



**Each project has value to give back**





**A partnership with us  
provides value  
to your real estate  
investments.**



# Our mission is to add value

Since 1994, **SCI Value** is the Italian leader in Reverse Value Engineering®, Project Management and Due Diligence.

Operating in the Real Estate sector as a partner in the construction of complex *green field and brown field projects*.

## From 2018 to 2023



**€ 261.672.990.92**

Value of Projects



**€ 212.582.355.25**

Reverse Value Engineering®



**€ 49.090.635.67**

Savings obtained with RVE®

**-20,96%**

**Average optimisation**



*We work alongside real estate Funds, AMCs, Banking Foundations, and Developers to optimise and coordinate the investment, offering alternative solutions for building materials and processes.*



# The history of our roots



**SCI Value's** beginnings lie in the history of its founder Salvatore Sesto, inspirer of the values that we all share in the company.

An Italian success story that brought to Europe, transparency, honesty and the desire to build together, without borders or barriers.



# Our services

Trust in human resources, proven methods, innovative software and varied skills united for the same purpose: these are our values, which translate into services to increase the value of your real estate investments.

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## Reverse Value Engineering®

We are the creators of **RVE®** in Italy. With **SCI Value's RVE®** the project estimate is economically and technically enhanced. We have proprietary methods that enable us to achieve better performance on orders, which generate *added value*.



## Building Project Management

As a leading player in Italy in integrated Project Management, we plan and manage all activities relating to the implementation of the project. We start by examining the adequacy of the spending budget to optimise the processes with a view to saving time and costs.



## Tender Specialist

We analyse Tender processes for projects and services. We work alongside our Customers drafting the invitation to tender, publication of the tender, examining the adequacy of the bids, final negotiation and award.





### **Building and town planning Project Monitoring**

Our Project Monitoring service include field inspections ensuring that the project is carried out in compliance with times and costs. Identifying and reporting to the customer on any anomalies during the executive process of the project.



### **Real Estate Due Diligence**

We offer a comprehensive analysis of both the property and its development from a technical and planning perspective. We carry out documentary and technical compliance checks for quick and safe transition.



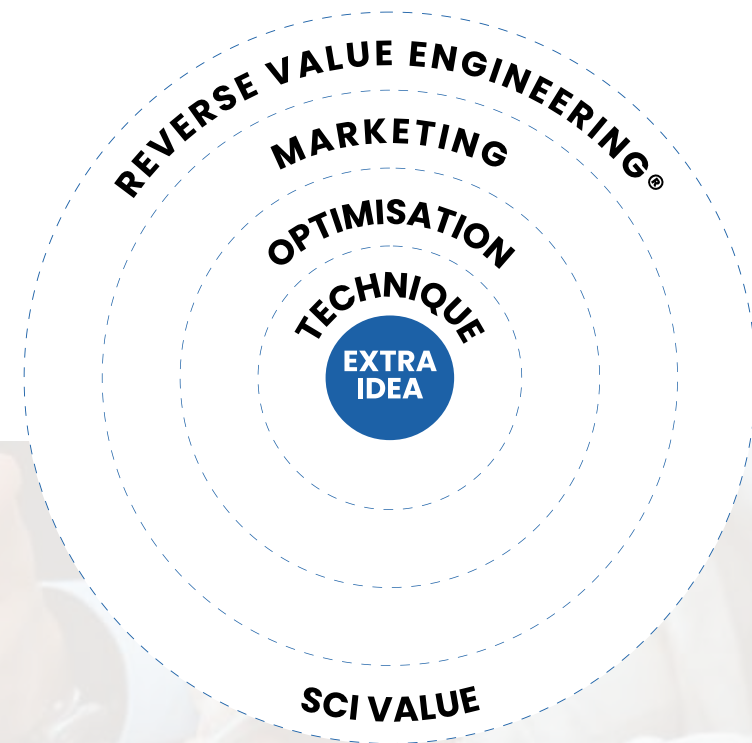
### **Technical and economic consistency assessment**

Our experience and the tools available to us enable us to estimate Hard and Soft Costs to check project feasibility, confirming or not that the initial budget is consistent with the estimated expenditure.

# Our method

**SCI Value**'s action is the result of a proprietary method, demonstrated in thirty years of operation in the **Real Estate** sector on various significant orders.

Starting from the rigorous analysis of the project, in-depth examination of the feasibility and the established budgets, moving on to a detailed estimated study, searching for suppliers and building systems able to significantly improve the performance of the project and the consequent savings.





# Research and development

**SCI Value** believes in research pursuing it every day.  
Our Research and Development division designed **Price Plus®**,  
the first dynamic pricing software conceived for public works,  
private utilities and developing countries: an integrated platform  
to set the budget and feasibility of every project.



**Price Plus®**  
The dynamic SCI Value  
pricing software

**Building together.**

**More than a value:  
a mission.**



# SCI Value references



Patrizia S.A.R.L.  
Verona Property Fund  
2023

*Former General Storehouses  
Verona*

**Functional rehabilitation,  
for office use, of industrial  
sheds 25 26 (building 09)  
Project REVO building 26  
Ground floor, south zone**



Fabrica Immobiliare SGR S.p.A.  
Inarcassa RE comparto 2 Fund  
2022

*Galleria Regina Margherita  
City of Rome*

**Change of use from  
office and commercial  
to tourist facilities**



C.D.S. Costruzioni S.p.A.  
Waterfront di Levante S.r.l.  
2022

*Mechanical, electrical,  
and plumbing system  
Genoa*

**Levante Waterfront  
Project**



Artelia Italia S.p.A.  
Antirion Global Fund  
2022

*Rosewood Hotel  
City of Rome*

**Development of property  
located in Via Vittorio Veneto, 119**



Patrizia S.A.R.L.  
Verona Property Fund  
2022

*Former General Storehouses  
Verona*

**External development of the  
area** (compensatory works)



Patrizia S.A.R.L.  
Verona Property Fund  
2022

*Former General Storehouses  
Verona*

**Functional renovation  
of “La Rotonda” Cooling Station  
and adjacent buildings**  
(external renovation project)



Fabrica Immobiliare SGR S.p.A.  
Cicerone Fund  
2022

*Building – Residential unit  
City of Rome*

**Building renovation works  
of private residential unit  
in Via Albertario**



Fabrica Immobiliare SGR S.p.A.  
Cicerone Fund  
2022

*Building – Housing units  
City of Rome*

**Redevelopment works  
of 76 housing units in the  
complex located at  
Via Giovanni Andrea Badoero**



# SCI Value references



Fabrica Immobiliare SGR S.p.A.  
Erasmus Fund  
2022

*DoveVivo S.p.A.  
Pisa*

**Construction of a  
Student Residence in the  
former Saint Gobain Area  
Student House**



Patrizia S.A.R.L.  
Verona Property Fund  
2021

*Former General Storehouses  
Verona*

**Functional renovation  
of "La Rotonda"  
Cooling Station**



Fabrica Immobiliare SGR S.p.A.  
Cicerone Fund – Building Two  
2021

*Building – via Ippolito Nievo 51,  
City of Rome*

**Refurbishment of architectural  
spaces and electrical,  
mechanical and plumbing  
systems of common parts  
of the building**



Fabrica Immobiliare SGR S.p.A.  
Cicerone Fund – Building Two  
2021

*Building – via Ippolito Nievo 61,  
City of Rome*

**Refurbishment of architectural  
spaces and electrical,  
mechanical and plumbing  
systems of common parts  
of the real estate units  
of the property**





Patrizia S.A.R.L.  
Verona Property Fund  
2021

*Former General Storehouses  
Verona*

**Functional renovation of  
“La Rotonda” Cooling Station  
and adjacent buildings  
Project Revo B26 ground floor  
Phase A north zone**



Fabrica Immobiliare SGR S.p.A.  
Novello Fund  
2020

*Quartiere Novello  
Cesena UMI 1*

**Social Housing  
Residential Complex**



Fabrica Immobiliare SGR S.p.A.  
Novello Fund  
2020

*Quartiere Novello  
Cesena UMI 2*

**Social Housing  
Residential Complex**



Patrizia S.A.R.L.  
Verona Property Fund  
2020

*Former General Storehouses  
Verona*

**Functional renovation  
of “La Rotonda”  
Cooling Station Building  
(architectural and structural)  
and adjacent buildings**

# SCI Value references



Fabrica Immobiliare SGR S.p.A.  
Erasmus Fund  
2020

*Via Galileo Ferraris, 4  
Naples*

**Building renovation  
works former INPS building,  
intended for university  
residence**



Patrizia S.A.R.L.  
Verona Property Fund  
2019

*Former General Storehouses  
Verona*

**Two storey underground car  
park electrical installations**



Patrizia S.A.R.L.  
Verona Property Fund  
2019

*Former General Storehouses  
Verona*

**Functional renovation of the  
Cooling Station and adjacent  
electrical installation buildings**



Patrizia S.A.R.L.  
Verona Property Fund  
2019

*Former General Storehouses  
Verona*

**Project for a two-storey  
underground car park and  
a ground level parking lot**



Patrizia S.A.R.L.  
Verona Property Fund  
2019

*Former General Storehouses  
Verona*

**Customisation B26 – DoBank  
Shelving Annex C**



Torre SGR S.p.A.  
Verona Property Fund  
2018

*Former General Storehouses  
Verona*

**Warehouses 25 & 26  
Electrical and special systems**



Patrizia S.A.R.L.  
Verona Property Fund  
2018

*Former General Storehouses  
Verona*

**Functional renovation  
of Warehouses 25 & 26  
Condominium parts and user**



Investire SGR S.p.A.  
Secondo Re Fund  
2018

*City of Rome*

**Restructuring of office  
building into tourist  
accommodation facility**





Tenuta Merigo S.r.l.  
Project Management, RVE®  
2023

*Fumane, Verona*

**Realisation of New Winery  
in Via Giare, 9**



To see the updated  
SCI Value references  
[www.scivalue.it/reference.html](http://www.scivalue.it/reference.html)





Former General Storehouses  
Verona



**A dynamic company  
built on solid  
experience.**







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