

HOSPITALITY

POLITECNICA
building for humans

PORTFOLIO

We shape hospitality and its many aspects: tourism, luxury, accessibility. **We consider spaces** as the heart of the experience of a place, time, and geography.

We design hospitality in Italy and abroad **focusing on people and their well-being**. We work with respect for the identity of places, their history and nature making them unique. We anticipate the needs of the future and preserve the memory of the past.

We design places intended for those who are passing, to welcome guests in comfortable, functional, accessible, safe spaces with tomorrow's generations in mind. Our teams integrate **architectural, landscape, technical and interior design skills**.

BORGO PIGNANO FLORENCE

Luxury hotel

LOCATION

Florence, Italy

CLIENT

Borgo Pignano Florence S.r.l.

YEAR

2020 - ongoing

SERVICES

Project management
Integrated design
Construction management
Health and safety

PARTNERS

Guido Ciompi & Partners
Pool Landscape S.r.l.
Dr. Forestale Daniele Bartolini

DIMENSIONS

Useful area 4.500 m²

Prestigious restoration between nature and history in exclusive Tuscany



Politecnica oversaw the redevelopment of the villas “Il Poderino” and “La Sosta,” transforming a blighted area into a **fine hotel complex** in the heart of one of Florence’s most exclusive neighborhoods.



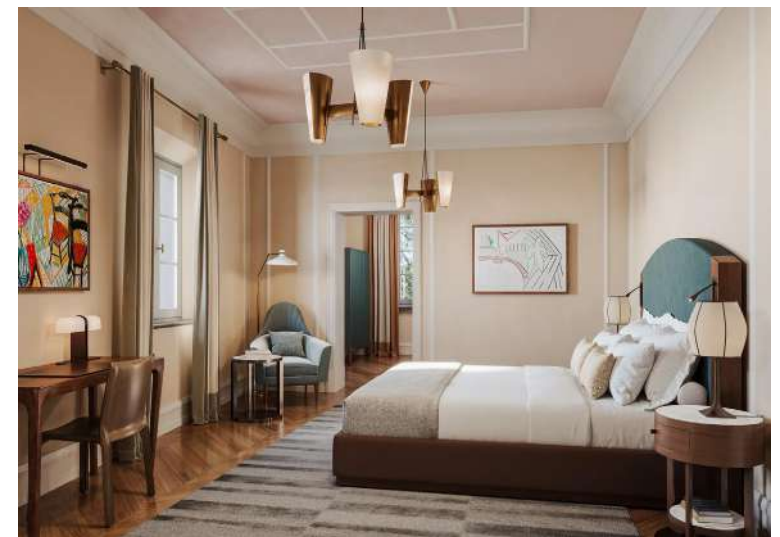
The project preserved the historical identity of the properties through restoration of facades, decorations and original materials, integrating sustainable technologies.



The interiors, characterized by a balance between **classicism** and **modernity**, use fine materials, **furniture elegant** and light plays to create refined and cozy environments.



BORGO PIGNANO FLORENCE / Luxury hotel



The two villas house luxury rooms and suites, wellness areas, **dining gourmet** and exclusive services, set in a 4-hectare park with gardens, olive groves and wooded areas, offering a unique experience of **luxury** and timeless beauty.





EX BORSA DELLE MERCI

Hotel and residences

LOCATION

Florence, Italy

CLIENT

QUARTA S.r.l.

YEAR

PHASE 1: 2018 - 2021

PHASE 2: 2023 - ongoing

SERVICES

PHASE 1

Project management

Design for permit project

PHASE 2

Project management for permit project

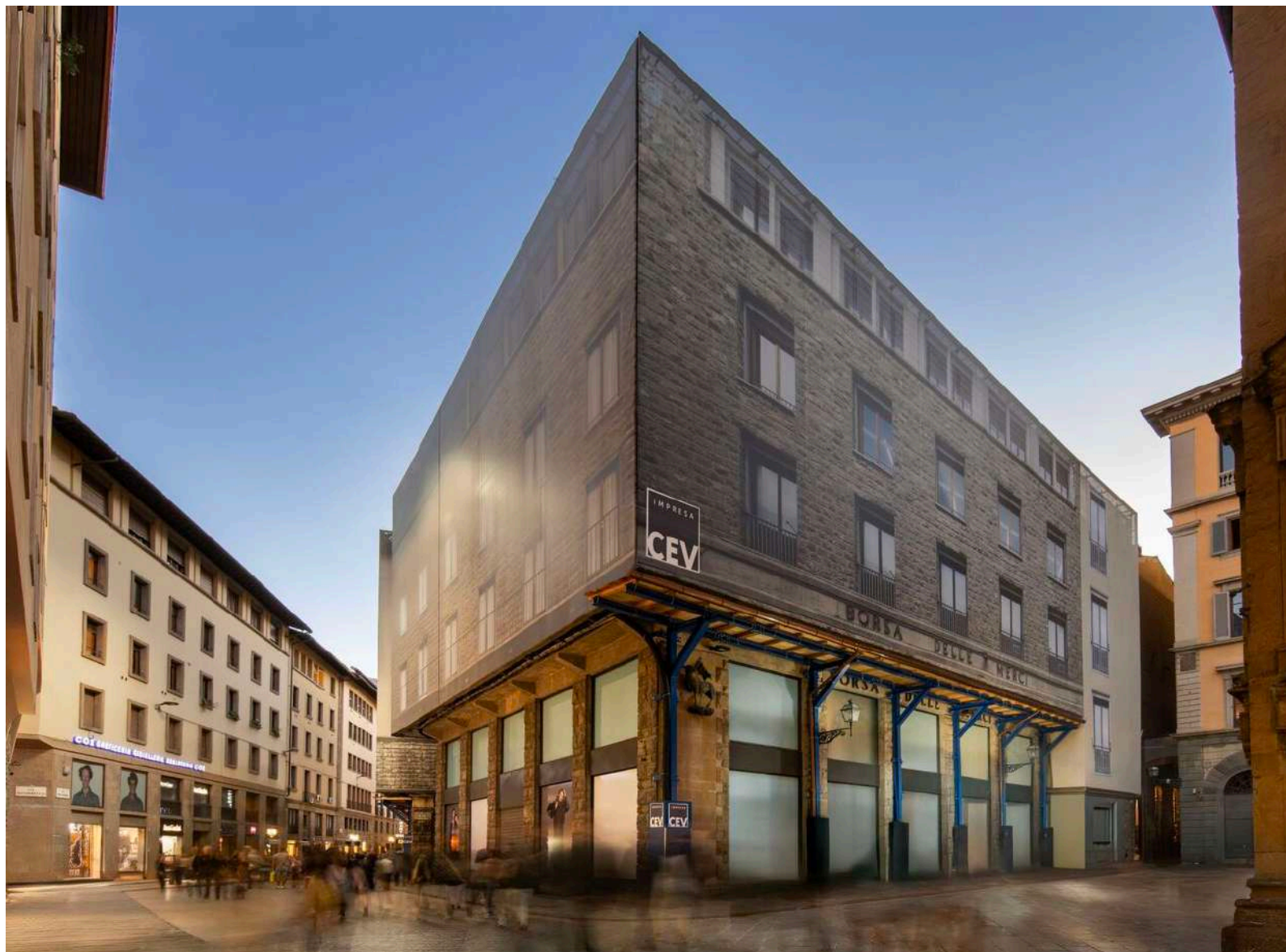
Integrated design

Construction management

DIMENSIONS

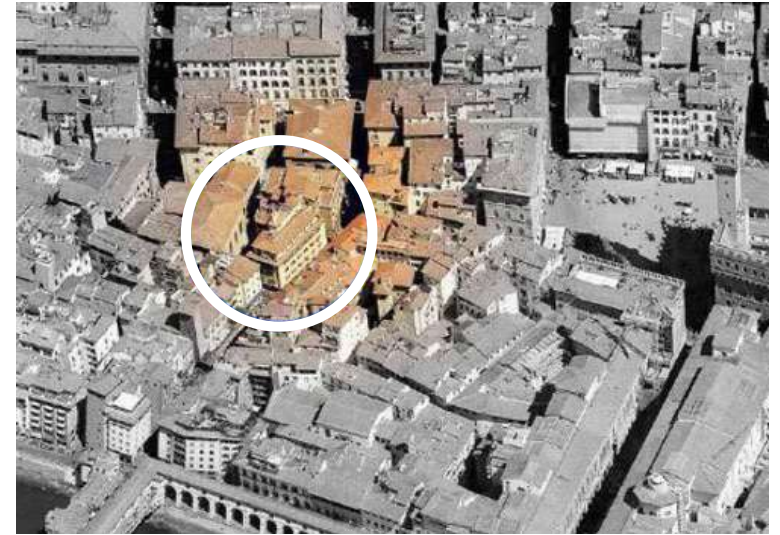
Useful area 3,300 m²

Tradition and modernity in exclusive luxury spaces



Politecnica has redeveloped the former Florence Commodity Exchange building into a contemporary model of **urban regeneration**. Located between Palazzo Vecchio and Ponte Vecchio, the project combines residential and hospitality functions, enhancing the historic identity with fine finishes and optimized spaces.

The intervention integrates luxury residences with terraces, F&B areas and a diverse room mix, providing **flexibility** and attractiveness in a unique context.



PALAZZO BUONTALENTI

Residences

LOCATION

Florence, Italy

CLIENT

Agenzia del Demanio

YEAR

2022 - ongoing

SERVICES

Project management
Integrated design
Construction management
Health and safety

PARTNERS

Archea Associati S.r.l.
Consilium Servizi di Ingegneria S.r.l.
SB+ S.r.l.
Abacus S.r.l.
Studio Mattioli S.r.l.
Ingegneri Riuniti S.p.A.
Arch. Loris Macci
Stefano Landi
Endrizzi Monica Restauro Conservativo
DBA PRO. S.p.A.

DIMENSIONS

Useful area 13,600 m²

Renaissance tradition, sustainable vision



Politecnica has refunctionalized the Buontalenti Palace in Florence, turning it into the headquarters of the EUI School of Transnational Governance.

The intervention combines **historic restoration** and **sustainability**, using low-impact materials and modeling BIM. The spaces accommodate students and faculty with modern residences, common areas and advanced services, enhancing the Renaissance architecture and cultural role of the building.





HOTEL BAUER PALAZZO

Luxury hotel and spa

Innovation and sustainability in the heart of Venice

LOCATION

Venice, Italy

CLIENT

Bauer G.M.B.H.

YEAR

2020 - ongoing

SERVICES

Integrated design for systems

DIMENSIONS

Useful area 17.000 m²



Politecnica is exclusively responsible for the mechanical and electrical systems of the iconic Bauer Hotel, in the heart of Venice, just a few steps from St. Mark's Square.

The project, in line with the highest European and Italian energy standards, aims to improve the building's **energy efficiency**, ensuring sustainability and innovation. The intervention enhances a symbol of **Venetian hospitality**, integrating state-of-the-art technology while respecting historical tradition.





TAMBURINA

Luxury villa

Luxury among olive groves and modern comfort

LOCATION

Castel San Pietro Terme, Italy

CLIENT

Palazzo di Varignana Resort & S.p.A.

YEAR

2017 - 2022

SERVICES

Project management
Integrated design
Construction management
Health and safety

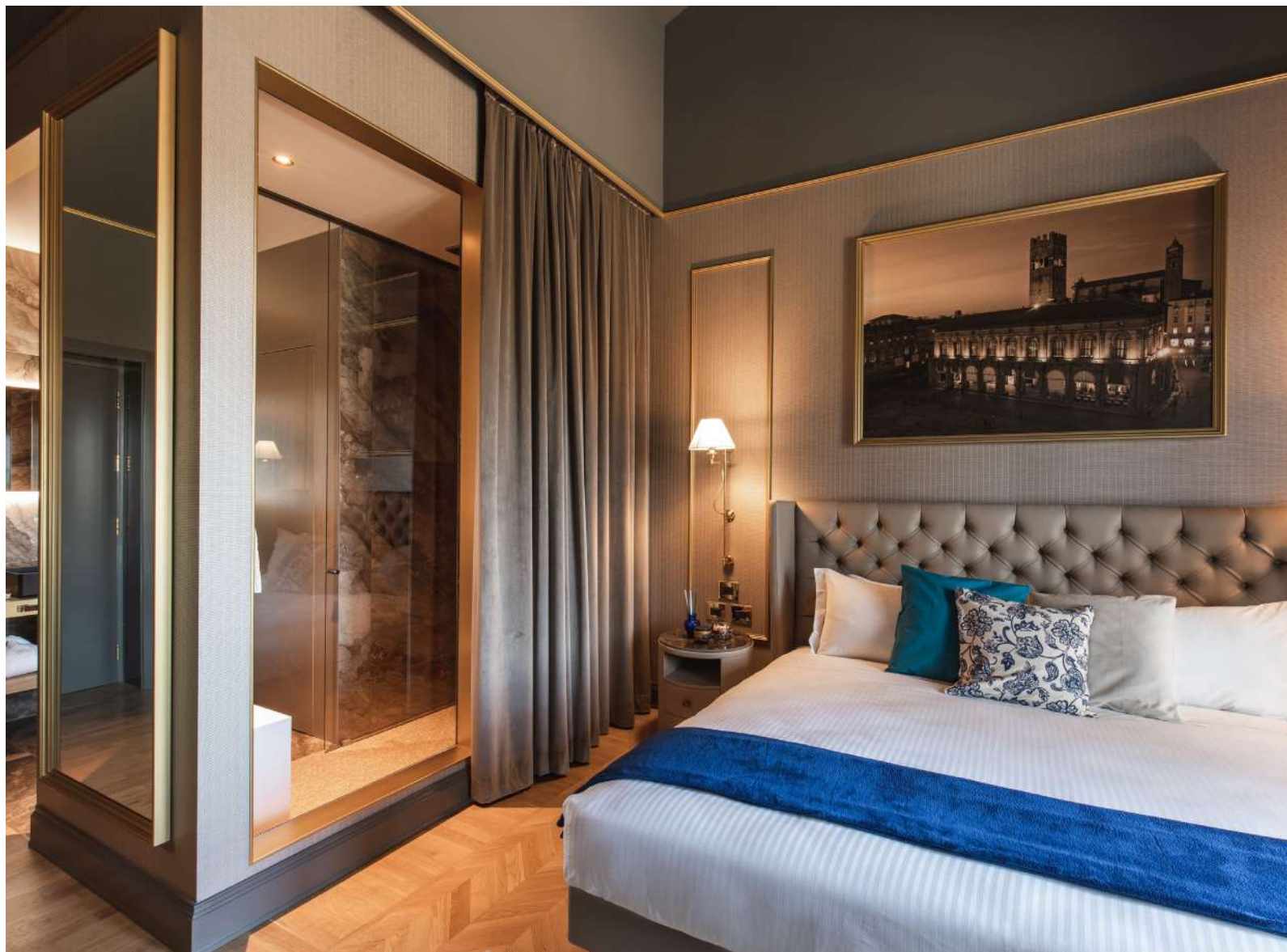
DIMENSIONS

Useful area 400 m²

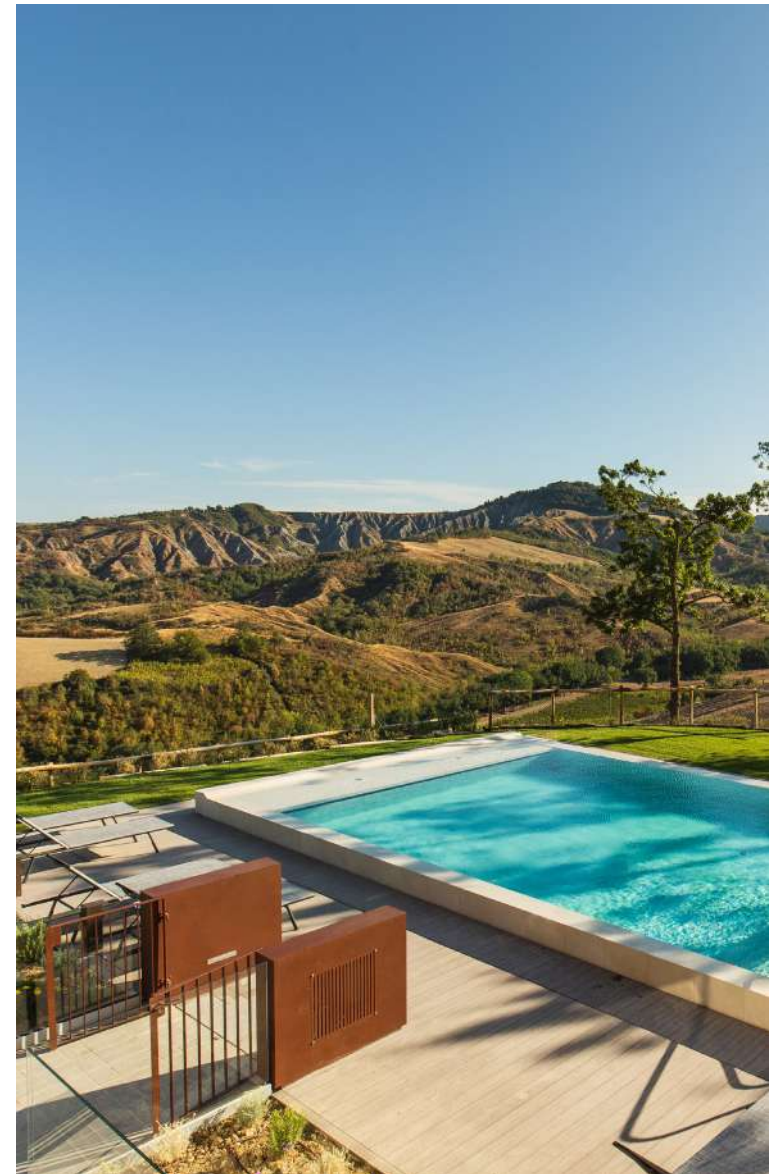


Villa Tamburina, conceived by Politecnica to offer **relaxation** and **luxury**, is an example of refined design. The furnishings, made by the finest craftsmen, and decorative details such as curtains and murals contribute to an exclusive aesthetic.

The rooms offer **comfort** and **privacy**, while the **heated pool** and pergola complete a project dedicated to beauty and to **privacy** among the hills of Varignana.







SANTA MARIA MADDALENA

Luxury villa

Panoramic villa with elegant spaces and private pool

LOCATION

Castel San Pietro Terme, Italy

CLIENT

Palazzo di Varignana Resort & S.p.A.

YEAR

2017 - 2022

SERVICES

Project management
Integrated design
Construction management
Health and safety

DIMENSIONS

Useful area 420 m²

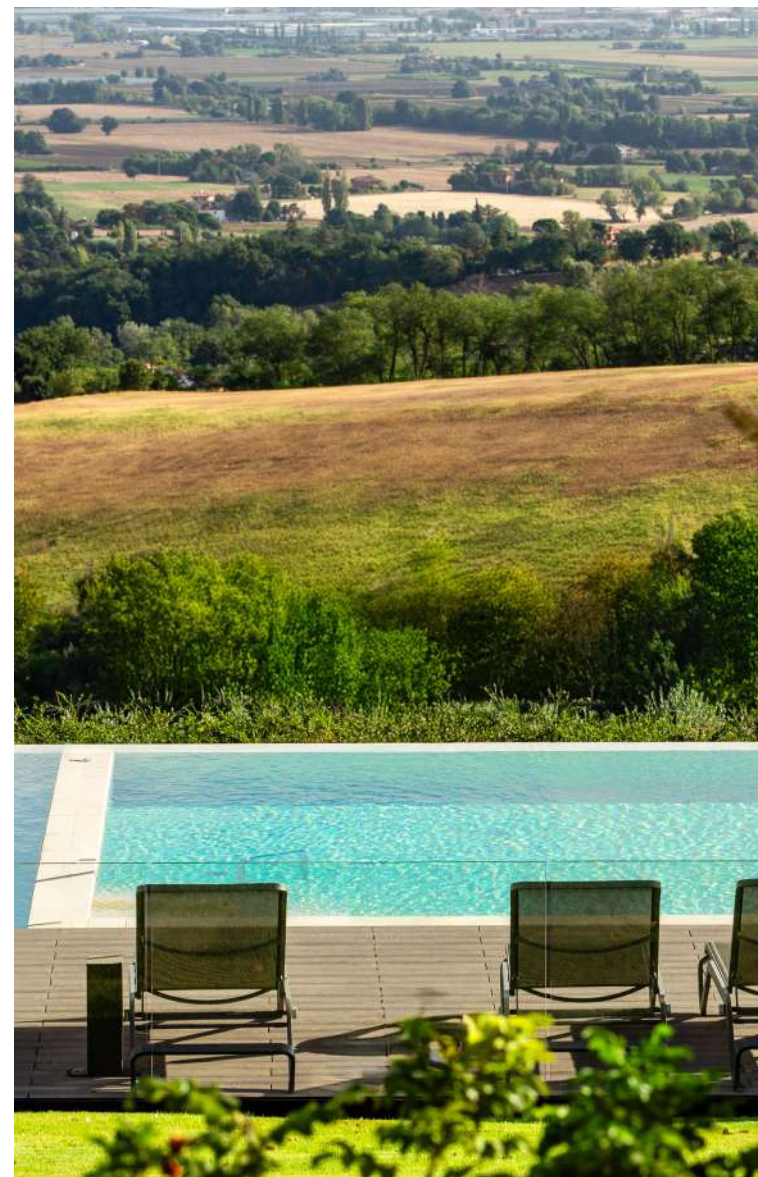


Politecnica designed Villa Tamburina as a luxury residence dedicated to absolute relaxation. The interior design expresses classic elegance through **fine materials** and **custom-made furniture**, emphasizing the view of the Bolognese plain.

Every room, from the kitchen to the living areas, is designed to offer **functionality** and style, with details of Italian craftsmanship and spaces designed for the well-being of guests.







COLOMBARA

Luxury villa

Rustic charm and modern comfort in the countryside

LOCATION

Castel San Pietro Terme, Italy

CLIENT

Palazzo di Varignana Resort & S.p.A.

YEAR

2017 - 2022

SERVICES

Project management
Integrated design
Construction management
Health and safety

DIMENSIONS

Useful area 350 m²



In the Villa Colombara project, Politecnica created a **rustic** and **refined** atmosphere, combining stone elements with wooden floors and interior design details with a rustic-elegant style.

The interiors, designed to accommodate up to twelve people, offer ample space for **socializing** and **relaxing**, with custom-made furnishings and natural materials ensuring a classy stay between traditional charm and modern comforts.



RIO ROSSO

Luxury villa

Surrounded by greenery, history and privacy

LOCATION

Castel San Pietro Terme, Italy

CLIENT

Palazzo di Varignana Resort & S.p.A.

YEAR

2017 - 2022

SERVICES

Project management
Integrated design
Construction management
Health and safety

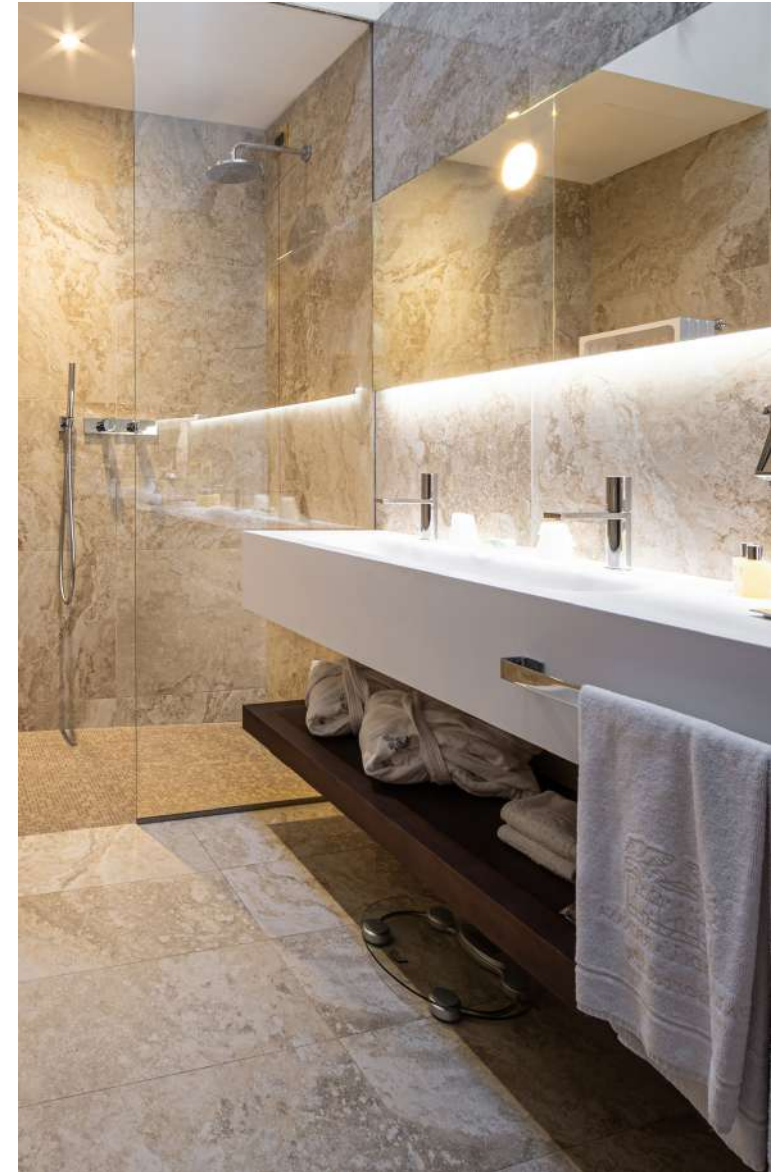
DIMENSIONS

Useful area 230 m²



With Villa Rio Rosso, Politecnica has designed a residence that combines **intimacy** and **historical value**. The interior design is inspired by rural charm and tradition, with custom furnishings that enhance the spaces and natural surroundings.

Surrounded by centuries-old oak trees, the villa is a **cozy** and private retreat with refined rooms that open up to **striking views**, offering maximum comfort and an authentic connection to the land.



PALAZZO DI VARIGNANA

*Luxury hotel
and apartments*

LOCATION

Castel San Pietro Terme, Italy

CLIENT

Palazzo di Varignana Resort & S.p.A.

YEAR

2015 - 2017

SERVICES

Project management
Integrated design
Construction management
Health and safety

DIMENSIONS

Useful area 2.000 m²

AWARDS

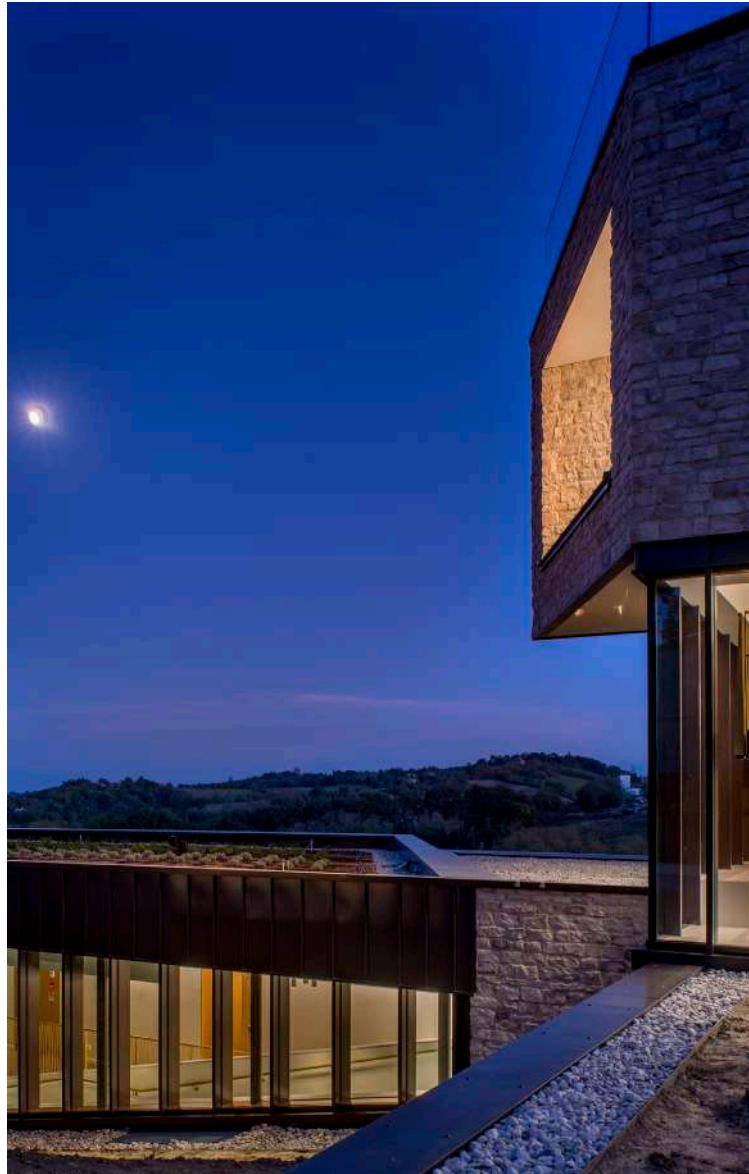
1° Tekla Structures Italy BIM Awards 2018
Special mention ECotechGREEN 2019

New luxury suites in the heart of Varignana Resort

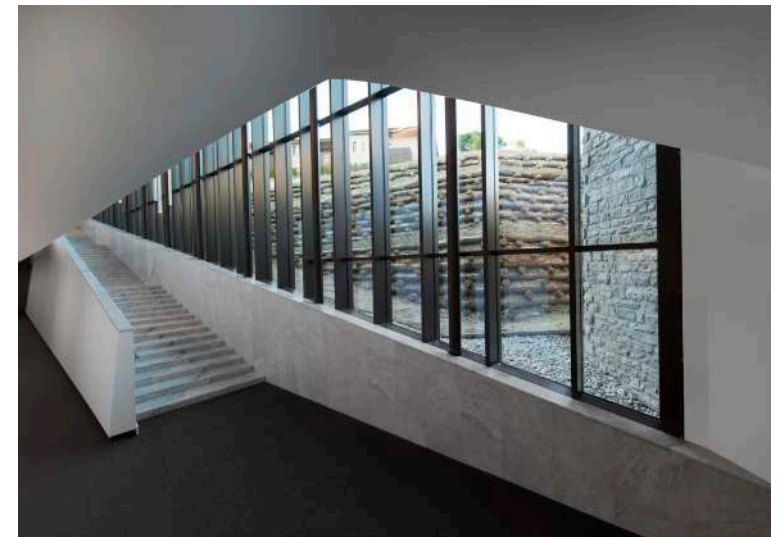
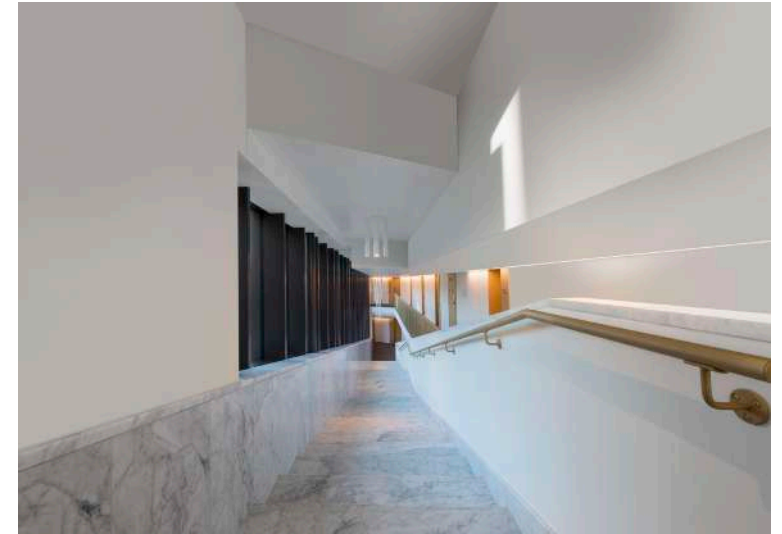


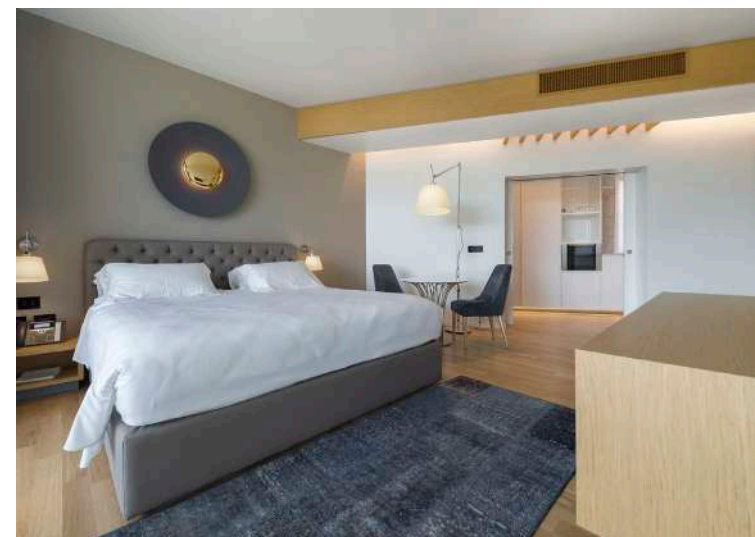
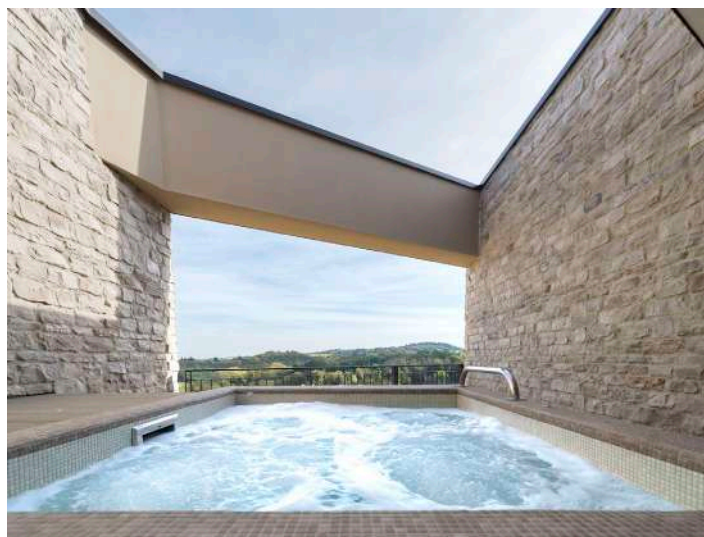
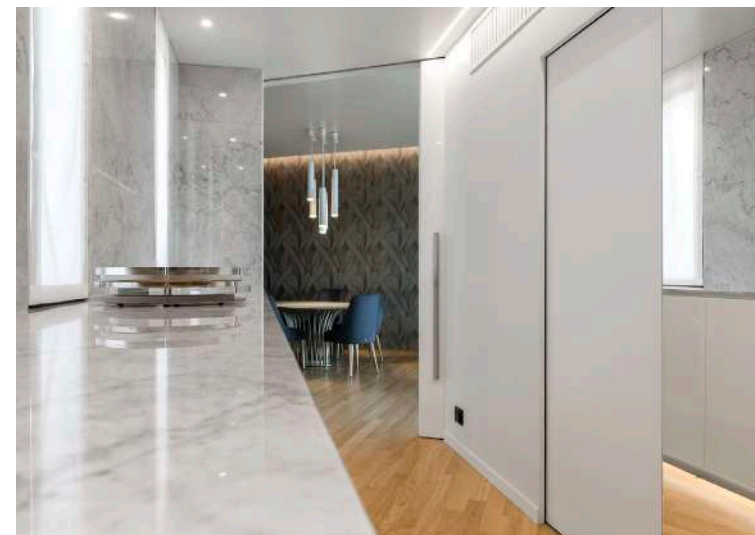
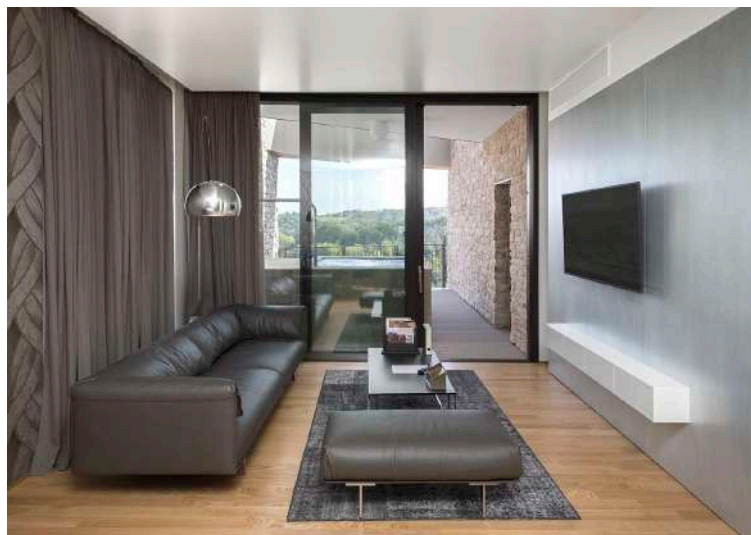
Politecnica oversaw every phase of the design process to expand the Varignana Resort with 44 new fine rooms and suites, designing **elegant** and functional spaces that enhance the existing architecture.

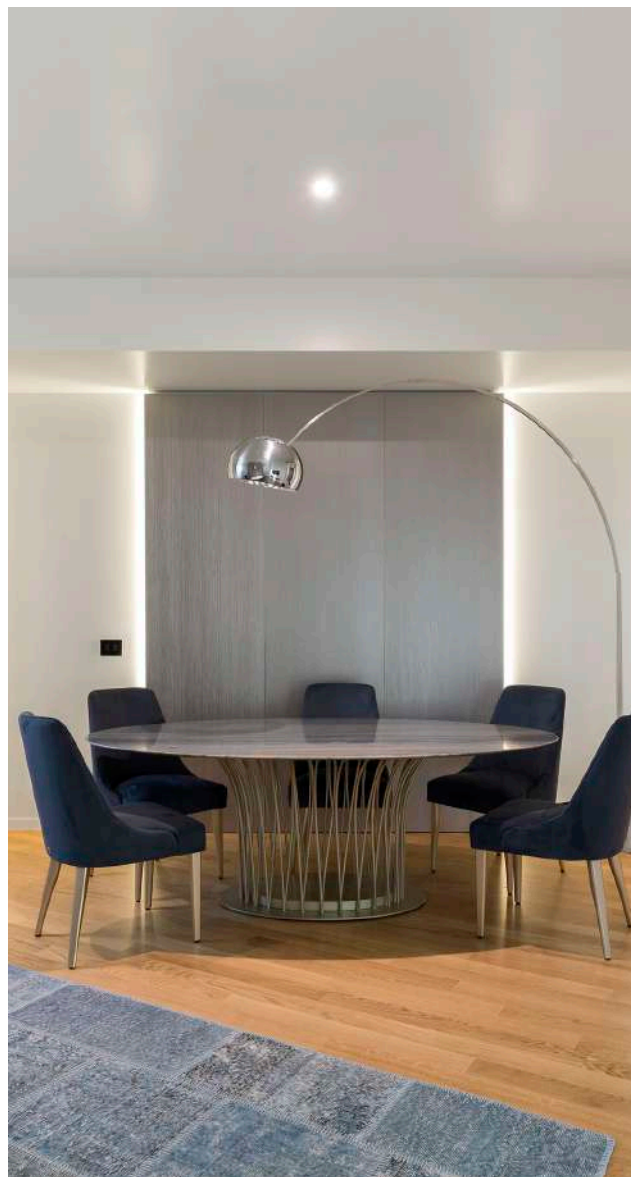
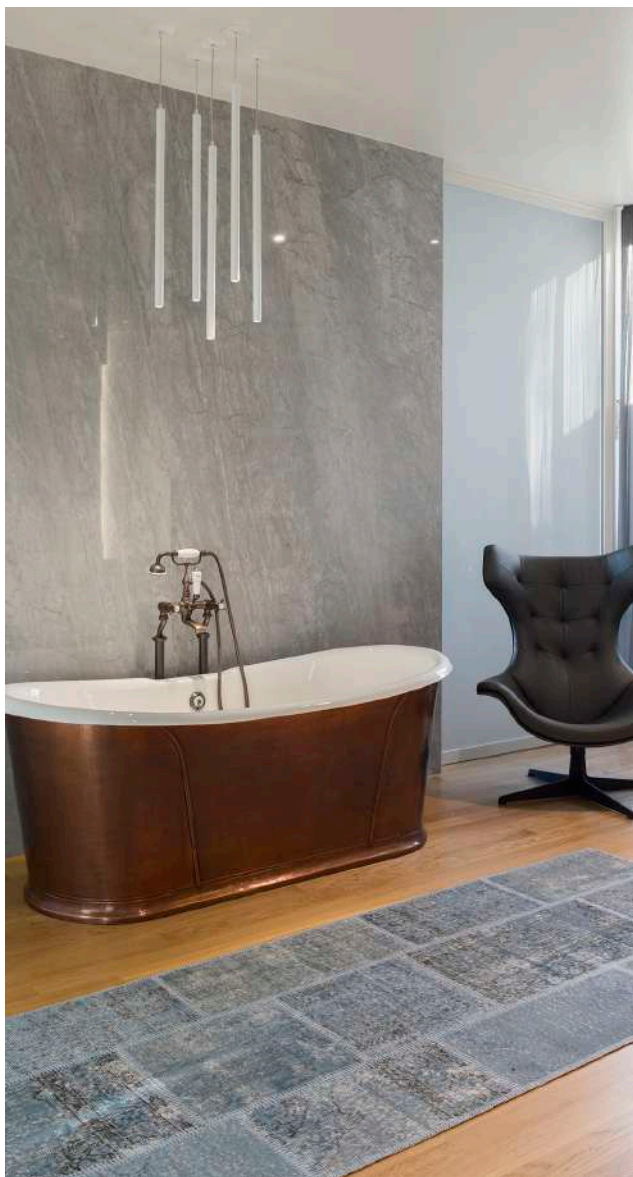
The interior design, attentive to comfort and **aesthetic harmony**, combines natural materials and high-quality finishes to create a unique experience in the landscape setting of Castel San Pietro Terme.



PALAZZO DI VARIGNANA / Luxury hotel and apartments







BULGARI HOTEL

Luxury hotel and spa

LOCATION

Moscow, Russia

CLIENT

Bulgari Hotels & Resorts

YEAR

2016 - 2018

SERVICES

Integrated design for systems

PARTNER

ACPV ARCHITECTS

Antonio Citterio Patricia Viel

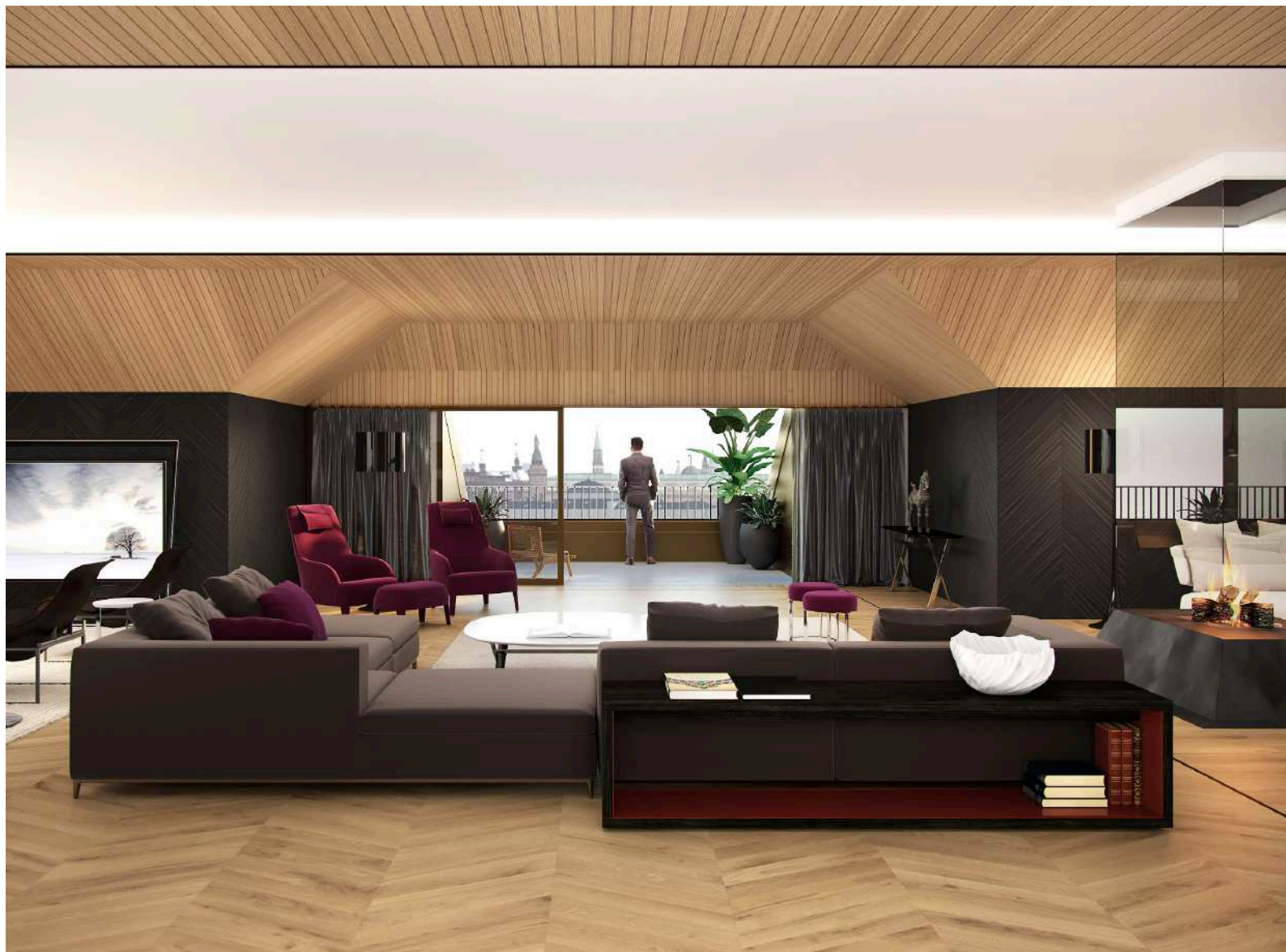
DIMENSIONS

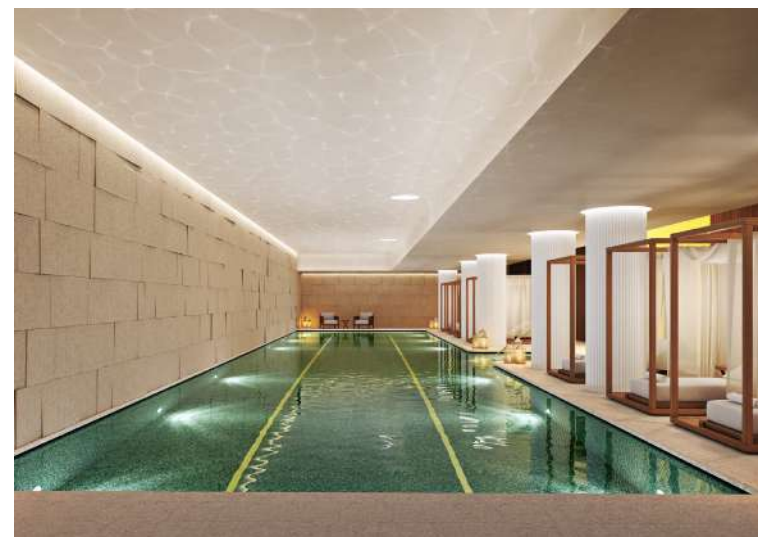
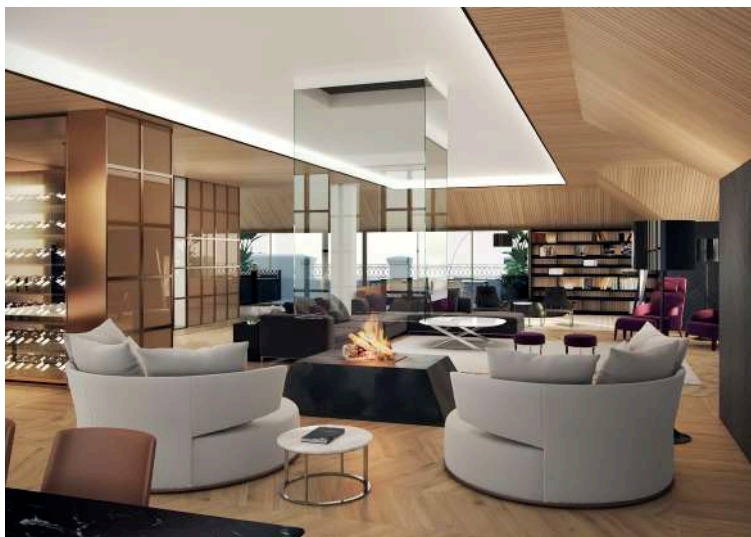
Useful area 15.400 m²



Politecnica contributed to the restoration and re-functionalization of the Bulgari Hotel in Moscow, located **300 meters from the Kremlin** and Red Square.

The intervention combines tradition and modernity, transforming a former aristocratic residence into a luxury hotel with **65 rooms**, a spa with private pool, a panoramic restaurant and exclusive residential spaces. Designed with BIM technology, the complex ensures efficiency, sustainability refined style in harmony with the historic environment.





HOTEL CAVOUR ET DES OFFICIERS

Luxury hotel

LOCATION

Aosta, Italy

CLIENT

Regione Valle d'Aosta

YEAR

1997 - 2005

SERVICES

Project management
Integrated design
Construction management
Health and safety

PARTNERS

Studio De Vita & Schulze Architetti
Consilium Servizi di Ingegneria S.r.l.

DIMENSIONS

Useful area 14.400 m²

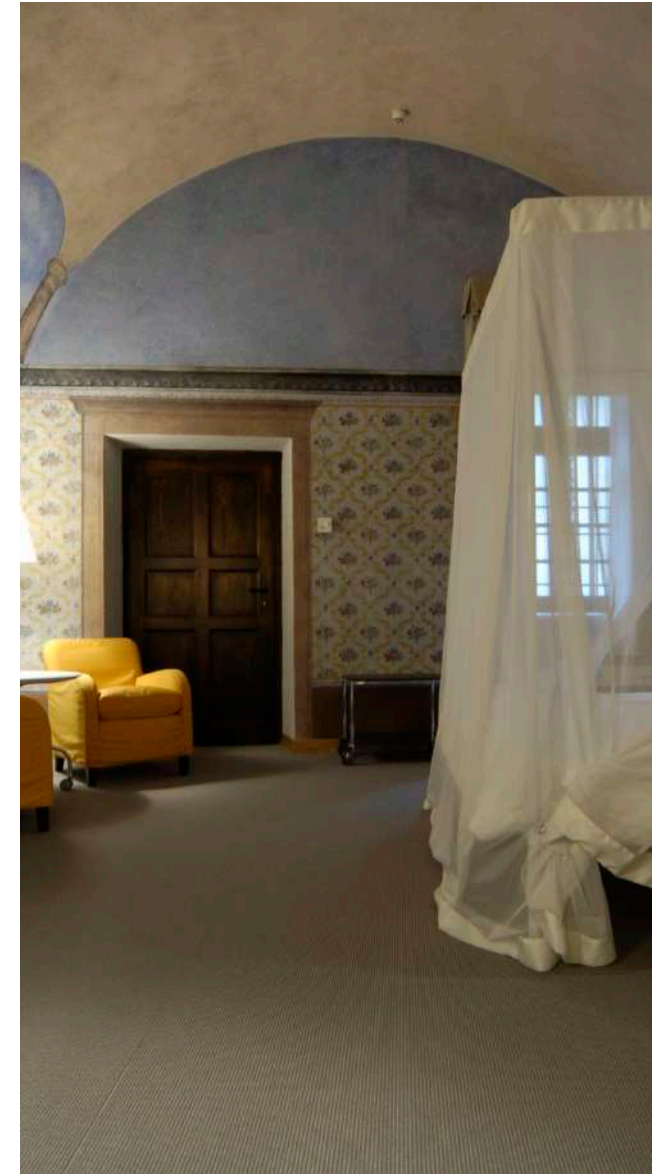
New Cultural Center in the Western Alps



In the Fortress of Bard restoration project, Politecnica integrated **elegance** and **functionality**, transforming the former Savoy fortress into a prestigious cultural and hospitality center.

Hotel Cavour et des Officiers, carved out of the old halls, has been furnished with refined details and restored frescoes. The interior design combines history and luxury for a unique experience between culture and Alpine comfort.







TOWNSQUARE MALTA

Multipurpose district and tower

LOCATION

Sliema, Malta

CLIENT

Martin Xuereb & Associates

YEAR

2014 - ongoing

SERVICES

Design for civil works, structures, systems and fire protection



PENDER GARDENS MALTA

Residential tower

LOCATION

Sliema, Malta

CLIENT

Martin Xuereb & Associates

YEAR

2016 - 2022

SERVICES

Design for civil works, structures, systems and fire protection



GARIBALDI AREA

More projects

Residential center

LOCATION

Aosta, Italy

CLIENT

Fiesole Auditorium S.r.l. - Fiesole Piazza Mino S.r.l.

YEAR

2009 - 2016

SERVICES

Design
Health and safety

PARTNER

Abacus S.r.l.



COMPLESSO MONTOPOLI

Villas

LOCATION

Montopoli in Val D'Arno, Italy

CLIENT

Proventure Investment B.V.

YEAR

2007

SERVICES

Project management
Integrated design
Health and safety



HOTEL STENDHAL E CASE

Fortress of Bard village houses and hotel

LOCATION

Aosta, Italy

CLIENT

Regione Valle d'Aosta

YEAR

1997 - 2005

SERVICES

Project management
Integrated design
Construction management
Health and safety



VILLA LA PALAJUOLA

More projects

Private residence

LOCATION

Fiesole, Italy

CLIENT

Private client

YEAR

2010

SERVICES

Project management
Integrated design
Health and safety



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Freetown SIERRA LEONE

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Nairobi KENYA

Kingston JAMAICA

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