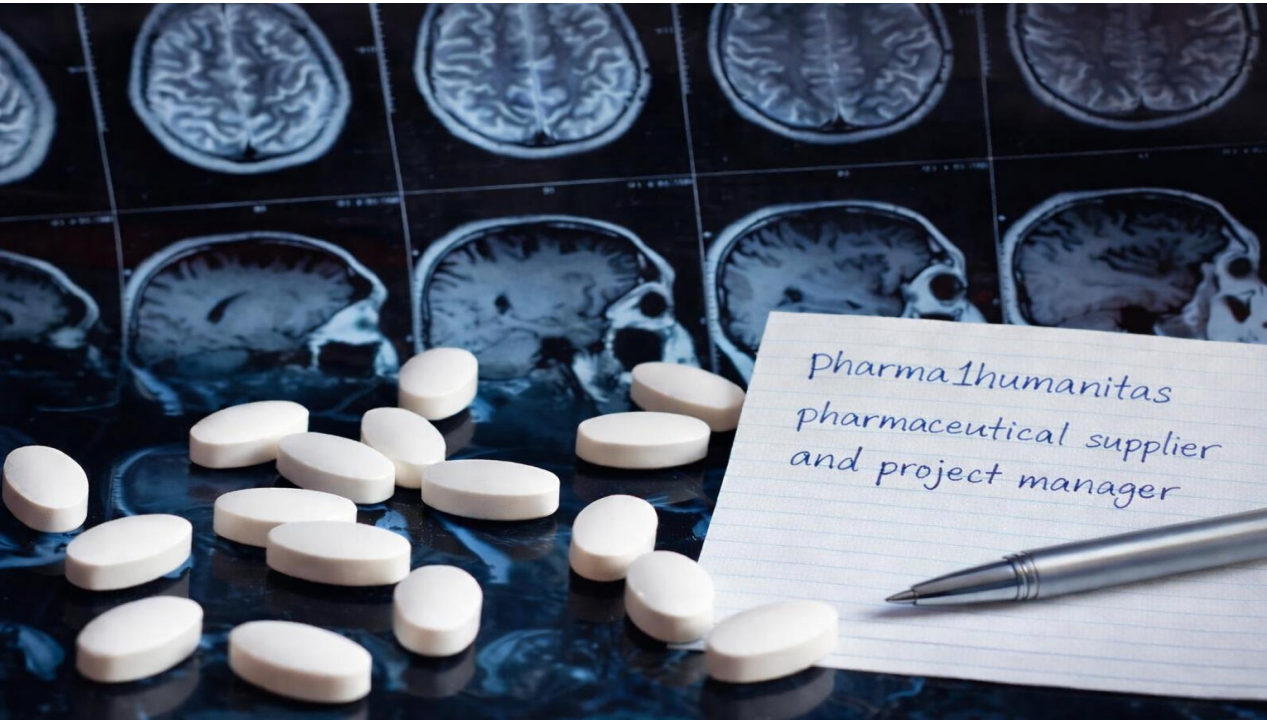




ALZHEIMER'S CLINIC

The area is about 30,000 m², with 150 beds & around 20,000 m² available for construction.



RESIDENTIAL INPATIENT AREA (150 BEDS) 7,200m²

• Double room GROSS = $36 \times 1.35 = 48.60 \text{ m}^2$



• Single room GROSS = $25 \times 1.35 = 33.75 \text{ m}^2$



THE AREA IS ABOUT 30,000 M², WITH 150 BEDS & AROUND 20,000 M² AVAILABLE FOR CONSTRUCTION.

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Palestra

Percorso Alzheimer
Coperto

Terrazza Attrezzata
Attività all'Aperto

Percorso Coperto
con Pensilina Fotovoltaica

Ascensore per
Letti con Ruote

Isola Infermieri

Percorso Alzheimer Coperto

Corte Esterna per
il Relax Estivo

Spazi di Soggiorno
sulla Corte Interna

Corte Interna

Ascensore per
Letti con Ruote

Therapy space	GFA (m²)
Physiotherapy gym (open gym)	260(m²)
Individual therapy rooms (6 × 15 m²)	90(m²)
Occupational therapy / ADL training	140(m²)
Speech therapy rooms (2 × 15 m²)	30(m²)
Massage therapy rooms (3 × 12 m²)	36(m²)
Electrotherapy / tecar / ultrasound	25(m²)
Functional assessment / gait testing	30(m²)
Reception + waiting	60(m²)
Therapists' offices + reporting	35(m²)
Patient changing rooms + showers	45(m²)
Accessible WCs	20(m²)
equipment storage	45(m²)
Clean/dirty utility + handwash	20(m²)
Internal circulation / partitions / MEP allowance (within department)	164(m²)
TOTAL THERAPY AREA	1,000(m²)

MACRO-AREA (LEGEND STYLE)	GFA (M²)	NOTES (SCOPE)
1. Reception & General Services	1,850(m²)	Main entrance, reception/admissions, waiting, admin/records, staff changing/training
2. Residential / Inpatient Area (150 beds)	7,200(m²)	Patient rooms + assisted bathrooms, ward living areas, clean/dirty linen, ward support rooms
3. Medical & Nursing Area (clinics + diagnostics + OR, etc.)	4,750(m²)	Outpatients, imaging/endoscopy, operating suite, ICU/step-down, lab/pharmacy, CSSD
4. Rehabilitation & Therapy	1,000(m²)	Detailed below
5. Dining Area (kitchen + distribution)	900(m²)	Kitchen, pantry, meal prep, dining
6. Recreation & Social Area	400(m²)	Multipurpose rooms, family visiting rooms, chapel/spiritual space
7. Technical & Logistics Services	2,100(m²)	Plant/MEP, storage, waste, maintenance, logistics (incl. laundry if in-house)
General circulation + cores + structure (building allowance)	1,800(m²)	Main corridors, stairs/lifts, shafts, structural/wall allowance
TOTAL	20,000(m²)	

ALZHEIMER'S CLINIC



Biomarcatori Liquorali
e Plasmatici

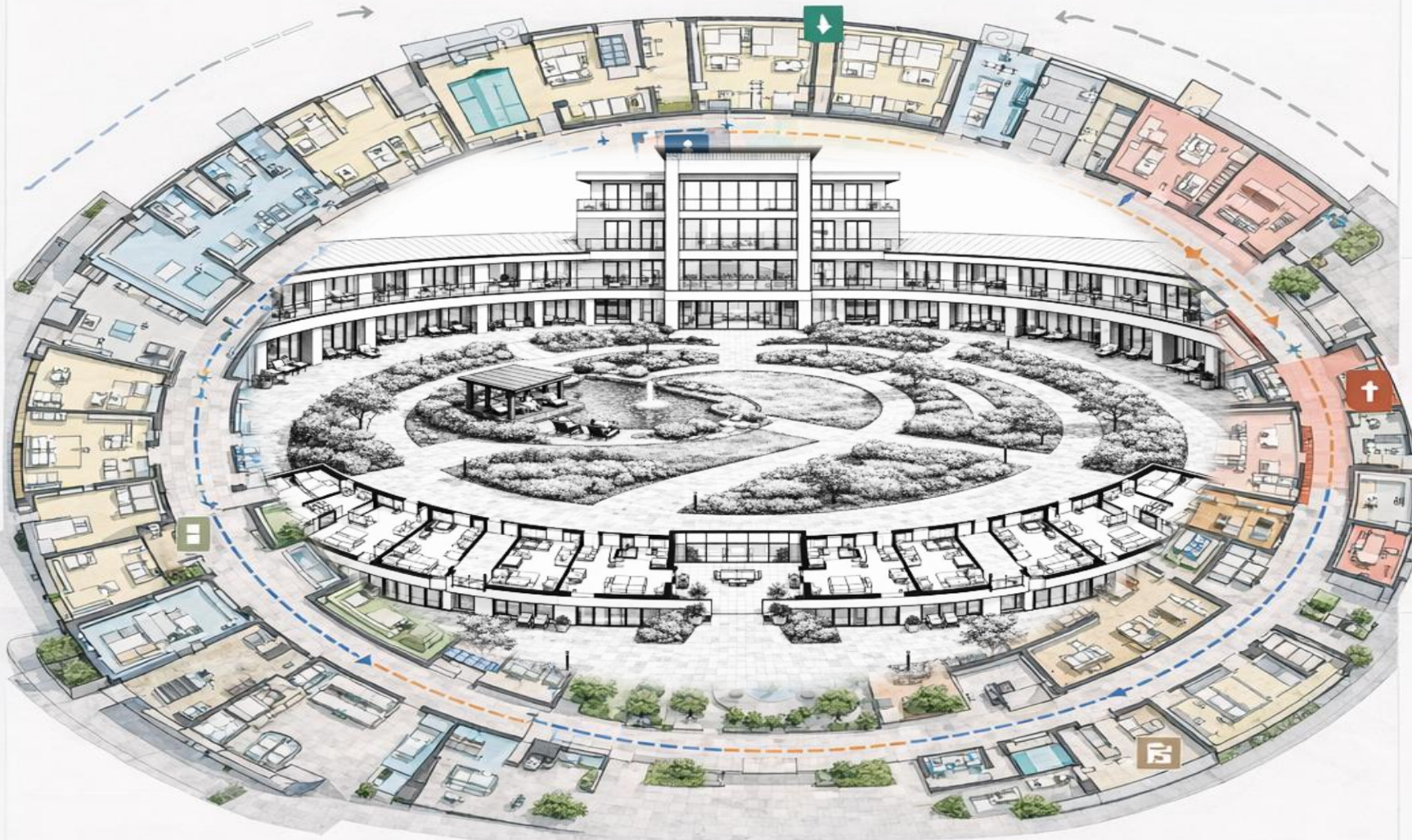
EEG ad Alta Definizione

OCT

Test Genetici

- ✓ BRAIN MRI
- ✓ FDG-PET AND AMYLOID-PET;
- ✓ ANALYSIS OF CSF AND PLASMA BIOMARKERS OF ALZHEIMER'S DISEASE;
- ✓ DAT-SCAN;
- ✓ HIGH-DEFINITION ELECTROENCEPHALOGRAM;
- ✓ OCT (OPTICAL COMPUTED TOMOGRAPHY);
- ✓ SPECIFIC GENETIC TESTS FOR NEURODEGENERATIVE DISEASES.

The area is about 30,000 m², with around 20,000 m² available for construction.



1 Reception and General Services Area

Protected main entrance

- Reception / Admission
- Visitor waiting room
- Administrative offices
- Healthcare Management
- Medical records archive
- Staff changing rooms

2 Residential Area (Inpatient)

- Single/double rooms (with assisted bathroom)
- Protected rooms for non-self-sufficient patients
- Isolation rooms (if applicable)
- Common ward living areas
- Relaxation areas /TV
- Clean and dirty linen storage
- Dirty/clean rooms
- Medical cart and equipment room

3 Medical and Nursing Area

- Medical clinics
- Central infirmary
- Medical room
- Medication room
- Specialist examination room

4 Rehabilitation and Therapy Area

- Physiotherapy gym
- Therapy rooms Occupational
- Speech Therapy Clinic
- Massage Therapy Rooms

5 Dining Area

- Kitchen
- Pantry
- Meal Preparation Area
- Guest Dining Room

6 Recreation and Social Area

- Multipurpose rooms
- Recreation rooms
- Library
- Family Visiting rooms
- Chapel/Spiritual Space

7 Technical and Logistics Services Area

- Laundry
- Ironing Room
- Cleaning Rooms
- Heating System
- Equipment Room



ALZHEIMER'S CLINIC



DESIGN CONCEPT

The architectural concept is human-centered, focusing on comfort, safety, accessibility, and social interaction.

SPACES AND COMMUNITY

A large central covered courtyard represents the heart of the building, connecting all main activities and encouraging daily interaction and social life.

HEALTHCARE INNOVATION AND TECHNOLOGY

The project integrates advanced medical technologies, hospital equipment, medicines and smart systems to enhance safety, efficiency, and quality of care.

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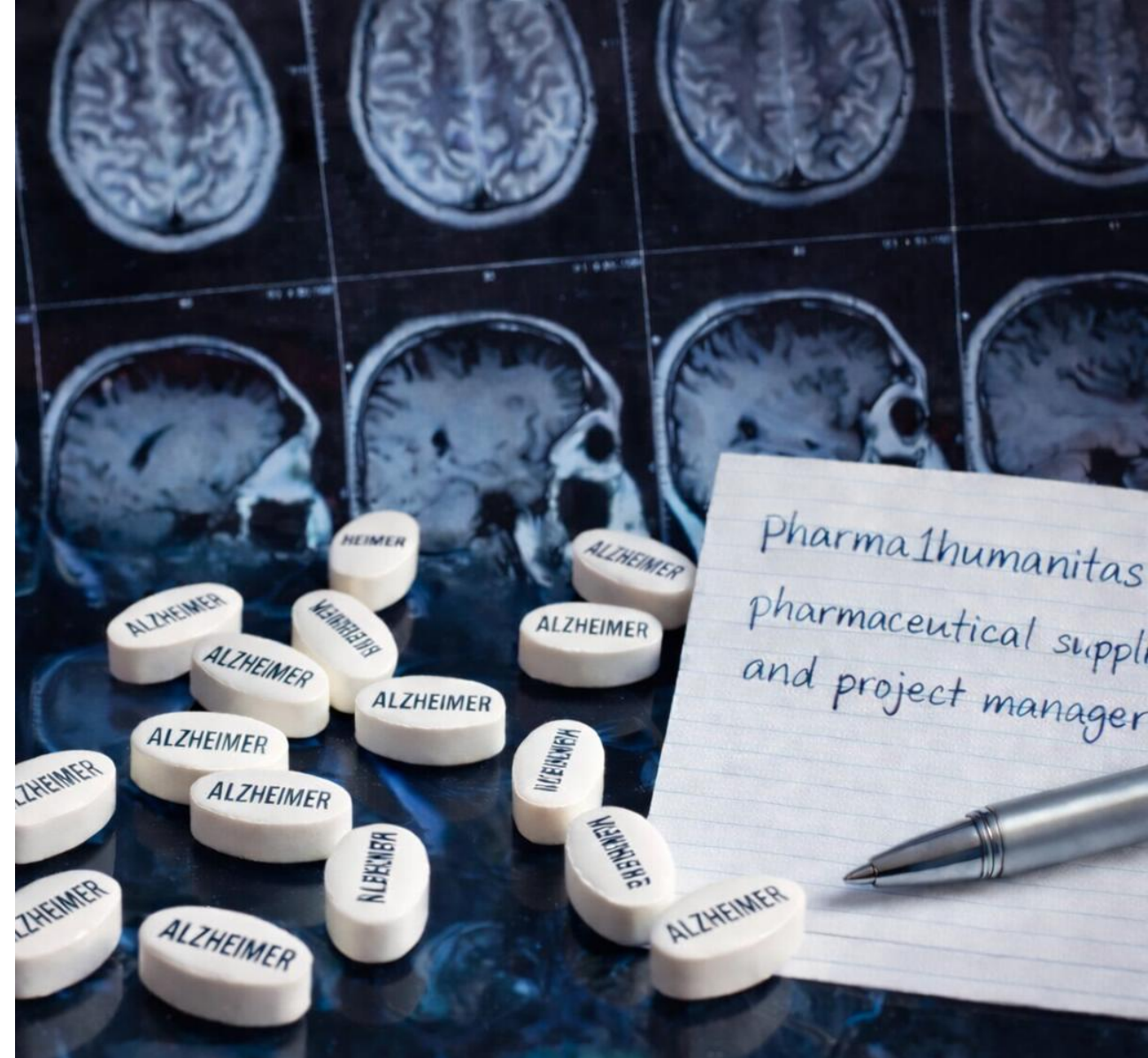
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Our incubator drives research and development to identify and protect novel intellectual property for next-generation Alzheimer's disease therapeutics. We combine scientific scouting, patent landscaping, and early validation to accelerate promising ideas from lab to market. By partnering with universities, hospitals, startups, and biotech companies, we help translate discoveries into patentable inventions such as new drug targets, biomarkers, diagnostics, digital health tools, and disease-modifying therapeutic approaches.



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Diagnosis



Eligibility
Consultation



Cognitive
Assessment



Tests & Imaging



Brain
Stimulation
Sessions



Follow-Up
& Maintenance



Maintenance





ALZHEIMER'S CLINIC



PURPOSE

The complex is designed as a **Nursing Clinic for the elderly and disabled people that have Alzheimer disease**, offering high-quality medical care, assisted living services, and community support.

SERVICES AND FUNCTIONS

The facility includes:

- Residential care areas
- Diagnostic and outpatient clinics
- Rehabilitation and therapy spaces
- Social and recreational areas



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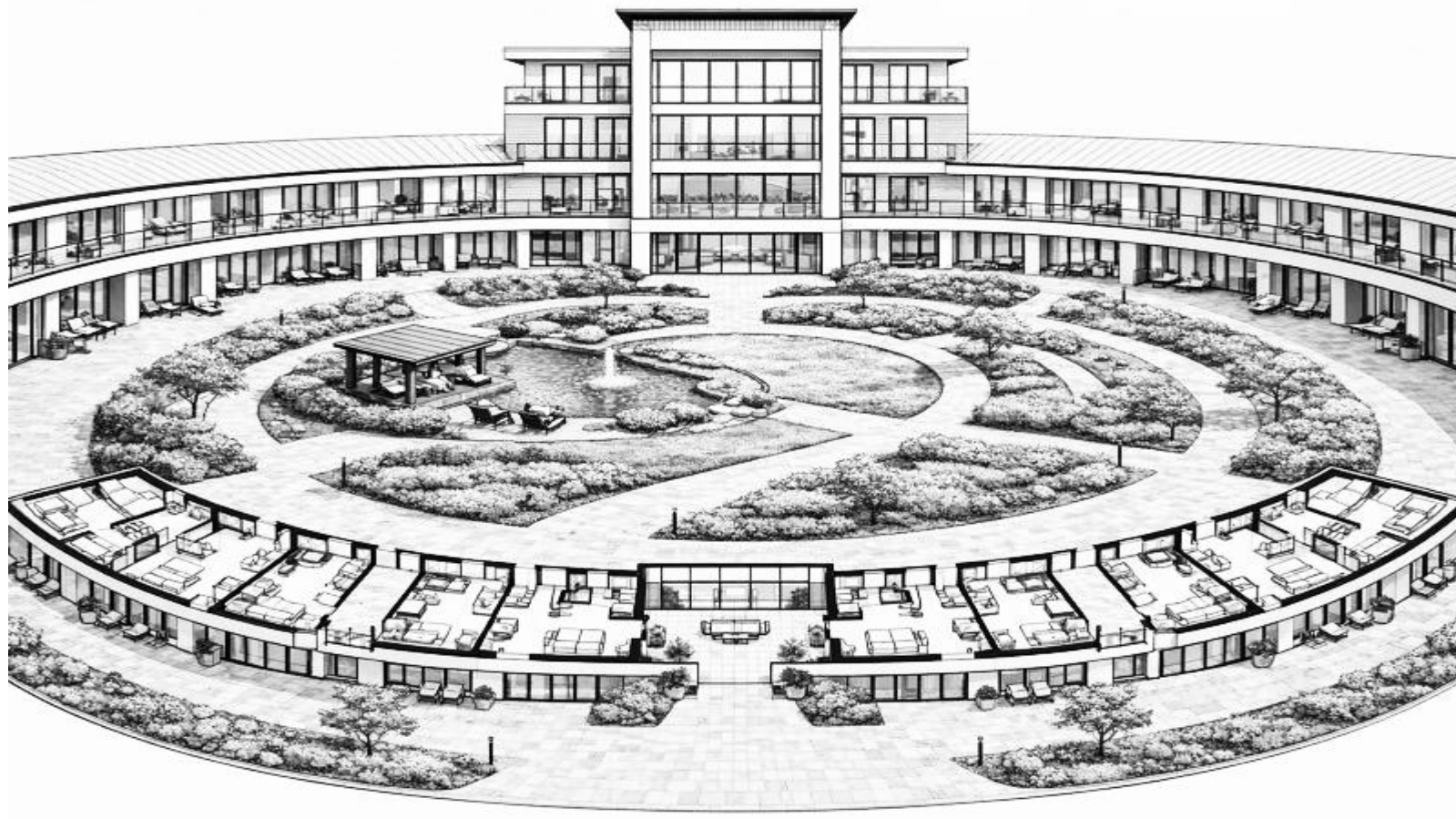
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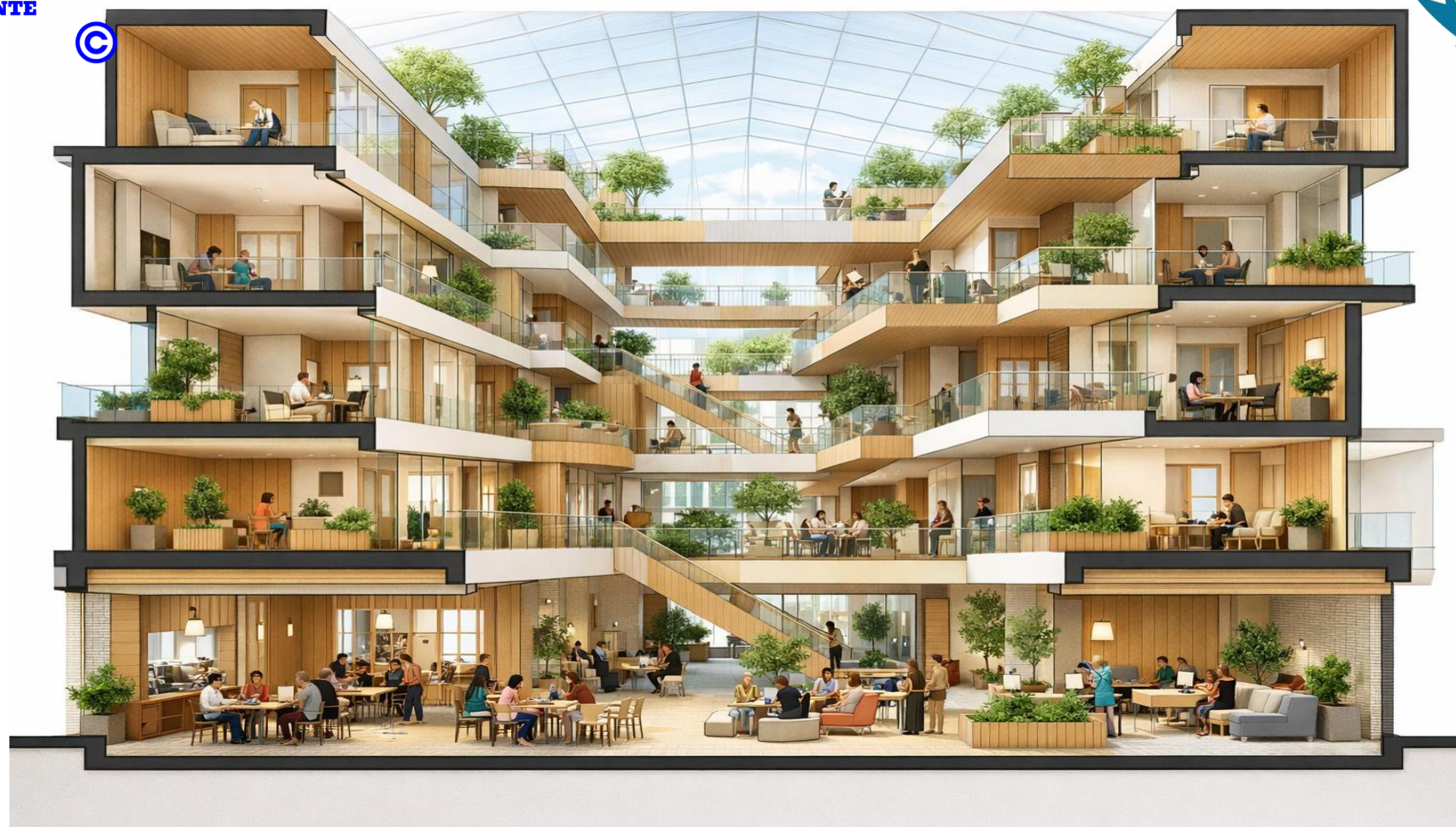
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FUNDACIÓN DEMOCRÁTICA ITALO AMERICANA,
FDIA - REPRESENTAÇÃO PERMANENTE

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The image shows a realistic architectural rendering of a modern nursing clinic, designed to be bright, welcoming, and fully accessible. A large glass walkway overlooks a spacious central atrium, allowing natural light to flood the interior through an expansive skylight ceiling.

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ALZHEIMER'S CLINIC

In addition to Alzheimer's disease, neurodegenerative diseases will also be treated, including:

- ✓ vascular cognitive decline;
- ✓ frontotemporal dementia;
- ✓ dementia with Lewy bodies;

Parkinson's disease and other parkinsonisms (progressive supranuclear palsy, corticobasal syndrome, multiple system atrophy).

With a multidisciplinary team of dedicated experts, the future clinic will provide diagnostic pathways, cutting-edge treatments, and personalized support for patients and their families.



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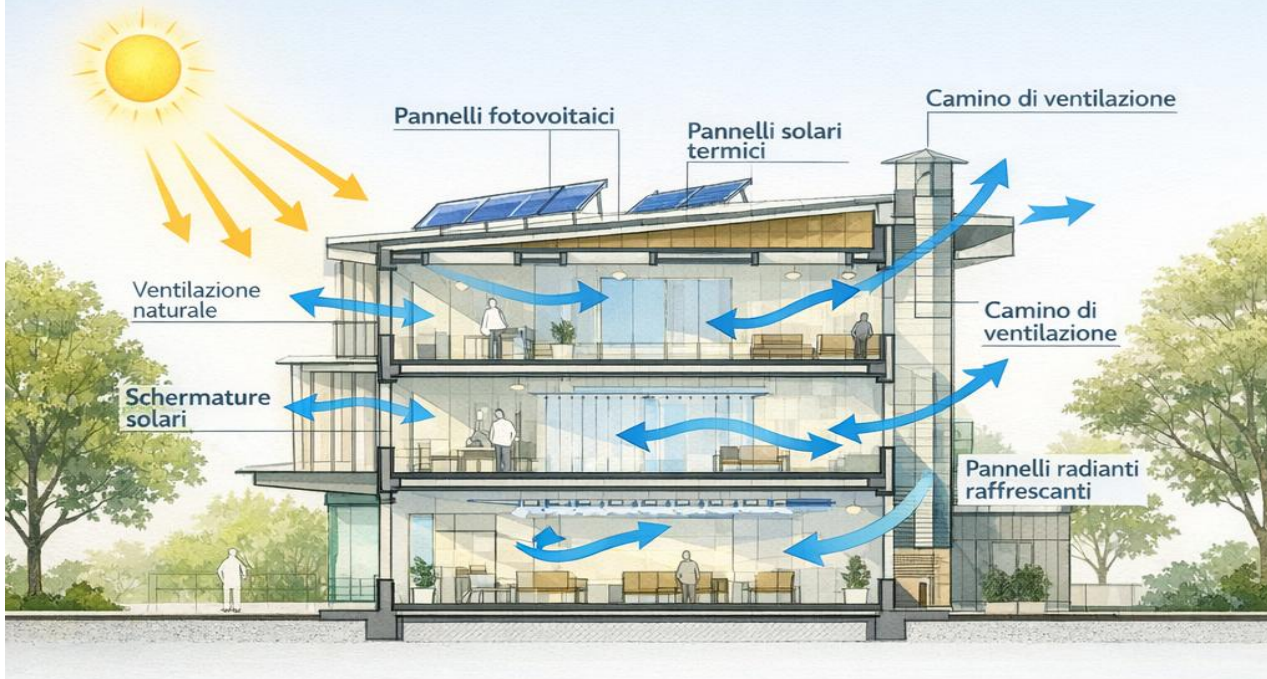
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ALZHEIMER'S CLINIC

ESTATE 1:200



INVERNO 1:200



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- © We guide organizations through change with a concrete method: assessment, planning, and implementation.
Our work is based on collaboration, trust, and measurable results.



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