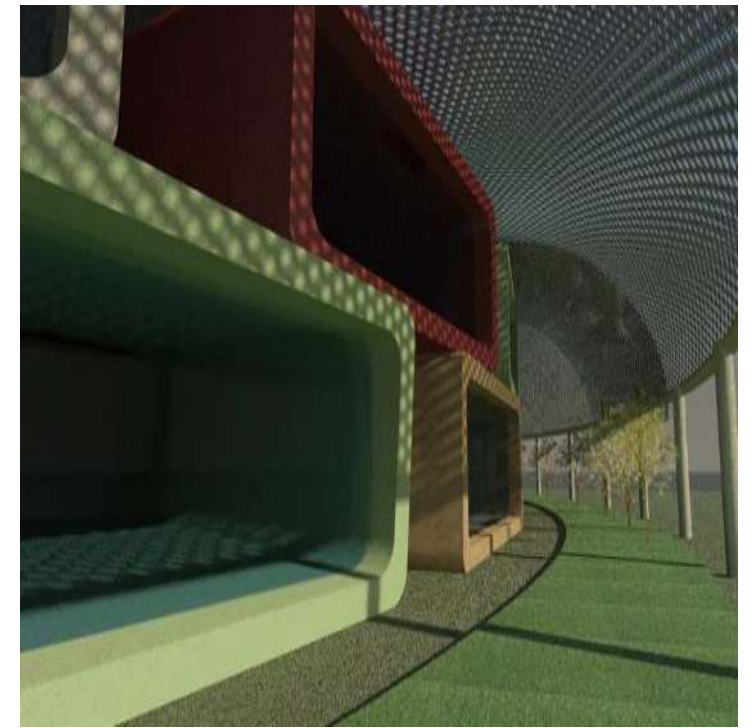
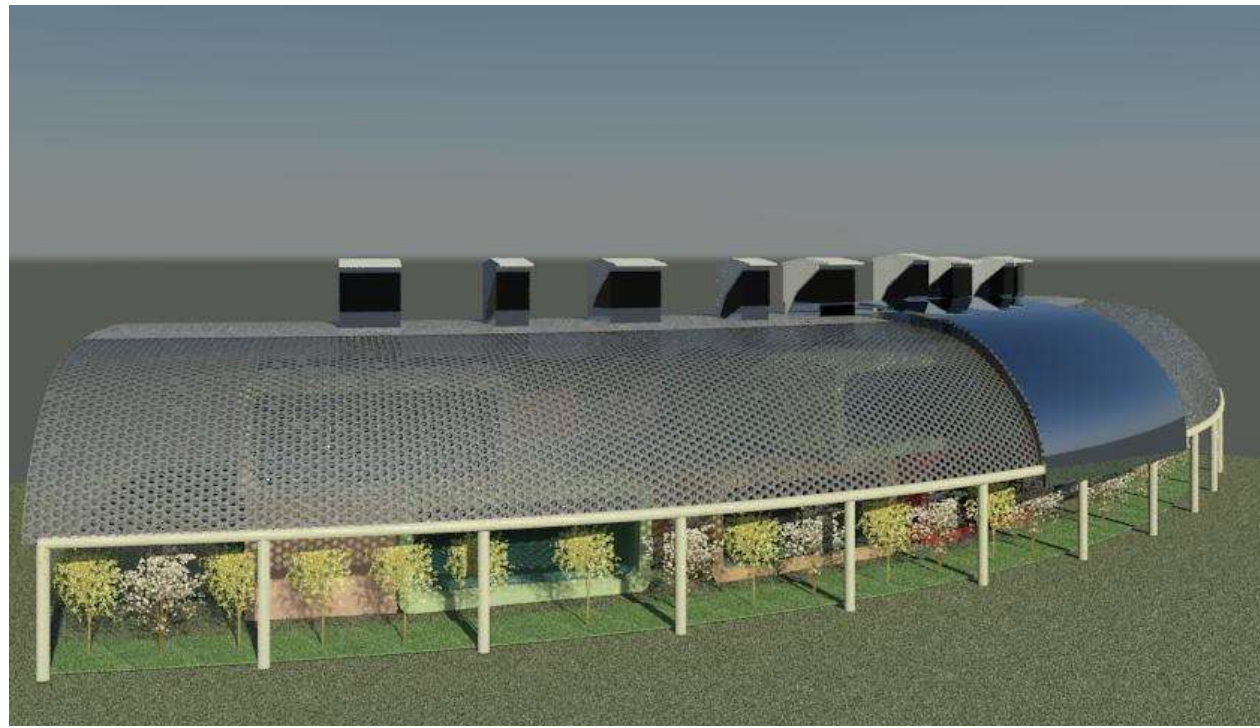
Cambodia – New Siem Reap



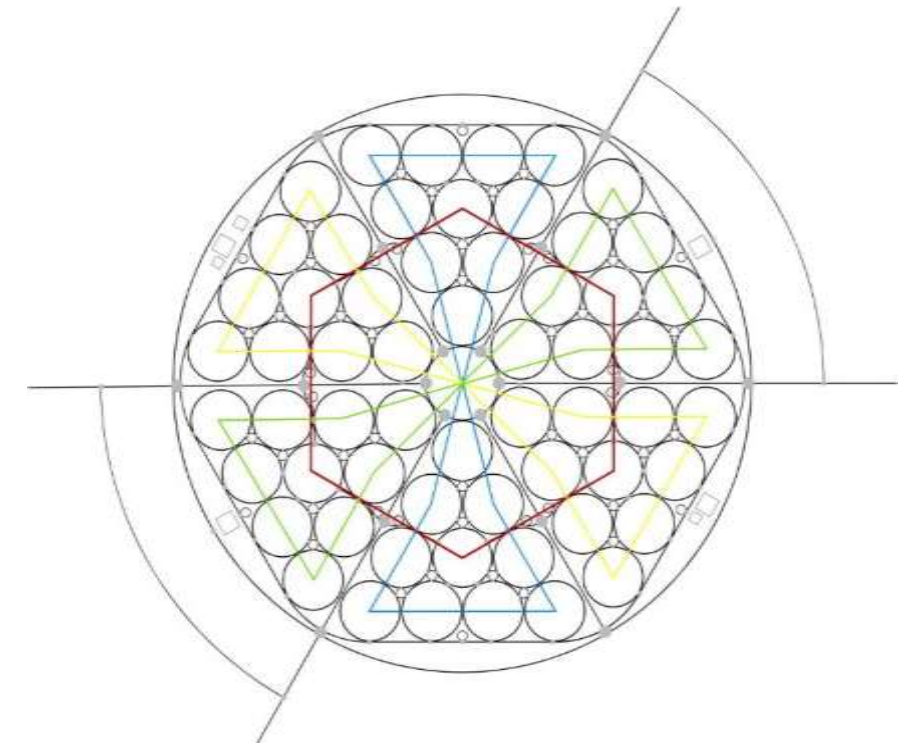
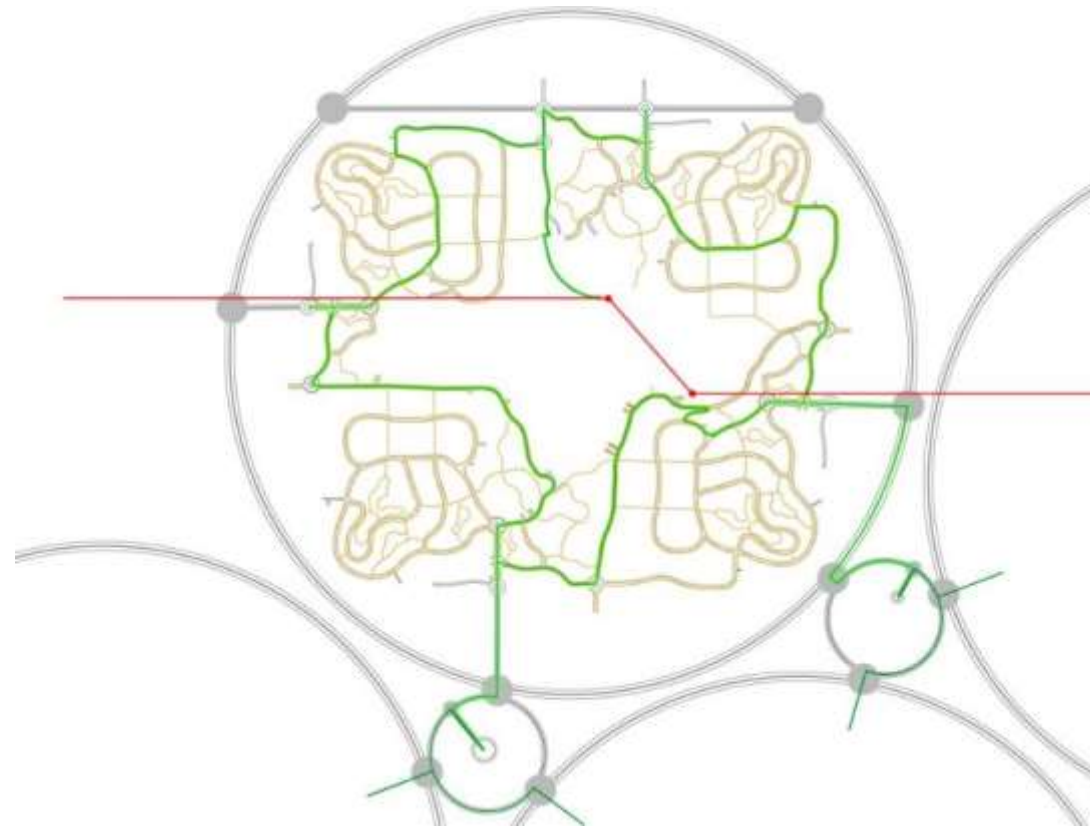
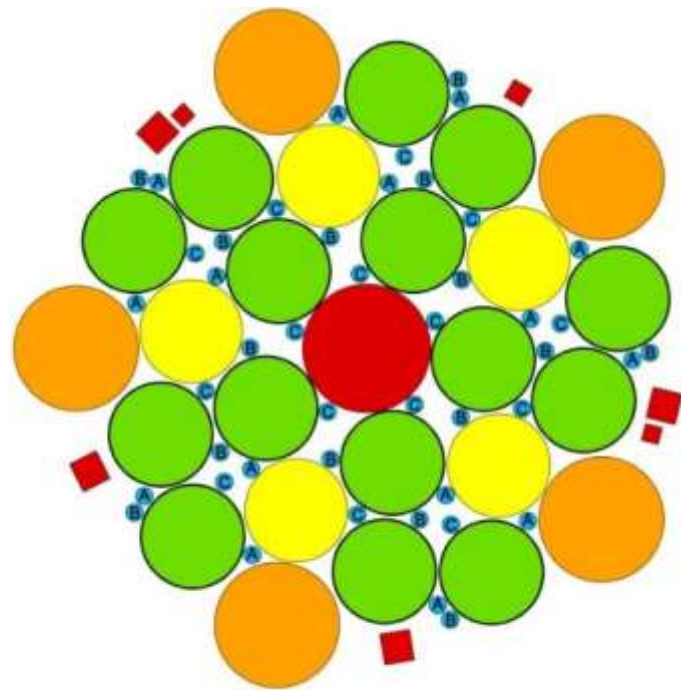
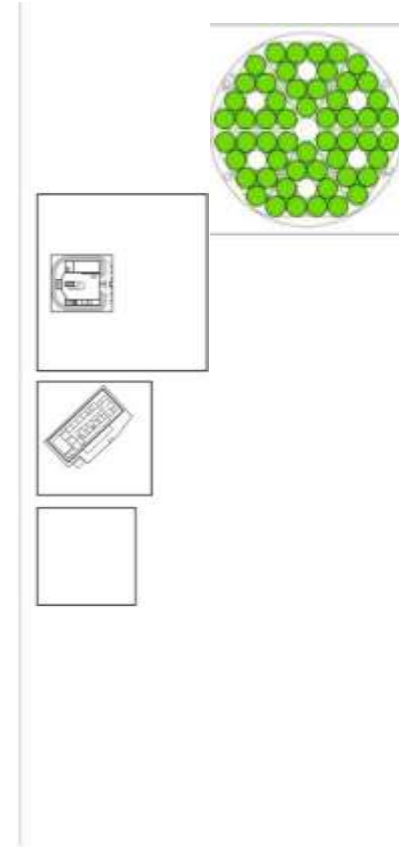
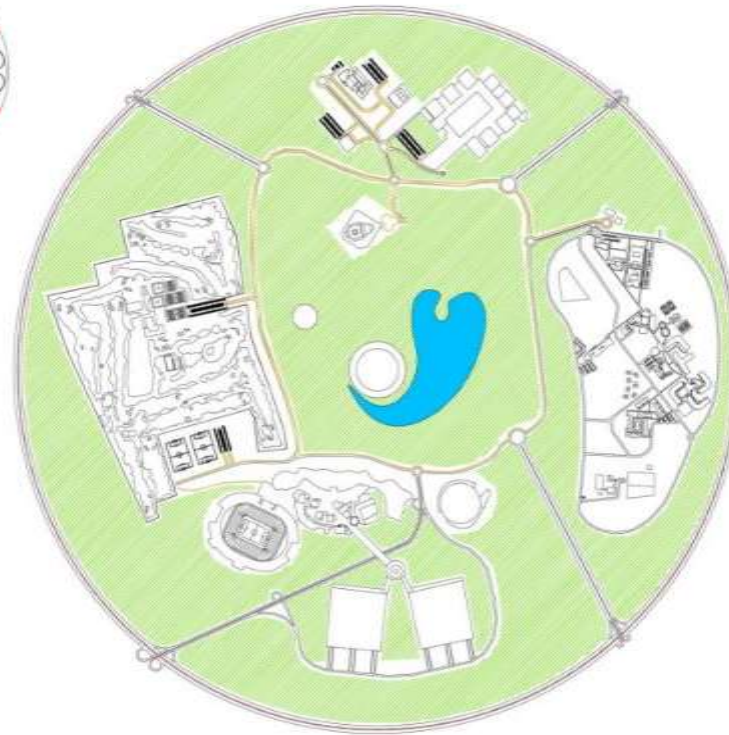
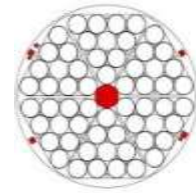
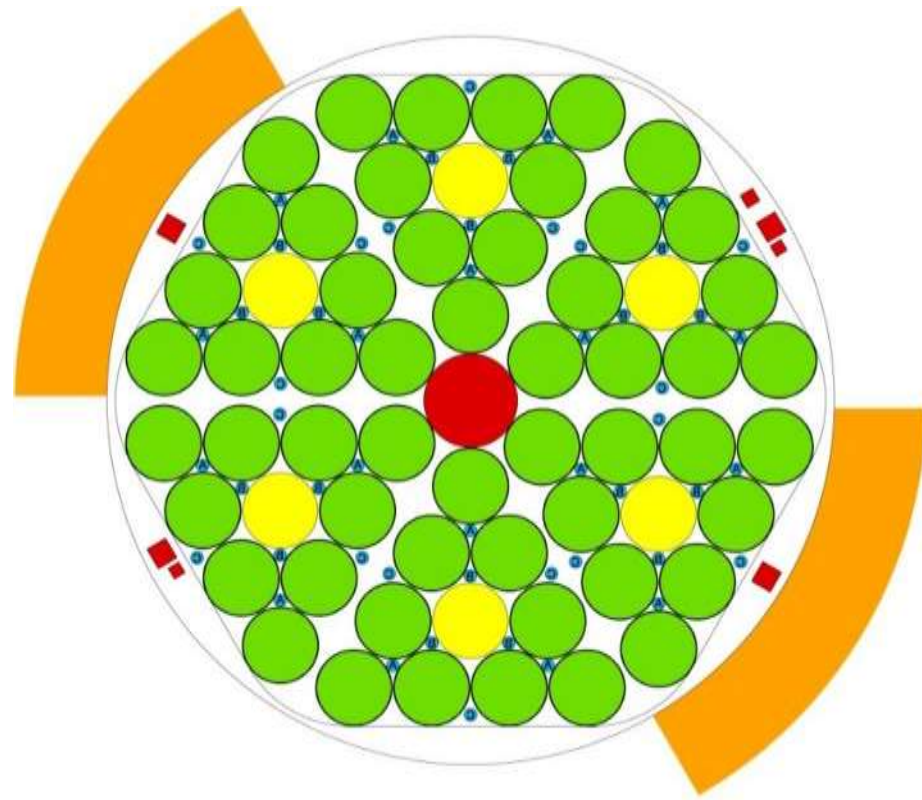














- 24h reception service
- exchange
- credit card
- rental cars
- shuttle hotel/malindi
- shuttle hotel/watamu

- Giardino e oasi
- Portiere 24 h
- Bar
- Prima colazione
- Ristorante
- Parco giochi e sala giochi

- Giardino e oasi
- Piscina
- Sauna e SPA
- Solarium e
- Fitness
- Tennis

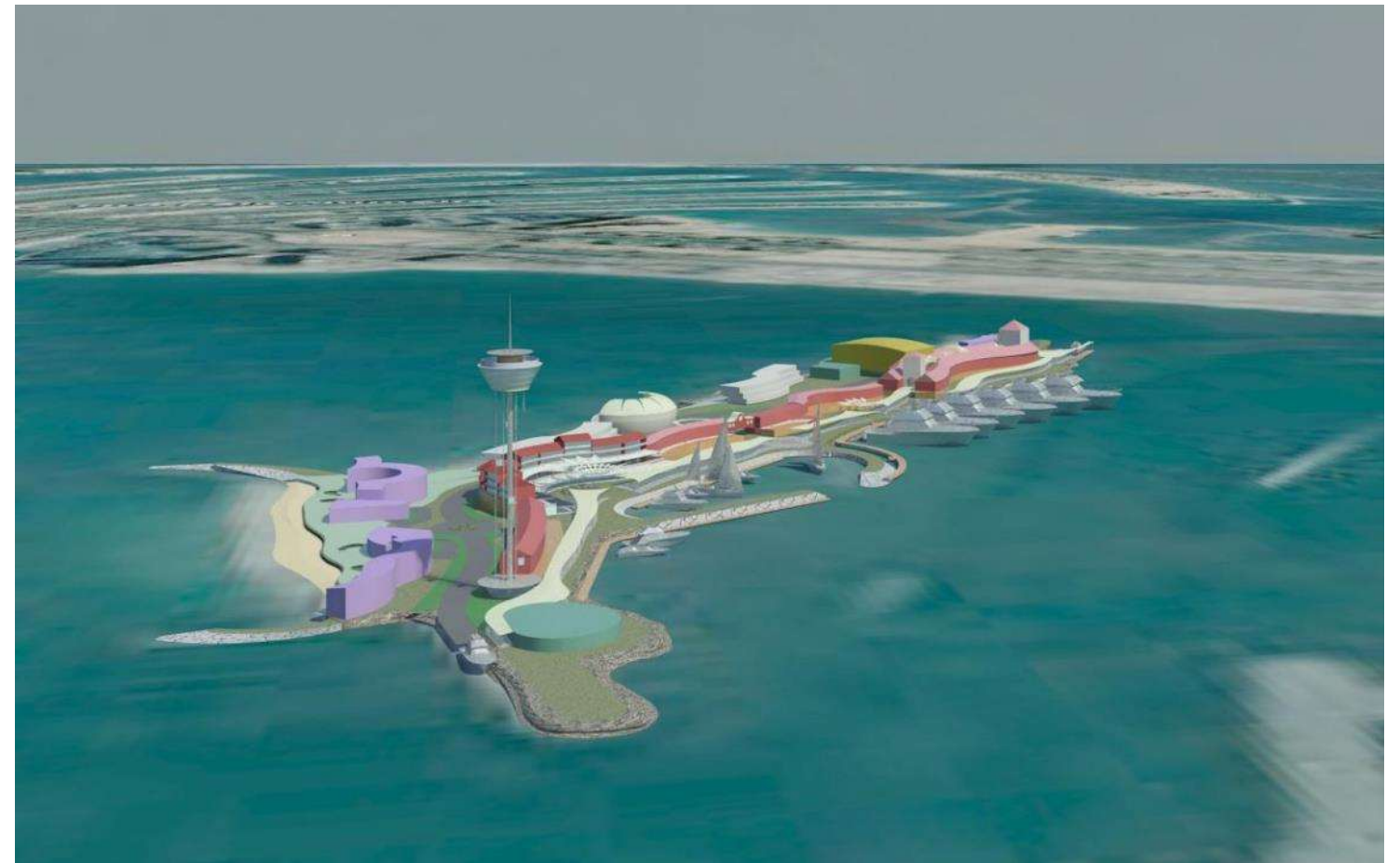
- Accessibilità disabili
- Cassetta di sicurezza
- Aria condizionata
- Internet point e TV sat
- Sala TV
- Sala convegni



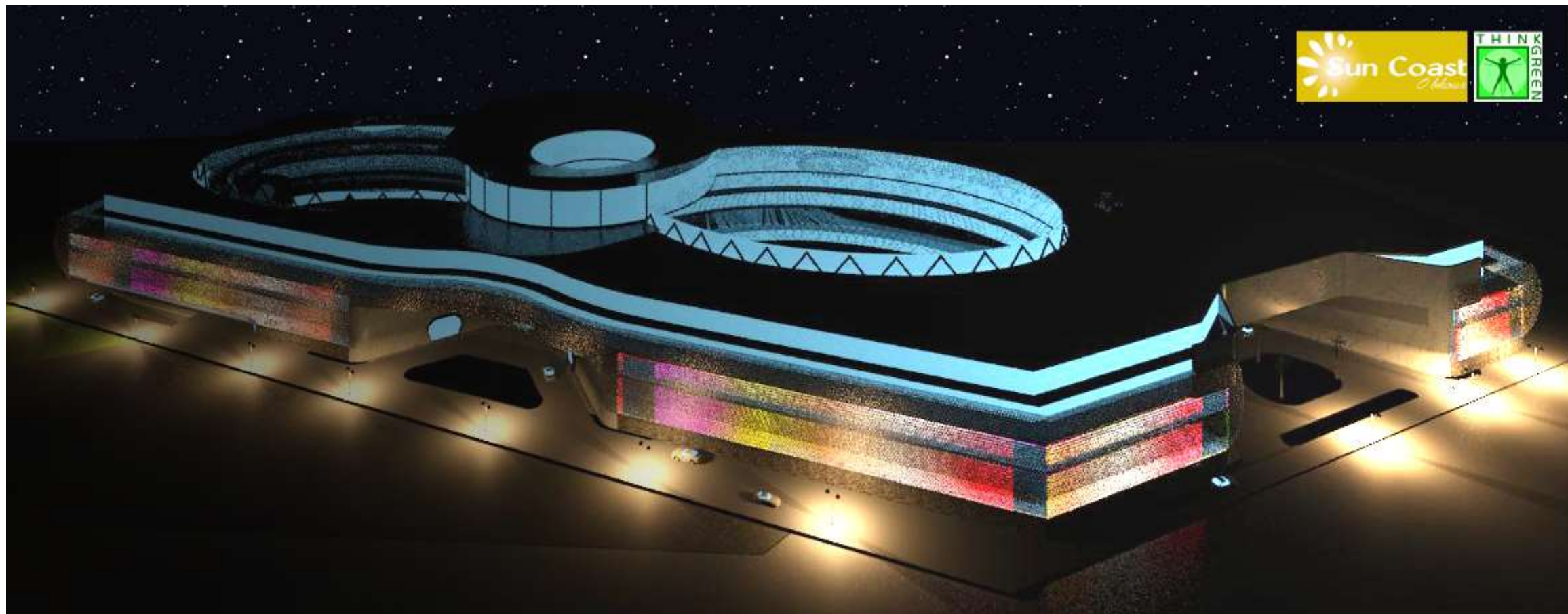
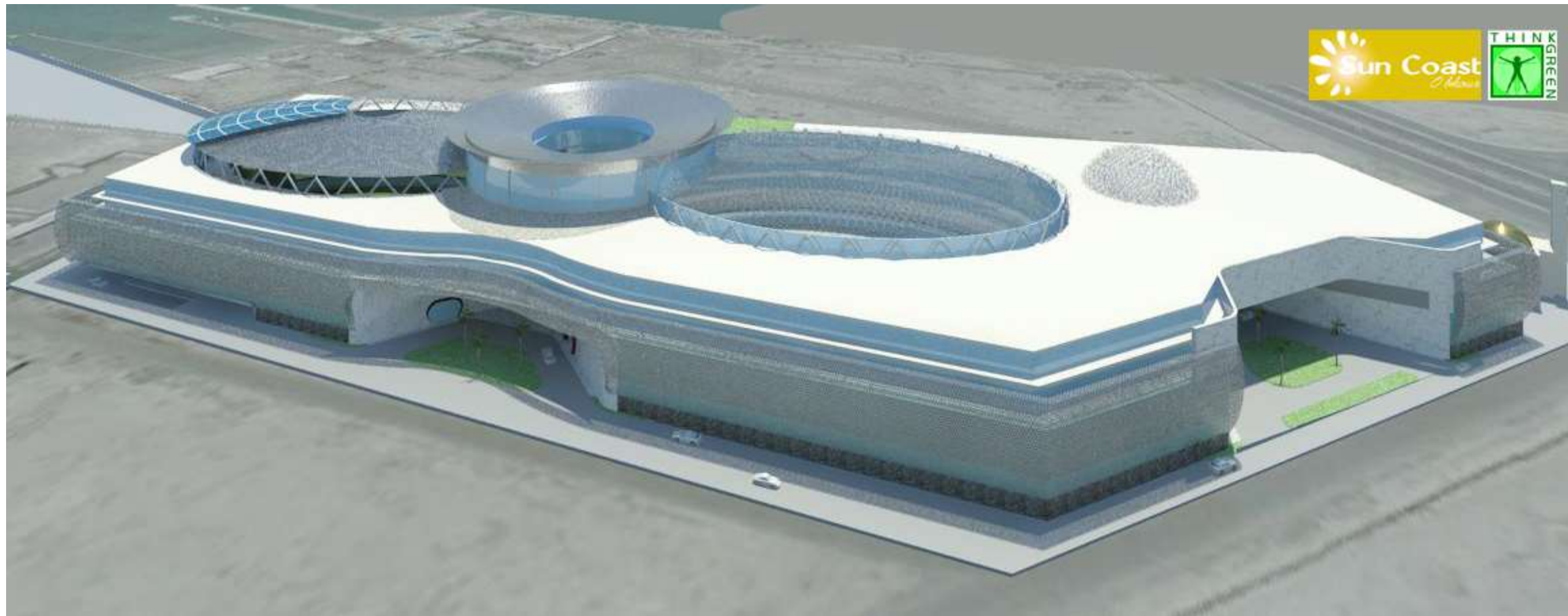
SARDEGNA 2

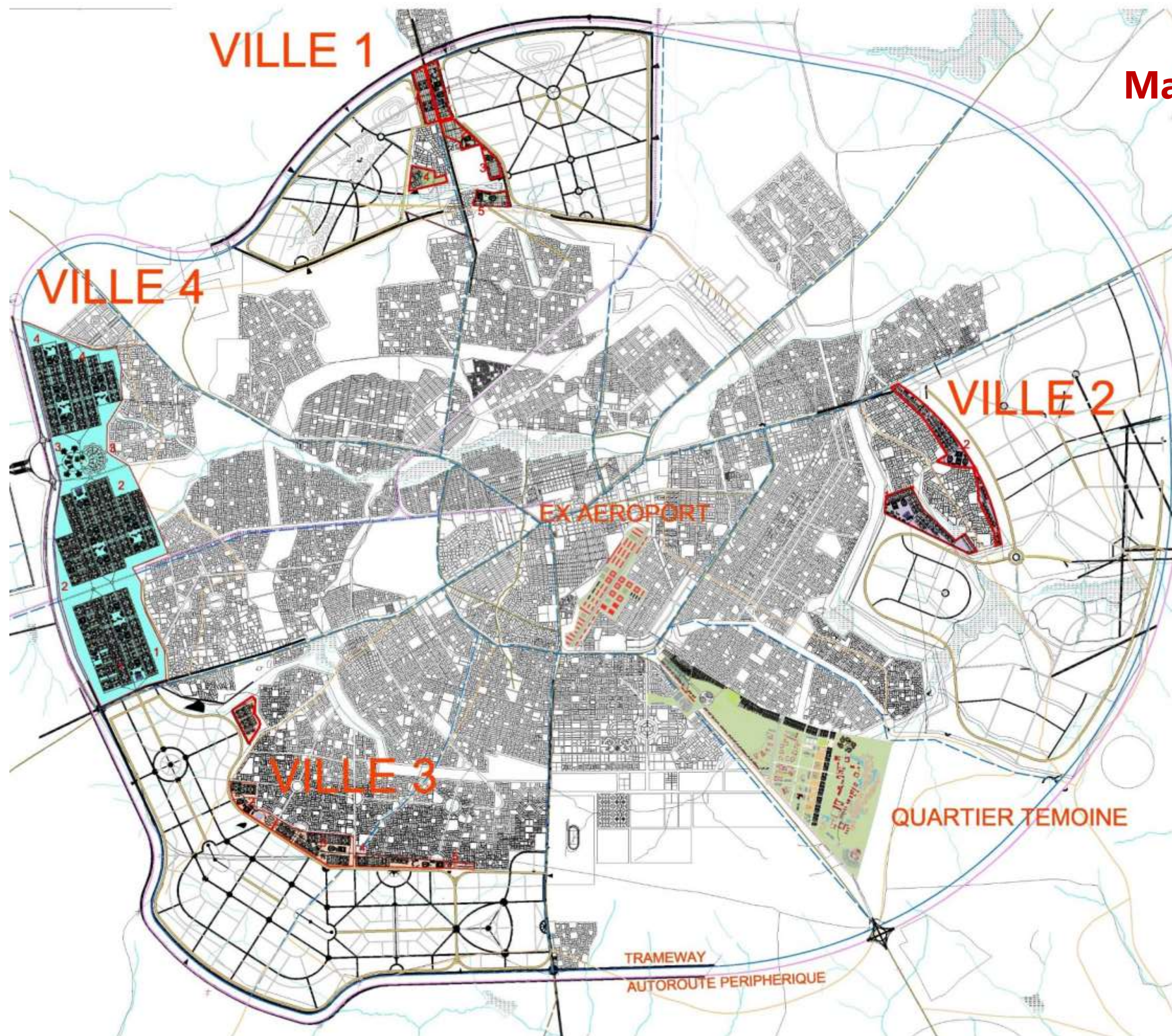
PARCO MARINO MALINDI
→ 2 KM







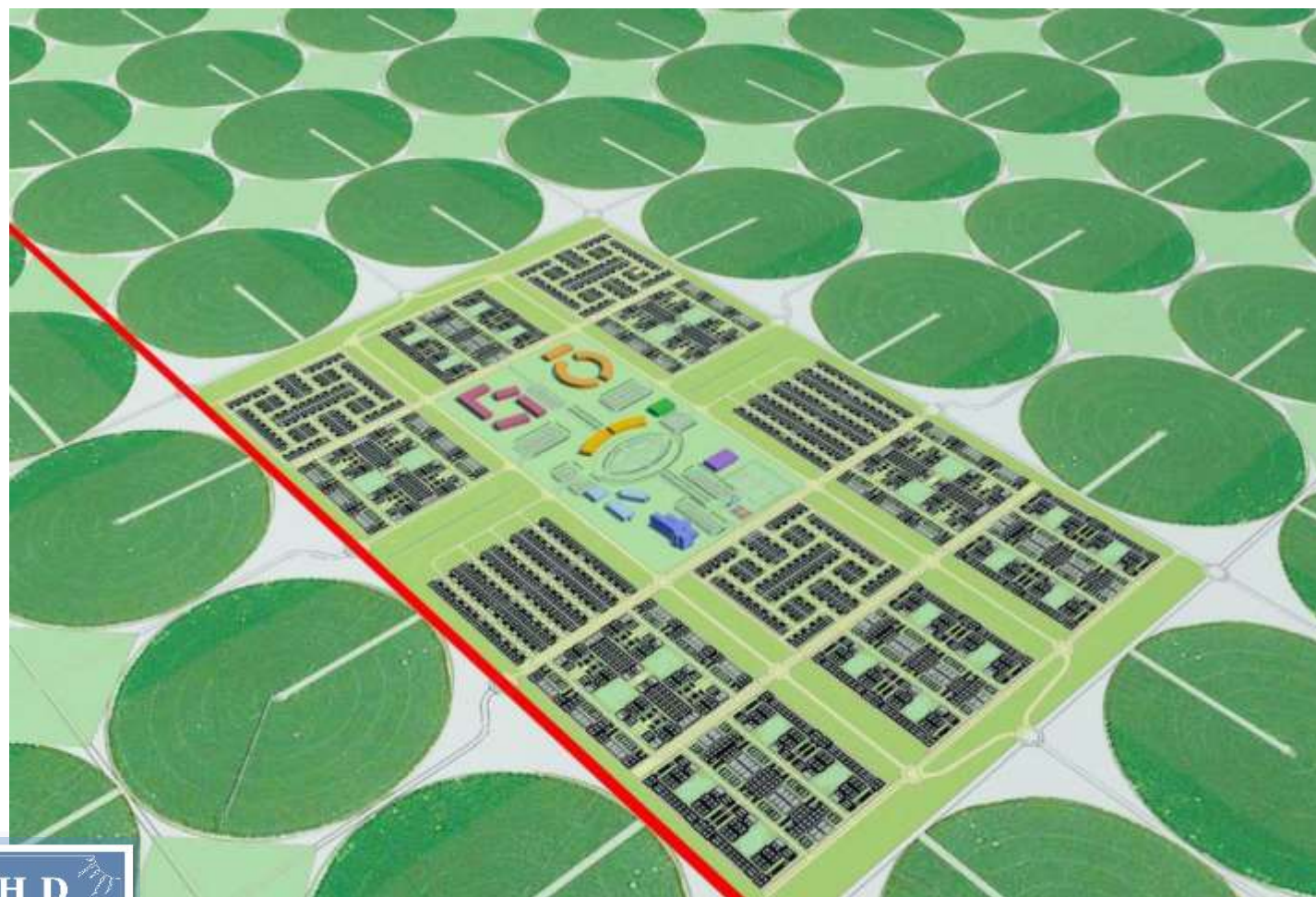


























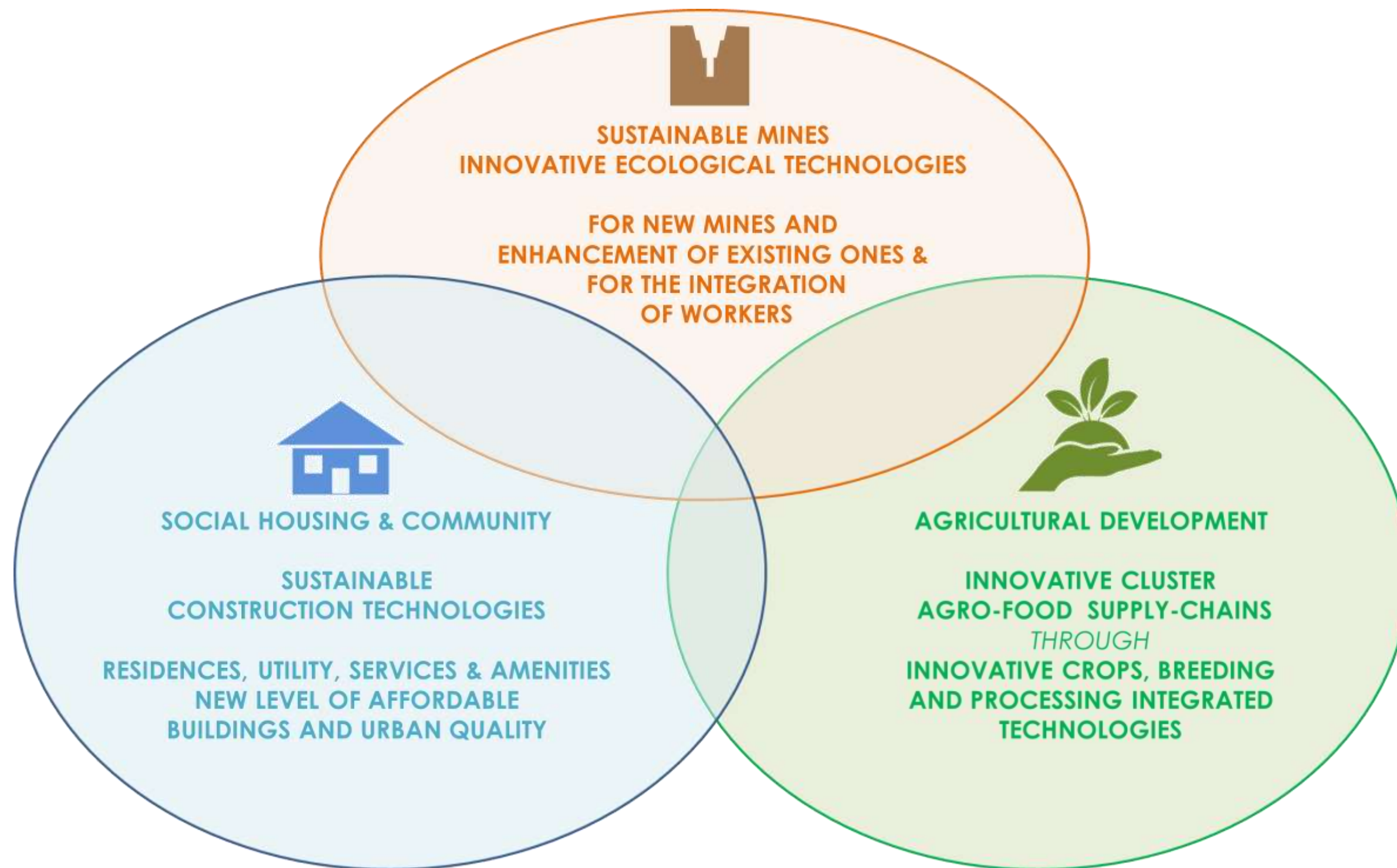




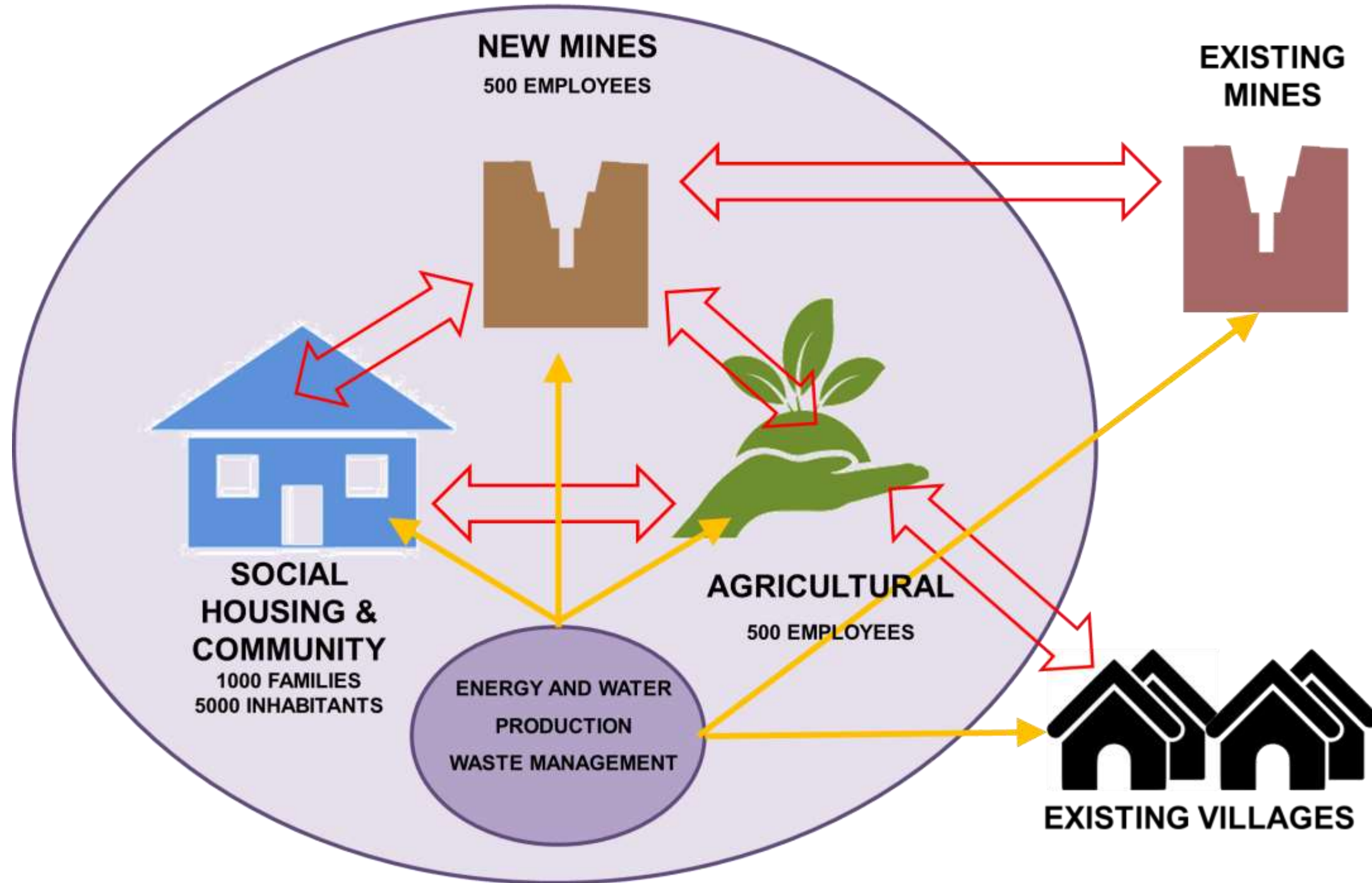








SUSTAINABLE INTEGRATED SYNERGIC PROJECT

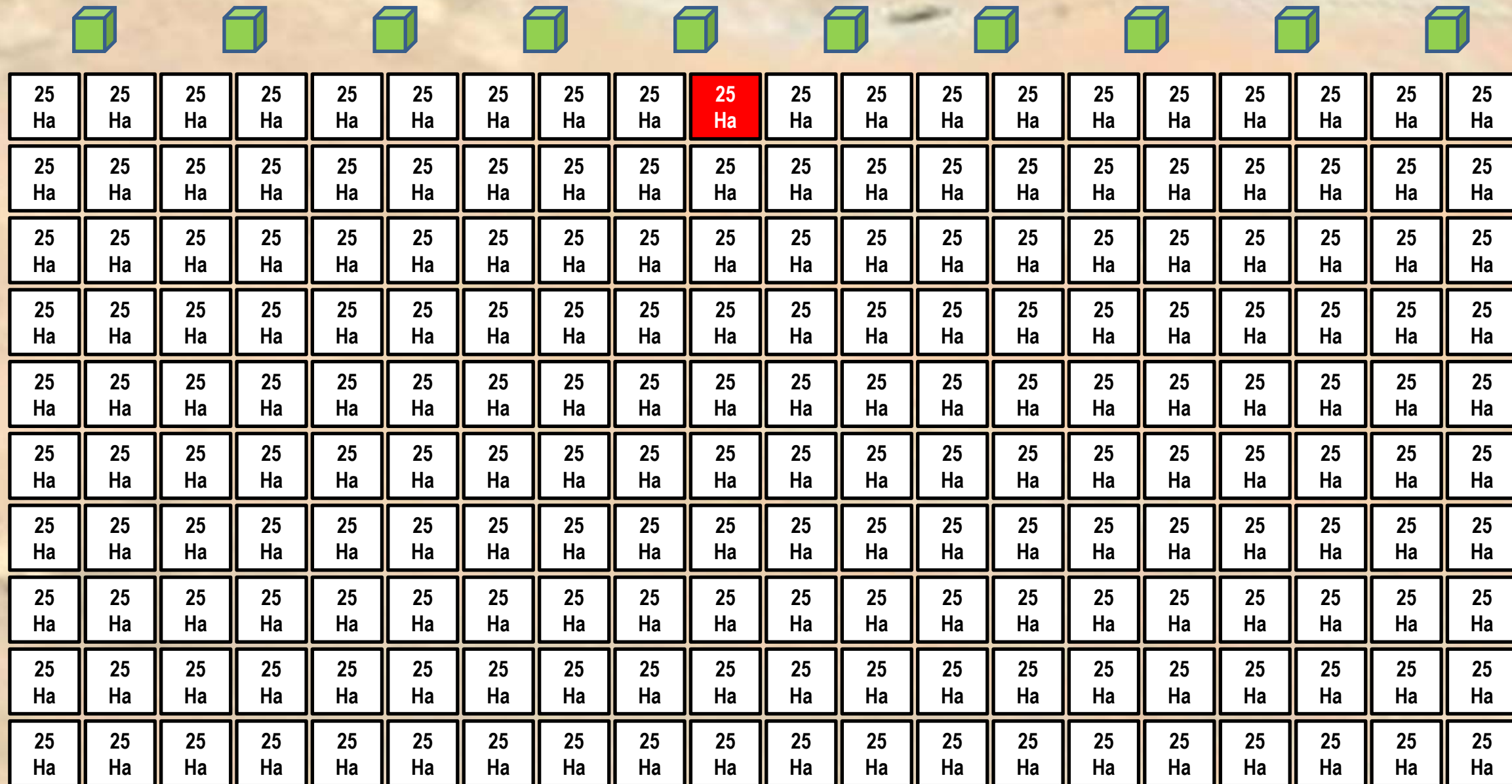




200 FARM PLOTS
OF # 25 HECTARES
EACH ONE
FOR # 2.000 RURAL FAMILIES

SEA

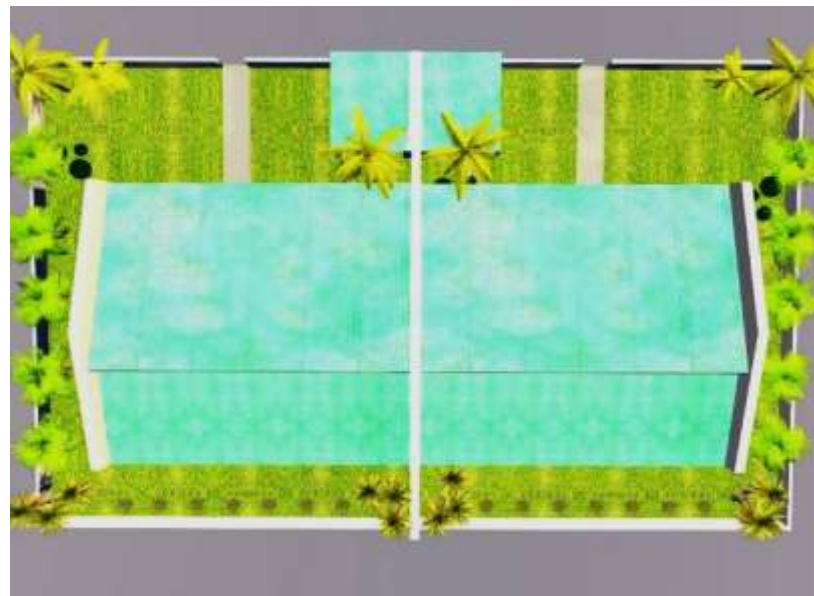
MAIN ROAD



The diagram shows a grid of 200 farm plots, arranged in 10 rows and 20 columns. Each plot is labeled '25 Ha'. The top row is highlighted in red. Above the grid, there are 10 green cubes, each representing a public service module. The background of the diagram is a photograph of a desert landscape with a main road and the sea in the distance.

25 Ha	25 Ha	25 Ha	25 Ha	25 Ha	25 Ha	25 Ha	25 Ha	25 Ha	25 Ha	25 Ha	25 Ha	25 Ha	25 Ha	25 Ha	25 Ha	25 Ha	25 Ha	25 Ha	25 Ha
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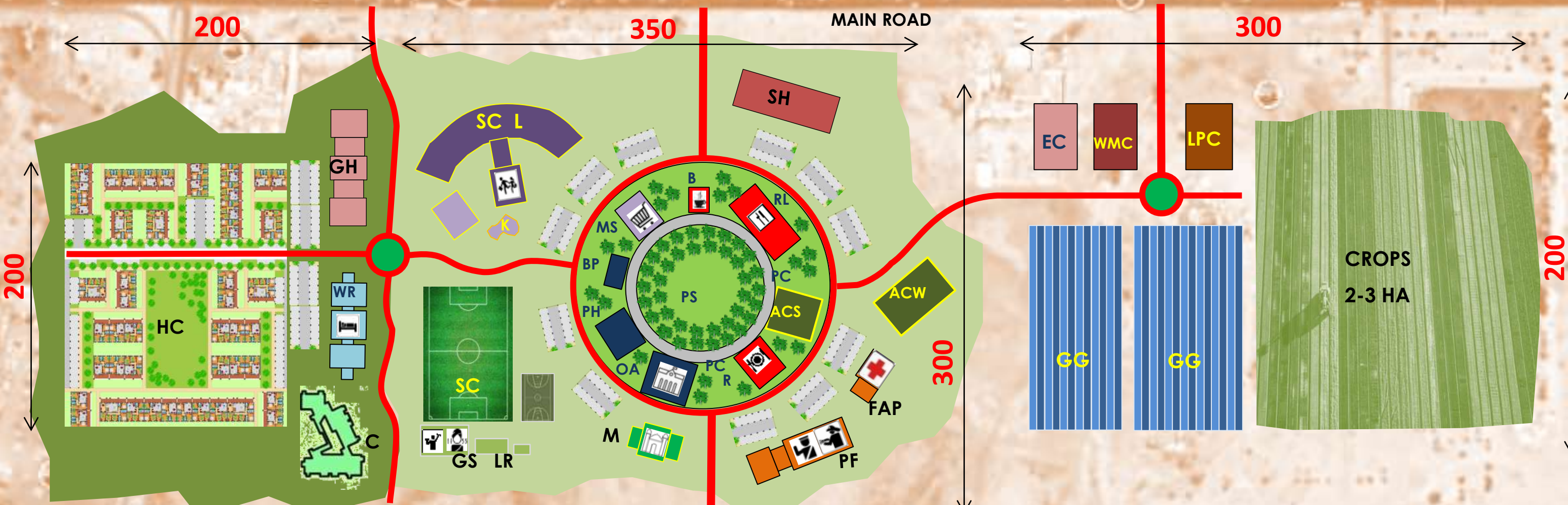
PUBLIC SERVICES AND
COMMUNITY – 1 MODULE



RESIDENTIAL COMPOUND
4 HA 650 INHABITANS

SERVICES AND PUBLIC AREAS
10 HA

AGRICULTURE AND ENERGY
6 HA



- GH GUEST HOUSE 3 FLOORS 48 UNITS
- WR WORKER ROOMS (150 BEDS)
- C CONDOMINIUM 4 FLOORS 24 UNITS
- HC HOUSES COMPOUND 50 UNIT 300

- OA OFFICES ADMIN.- RECEPTION
- MS MINI MARKET SHOPS
- BP BANK & POST OFFICE
- SC SCHOOL
- L LIBRARY
- K KIDS PLAY AREA
- PH POLIVALENT HALL
- M MOSQUE
- SP SPORT CENTER
- GS GYM – SPA
- LR LOCKER ROOMS

- PC PORCH OF CONNECTION
- PS PUBLIC SQUARE
- SH SMART HOTEL
- B BAR
- R RESTAURANT
- PF POLICE –SECURITY AND FIRE STATION
- FAP FIRST AID AND PHARMACY
- GH GUEST HOUSE
- RL REFECTORY AND LIVING AREA
- ACS ART & CRAFTS SHOP
- ACW ART & CRAFTS WORKSHOP

- EC ENERGY AND TECHNOLOGY CENTER
- WMC WASTE MANAGEMENT CENTER
- GG GARDEN & GREEN HOUSE AQUAPONIX
1,5 HA
- LPC LOGISTIC AND PRODUCTION CENTER

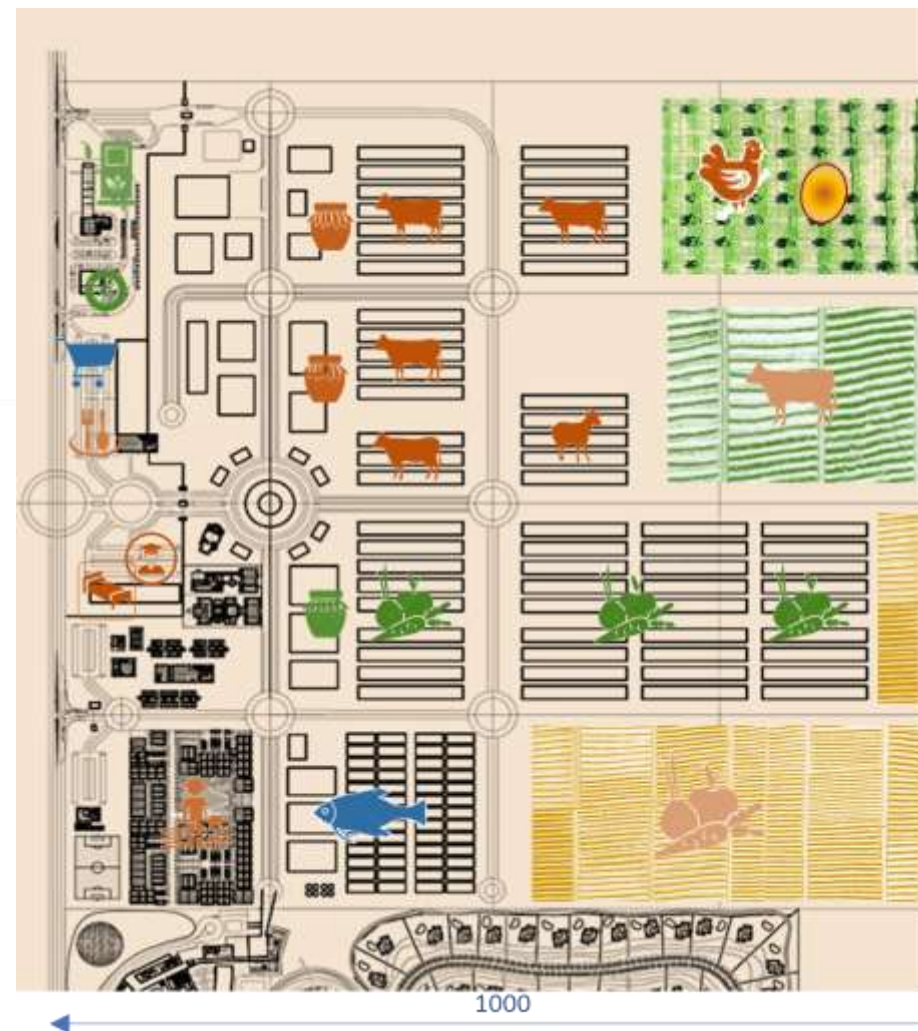
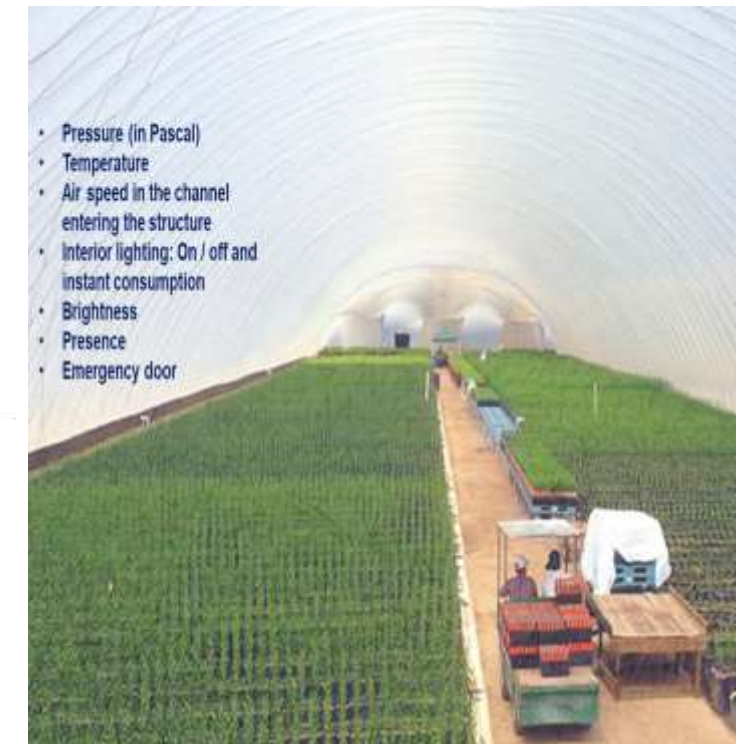
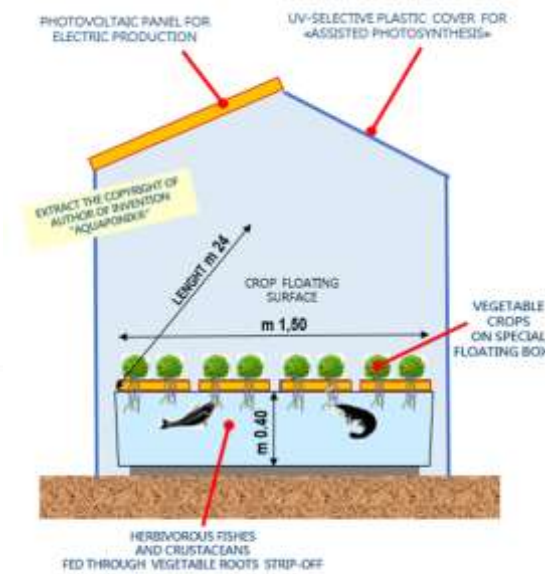
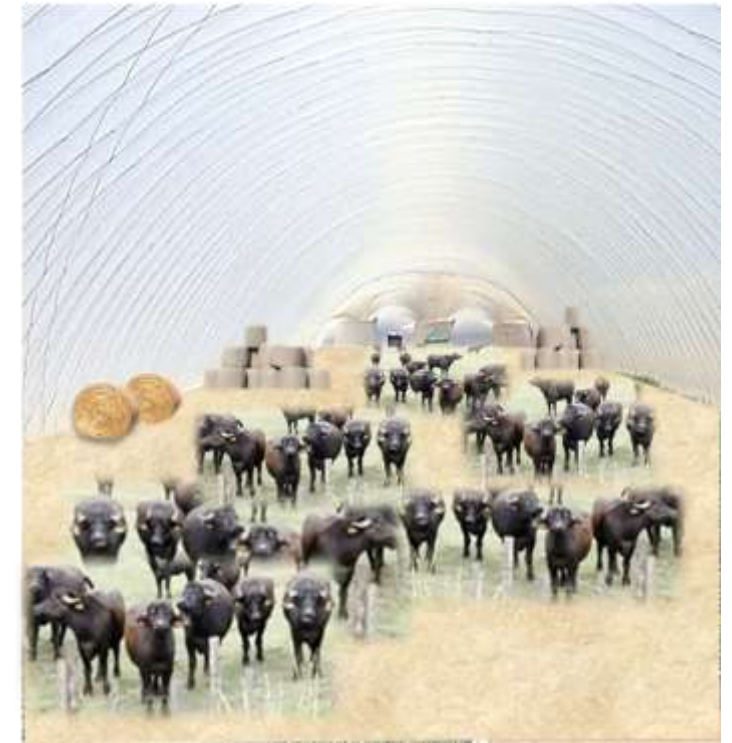
Final situation



- A PUBLIC SQUARE
B MUSEUM - SCHOOL
C POLIVALENT BUILDING
D PUBLIC PARK
E FERRY BOAT PIER
F GUARD CIVIL CENTER
G ENERGY AND WASTE CENTER
H HOTEL RESORT
I SPA & CASINO
L VILLAS
M PIER CHIC
N TOP VILLAS
O APARTMENTS
P SHOPS - RETAILS - BOUTIQUES
Q BARS & RESTAURANTS
R THE AMENITIES CHANNEL







non è un
sogno...

it is not a dream...



60

GROUP OF «ISLANDS» CONNECTED

CONCEPT & FORMAT

TOTAL INVESTMENT 150 ML€

ROI MINIMUM 8 %

UNDER OPERATING REGIME in
RENTAL management

TOTAL INVESTMENT 100 ML€

ROI MINIMUM 10 %

UNDER OPERATING REGIME in
RENTAL management
and residential UNITS SOLD

HOLISTIC RESORT
5 STARS
147 ACCOMMODATIONS

**ISLANDS OF
HOLISTIC RESORT**

**GLAMPING BUNGALOWS
APARTMENTS**
3-4 STARS
125 ACCOMMODATIONS

**ISLANDS
OF RESOURCES**

ISLAND OF RESOURCES
ENERGY WATER WASTE
& FOOD PRODUCTION
NEW VILLAGES (EMPLOYEES)
COMMERCIAL ACTIVITIES
AMENITIES
TOURIST ATTRACTIONS
EDUTAITMENT

**LOCAL AND REGIONAL
MARKET**
FOOD-ENERGY-WASTE

REPLICABLE
CONCEPT
WORLD WIDE

COSTS: TOTAL INVESTMENT 150 ML€
(RENTAL MANAGEMENT REGIME)

- 15 ML€ CONCEPT-DESIGN-PROMOTION & DEVELOPMENT
- 16 ML€ ISLANDS ACQUISITION
- 16 ML€ ENERGY WATER WASTE & FOOD TECHNOLOGIES
- 83 ML€ ACCOMMODATION & AMENITIES (
- 20 ML€ VILLAGES OF RESOURCES

REVENUE YEARLY: 13,9 ML€ /YEARLY
COSTS YEARLY: 1.9 ML€/YEARLY
NET INCOME YEARLY 12 ML€/YEARLY
ROI 8%

MADRE MALdivian DREam

it is not a dream

- ❖ NEW VISION
- ❖ NEW CONCEPT
- ❖ NEW FORMAT
- ❖ NEW PROJECT
- ❖ NEW BUSINESS MODEL

1. HIGH QUALITY, COMFORT AND SAFETY IN EVERY ASPECT
2. NEW ACCOMMODATION PACKAGES AND DIFFERENT TARGETS (RESORT 5 ST, GLAMPING & APARTMENTS 3-4 ST)
3. TOURISM AWARENESS
4. SELF-SUFFICIENT FOR ENERGY, WATER, WASTE, FOOD AND HUMAN RESOURCES
5. ECONOMICALLY EFFECTIVE IN ALL SECTORS INVOLVED
6. REALLY AND ENTIRELY ECOLOGICAL (FOSSIL FUEL FREE)
7. USE OF INNOVATIVE TECHNOLOGIES FOR BUILDING CONSTRUCTION AND FOOD PRODUCTION
8. DIVERSIFIED INVESTMENT IN DIFFERENT PRIMARY SECTORS LOW RISK
9. SYNERGIC & VIRTUOUS
10. ETHICAL – WIN WIN WIN PROJECT
11. GLOCAL (THINK GLOBAL ACT LOCAL)
12. QUICKTIME – DESIGN, PERMITS & CONSTRUCTION – MAX 3 YEARS
13. HOLISTIC (THE RESULT IS GREATER THAN THE SUM OF EACH COMPONENT)
14. REPLICABLE FORMAT AND WITH DIFFERENT ECONOMY OF SCALE PROFITS INCREASE
15. FORMAT THAT INCLUDES NEW SERVICES, AMENITIES AND NEW TOURIST, RECREATIONAL AND CULTURAL ATTRACTIONS THAT ARE NOT NORMALLY AVAILABLE IN OTHER RESORTS
16. ITALIAN STYLE, «MADE IN ITALY» «MADE BY ITALIANS»



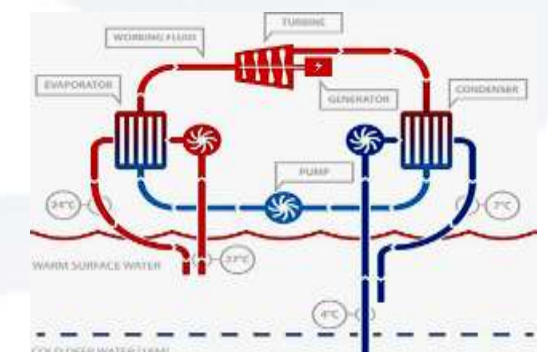
All the production of:

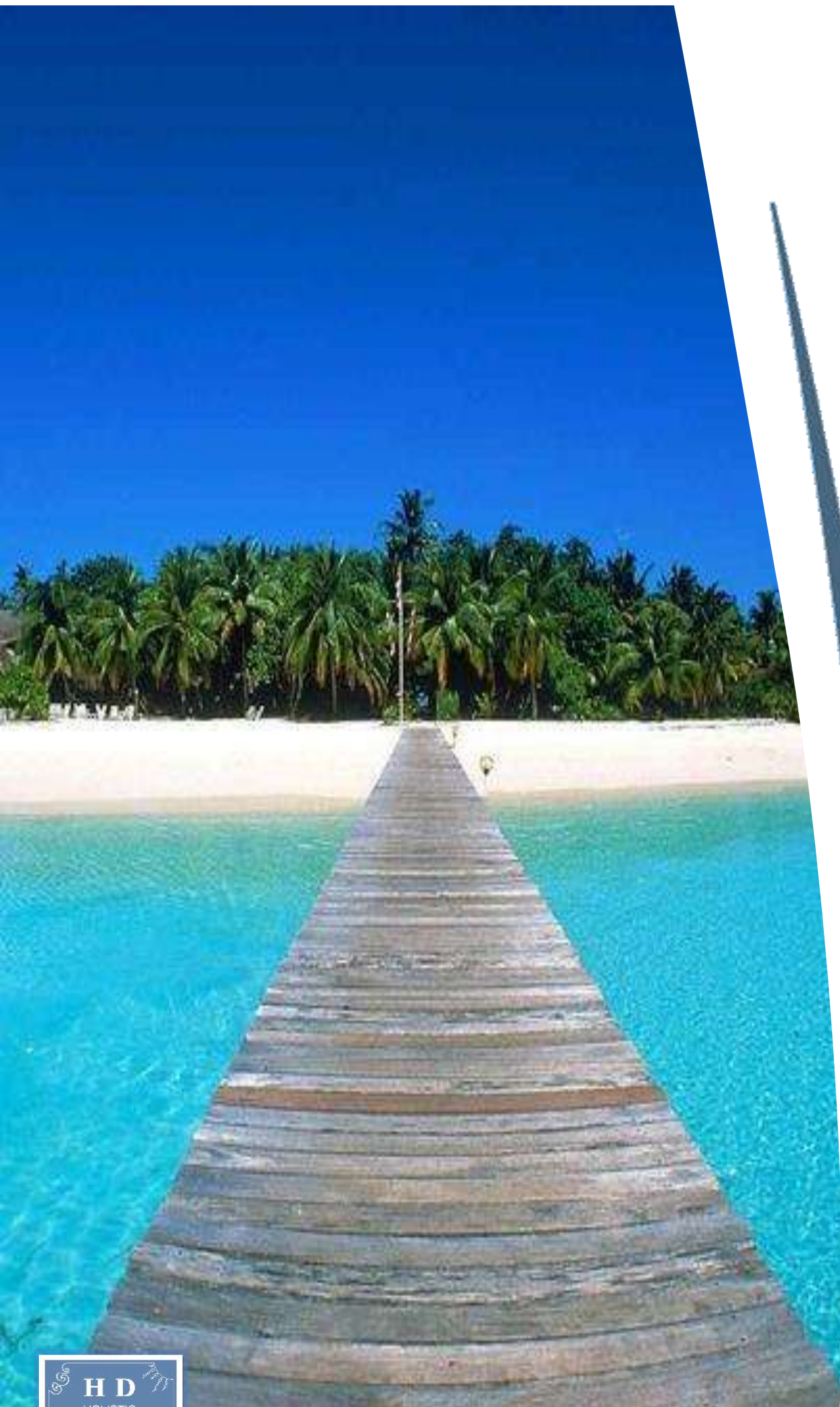
- WATER 1000 MC/D
- ELECTRICITY 2,5 MW
- THERMAL ENERGY
- WASTE MANAGEMENT 2 T/G

will be guaranteed by innovative and eco-sustainable technologies.

OFF-GRID APPROACH

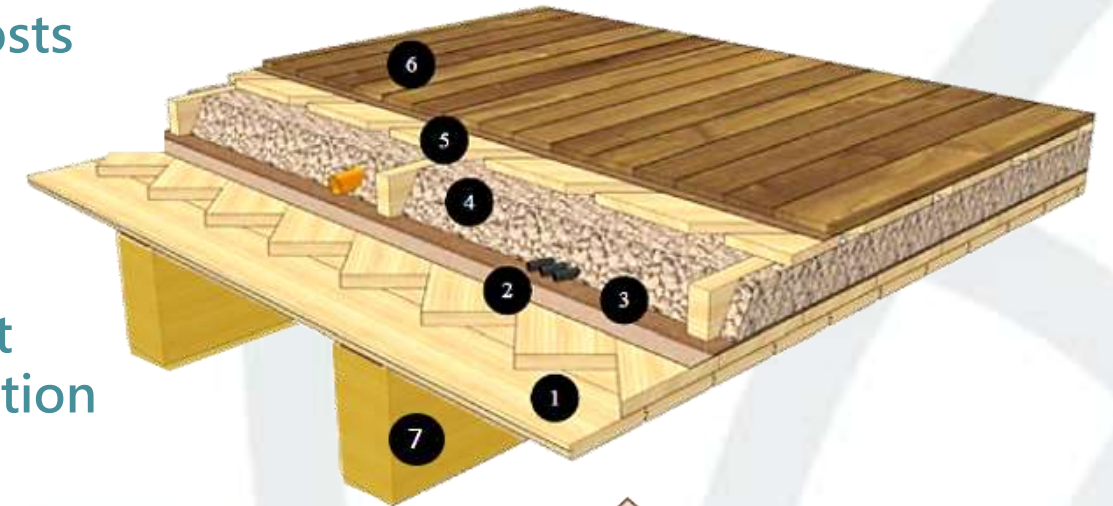
but with the aim to provide and manage energy and waste of the surrounding local market





INNOVATION AND HIGH QUALITY

- ☐ Integrated GREEN design
- ☐ fast and guaranteed production times
- ☐ clear and guaranteed costs
- ☐ use of natural materials
- ☐ dry construction
- ☐ dry foundations
- ☐ Prefabrication
- ☐ Replicable with different aesthetic solution





HUMAN RESOURCES will be organized in a new large cooperative.

The **NEW COOPERATIVE** coordinated by Madre in synergy with the **LOCAL GOVERNMENT** will offer its services to all the other companies involved in the Madre project.

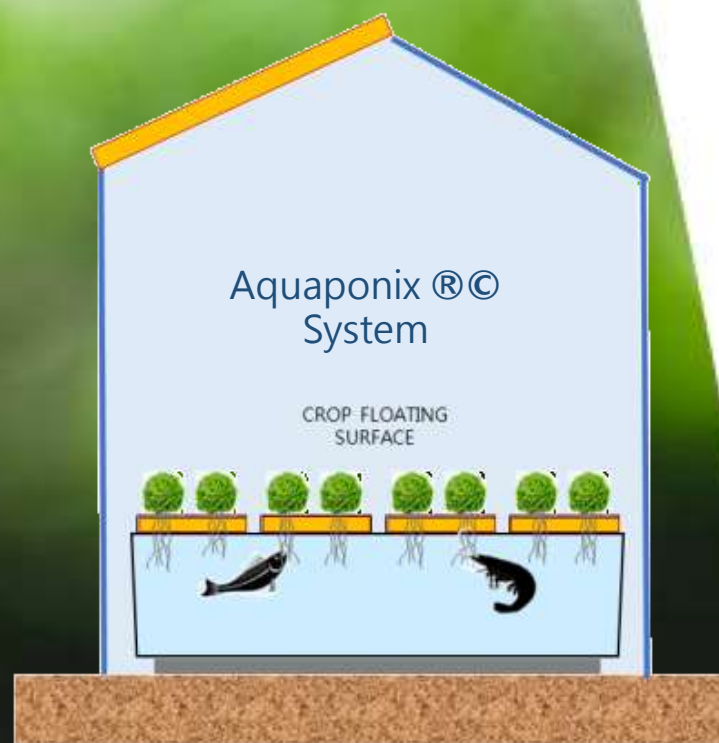
The **NEW COOPERATIVE** will deal with:

1. **RECRUITMENT**
2. **TRAINING**
3. **MANAGEMENT OF REQUIREMENT FOR EACH SECTOR** (hotellerie, agri-food crops, energy, construction, maintenance etc)
4. **MANAGEMENT OF COMMON VILLAGE SERVICES**
5. **HOUSING AND ACCOMMODATION MANAGEMENT** (both workers and their families)
6. **IT WILL PROMOTE THE OPENING AND MANAGEMENT OF PROFESSIONAL TRAINING SCHOOLS**
7. **IT WILL PROMOTE THE OPENING AND MANAGEMENT OF ARTISAN PRODUCTION WORKSHOPS** according to the principles of Art & Craft

The management of **HUMAN RESOURCES** has the **ETHICAL OBJECTIVE** as the main goal. The **NEW COOPERATIVE** will have to create sustainable development on the human level by creating **WORK AND QUALITY OF LIFE** in a virtuous process.

UNIQUE MANAGEMENT OF ALL HUMAN RESOURCES WILL GUARANTEE TO ALL MANAGEMENT OF OTHER SECTORS INVOLVED:

- greater quality of the employees
- loyalty
- optimized costs
- synergic management of seasonal flows



“FROM FARM TO FORK” food chain.

NEW INNOVATIVE AGRICULTURE AND FARMING: NEO-DYNAMIC SOILESS AQUAPONIX®© CULTURE AT ZERO KM

According to the size of the available areas, the best food production technology will be used.

The following scheme in the case of limited surfaces:

1. SOILESS CROPS

1,50 Ha of light greenhouse 1,00 Ha of net pool surface for floating crops of fresh vegetables together with fresh water fishes

2. IN-SOIL OPEN AIR CROPS

2,00 Ha of vegetables production.

3. OPEN AIR POULTRY BREEDING UNITS

- 1,2 Ha broilers for chicken meat production
- 0,25 Ha layer hens for eggs production.

In every situation the production of excellent quality food at zero km will be guaranteed for:

- all guests 1000 people
- all employees 650 people
- all family members 500 people
- a minimum of 30% of products to be sold on the local market

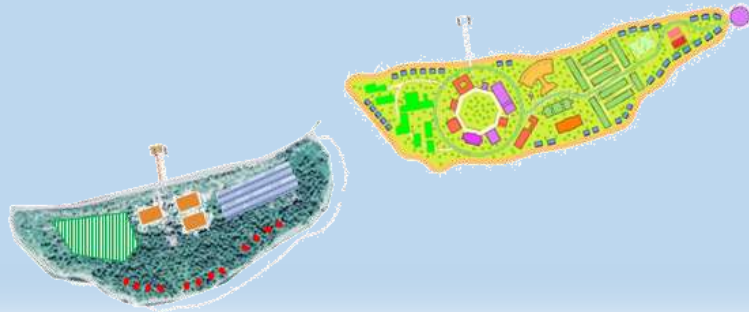
The final design of the Master Plan can be modified and optimized in accordance with the shape and dimensions of the islands and the indications of the various management companies of all the sectors involved

More details are available on request



ISLAND OF RESOURCES
20 ha

- GLAMPING BUNGALOW
- APARTMENT
- VILLAGE COMMON SERVICES
- AMENITIES
- BARS AND RESTAURANTS
- AGRO-FOOD PRODUCTION
- WATER & ENERGY PRODUCTION
- WASTE MANAGEMENT



MASTER PLAN **FORMAT**

HOLISTIC RESORT
5 STAR ISLAND
20 ha

- WATER VILLA
- BEACH VILLA
- SPA & GYM
- CLINIC NATURAL THERAPIES
- AESTHETIC AND WELLNESS
- TREATMENTS AREA
- CONFERENCE AND MEETING
- AREA
- AMENITIES
- BARS AND RESTAURANTS

MASTER PLAN **MALDIVES**

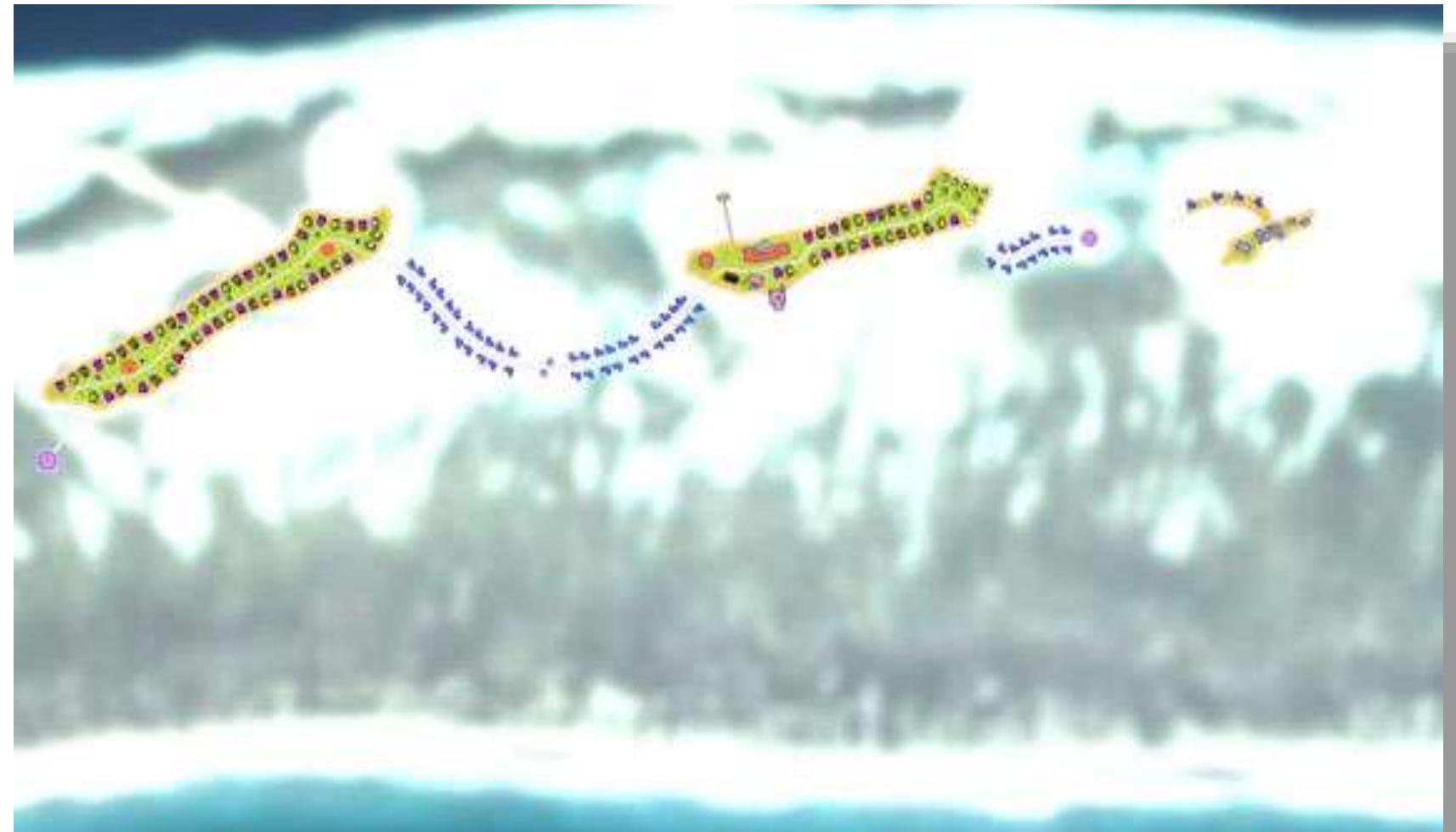




ISLAND OF RESOURCES



HOLISTIC RESORT ISLANDS





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