



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 2025



€ 293.461.123,93

Value of Projects



€ 239.280.348,26

Reverse Value Engineering®



€ 54.180.775,67

Savings obtained with RVE®

-24,05% 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.



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 Management

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.



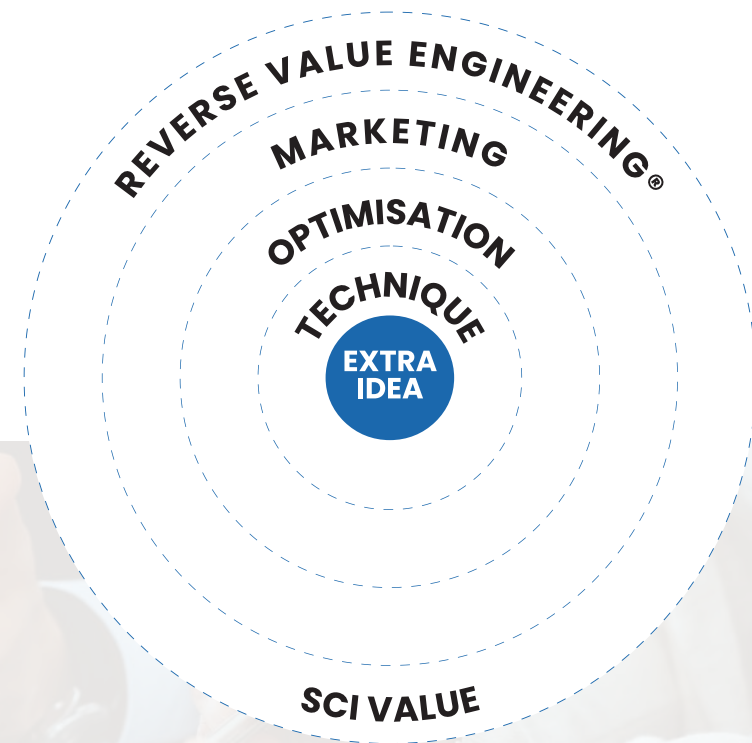
Technical and economic consistency assessment

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



Fabrica Immobiliare SGR S.p.A.
Cicerone Fund – Section TWO
2025

*Roma, RM
21 Clivo Rutario street*

**Restyling of facades and
common areas**



Fabrica Immobiliare SGR S.p.A.
Cicerone Fund – Section TWO
2025

*Roma, RM
Real estate units – property
located on Fiorino Fiorini, 16
street and Antonio Toscani 15-
95 street*

**Project for extraordinary
maintenance of the building**



Fabrica Immobiliare SGR S.p.A.
Cicerone Fund – Section TWO
2025

*Roma, RM
Common areas – property
located on Fiorino Fiorini, 16
street and Antonio Toscani 15-
95 street*

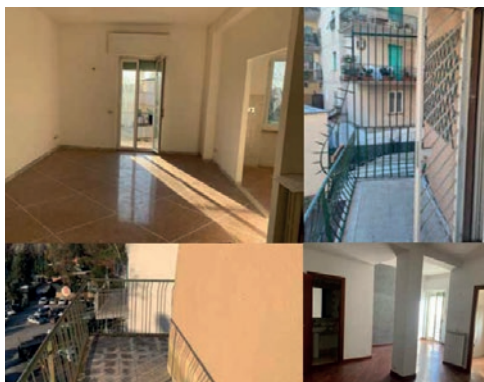
**Project for extraordinary
maintenance of the building**



Fabrica Immobiliare SGR S.p.A.
Cicerone Fund – Section TWO
2024

*Roma, RM
property located on di Porta di
Fabbrica street*

Value Engineering activities



Fabrica Immobiliare SGR S.p.A.
Cicerone Fund – Section TWO
2024

*Roma, RM
property located on Clivo
Rutario street, 21*

Value Engineering activities



Fabrica Immobiliare SGR S.p.A.
Cicerone Fund – Section TWO
2024

*Roma, RM
Housing units – property
located on 7 Luigi Rava street*

**Value Engineering Services
for the ordinary and
extraordinary maintenance of
35 apartments**



Fabrica Immobiliare SGR S.p.A.
Cicerone Fund – Section TWO
2024

*Roma, RM
Common areas – property
located on 7 Luigi Rava street*

**Project for extraordinary
maintenance of the building**



Tenuta Merigo S.r.l.
Project Management, RVE®
2024

*Fumane, VR
Via Giare, 5*

**Work in Progress – Project for
the construction of the new
Tenuta Merigo Winery**

SCI Value references



Verona Property Fund
Patrizia SARL
2023

*Verona, VR
Ex General Warehouses*

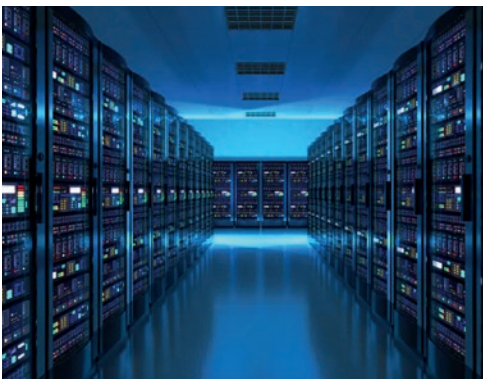
**Functional Recovery
Boundary wall**



Cefla Società Cooperativa
CINECA INFN (National Institute
of Nuclear Physics)
2023

*Bologna, BO
Stalingrado street*

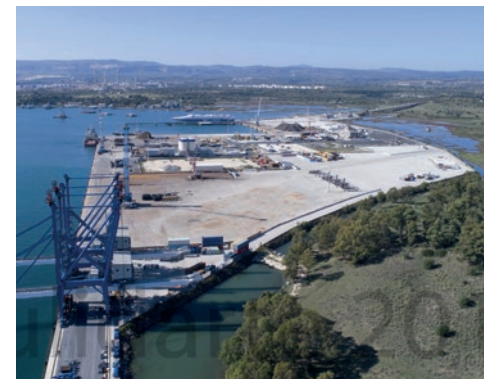
**Construction of works, lot no. 4
CINECA-INFN Site Adaptation
for the supercomputer of the
former Tobacco Factory**



Bouygues E&S Italia S.p.a.
Infrastructure Italia Land 4 srl
2023

*Pavia, PV
Vellezzo Bellini*

**Development of a new Data
Center site, located in Alzaia
Naviglio Pavese s/n**



Autorità di Sistema Del mare di
Sicilia Orientale
Cold Ironing , RVE®
2023

Augusta, SR - Catania

**Electrification of the quays in
the ports**



Fabrica Immobiliare SGR S.p.A.
Fondo Cicerone, RVE®
2023

*Roma, RM
Via Guglielmo Marconi
n.152-164-172)*

Value Engineering activities



Cefla Società Cooperativa
Leonardo Global Solutions S.p.A.
2023

*Varese, VA
Cascina Costa*

Turnkey realization of the new hangar, including the executive design of the plant



BTB srl Primary Urbanization
Works of the private initiative
detailed urban plan called
Esperanto 03, ATO 4 area
2023

*Verona, VR
Requalification of Piazzale Sforzi
Sacra Famiglia, 5th District.*

Primary Urbanization Works of the private initiative detailed urban plan



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

SCI Value references



Fabrica Immobiliare SGR S.p.A.
Esperia Fund Closed-End Real
Estate Investment Fund
2023

*Naples, NA
property located on Vigliena
street, 35*

**Building renovation works
of the property**



Fabrica Immobiliare S.p.A.
Fondo inarcassa RE
Section TWO
2022

*Galleria Regina Margherita
Rome Capital*

**Building renovation with the
change of use from office
and commercial to tourist
accommodation**



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

*Former General Storehouses
Verona*

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



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

*Mechanical, electrical,
and plumbing system
Genoa*

**Levante Waterfront
Project**



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)**



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

*Rosewood Hotel
City of Rome*

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



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**



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**

SCI Value references



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**



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

*Former General Storehouses
Verona*

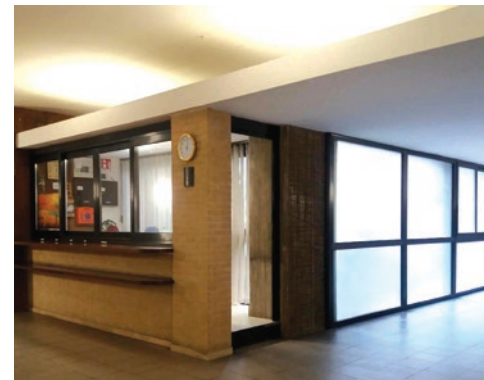
**Functional renovation of
“La Rotonda” Cooling Station and
adjacent buildings Project Revo
B26 ground floor
Phase A north zone**



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

*Former General Storehouses
Verona*

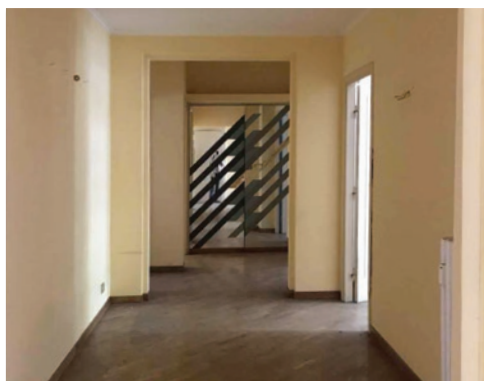
**Functional renovation
of “La Rotonda”
Cooling Station**



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**



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

*Via Galileo Ferraris, 4
Naples*

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



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**

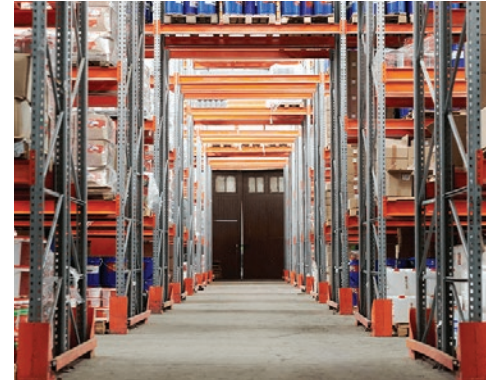
SCI Value references



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**



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

*Former General Storehouses
Verona*

**Customisation B26 – DoBank
Shelving Annex C**



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**



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

City of Rome

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



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**



To see the updated
SCI Value references
www.scivalue.it/reference.html



Ex General Warehouses
Verona

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







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