

**FUKSAS**

# FUKSAS

Redevelopment of the "Flamurtari" Stadium, Palace of Sports and surrounding areas of Vlora

5th of May 2023



COMPANY PROFILE



SITE ANALYSIS



CONCEPT DESIGN



VISUALIZATION



COST ESTIMATION

01

COMPANY PROFILE



# FUKSAS

Principals **Massimiliano Fuksas**  
**Doriana Fuksas**

Design Manager Giovanni Podestà  
 Ms. Arch / RA  
 business.dev@fukasas.com  
 +39 06 68807871

Piazza del Monte  
 di Pietà, 30  
 ROMA I-00186  
 T +39 06 68807871  
 office@fukasas.com  
 www.fukasas.com

PARIS  
 SHENZHEN  
 DUBAI



Number of employees

2

EXECUTIVES/PRINCIPALS

6

MANAGEMENT/DIRECTORS

PROFESSIONAL/TECHNICAL

7

3D SPECIALISTS

5

BIM SPECIALISTS

39

ARCHITECTS

8

INTERIOR/  
PRODUCT DESIGNERS

3

MODEL MAKERS

4

VISUALIZERS

8

ADMINISTRATION/SUPPORT

82 IN TOTAL

# FUKSAS

**Studio Fuksas**, led by **Massimiliano and Doriana Fuksas**, is an international architectural practice with offices in **Rome, Paris, Shenzhen and Dubai**.

Over the past 50 years, the company has developed an innovative approach through a strikingly wide variety of projects, ranging from urban interventions to airports, from museums to cultural centers and spaces for music, from convention centers to offices, from interiors to design collections. The practice has completed more than **600 projects** and has worked in Europe, Africa, America, Asia and Australia, receiving numerous **international awards**.

## DEMONSTRATED TEAM EXPERIENCE

Our Past and Current experience on **ambitious projects** ranges from the full concept design through construction administration of countless large scale international projects, including: the New Milan Trade Fair, Shenzhen Bao'an International Airport Terminal 3 and the New EUR Rome Convention Center and Hotel.

The advantage of Studio Fuksas's successful team collaboration on past and present projects has ensured the highest quality design and client experience, as well as award winning honors bestowed on our developments, from their **excellence in design and Leed Sustainability to Design Excellence**.

This was possible thanks to a careful organization and efficient administration of all design and execution processes together with a well organized **workflow and coordination** with all office partners and consultants.

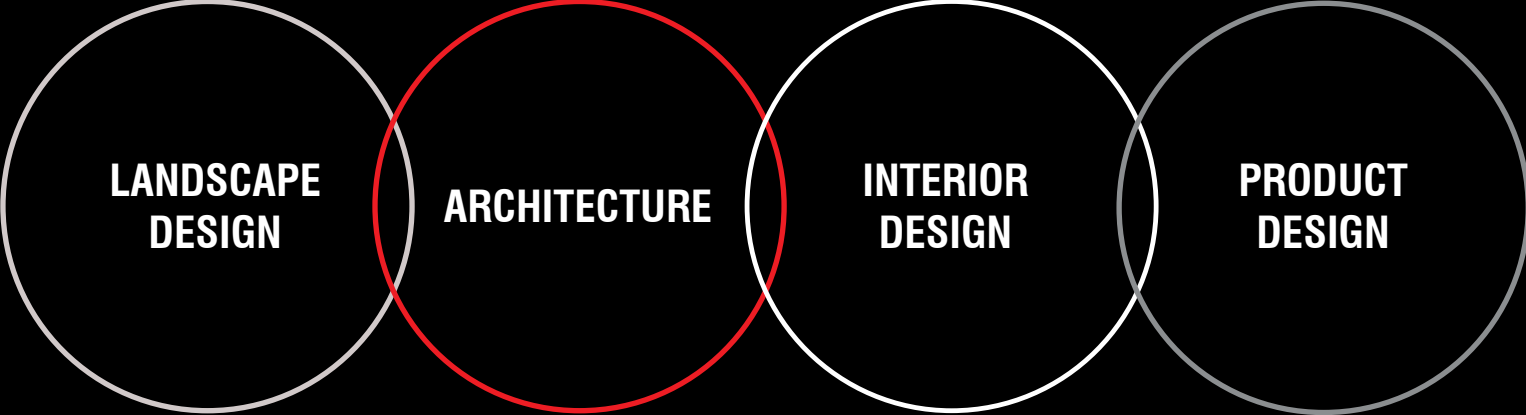
The Studio has therefore developed an **extremely flexible and responsive framework**, which is able to recognize and leverage the local conditions of the design site; allowing us to **adapt to diverse conditions worldwide**, fully prepared for the challenges of managing an international multi-disciplinary team and capable to resolve any issues that may arise.



OFFICE LOCATIONS

<p><b>PARIS OFFICE</b>          France          85, rue du Temple          F-75003          T +331 44 61 83 83          secretariat@fukas.com</p>	<p><b>ROME HEADQUARTERS</b>          Italy          Piazza del Monte di Pietà, 30          I-00186          T +39 06 6880 7871          office@fukas.com</p>	<p><b>SHENZHEN OFFICE</b>          China          No. 302A Building B-3, Eastern          Industrial Park          OCT LOFT – Shenzhen 518053          T +86 755 29 91 01 36          secretary@fukas.org</p>
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CORE SERVICES



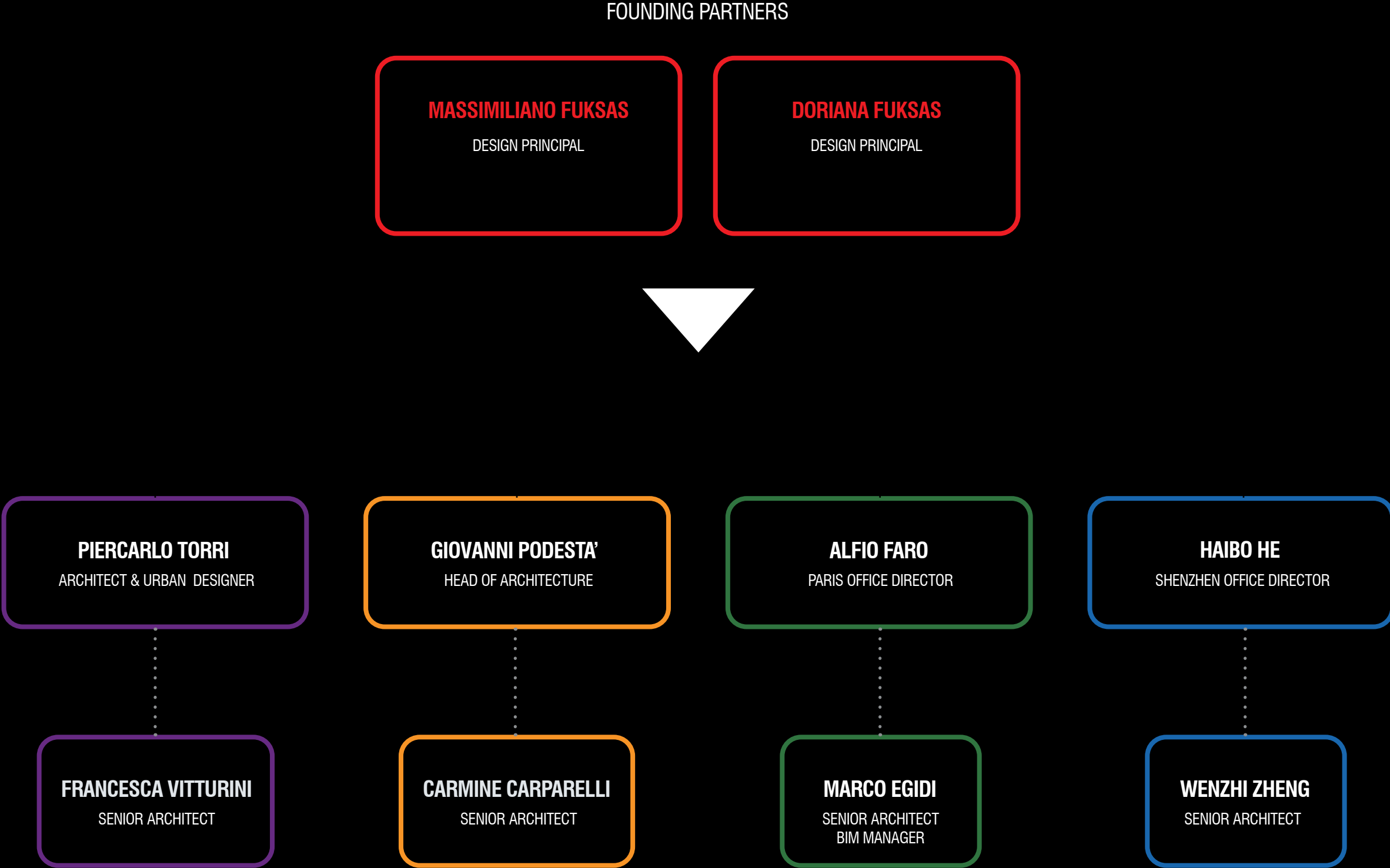
Worldwide experience is ranging from public buildings and local regulations to our clients' private requirements and of course in line with our vision of minimizing the environmental impact of our buildings. We work in different fields and market sectors with different scale projects designing from the first sketch to the landscape and the chairs if they are needed.

MARKET SECTORS

Cultural | Transport | Commercial | Hospitality | Education | Residential | Retail | Mixed Use & Offices

## STUDIO FUKSAS | SELECTED PROJECTS

2023	<p>“La Voile Blanche”, 5 Stars Hotel in Cap D'Ail, France - ongoing</p> <p>VIP Airport Terminal, Gelendzhik, Russia - ongoing</p> <p>The Line batch 4, Neom, Saudi Arabia - ongoing</p> <p>Sindalah Arrival building, Neom, Saudi Arabia - ongoing</p> <p>Restructuring and Extension of Fontvieille Site, Principality of Monaco - ongoing</p> <p>Resort &amp; SpA in Bagni San Filippo, Castiglione d'Orcia, Siena, Italy - ongoing</p> <p>Resort &amp; Winery in Castelluccio di Pienza, Siena, Italy - ongoing</p> <p>Tirana Hills residential building, Tirana, Albania - ongoing</p> <p>Ksamil Bay Masterplan, Ksamil, Albania - ongoing</p> <p>Ksamil Beach Hotel, Ksamil, Albania - ongoing</p> <p>Tirana Film Museum, Tirana, Albania - ongoing</p> <p>Cbd Cultural Center, Beijing, China - ongoing</p>	2013	<p>Refurbishment of the ex Unione Militare building, Rome, Italy - built</p> <p>National Archives of France in Pierrefitte sur Seine-Saint Denis, Paris, France - built</p> <p>Baricentrale railway area, Bari, Italy - won competition</p> <p>Moscow Polytechnic Museum and Educational Centre, Moscow, Russia - won competition</p>	2004	<p>Armani Chater House, Hong Kong, China - built</p> <p>Hanseforum Offices, Hamburg, Germany - built</p> <p>Asterfleet Residential Complex, Hamburg, Germany - built</p>	1991	<p>University facilities, Nîmes - built</p> <p>New Town Hall, Cassino, Italy - built</p> <p>Renovation Hospital Hotel Dieu, Chartres, France - built</p>
2022	<p>New Headquarters Regione Piemonte, Turin, Italy - built</p> <p>The Gelendzhik Airport, Gelendzhik, Russia - built</p> <p>Cable Car station in Trieste, Trieste, Italy - proposal</p> <p>Forte dei Cavalleggeri renovation, Bibbona, Italy - proposal</p> <p>Citadel of Inovation building, Montacchiello (SI), Italy - won competition</p>	2012	<p>Tbilisi Public Service Hall, Tbilisi, Georgia - built</p> <p>Hotel-Business Management School Georges-Frêche, Montpellier, France - built</p> <p>Chengdu Tianfu Cultural and Performance Centre, Chengdu, China - won competition</p>	2002	<p>Twin Towers, Wien, Austria - built</p> <p>Îlot Cantagrel, Paris, France - built</p> <p>Parc du Chateau Horse Center, Tremblay, France - built</p>	1988	<p>San Giorgetto Primary and High School, Anagni, Italy - built</p>
2021	<p>Isc Innovation Smart Center Lazzaro Spallanzani Hospital, Rome, Italy - proposal</p> <p>Zhaoxin Huijin Center, Shenzhen, China - built</p> <p>Naples Subway/Duomo Station, Naples, Italy - partially built</p>	2011	<p>Touristical Harbour, Castellammare di Stabia, Italy - built</p> <p>Palatino Centre, Turin, Italy - built</p>	2001	<p>Tuscolano Museum - Refurbishment of the ex “Scuderie Aldobrandini” Building, Frascati, Italy - built</p>	1987	<p>Student Residences, Hérouville-Saint-Claire, France - built</p>
2020	<p>Rhike Park, Tbilisi, Georgia - built</p> <p>Learown Fuda Square, Shenzhen, China - built</p> <p>Dubai Global Connect, Dubai, UAE - partially built</p>	2010	<p>Lyon Island Residential Complex, Lyon, France - built</p> <p>Admirant Entrance Building, Eindhoven, The Netherlands - built</p>	2000	<p>Maison des Arts - University Michel Montaigne, Bordeaux, France - built</p>	1985	<p>Gymnasium, Paliano, Italy - built</p>
2019	<p>Is Molas Golf Resort, Pula (Cagliari), Italy - built</p> <p>Guosen Securities Tower, Shenzhen, China - built</p>	2009	<p>Peres Peace House, Jaffa, Tel Aviv, Israel - built</p> <p>18 Septemberplein, Eindhoven, The Netherlands - built</p> <p>Scenography for Medea and Edipo a Colono, Greek Theatre, Siracusa - built</p> <p>St. Paolo Parish Complex, Foligno, Italy - built</p> <p>MyZeil Shopping Mall, Frankfurt, Germany - built</p> <p>Armani Fifth Avenue, NYC, USA - built</p> <p>Residential Complex Duca d'Aosta, Brescia, Italy - built</p>	1999	<p>Europark 1, Salzburg, Austria - built</p> <p>La Garenne - Residential Complex, Clichy-la-Garenne, France - built</p> <p>Lycée Maximilien Perret, Alfortville, France - built</p>	1984	<p>Cemetery, Orvieto, Italy - built</p> <p>Social Housing, Paliano, Italy - built</p>
2018	<p>Capo Grande Tower, Koper/Capodistria, Slovenia - won competition</p> <p>Beverly Center Renovation, Los Angeles, USA - built</p>	2008	<p>Mainz Markthäuser 11-13, Mainz, Germany - built</p> <p>Zenith Music Hall, Amiens, France - built</p> <p>Zenith Music Hall, Strasbourg, France - built</p> <p>De Cecco Headquarters, Pescara, Italy - built</p> <p>Expansion of the Istituto Italiano di Cultura in San Paolo, Brasil - commission</p>	1997	<p>Îlot Candie Saint-Bernard, Paris, France - built</p> <p>UFR de Droit et Sciences Economique, Limoges, France - built</p>	1983	<p>Cooperative Esperanza, Rome, Italy - built</p>
2017	<p>Euromed Centre, Marseille, France - built</p> <p>Palazzo Canossa, Mantova, Italy - built</p>	2007	<p>Armani Ginza Tower, Tokyo, Japan - built</p> <p>Requalification of Thermal Complex, Montecatini Terme (Pistoia), Italy - commission</p>	1996	<p>Cemetery extension, Paliano, Italy - built</p> <p>Cemetery extension, Civita Castellana, Italy - built</p>	1982	<p>Nursery School, Tarquinia, Italy - built</p>
2016	<p>New Rome-EUR Convention Centre “the Cloud” and Hotel “The Blade”, Italy - built</p>	2005	<p>New Milan Trade Fair, Rho-Pero, Milan, Italy - built</p> <p>Media Markt, Eindhoven, The Netherlands - built</p> <p>Europark 2, Salzburg, Austria - built</p> <p>Etnapolis, Belpasso (Catania), Italy - built</p> <p>Two Housing Towers, Milan, Italy - built</p>	1995	<p>UFR University of Humanistic formation and research, Brest, France - built</p>	1980	<p>Residential Complex Ernica, Anagni, Italy - built</p> <p>Cemetery, Paliano, Italy - built</p>
2014	<p>Australia Forum, Canberra, Australia - won competition</p> <p>Bory Mall - Shopping Center, Bratislava, Slovakia - built</p>	2004	<p>Nardini Research Centre and Auditorium, Bassano del Grappa, Italy - built</p> <p>Ferrari Headquarters and Research Centre, Maranello, Modena, Italy - built</p> <p>Shopping Mall “La Piazza”, Eindhoven, Netherlands - built</p> <p>Palalottomatica Façade, Rome, Italy - built</p>	1994	<p>Musée des Graffiti, Niaux, France - built</p> <p>Conference Hall Actuel, Paris, France - built</p> <p>Saint Exupery School, Noisy le Grand, France - built</p> <p>Couvent des Penitents, Rouen, France - built</p> <p>Studio Fuksas, Rome, Italy - built</p>	1978	<p>Park of the fountain of the diable, Paliano, Italy - built</p>
2013	<p>Shenzhen Bao'an International Airport, Terminal 3, Shenzhen, China - built</p> <p>Business Garden Warszawa Hotel, Warsaw, Poland - built</p>			1993	<p>Cemetery, Civita Castellana, Italy - built</p> <p>Town Hall and Parking, Orly, France - built</p>	1973	<p>Sport Palace, Sassocorvaro, Italy - built</p>







## 1.6 | BRIEF BIOGRAPHY OF KEY INDIVIDUALS

### Founding Partners



**MASSIMILIANO FUKSAS**

DESIGN PRINCIPAL & FOUNDING PARTNER

Massimiliano Fuksas of Lithuanian descent was born in Rome in 1944. He graduated in Architecture from the University of Rome “La Sapienza” in 1969.

Since the Eighties he has been one of the main protagonists of the contemporary architectural scene. From **1994 to 1997 he was a member of the Planning Commissions in Berlin and Salzburg.**In **1998 he was awarded for his professional career with “Vitruvio International a la Trayectoria” in Buenos Aires.** From 1998 to 2000 he directed the “VII Mostra Internazionale di Architettura di Venezia”, Less Aesthetics, More Ethics.

In 1999 he received the **Grand Prix National d’Architecture Française**, the following year he was named National Academic of San Luca and was decorated Commandeur de l’Ordre des Arts et des Lettres de la République Française. In 2002 the **Honorary Fellowship of the AIA – American Institute of Architects, Washington D.C.** Three years later member of the Académie d’Architecture in Paris. In 2006 the Honorary Fellowship of the RIBA – Royal Institute of British Architects, London UK and was named Cavaliere di Gran Croce della Repubblica Italiana. In 2010 he was **decorated with Légion d’Honneur by the French President.** In 2012 the Medal of the Presidency of the Council of Ministers in Italy, and the Global Lithuanian Award, Art and Culture category in Vilnius, Lithuania. The following year the **Idea-Tops Awards, Shenzhen Bao’an International Airport-T3, awarded Best Transportation Space in Shenzhen, China.** In 2014 Architizer A + Award and Architizer A + Popular Choice Award, Transportation-Airports category in New York. From 2000 to 2015 he was author of the architecture column - founded by Bruno Zevi - in the Italian news magazine “L’Espresso” and from 2014 to 2015 he was, with his wife, the author of the Design column in the Italian newspaper “La Repubblica”. He has been **Visiting Professor at a number of Universities such as Columbia University in New York, the École Spéciale d’Architecture in Paris, the Akademie der BildendenKünste in Wien, the Staatliche Akademie der BildendenKünste in Stuttgart.** Long since he is dedicating special attention to the study of urban problems in large metropolitan areas.



**DORIANA O. MANDRELLI FUKSAS**

DESIGN PRINCIPAL & FOUNDING PARTNER

Doriana Mandrelli Fuksas was born in Rome where she graduated in History of Modern and Contemporary Architecture at the University of Rome “La Sapienza” in 1979. She has also earned a degree in Architecture from ESA, École Spéciale d’Architecture, Paris. She has done didactic activities at the Institute of History of Art at the Faculty of Letters and Arts and at Industrial Design Department ITACA at “La Sapienza” University in Rome. She has curated **four “Special Projects” at the “VII Mostra Internazionale di Architettura di Venezia”, Less Aesthetics, More Ethics in 2000: Jean Prouvè, Jean Maneval, the Peace Pavilion and Architecture of Spaces, and the Contemporary Art section.**

Doriana O. Mandrelli has worked with Massimiliano Fuksas from 1985 and has been director in charge of “Fuksas Design” since 1997. In 2002 she was decorated Officier de l’Ordre des Arts et des Lettres de la République Française.

In 2006 **Awards for Excellence Europe” ULI (Urban Land Institute), first prize awarded to New Trade Fair Rho-Pero in Milan.** In 2012 Wallpaper\* Design Awards 2012, New Rome-Eur Congress Centre awarded Best Building Site.

In 2013 she was **decorated Commandeur de l’Ordre des Arts et des Lettres de la République Française.** The same year the Idea-Tops Awards, Shenzhen Bao’an International Airport-T3, awarded Best Transportation Space in Shenzhen, China. From 2014 to 2015 he was the **author of the Design column in the Italian newspaper “La Repubblica”.** From January 1st, 2020, Doriana Fuksas was awarded the title of “Chevalier de l’Ordre de la Légion d’Honneur Française.

## 1.6 | BRIEF BIOGRAPHY OF KEY INDIVIDUALS

### Directors and Lead Architects

#### GIOVANNI PODESTÀ

HEAD OF ARCHITECTURE - DESIGN MANAGER

Born in 1982 he graduated in 2006 with a Master of Science in Architecture at Polytechnic of Milan. He is registered at the College of Architects of Piacenza, Italy, with n 553. Giovanni Podestà is currently **Design Manager** at Studio Fuksas since April 2017.

##### Main Projects:

Tirana Hills residential complex (Albania) – 240.000 sqm – concept design, SD ongoing;  
 Ksamil Bay Masterplan (Albania) – 1.000.000 sqm – concept masterplan, SD masterplan ongoing;  
 Tirana Film Museum (Albania) – 7.500 sqm – concept proposal  
 Vlorë stadium (Albania) – 136.000 sqm – competition design ongoing  
 The Line (Neom, KSA) – 14.000.000 sqm – competition design (winning scheme), concept masterplan ongoing  
 Neom Bay Airport (Neom, Saudi Arabia) - 70.000 sqm - pre-concept design;  
 Beijing CBD Cultural Center (China) – 23.000 sqm – competition design (winning scheme), SD, DD and construction supervision (under construction);  
 Project C Masterplan (Riyadh, KSA) – 2.300 ha (land area), 5.000.000 sqm - concept design;

Fuda Square Mixed-use complex (Shenzhen, China) - 200.000 sqm - concept design, SD, DD and construction supervision (built);  
 Zhaoxin Huijin Mixed-use complex (Shenzhen, China) - 130.000 sqm - concept design, SD, DD and construction supervision (under construction);  
 Guosen Tower (Shenzhen, China) - 80.000 sqm - competition design (winning scheme), SD, DD and construction supervision (built);  
 Neom Mountain UltraLuxury Mansions – 39.000 sqm – pre-concept design;  
 Dubai Global Connect (Dubai, UAE) - 450.000 sqm – competition design (winning scheme), SD masterplan;  
 Gelendzhik Airport (Russia) - 12.000 sqm competition design (winning scheme), SD, DD, construction supervision;

#### PIERCARLO TORRI

LEAD ARCHITECT - URBAN DESIGNER

Born in 1984 he graduated in 2012 with a Master's Degree in Architecture at La Sapienza of Rome. He has 10 years experience working in Shanghai, China. Piercarlo Torri is working as A Lead Architect at Studio Fuksas since September 2022.

##### Projects:

Tirana Hills residential complex (Albania) – 240.000 sqm – concept design, SD ongoing;  
 Ksamil Bay Masterplan (Albania) – 1.000.000 sqm – concept masterplan, SD masterplan ongoing;  
 Tirana Film Museum (Albania) – 7.500 sqm – concept proposal  
 Vlorë stadium (Albania) – 136.000 sqm – competition design ongoing  
 Ksamil Hotel (Albania) – 25.000 sqm - concept design  
 Beijing Daxin Exhibition Center (Beijinh China) - Concept design  
 Strait culture and art center (Fuzhou, Fujian - CN) - 153,052 sqm - concept Design, SD, DD  
 Jining city heritage museum (Jining, Shandong - CN) - 25,470 sqm - concept Design, SD, DD  
 Wangfujing Ningxiang mixed-use (Ningxiang, Hunan) - 867.000 sqm - concept Design  
 Galaxy Jiangyin mixed-use (Jiangyin, Jiangsu) - 125,765 sqm - concept Design, SD  
 Wanda Yanghe sport park (Guangxi, Liuzhou) - 80.839 sqm - concept Design  
 Dancing Bridge - Wuxi Xidong (Jiangsu, Wuxi) - 176 mt - concept Design, SD, DD

#### CARMINE CARPARELLI

DESIGN DEPARTURE MANAGER

Born in 1989 he graduated in 2016 with a Master's Degree in Architecture and Urban Design at University of Pescara. Worked 4 years with Crab studio in London. Carmine Carparelli is currently Lead Architect at Studio Fuksas since March 2021.

##### Main Projects:

Tirana Hills residential complex (Albania) – 240.000 sqm – concept design, SD ongoing;  
 Ksamil Bay Masterplan (Albania) – 1.000.000 sqm – concept masterplan, SD masterplan ongoing;  
 Tirana Film Museum (Albania) – 7.500 sqm – concept proposal  
 Vlorë stadium (Albania) – 136.000 sqm – competition design ongoing  
 Ksamil Hotel (Albania) – 25.000 sqm – concept design  
 Castelluccio Bifolchi winery (Pienza, Italy) – concept design, SD ongoing  
 Gelendzhik VIP terminal (Russia) – concept design  
 Gelendzhik airport extension (Russia) – concept design, SD  
 Uzbekistan national Theater (Uzbekistan) – concept design, SD  
 Tirana Mixed use tower (Albania) – concept design, SD  
 Moscow\_K31 Residential Tower (Russia) – concept design  
 Sochi Central City Sea Embankment (Sochi, Russia) – concept design  
 Neom Zero (Neom, Saudi Arabia) – concept design



- 1. NEW ROME - EUR CONVENTION CENTRE
- 2. NEW MILAN TRADE FAIR
- 3. NEW NATIONAL ARCHIVES OF FRANCE
- 4. FERRARI HQ AND RESEARCH CENTER
- 5. ZENITH MUSHC HALL
- 6. MIXED USE AND ART INSTALLATIONS

**AKT II**

STRUCTURAL ENGINEERING

AKT II is a progressive design-led practice of consulting engineers with a proven track record of providing a high-quality, innovative and well-managed service on a global scale. Operating from London, Cambridge and Manchester in the UK and from Copenhagen, AKT II delivered in over 50 countries worldwide across a diverse range of sectors and typologies. Within this capability statement the aim is to present a design-led approach which, driven by a thirst for curiosity, research and innovation aims to create exceptional architecture responding to the social, economic and environmental needs of the day and the future.

**ATELIER 4**

BUILDING ESTIMATOR &amp; BUSINESS PLANNING

Atelier 4, an integrated and award winning, 360° company, operating since 2003 in Tirana, Albania has been providing a wide range of services including urban planning, architectural and civil engineering design, mechanical and electrical services, restoration/ consolidation of Culture Monuments Buildings, restoration and revitalization of Historical Sites, landscape designs and infrastructure projects, water supply & wastewater projects, environmental studies, supervision of works, cost estimations and project management.

**CARSTEN HÖLLER**

ARTIST

Carsten Höller was born to German parents working for the European Economic Community, he grew up in Brussels. He holds a doctorate in agricultural science from University of Kiel. Only during the late 1980s, did he first begin making art. However, he worked as a research entomologist until 1994.

In his work, Höller creates situations which question familiar forms of perception and allow exhibition visitors to experiment on themselves, often inviting the public's active participation in so-called "influential environments".

Among Höller's works are The Florence Experiment, Upside Down Mushroom Rooms, Slides, The Double Club and many others.

02

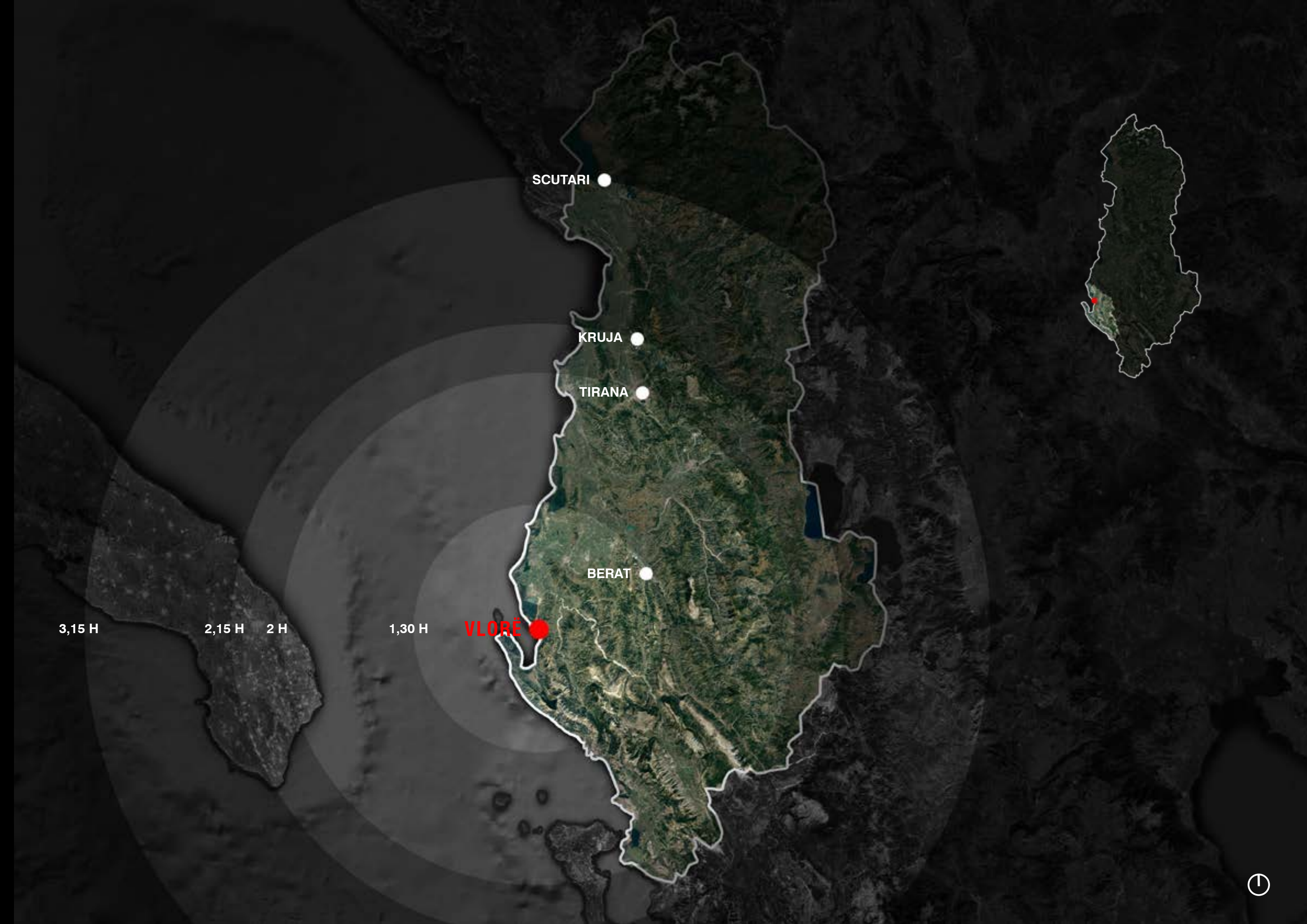
## SITE ANALYSIS



## 2.1 | GEOGRAPHIC BOUNDARIES

### General Geography

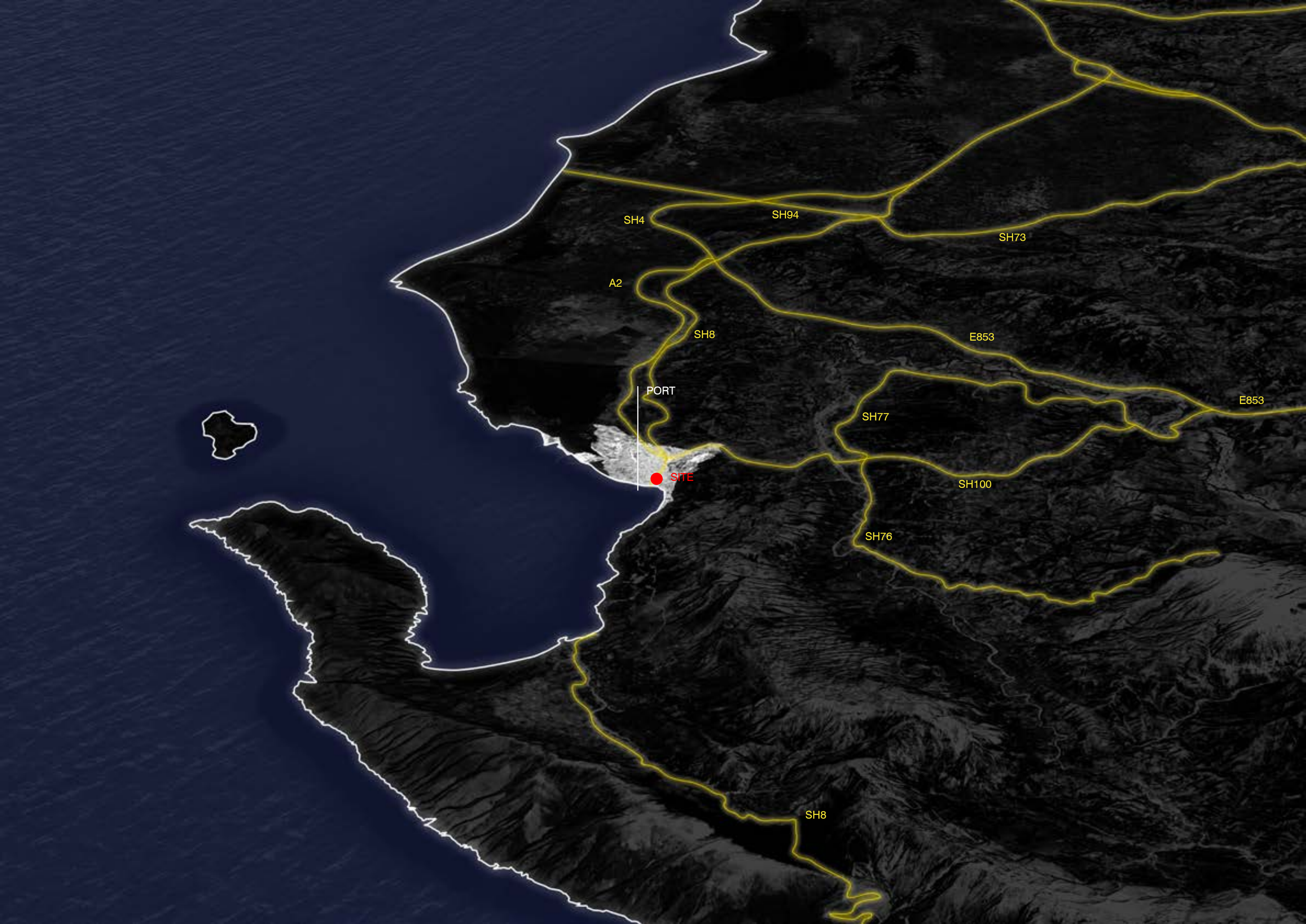
Located in the southwest of Albania, Vlorë has an area of approximately 647,94 km<sup>2</sup> and an estimated population of 130.827. Vlore is the capital of the homonymous prefecture and it is the third city by population after Tirana and Durres.



## 2.1 | GEOGRAPHIC BOUNDARIES

### Infrastructures

Valona is very connected with the rest of the territory, both with the closest cities and also with the more distant ones such as the city of Tirana. The roads that cross Vlore are A2, Sh8, Sh100, while among the roads that connect the city to the territory we find SH4, SH94, SH73, E853, SH77, SH76.

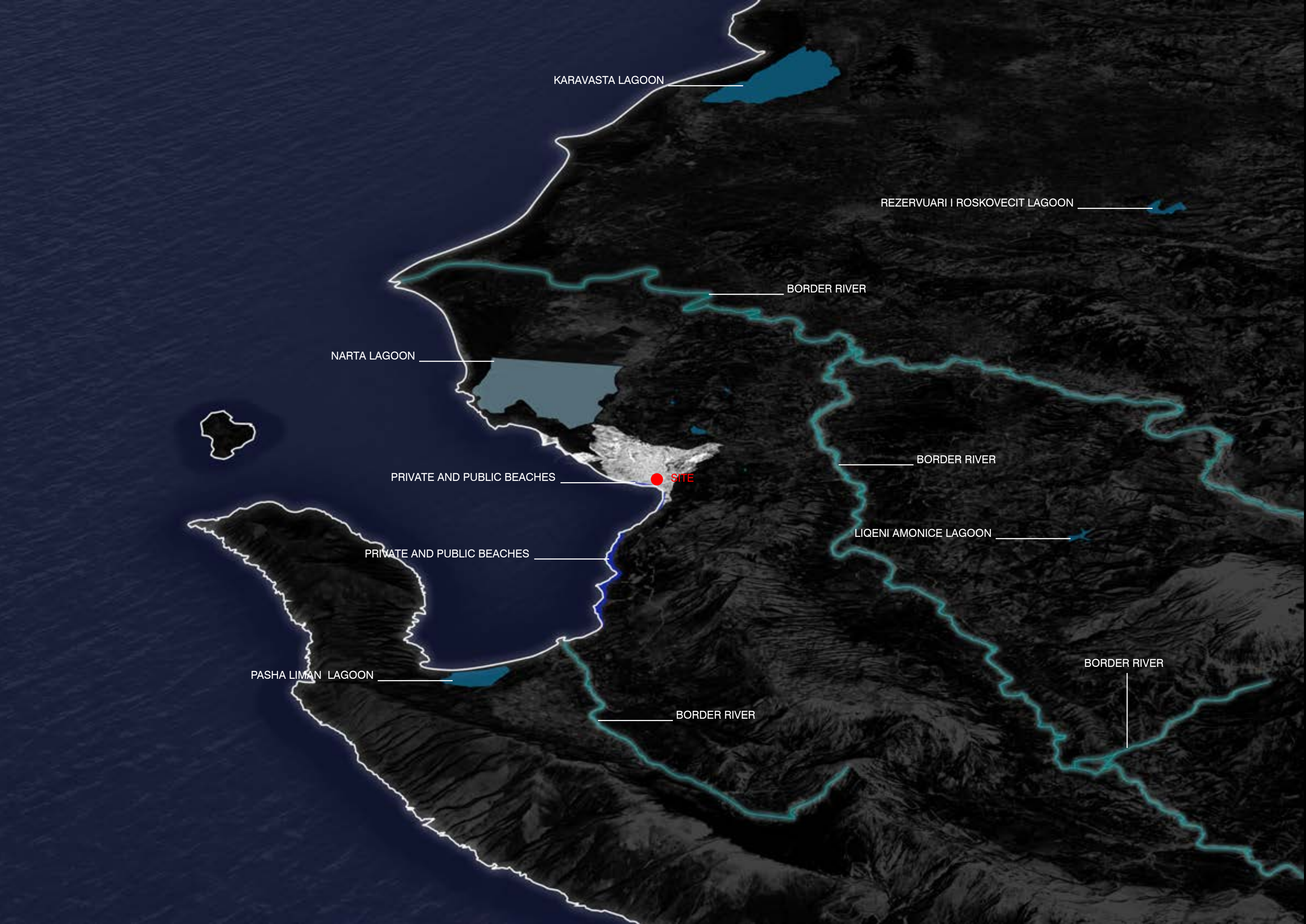




## 2.1 | GEOGRAPHIC BOUNDARIES

### Water System

Vlorë's natural environment is extremely diverse with the coast of the Adriatic and Ionian seas, lagoons and hilly areas. One of the most important rivers in the homonymous prefecture is the Aous River.



## 2.1 | GEOGRAPHIC BOUNDARIES

### Green System

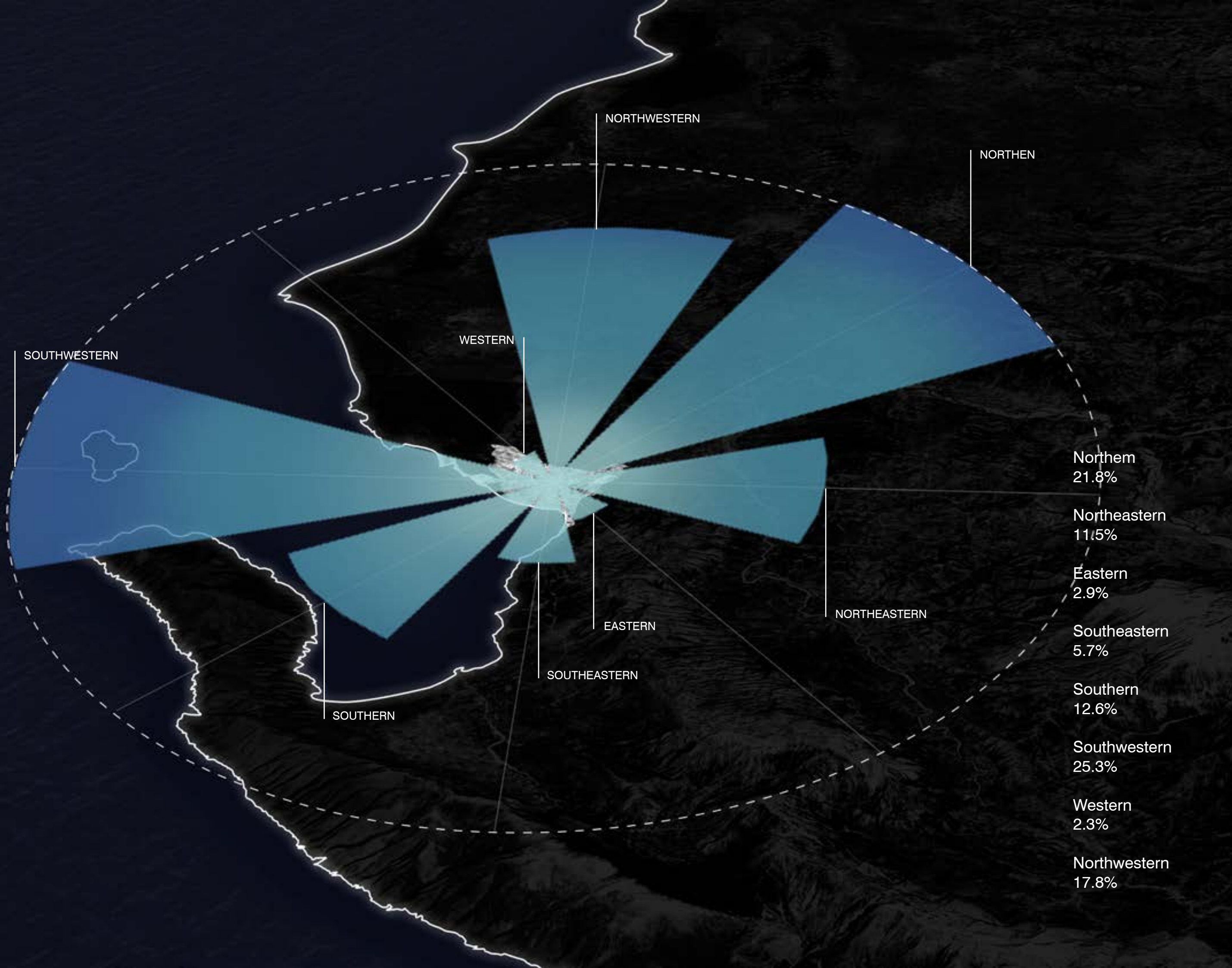
Vlorë natural environment is extremely diverse with the coast of the Adriatic and Ionian seas, lagoons and hilly areas. The homonymous prefecture enjoys large hilly and mountainous area which are also found around the city of Valona. In particular there are some important nature reserves including Vjosa-Narte Delta protected area, Llogara National park. South-east of Vlorë there are numerous mountains including Mount Cika and Maja e Kendrevices mountains. Many natural parks are present in the territory of the homonymous prefecture.



## 2.2 | CLIMATE ANALYSIS

### Wind Rose

Vlorë is a city that enjoys a mediterranean climate. It is one of the cities with the most sunny days in Albania. The climate is characterized by very hot summers and cool, humid winters.



### 2.3 | SITE STRATEGY

#### Green System

The Site is characterized by three main green systems: the great central axis, the river to the south and the river to the north - both with their bridges - which all contribute to connect different parts of the city. The green Boulevard - where the site is collocated - crosses a green ring where radial secondary green axis intersect.



### 2.3 | SITE STRATEGY

#### Surrounding System

The site takes place along the main Boulevard, so it's collocated along the main central axes which connects the site both with the rivers and with the centre of the city and which collects most of the main buildings of Tirana.



#### SURROUNDING FUNCTIONS

- 1. Town centre
- 2. Old town of Vlore
- 3. Cemetery
- 4. Boulevard
- 5. Flamurtari sport area
- 6. Independence park
- 7. Independence museum
- 8. Port
- 9. Seafront

Flamutari area

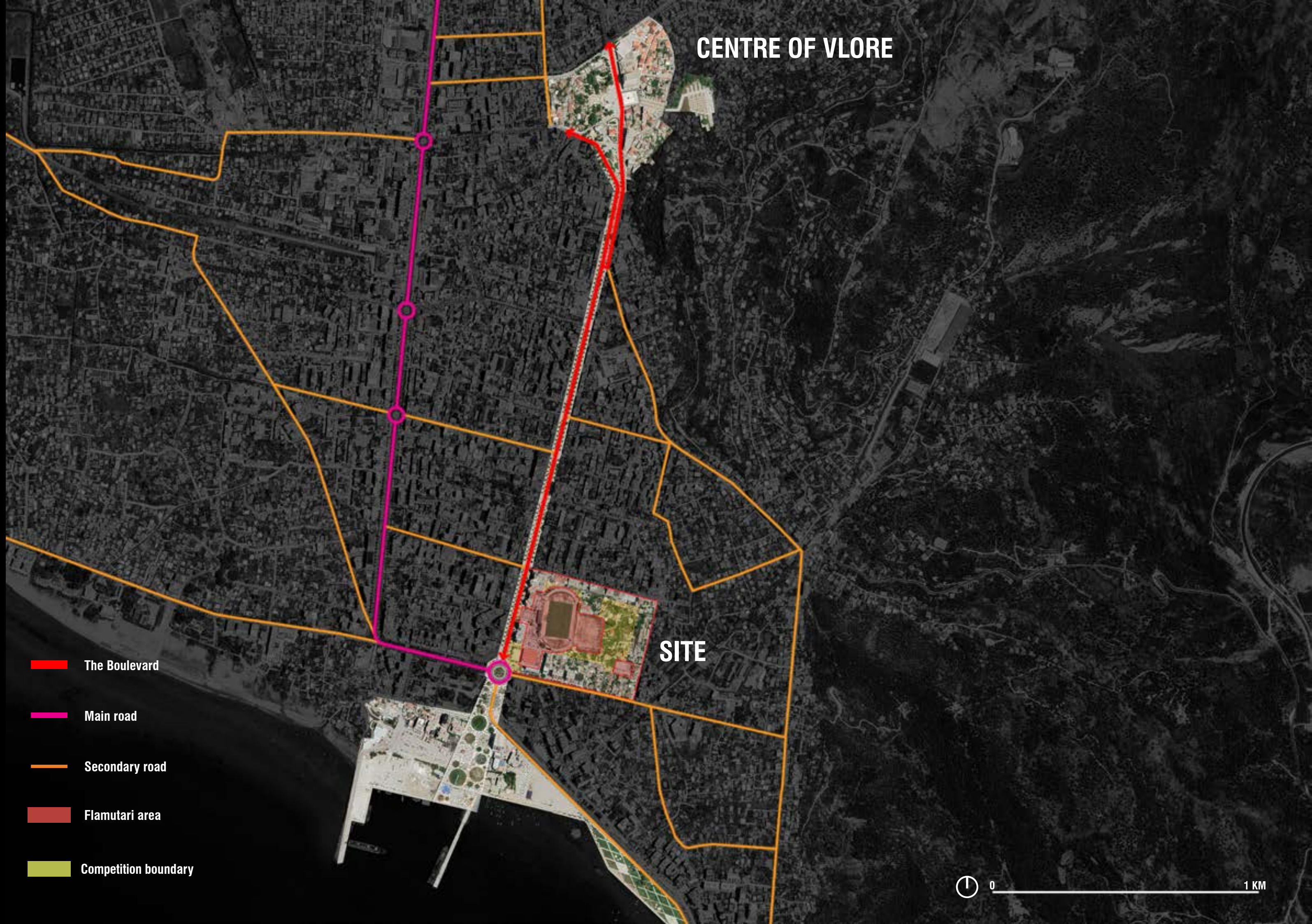
Competition boundary



### 2.3 | SITE STRATEGY

#### Mobility System

The Site is collocated into a road system characterized by thr main central boulevard which connect the northen and the southern rivers, crossing the central ring, which gives to the city a sort of radial road system.



- █ The Boulevard
- █ Main road
- █ Secondary road
- █ Flamutari area
- █ Competition boundary



### 2.3 | SITE STRATEGY

Attractive Buildings Analysis



The Boulevard

Main road

Secondary road

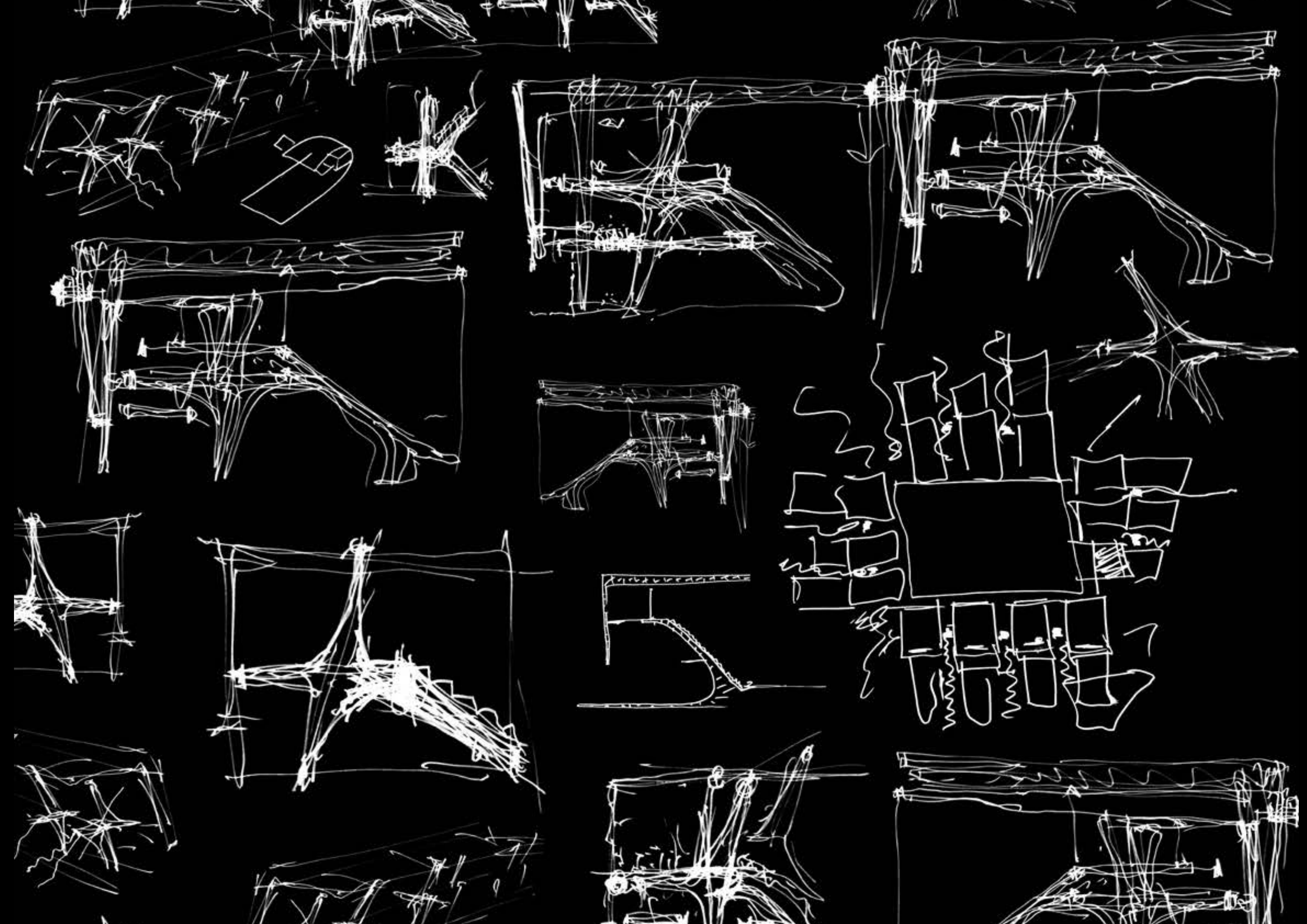
Competition area

03

CONCEPT DESIGN







### 3.2 | CONCEPT STUDY

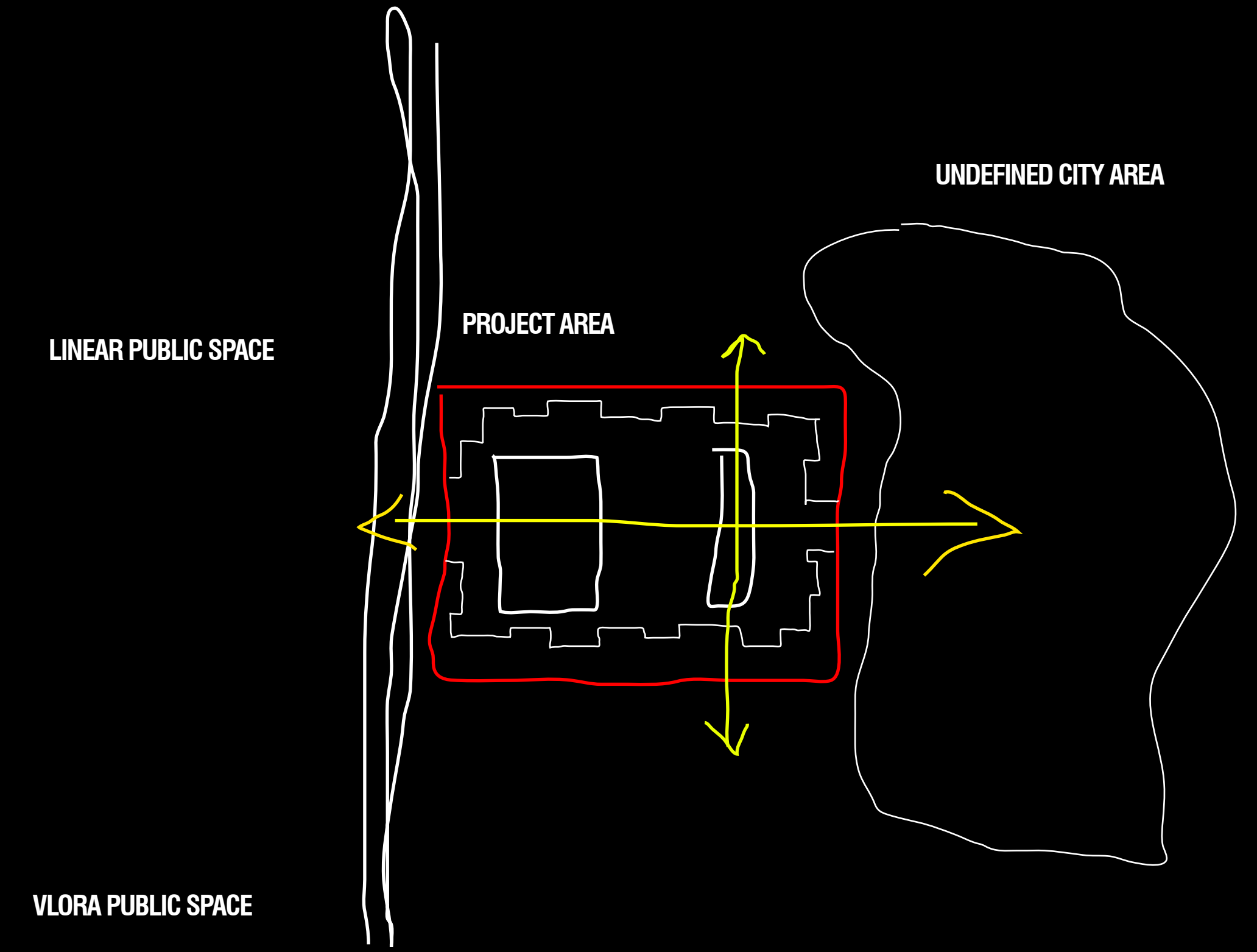
The project area is placed between the main road of the city and an indefinite city area.

For this reason the role that the project area is more important than a simple new stadium.

For us there is the opportunity to reconnect the west side of the city, which is mostly residential, with the east side.

In the space between the stadium and the residential east side there is the opportunity of a sport park that includes the new covered swimming pool and a spine of new functions ( a mix of commercial, gyms, bars, restaurant, etc ) that are not present at the moment in the area.

In this way the project will become a regenerator also for this part of the city that is not defined yet.



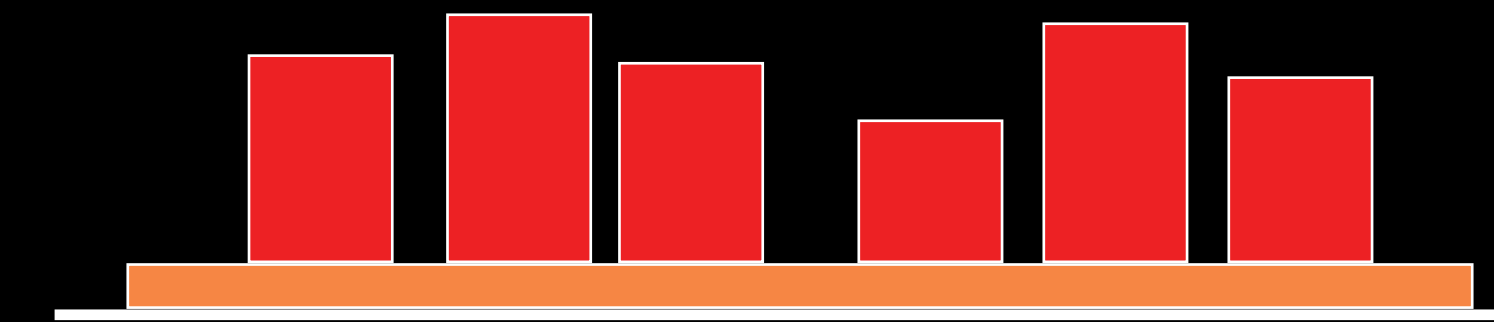


## 3.2 | CONCEPT STUDY

Looking at the urban fabric and its architecture we have found that Vlore is based on a grid, on that grid the buildings are made tall, and close to each other. This idea defines the look of the city while you walk along the main street, commercial spaces occupying the main two floors while the residence are placed above, as blocks on top of a common podium.

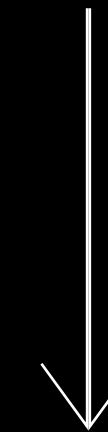
In order to merge the design with the city identity the New stadium architectural concept is based on a common podium, mostly commercial, that generates a continuity with the ground floor of the city. On the upper parts volumes containing a mix of functions define the architectural appearance of the building.

The new stadium of Vlore is merged into the city and this will help the building to be part of the every day public life.



**RRUGA SADIK ZOTAJ**  
BUILDINGS COMPOSITION

Residence  
Commercial podium

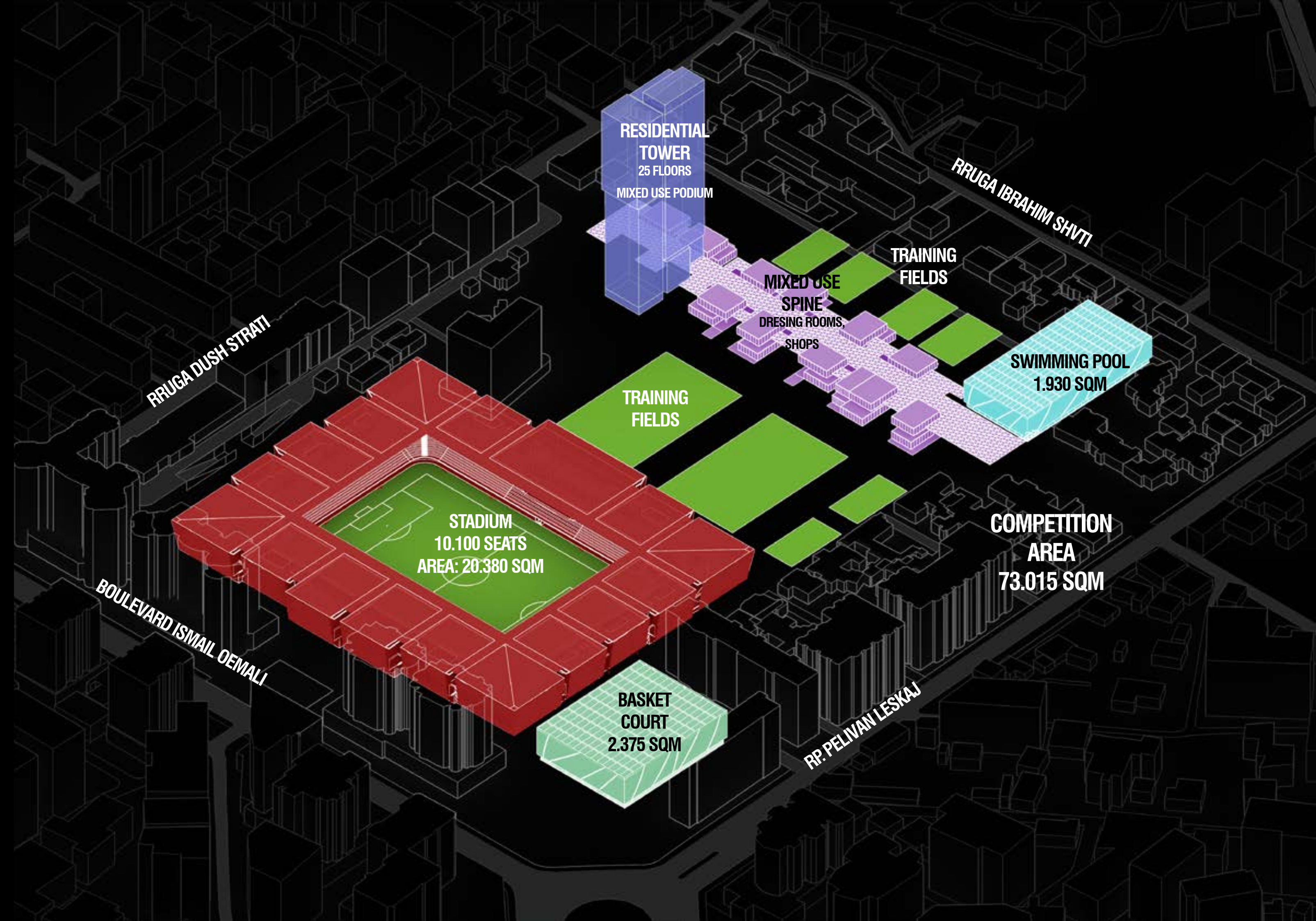


**NEW STADIUM CONCEPT**

Mixed use  
Commercial podium

- 1. FLAMURTARI STADIUM
- 2. INDOOR COURT FACILITIES
- 3. TRAINING FIELDS
- 4. COMMERCIAL AND RETAIL
- 5. OLYMPIC POOL
- 6. HOTEL





RESIDENTIAL  
TOWER  
25 FLOORS  
MIXED USE PODIUM

TRAINING  
FIELDS

MIXED USE  
SPINE  
DRESSING ROOMS,  
SHOPS

SWIMMING POOL  
1.930 SQM

TRAINING  
FIELDS

STADIUM  
10.100 SEATS  
AREA: 20.380 SQM

COMPETITION  
AREA  
73.015 SQM

BASKET  
COURT  
2.375 SQM

RRUGA DUSH STRATI

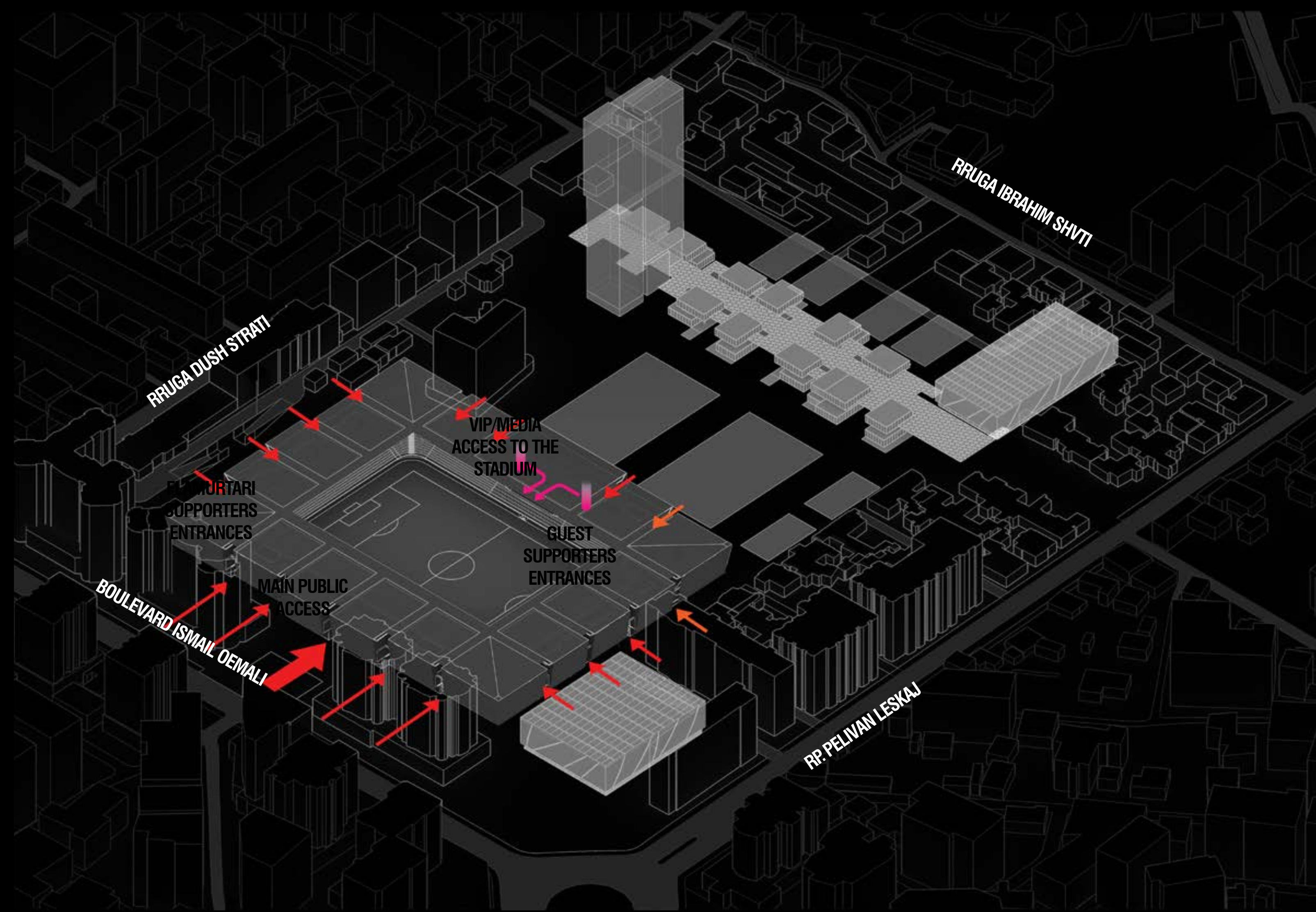
RRUGA IBRAHIM SHVTI

BOULEVARD ISMAIL OSMALI

RP. PELIVAN LESKAJ

### 3.5 | MASTERPLAN FLOWS

Public flows



RRUGA DUSH STRATI

RRUGA IBRAHIM SHVITI

VIP/MEDIA  
ACCESS TO THE  
STADIUM

SPORTS  
SUPPORTERS  
ENTRANCES

GUEST  
SUPPORTERS  
ENTRANCES

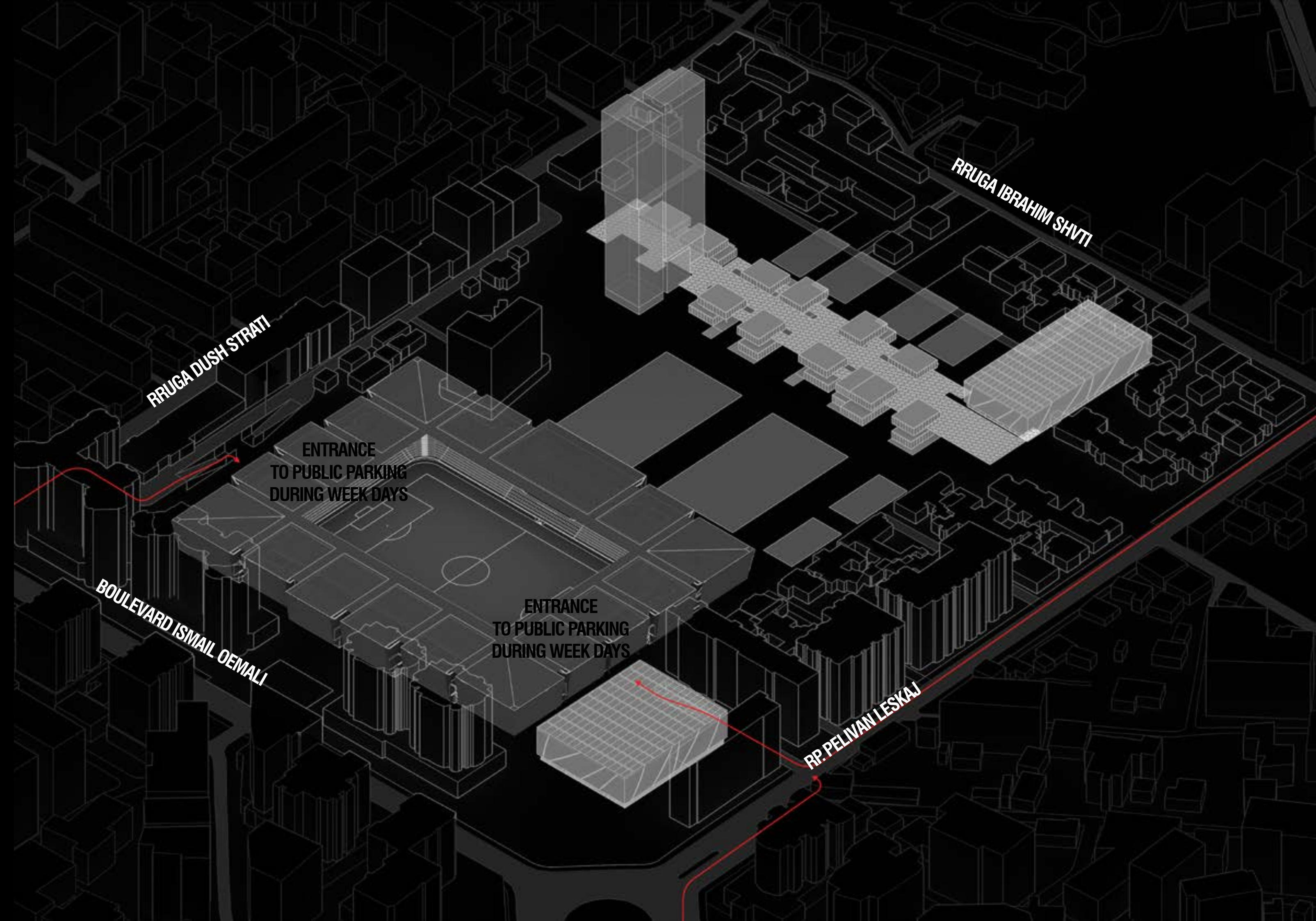
MAIN PUBLIC  
ACCESS

BOULEVARD ISMAIL OSMALI

RP PELIVAN LESKAJ

### 3.5 | MASTERPLAN FLOWS

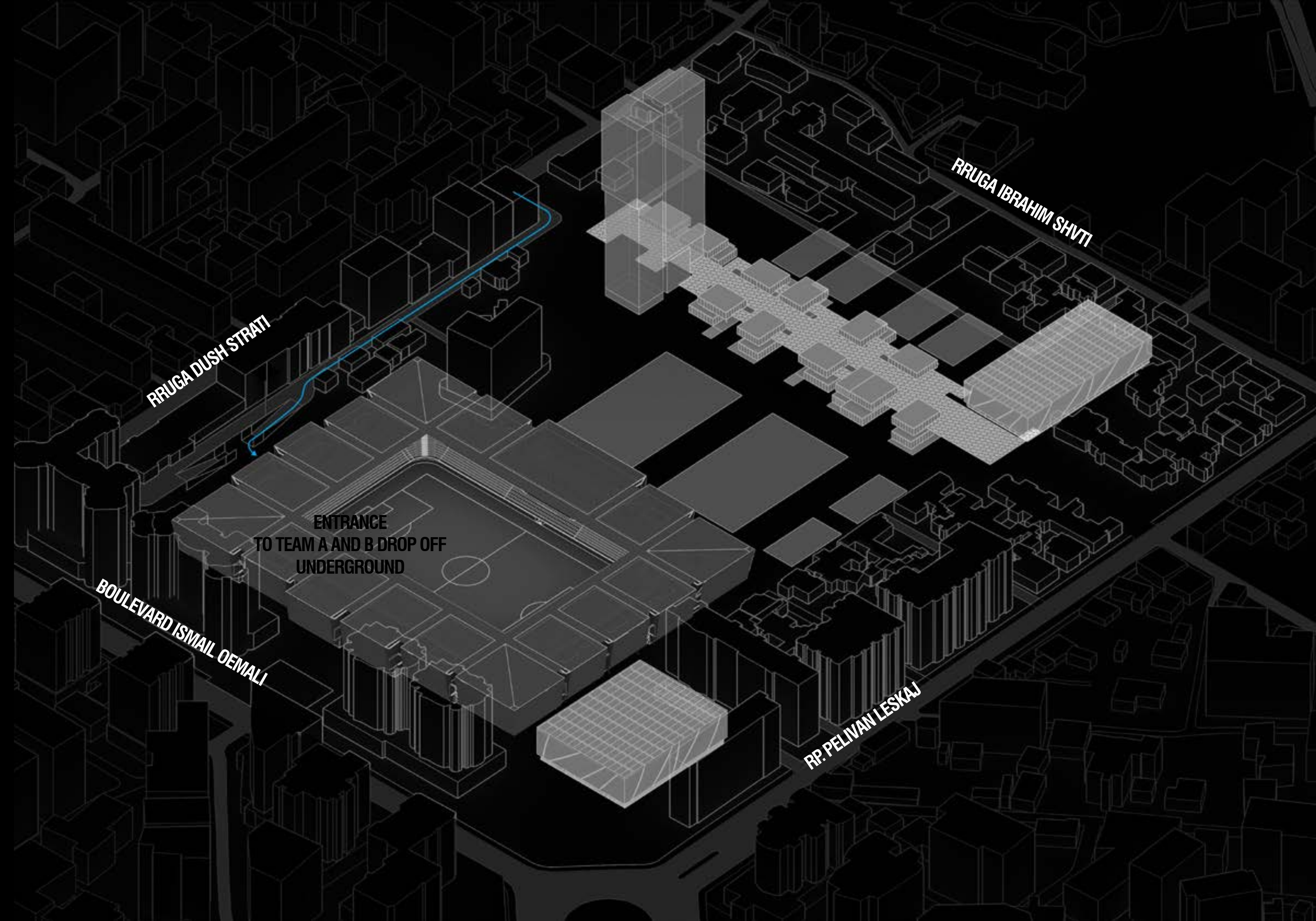
Public parking flows





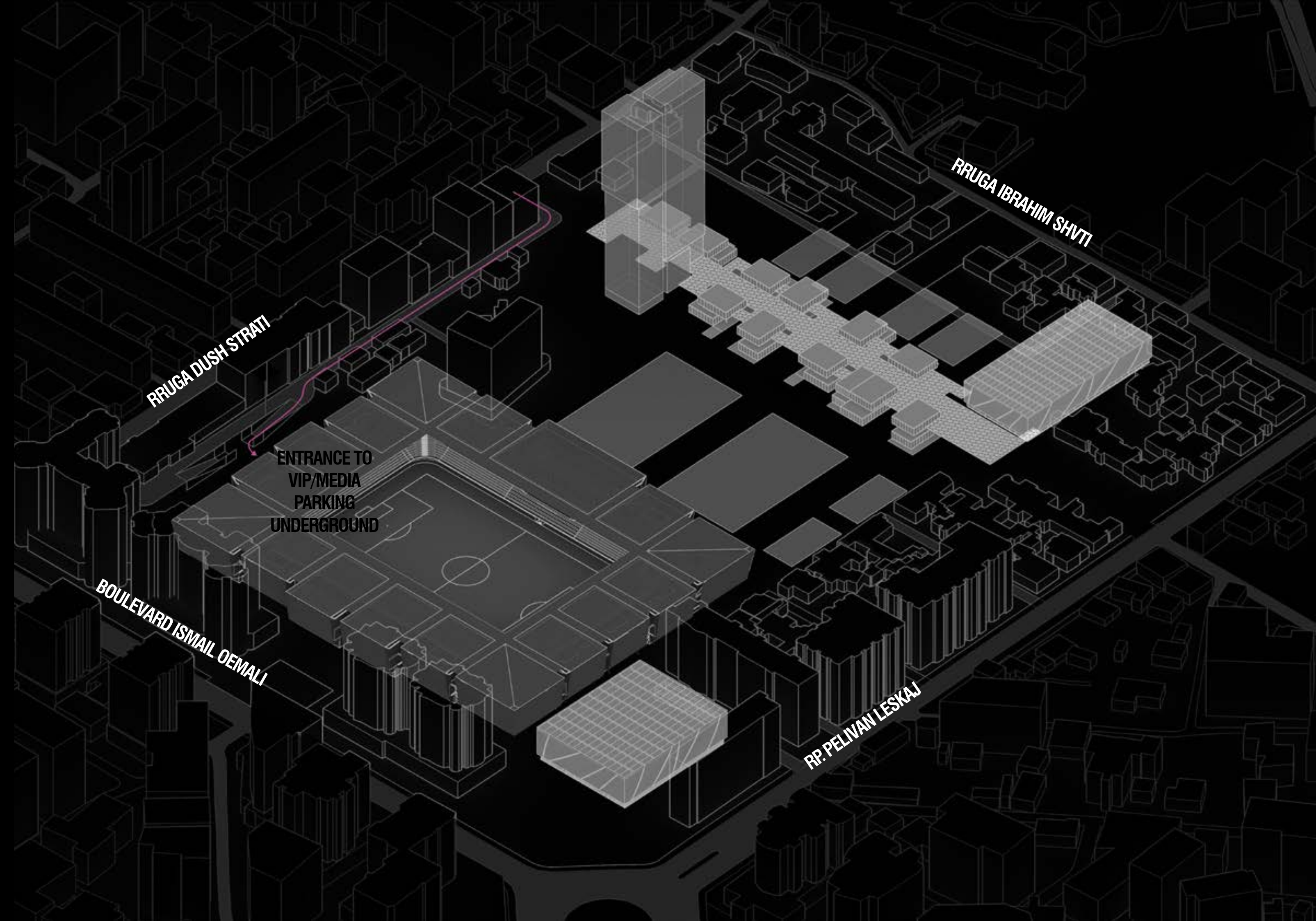
### 3.5 | MASTERPLAN FLOWS

Teams flows



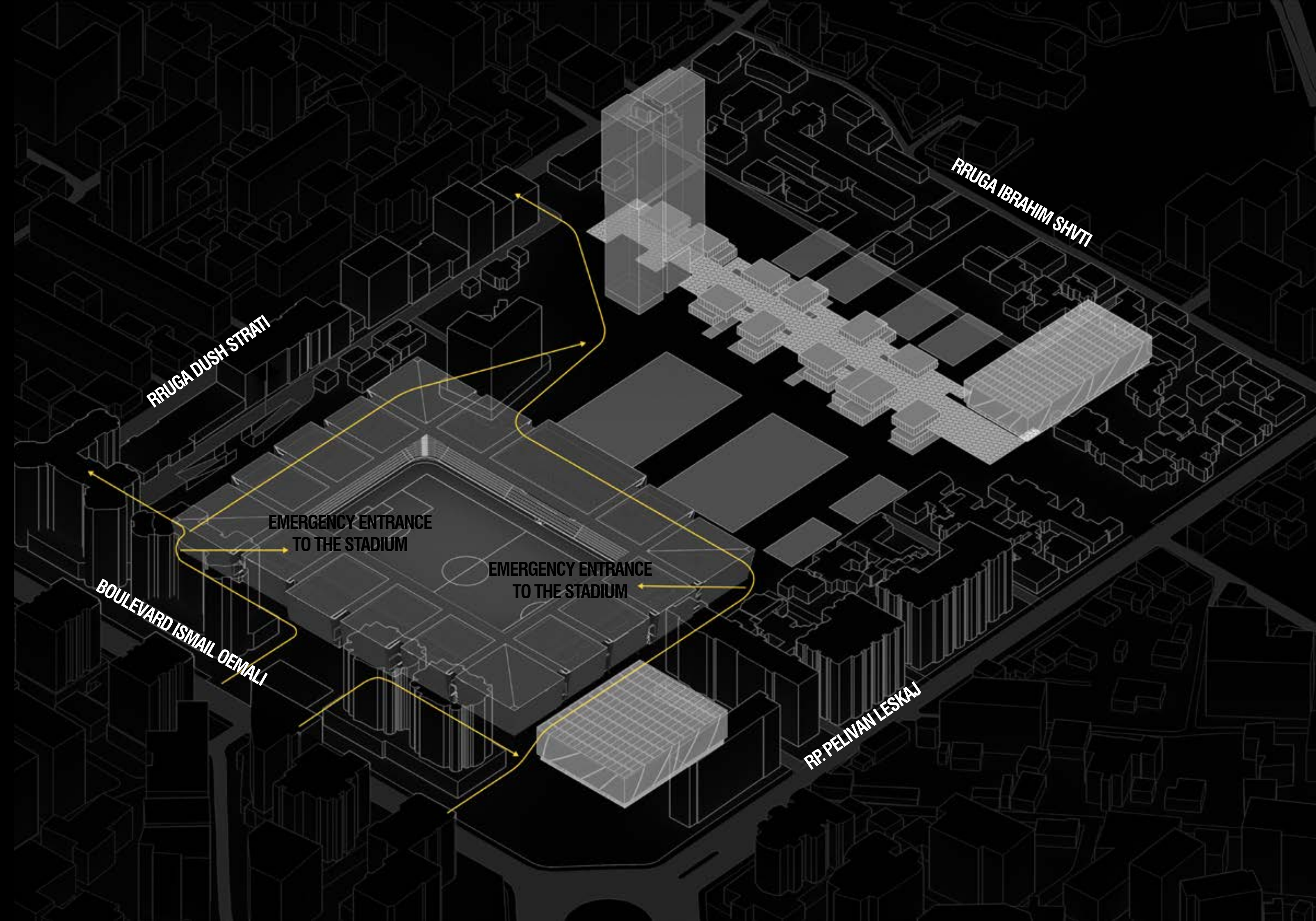
3.5 | MASTERPLAN FLOWS

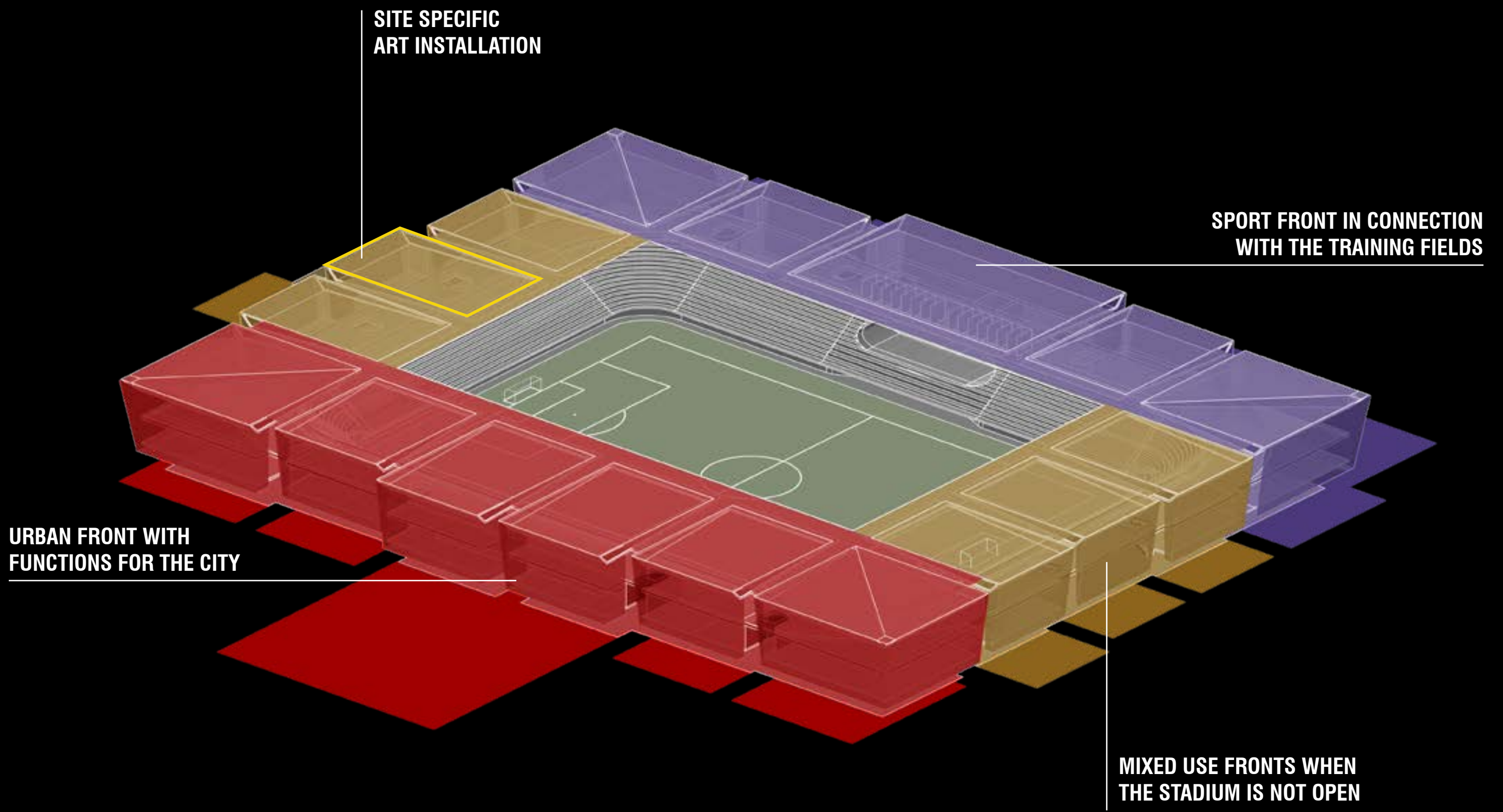
VIP & Media flows



### 3.5 | MASTERPLAN FLOWS

Emergency flows





URBAN FRONT WITH  
FUNCTIONS FOR THE CITY

SITE SPECIFIC  
ART INSTALLATION

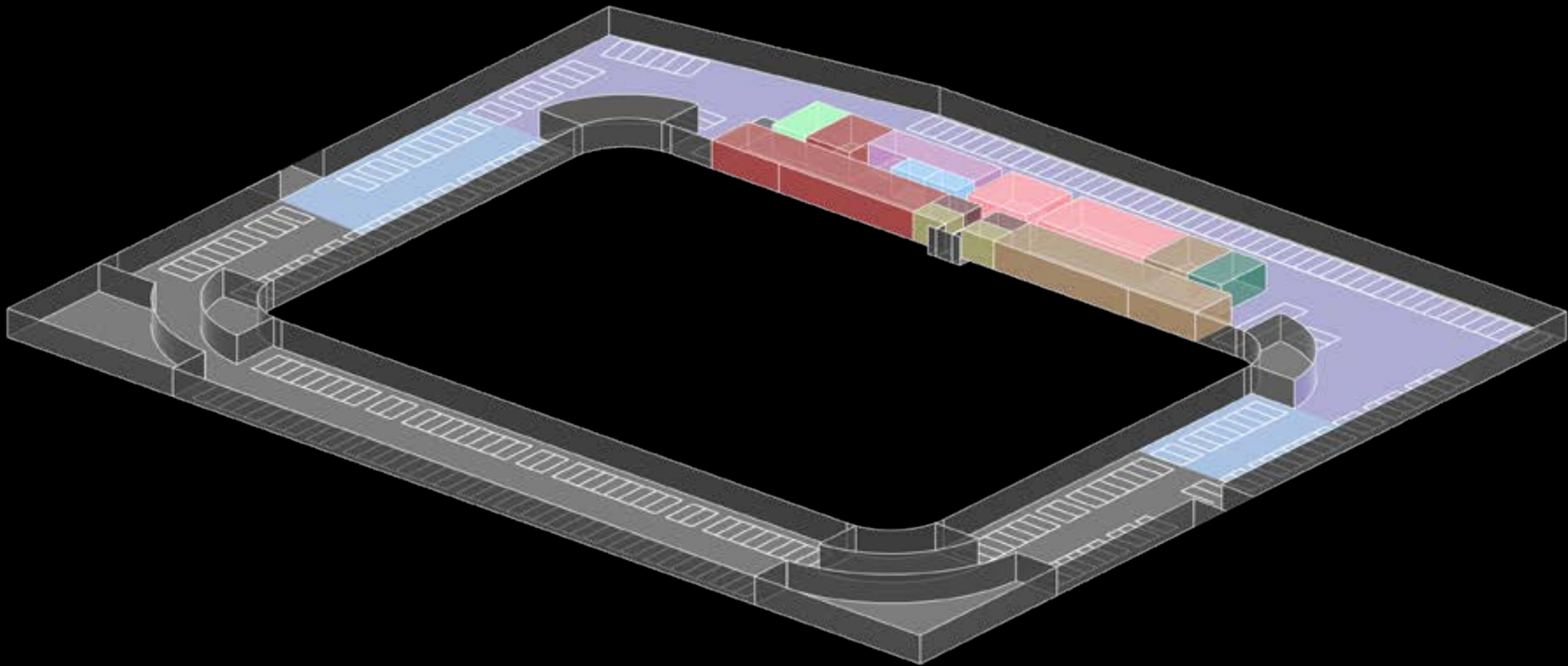
SPORT FRONT IN CONNECTION  
WITH THE TRAINING FIELDS

MIXED USE FRONTS WHEN  
THE STADIUM IS NOT OPEN

### 3.7 | STADIUM PROGRAM

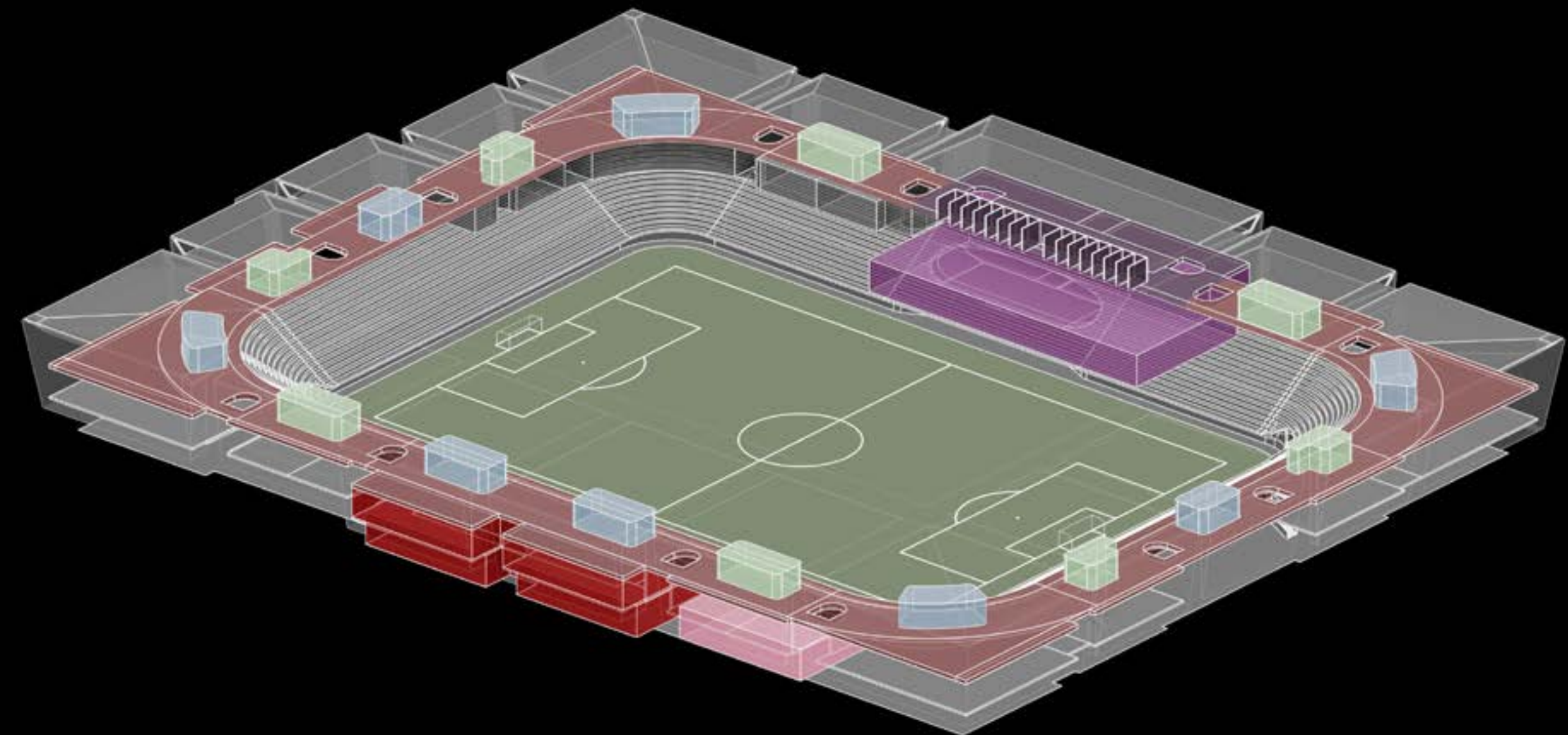
Match days - underground floor

- VIP/TEAMS PARKING
- PRESS PARKING
- TEAM A AREA
- TEAM B AREA
- REFEREES AREA
- MEDIA AREA
- VIP AREA
- FLASH AREA
- UEFA DELEGATION
- MEDICAL ROOM AND DOPING CONTROL
- OFFICES
- PUBLIC PARKING



### 3.7 | STADIUM PROGRAM

Match days

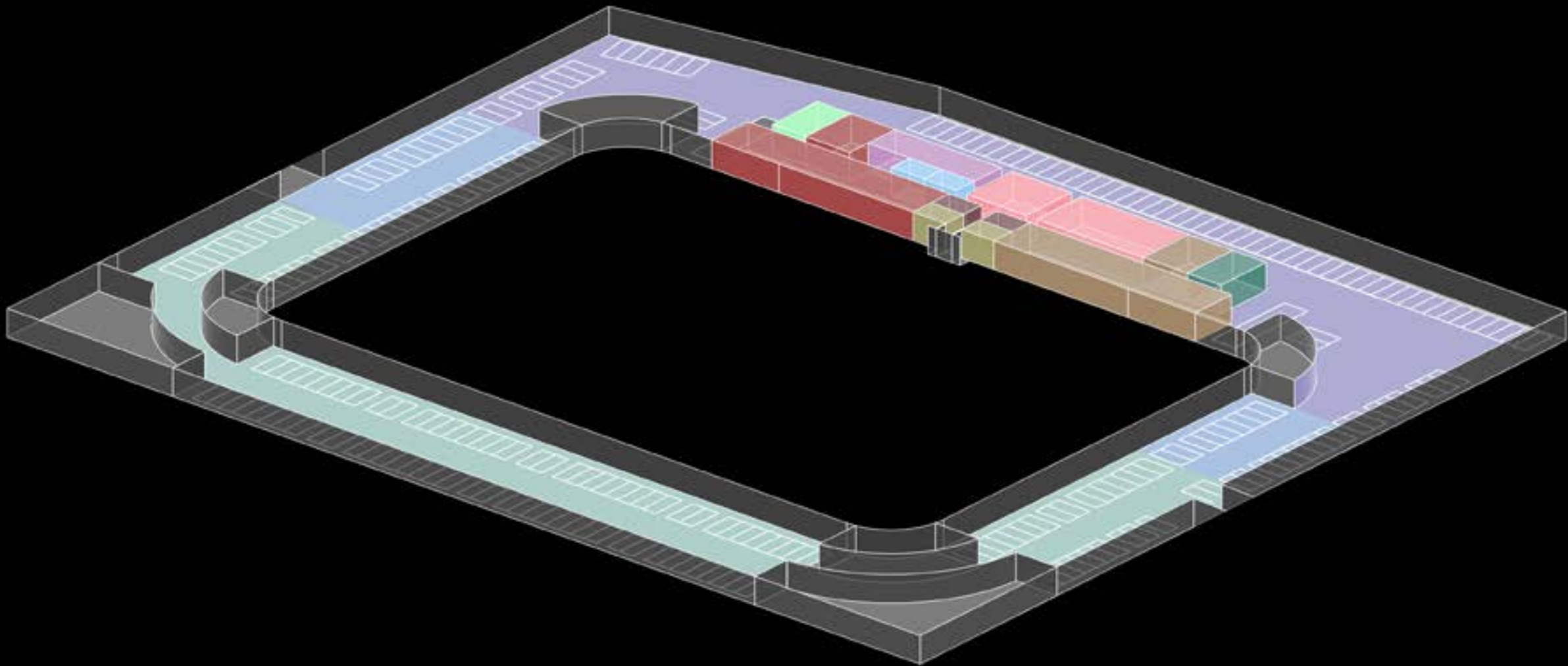


- MAIN ENTRANCE HALL
- FLAMURTARI FAN SHOP
- ARENA ENTRANCE/EXIT
- F&B
- TOILET
- VIP MEDIA HALL & RESTAURANT
- SKY BOXES

### 3.7 | STADIUM PROGRAM

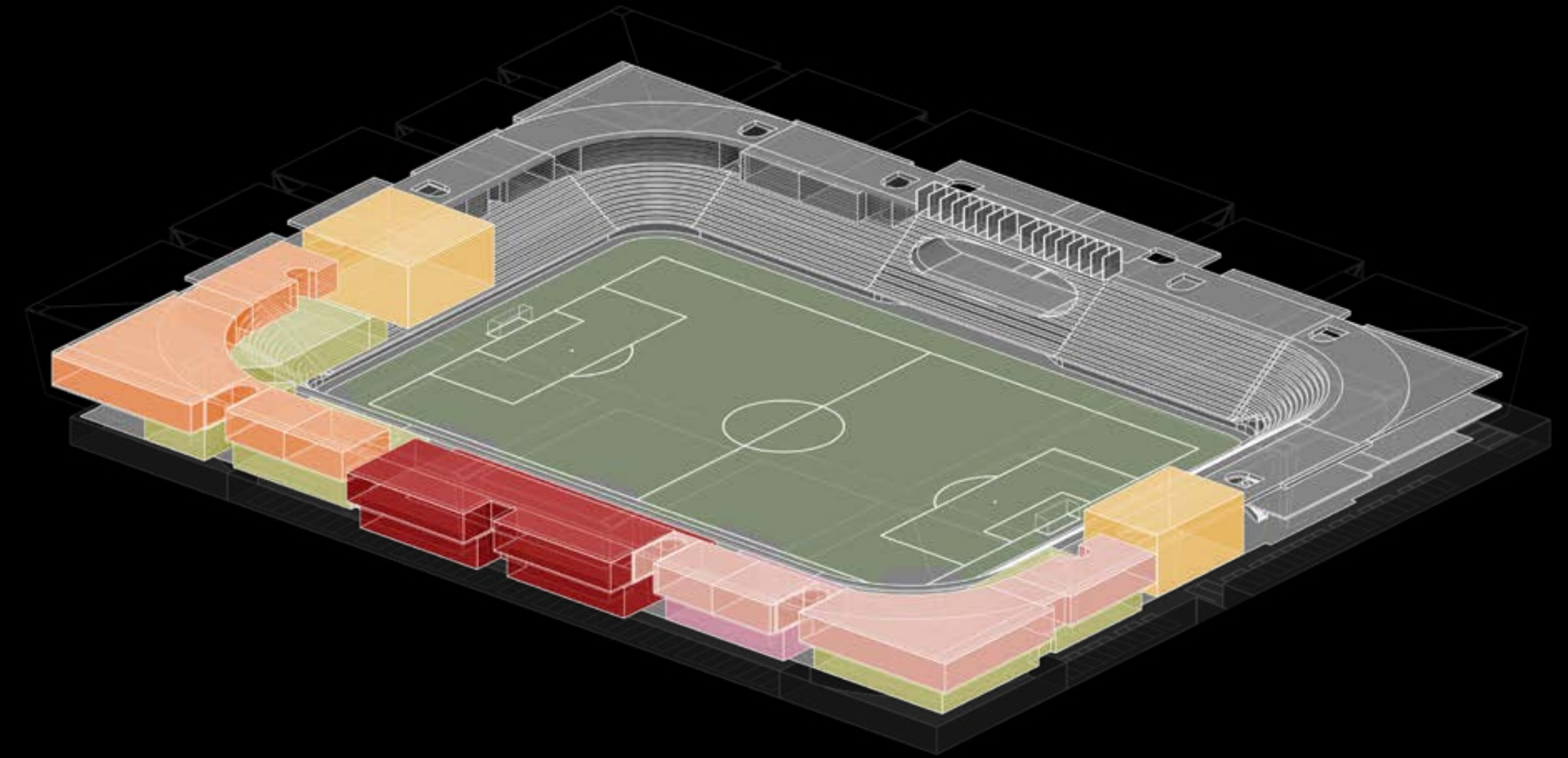
Week days - underground floor

- VIP/TEAMS PARKING
- PRESS PARKING
- TEAM A AREA
- TEAM B AREA
- REFEREES AREA
- MEDIA AREA
- VIP AREA
- FLASH AREA
- UEFA DELEGATION
- MEDICAL ROOM AND DOPING CONTROL
- OFFICES
- PUBLIC PARKING



### 3.7 | STADIUM PROGRAM

Week days

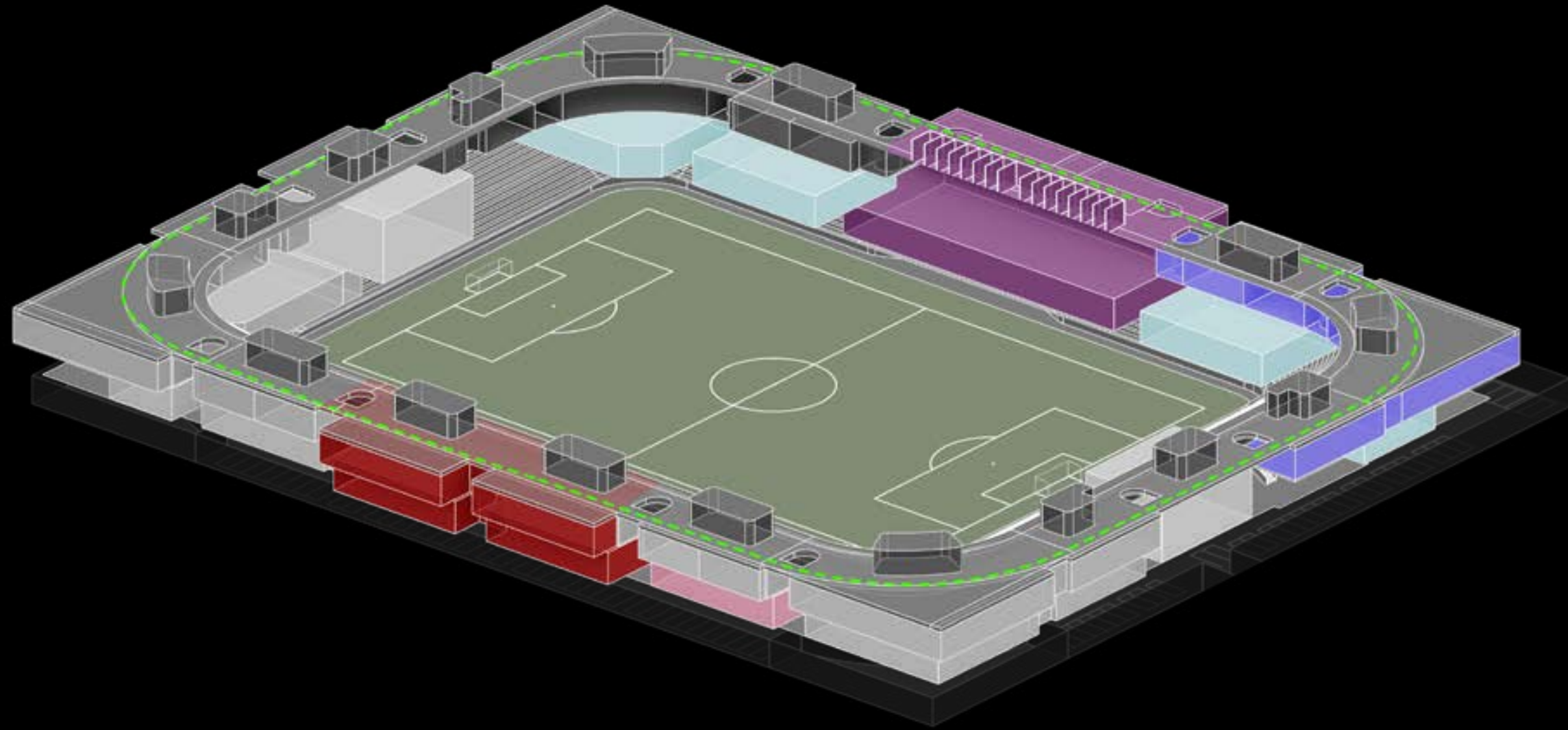


- MAIN ENTRANCE HALL
- FLAMURTARI FAN SHOP
- MIXED F&B AND SHOPS
- MUSEUM
- FLAMURTARI RESTAURANT
- MIXED USE AND ART INSTALLATIONS



### 3.7 | STADIUM PROGRAM

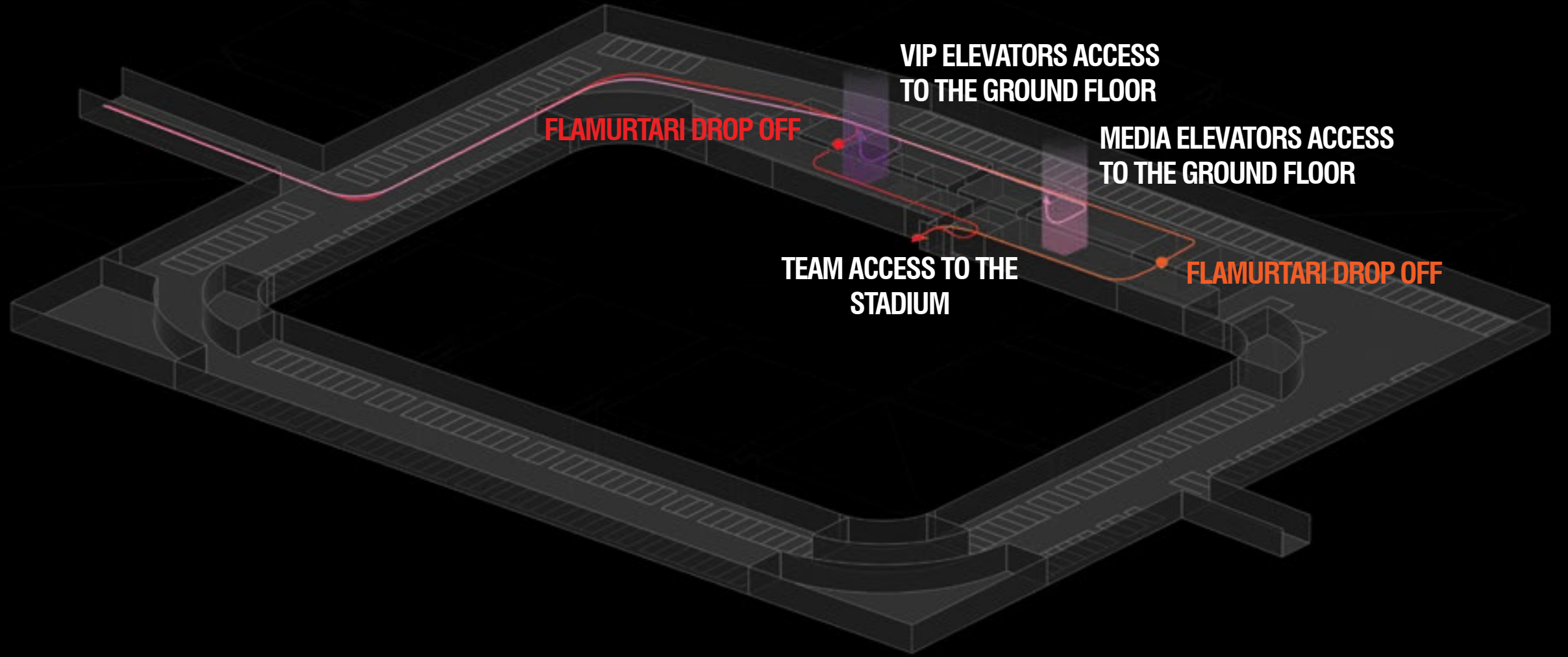
Week days



- OFFICE & SPORT CENTER LOBBY
- SPORT SHOPS
- SPORT CENTER
- FLAMURTARI HQ
- FITNESS PATH

### 3.8 | STADIUM FLOWS

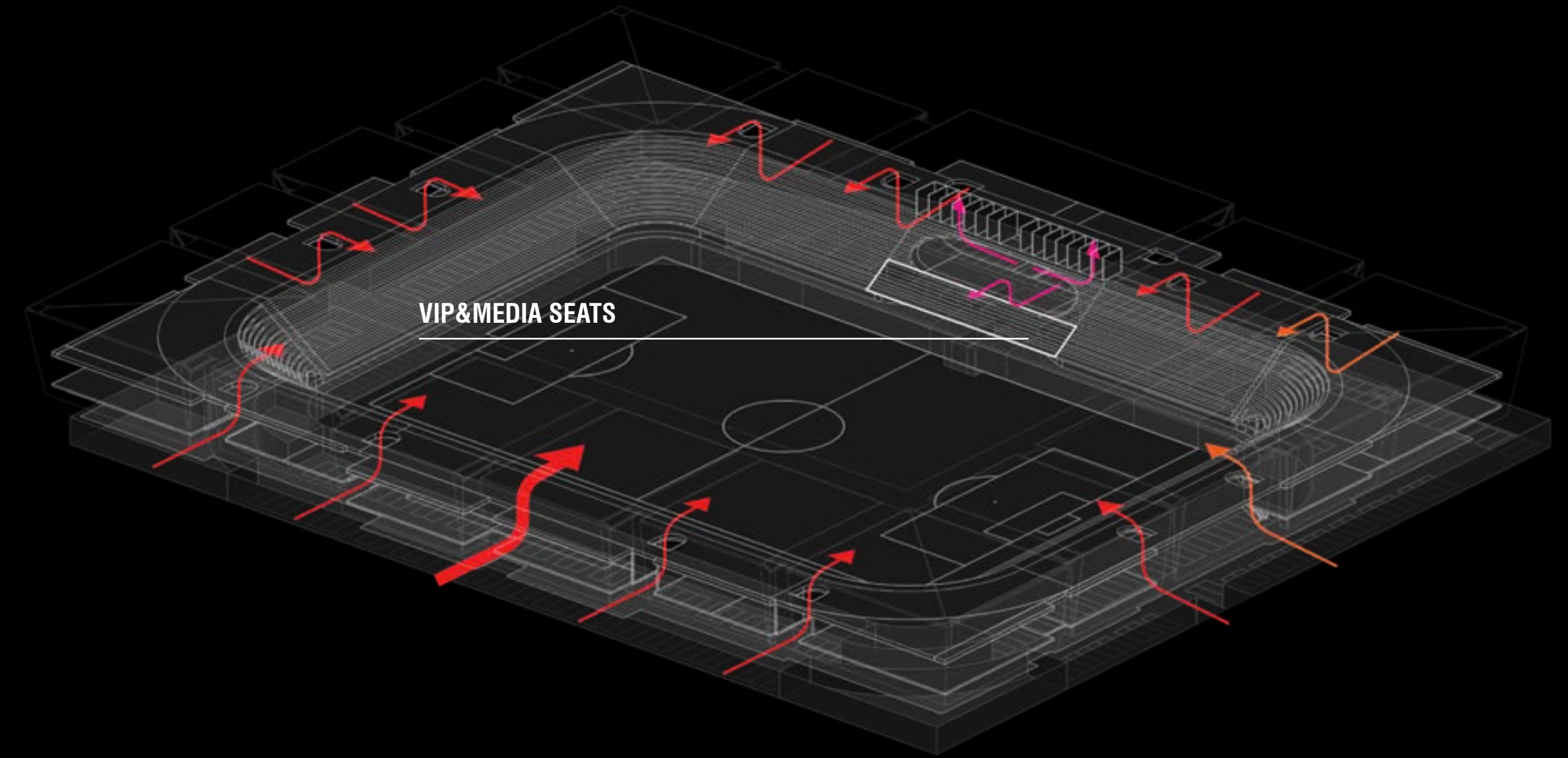
Match days public flows



- FLAMURTARI VLORE SUPPORTERS
- GUESTS SUPPORTERS
- VIP
- MEDIA

### 3.8 | STADIUM FLOWS

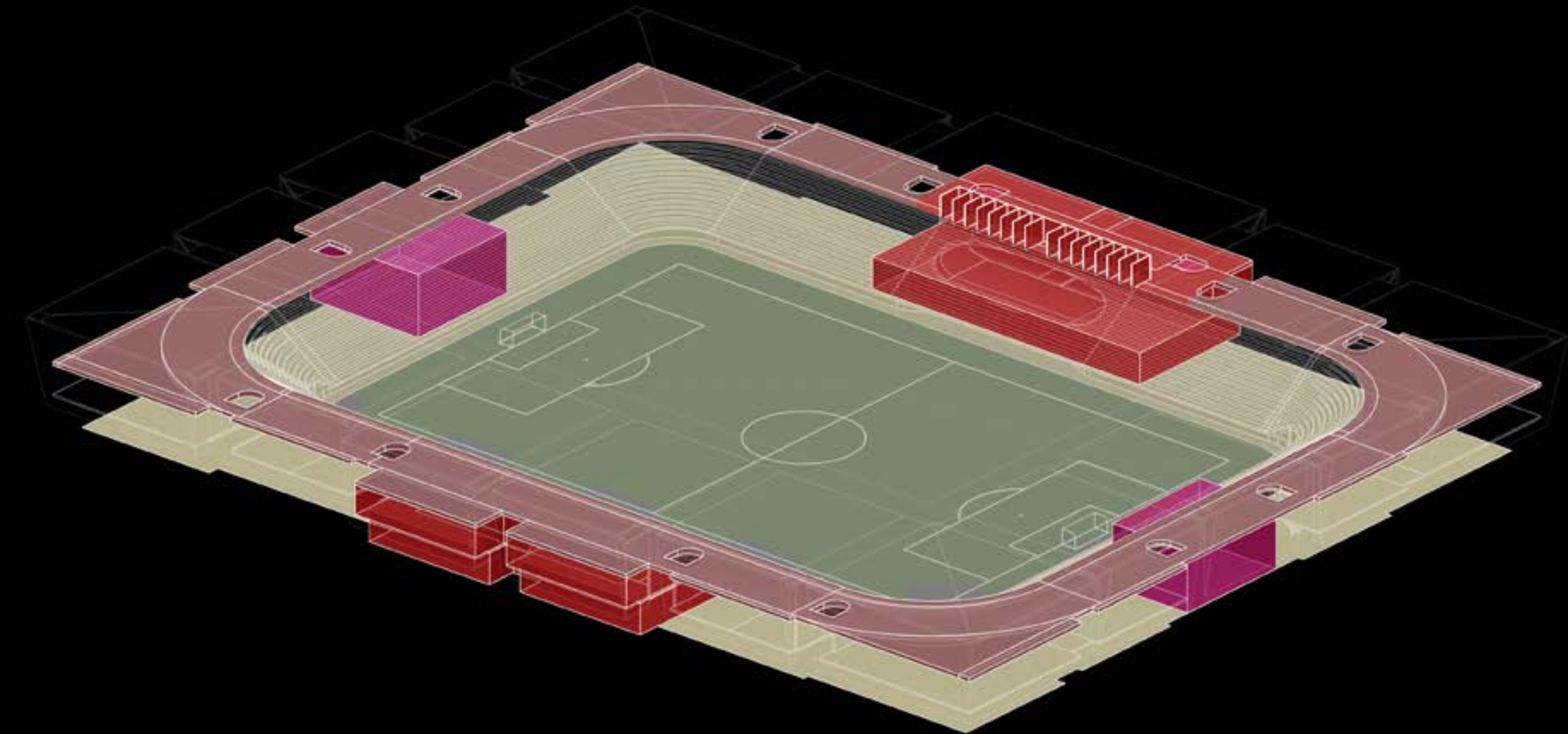
Match days public flows



- FLAMURTARI VLORË SUPPORTERS
- GUESTS SUPPORTERS
- VIP/MEDIA

### 3.9 | STADIUM FLEXIBILITY

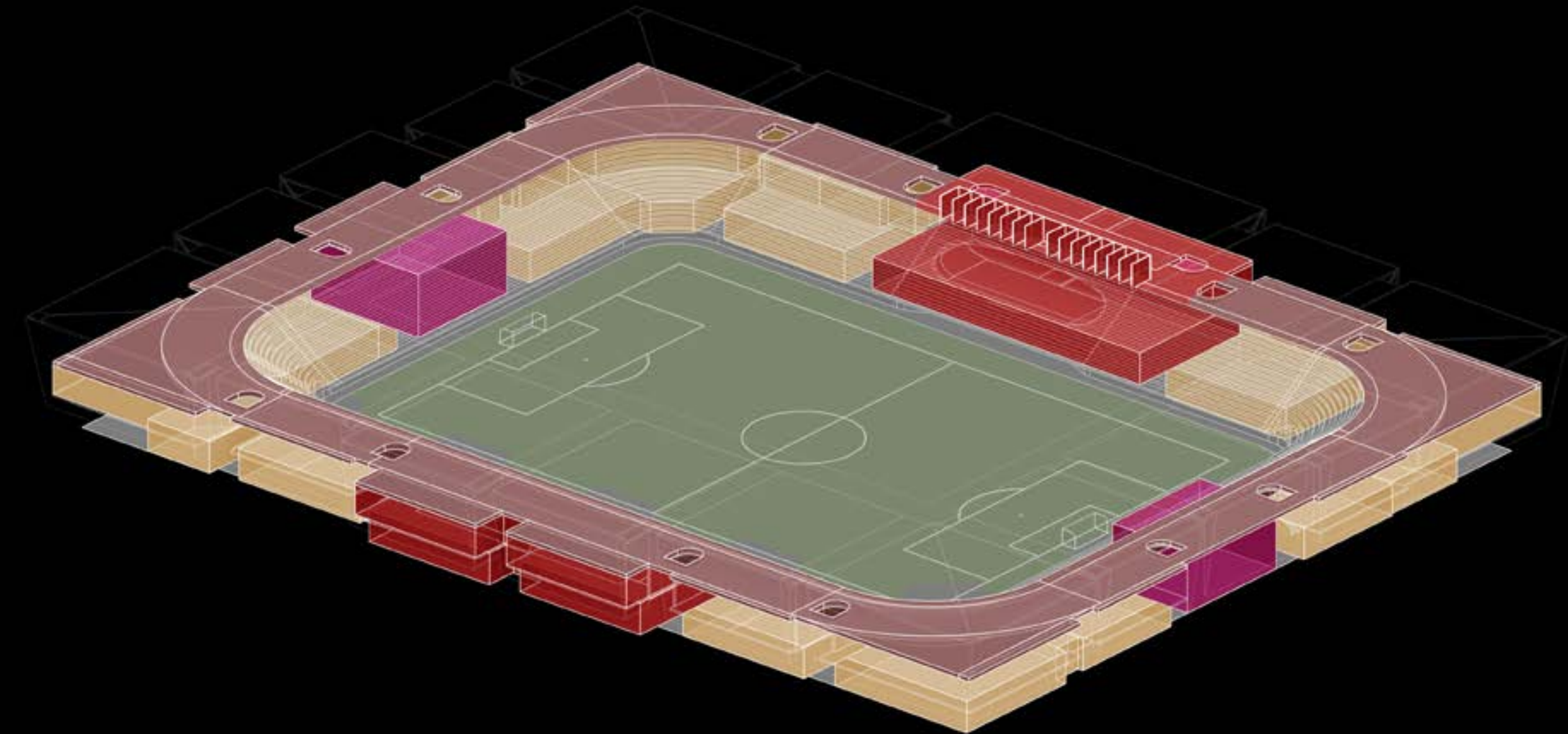
Fixed areas



- STADIUM HALLS
- MIXED USE BOXES FOR ART INSTALLATION
- COVERED PARKING AREA
- ACCESS TO THE ARENA

### 3.9 STADIUM FLEXIBILITY

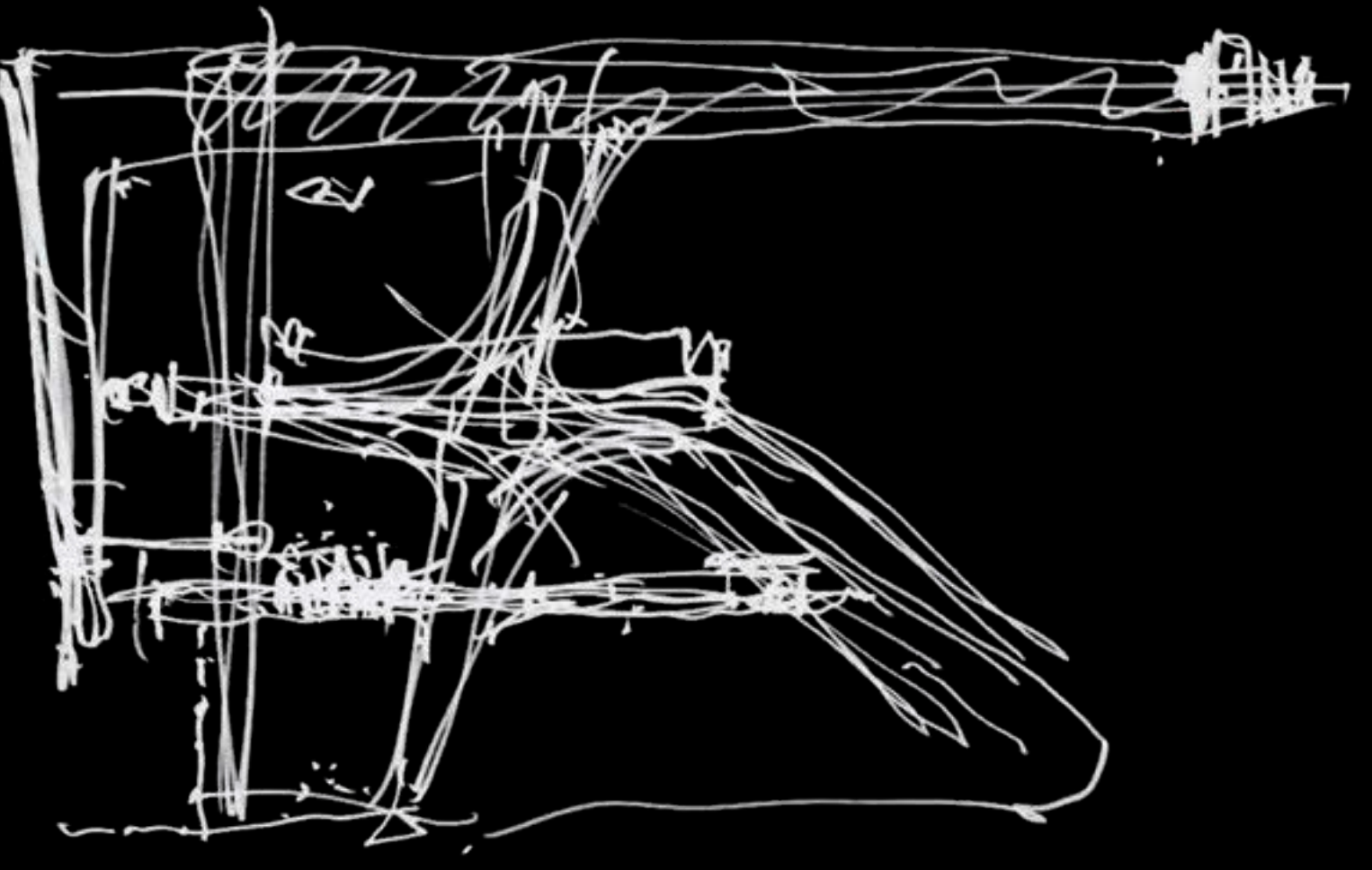
Flexible areas



- STADIUM HALLS
- MIXED USE BOXES FOR ART INSTALLATION
- URBAN FACILITIES BOXES
- ACCESS TO THE ARENA

3.10 | SECTION STUDY

Sketch



### 3.10 | SECTION STUDY

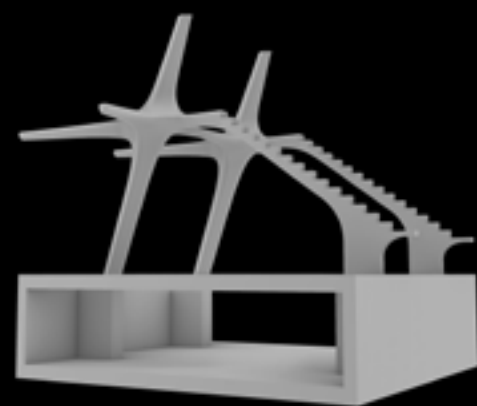
Module structure



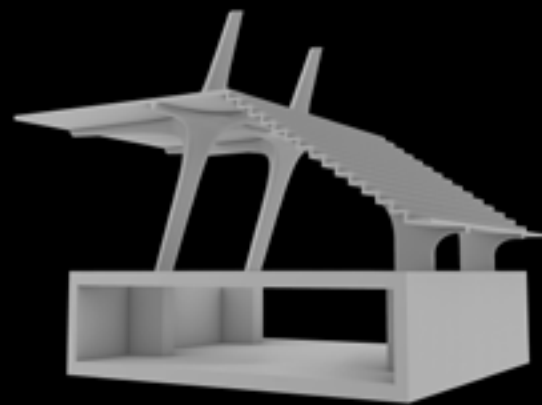
PRE-CAST CONCRETE COLUMNS



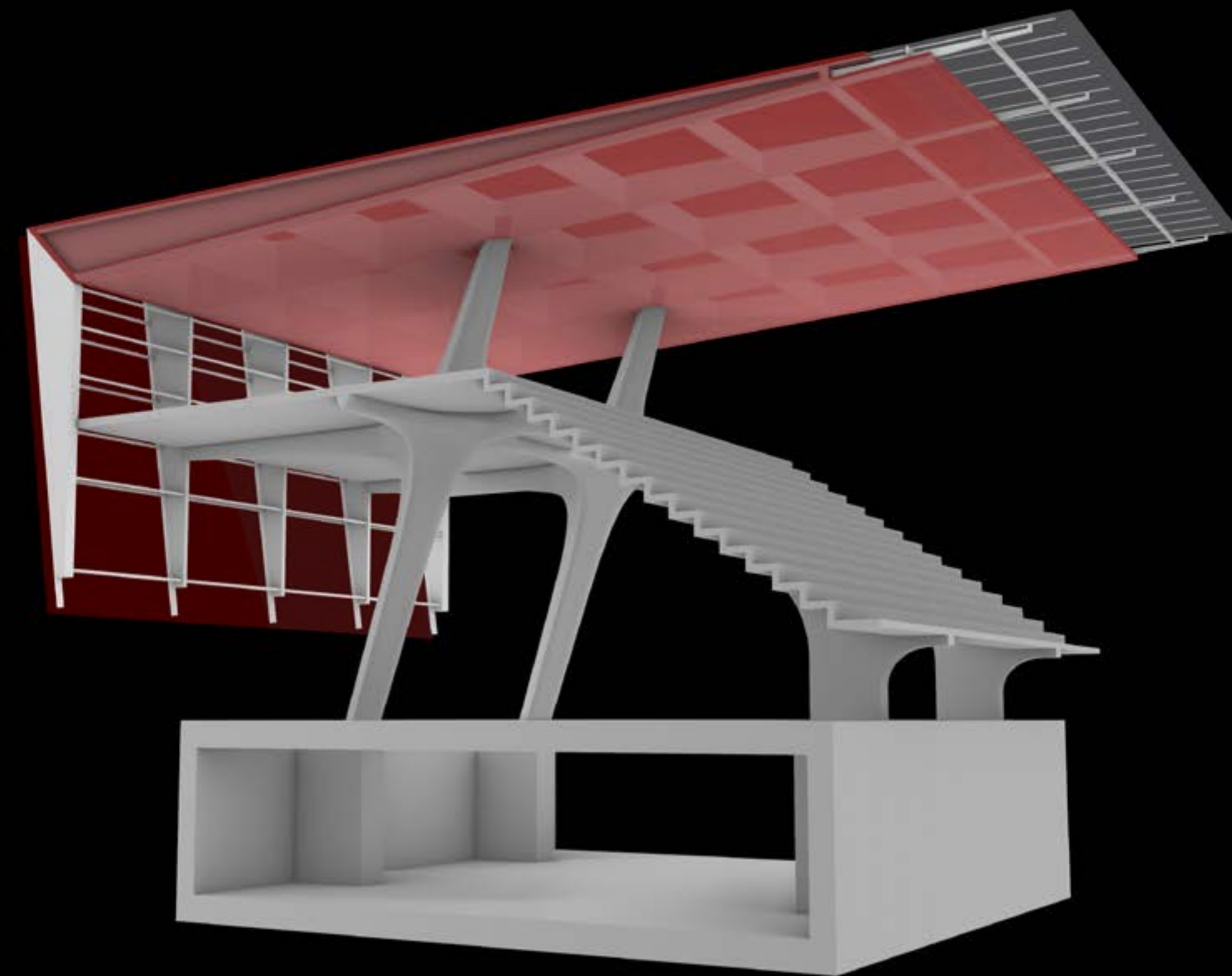
PRE-CAST CONCRETE STAND BEAMS



INTEGRATED BASEMENT



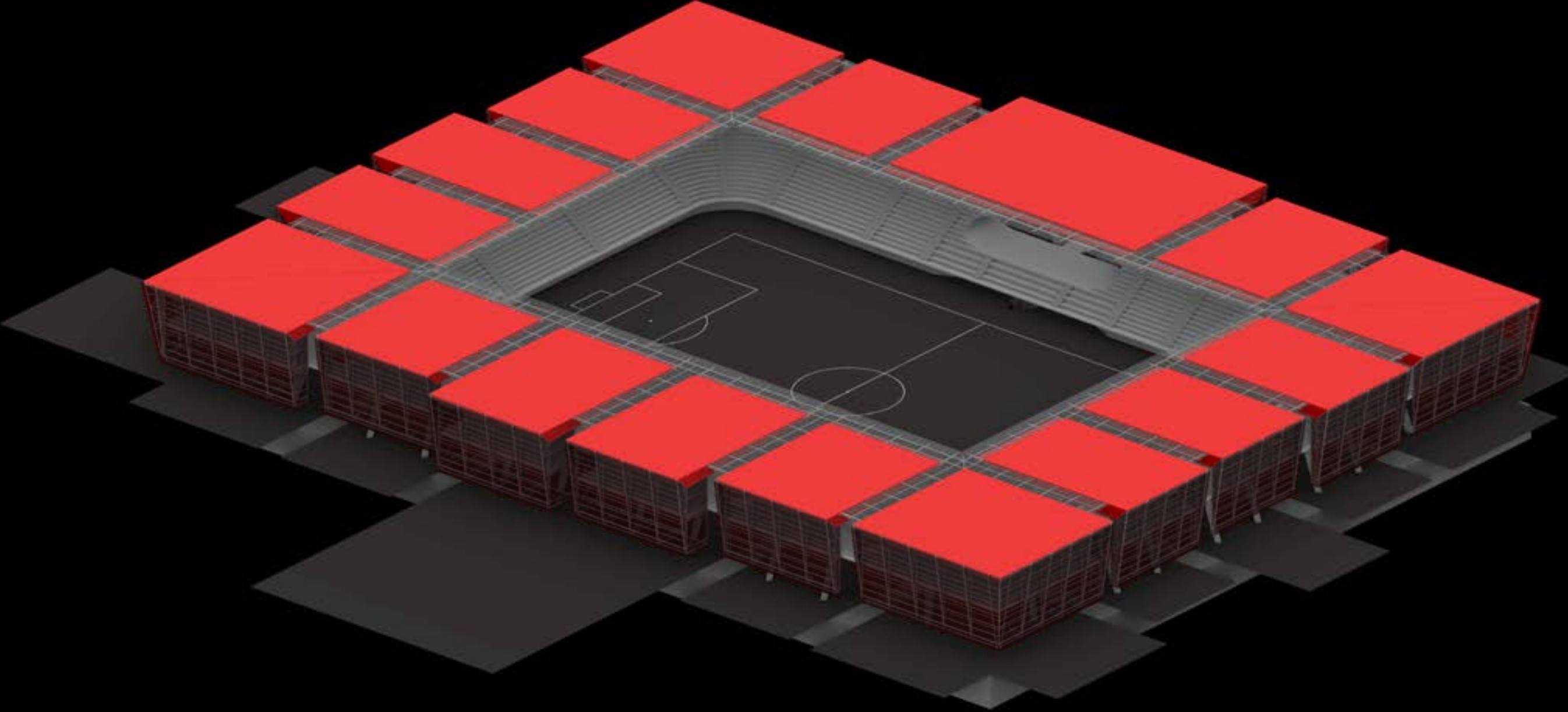
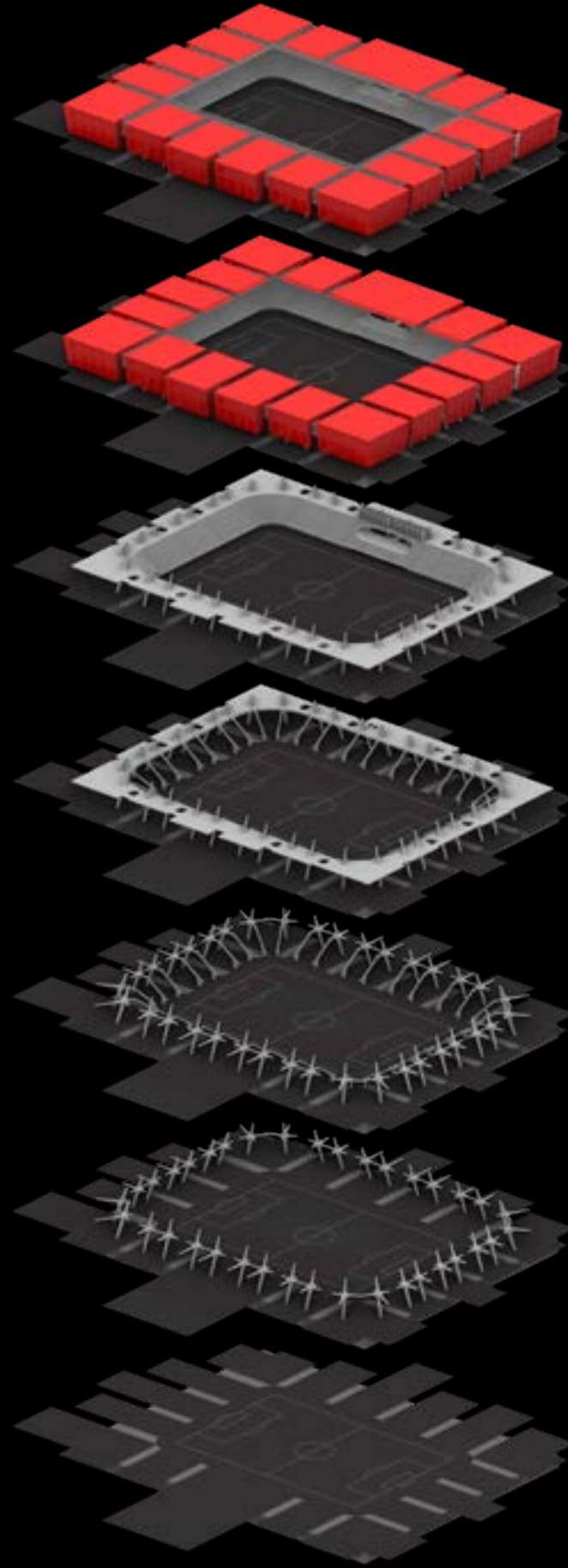
PRE-CAST CONCRETE STANDS



ROOF STEEL STRUCTURE, ALUMINIUM PANELING  
AND TEXTILE RESISTANT TO THE SALINITY OF THE SEA

### 3.10 | SECTION STUDY

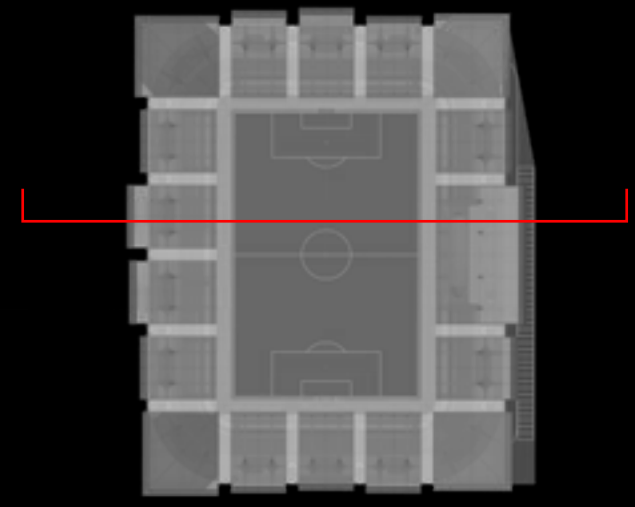
Stadium global structure





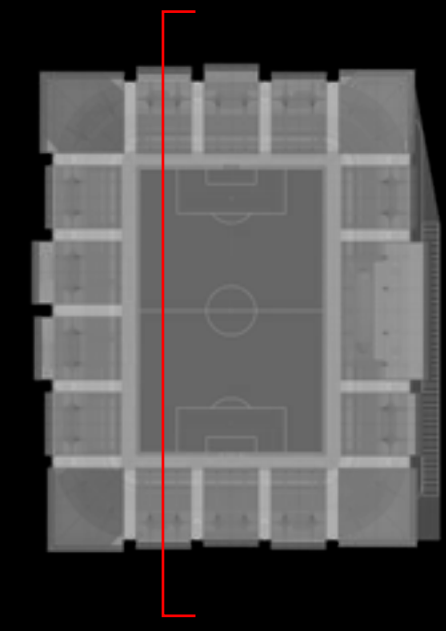
### 3.11 | SECTIONS

Section AA'



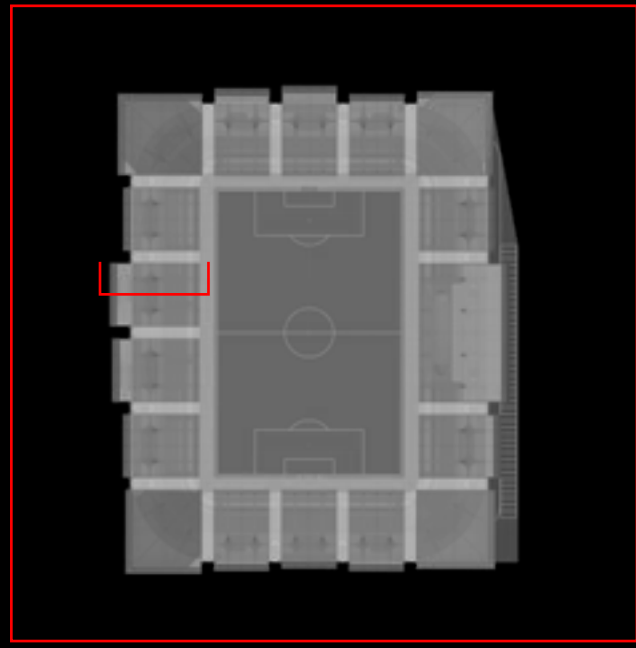
### 3.11 | SECTIONS

Section BB'

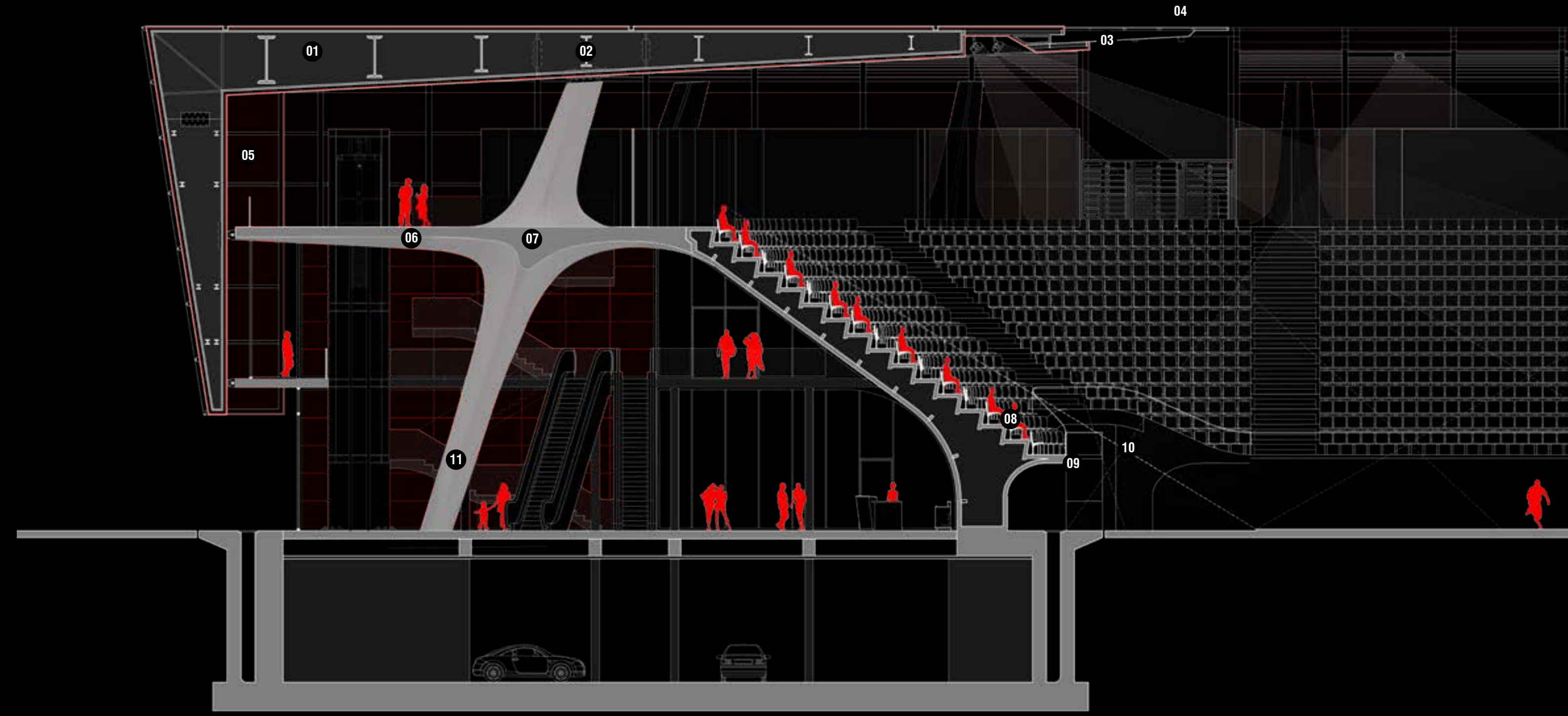


### 3.11 | SECTIONS

Zoom 1

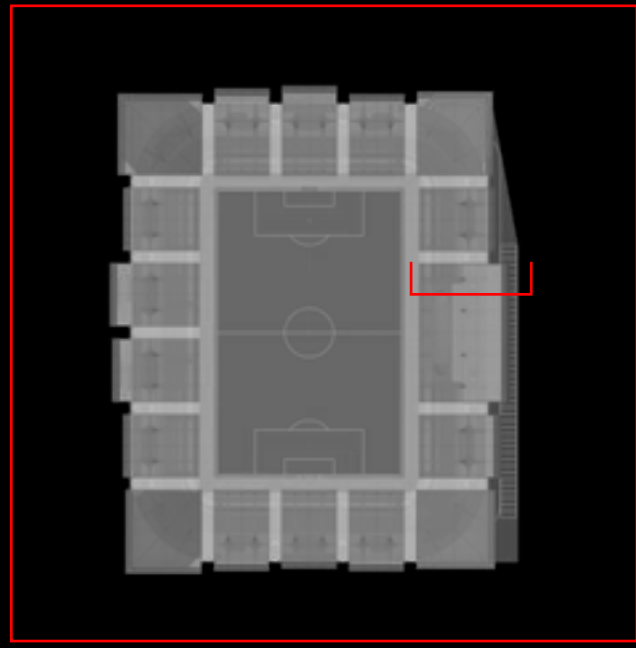


- 1. PROFILED COMPOSITE BEAM
- 2. SECONDARY BEAM
- 3. STEEL PROFILE
- 4. POLYCARBONATE
- 5. ETFE PANEL
- 6. PREFABRICATED SLAB
- 7. PREFABRICATED MAIN BEAM
- 8. PREFABRICATED REINFORCED CONCRETE PANELS
- 9. CONCRETE BEAM
- 10. PREFABRICATED STAIRS
- 11. PRECAST CONCRETE COLUMN

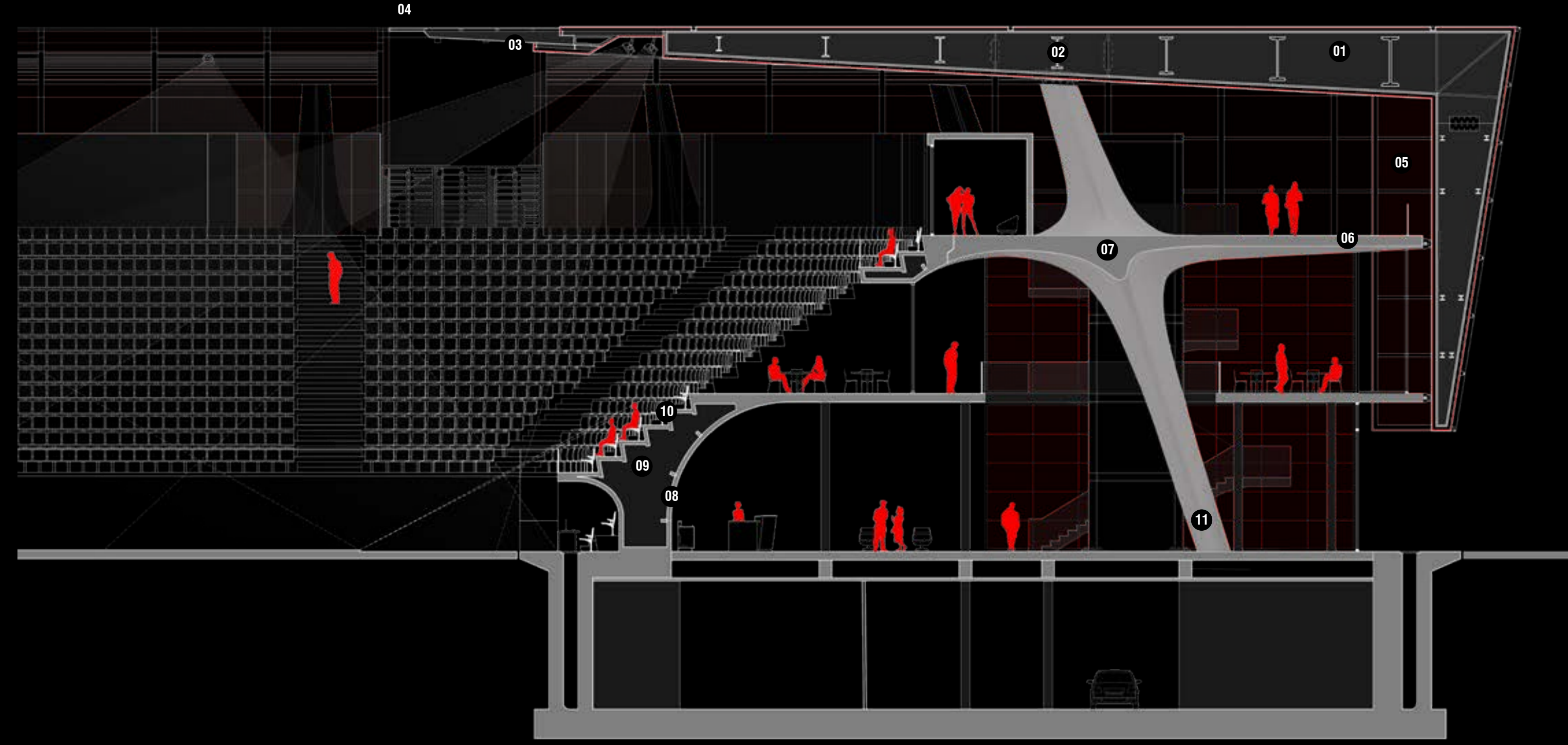


### 3.11 | SECTIONS

Zoom 2

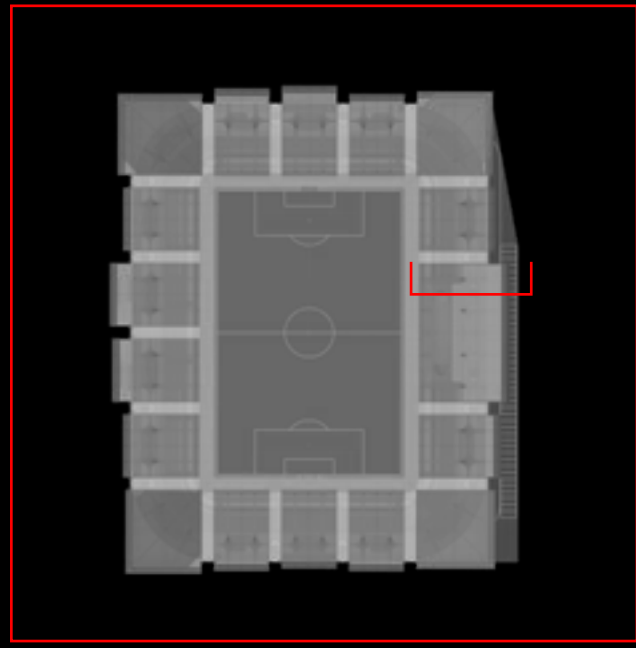


- 1. PROFILED COMPOSITE BEAM
- 2. SECONDARY BEAM
- 3. STEEL PROFILE
- 4. POLYCARBONATE
- 5. ETFE PANEL
- 6. PREFABRICATED SLAB
- 7. PREFABRICATED MAIN BEAM
- 8. PREFABRICATED REINFORCED CONCRETE PANELS
- 9. CONCRETE BEAM
- 10. PREFABRICATED STAIRS
- 11. PRECAST CONCRETE COLUMN

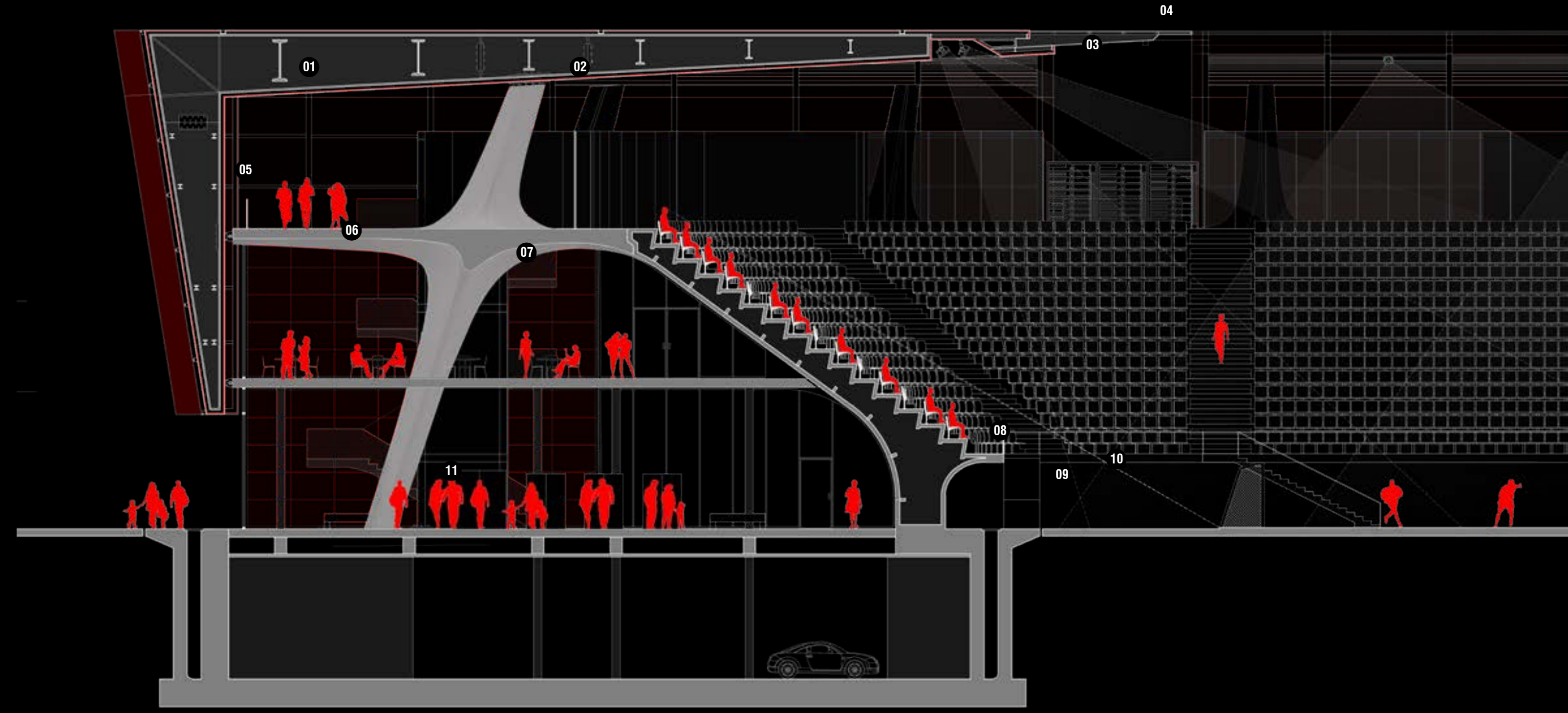


### 3.11 | SECTIONS

Zoom 3

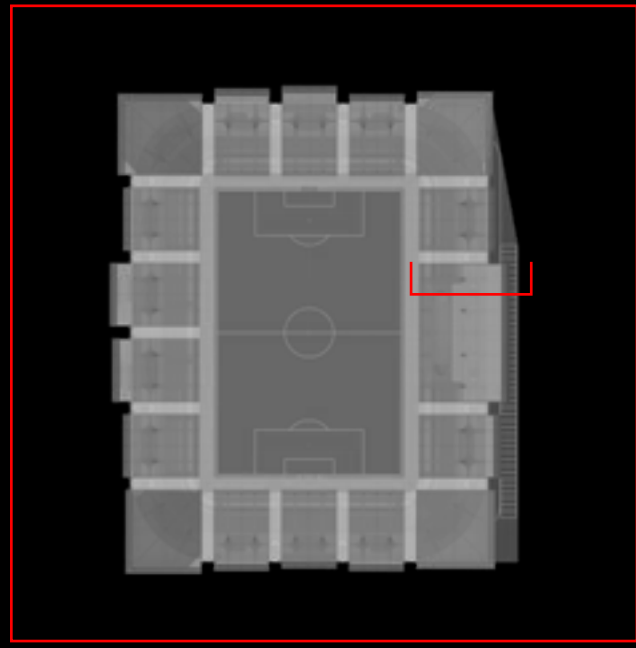


- 1. PROFILED COMPOSITE BEAM
- 2. SECONDARY BEAM
- 3. STEEL PROFILE
- 4. POLYCARBONATE
- 5. ETFE PANEL
- 6. PREFABRICATED SLAB
- 7. PREFABRICATED MAIN BEAM
- 8. PREFABRICATED REINFORCED CONCRETE PANELS
- 9. CONCRETE BEAM
- 10. PREFABRICATED STAIRS
- 11. PRECAST CONCRETE COLUMN

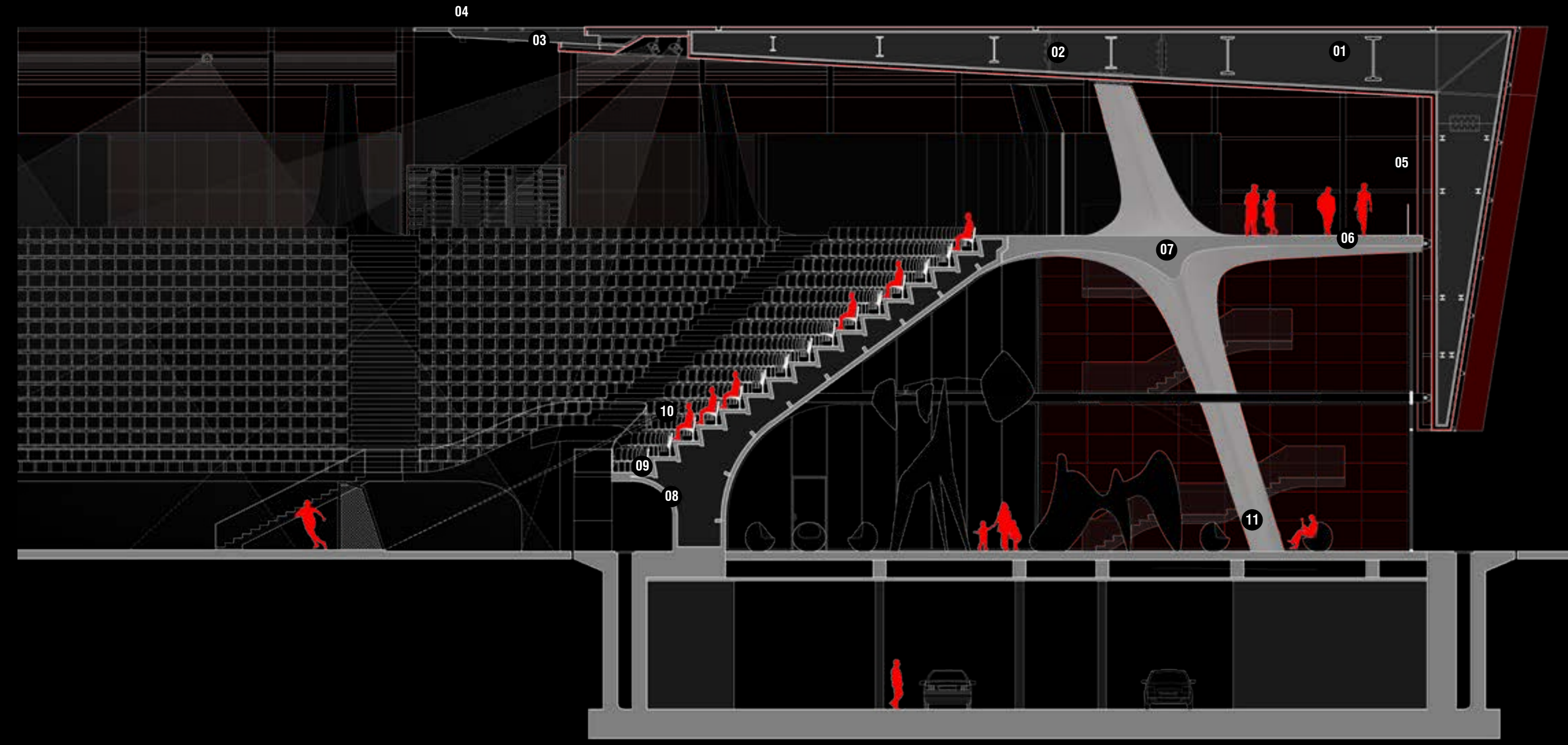


3.11 | SECTIONS

Zoom 4

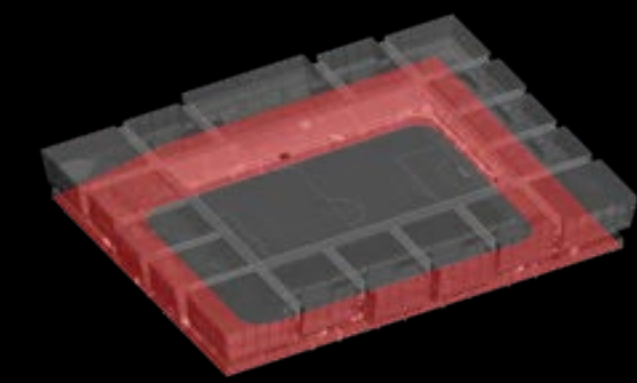


- 1. PROFILED COMPOSITE BEAM
- 2. SECONDARY BEAM
- 3. STEEL PROFILE
- 4. POLYCARBONATE
- 5. ETFE PANEL
- 6. PREFABRICATED SLAB
- 7. PREFABRICATED MAIN BEAM
- 8. PREFABRICATED REINFORCED CONCRETE PANELS
- 9. CONCRETE BEAM
- 10. PREFABRICATED STAIRS
- 11. PRECAST CONCRETE COLUMN





**3.13 | PLANS**  
Groundfloor plan



- 1. MAIN ENTRANCE HALL
- 2. FLAMURTARI FAN SHOP
- 3. MIXED F&B AND SHOPS
- 4. MIXED USE AND ART INSTALLATIONS
- 5. SPORT SHOPS



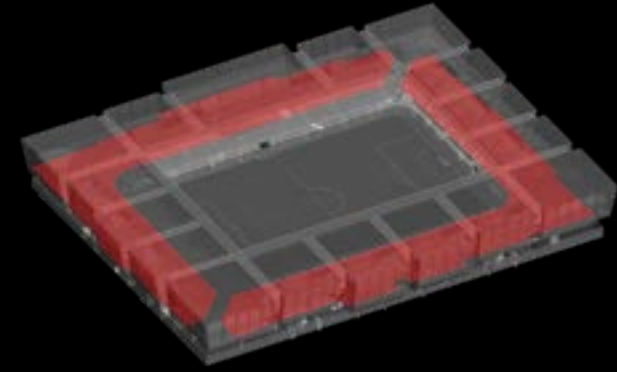
5 m 30 m





3.13 | PLANS

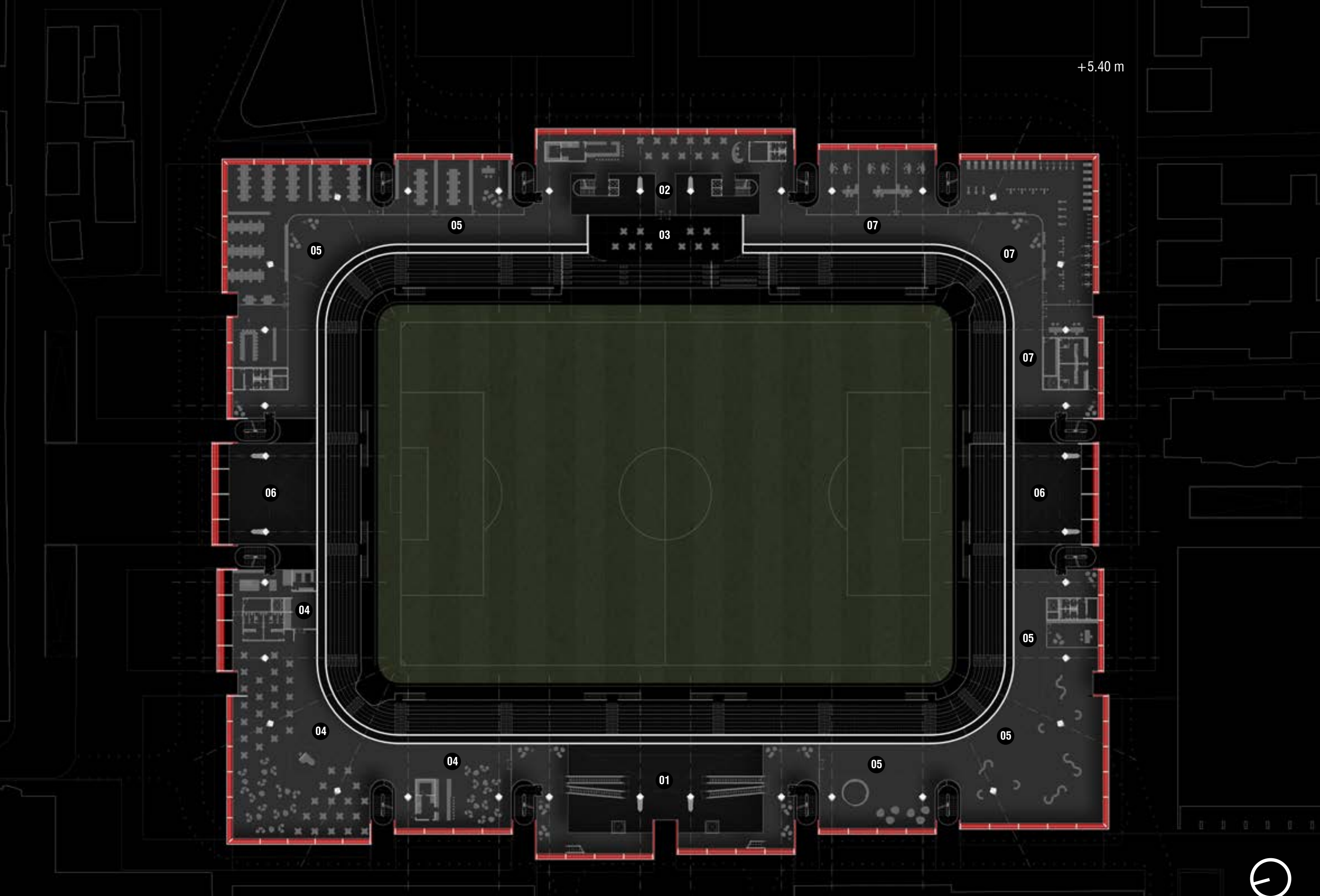
First floor plan

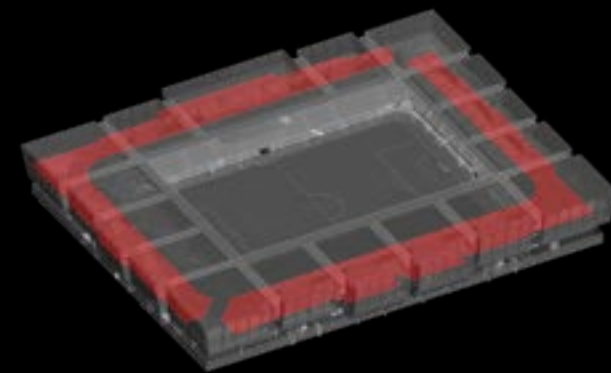


- 1. MAIN ENTRANCE HALL
- 2. VIP MEDIA HALL & RESTAURANTS
- 3. VIP/MEDIA SEATS
- 4. FLAMURTARI RESTAURANTS
- 5. MUSEUM
- 6. MIXED USE AND ART INSTALLATIONS
- 7. SPORT CENTER

5 m 30 m

+5.40 m





- 1. ARENA ENTRANCE/EXIT
- 2. F&B
- 3. TOILETS
- 4. SKY BOXES
- 5. OFFICE & SPORT CENTER LOBBY



+10.80 m



04

VISUALIZATIONS





4.1 | RENDERINGS

Bird view



4.1 | RENDERINGS

Bird view



4.1 | RENDERINGS

Field view



4.1 | RENDERINGS

Vip restaurant view





4.1 | RENDERINGS

Main VIP tribune view



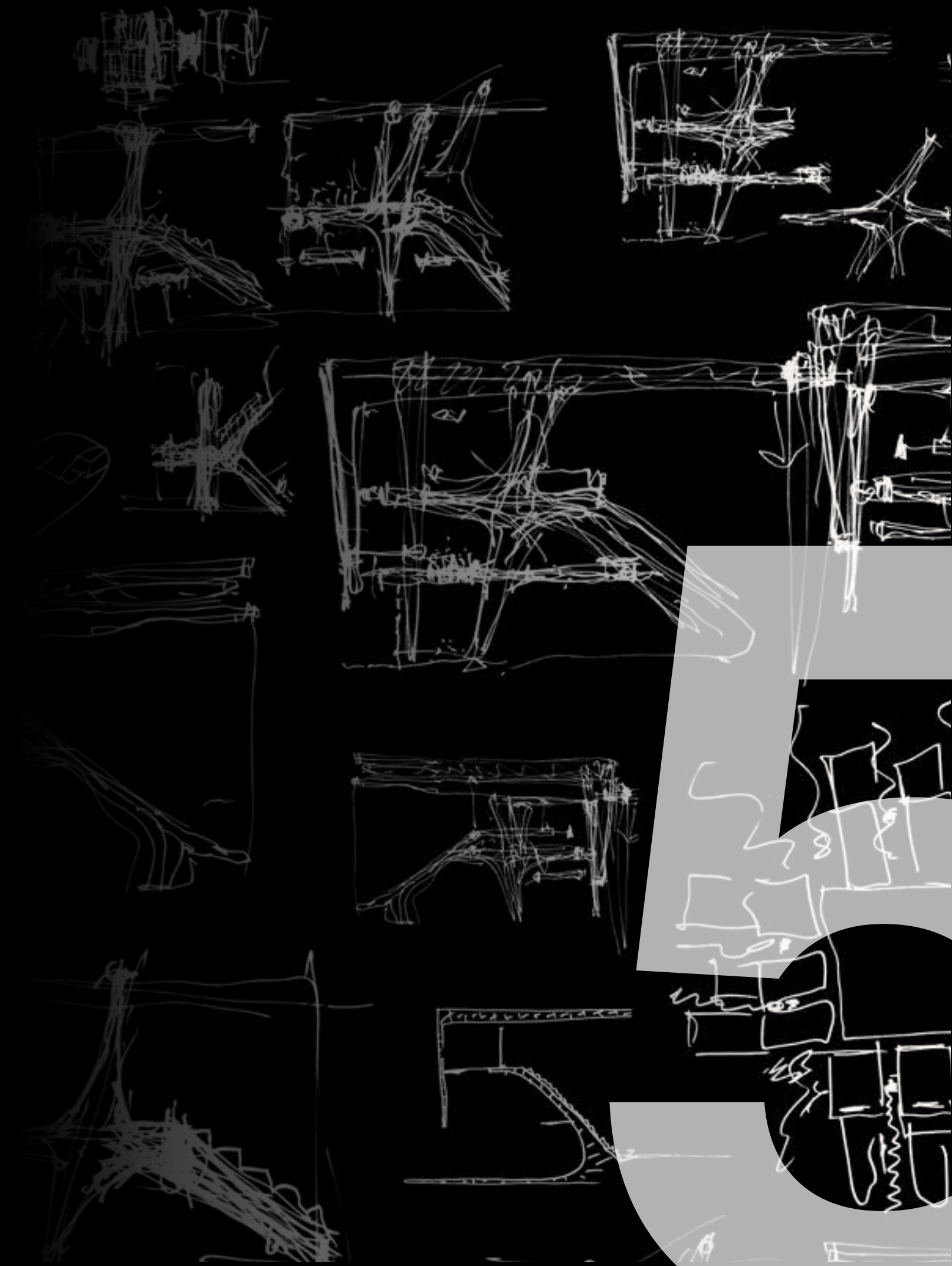
4.1 | RENDERINGS

Arena view



05

## COST ESTIMATION



## 5.1 | COST ESTIMATION

PRELIMINARY DESIGN			
Item	Description	Total / ALL (Albanian Currency)	Total / €
<b>STADIUM - Phase 1A</b>			
<b>Demolition and New construction</b>			
1	STRUCTURE AND REFINISHING WORKS	107.1	12,000.0
2	MECHANICAL SYSTEMS WORKS	8.9	1,000.0
3	ELECTRICAL SYSTEMS WORKS	17.9	2,000.0
	TOTAL	133.9	15,000.0
<b>STADIUM - Phase 1B</b>			
<b>Demolition and New construction</b>			
1	STRUCTURE AND REFINISHING WORKS	89.3	10,000.0
2	MECHANICAL SYSTEMS WORKS	8.9	1,000.0
3	ELECTRICAL SYSTEMS WORKS	17.9	2,000.0
	TOTAL	116.1	13,000.0
<b>INDOOR SPORT - Phase 1</b>			
<b>Renovations</b>			
1	STRUCTURE AND REFINISHING WORKS	620,998,400.0	5,544,628.6
2	MECHANICAL SYSTEMS WORKS	100,485,440.0	897,191.4
3	ELECTRICAL SYSTEMS WORKS	180,228,160.0	1,609,180.0
	TOTAL	901,712,000.0	8,051,000.0
<b>SWIMMING POOL - Phase 1</b>			
<b>Demolition and New constructions</b>			
1	STRUCTURE AND REFINISHING WORKS	112,795,840.0	1,007,105.7
2	MECHANICAL SYSTEMS WORKS	33,096,192.0	295,501.7
3	ELECTRICAL SYSTEMS WORKS	19,059,168.0	170,171.1
	TOTAL	164,951,200.0	1,472,778.6
<b>Pitch &amp; Landscaping - Phase 1</b>			
1	ROAD WORKS AND GREENING	88,667,040.0	791,670.0
2	SPORTS FIELD WORK	56,000,000.0	500,000.0
3	HYDROTECHNICAL INFRASTRUCTURE	68,037,312.0	607,476.0
4	ELECTRICAL INFRASTRUCTURE	87,790,080.0	783,840.0
	TOTAL	300,494,432.0	2,682,986.0
	TOTAL PHASA 1	1,367,157,766	12,206,766
<b>Standard residencial tower - Phase 2</b>			
<b>New constructions</b>			
1	STRUCTURE AND REFINISHING WORKS	2,917,656,000.0	26,050,500.0
2	MECHANICAL SYSTEMS WORKS	583,531,200.0	5,210,100.0
3	ELECTRICAL SYSTEMS WORKS	666,892,800.0	5,954,400.0
	TOTAL PHASA 2	4,168,080,000	36,769,500

**FUKSAS**