

VILLA FRIEDENBERG
ENEZIA

THE VILLA

On the Venetian Terraferma in the locality Chirignago, about a fifteen minutes drive from Venice, the great historic complex of Villa Friedenberg dating back to the eighteenth century dominates the landscape seen from the long, tree-lined avenue of Risorgimento street, which connects directly to the ancient church in the city center.

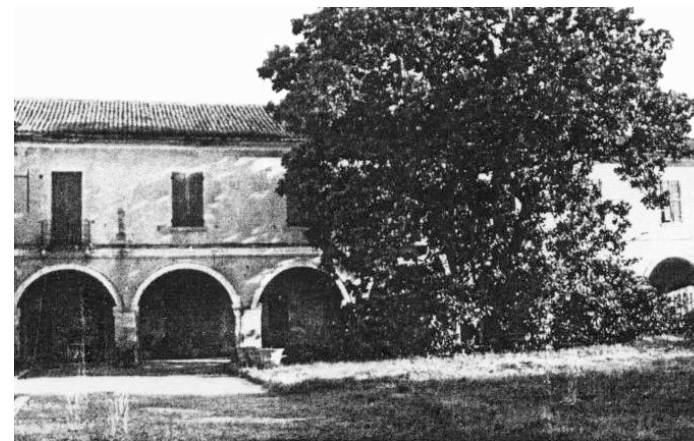
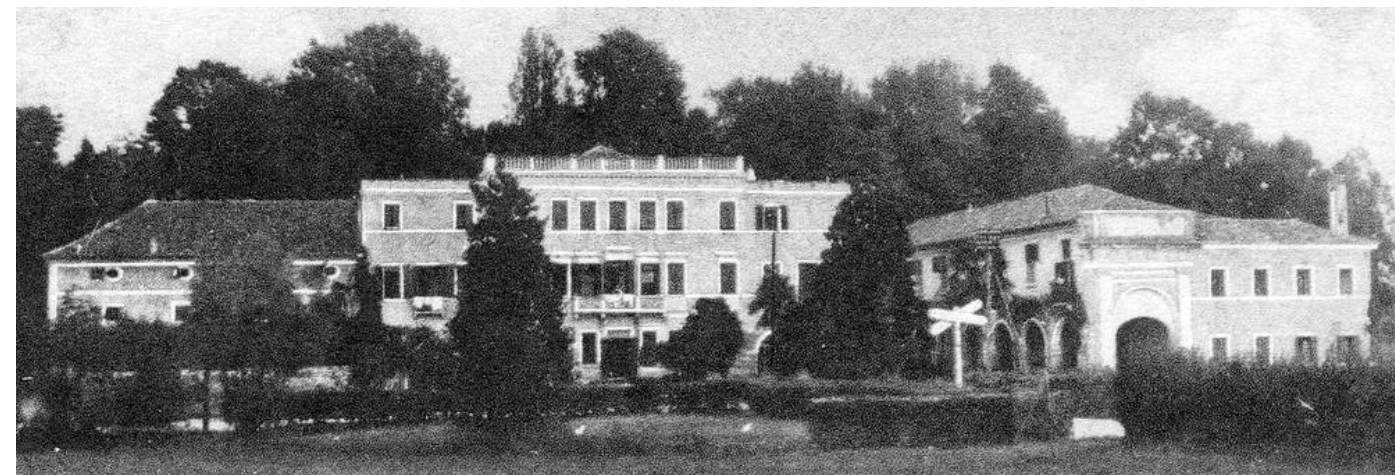
Protected by ministerial constraint, the complex is composed of several excellences and develops as an L shape around the entrance garden, which hosts two beautiful century-old magnolias (*Magnolia Grandiflora*) and the remains of a fountain of the eighteenth century, with, at the center, the large body of the villa consisting of a building that develops longitudinally for forty meters with shapes and proportions typical of the building tradition of the Venetian villa.

Delimiting the property towards the countryside, there is a picturesque park of about 20,000 sqm surrounded by lush tall trees.

Rich of century-old tree specimens (including lindens, maples and yews), the park has a theatrical setting of nineteenth-century romantic style with trails, marbles and Roman ruins, fountains, vases, grottos, small lakes and hills. Among the outbuildings, immersed in the park can be seen also a greenhouse, an underground ice house and a small temple with Gothic features.

The historical information on the villa are scarce, making it difficult a certain dating, probably the villa was built on a more ancient foundation.

From heir to heir, the property was sold in 1877 to a General of the Royal Italian Army, Giulai, and finally to the Friedenberg family before being acquired by the current owners.







HOTEL-CONFERENCE CENTER

The Hotel-Conference Center project, approved by the Superintendence for Environmental and Architectural Heritage of Venice, and the Venice City Council, has at its goal the conversion of the architectural complex into a prestigious 5-star hotel structure, including 91 rooms and developed on a gross floor area of over 10,000 sqm.

The new destination for accommodations will contribute to the preservation of the historic and artistic heritage represented by Villa Friedenberg, as well as to the revaluation of the building itself and the territory where it stands.

91 rooms


Including 81 doubles, 4 singles and 6 suites

10,339 m²

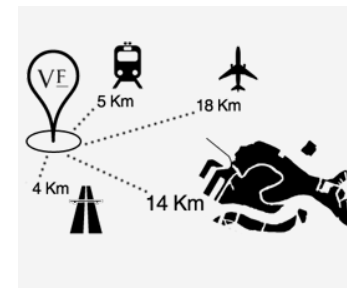
Large surface area for the development of tourist activities and accomodation

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More than 160 outdoor car parks and 3,000 sqm of underground garage

1000 

Huge conference center for over 1,000 people, placed in an underground of about 4,000 square meters



5 acres

The extension of the beautiful nineteenth-century romantic park behind the villa

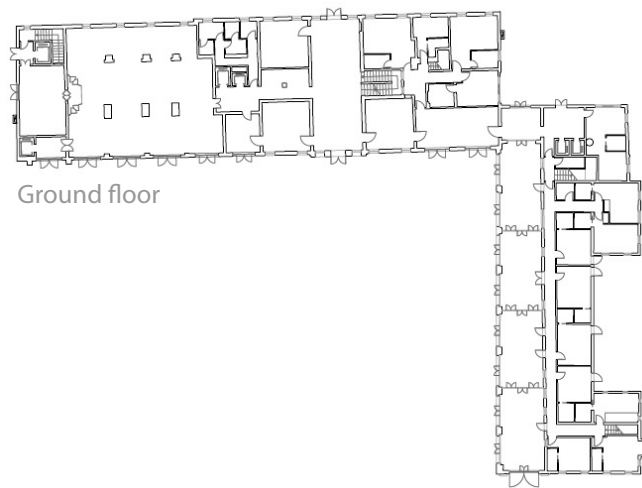
28,830 m²

The total area of the property

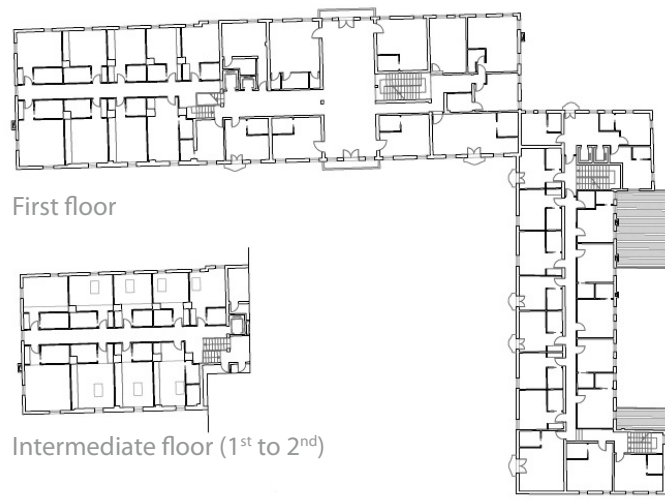
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91 ROOMS HOTEL

The reorganization of the internal distribution of the building is aimed to the respect of the existing arrangement, and at the same to the total recovery of the Villa Friedenberg complex from an architectural, functional and environmental standpoint, establishing a single hotel fraction comprising also the western body and the barchessa.

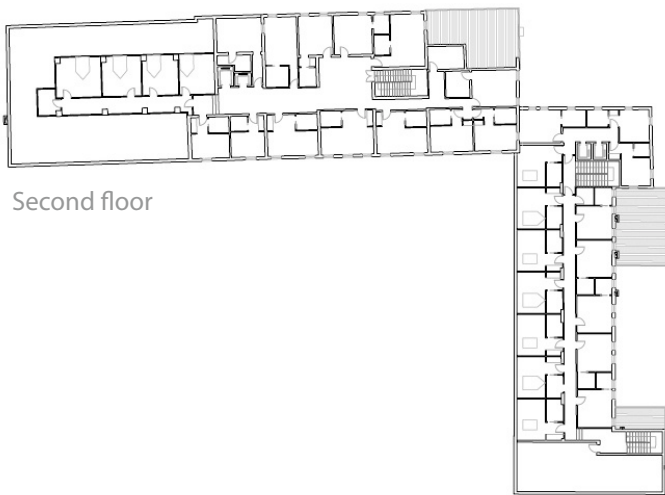


Ground floor



First floor

Intermediate floor (1st to 2nd)



Second floor

UNDERGROUND CONFERENCE CENTER

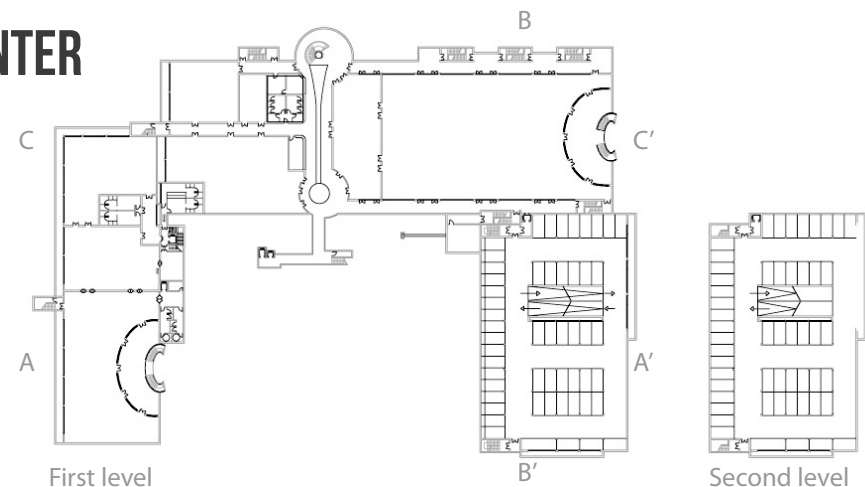
A further goal of the project is the development of a large underground area.

Along the north side, in the underground are located some deposits for use of the hotel and a large hall used for diversified applications, including conferences and congresses, and capable of about 1000 seats.

On the west side, instead there is a restaurant with its own entrance from the main garden and an internal lift connecting to the villa.

On the back of the restaurant are located the staff changing rooms, the services, the kitchen, storerooms and the "filter area" with elevators for quick connection to the upstairs restaurant.

The two-story underground garage is established near the entrance from Asseggiano street, in a marginal area with respect to the main body of the villa and also to the barchessa.

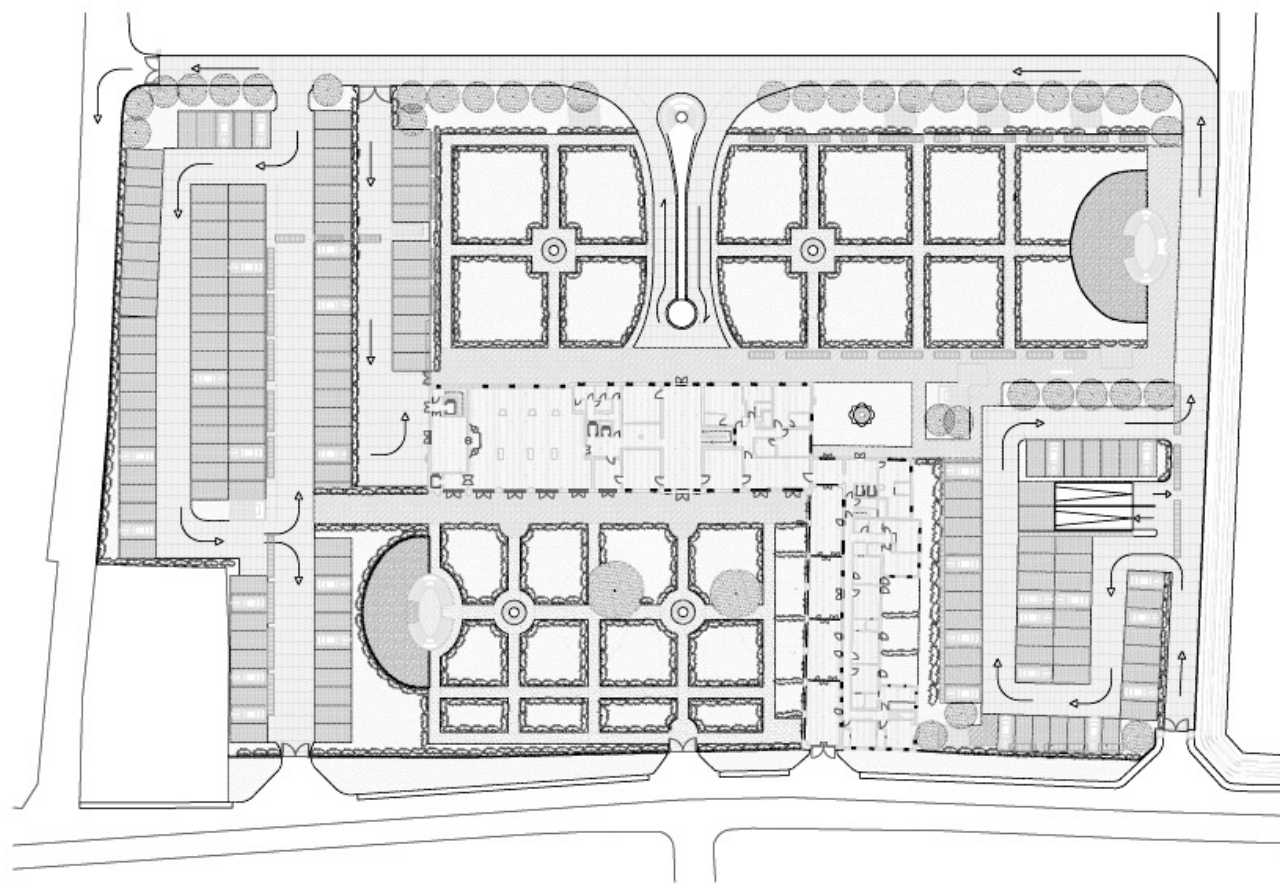


First level

Section A-A'

Section B-B'

Section C-C'



LOCATION

VIA ASSEGGIANO, 152 CHIRIGNAGO 30174 VENEZIA ITALY

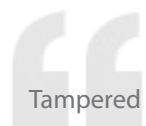


The entrances on the front of the Villa from Asseggiano street are made only for pedestrians, moving the entry of all cars on the eastern edge of the property through a one-way street adjacent to the underground garage.

The open spaces on the front and the back will have a layout as an Italian garden with avenues of gravel, low hedges of boxwood and flower compartments. This will result in the valorization of the historic architectures that will be framed by paths only for pedestrians, gardens designed with great attention, decorative items such as small fountains, statues, etc.

The main avenue of access will arrive directly at the central hall of the main body to restore importance to one of the most significant historical and typological elements. According to this organization all the functions of reception, functional space, relationship, vertical connection, etc. revolve around the system of the passing hall that becomes - at the various levels - the centerpiece of the Villa complex.

ACTUAL STATE

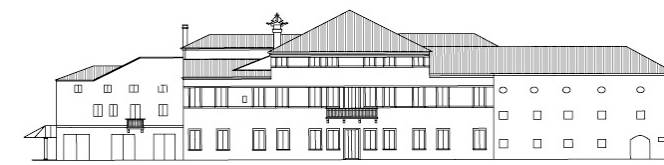


Tampered and damaged by the wars, Villa Friedenberg is today in a state of complete abandonment. For over thirty years without maintenance, it presents conditions of structural degradation that are evident mainly with the appearance of collapses in some parts of the roof and underlying floors. The climbing plants conceal partly the prospects, bushes and trees grow wildly in the front garden and in the park behind the building.

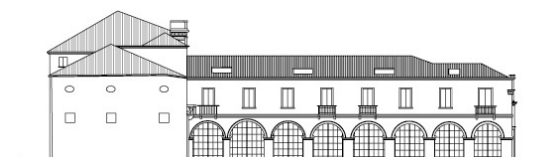
– Ministry for Cultural Heritage and Environment, 10 Nov. 1995



South prospectus



North prospectus

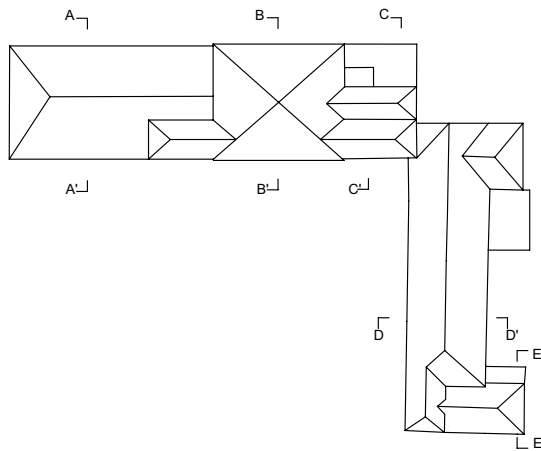


West prospectus

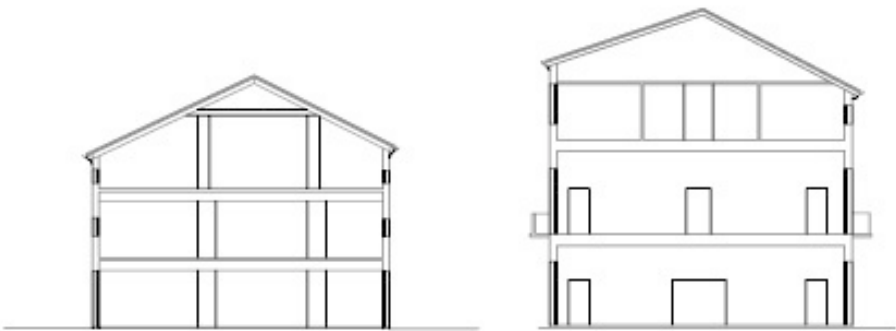


East prospectus

MASSING CALCULATION

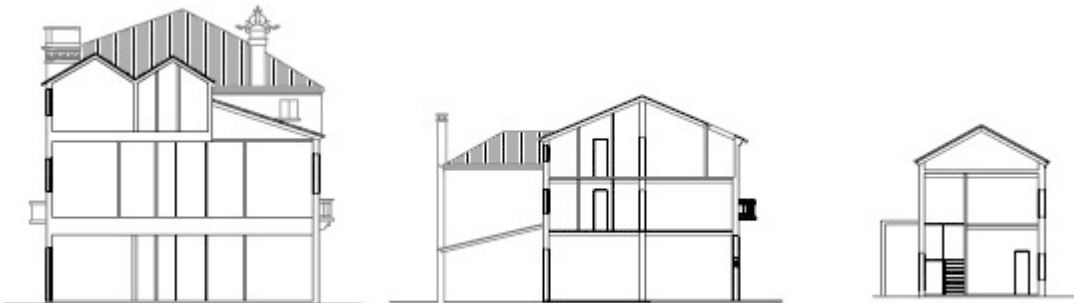


Body	Floor area	Gross area	Gross volume
A, A1, A2	256.70 sqm	770.10 sqm	3427 cbm
B, B1, B2	250.20 sqm	750.60 sqm	3090 cbm
C, C1, C2	248.87 sqm	746.61 sqm	2601 cbm
D, D1, D2	470.34 sqm	1411.02 sqm	3818 cbm
E	39.69 sqm	39.69 sqm	127 cbm
F	8.00 sqm	8.00 sqm	16 cbm
Greenhouse	--	--	270 cbm
TOTAL	1273.80 sqm	3826.02 sqm	13,349 cbm



A-A'

B-B'



C-C'

D-D'

E-E'

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