



# MANIFATTURA TABACCHI

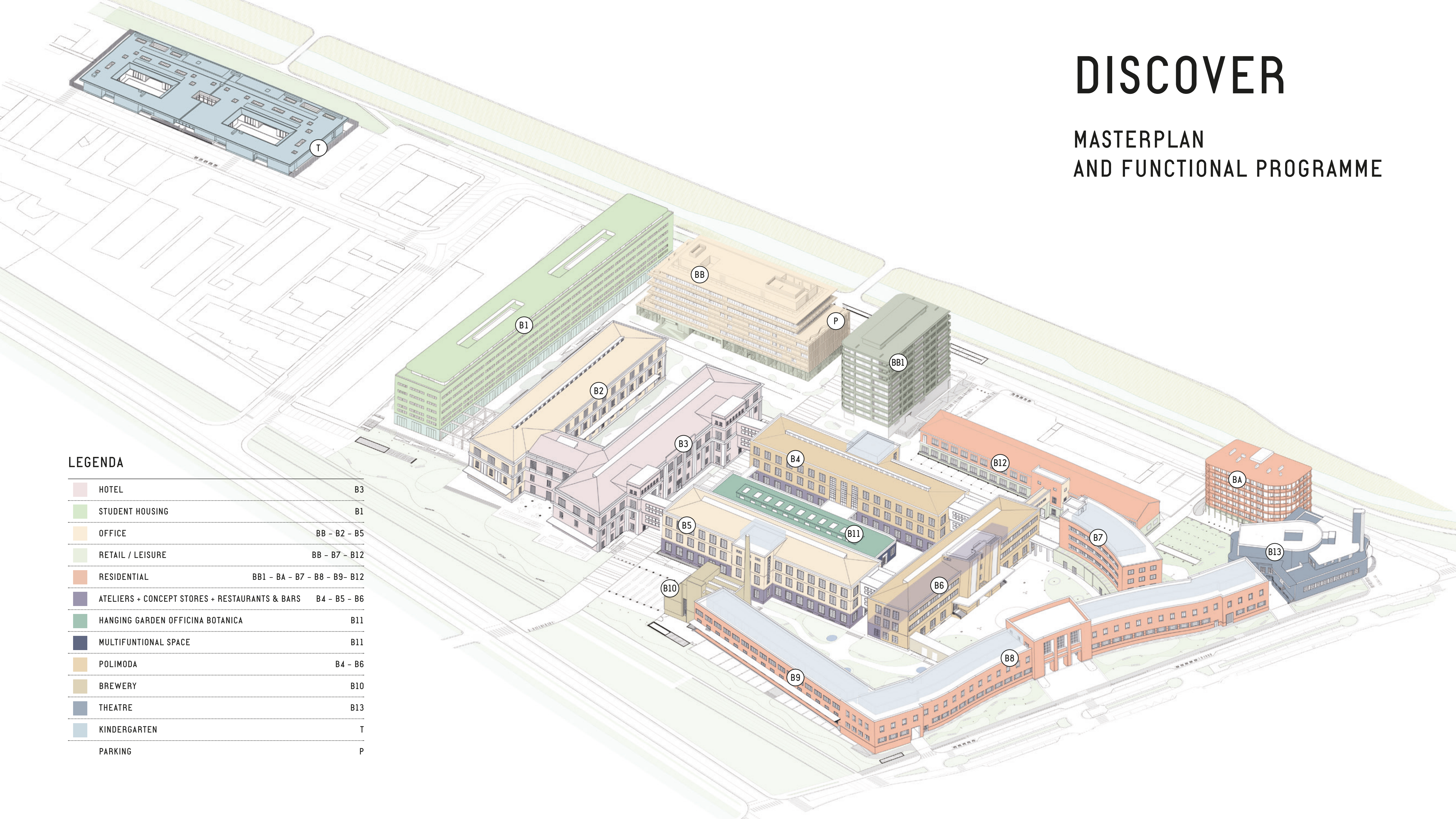


# DISCOVER

## MASTERPLAN AND FUNCTIONAL PROGRAMME

### LEGENDA

HOTEL	B3
STUDENT HOUSING	B1
OFFICE	BB - B2 - B5
RETAIL / LEISURE	BB - B7 - B12
RESIDENTIAL	BB1 - BA - B7 - B8 - B9 - B12
ATELIERS + CONCEPT STORES + RESTAURANTS & BARS	B4 - B5 - B6
HANGING GARDEN OFFICINA BOTANICA	B11
MULTIFUNCTIONAL SPACE	B11
POLIMODA	B4 - B6
BREWERY	B10
THEATRE	B13
KINDERGARTEN	T
PARKING	P





# MASTERPLAN

HOSPITALITY,  
STUDENT  
RESIDENCES

**26,300**  
SQM

WORKSHOPS,  
ATELIERS,  
CONCEPT STORES

**11,300**  
SQM

EDUCATION,  
OFFICES,  
CO-WORKING

**37,000**  
SQM

RESIDENTIAL

**35,900**  
SQM

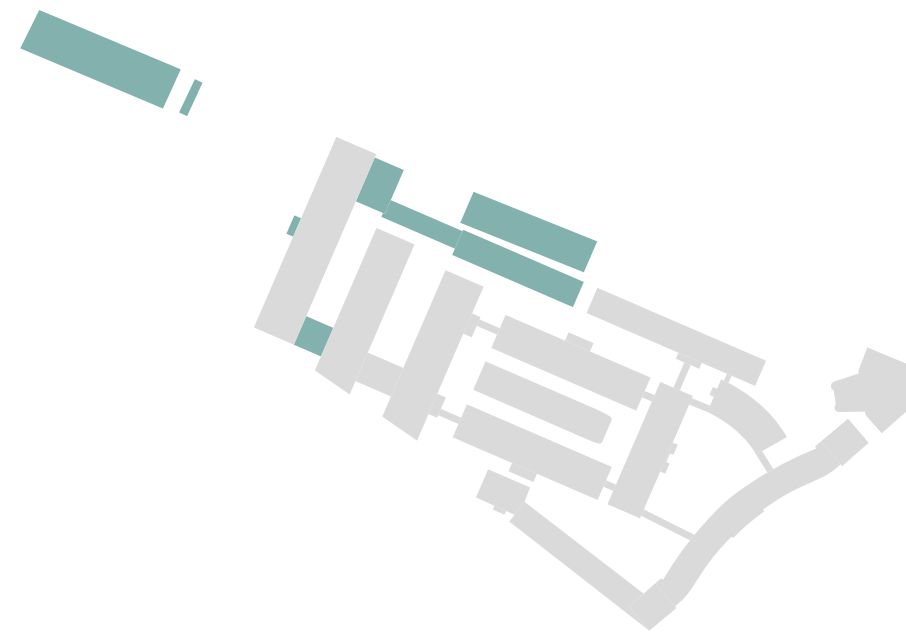




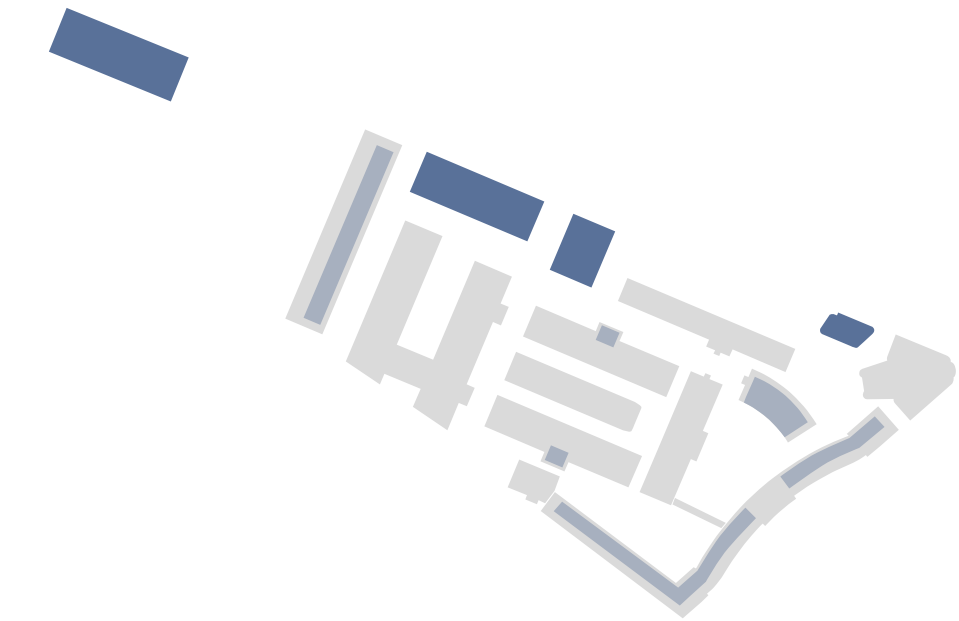


# THE PROJECT IS CONSERVATIONAL AND MINIMIZES DEMOLITION WORK

BUILDING  
DEMOLITION PLAN



NEW BUILDINGS  
AND VOLUMES



**1,000+**  
NEW TREES AND  
PERENNIALS

**100**  
DIFFERENT PLANT  
ESSENCES

BREEAM®

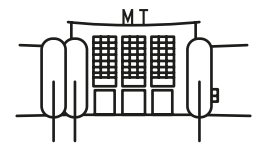




# A GREEN RENOVATION

MANIFATTURA TABACCHI IS COMING BACK TO LIFE, BY ALLOWING NATURE BACK IN.

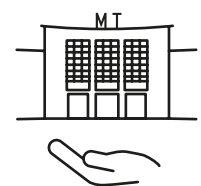
TODAY, THE VEGETATION THAT HAD ABANDONED THE AREA IS ONCE AGAIN TAKING ROOT, THE BUILDINGS ARE BEING REGENERATED AND THE AIR IS BEING PURIFIED AND MONITORED IN THE AIR FACTORY, AN EXPERIMENTAL LAB CREATED BY WORLD-FAMOUS PLANT NEUROBIOLOGIST STEFANO MANCUSO.



URBAN  
FORESTATION



WATER AND ENERGY  
EFFICIENCY



REGENERATION  
VS. RECONSTRUCTION





# OFFICINA BOTANICA

OFFICINA BOTANICA IS A ROOF GARDEN OPEN TO ALL DESIGNED BY LANDSCAPE ARCHITECT ANTONIO PERAZZI. IT IS A HIDDEN BOTANICAL GARDEN CONCEIVED TO ENCOURAGE A MODERN COEXISTENCE BETWEEN MAN AND LANDSCAPE IN THE SIGN OF MUTUAL RESPECT. IS A HANGING FOREST RICH IN BIODIVERSITY PERFECTLY INTEGRATED IN THE INDUSTRIAL ARCHITECTURE, FOCUSING ON MICRO-FLORA AND BOTANICAL RARITIES THAT CHARACTERISE THE UNIQUENESS OF THE FLORENTINE AND TUSCAN LANDSCAPE.

560 SQM  
100 TREES  
1.300 SHRUBS  
AND PERENNIUMES  
250 TREE PLANTS





# CAVEAU B3

A SPACE TEMPORARILY MADE INSIDE THE BUILDING SITE,  
CREATED TO PRESERVE AND CATALOGUE TYPOLOGICAL ELEMENTS  
THAT CONSTITUTE MANIFATTURA'S INDUSTRIAL IDENTITY





# GUIDED TOUR





BUILDING 4 - 5 - 11

# THE FACTORY









# FASHION





DESIGN





FOOD





ARTE





BUILDING 7 - 8 - 12  
**RESIDENCES**  
ANILLA - ZENIT - PURO





BUILDING 6  
POLIMODA



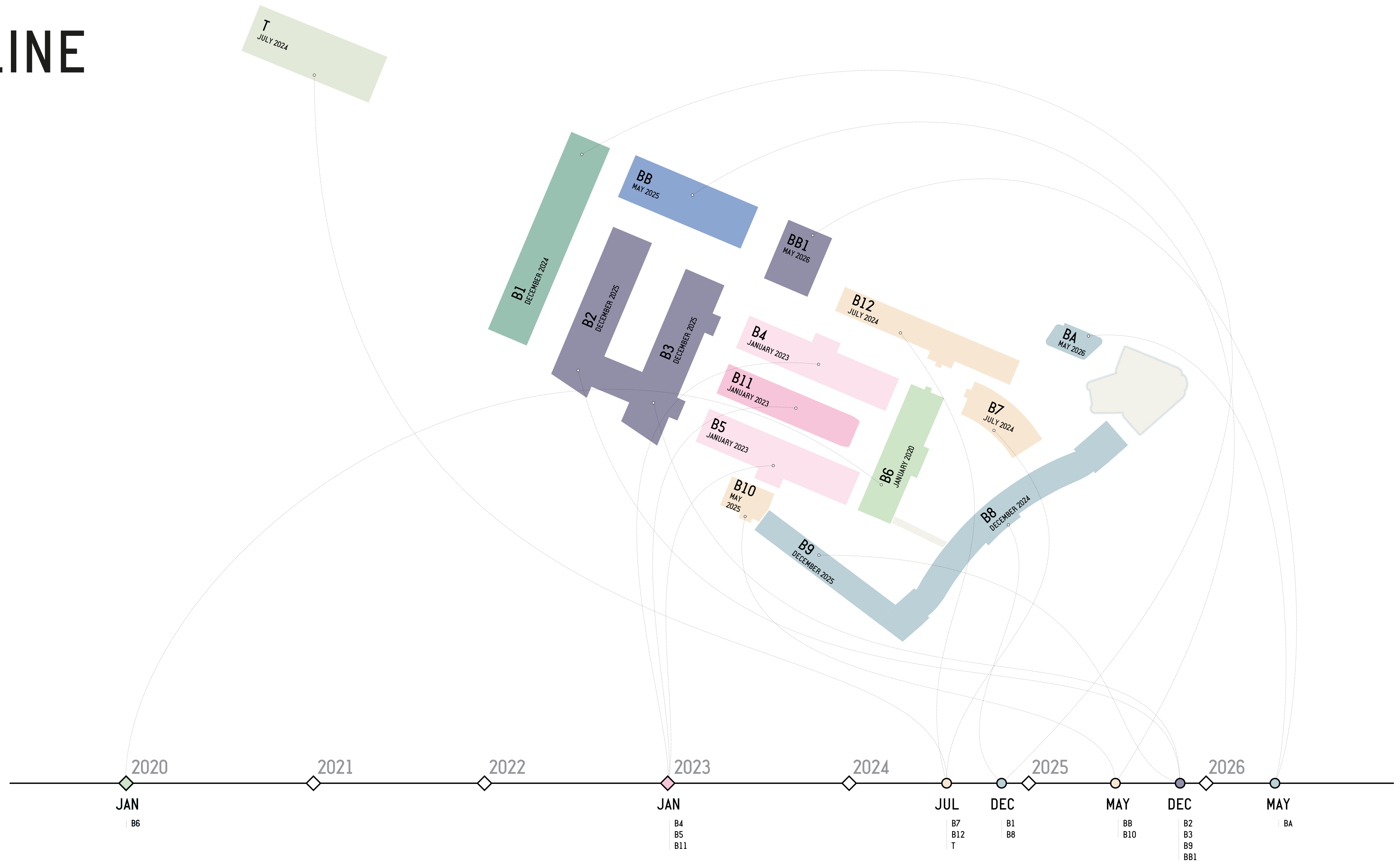


BUILDING 4  
ANARCHIVE





# TIMELINE







**AERMONT**

Investor and Developer



Investor

**MTDM**

Manifattura Tabacchi  
Development Management Srl

Via delle Cascine 35, 50144 Firenze  
T. +39 055 33 08 30  
@ info@mtdm.it