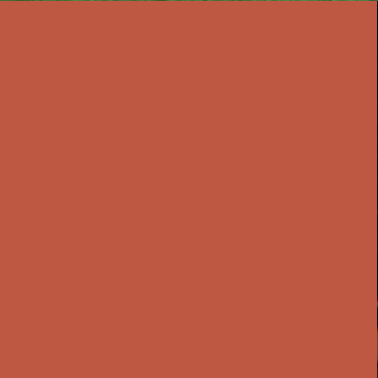
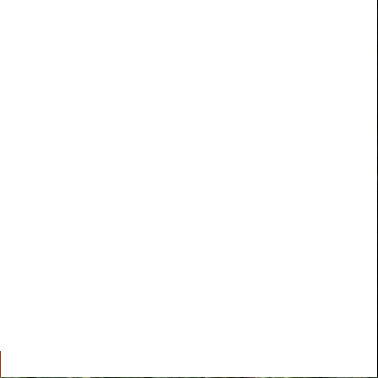
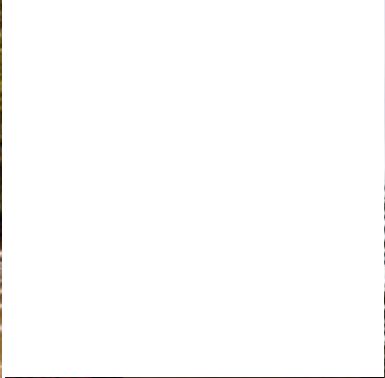


DOMUS COMELIANA  
EVENTS • CONFERENCES



# WELCOME

Domus Comeliana's site, located between Piazza del Duomo and the 1155 medieval city walls was already identified in the first City plan (late 1500), and was occupied by gardens until 1870. An engraving dated 1872 shows a street perpendicular to the walls, and a long building classified as a 'house' surrounded by a 'vegetable garden with water reserves.'

An open gallery, a barn, and a shed were later added and in 1947 the complex became the home and office of the University of Pisa Dermatology Clinic director Marcello Comel. From 1992, the scientific foundation carried out extensive refurbishment of the facilities and made the original villa with its terrace and gallery and the two gardens available to the city for events.

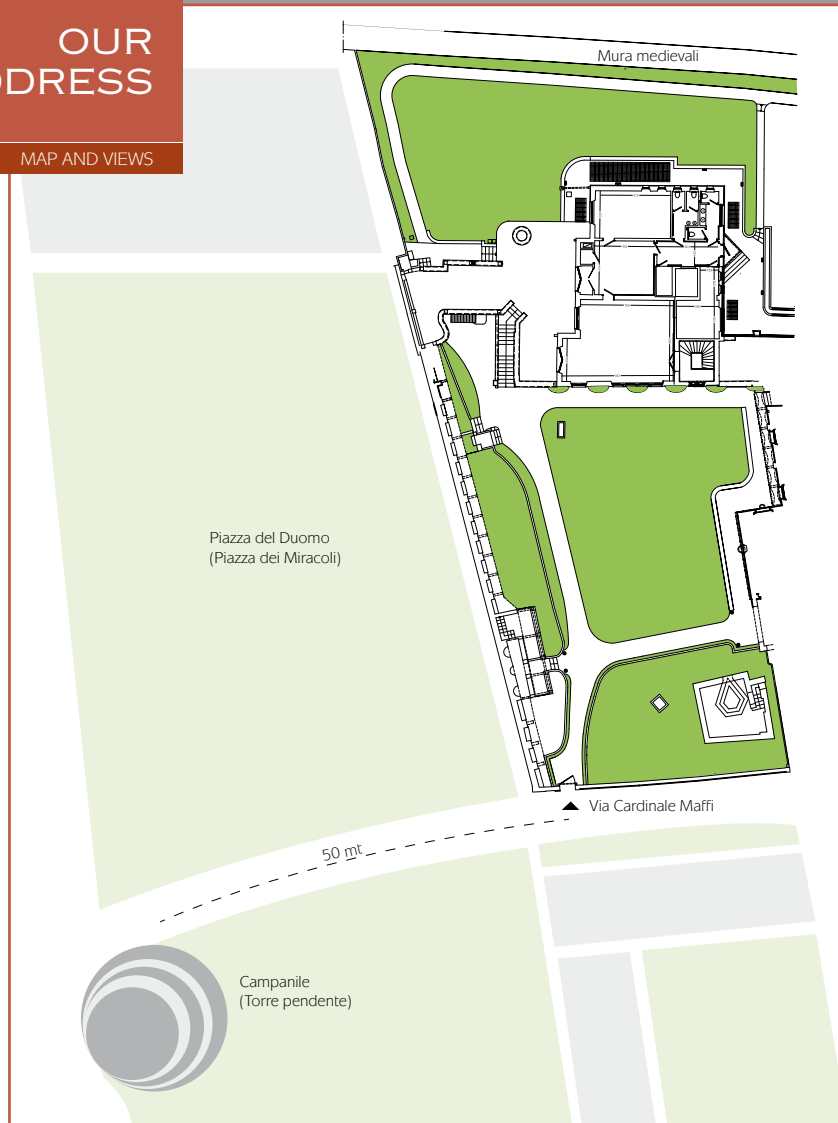
Welcome to the Domus Comeliana – a historic site in a unique location in the heart of Pisa where exclusive and sophisticated events can be organised.

It is an authentic mansion with its own history and is located in an area of important Italian architectural and cultural interest.



## OUR ADDRESS

MAP AND VIEWS



## AT THE FOOT OF THE TOWER

As you can see from the photos and the floor plan, Comeliana Domus is located a few steps from the beautiful Piazza del Duomo (Piazza dei Miracoli), where you can enjoy the famous leaning tower, the Duomo Cathedral, the Battistero (Baptistery) and the Campo Santo (Graveyard).

IT IS possible to organise and host events of any kind, in a beautiful artistic setting without equal in the world.

Thanks its modern design (fitting the location and multifunctional needs), Domus Comeliana provides a versatile location for a range of events. Depending on the event, whether private, business, scientific or cultural, we will assist you to achieve the best result for you and your guests' satisfaction.

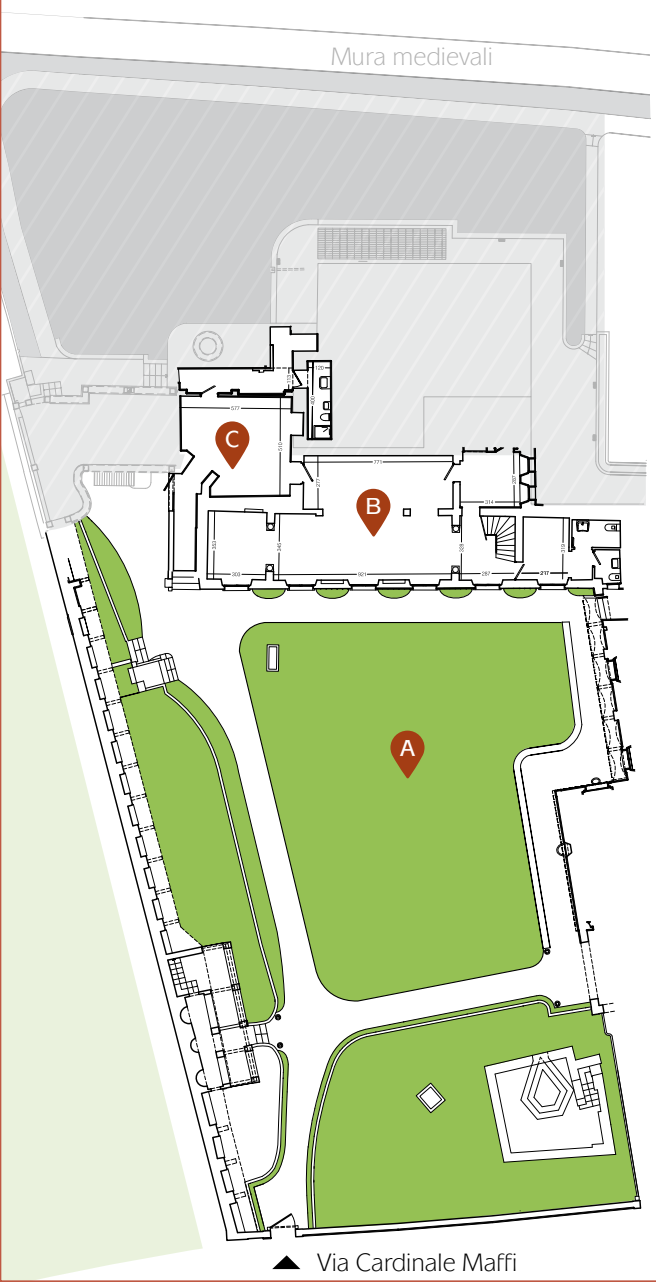


Each area provides all the amenities appropriate for a well-designed and high-class event.

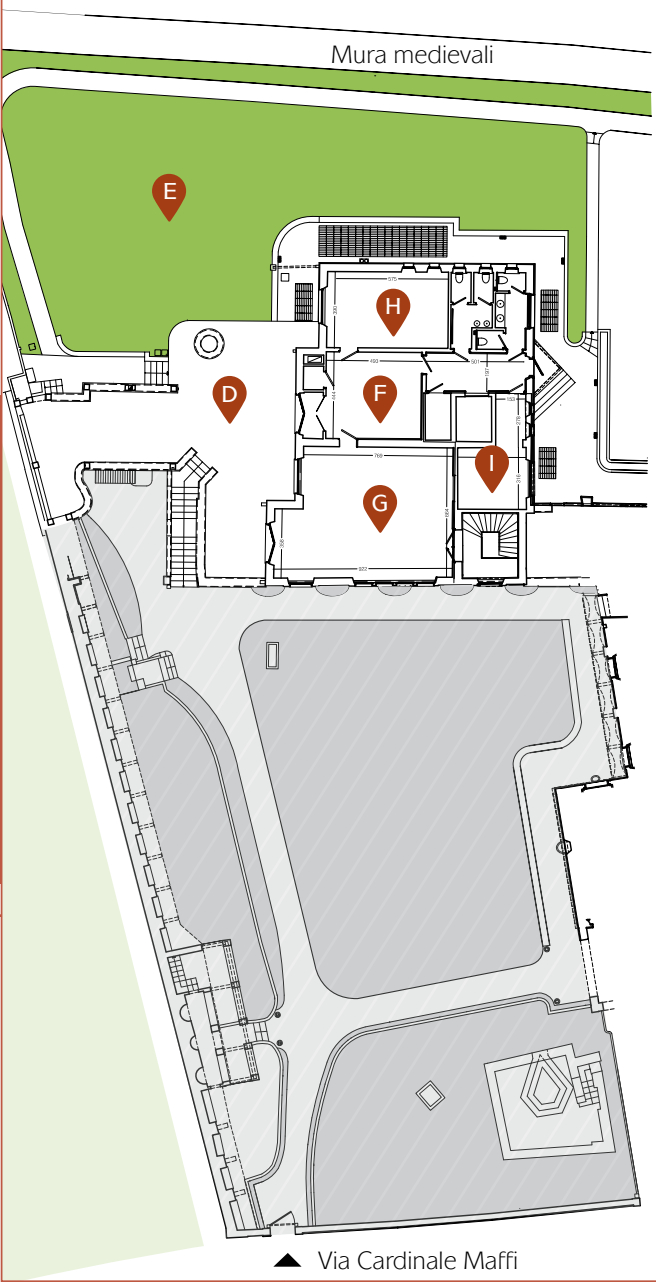
The quiet halls and great outdoor areas, with their terraces and gardens, offer plenty of well-organised spaces alongside the latest technological amenities. These enable us to provide guests with a dedicated focus that integrates classic architectural elegance with sustainable eco-innovation.

## OUR VENUES

Ground floor



First floor



# FITTINGS

## MULTIFUNCTIONAL HALLS



### EQUIPMENT

Can be arranged to suit different occasions: buffets, dinners, cocktail parties, conferences, meetings and audio-visual presentations.



### LIGHTING

Cielos Zumtobel modular luminous ceilings and Viabizzuno dimmable spotlights.



### WLAN

Hot-Spot WiFi Ubiquity UAP-PRO, ultra-fast fibre-optic connection up to 100Mb/s.



### AIR CONDITIONING

Summer-winter air conditioning and air treatment.



### CHAIRS

40/4 chromed steel and resin ergonomic chairs designed by David Rowland. (Grand Prix XIII Triennale of Milan, which was exhibited in the permanent collection at the MoMA in New York).



### AUDIO-VISUAL

Screen with a rigid frame WIDE SCREEN (116 inch 16:10 aspect ratio) and mobile projector NEC short-throw DLP (WXGA - 3,500. ANSI lumen).



### CEILING

The ceilings are made from sound absorbing plasterboard with a rail hanging system on all walls, maximum load 50 kg/m.



### MAP KEY

- A Lower garden
- B Sala del Seminario
- C Kitchen Catering

- D Terrace
- E Upper garden
- F Lobby

- G Sala degli Ulivi
- H Sala delle Mura
- I Equipped kitchen



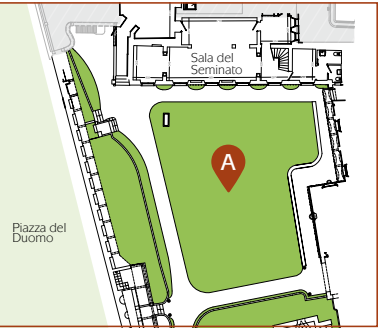
LOWER  
GARDEN

GROUND  
FLOOR



DETAILS

Once designed as a romantic garden, it features a remarkable variety of plants. Pine trees, palm trees, oaks, a majestic magnolia with large flowers, lemon trees, pomegranate trees and camellias, various types of bushes and a large, soft grass are enclosed by dry stone walls and stone paths.



As soon as you cross the threshold at Domus, you are welcomed by the majestic, old, isolated and quite garden which is protected by high walls  
Bronze and marble statues, including one of the founder's mother with young children, shadowy niches, climbing plants, clay pots, pentagonal nymphaeum bath provide a **tranquil meeting point between the art of nature and that of humanity. It is a place to pause, rest and think.**



**CAPACITY**  
Up to **150**

The night **lighting** is arranged by diffuse lights reflecting upon the walls and along the paths. It is normally integrated with candlelight for a more intimate and personalised atmosphere.

Protected by **high walls** that guard the quietness and privacy, the space is suitable for the same uses as Domus, and thanks to its larger size, it has even larger operational capabilities.

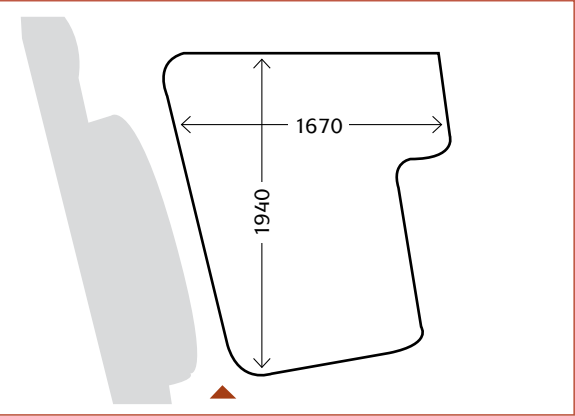
FLOOR PLAN

Position  
Exposure  
Proximity  
Features

Ground floor  
South  
Sala del Seminario, Catering Kitchen

- Large grassy area bordered by grey stone paths between various species of trees and bushes.
- Suitable for leisure during work breaks, conversation, ceremonies and fitted for outdoor meetings, cocktails, gala lunches and dinners.

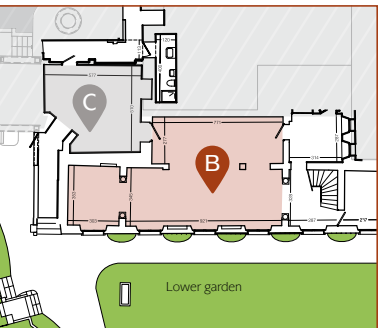
250 square metres



Useable area

# SALA DEL SEMINATO

GROUND  
FLOOR



## FLOOR PLAN

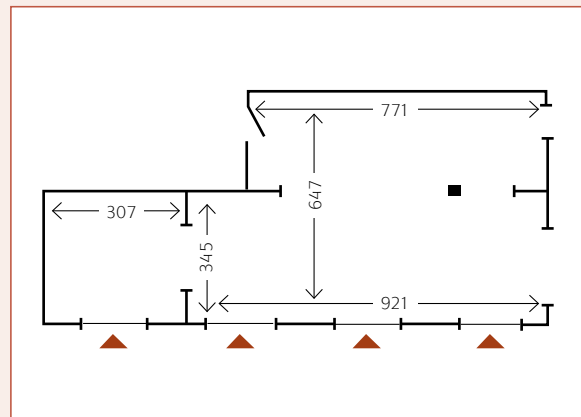
Position  
Exposure  
Proximity  
Features

Area

Ground floor  
South  
catering kitchen, lower garden

- A large space on the ground floor opens onto the garden, and the Tower via the many doors
- Multifunctional
- It can be arranged and furnished depending on the use of the upstairs space

70 square metres



Entering through one of the doors of the arches that face the lower Garden, you will access the fresh and bright ground floor gallery.

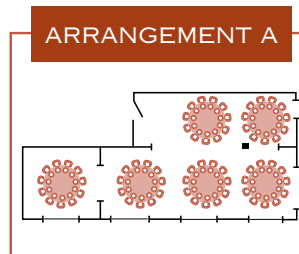
Beautiful Venetian seminato flooring, made using a rare craft technique, with a vast oriental and lagoon carpet which is surrounded by the original Domus' multiple stone columns and bronze bas-reliefs. The selected lighting, the sound-absorbent ceiling and the modern burnished steel and glass staircase make this a fascinating space which combines past and present.

The space is perfect for conferences, business meetings and seminars, celebrations, meetings, gala dinners and events of any kind.

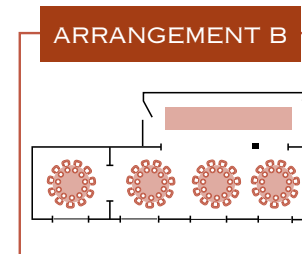
## EXAMPLES OF ARRANGEMENTS



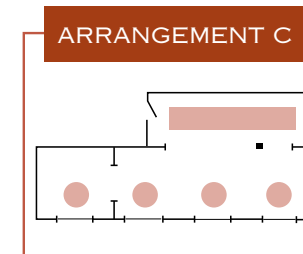
**CAPACITY**  
Single table: **28**  
Standing buffet: **50/60**  
Round tables: **60/70**



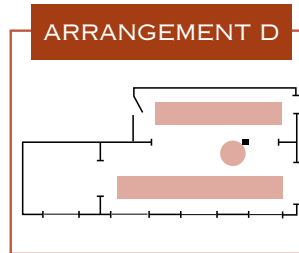
11 chairs per table



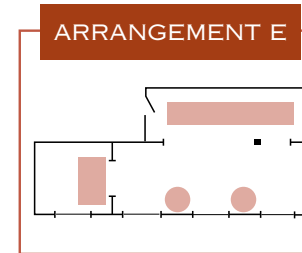
10 chairs per buffet table + buffet



High countertop buffet tables + buffet



Only buffet stations



Aperitifs buffet, DJ booth, high tables

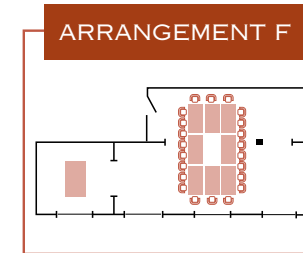


Table with 22 chairs and service table

At the room's rear, there is a maintenance room for services (C, catering kitchen). This is designed for catering operators and has two access points to allow direct connection with the hall and the garden to serve food and beverages.





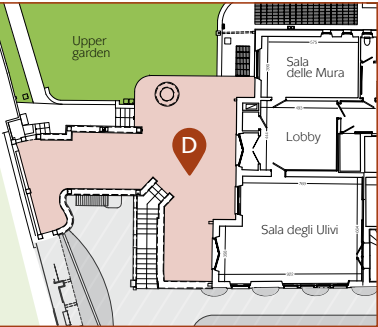
TERRACE

FIRST FLOOR



DETAILS

Low lighting creates a differentiated and scenic atmosphere. Additional lighting can be provided using external power sources.



The terrace roof, paved in Tuscan terracotta, with its ancient brick columns, provides a perspective of the Leaning Tower and dome of the Duomo cathedral. The terrace can be arranged according to the intended function – a work break, an outdoor seating for conversation and coffee, an aperitif, a candlelight dinner under the stars or a late night out. You will enjoy a totally unique view of the beautiful Piazza dei Miracoli. It is a perfect space for cocktails and dinner in a romantic atmosphere.



CAPACITY  
Up to 100

In the charming setting of **Piazza dei Miracoli**, where the Terrace rises above and connects the indoor and outdoor spaces of the Domus: The Lobby, Sala degli Ulivi, Sala delle Mura, upper and lower Garden. 100 square metres, overlooking the **Piazza del Duomo** and the two interior gardens that can be used for different events – dinners, buffets, cocktail parties, presentations and cinema screenings etc.

FLOOR PLAN

Position  
Exposure  
Proximity

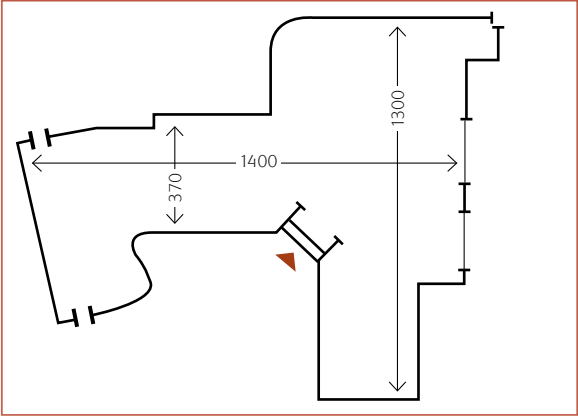
Features

Area

First floor  
North-west  
Upper garden, Lobby, Sala degli Ulivi

- A meeting point above the Piazza dei Miracoli which can be admired in all its depth from the balustrade.
- Suitable for breaks, meetings, ceremonies, cocktails or dinners under the stars

110 square metres





UPPER  
GARDEN

FIRST FLOOR



DETAILS

In an area parallel to the walls, you can admire the water lilies, lotus flowers and the Lily of the Nile that once dotted the romantic gardens. Palm trees shade the lawn and laurel hedges scent the air.



Delimited by mighty medieval walls which are hung with espalier citrus, the upper garden is bedecked with many plant features. Suitable for cocktail parties, dinners, conversations or relaxing meditation breaks, this garden forms a vast terrace which is connected by a small and discreet, soberly illuminated stone staircase. **It is part of a sheltered and quiet corner just a few steps from Piazza del Duomo and under the shadow of the famous Tower.**



**CAPACITY**  
Up to **100**

The upper garden has a sober **lighting system** which is specially designed to gently sweep the dark and bring out the depth of the plants and the hedges that surround it.

It provides a **mysterious background** to the conversation and company.

FLOOR PLAN

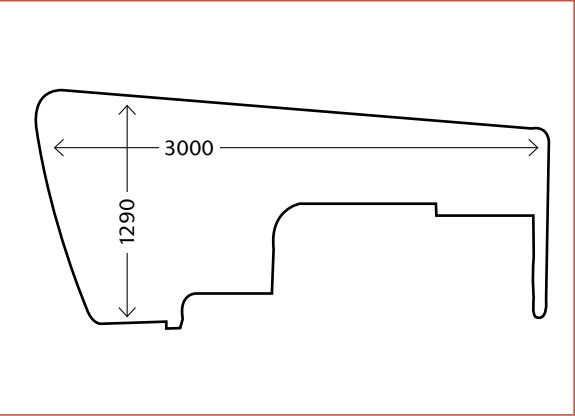
Position  
Exposure  
Proximity  
Features

First floor  
North  
Terrace, Sala delle Mura

- It channels the ancient hanging gardens
- Suitable for outdoor meetings, cocktails, gala dinners
- A fish tank with aquatic plants and flowers surrounded by palms, laurels and bitter oranges

Useable area

110 square metres



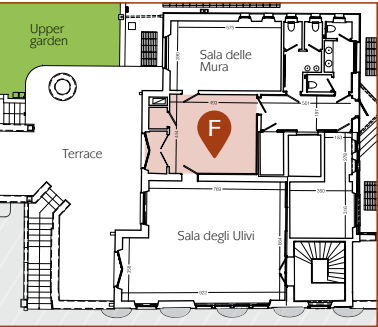
LOBBY

FIRST FLOOR



DETAILS

The Lobby is suitable for the reception, exhibition, waiting area, organisation point and documentation and news distribution for courses or seminars. It is a “meet and greet” point for guests, lecturers or speakers.



The Lobby is the main gateway to the Domus’ first floor. Through a large, bright double glass door, the Lobby connects the terrace to the two halls, one right and one to the left. Through the corridor there are four restrooms, the kitchen, and the emergency exit

The Lobby was conceived as a multifunctional space that can fulfil diverse tasks depending on the event that takes place at the Domus **It is available for any use..**

Paved for a cosy effect of continuity with the same olive parquet used in the adjacent halls is **elegantly furnished** with a beautiful antique walnut table and upholstered chairs.

It can be equipped with **services** aimed at activities that take place in the Halls or as a **standalone space** depending on the event.

FLOOR PLAN

Position  
Exposure  
Proximity

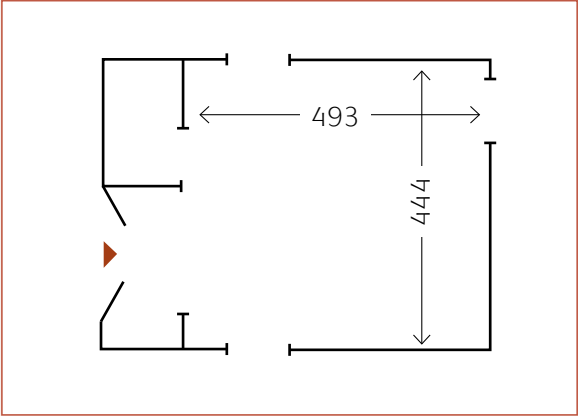
Features

Area

First floor  
North-west  
Terrace,Halls

■ The terrace’s extension between the two gardens, has multiple options for use

22 square  
metres



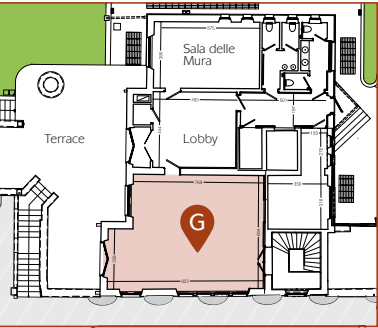


SALA  
DEGLI  
ULIVI

FIRST FLOOR



EXAMPLES OF  
ARRANGEMENTS



The great hall upstairs takes the name from the large olive wood planks treated with natural oil used for the flooring. It has two different lighting systems that allow you to choose either a warm adjustable soft light or something colder and more technical. The ceiling is made from concealed sound-absorbing panels, and equipped with a silent ventilation system and a museum rail hanging system that allows you to hang any wall paintings, prints, posters or charts, photos or anything else you choose.

The space is perfect for conferences, business meetings and seminars, celebrations, meetings, gala dinners and events of any kind.

FLOOR PLAN

Position

Exposure

Proximity

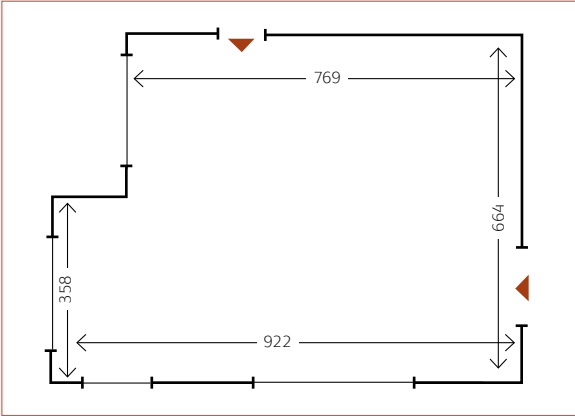
Features

Area

- First floor
- South
- Terrace, Lobby
- Large space on the first floor of the Domus, overlooking the garden and the Tower

Multifunctional for any type of event

It can be arranged and furnished upon request
- 60 square metres



CAPACITY

Theatre: **76 + 4 speakers**

Square table: **24**

horseshoe table: **22 + 16**

Boardroom table: **25/30**

Round tables: **60/70**

ARRANGEMENT A

6 rows of chairs + 4 speakers

ARRANGEMENT B

Horseshoe: 22 chairs + 17

ARRANGEMENT C

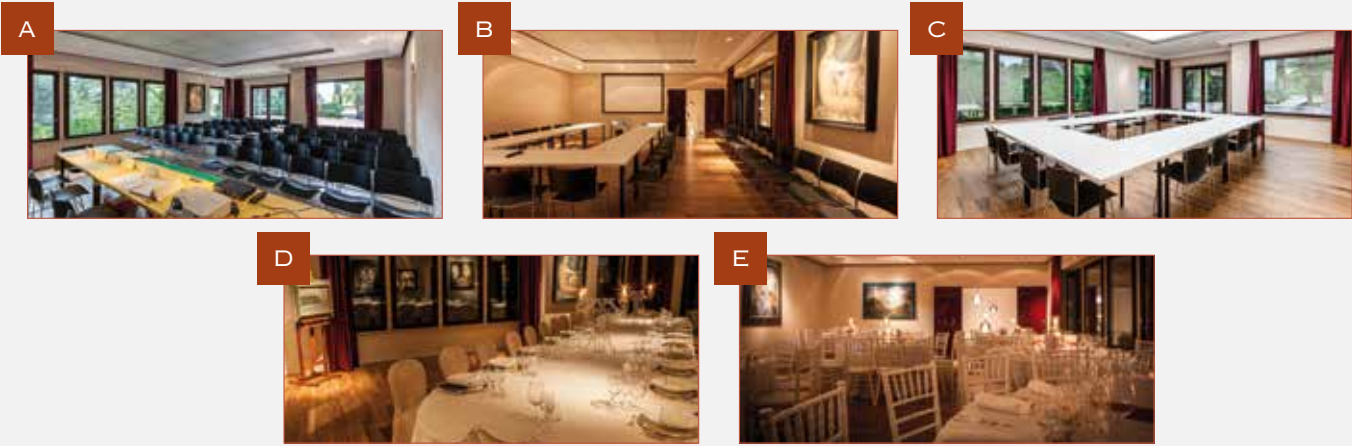
Square: 24 chairs

ARRANGEMENT D

Boardroom table: 22 chairs

ARRANGEMENT E

11 chairs per table

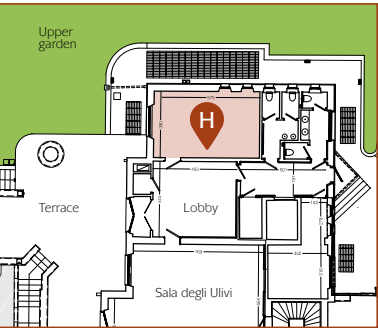


SALA  
DELLE  
MURA

FIRST FLOOR



EXAMPLES OF  
ARRANGEMENTS



Next to the Domus' elegant top floor Lobby is this smaller room. It is equipped like the Sala degli Ulivi.

Natural light comes in through the large window overlooking the garden, with views of the water lilies pool, a wonderful glimpse of the imposing medieval walls which date to 1155, along which grow climbing plants, palm trees and bitter orange. Over the years this dark foliage has reached an amazing and unusual height.

The immense silent and tranquil space is great for meetings and gatherings.



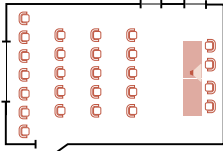
CAPACITY

Theatre: **22 + 4 speakers**

Rectangular table: **14**

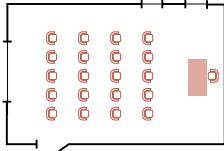
Boardroom table: **16**

ARRANGEMENT A



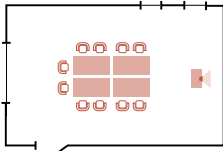
22 chairs + 4 speakers

ARRANGEMENT B



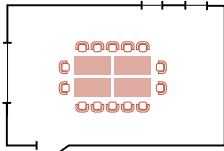
20 chairs + 4 speakers

ARRANGEMENT C



10 chairs

ARRANGEMENT D



14 chairs

FLOOR PLAN

Position  
Exposure  
Proximity

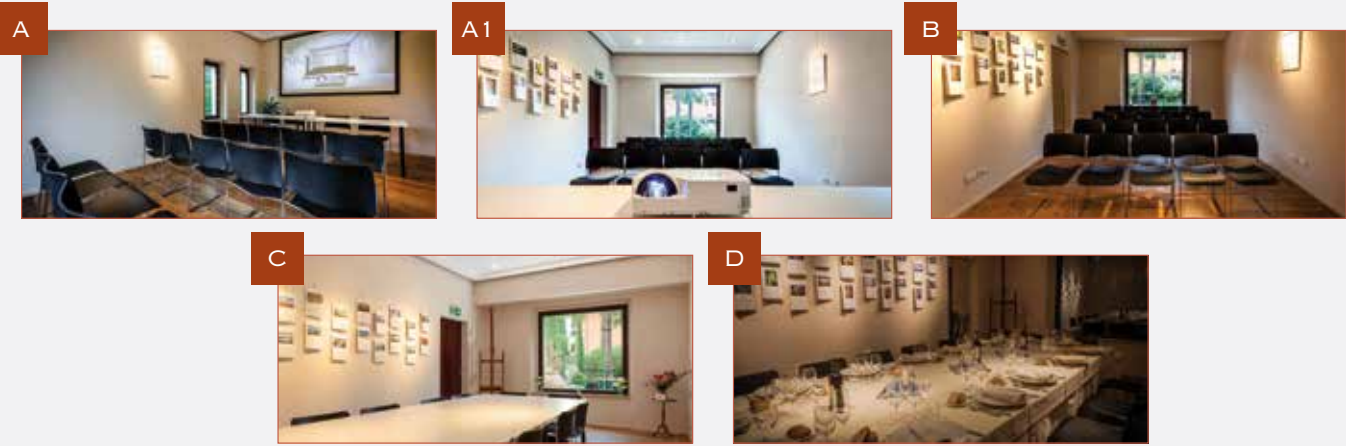
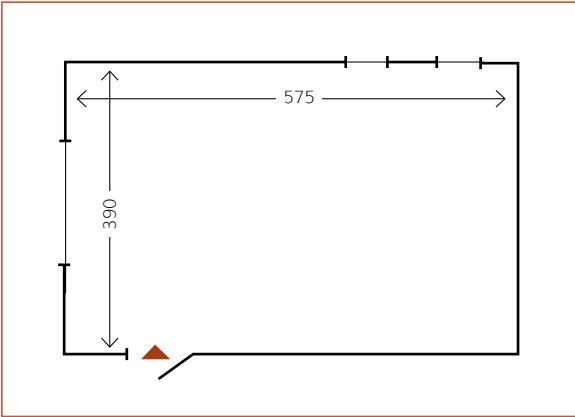
Features

Area

First floor  
North  
Terrace, Upper garden, Lobby

- A smaller room with an intimate atmosphere, overlooking the upper garden and the medieval walls
- Ideal for study meetings, counselling sessions, group work

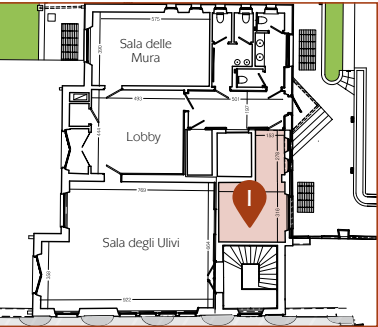
25 square metres





EQUIPPED  
KITCHEN

FIRST FLOOR



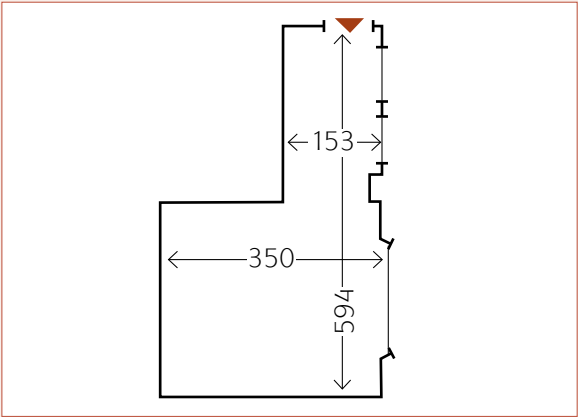
FLOOR PLAN

Position	First floor
Exposure	North-East
Proximity	Terrace, upper garden, Halls
Features	<div><div></div> Modern, complete and cutting-edge cooking facilities</div> <div><div></div> Professional appliances</div>
Area	15 square metres



Some spaces are not always in the foreground as they are only considered complementary. In the Domus they have been designed to add real value to prestigious spaces through their potential.

Upstairs you can find a modern designed and equipped professional kitchen. It is fully autonomous and capable of the highest quality food service to the requirements of your chosen chef **for the gastronomic "customised" events...**



*Domus Comeliana offers its guests outdoor spaces and enchanting halls to taste the delicacies of the best catering and banqueting services. In addition, for those who choose the personal chef service, professional and high quality equipment is available.*



VENTILATION

extractor hood 4000 m3/h with a fresh air intake of 2400 m3/h.



BURNERS

4 gas burners 6 kw Ø 110mm (double crown) and 4 kw Ø 80mm (single crown).



PASTA COOKER

One 26-litre gas-fired pasta cooker.



REFRIGERATORS

Two refrigerated cabinets “X” 400 litres, 1 door, TN.



HOT CABINET

hot cabinet with drawstring doors.



COLD CABINET

Refrigerated base 210 litres, 0-10 ° C.



ENERGY

EEC interlocked industrial sockets 2P + T 16A 220V; Shuko universal sockets 10 / 16A.



OVEN

Multifunction Combi oven Plus 6X1 / 1GN electric, combined steam, with display.



WATER

3 single tank sinks.



ICE MAKER

Ice-cube maker 42 kg/24h.



DISHWASHER

AIR-GAP electronic front loading dishwasher.



LIGHTING

led 15,000 lm lighting.

Furniture and equipment are ANGELO PO GRANDI CUCINE (MO).

GENERAL  
SERVICES

FIRST FLOOR | GROUND FLOOR



ECO  
SUSTAINABLE

Domus Comeliana uses the best technology available to create a sustainable environment. A high-efficiency Gas Heat Pump (GHP) air conditioning system makes it possible to exploit the clean energy of natural gas to keep cool in summer and warm in winter. The windows are energy efficient made of COR-TEN steel and equipped with solar control glass.

The Domus ground floor, Sala del Seminario and lower garden, underwent work to remove architectural barriers to make it accessible for **guests with mobility impairments**.

**All the hygiene services**, two on the ground floor and four on the first, are new and designed using different materials and coatings, to offer functionality, aesthetics and elegance.

The entrance on the lower level adjacent to **the wardrobe room** offers access to Sala del Seminario, and Sala degli Ulivi via a modernly designed steel staircase which is illuminated by a series of multi-coloured glass Venice lamps. On the upper floor and the verge of the terrace another entrance leads to a spacious **lobby reception**.

Under the first floor, there is Domus' technological heart – a modern and efficient facility that includes among other things:

- A pair of **heat pumps** with an Aisin Toyota combustion engine for the GHP with a thermal or refrigeration power of more than 120 kilowatts.
- A **low-temperature hydronic** conditioning and heating system based on an advanced Jaga fan-coil with a low-H2O technology.
- A modern **building supervision plant** based on Siemens Building Technology equipment.
- A powerful **air treatment unit** of 2,400 m3/h with an inverter control.

Position

Features

First floor and ground floor

The Domus offers many elegant and detailed spaces – functional and equipped rooms:

- Wardrobe
- Access rooms
- Hygiene services
- Internal staircase





Via Cardinale Maffi 48 - Pisa

**T.** + 3 9 0 2 0 0 6 2 0 5 1

**F.** + 3 9 0 2 7 6 0 0 3 6 4 7

[info@domuscomeliana.com](mailto:info@domuscomeliana.com)



**DOMUS COMELIANA**  
[WWW.DOMUSCOMELIANA.COM](http://WWW.DOMUSCOMELIANA.COM)