



LE CITREZZE
studio di fattibilità

in collaborazione con:

GEOSTUDIO



AREA DI PROGETTO
inquadramento territoriale

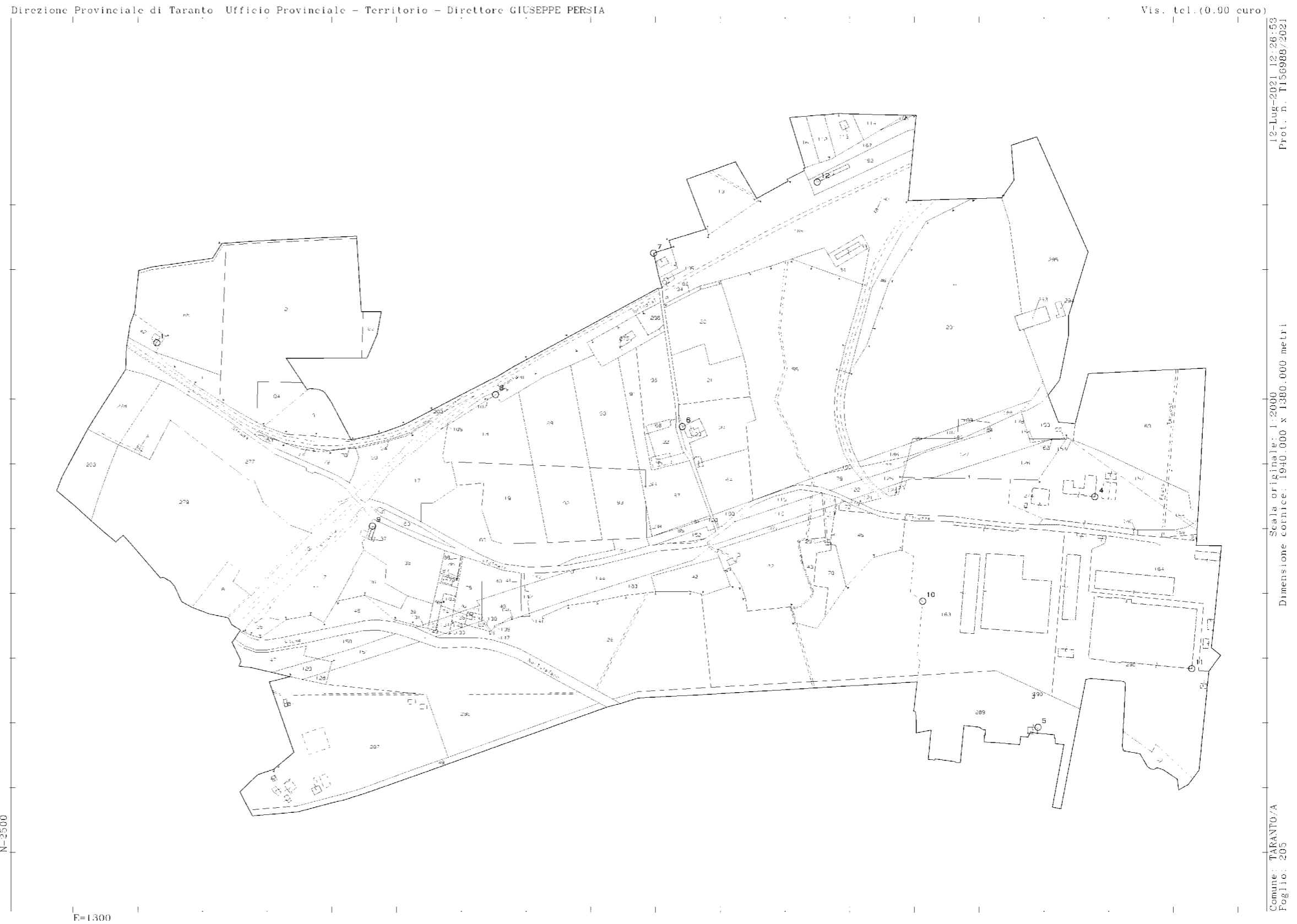


AREA DI PROGETTO
inquadramento del lotto



AREA DI PROGETTO

referimenti catastali - Foglio 205 p.IIa 274



AREA DI PROGETTO

referimenti normativi - PRG - ZONA C.9

DESTINAZIONE DI ZONA		DESTINAZIONE D'USO	SIMBOLOGIA	
ATTREZZATURE TURISTICHE BALNEARI, FIERISTICHE; ATTREZZATURE NAUTICHE		ART. 39 DELLE NORME	C.9.1	
		INDICI DI FABBRICABILITA' TERRITORIALE	MC/MQ	0,5
ATTREZZATURE (D.M. 2.4.1968)	AREE PER L'ISTRUZIONE		MQ/MQ	—
	ATTREZZATURE D'INTERESSE COMUNE		MQ/MQ	—
	SPAZI A VERDE ATTREZZATE		MQ/MQ	0,20
	PARCHEGGI PUBBLICI		MQ/MC	(f)
		INDICE DI FABBRICABILITA' FONDIARIA	Mc/MQ	1,0
		SUPERFICIE MINIMA DEL LOTTO	MQ	10.000
		INDICE DI COPERTURA	MQ/MQ	0,3
		ALTEZZA	MT	4,50
		VOLUME MASSIMO	Mc	—
		NUMERO DEI PIANI	N	1
DISTACCO MINIMO DAGLI EDIFICI	IN RAPPORTO ALL'ALTEZZA		MT/MT	2/1
	ASSOLUTO		MT	10,00
DAI CONFINI	IN RAPPORTO ALL'ALTEZZA		MT	2/1
	ASSOLUTO		MT	12,00
		ACCESSORI	Mc/Mc	—
		LUNGHEZZA MAX PROSPETTI	MT	—
		SPAZI INTERNI	—	—
		INDICE DI PIANTUMAZIONE	N/Ha	150
		H MAX DI CUI ART. 56 DELLE NORME	MT	7,00
PRESCRIZIONI PARTICOLARI	f) SECONDO LE PRESCRIZIONI PARTICOLARI RIPORTATE NELL'ART. 39... DELLE NORME DI ATTUAZIONE.			



AREA DI PROGETTO

dati metrici

LOTTO DI PROGETTO

MQ AREA	29279 mq
MQ EDIFICATO	1730 mq
MQ AREA VERDE PAVIMENTATA	27549 mq
MC TOTALI EDIFICATO	19400 mc

EDIFICIO A

MQ LORDI COMPLESSIVI	3693 mq
MQ NETTI PIANO INTERRATO	520 mq
MQ NETTI PIANO TERRA	902 mq
MQ NETTI PIANO PRIMO	837 mq
MQ NETTI PIANO SECONDO	837 mq
ALTEZZA INTERPIANO	4.20 m
VOLUMETRIA EDIFICIO	13178 mc

EDIFICIO B

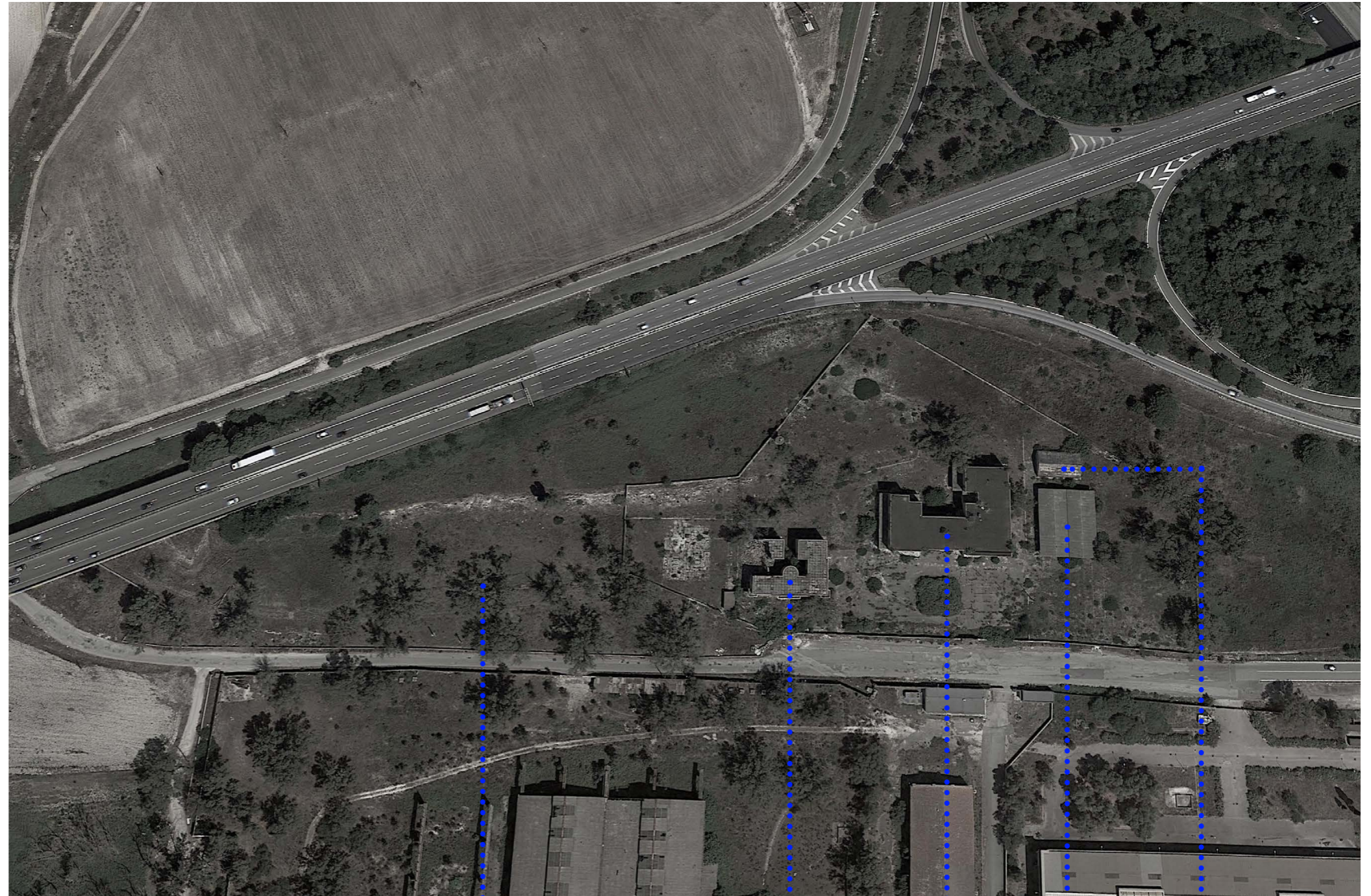
MQ LORDI COMPLESSIVI	1365 mq
MQ NETTI PIANO INTERRATO	45 mq
MQ NETTI PIANO TERRA	360 mq
MQ NETTI PIANO PRIMO	360 mq
MQ NETTI PIANO SECONDO	360 mq
ALTEZZA INTERPIANO	4.05 m
VOLUMETRIA EDIFICIO	5303 mc

COPERTURA ESTERNA

MQ COPERTI	569 mq
ALTEZZA MEDIA	4.50 m

BUNKER

MQ COPERTI	161 mq
ALTEZZA MEDIA	4.5 m



AREA ESTERNA

EDIFICIO B

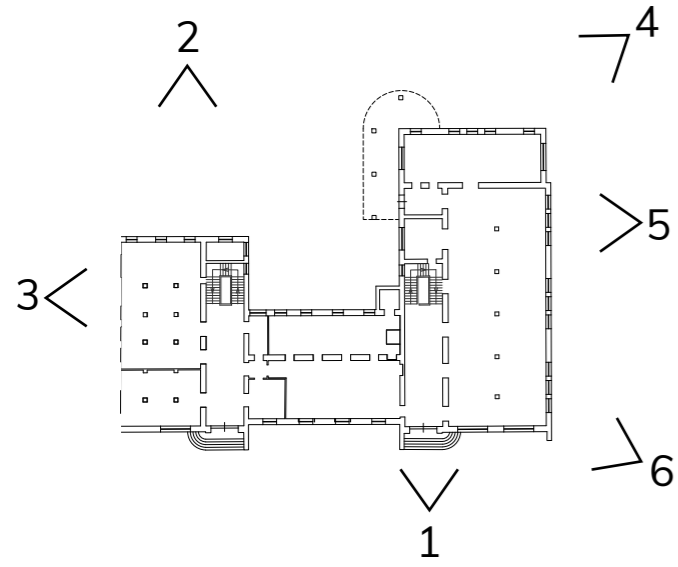
EDIFICIO A

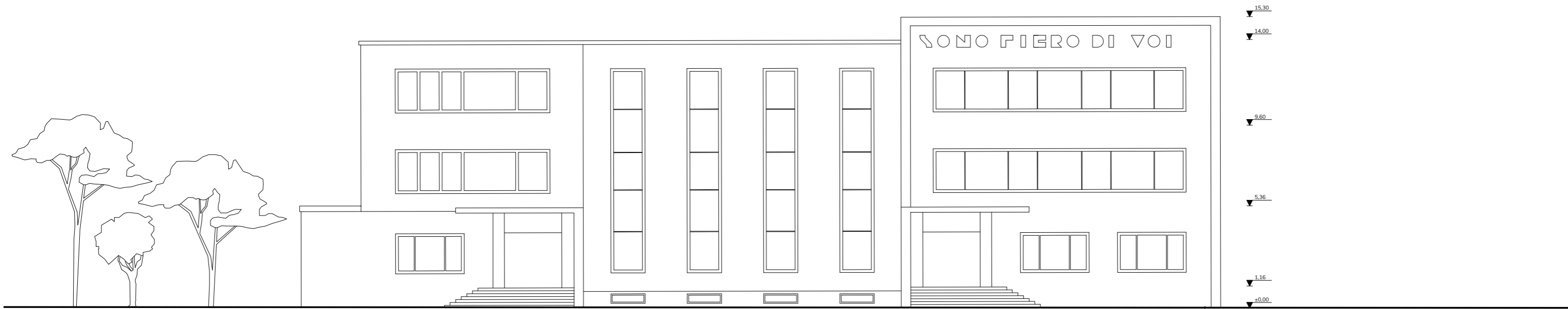
COPERTURA

BUNKER

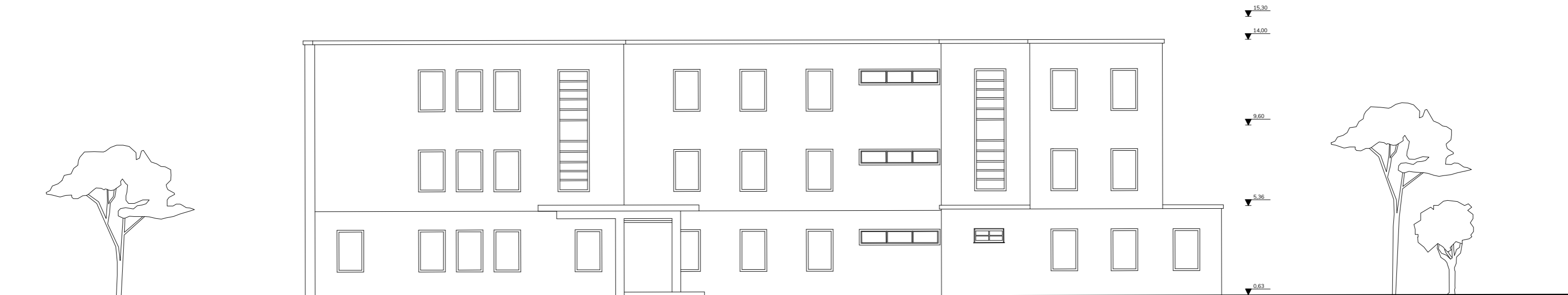
STATO DI FATTO

rilievo fotografico - PROSPETTI edificio A

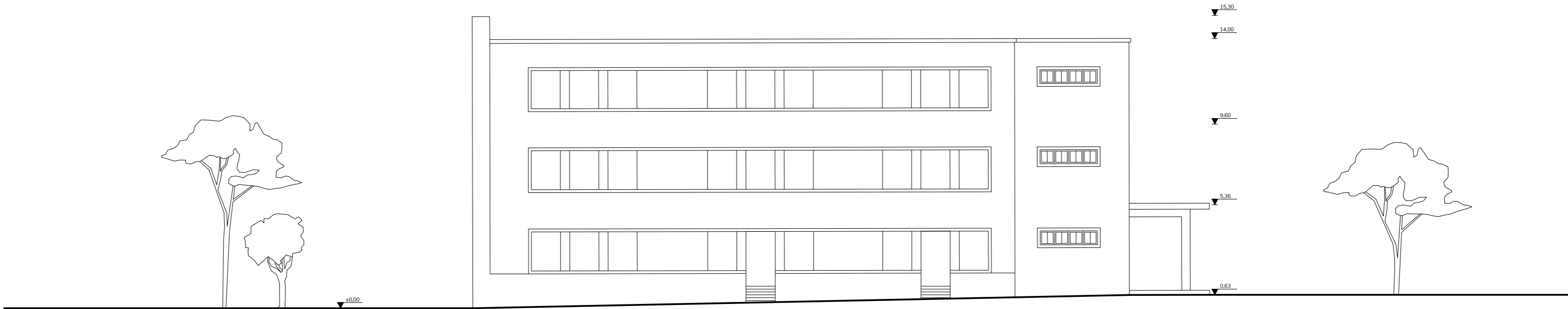




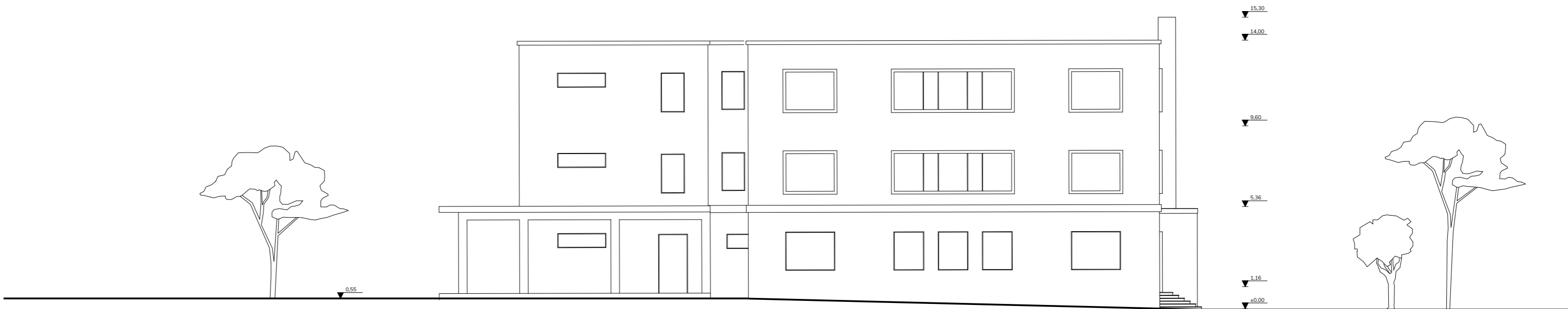
PROSPETTO SUD



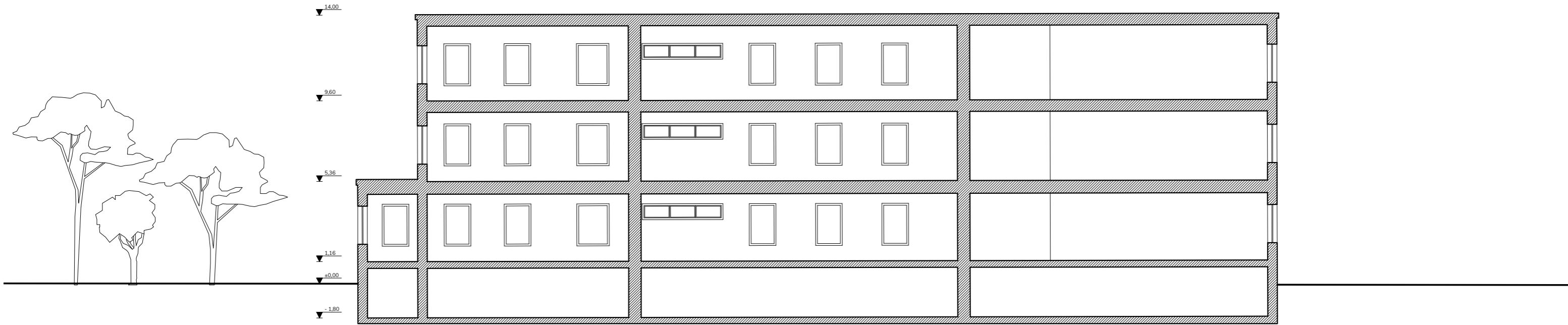
PROSPETTO NORD



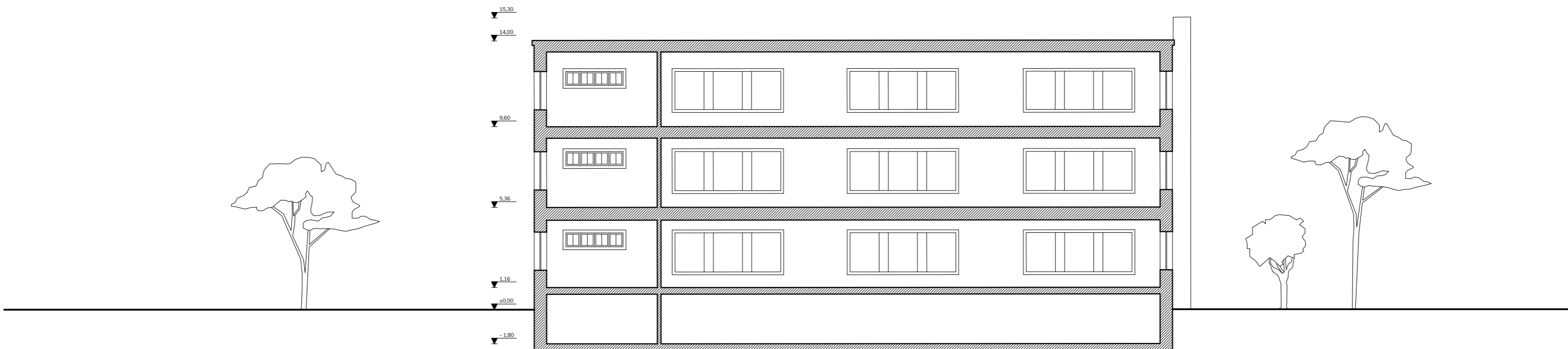
PROSPETTO EST



PROSPETTO OVEST

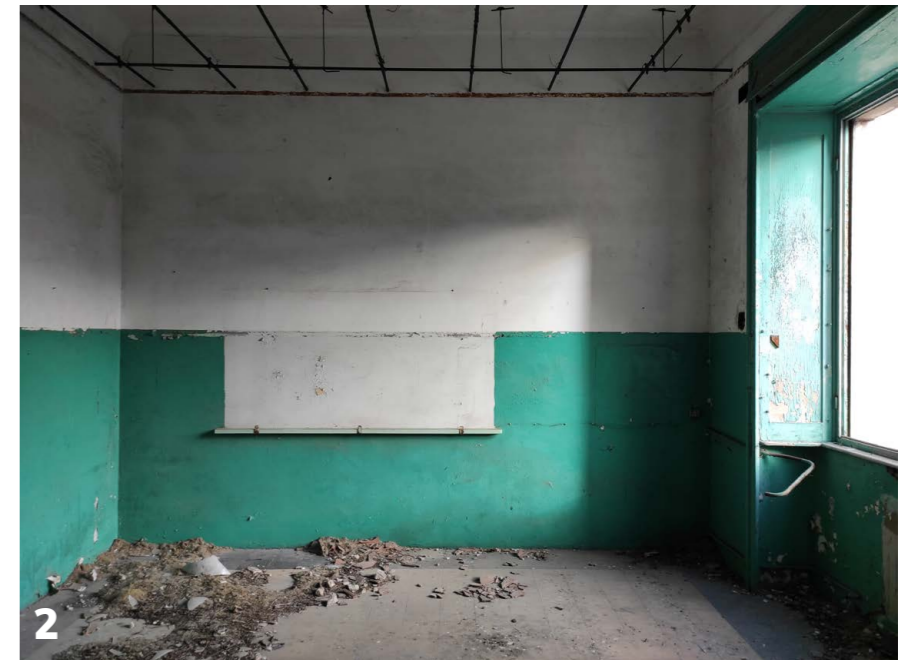
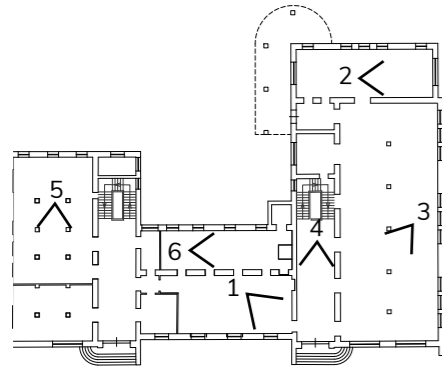


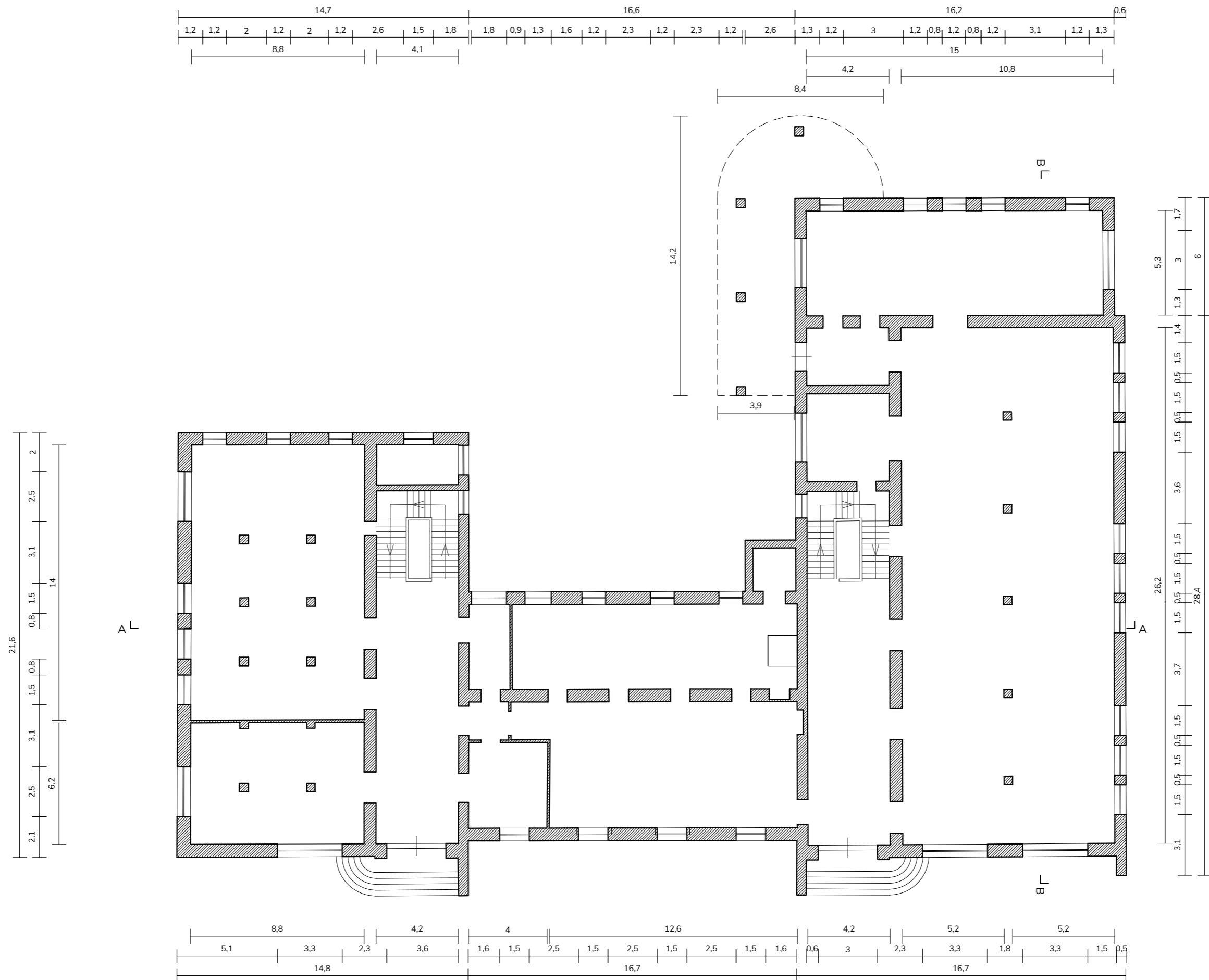
SEZIONE AA



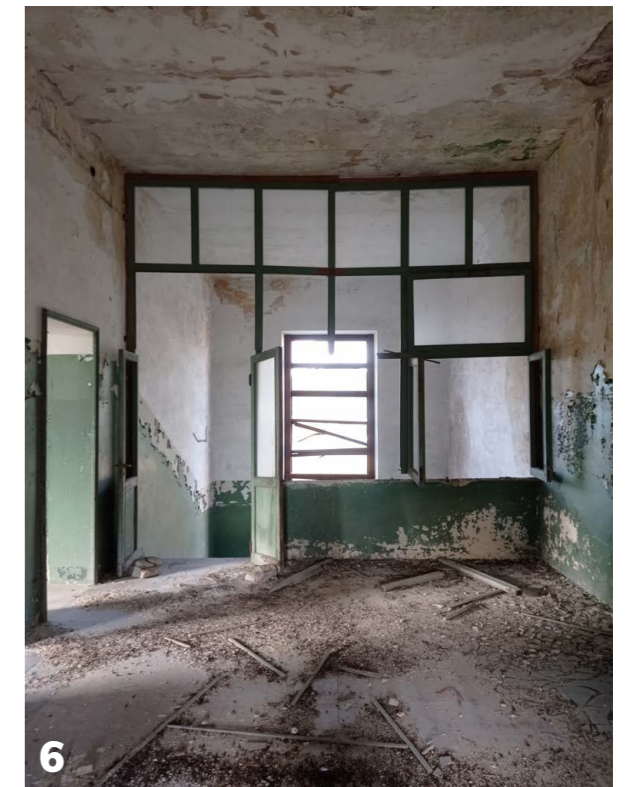
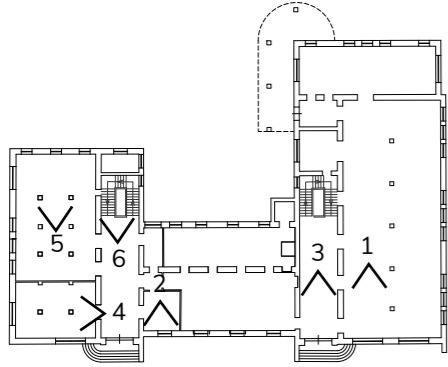
SEZIONE BB

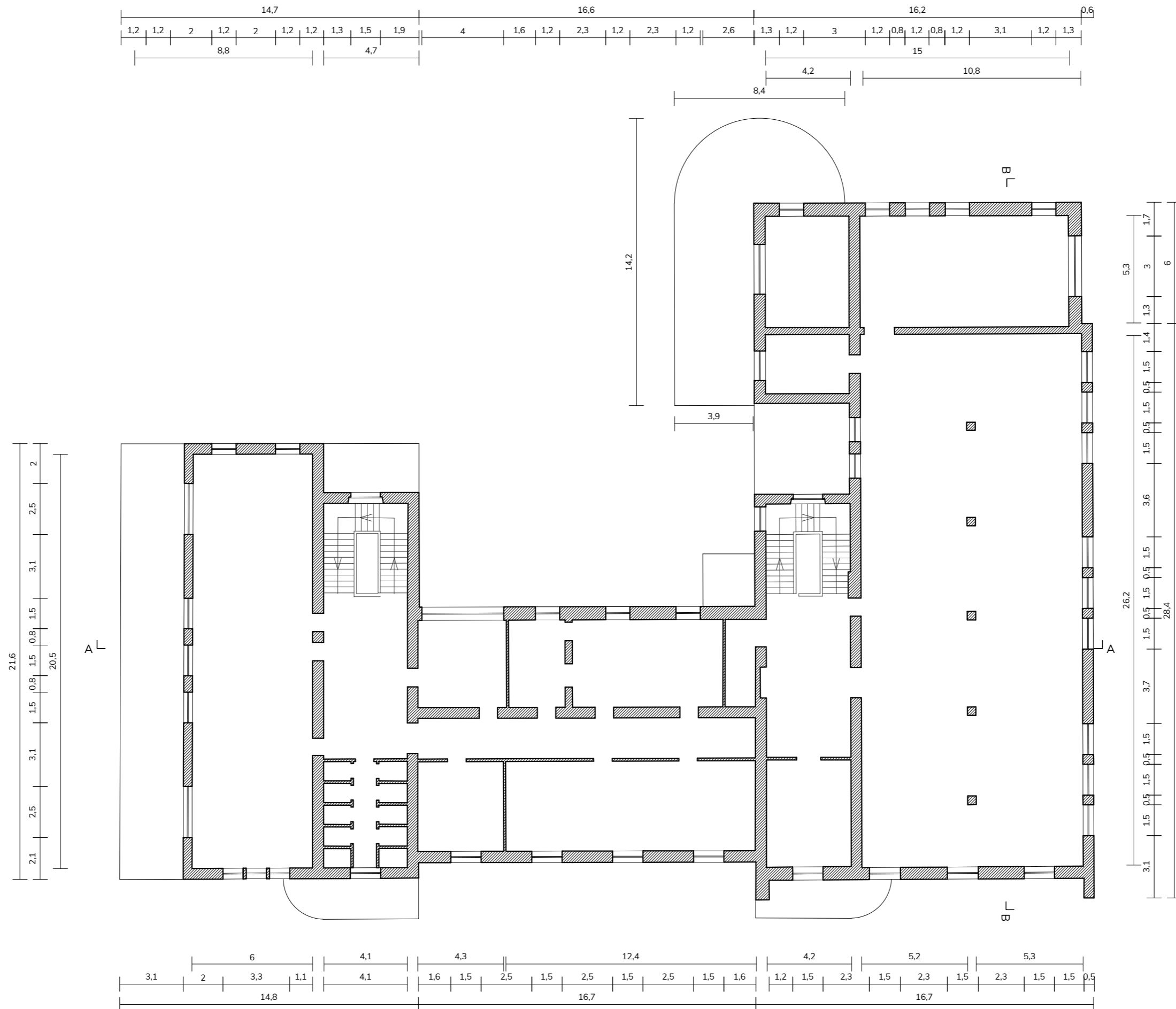
STATO DI FATTO
rilievo fotografico - P0 edificio A





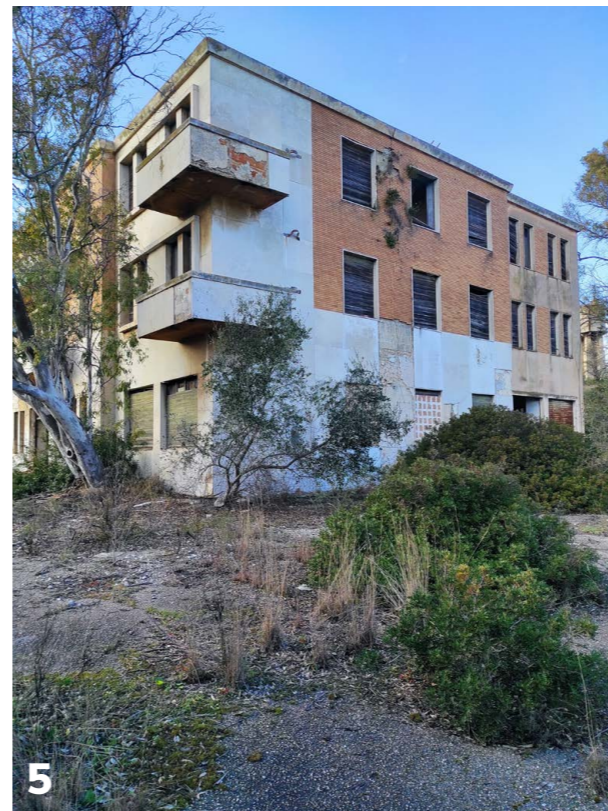
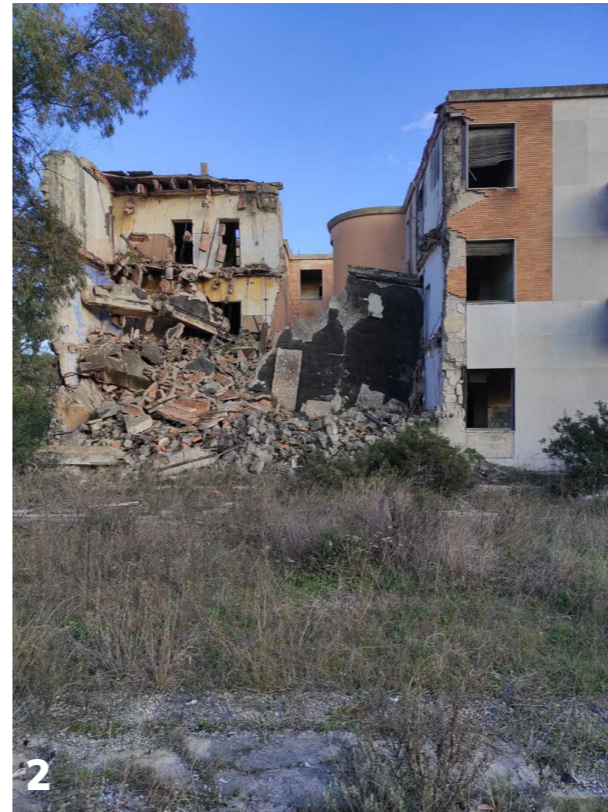
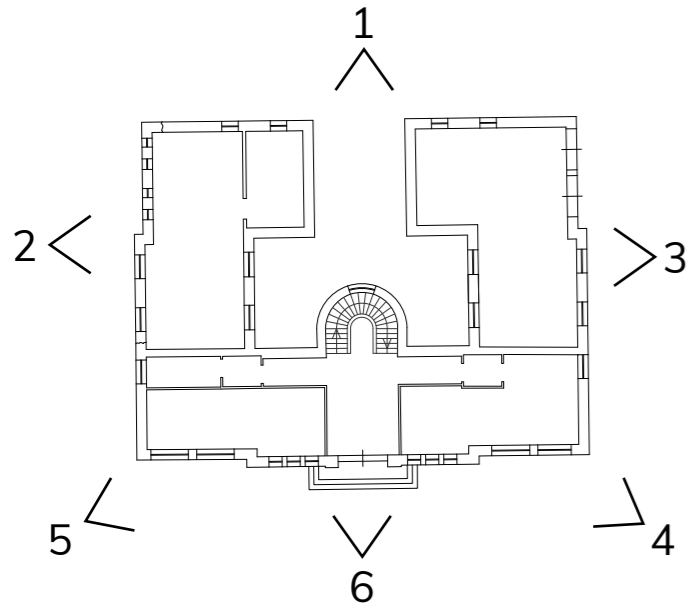
STATO DI FATTO
rilievo fotografico - P2 edificio A

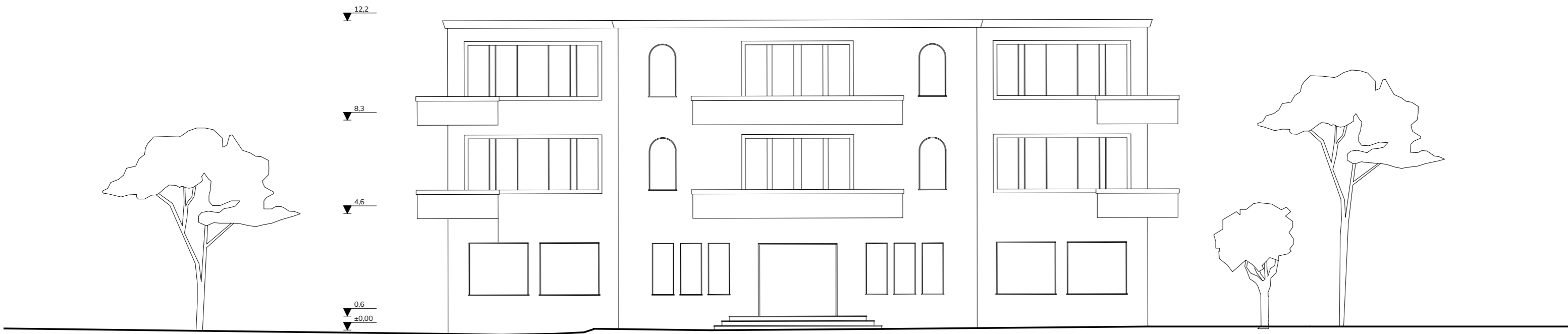




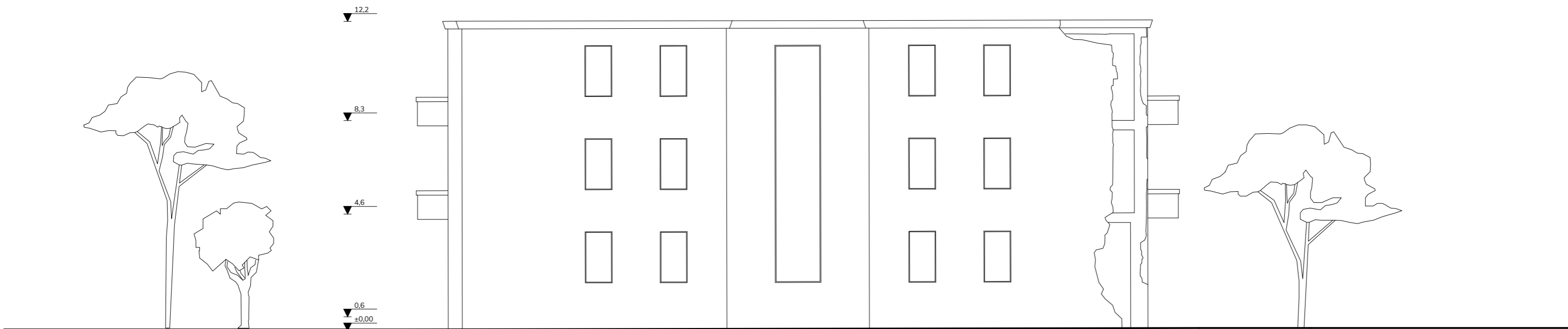
STATO DI FATTO

rilievo fotografico - PROSPETTI edificio B - scala 1:50

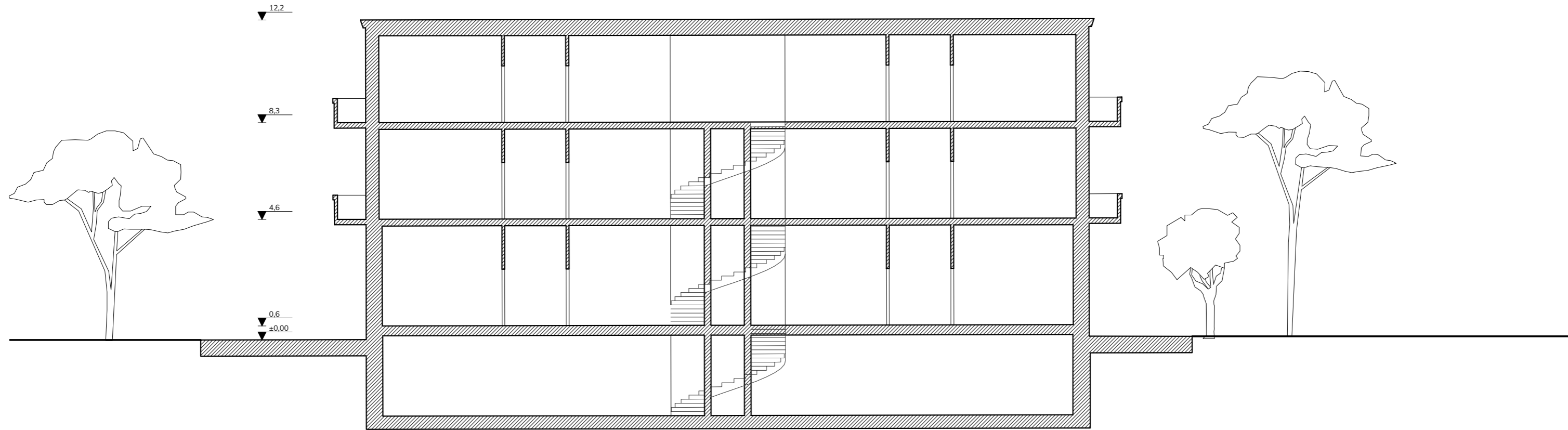




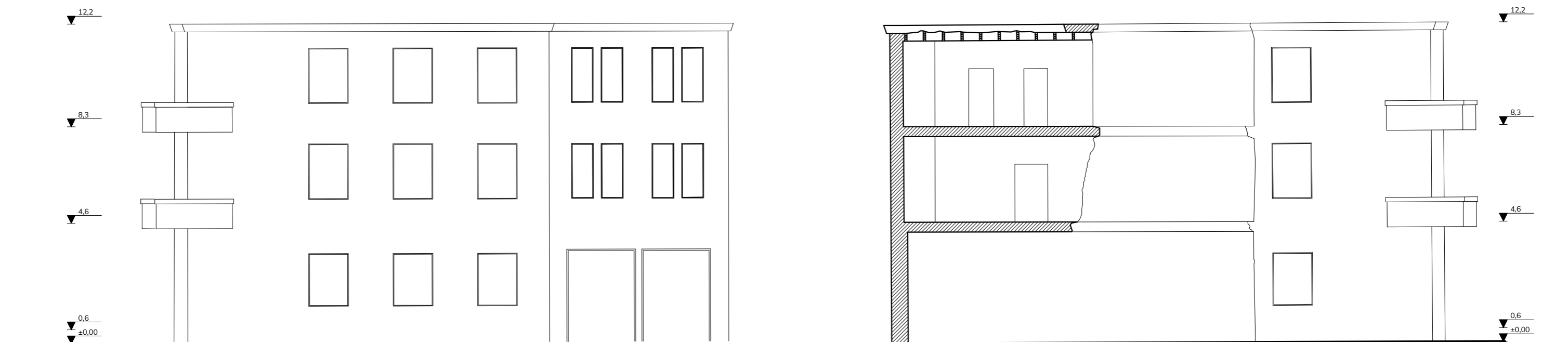
PROSPETTO SUD



PROSPETTO NORD



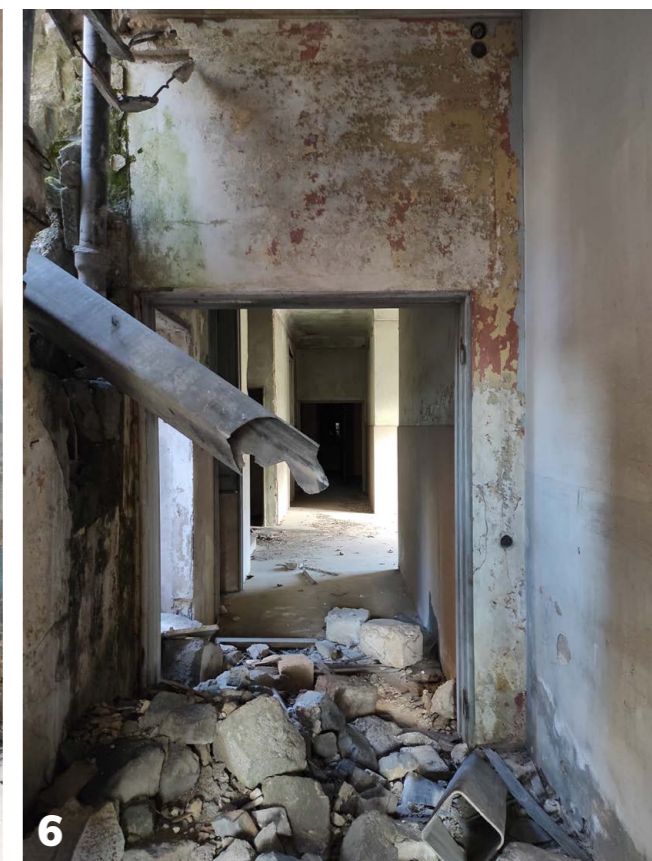
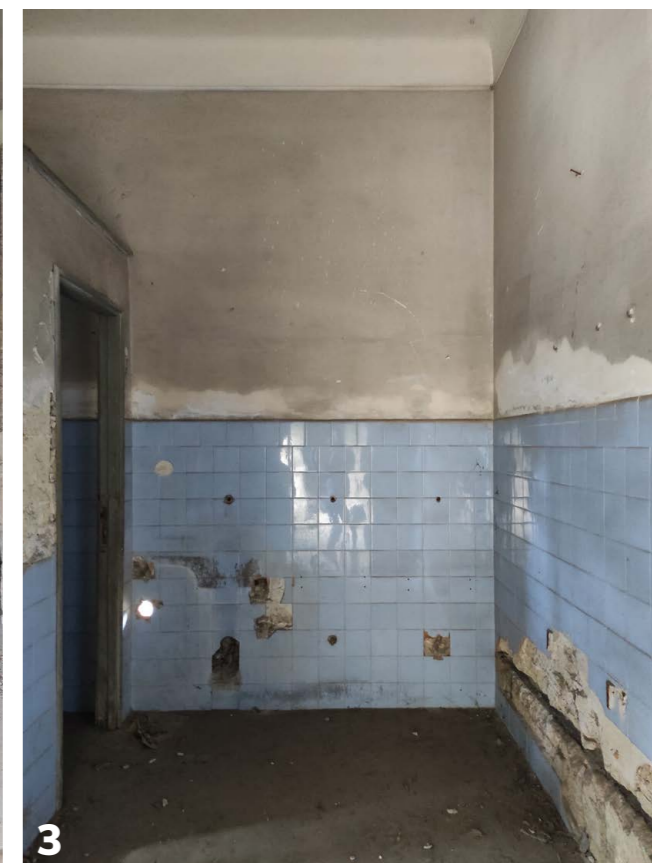
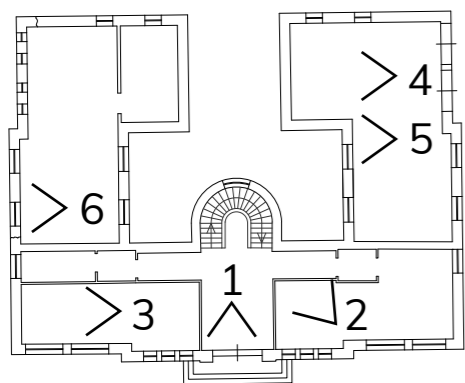
SEZIONE A - A'



PROSPETTO EST

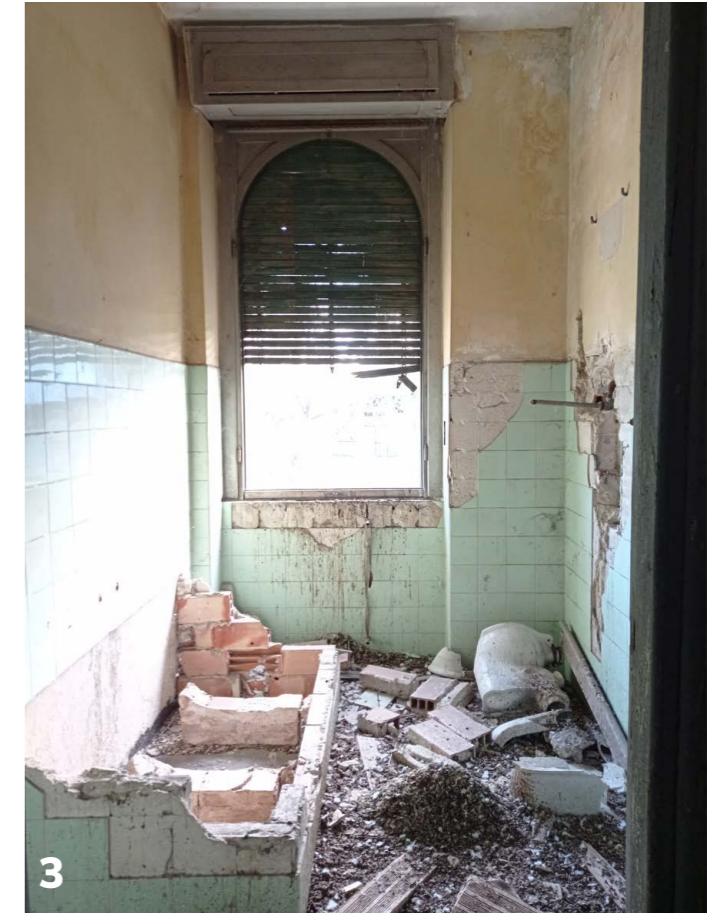
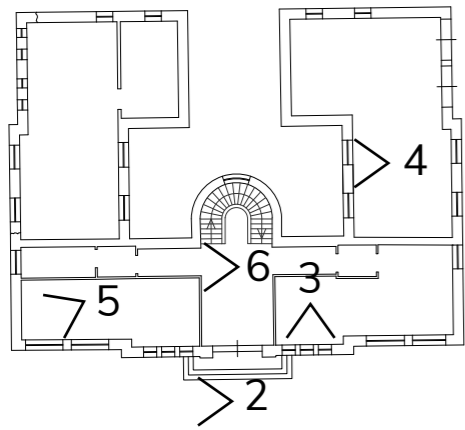
PROSPETTO OVEST

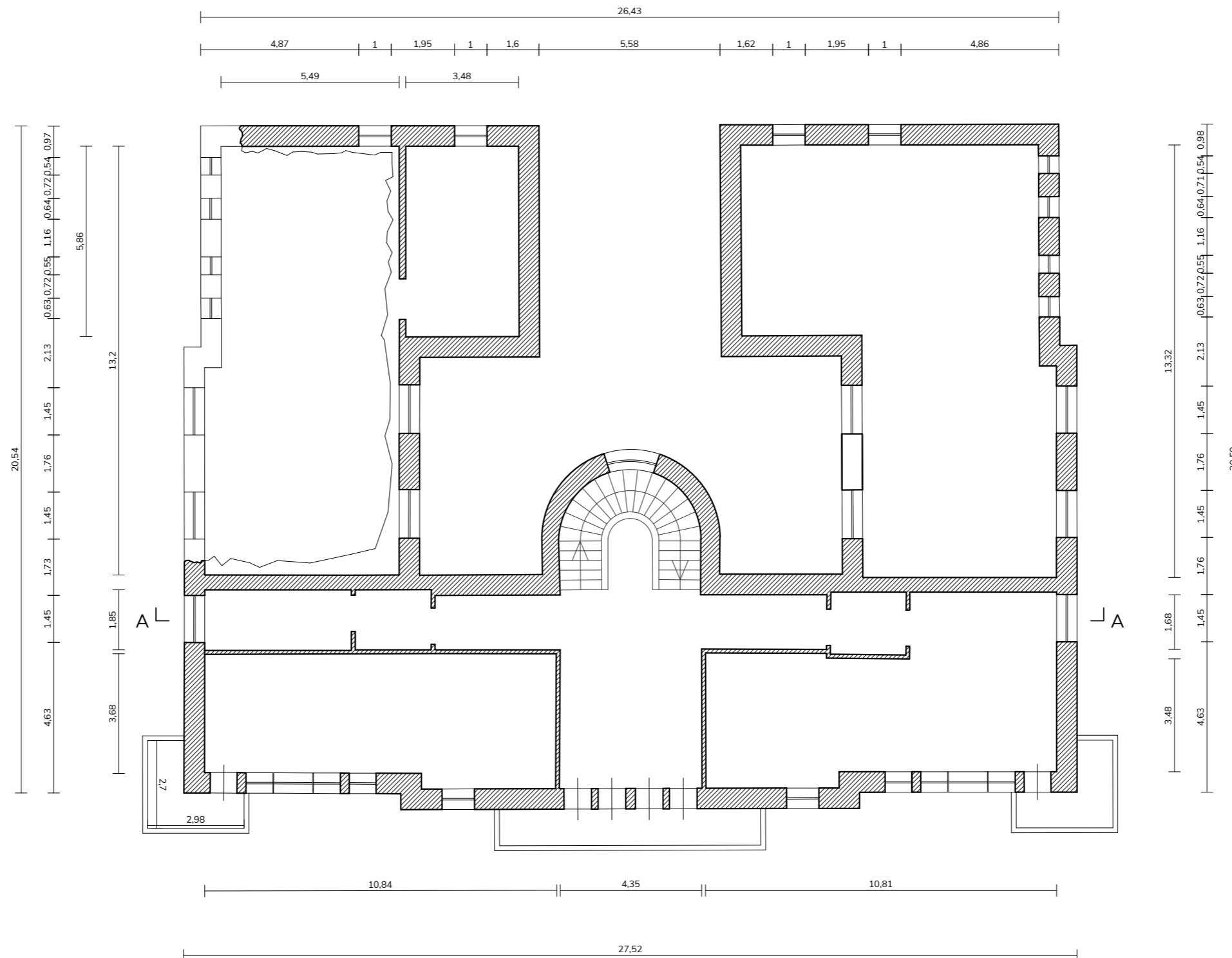
STATO DI FATTO
rilievo fotografico - P0 edificio B



STATO DI FATTO

rilievo fotografico - P1 P2 edificio B

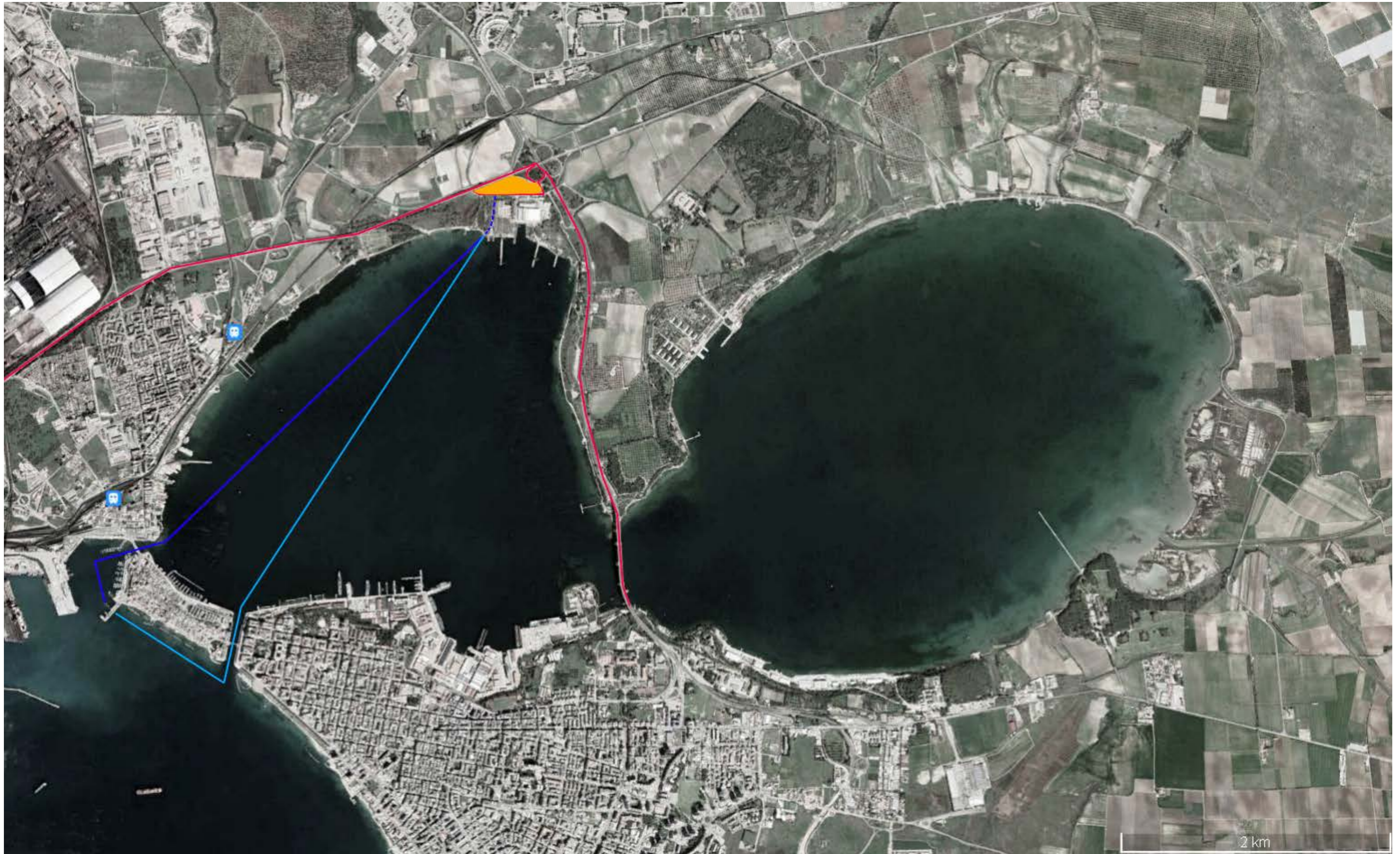






LE CITREZZE
LUXURY ★★★★★ RESORT

IL PROGETTO





I Citri di Taranto prendono il nome dal vocabolo greco **KYPOΣ** (chytros), ovvero pentola a cui la fantasia popolare associava il bollore dell'acqua messa a scaldare sul fuoco.

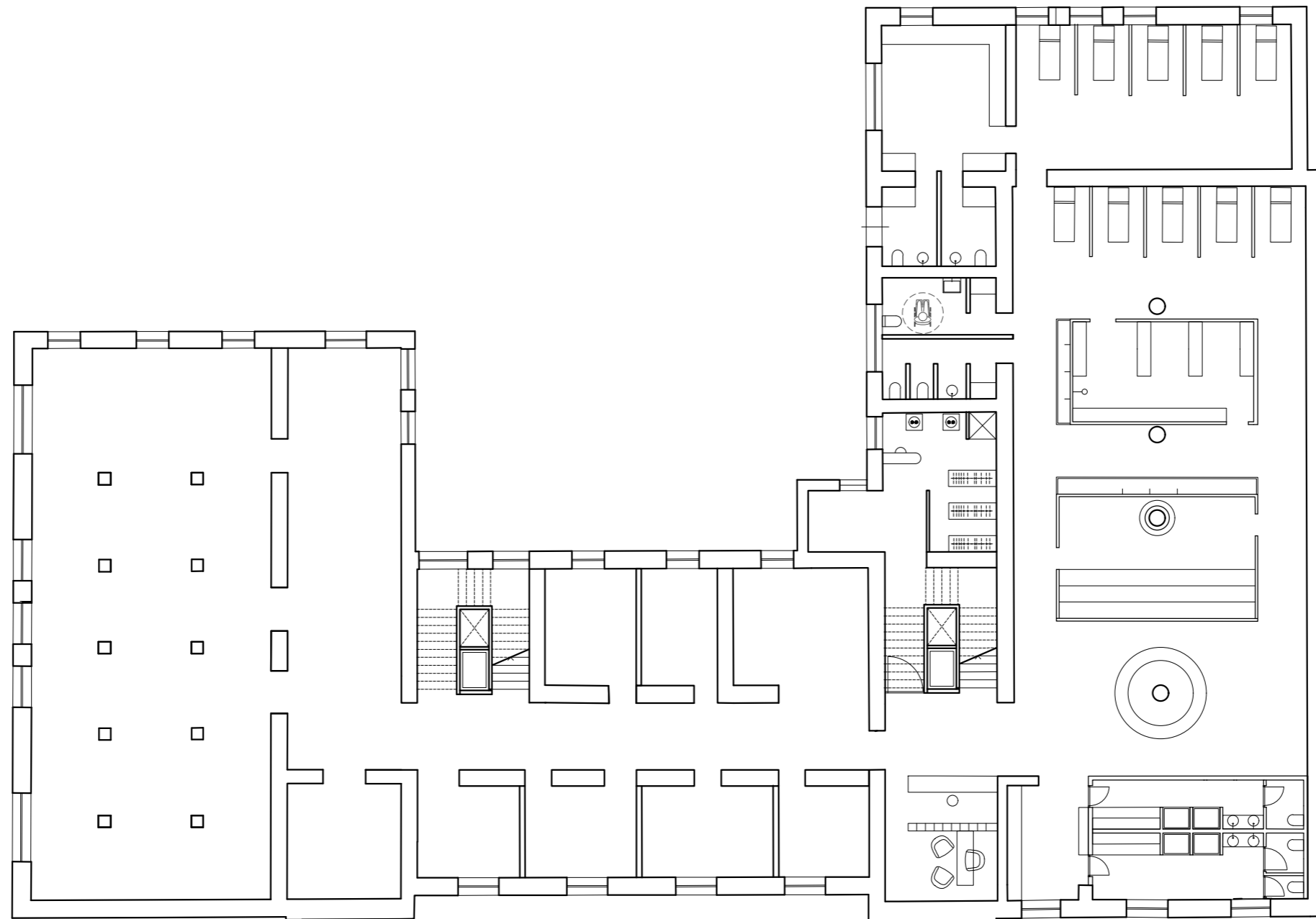
Gli abitanti di Taranto chiamano queste sorgenti "**LE CITREZZE**"



STATO DI PROGETTO

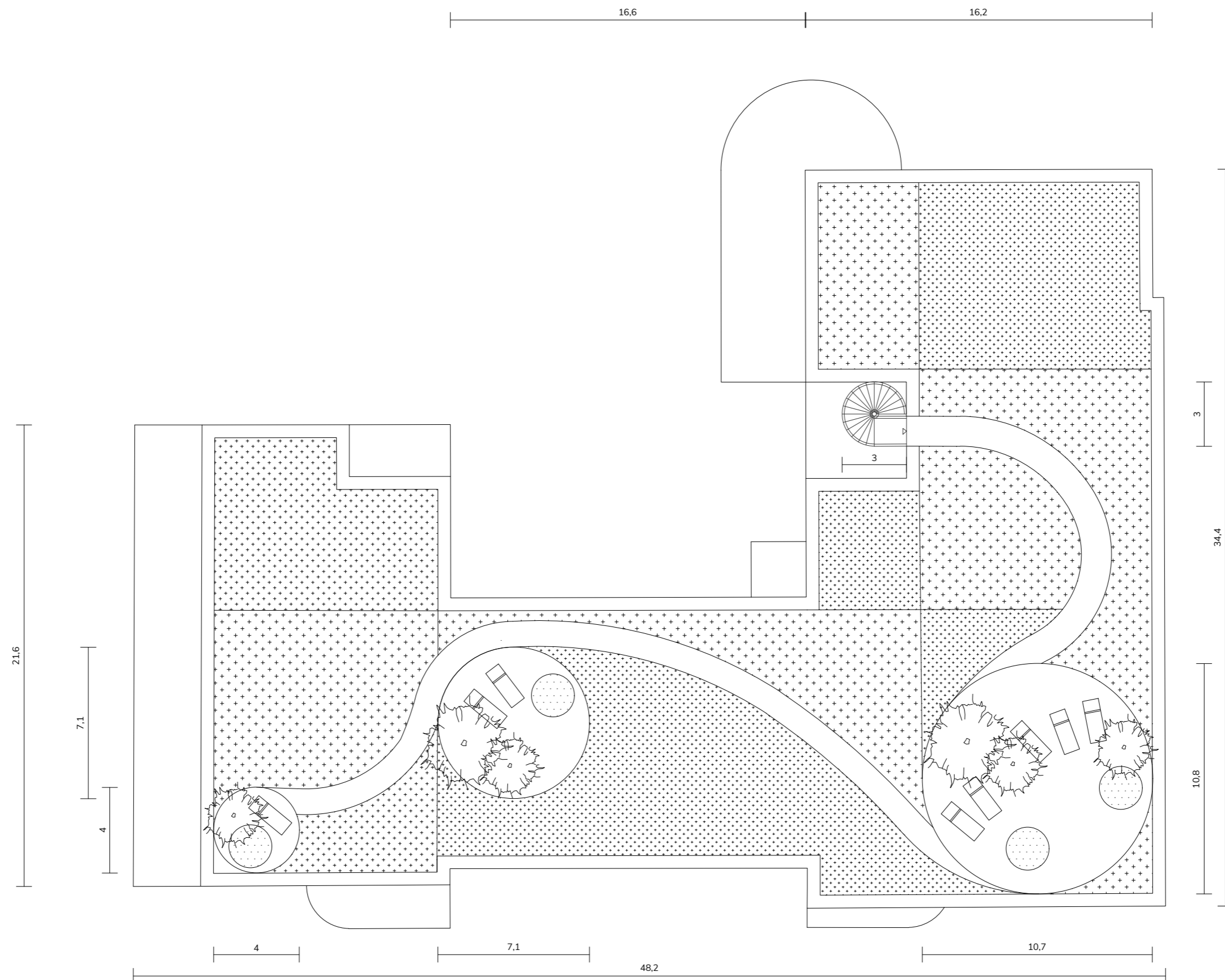
PLANIMETRIA - P1-P2 edificio A - scala 1:200

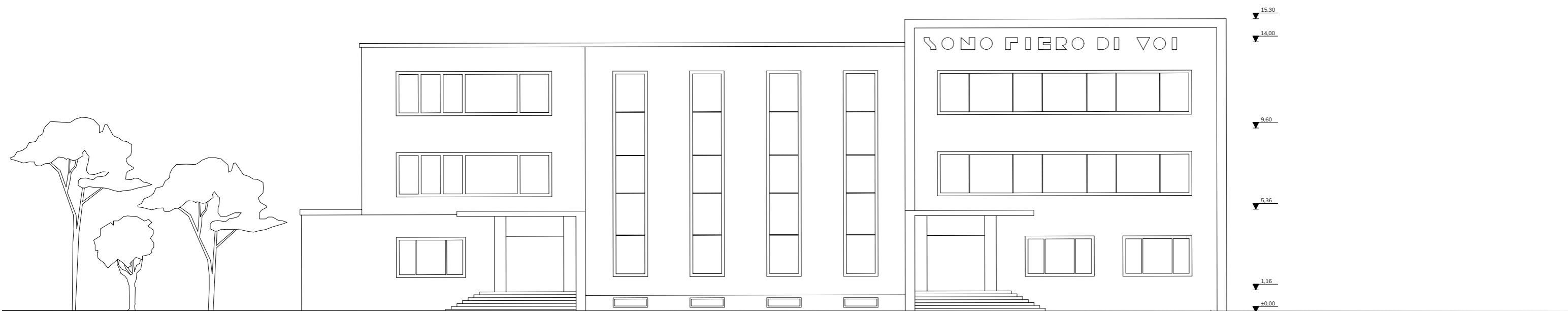




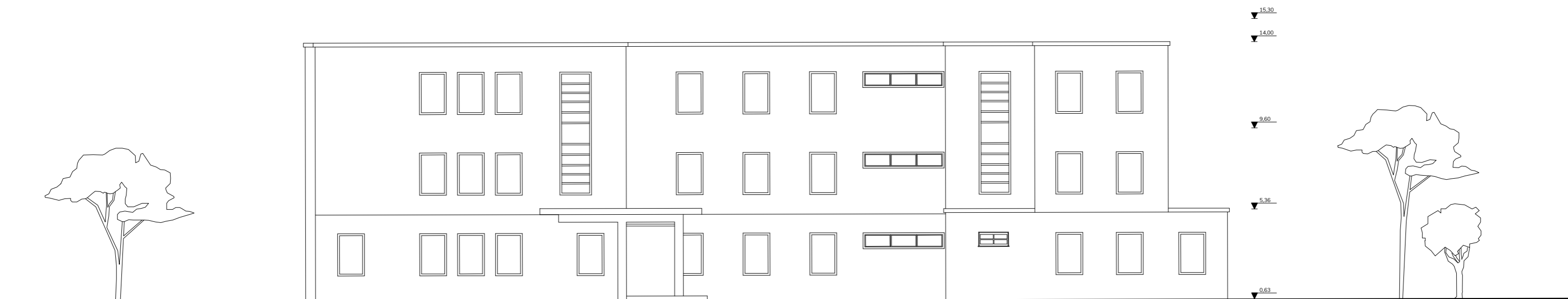
STATO DI PROGETTO

PLANIMETRIA - COPERTURA edificio A - scala 1:200





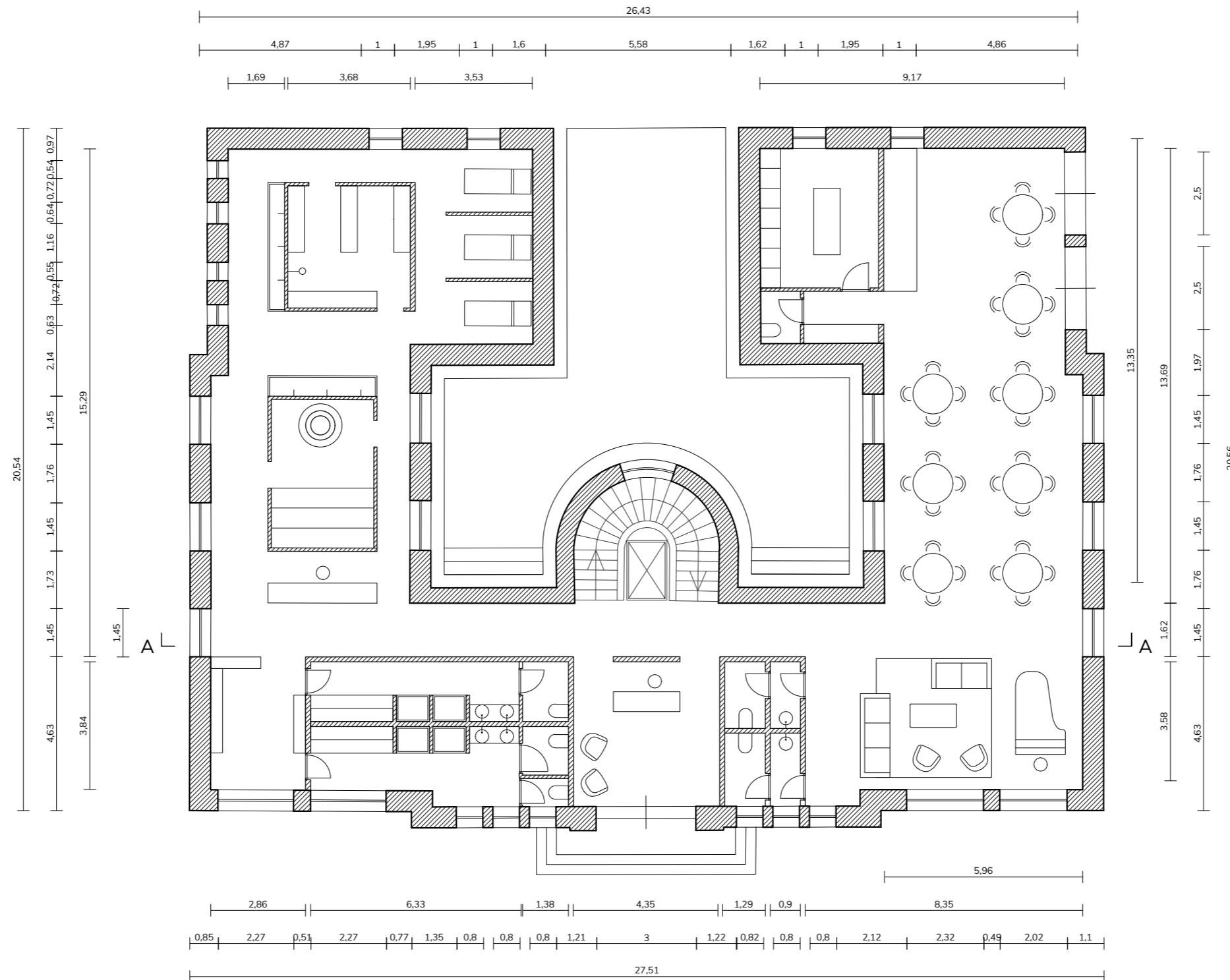
PROSPETTO SUD

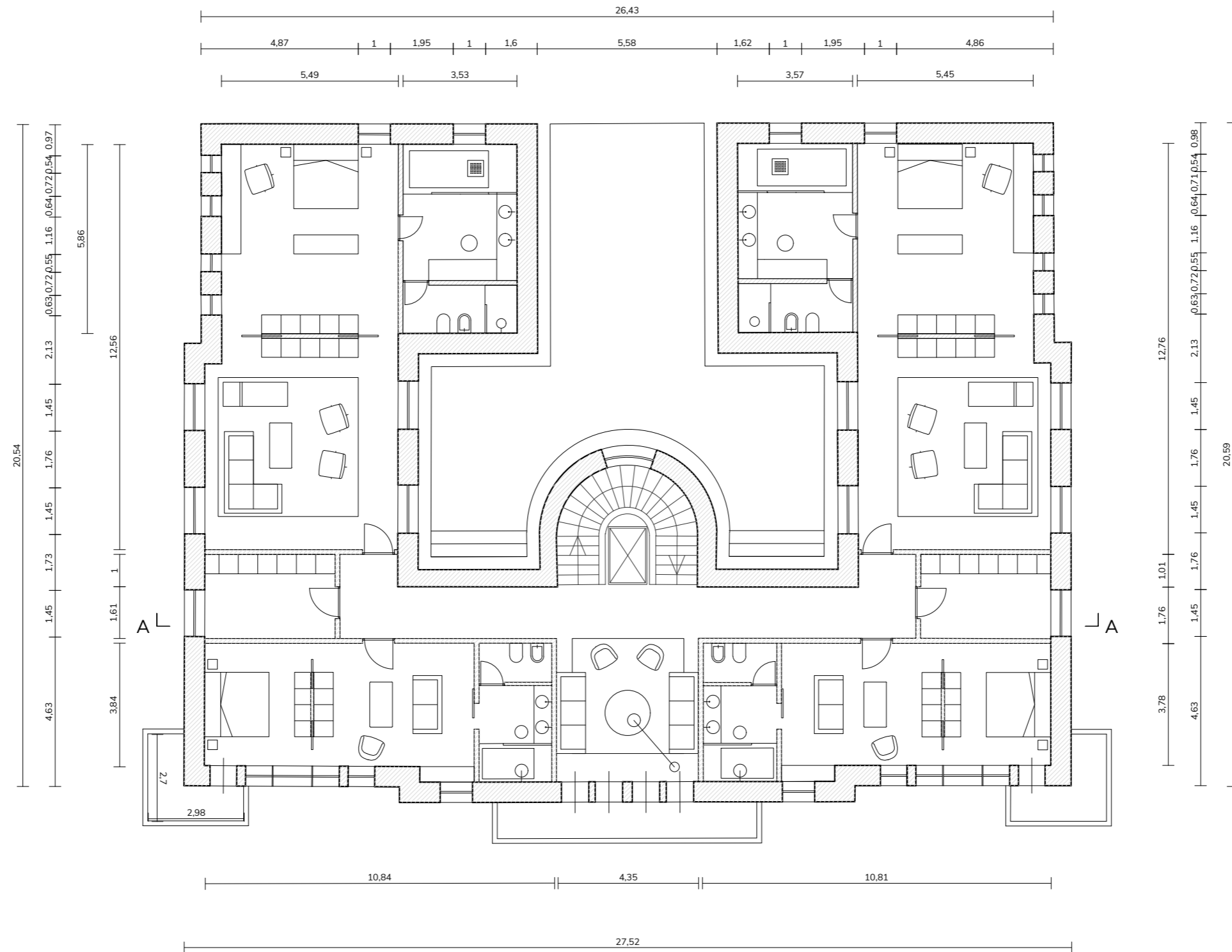


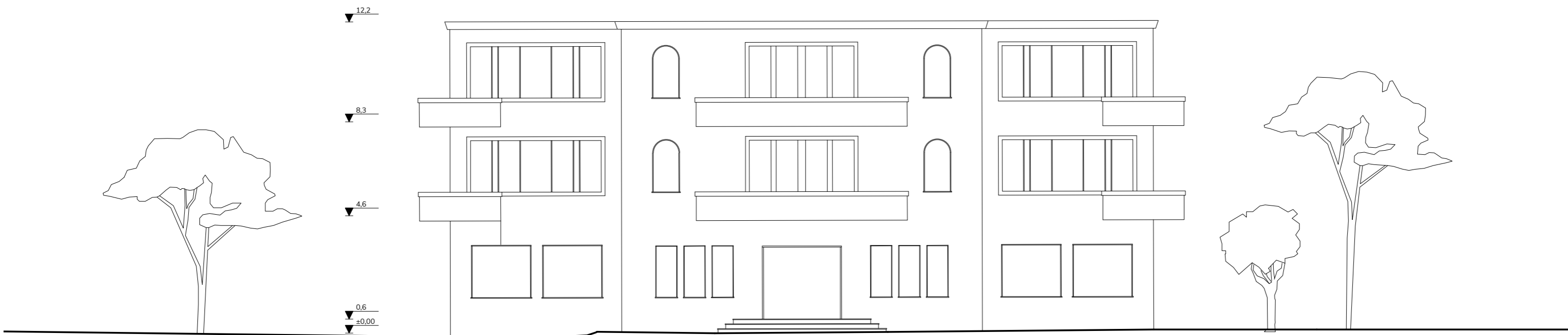
PROSPETTO NORD

STATO DI PROGETTO

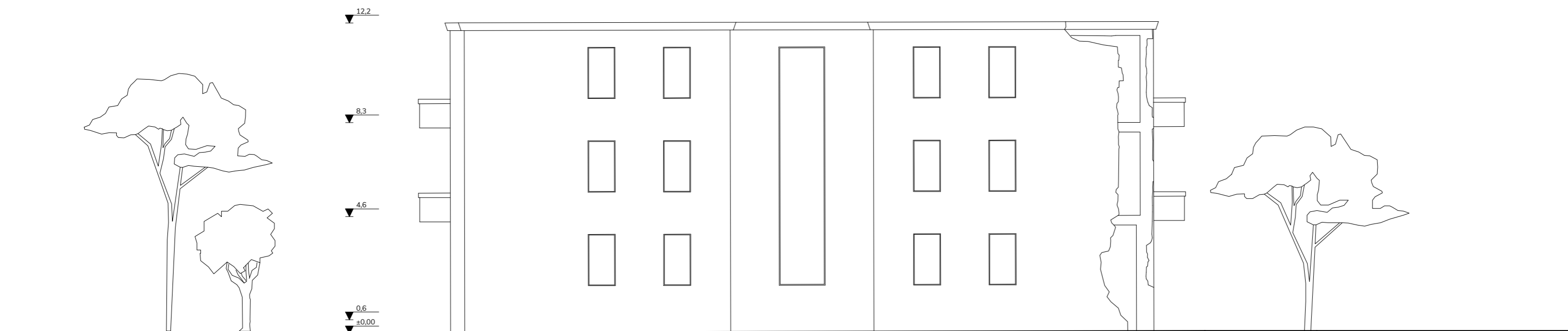
PLANIMETRIA - P0 edificio B - scala 1:150







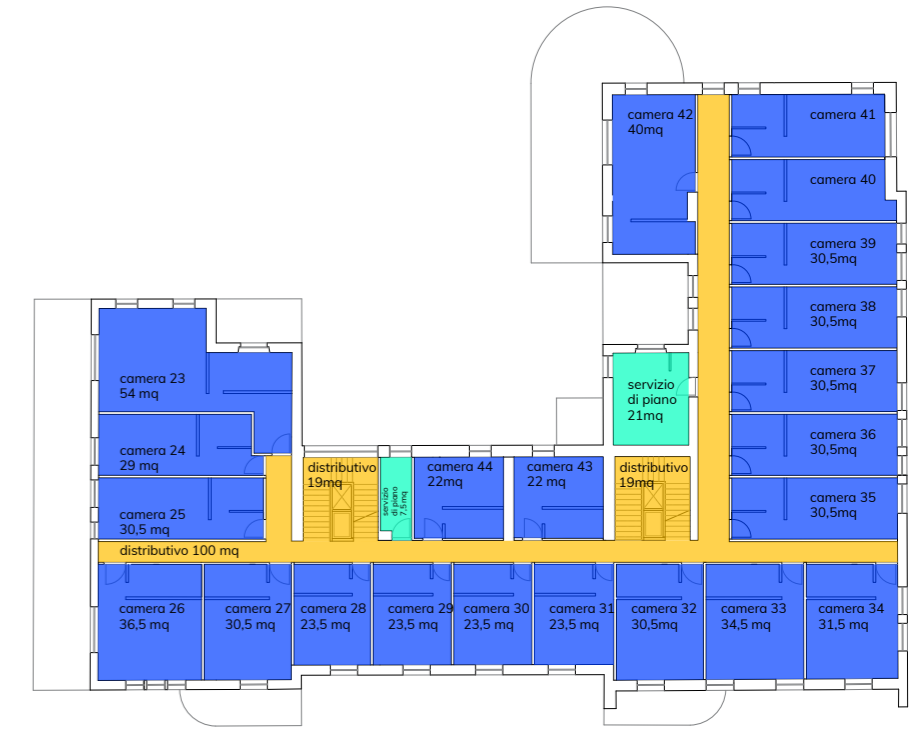
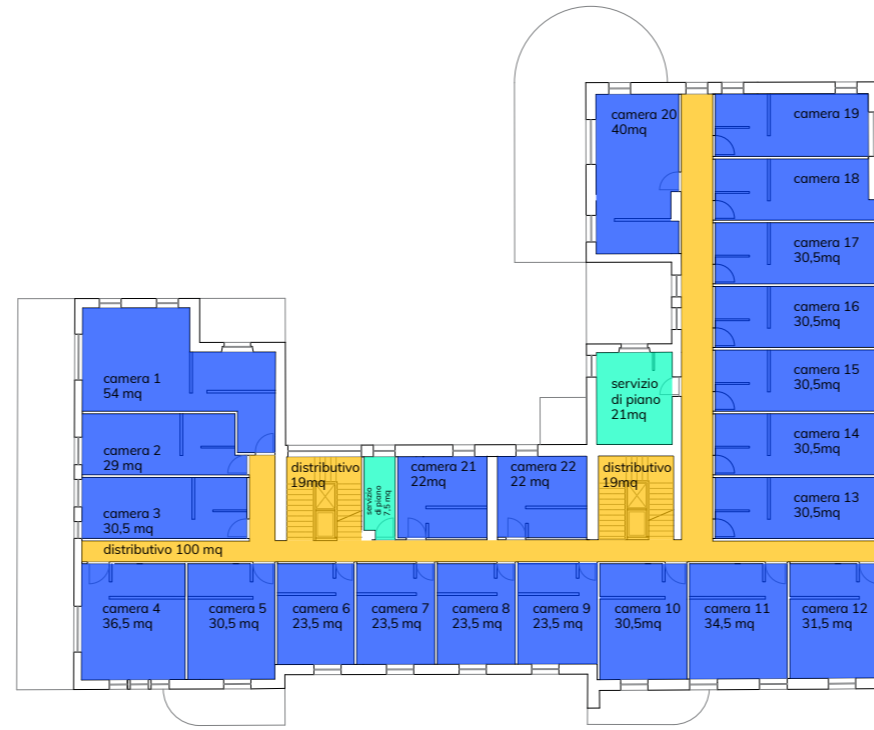
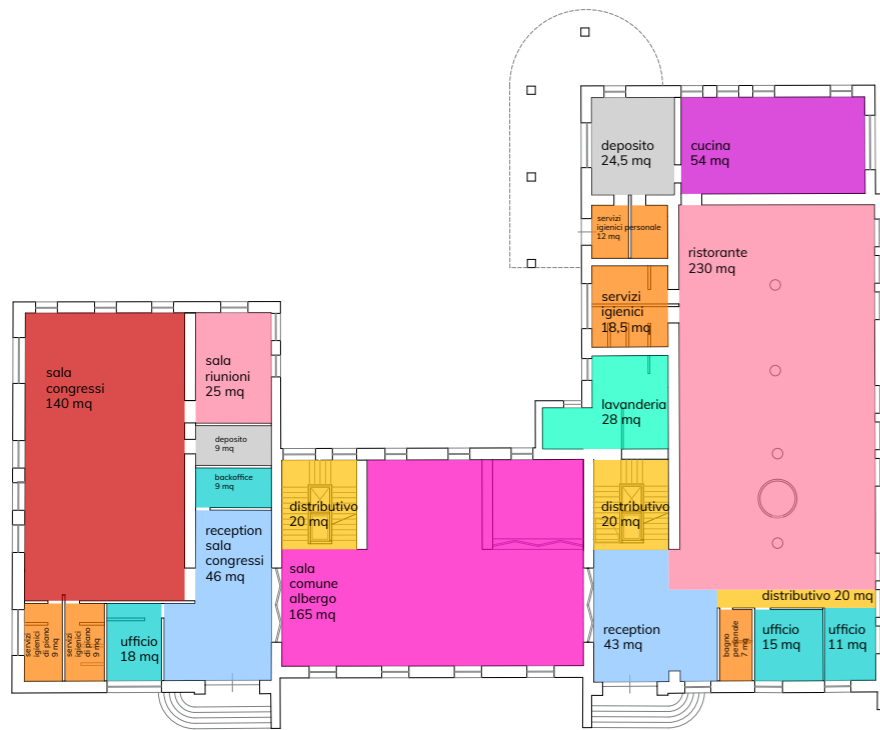
PROSPETTO SUD



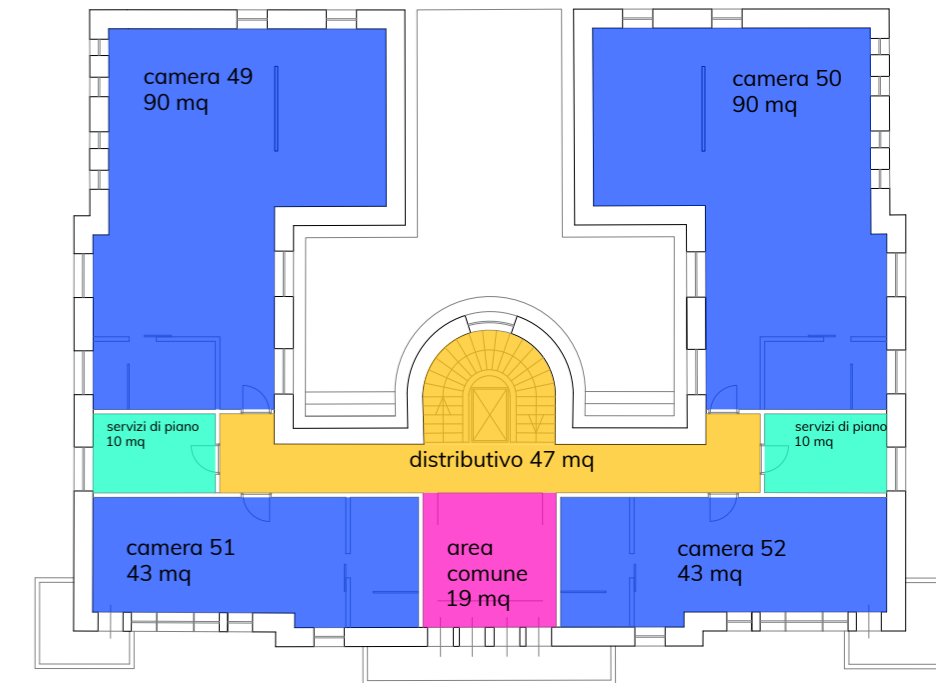
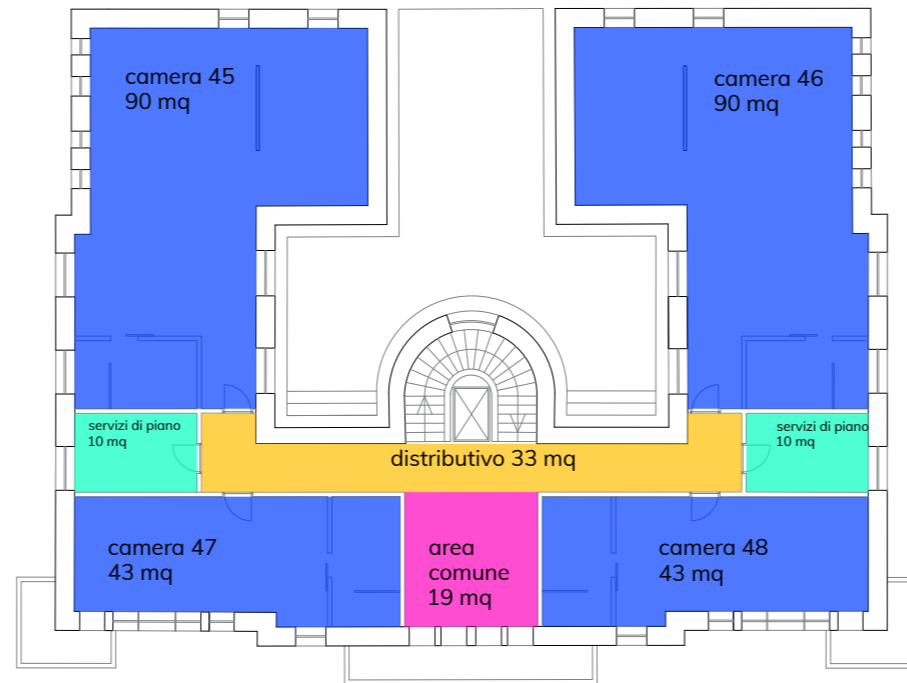
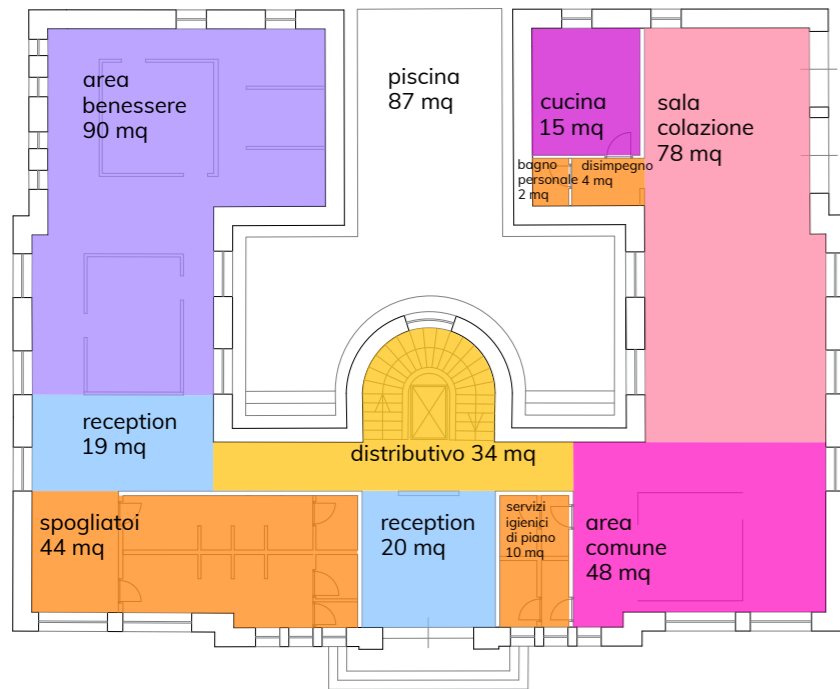
PROSPETTO NORD

STATO DI PROGETTO

SUPERFICI edificio A



reception	89,5 mq
distributivo	286,5 mq
servizi igienici	55,5 mq
area comune	165 mq
ristorante	230 mq
cucina	54 mq
sala congressi	140 mq
uffici	48 mq
depositi	33,5 mq
camere	1330 mq
servizi di piano	85 mq



reception	38 mq
distributivo	112 mq
servizi igienici	60 mq
area comune	87 mq
sala colazione	78 mq
cucina	15 mq
area benessere	90 mq
camere	546 mq
servizi di piano	40 mq

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AREE ESTERNE































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EDIFICIO A - IL RISTORANTE













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LE CAMERE

STANDARD
edificio A







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LE CAMERE

SUITE
edificio B























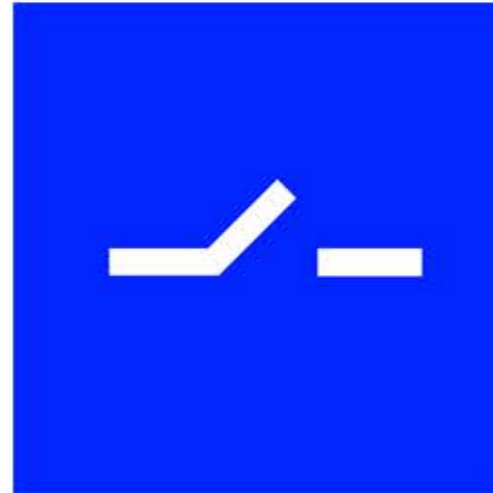
LE CITREZZE

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LA TERRAZZA



PROGETTO ARCHITETTONICO



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