



Alfacubo S.r.l.

Real Estate Sustainability Project Consultant

About Us

01.

Alfacubo S.r.l. operates in the field of consultancy, design, technical services and safety. The company addresses its services for institutional real estate market.

With over 10 years of experience, the Company is a full-service provider for the technical management in the implementation of complex projects aimed at both the construction of the new and the redevelopment of the built.

The primary objective is to provide customers with complete support in all phases of the process from feasibility, through implementation, to management.

The fundamental approach in the proposal of services is aimed at the principles of sustainability with particular attention to integrated energy saving and circular economy systems.

Alfacubo has made sustainability the center of all activities, trying to stimulate the market and creating models that could also be a point of reference for its customers.

All of this needs:

- define the concept of applied sustainability;
- rereading the concept of energy management;
- identify the areas that are normally less manned;
- perfect the links between different topics through systems and processes;
- identify a range of possible actions;
- highlight the economic, patrimonial, financial, communicative, motivational benefits.





Services

03.

Consultancy

Engineering

Project
Management

Construction
Management



Services

03.01.

Consultancy

Due Diligence

Sustainability

Feasibility

Engineering

- Legal
- Cadastral
- Administrative
- Technical
- Economic

- ESG
- Energy Class indicators
- Emission Analysis
- Product Compliance
- Social Impact
- Economic impact

- Planning Restrictions
- Authorisation
- Technical
- Economic
- Legal

Project Management

Construction Management

Consultancy	Basic Engineering	Detailed Engineering	Construction Engineering
Engineering	<ul style="list-style-type: none">• Concept Design• Authorization Strategy• Technical Feasibility• Energy Strategy• Economic and Timing Feasibility	<ul style="list-style-type: none">• Architectural• Structural• Mechanical• Electrical• Civil• Energetic• Firefighting	<ul style="list-style-type: none">• WBS• Product Survey• As Built• Energy Certification
Project Management			
Construction Management			

Consultancy	Project Management	Project Monitoring	Risk Assessment & Management
Engineering	<ul style="list-style-type: none">• Feasibility Study Analysis• Schedule Review• Environmental & Social Impact Assessment• Tender & Procurement• KPI	<ul style="list-style-type: none">• Design Review• Performance Control• Time Control• Cost Control• Reporting• Documents Management	<ul style="list-style-type: none">• Project Risk Management• Operation & Maintenance Risk Management• Capex and Opex Analysis
Project Management			
Construction Management			

Services

03.04.

Consultancy	Construction Services	HSE	Commissioning
Engineering	<ul style="list-style-type: none">• Third Parties (Work Direction)• Construction Management• Site Management	<ul style="list-style-type: none">• Safety Engineering• Safety Coordinator• Safety Audit• Safety Assessment	<ul style="list-style-type: none">• Electrical• Mechanical• Structural
Project Management			
Construction Management			

Main References

05.



Energy upgrading of the technology stations, retrofitting, interior and exterior restyling

Woliba Office
Certification: Leed Platinum
SQM: 43.000

Rome, Italy 2021-2023

Client

DeA Capital Real Estate SGR S.p.A.

Task

Consultancy Service
Engineering Service
Construction Services

Amount of Work

10.000.000,00 €



Energy redevelopment with facade renovation and technological systems and BMS

Uilever Office
Certification: Leed Silver
SQM: 24.000

Rome, Italy 2021-2023

Client

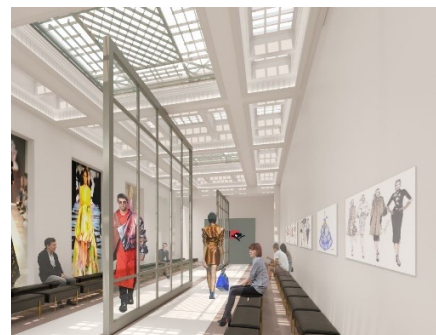
DeA Capital Real Estate SGR S.p.A.

Task

Consultancy Service
Engineering Service
Construction Services

Amount of Work

14.000.000,00 €



Architectural and Energy retrofit of buildings, high efficiency plant systems

Accademia Moda e Costume
Certification: Leed Gold
SQM: 6.000

Rome, Italy 2022 – In Progress

Client

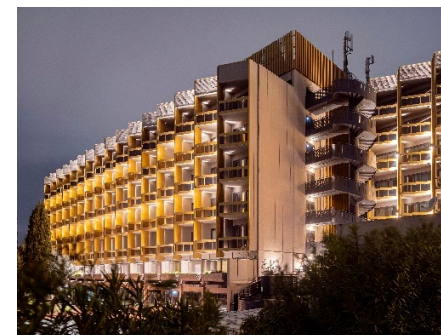
Azimut SGR S.p.A.

Task

Consultancy Service
Engineering Service

Amount of Work

10.000.000,00 €



Architectural and Energy retrofit of buildings, high efficiency plant systems and renewable sources energy production

Hotel Midas Rome
SQM: 36.000

Rome, Italy 2021-2022

Client

Guber Banca S.p.A.

Task

Consultancy Service
Engineering Service
Construction Services

Amount of Work

5.000.000,00 €



Main References

05.



Creation of a new spa center with the goal of containing energy consumption and using various forms of renewable energy

Milan Thermal Park
Certification: Leed Silver
SQM: 9.000

Milan, Italy 2022 – In Progress

Client

Terme di Saturnia

Task

Consultancy Service

Amount of Work

30.000.000,00 €



Energy redevelopment of historical building with facade renovation.

Palazzo dell'Informazione

SQM: 20.000

Milan, Italy 2021-2023

Client

Atlantica Properties S.p.A.

Task

Consultancy Service
Engineering Service

Amount of Work

3.5000.000,00 €



Redevelopment of interior spaces with a focus on eco-sustainability and containment of energy consumption

Certification: Leed Platinum
Publicis Office Bruxelles
SQM: 2.000

Bruxelles, Belgium 2020

Client

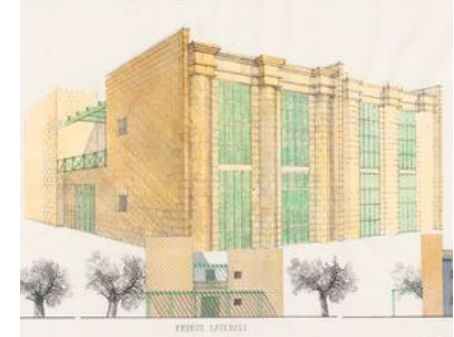
Sources Publicis Groupe

Task

Engineering Service
Construction Services

Amount of Work

2.500.000,00 €



Architectural and Energy retrofit of buildings, high efficiency plant systems and renewable sources energy production

LUM University
Certification: Leed Platinum
SQM: 28.000

Bari, Italy 2021 – In Progress

Client

Campus LUM

Task

Consultancy Service
Engineering Service

Amount of Work

24.000.000,00 €



Main Project 2019-2023

06.

Roma Via Raffaele Sardiello	Building and Plants Requalification Building Energy Efficiency Renewable Power Plant: PV Hotel	Guber Banca S.p.A.	Due Diligence Feasibility Basic and Detailed Engineering Construction Services HSE	6 000 000,00 €
Roma Via Aberto Giolitti	Building and Plants Requalification Hotel	Guber Banca S.p.A.	Feasibility	16 600 000,00 €
Trieste Via Campo Marzio	Building, Plants and Fire Requalification Residential	Aquileia Capital Services S.r.l.	Economic Technical Feasibility	1 400 000,00 €
Roma Via Curtatone	Building, Plants and Fire Requalification Office	Dea Capital Real Estate SGR S.p.A.	HSE	28 000 000,00 €
Roma Via Aberto Giolitti	Building and Plants Requalification Hotel	Guber Banca S.p.A.	Feasibility	16 600 000,00 €
Roma Via Boccabelli	Building Energy Retrofit Building Energy Efficiency Office	Kryalos S.p.A.	Feasibility Permissions Basic and Detailed Engineering Project Management Construction Services HSE	1 600 000,00 €
Roma Via Laurentina, 449	Building, Plants and Fire Requalification Office	Dea Capital Real Estate SGR S.p.A.	Permissions Architectural Survey Basic and Detailed Engineering Project Management Construction Services HSE	10 000 000,00 €
Roma Via Lamaro	Plants Requalification Office	Dea Capital Real Estate SGR S.p.A.	Feasibility Project Management HSE	2 800 000,00 €

Main Project 2019-2023

06.

Roma Via Lamaro	Plants Requalification Office	Dea Capital Real Estate SGR S.p.A.	Feasibility Project Management HSE	2 800 000,00 €
Roma Via Di Dono	Building and Plants Requalification Renewable Power Plant: PV Office	Dea Capital Real Estate SGR S.p.A.	Permissions Basic and Detailed Engineering Construction Services HSE	14 000 000,00 €
Roma Via delle Vergini	Plants Requalification Office	Dea Capital Real Estate SGR S.p.A.	Feasibility Basic and Detailed Engineering	9 000 000,00 €
Bari	Building and Plants Requalification Renewable Power Plant: PV and Wind School	Università LUM	Feasibility Basic and Detailed Engineering	24 000 000,00 €
Milano Via Senato	Building and Plants Requalification Office	Prelios S.p.A.	Feasibility Basic and Detailed Engineering	4 800 000,00 €
Roma Via di Villa Ricotti	Building and Plants Requalification Residential	Winsdom S.p.A.	Feasibility HSE	4 200 000,00 €
Milano P.zza Cavour	Building and Plants Requalification Office	Atlantica Properties RE S.p.A.	Feasibility Basic and Detailed Engineering	3 500 000,00 €
Roma Via dello Statuto	Building and Plants Requalification School	Azimut SGR S.p.A.	Feasibility Basic and Detailed Engineering Construction Services	9 000 000,00 €
Roma Via Tommaso d'Aquino	Building and Plants Requalification Residential	Dea Capital Real Estate SGR S.p.A.	HSE	3 500 000,00 €
Roma Via Po	Building and Plants Requalification Office	Dea Capital Real Estate SGR S.p.A.	Feasibility Basic and Detailed Engineering Construction Services	5 000 000,00 €

Main Project 2019-2023

06.

Roma Via dell'Arte	Building and Plants Requalification Office	Kryalos SGR S.p.A.	Feasibility Basic and Detailed Engineering Construction Services	3 800 000,00 €
Roma P.zza Sturzo	Building and Plants Requalification Office	Kryalos SGR S.p.A.	Feasibility Basic and Detailed Engineering Construction Services	1 500 000,00 €
Milano	Building and Plants Requalification Spa	Terme di Saturnia	Feasibility	30 000 000,00 €
Bruxelles	Building and Plants Requalification Office	Sources Publicis Groupe	Feasibility Basic and Detailed Engineering Construction Services	2 500 000,00 €

Clients

06.

