

GIOIA 22, the *Shard of glass* in the Milan skyline

Gioia 22 is home to 3,000 Intesa Sanpaolo employees working at **Isybank** and the **three divisions Private Banking** (Fideuram - Intesa Sanpaolo Private Banking), **Asset Management** (Eurizon) and **Insurance** (Intesa Sanpaolo Vita), with their respective subsidiaries.

Located in Porta Nuova, Milan's up-and-coming innovation district, it is designed on a human scale and guarantees a superior working life with **state-of-the-art engineering solutions** in terms of lighting, acoustics and space comfort.

The skyscraper is 121 metres tall, with 26 above-ground floors, including two equipment floors, plus four underground car parks, with electric car recharging stations and bicycle parking spaces, for a total of 26,400 square metres of gross floor area. The first floor contains a **cafeteria** and **gym**, with state-of-the-art Technogym equipment, which will open after the summer. The second floor hosts a **200-seat restaurant**, also available for informal meetings, events, along with a **café** and a large **terrace**.

Gioia 22 is called known as the *Shard of Glass* because of its characteristic shape that juts out towards the Biblioteca degli Alberi park, one of the largest green areas in Milan.

The building combines design and a green approach. It is the **first skyscraper in Milan to be an NZEB - Nearly Zero Energy Building**, with **Leed Platinum certification** – the highest level for compliance with environmental parameters – due in part to **6,000 square metres of photovoltaic panels** integrated into the façade, for a total of 225,000 photovoltaic panels. **The building gets 65% of its energy needs from renewable sources, saving around 3,000 tonnes of CO2 each year.** It has also obtained the **Well Gold Certification** for design that pays attention to the well-being of the people who work there.

The envelope design is by Pelli Clarke Pelli Architects (PCPA) for Coima, a leading real estate investment, development and management platform. Pelli Clarke Pelli Architects (PCPA), founded in 1977, has designed some of the world's most famous buildings, including the World Financial Centre in New York, the Petronas Towers in Kuala Lumpur and the International Finance Centre in Hong Kong.

The interior design was carried out by Intesa Sanpaolo's Real Estate and Logistics Central Department, which developed an **innovative, welcoming workspace** design with the use of greenery and a focus on **sustainability**, reflecting the Next Way Of Working principles adopted by the Bank. The relationship areas, implemented on each floor, aim to transform the way people experience break time by fostering togetherness and inclusion.

The choice of finishes and furnishings was oriented towards the wellbeing of the end user, with the adoption of **environmentally friendly materials** and attention to **acoustic and visual comfort**, ensuring the creation of efficient, modern and comfortable workspaces.

Coima Image of the Coima Group collaborated on the project.