



2020-2025

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We are an independent planning and architecture office specialising in research, consultancy and design in the fields of architecture and urban development. Founded in 2009 in Rome, DeAssociati brings together two decades of professional and academic experience built around the work of Italian urban planner Vezio De Lucia and a multidisciplinary team of architects, planners and engineers. With offices in Rome and St. Lorenzen (South Tyrol), we work at the intersection of spatial planning, sustainable urban design and environmental assessment, supporting public authorities and private clients throughout Italy and abroad.

Our team is led by architects Francesca De Lucia (Managing Director) and Georg Josef Frisch (Technical Director), and consists of a stable core group of planners, architects and GIS/BIM specialists. Depending on the assignment, we activate a consolidated network of experts in economics, transport, landscape, environmental sciences, and structural and MEP engineering, ensuring tailor-made multidisciplinary teams for each project.





Georg Josef Frisch
Director



Roberto Morziello



Vezio De Lucia
Senior partner



Francesca De Lucia
Ceo



Gianfranco Praticò



Lidia Polimeni



Giulia Angeloni



Francesca Medori



Niccolò Salsa



Daniele Corrado

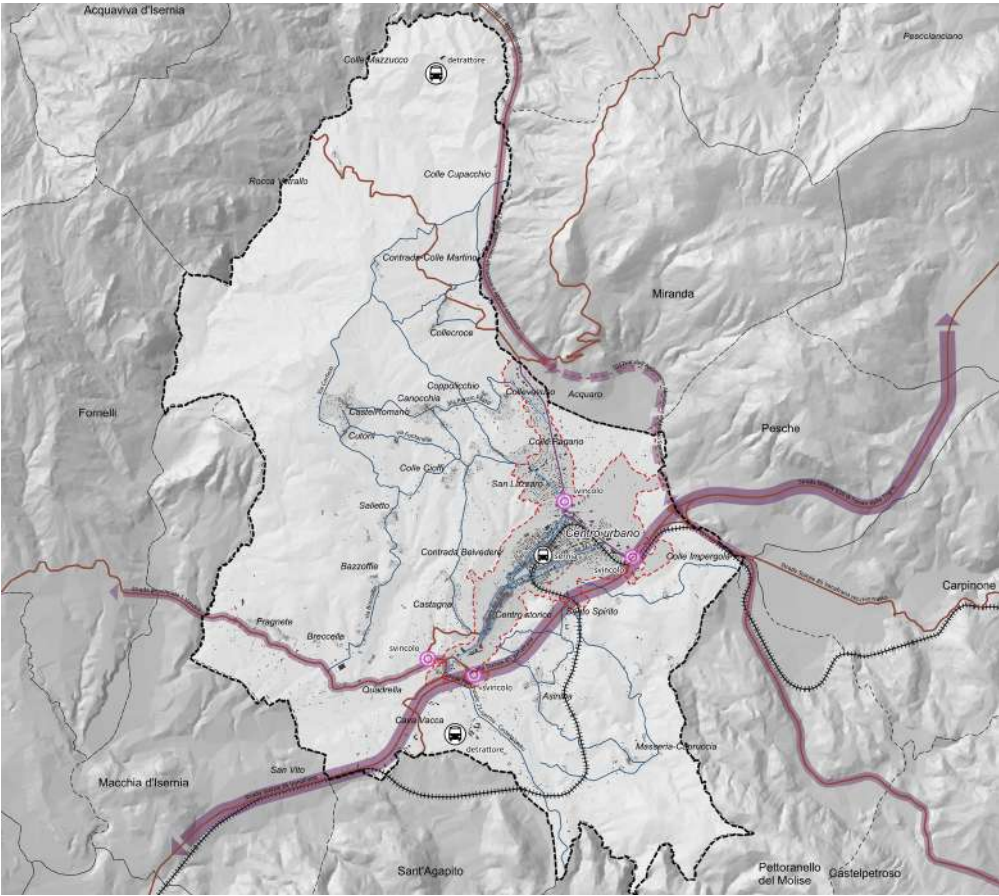


Giorgio Romani

Urban planning

XL

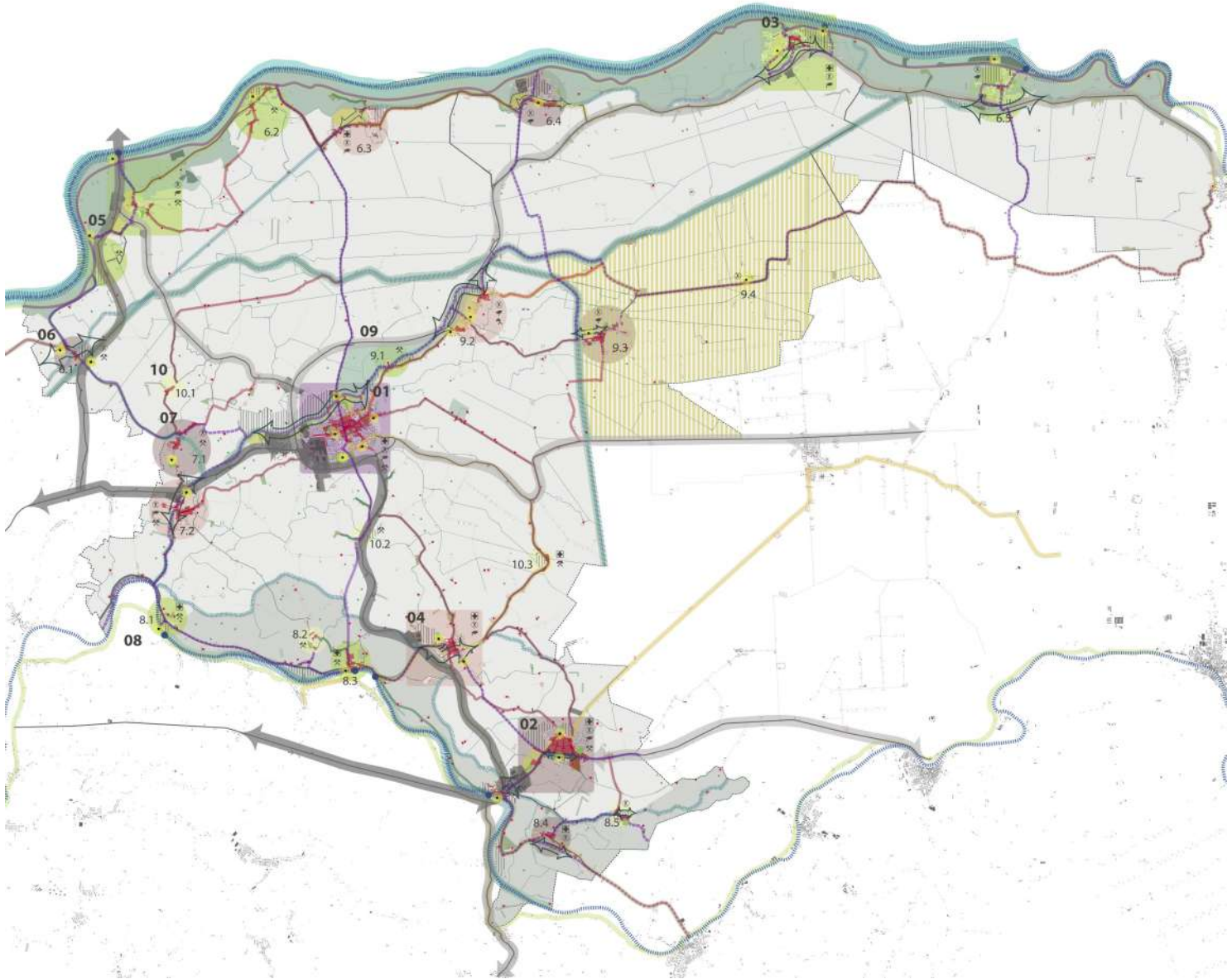
General Town Plan of the Municipality of Isernia (IS) | 2025–26. Design of the General Town Plan pursuant to Art. 8, Law 1150/1942 for the Municipality of Isernia. Provincial capital with 20,600 inhabitants and a municipal area of 6,915 hectares.



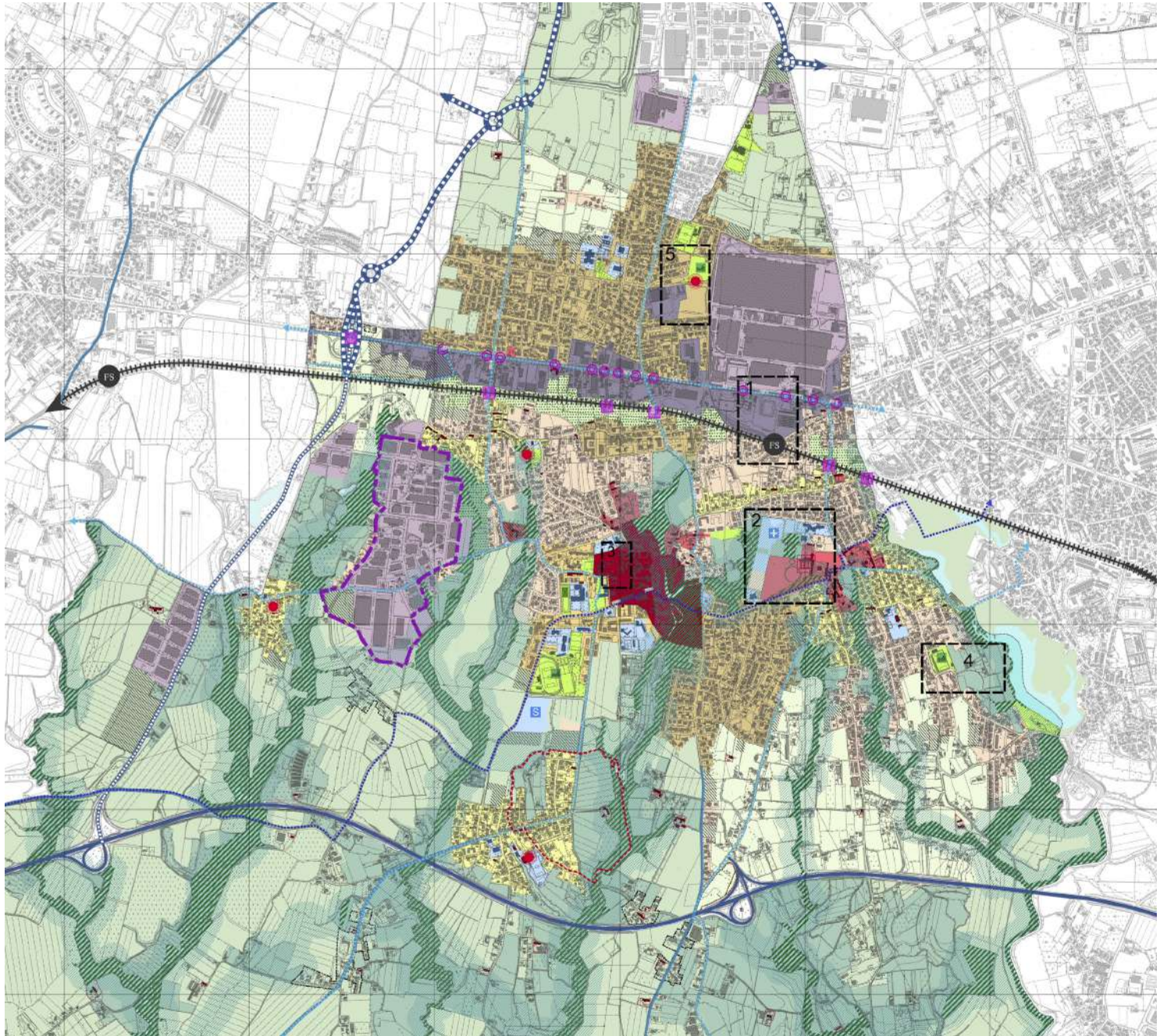
General Town Plan of the Municipality of Sesto Fiorentino (FI) | 2021–24. Design of the Operational Plan pursuant to Art. 95, Regional Law 65/2014 for Sesto Fiorentino. Municipality within the Metropolitan City of Florence with 50,000 inhabitants and a municipal area of 4,880 hectares



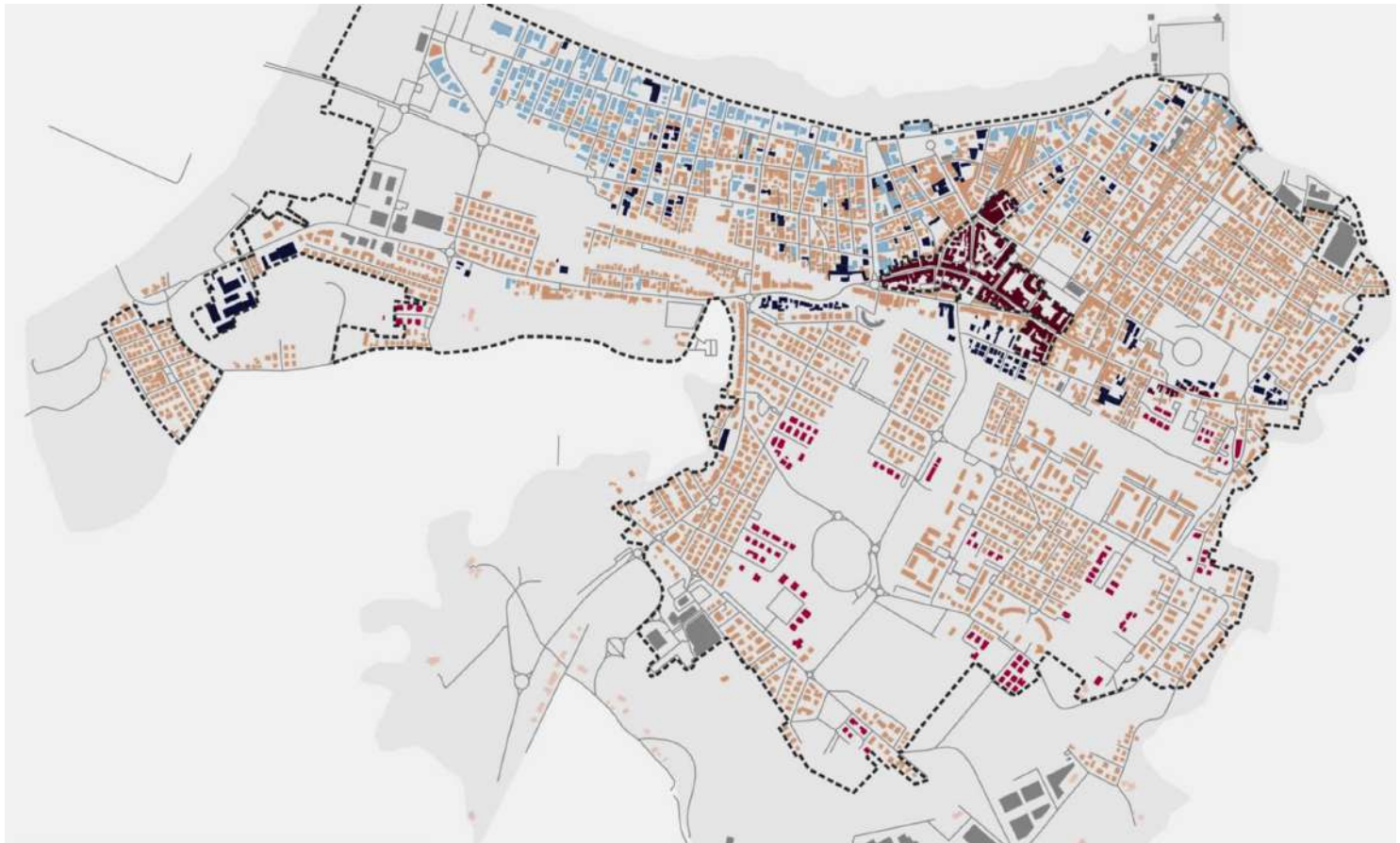
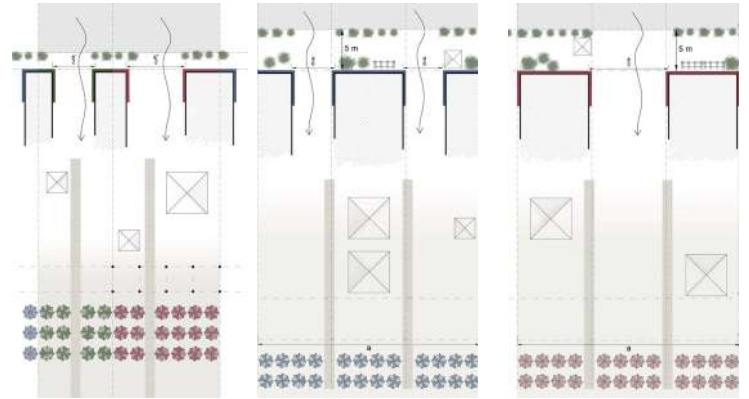
General Town Plan of the Union of Municipalities "Terre e Fiumi" (FE) | 2020–23. Design of the General Urban Plan pursuant to Art. 31, Regional Law 24/2017 for the Union of the Municipalities of Copparo, Tresignana and Riva del Po in the Province of Ferrara. The territory of the three municipalities covers 41,990 hectares and has more than 35,000 inhabitants.



General Town Plan of the Municipality of Porcia (PN) | 2017–23. Design of the Municipal General Regulatory Plan pursuant to Art. 63-bis, Regional Law 5/2007, divided into strategic and operational documents. Municipality within the Pordenone conurbation with 15,300 inhabitants and a municipal area of 2,953 hectares.

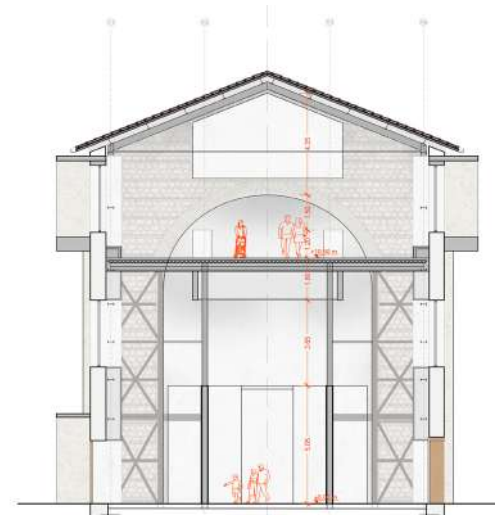
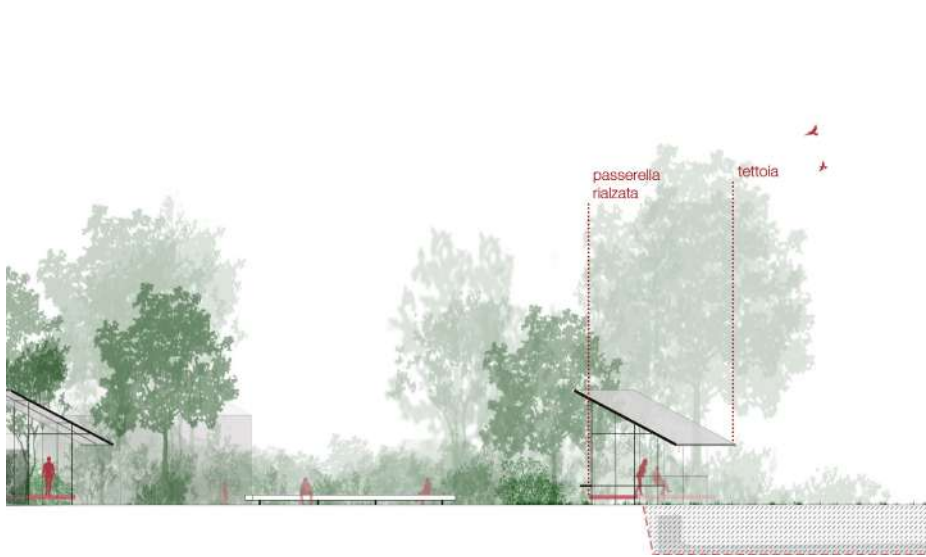


General Town Plan of the Municipality of Cattolica (RN) | 2020–21. Design of the General Urban Plan pursuant to Art. 31, Regional Law 24/2017 for Cattolica. Municipality on the Romagna coast with 16,600 inhabitants and a municipal area of 5,970 hectares.

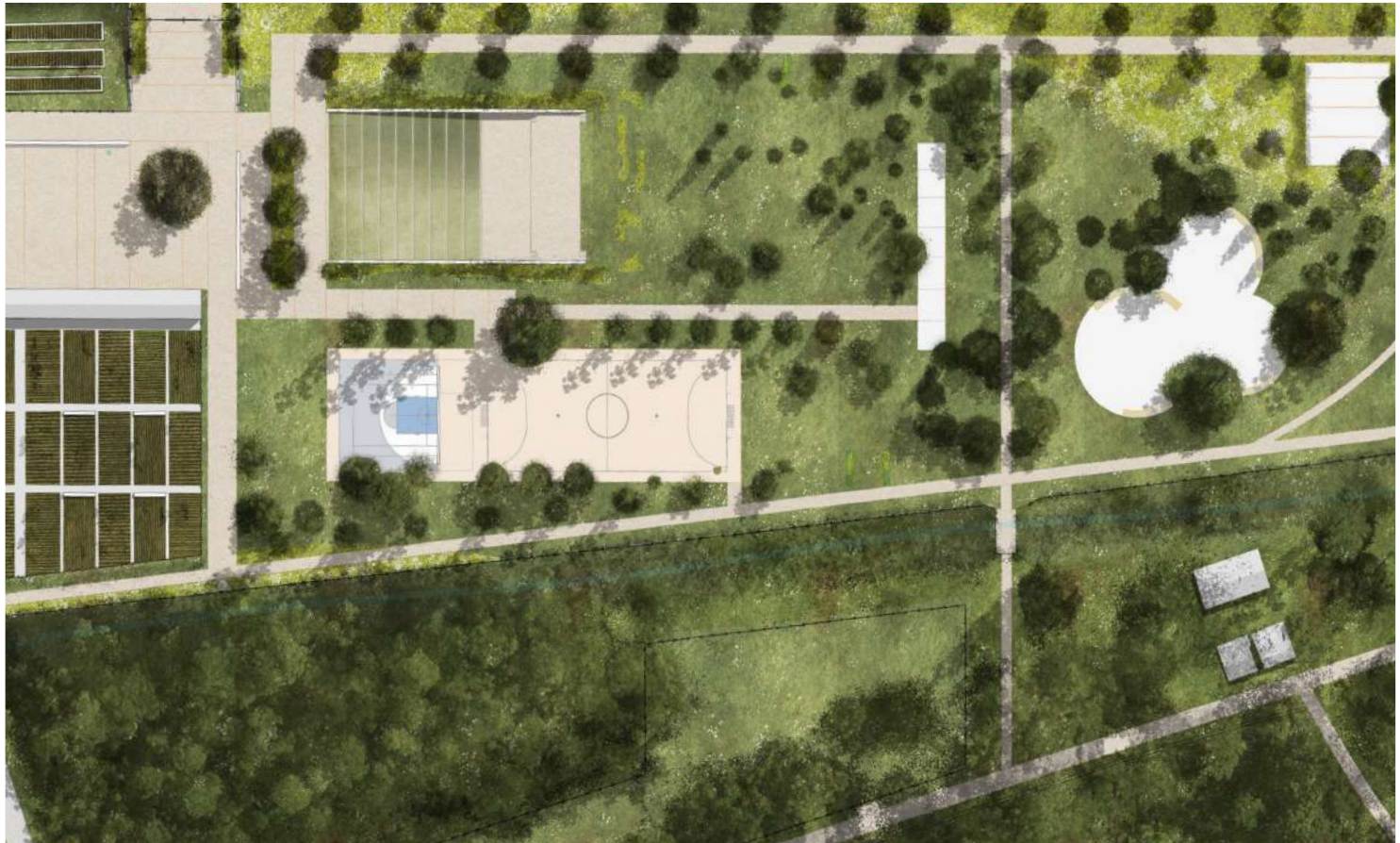
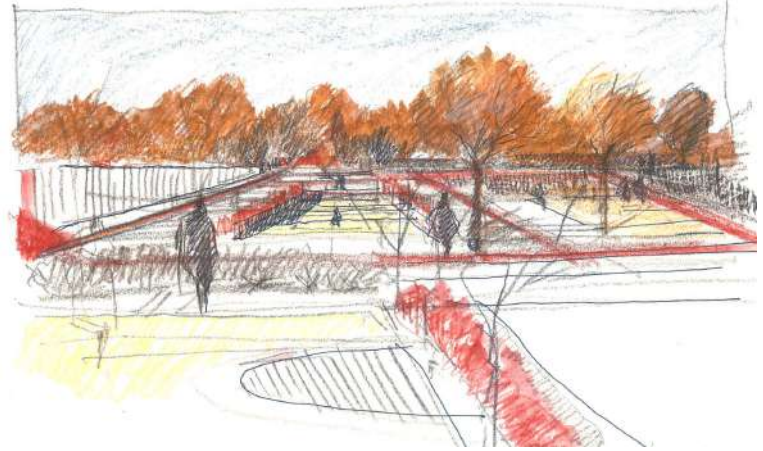




Landscape redevelopment of the Almone river basin in the Appia Antica, Rome | 2025–26. Design of the new park entrance and adaptive reuse of the 18th-century Caffarella barn for museum purposes. Construction cost approx. EUR 5.0 million; main service category E.22, P.01. Client: Roma Capitale – Department for Environmental Protection.



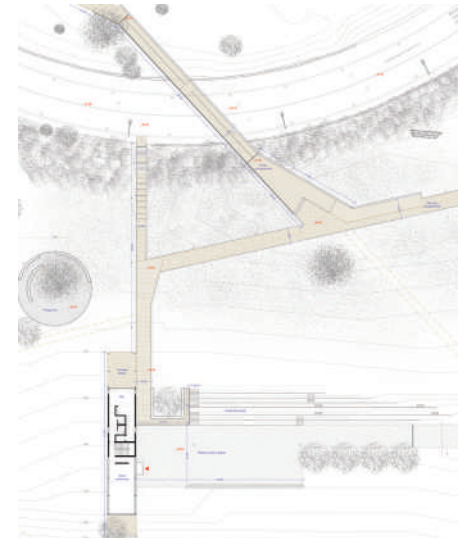
Urban park Via della Cellulosa, Casalotti, Rome | 2025–26. Redevelopment project for the areas formerly owned by the National Cellulose and Paper Authority. Construction cost approx. EUR 1.85 million; main service category P.01. Client: Roma Capitale – Department for Environmental Protection.



Masterplan for the urban regeneration of the modern quarters of Matera (MT) | 2024–26. Urban regeneration project for the neighbourhoods of Spine Bianche, Serra Venerdi and Lanera, with 2,000 dwellings and 8,000 inhabitants over an area of 40 hectares. Regulatory schemes drafted pursuant to Arts. 15 and 16, Regional Law 23/1999.



Masterplan for the “15-minute city” in Eastern Rome | 2022–25. Creation of an urban park with a pedestrian bridge and an educational farm. Construction cost approx. EUR 1.1 million; main service category E.19. Client: Roma Capitale – Department for Urban Planning (PAU).



Urban regeneration project in Fiano Romano (RM) | 2022–25. Urban regeneration project for the northern sector of the historic centre, including the restoration of historic washhouses and a mechanised accessibility system. Construction cost approx. EUR 1.4 million; main service category E.19. Client: Municipality of Fiano Romano (RM).



DR(I)USO: urban restructuring project for the former “Druso” barracks in Silandro (BZ) | 2017–25. Transformation of the barracks from Second World War into a new sustainable neighbourhood, where urban quality and functional mix are the key strengths. Construction cost approx. EUR 57.3 million; main service categories U.03, E.06, E.10. Client: Municipality of Silandro (BZ).



Urban restructuring of the Verdone barracks in Varna (BZ) | 2024. Invited design competition in collaboration with Insula Srl and OSA Srl. Construction cost approx. EUR 98.0 million; main service categories U.03, E.06. Contracting authority: Municipality of Varna (BZ).



Design of a sustainable neighbourhood in Campo Tures (BZ) | 2022. Winning project in the design competition for the implementation of the “Wiesenhof” residential zone. The design concept is that of an “urban village”, where the vitality of urban life and proximity to nature coexist (5 buildings with 42 dwellings).



Architecture



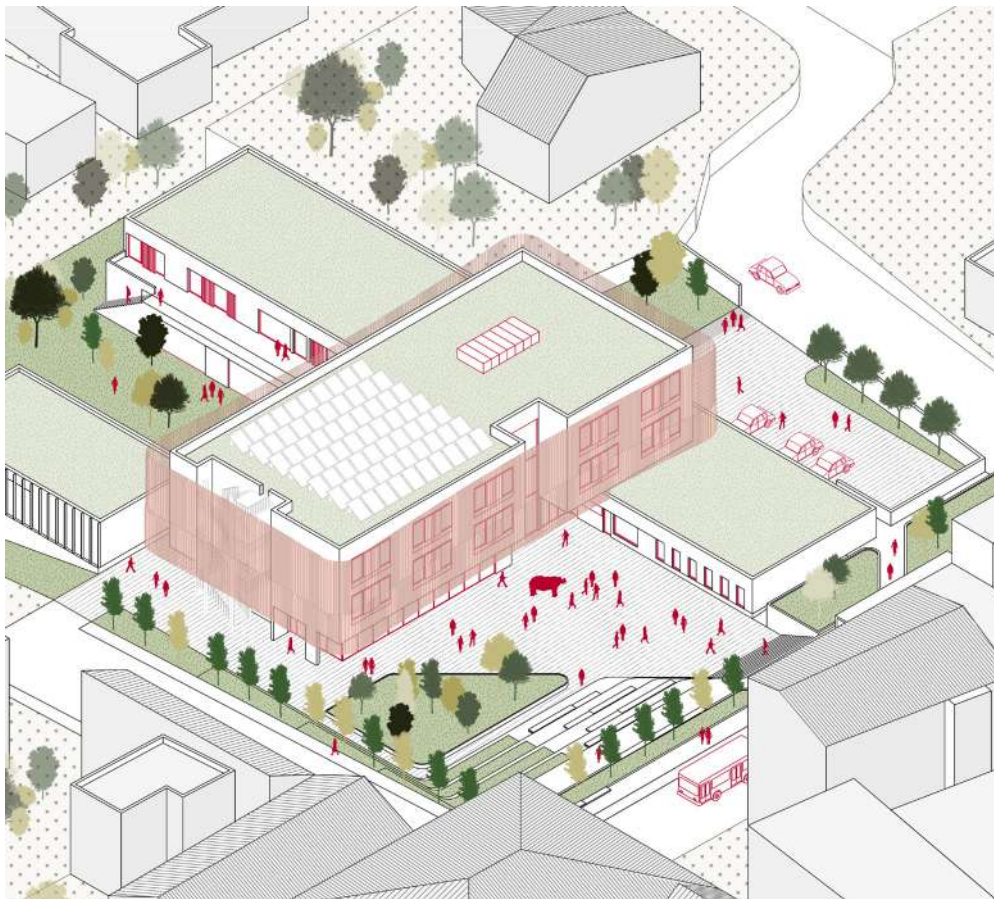
Student residence in Milan-Bovisa (MI) | 2025. Construction cost approx. EUR 10.0 million; main service category E.03. Feasibility study and funding application in cooperation with Asset Srl. Client: GOCAM Srl.



Student residence in Castel Maggiore (BO) | 2024–25. Construction cost approx. EUR 10.3 million; main service category E.03. Feasibility study, building permit application and detailed design in collaboration with Asset Srl. Client: Bologna Sport Center Srl.



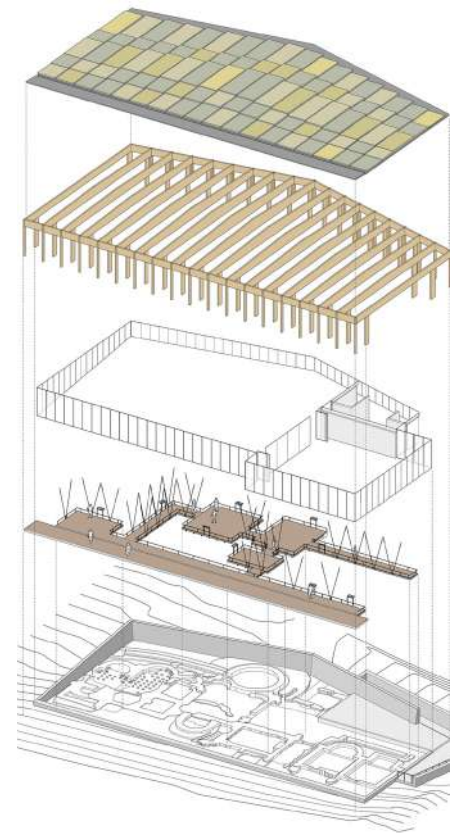
Demolition and reconstruction of the Art High School in Isernia (IS) | 2022–24. First prize in a two-stage design competition, followed by the technical and economic feasibility study and executive design. Construction cost EUR 8.0 million; main service category E.09. Contracting authority: Ministry of Education and Merit.



Public residential building in Ortisei (BZ) | 2021. Design competition for a residential building with 15 dwellings. Construction cost approx. EUR 3 million; main service category E.06. Contracting authority: IPES Bolzano (South Tyrol Institute for Social Housing).



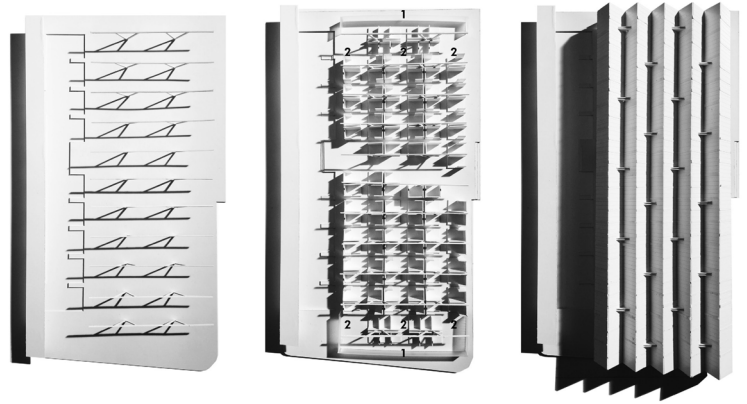
Museum design for the Roman Villa excavations in S. Paolo – Appiano (BZ) | 2021. Two-stage design competition for the musealisation of the excavations of a Roman villa. Shortlisted project. Construction cost approx. EUR 2.2 million; main service category E.13. Contracting authority: Province of Bolzano.



Country Residence Hotel **S in San Candido (BZ) | 2020.** Feasibility study. The architectural concept is based on a cluster of volumes integrated into the agricultural landscape, using the language and materials of local architecture. The service core is entirely underground. Construction cost approx. EUR 7.5 million; main service category E.04. Client: Unterhuber Markus & Co. Sas.



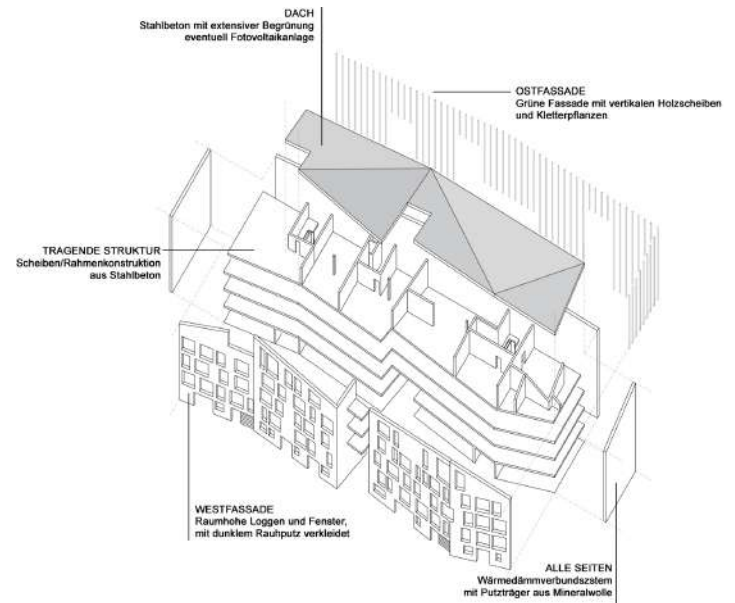
New neighbourhood market, San Giovanni di Dio in Rome | 2020. Design competition. The market is conceived as a large urban square, covered by a corrugated, floating roof able to establish multiple and varied relationships with the public realm. Construction cost approx. EUR 4.3 million; main service category E.04. Contracting authority: Municipality of Rome.



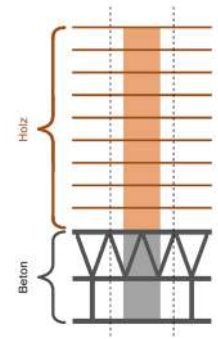
Residential building in Brunico (BZ) | 2018–20. The articulation into three building volumes creates a rich sequence of views and perspectives, alternating between intimate, sheltered corners and generous, projecting terraces. Construction cost approx. EUR 2.2 million; main service category E.07. Client: Frischbau GmbH.



Public residential building in Brunico (BZ) | 2019. Awarded competition project. The building is conceived with a double façade: a more compact and rigid elevation on the eastern boundary side, and a softer, enveloping one facing the heart of the new neighbourhood. Construction cost approx. EUR 5.4 million; main service category E.06. Contracting authority: IPES Bolzano.



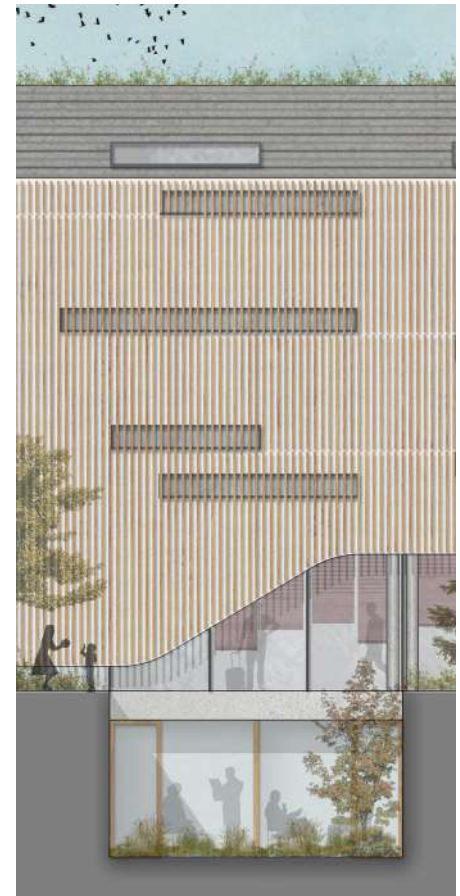
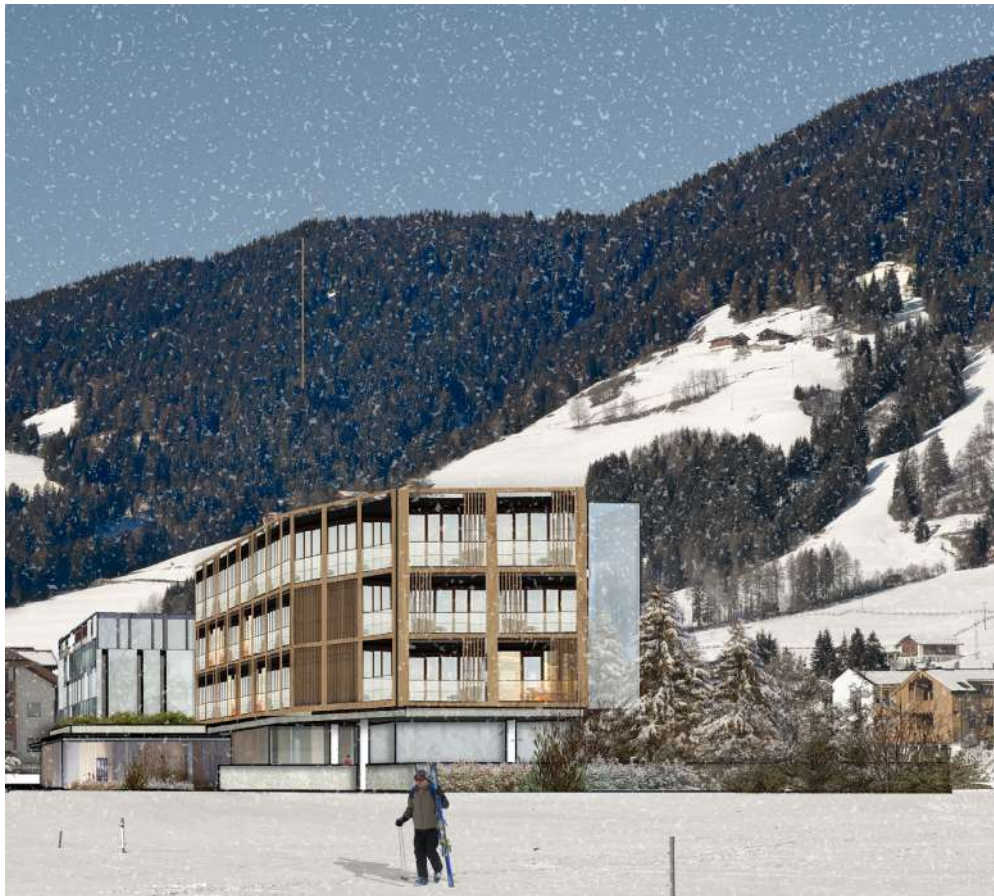
Public residential building in Bolzano (BZ) | 2019. Competition project. The structural concept is based on a dual system: reinforced concrete ensures durability for the lower floors, while solid timber provides stiffness, lightness and flexibility for the upper levels. Construction cost approx. EUR 7.5 million; main service category E.06. Contracting authority: IPES Bolzano.



Tourist chalets with private wellness in Anterselva (BZ) | 2019. Feasibility study for six semi-detached chalets connected by a common base hosting private wellness areas. The south façades reinterpret traditional Tyrolean architecture in a contemporary way. Construction cost approx. EUR 3 million; main service category E.04. Client: Zingerle & Co. Sas.



Neoderme Resort **S: concept for a health hotel in the Dolomites (BZ) | 2019.** Feasibility study. Two volumes, differing in proportions and cladding materials, are anchored to a central glazed body that creates a direct visual and spatial connection with the surrounding landscape. Construction cost approx. EUR 8.4 million; main service category E.04. Client: Unterhuber Markus & Co. Sas.



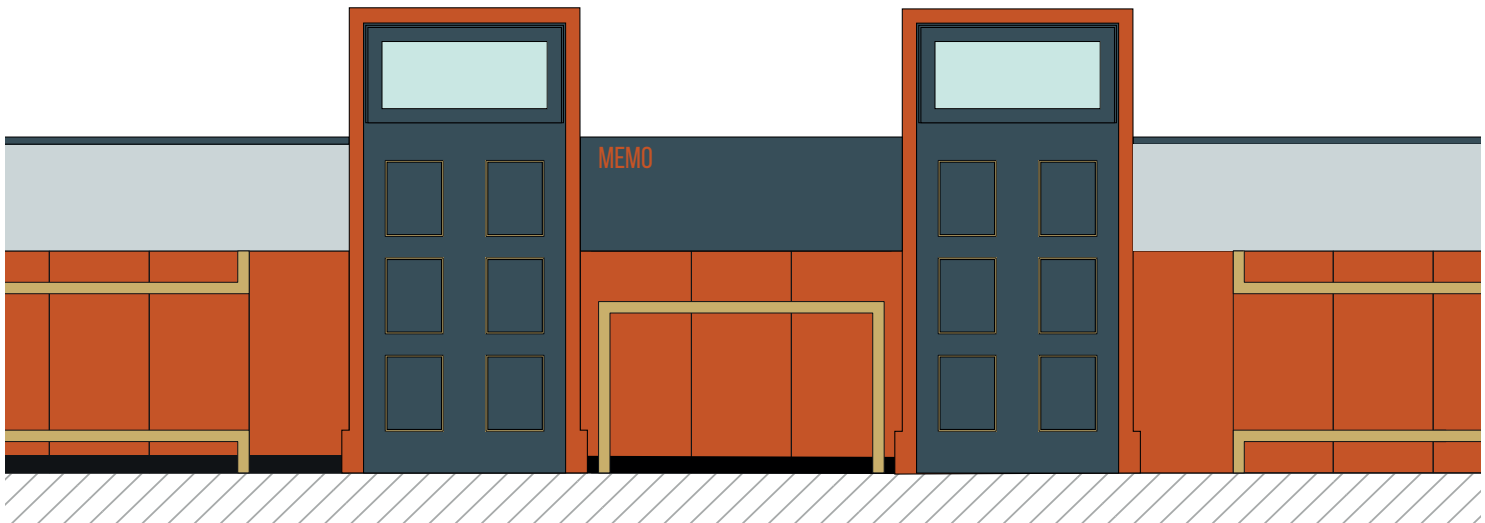
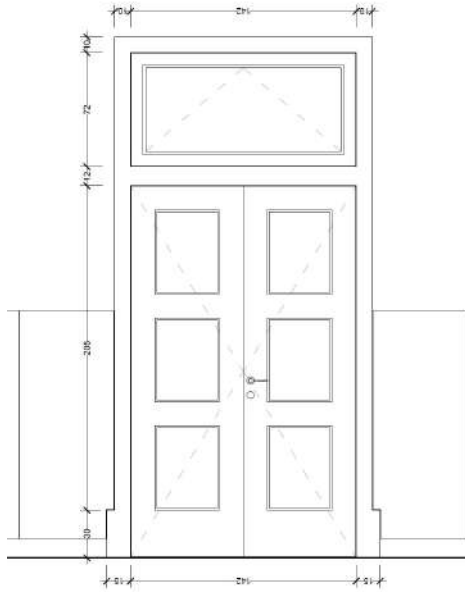
Campagne 1: design of a residential complex in Innsbruck (Austria) | 2017. International design competition. The urban block consists of two courtyard residential buildings characterised by a wide range of apartment sizes and by circulation spaces designed as places for encounter and social interaction. Construction cost approx. EUR 56 million; main service category E.06. Contracting authority: IIG GmbH.



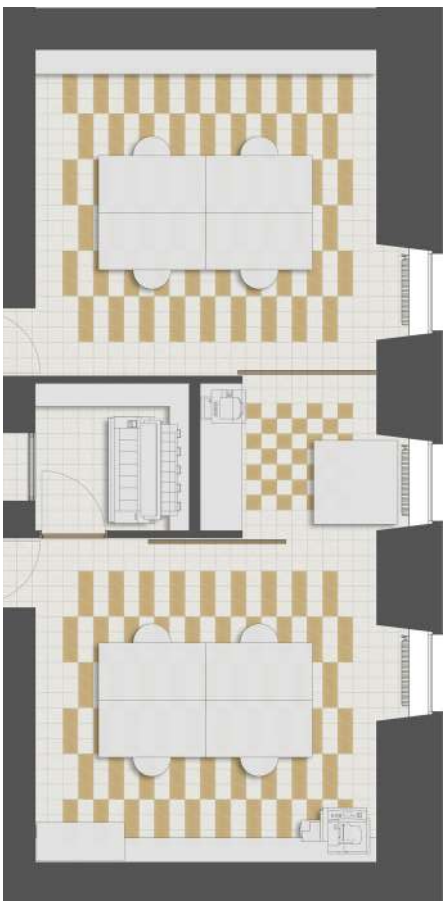
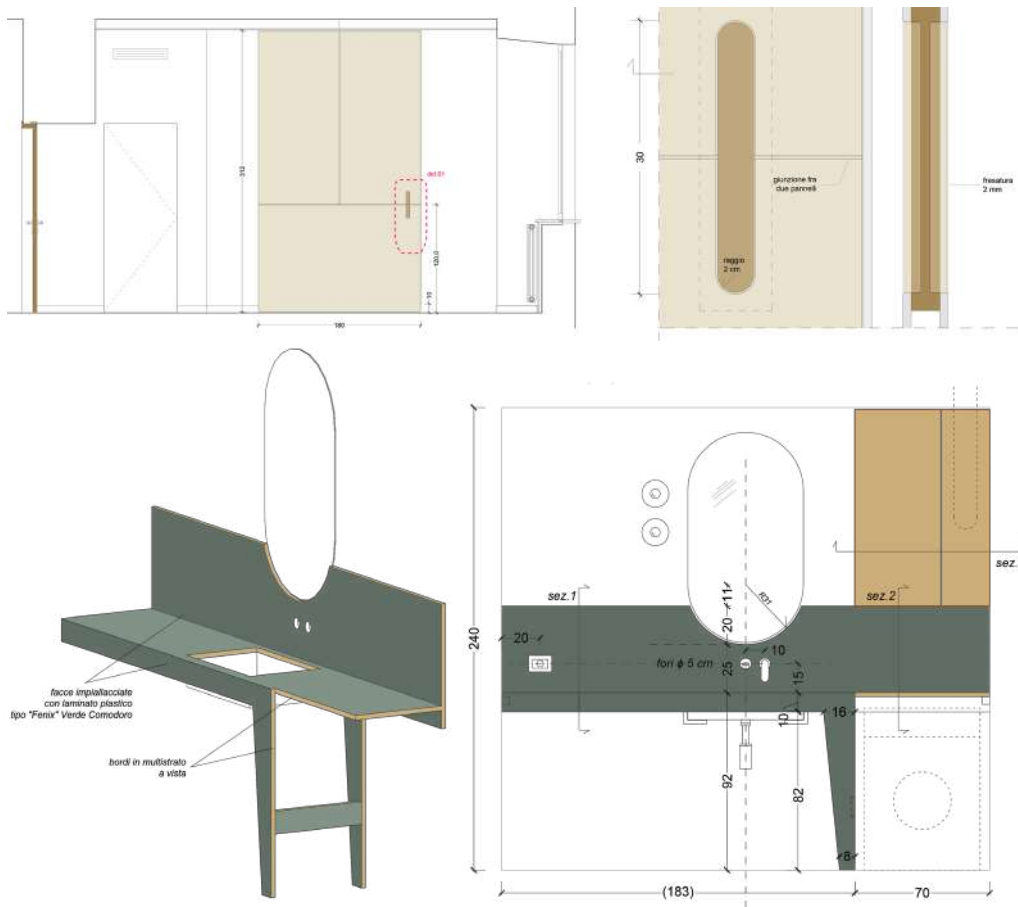
Interior

S

Refurbishment of a nursery school in Monte Verde Vecchio, Rome | 2024–26. Coloured laminated timber panelling defines the boundaries of an imaginary space. Client: Roma Capitale – Municipio XII.



Our new offices in the Trionfale district, Rome | 2022. A continuous floor in white and ochre terrazzo tiles, a Celenit suspended ceiling above the meeting table, and custom furniture in OSB and Fenix are the elements that characterise the spaces.



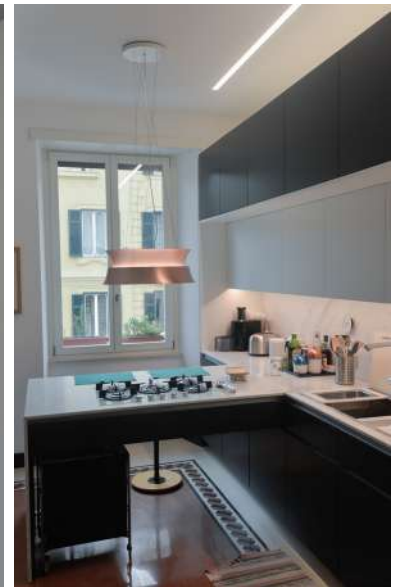
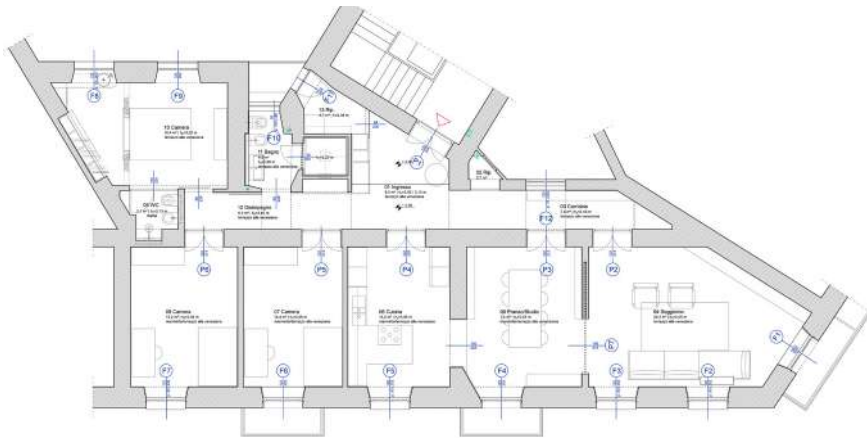
Living area in a mountain house | 2020. Traditional Tyrolean timber cladding forms a shell that defines an open-plan living space opening onto the terrace and the mountain landscape.



Interior design | 2020. Custom-made furniture with simple, rational lines gives the spaces the right form and proportion. The materials consist of plywood panels with natural or composite finishes.



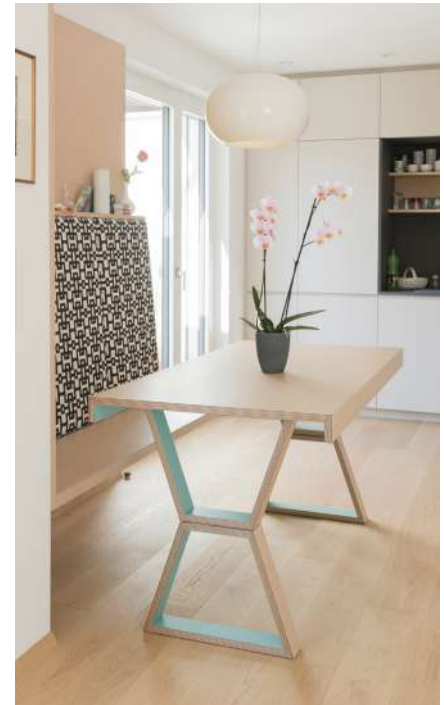
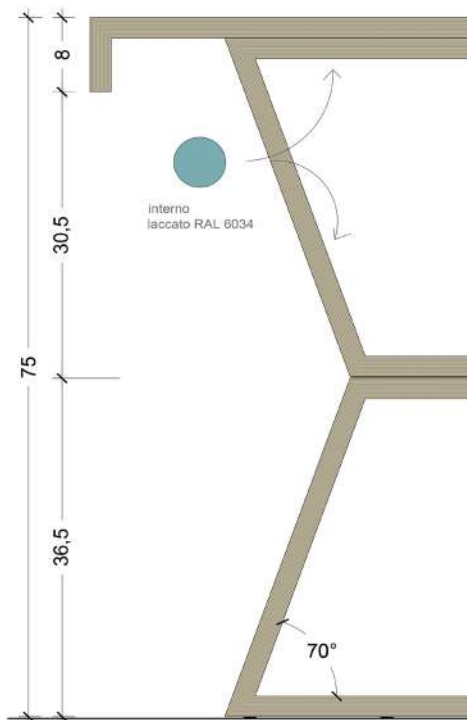
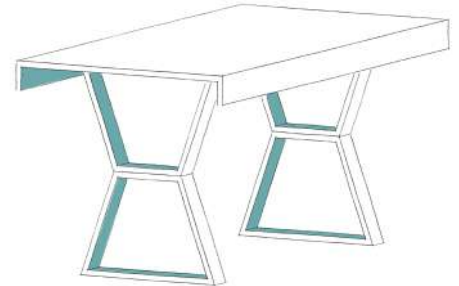
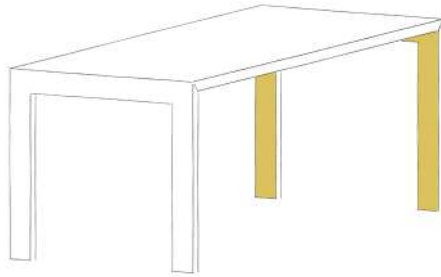
Apartment in a historic building in Prati, Rome | 2018–19. Terrazzo tile flooring, lacquered timber panelling and pastel colours. A reinterpretation of a typical early-20th-century apartment in the heart of the Prati district in Rome.



Design

XS

Design of plywood tables | 2020. The tables, in different sizes (200×90, 155×80, 140×70), are made with custom-produced maple and walnut plywood panels. The shapes and colours recall the work of Fortunato Depero and of the Memphis group.



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