

## SCANDURRA STUDIO DESIGNS AURA LIVING, THE NEW RESIDENTIAL COMPLEX IN UNIONEZERO

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Scandurra Studio has designed the residential project Aura Living, to be developed in Sesto San Giovanni within the new urban hub Unionezero, promoted by Hines as co-investor and development manager.

**Aura Living** spans approximately 97,000 square meters of gross building area, owned by the Unionezero fund managed by **Prelios and participated by Hines and Cale Street**. The residential units will be available for sale through an innovative cooperative housing model, promoted by the **ASEA consortium**. The initiative is currently being marketed by **BNP Paribas Real Estate Advisory**.

### Courtyards as a Connecting Element

The project is part of the broader urban regeneration effort of the former Falck Steelworks, an area that has been abandoned for over twenty years. The redevelopment will transform it into a dynamic, sustainable, and attractive district expected to welcome over **50,000 people, including residents, city users, and visitors**. It will feature a functional mix of residences, student housing, office and hospitality spaces, and will also host the **Città della Salute e della Ricerca**, the new public center of clinical and scientific excellence by Regione Lombardia — in addition to new homes and public areas.

The design aims to integrate Aura Living with these new urban focal points through a network of permeable city blocks that foster active engagement with the surrounding context. **Key urban features include the new railway station, a large public square, and the Green Boulevard**, which serve as the main nodes of this emerging landscape.

Aura Living is located in Clusters 4 and 5, arranged around open, accessible, and traversable green courtyards. These spaces host retail and service functions on the ground floor, creating a seamless urban fabric between public and private realms. High permeability and visual transparency support fluid transitions between the **Station Square, the Città della Salute e della Ricerca, and the Boulevard**.

### New Ways of Living

The residential project promotes a flexible and sustainable living model, inspired by Milan's early 20th-century architectural tradition and reinterpreted with a contemporary touch. The building façades feature loggias, balconies, and hanging gardens that ensure bright, dynamic, yet private interiors. Along the Boulevard, the design emphasizes loggias, **evoking a sense of protected living open to public space**. On the opposite side, facing the Città della Salute e della Ricerca, large balconies extend outward, **offering generous views and a direct connection to the surrounding landscape**.

**The building rooftops reinforce the concept of “living at altitude”:** the top three levels are composed of alternating solids and voids, forming true **hanging gardens**. The sixth floor is recessed from the lower façades, creating a continuous balcony onto which a vertical green system is integrated. Climbing plants grow along dividers and canopy structures with an industrial heritage, generating a high-level landscape reflected in the glass and metallic claddings, offering **a vibrant and ever-changing urban image**. Elements in glass, wood, and metal contribute to a light and adaptive architectural language that responds to sunlight exposure and the surrounding environment.

#### Connection with the City and Its Memory

Aura Living establishes a strong dialogue with both the existing and future city. The urban space is conceived as a continuous fabric: thanks to its strategic location between the new station and the Città della Salute e della Ricerca, and the permeability of its blocks, the buildings function not only as components of the urban fabric but **also as relational, open, and traversable structures**.

The site's memory is preserved through the symbolic reuse of industrial archaeology: former disused infrastructures are integrated into the new landscape, becoming **catalysts of meaning and identity**.

Aura Living proposes a human-centered vision of living — one that meets individual needs while encouraging connection and community building through spaces that foster encounters, identity, and belonging.

#### Living the City: A Sustainable Community

Aura Living represents a community system that connects diverse spaces and users, enabling ongoing interaction over time. It embodies a city of proximity: walkable and inclusive, where architectural diversity, spatial variety, and high-quality green areas create an **urban experience focused on well-being and sustainability**.

First presented to the Sesto San Giovanni community in June 2022 during the public unveiling of the Masterplan, the two buildings – UMI4 and UMI5 – are expected to begin construction by 2026.