



DESIGN SERVICE

Preparato per:
Agenzia delle Dogane

04 november 2025

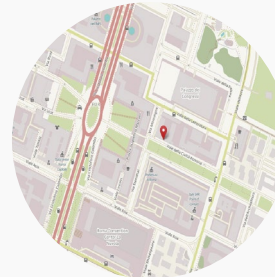
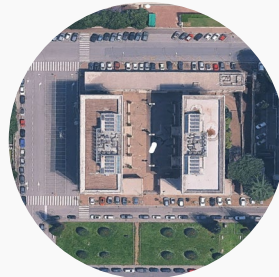
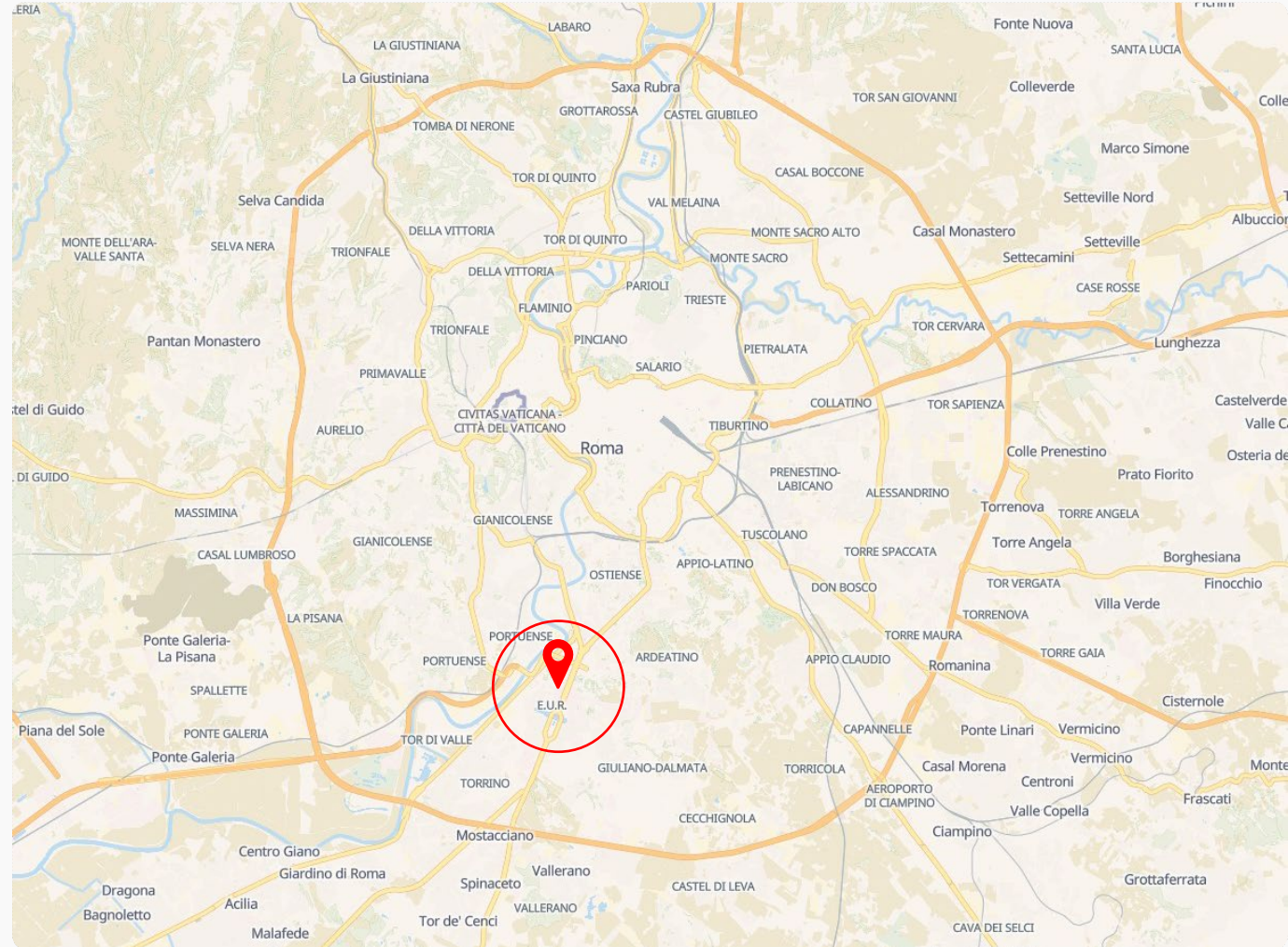
LOCATION

The building is located in Rome, at **Viale della Civiltà Romana 7**, within the EUR district, a planned area developed in the 1930s to represent modern Italy through monumental and rationalist architecture.

Today, EUR is a vibrant mixed-use district that combines business, cultural institutions, and residential areas, surrounded by wide boulevards and green spaces.

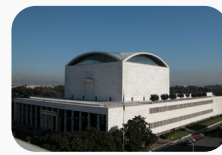
The site is easily accessible by public transportation, including metro stations as well as several bus connections that link the area directly to the city center.

Nearby landmarks such as the *Palazzo della Civiltà Italiana* and the *Palazzo dei Congressi* reflect the district's architectural and historical significance, creating a strong contextual dialogue for the project.



01 THE BUILDING

LOCATION



Palazzo dei Congressi



Palazzi dell'INA e dell'INPS



- Da Palazzo delle Scienze a Museo delle Civiltà.
- Museo Archivio della Memoria



Palazzo della Civiltà Italiana



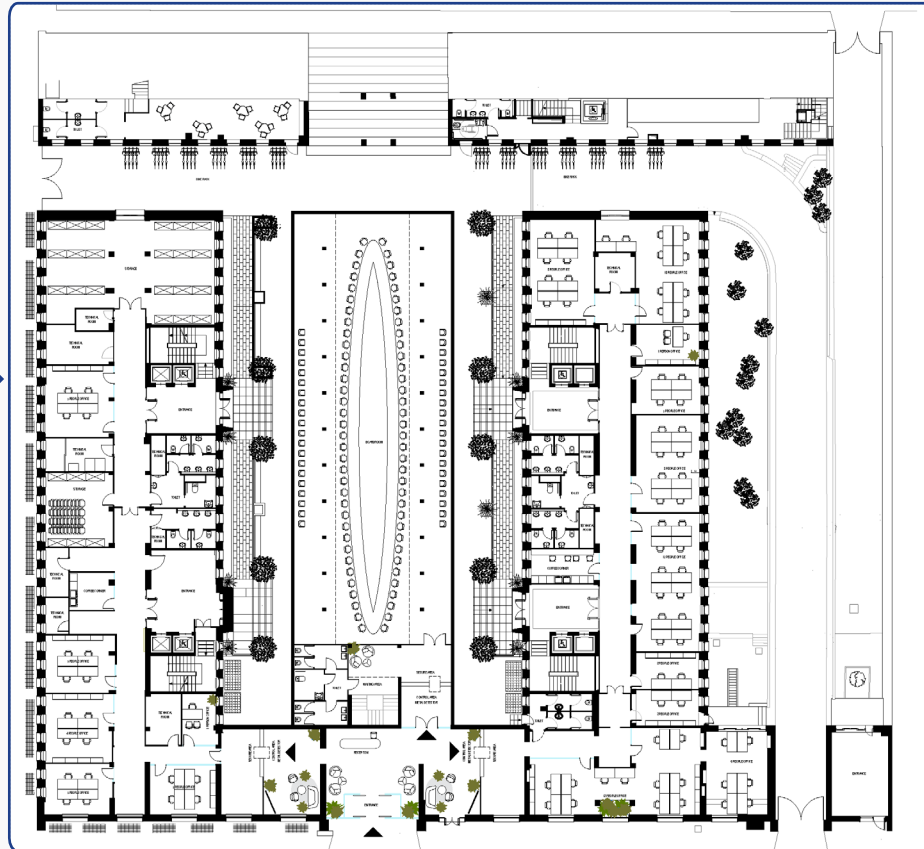
Comando generale del corpo
delle capitanerie di porto



Planetario e museo
astronomico



Museo della civiltà romana







The property complex consists of two symmetrical, parallel buildings—referred to as Building A and Building B—and a lower, perpendicular structure known as Building C.

The architecture of the complex, constructed around **1960**, reflects the typical style of office buildings located in one of the most distinctive areas of **EUR**.

The modular layout of the interiors, the flexibility of the office spaces, and the presence of a large, exclusive internal courtyard make the entire complex ideal for a variety of business uses and development opportunities.



02 ZONING/ FIT-OUT

LEGENDS



TECHNICAL ROOM



STORAGE/SUPPORT AREA



RESTROOMS



PROTECTED AREA
(DATA MANAGEMENT
+ EU CUSTOM DATA
HYB) 115 PEOPLE



OFFICES FOR 135
(FROM 115 TO 250)



ADDITIONAL OFFICES
(FROM 250 TO 400)



30-PERSON ROOM –
SECRET



4-15 PERSON ROOM



BOARDROOM 70+30



CAFETERIA / LOUNGE
AREA / BREAK AREA



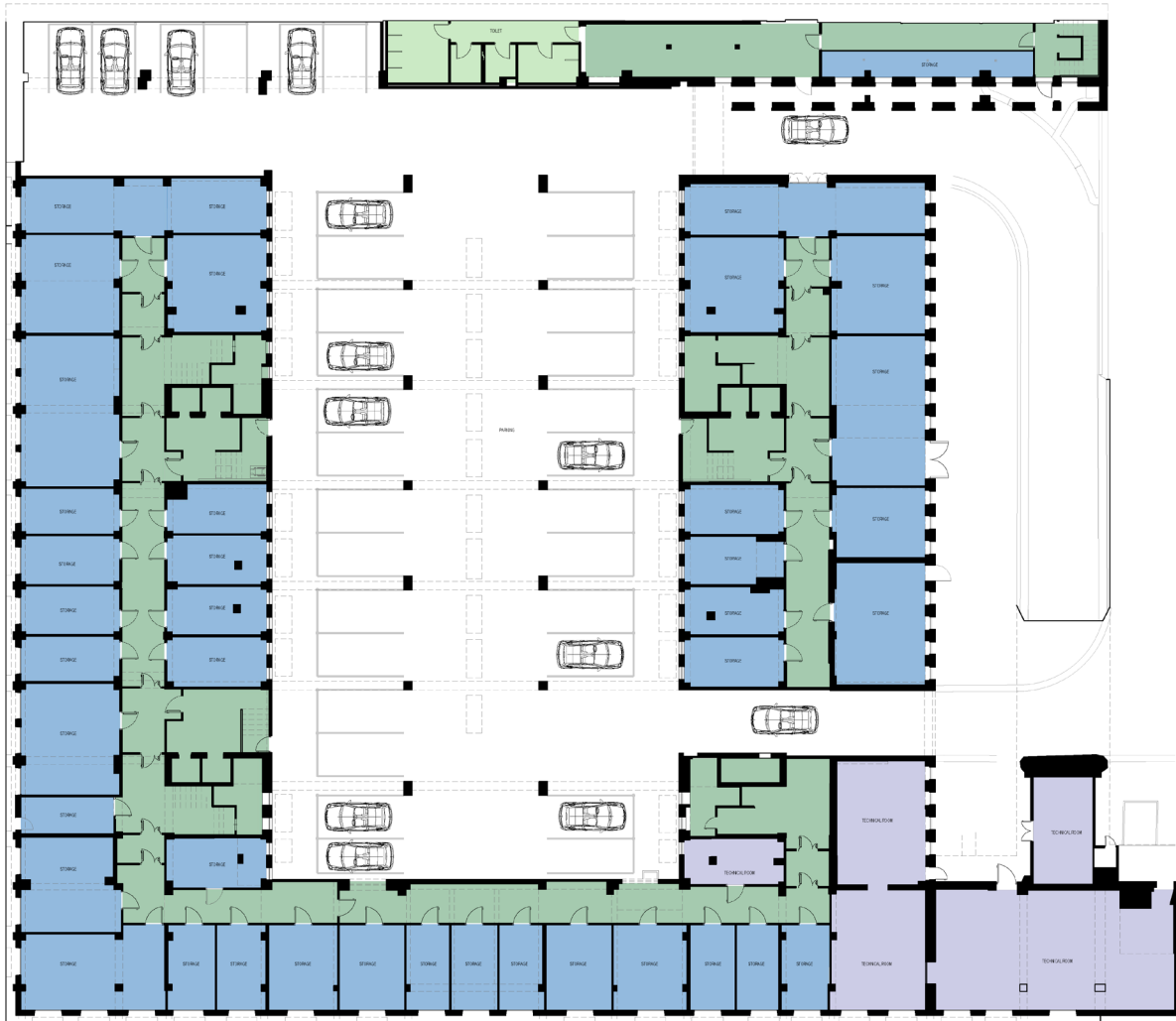
VERTICAL AND
HORIZONTAL
CONNECTIONS



VISITOR ROOM



WAITING AREA



BASEMENT FLOOR

LEGENDS



TECHNICAL ROOM



STORAGE/SUPPORT AREA



RESTROOMS



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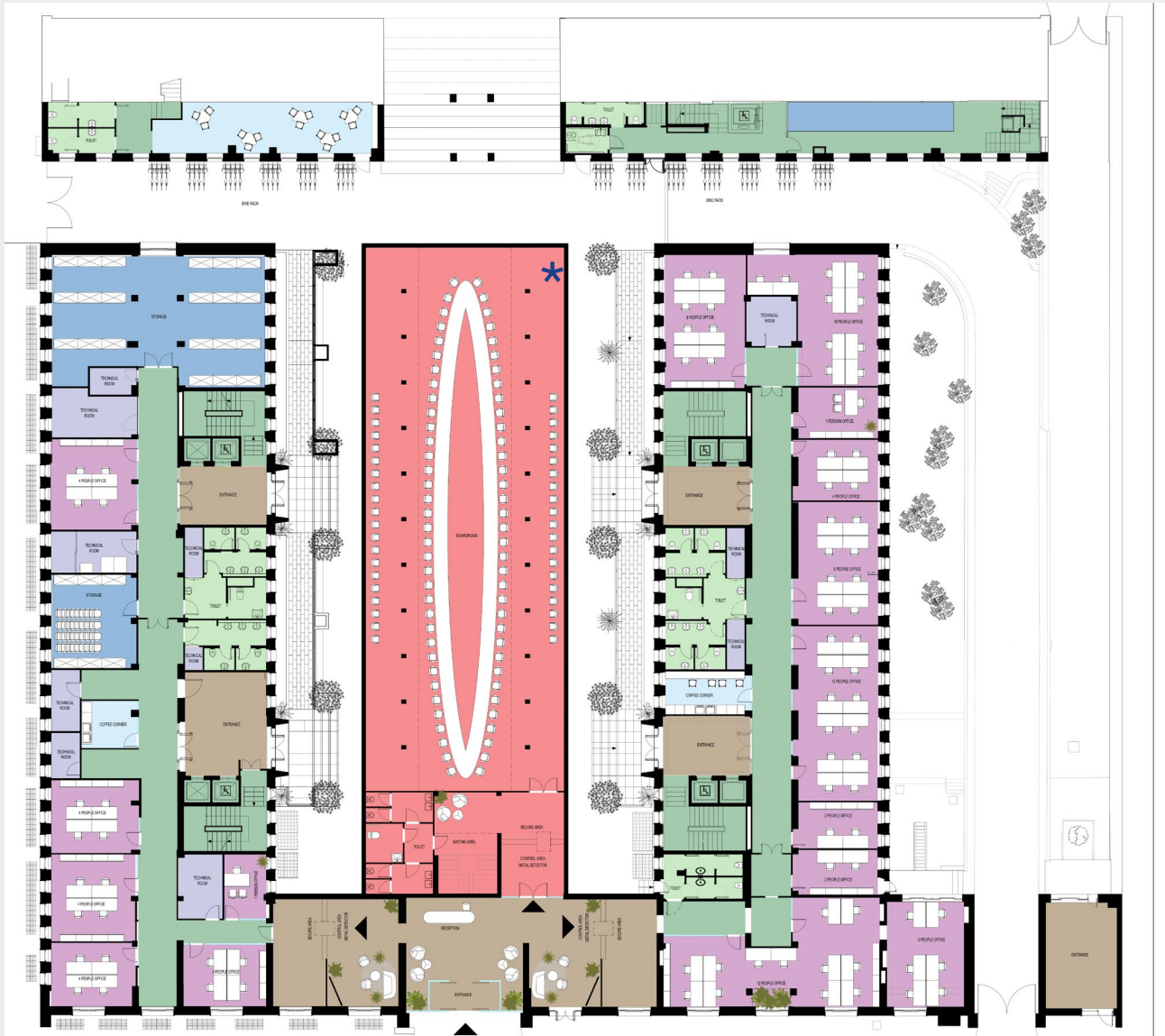
VERTICAL AND
HORIZONTAL
CONNECTIONS



VISITOR ROOM



WAITING AREA



THE TECHNICAL AND URBAN PLANNING
FEASIBILITY OF THE HIGHLIGHTED AREA
HAS NOT YET BEEN VERIFIED.

GROUND FLOOR

LEGENDS



TECHNICAL ROOM



STORAGE/SUPPORT AREA



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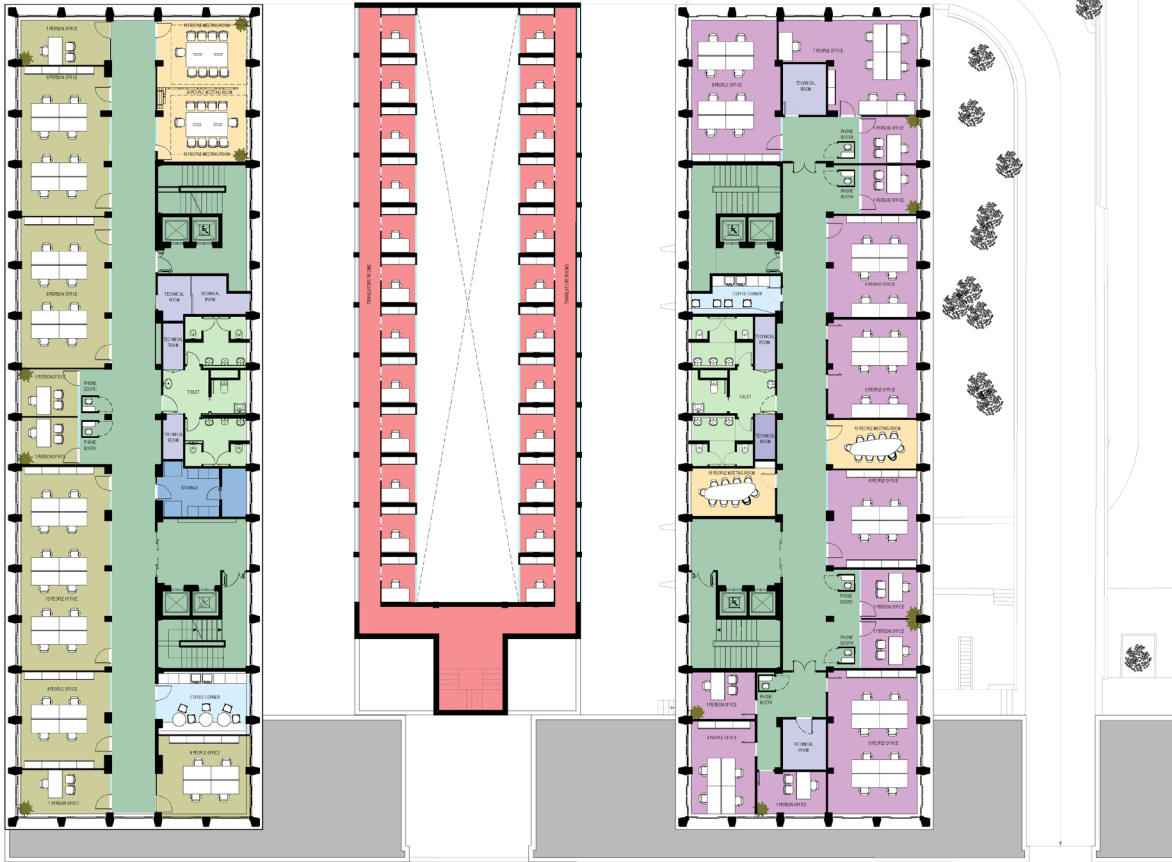
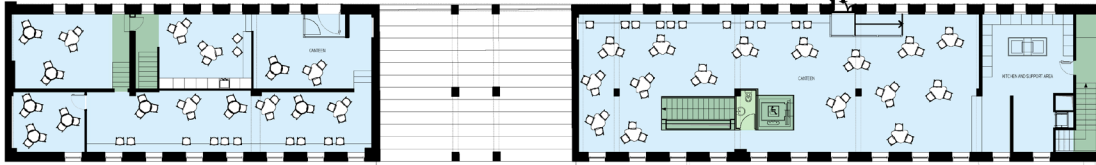
VERTICAL AND
HORIZONTAL
CONNECTIONS



VISITOR ROOM



WAITING AREA



1st FLOOR

LEGENDS



TECHNICAL ROOM



STORAGE/SUPPORT
AREA



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CAFETERIA / LOUNGE
AREA / BREAK AREA



VERTICAL AND
HORIZONTAL
CONNECTIONS



VISITOR ROOM



WAITING AREA



2nd FLOOR

LEGENDS



TECHNICAL ROOM



STORAGE/SUPPORT
AREA



RESTROOMS



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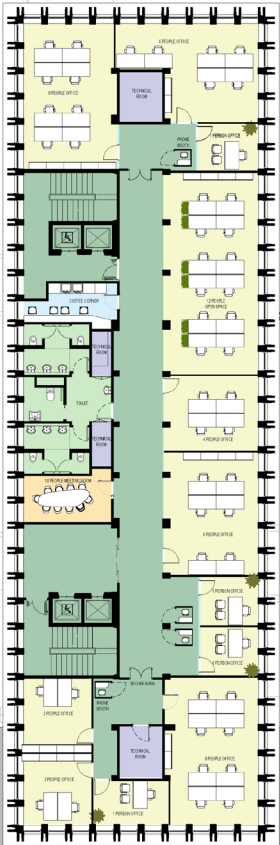
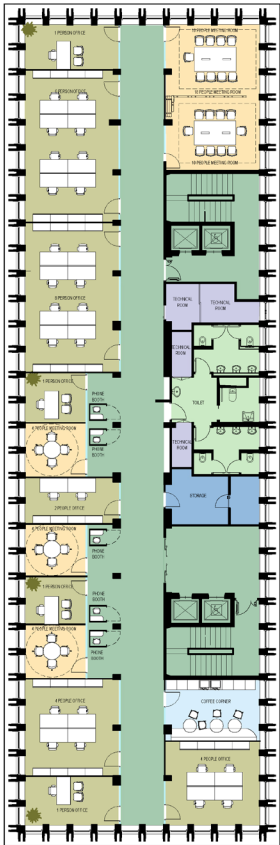
VERTICAL AND
HORIZONTAL
CONNECTIONS



VISITOR ROOM



WAITING AREA



3rd FLOOR

LEGENDS



TECHNICAL ROOM



STORAGE/SUPPORT
AREA



RESTROOMS



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CAFETERIA / LOUNGE
AREA / BREAK AREA



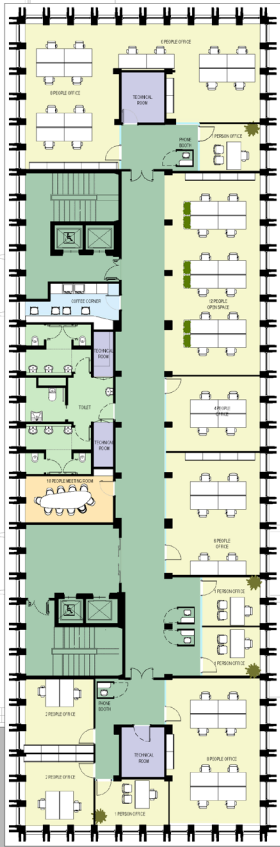
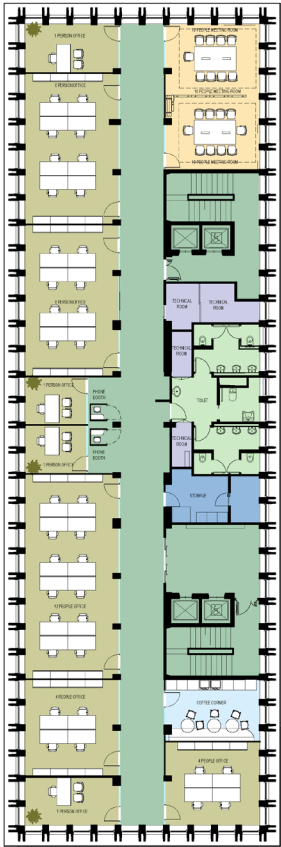
VERTICAL AND
HORIZONTAL
CONNECTIONS



VISITOR ROOM



WAITING AREA



4th FLOOR

LEGENDS



TECHNICAL ROOM



STORAGE/SUPPORT
AREA



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CAFETERIA / LOUNGE
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VERTICAL AND
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CONNECTIONS



VISITOR ROOM



WAITING AREA



5th FLOOR

03 SECURITY ACCESS

LEGEND



ACCESS WITH BADGE
CONTROL

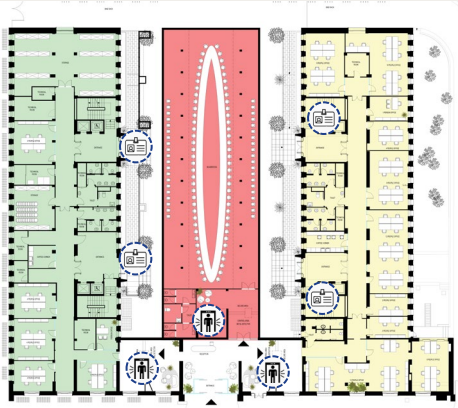


ACCESS WITH METAL
DETECTOR

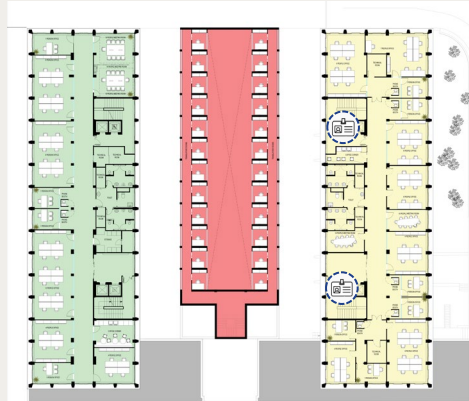
HIGH

SECURITY LEVEL

LOW



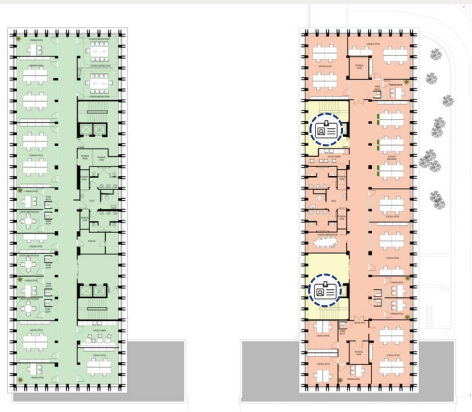
GROUND FLOOR



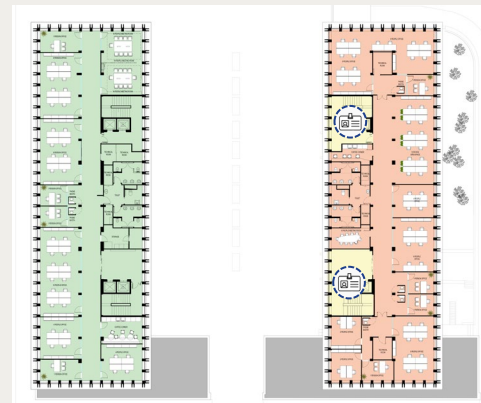
1st FLOOR



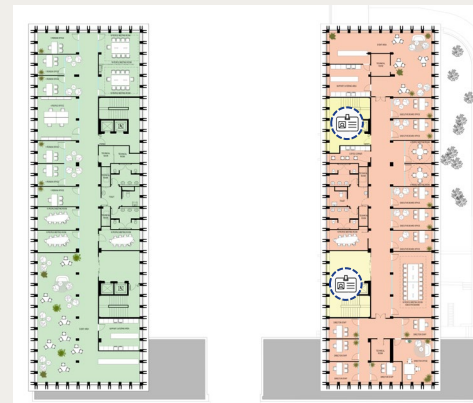
2nd FLOOR



3rd FLOOR



4th FLOOR



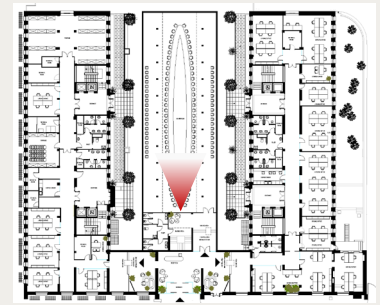
5th FLOOR

04 REQUIREMENT CHECK

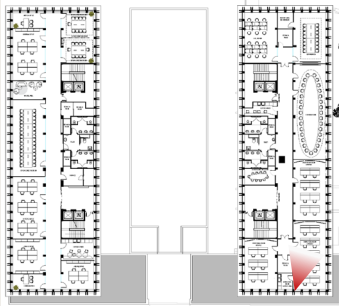
REQUIREMENTS	BASEMENT	GROUND FLOOR	LEVEL 1	LEVEL 2	LEVEL3	LEVEL 4	LEVEL 5	TOTAL	VERIFIED
Availability of a dedicated secure and restricted area for «data management» (115 people)					52	52	11	115	✓
Availability of standard offices (from 115 to 250 people)		86	49					135	✓
Availability of extra offices (from 250 to 450 people)			40	30	30	40	10	150	✓

05 RENDER VIEWS

BOARDROOM



OPERATION ROOM





SITUATION ROOM

