



MARCO DE GIOVANNINI

PORTFOLIO v.2025



Marco De Giovannini

Licensed Architect APPeC Milan 15473

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About

I am a highly skilled and creative **Senior Architect** with over 15 years of proven experience in planning, designing, and managing diverse architectural projects across various scales. I qualified from the *Politecnico di Milano*, Italy, and have since worked professionally in Italy, the Netherlands, the UK, and Mongolia.

My career began with established architectural firms like KCAP, EEA, and ASTOC, where I honed my expertise in planning and design. This experience led me to serve as **Country Manager** in Mongolia for Finenco LLC, focusing on delivering Italian design to the expanding Mongolian market. Ultimately, I established my own architectural firm in Ulaanbaatar, providing comprehensive services to both private and public clients.

I am passionate and inquisitive about every aspect of the architectural process, excelling at developing concepts and ensuring projects progress smoothly from initial design through all phases to timely delivery. My **extensive experience** includes:

- Outlining project concepts and guiding design development through all phases.
- Managing building site construction, from interiors to comprehensive planning projects.
- Overseeing daily operations and ensuring all project goals are met.
- Cultivating strong team and client relationships, ensuring satisfaction.

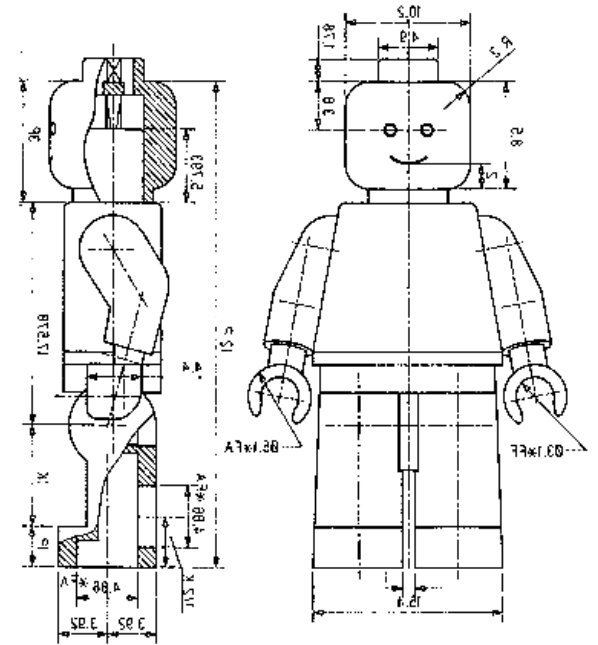
I possess a well-rounded skill set that includes excellent relationship building, time management, and the ability to autonomously manage and organize projects. I am also **proficient in all essential architectural software tools**, documentation, technical coordination, detailing, and stakeholder communication. I am a strong team player with a consistent track record of delivering high-quality work on time.

“

**motivated, passionate,
adaptable, upbeat,
professional, talented,
dynamic, hard-working,
artistic, brilliant, diligent,
honest, serious, wise,
talkative, intuitive,
adventurous, creative,
extroverted, reliable,
empathetic, industrious,
sociable, committed**

“

"Pleasure in the job puts perfection in the work"
Aristotele



Resume

WORK EXPERIENCE

Municipality of Biella, Biella (Italy)

Apr 2024 - Present **Senior Architect, Fire Safety Manager.** Responsible for managing fire safety documentation and compliance works for all the local authority's public buildings, ensuring adherence to legislative requirements.

MARCO LLC (Эм Эй Ар Си Оү ХХК-ГХО), Ulaanbaatar (Mongolia)

Jan 2011 - Dec 2023 **Founder and Managing Principal, DOD.** Responsible for developing master planning, architectural, and interior design projects, primarily for residential and mixed-use commercial developments. This includes monitoring and directing projects through to the construction phase, as well as managing contracts and client relationships.

Urban Planning Research Institute (UPRI), Ulaanbaatar (Mongolia)

Feb 2019 - Aug 2020 **Master Planning Consultant.** Responsible for tracing the outlines and consolidating the framework of the concept design for the Ulaanbaatar 2040 Master Plan.

Raffles Education Corporation - Interior Design Department, Ulaanbaatar (Mongolia)

Sep 2013 - Dec 2016 **Part-time Adjunct Lecturer.** Teaching 2D CAD, 3D Modeling, Practice Management, Business and Law and Sustainable Design modules.

Finenco Architects, Ulaanbaatar (Mongolia)

Oct 2008 - Dec 2009 **Senior Architect, Branch Director.** Responsible for developing production standards, monitoring and directing projects, managing contracts and client relationships.

LDA Design, London (United Kingdom)

Oct 2007 - Sep 2008 **Architect, Planner (Arch.2).** Project leader, teamwork on a 170 dwellings development in Oundle (UK). Involved in master planning, landscape design, planning application documentation.

SZA - Studio Zoppini Associati, Milan (Italy)

Jan 2007 - Sep 2007 **Architect (Arch.1).** Project-based work, teamwork on the implementation of the main concept for 2014 Sochi Winter Olympics Speed Skating Oval.

EEA - Erick van Egeraat Architects, Rotterdam (The Netherlands)

Jul 2004 - Nov 2006 **Architect (Arch.1).** Teamwork. Involved in master planning, residential, service and commercial projects.

KCAP - Kees Christiaanse Architects and Planners, Rotterdam (The Netherlands)

Jun 2003 - Jun 2004 **Trainee Architect (Int.1).** Draughtsman, delineation of concepts, presentations and technical support. Involved in master planning, residential, service and commercial projects.

EDUCATION

National Institute Italian Architects, Milan roster, Milan (Italy)

2006 Examination for Registration. **Licensed Architect** No. 15473.

Politecnico di Milano University, Milan (Italy)

2002 **Master Degree in Architecture.** Achieved with excellence.

CFP Regione Lombardia, Milan (Italy)

1999 Diploma "C.A.D. Design Techniques". 200 hours course.

SOFT SKILLS

Accountability
Leadership
People Management
Teamwork and Collaboration
Critical thinking and Abstraction
Strategic thinking
Problem-solving
Creativity
Flexibility
Time management
Initiative
Negotiation
Communications

Selected Projects List

(present-2011)

Architecture and Master Planning:

- Preliminary design, Ice Hockey Arena, 800 seats, 2021 Darkhan (MNG) (completed)
- 4500sqm four storeys building with mixed functions, 2019 Ulaanbaatar (built)
- Consultancy for Ulaanbaatar Capital City 2040 concept master-plan, 2019-20 Ulaanbaatar (completed)
- 5000sqm concept design of a compound with two 4 storeys apartment buildings, 2019 Ulaanbaatar (completed)
- Architectural design of a workers accommodation facility (160 people) made by 40ft.hq containers, 2018 Bulgan (MNG) (completed)
- Master plan and architectural design of Gashuunsukhait National border crossing, 2018 Gashuunsukhait (MNG) (built)
- Master plan and architectural design of a residential compound of 40 units (2,87ha), 2018 Baganuur (MNG) (completed)
- Concept design of a 16 storeys building for Mongol Bank, 2017 Ulaanbaatar (completed)
- Master plan and architectural design of a residential compound of 12 luxury villas, 2017 Ulaanbaatar (completed)
- Façade concept design of a 21 storeys building, 2014 Ulaanbaatar (completed)
- 485sqm single family villa, 2014 Boroo Nuur (MNG) (built)
- Two radar stations for Mongolian Civil Aviation, 2014 Mongolia (built)
- Master plan (1,5 ha) with mix of functions, commercial, offices and residential, 2014 Ulaanbaatar (completed)
- Concept design of a 12 storeys building near Jukov Museum, 2013 Ulaanbaatar (completed)
- Master plan and architectural design of a residential compound with 42 units, 2013 Ulaanbaatar (completed)
- Concept design of a 2 storeys building with commercial function, 2013 Ulaanbaatar (completed)
- Concept design of a 6 storeys hotel building, 2013 Zamin Uud (MNG) (completed)
- Residential development with 7 town-houses, 2012 Nukht (MNG) (built)
- Concept design for 21 storeys building, 2012 Ulaanbaatar (completed)
- Concept design of a mall with a 26 storeys hotel and 31 storeys residential tower, 2012 Ulaanbaatar (completed)
- Concept design of a 5 storeys building, 2011 Ulaanbaatar (completed)
- Master plan & architectural design of a residential complex (5 villas, 7 town-houses), Zaisan, 2011 Ulaanbaatar (completed)
- Concept design of a luxury resort with sport centre, commercial centre and conference centre, 2011 Ulaanbaatar (completed)
- Facade design of the iconic Zaisan Square building, 2011 Ulaanbaatar (built)
- 1500sqm residential development with 6 units, 2011 Nukht (MNG) (built)
- Concept design at Embassy Court Residence, 15 floors residential tower, 2011 Ulaanbaatar (completed)
- Two villas of 450sqm each, 2011 Nairamdai (MNG) (suspended)
- Concept design of a 9 floors office tower at Tengis square, 2011 Ulaanbaatar (completed)
- Concept design of a community centre to be used by 3 connected residential compounds, 2011 Ulaanbaatar (built)
- Architectural design of "Spanish Village" residential compound (13 apartments and 16 town-houses), 2011 Ulaanbaatar (built)
- Extension of a brewery, 2011 Ulaanbaatar (built)

Interior Design:

- 480sqm luxury penthouse, 2019-21 Ulaanbaatar (under construction)
- 3500sqm Unitel offices, 2019-20 Ulaanbaatar (built)
- Edelweiss Hotel full interior renovation, 2018 Ulaanbaatar (built)
- 1780sqm Gobi Cashmere flagship store, 2017 Ulaanbaatar (completed)
- 65sqm Gobi Cashmere branch at Chinggis Khaan Airport, 2016 Ulaanbaatar (built)
- 480sqm office renovation for European Bank of Reconstruction and Development headquarters, 2016 Ulaanbaatar (built)
- 97sqm apartment, 2015 Ulaanbaatar (built)
- 320sqm Britannia Language School headquarters, 2014 Ulaanbaatar (built)
- 1800sqm Arig Bank headquarters, 2014 Ulaanbaatar (built)
- 190sqm concept for new office space at Dunjingarav Mall, 2013 Ulaanbaatar (completed)
- Concept for café and wine shop at Dunjingarav Mall, 2013 Ulaanbaatar (completed)
- Net Capital new offices, 2013 Ulaanbaatar (3 branches, built)
- 85sqm mining company office, 2013 Ulaanbaatar (built)
- Bynderia pharmacies, 2013 Ulaanbaatar (2 branches, built)
- 240sqm multi-brand outlet store at Viva City, 2013 Ulaanbaatar (built)
- Apple official distributor store, 2 branches (AB Centre and Buddha Vista), 2013 Ulaanbaatar (built)
- Warehouse with office space for a mining company, 2012 Ulaanbaatar (built)
- 120sqm renovation of a law firm office, 2012 Ulaanbaatar (built)
- 200sqm concept for art gallery, 2011 Ulaanbaatar (completed)
- 180sqm insurance company office, 2011 Ulaanbaatar (built)
- 300sqm concept of a screen golf & lounge bar, 2011 Ulaanbaatar (completed)
- 600sqm concept renovation at Sky Plaza building, 2011 Ulaanbaatar (completed)
- 185sqm restaurant and bar, 2011 Zuunharaa (MNG) (built)
- 130sqm restaurant, 2011 Ulaanbaatar (built)
- 450sqm luxury apartment at "Royal Garden compound", 2011 Ulaanbaatar (built)
- 210sqm office space, 2011 Ulaanbaatar (built)
- 520sqm cashmere factory outlet, 2011 Ulaanbaatar (built)
- 475sqm duplex apartment in Zaisan, 2011 Ulaanbaatar (built)



Ulaanbaatar 2040

Concept Master Plan (Ulaanbaatar, 2019)

Client: **UPRI** (Ulaanbaatar Planning Research Institute)

Role: **Consultant**

The concept I proposed is based on implementing the "Ulaanbaatar 2030" Master Plan and focuses on decentralising the city centre. Several sub-centres have been integrated using attraction poles where specific functions have been consolidated. A network of multi-purpose relationships has been created to connect the vision to the priorities, supporting the main concept. The concept design has been approved and it will be developed into a detailed master plan.

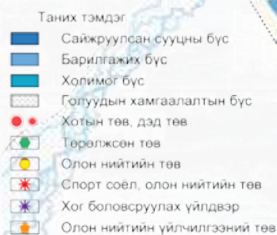


КОНЦЕПЦ

1. ТОГТВОРТОЙ
2. ИДЭВХТЭЙ
3. ДАСАН ЗОХИЦОХ
4. ЦОЦ ЦОМЖОН
5. ХУРТЛАМЖТАЙ
6. ХЭМЖЭЛТЭЙ

ОРОН СУУЦНЫ ТОО

Багануур	30'000
Багахангай	4'500
Налайх	20'500
Био Сонгино-Туул	7'000
Эмээлт	8'000
Жаргалант-361 гарам	7'000
Шинэ Зуунмод	10'000
Хонхор	14'500
Гачуурт	3'000
Тэрэлж	1'500
Зуслан	4'000
Улаанбаатар	500'000
Майдар	60'000



2040 ОНЫ ТҮВШИНД:

Олон төрлийн /орлогод нийцсэн, түрээсийн, ногоон/ орон сууцны хангамжийг нэмэгдүүлж, орон сууцны хөтөлбөрийг хэрэгжүүлнэ.

Төвлөрсөн болон хэсэгчилсэн инженерийн дэд бүтцийн хангамжтай, олон төрлийн тохилог орон сууц бүхий суурьшлын хэлбэрийг хөгжүүлнэ.

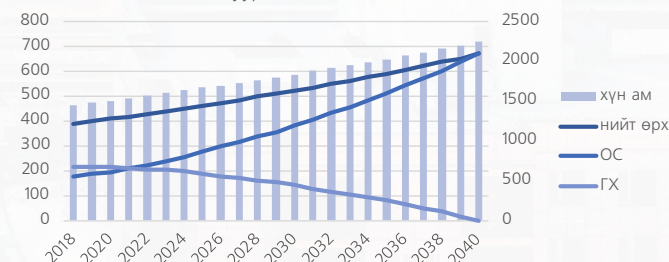
Нийслэл хотын хэмжээнд орон сууцны хангамжийг одоогийнхоос 3.8 дахин нэмэгдүүлж 670.0 мянгад хүргэнэ.

Улаанбаатар хотод : 500 мянга

Дагуул, хаяа хот суурингуудад: 170 мянга

Шинээр 495 мянган ИДБ-н хангамжтай орон сууцыг барьж ашиглалтанд оруулна.

Суурьшлын байдал



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Border Crossing Point

Master Plan & Architecture (Gashuunsukhait, 2018)

Client: **Mongolian Ministry of Finance**

Role: **DoD, Planner**

I was responsible for the master plan and building design of the Gashuunsukhait border crossing point between Mongolia and China. The existing main office building was retained, renovated, and extended. Following my initial assessment and subsequent recommendations regarding the inadequacy of the technical requirements, the project's final concept was adjusted. The revised design provided the most linear option, maximising the mining lanes while keeping the commercial routes neatly separate. This design achieved a highly efficient layout with minimal costs, satisfying all stakeholders. The project, which experienced delays due to the COVID-19 pandemic, was still under construction in 2023.



Aerial 3D render view



Aerial 3D render view



Narnii Zam 52

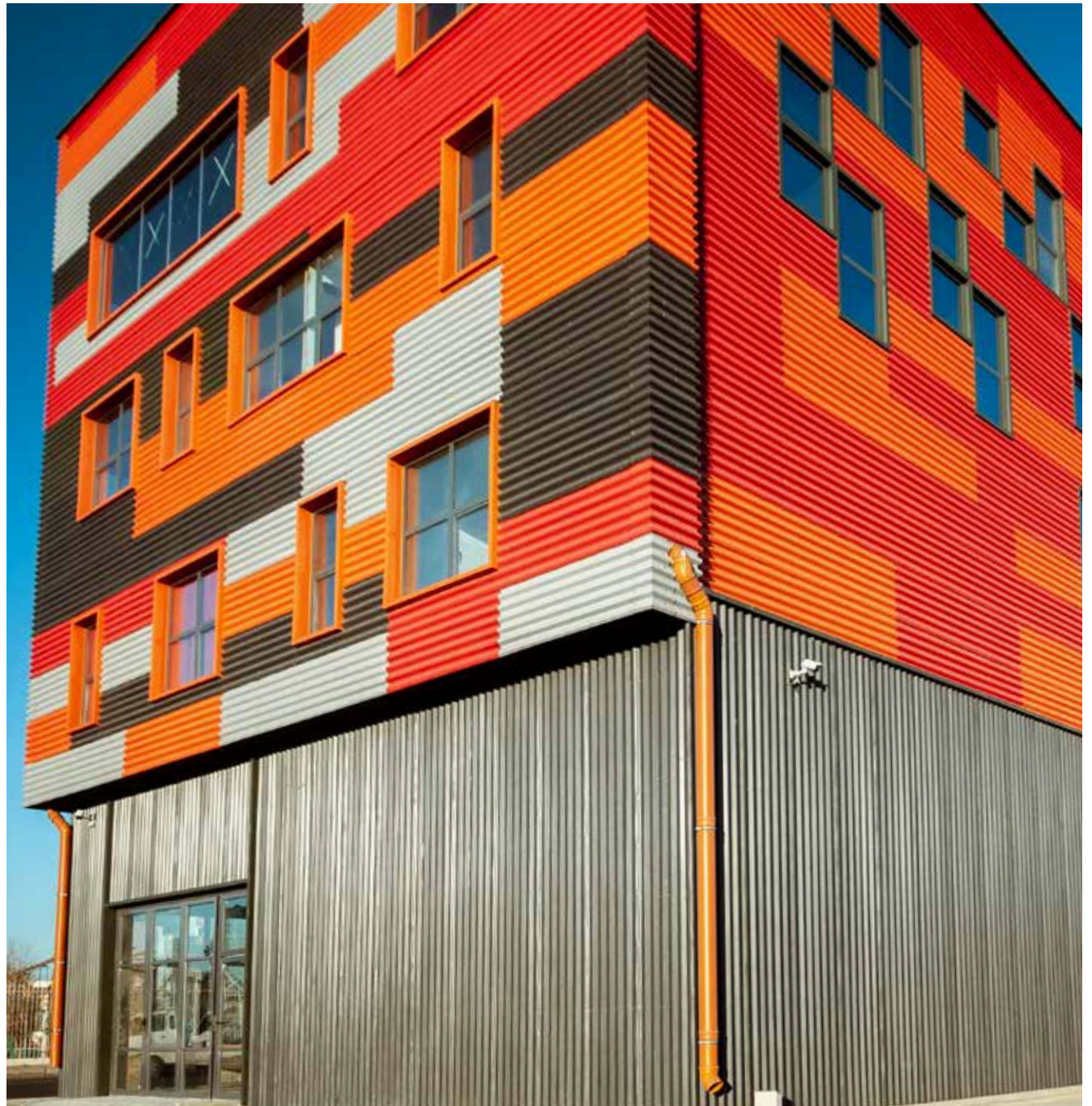
Facade Design (Ulaanbaatar, 2019)

Client: **Private**

Role: **Design Architect**

Mixed functions building that accommodates retails, bar, restaurant and office spaces.

The concept focused on the creation of a landmark for this low-rise and pale - existing - volume, through the use of eye-catching colours combined in a metal facade. The pattern of the facade stretches to mimic the dynamism of the street and the palette is sampled from a sunset image where the cars queue in line and where red, orange and black colours invade the scene.



West view



South and north facade



Zaisan Square


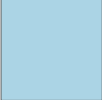





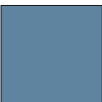


Facade Design (Ulaanbaatar, 2010)

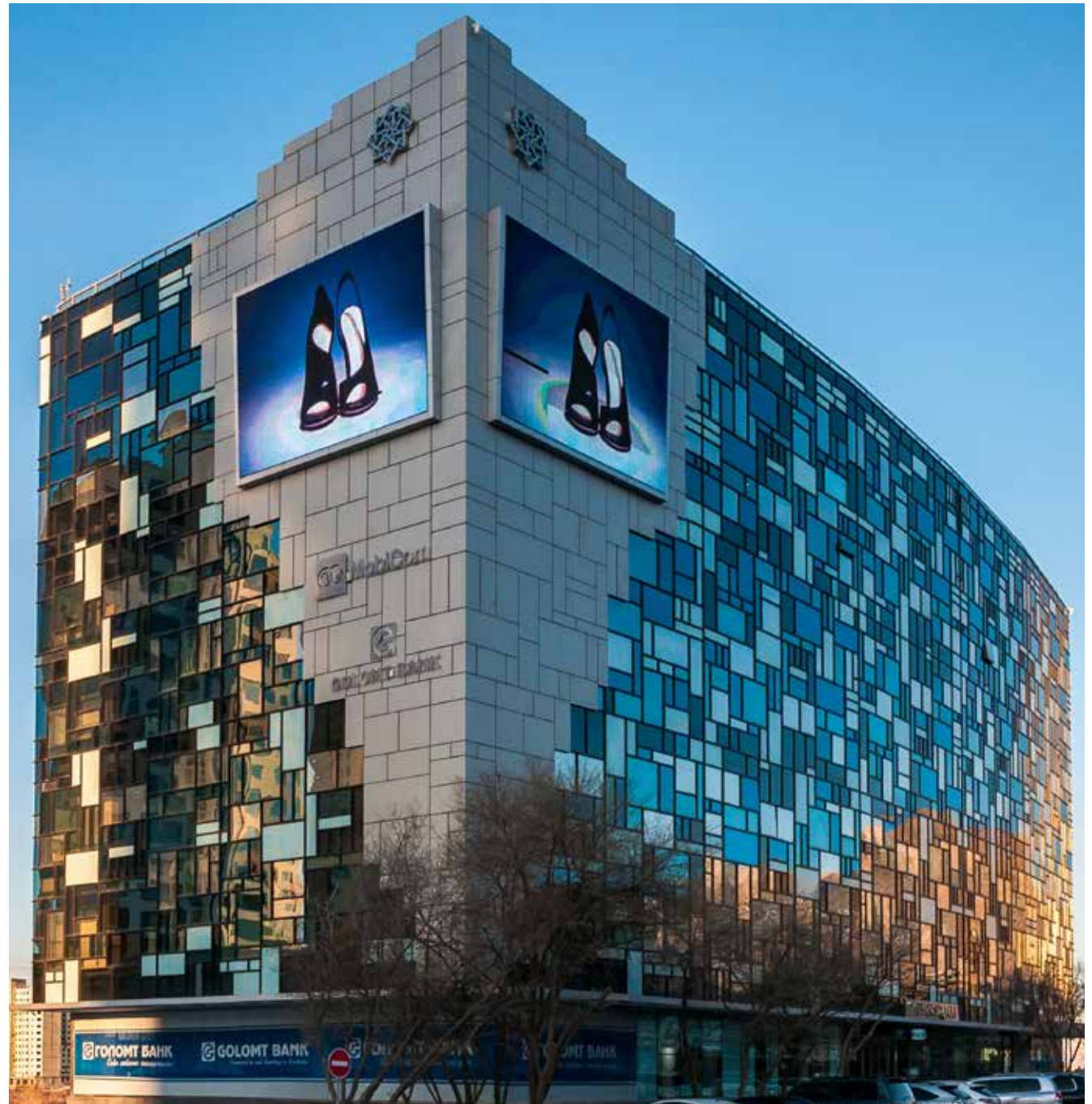
Client: **Oyuni Undra LLC**

Role: **Design Architect**

The concept focused on creating a module, irregularly fragmented into sub-elements. This module was then copied, mirrored, and rotated to panel the entire façade, with the sub-elements arranged according to a palette of colours and transparencies. While the blue tones of the glass panes mimic the ripples of the water in the nearby river, the corner is clad with grey metal panels to recall the rock of the hill opposite. The building still stands today as one of the city's most iconic elements and a strong visual and cultural landmark.

COLOUR PALETTE Glasses

	R 122 G 188 B 215 C 46,51 M 3,56 Y 10,16 K 0 RAL 5038		Opacity 60%
	R 122 G 188 B 215 C 46,51 M 3,56 Y 10,16 K 0 RAL 5038		Opacity 90%
	R 76 G 119 B 150 C 64,79 M 33,48 Y 26,33 K 0,34 RAL 5024		Opacity 60%
	R 76 G 119 B 150 C 64,79 M 33,48 Y 26,33 K 0,34 RAL 5024		Opacity 90%
	R 22 G 70 B 125 C 87,22 M 57,1 Y 22,55 K 4,37 RAL 5005-5010		Opacity 63%



North facade



The fragmentation of the south facade creates unexpected reflections



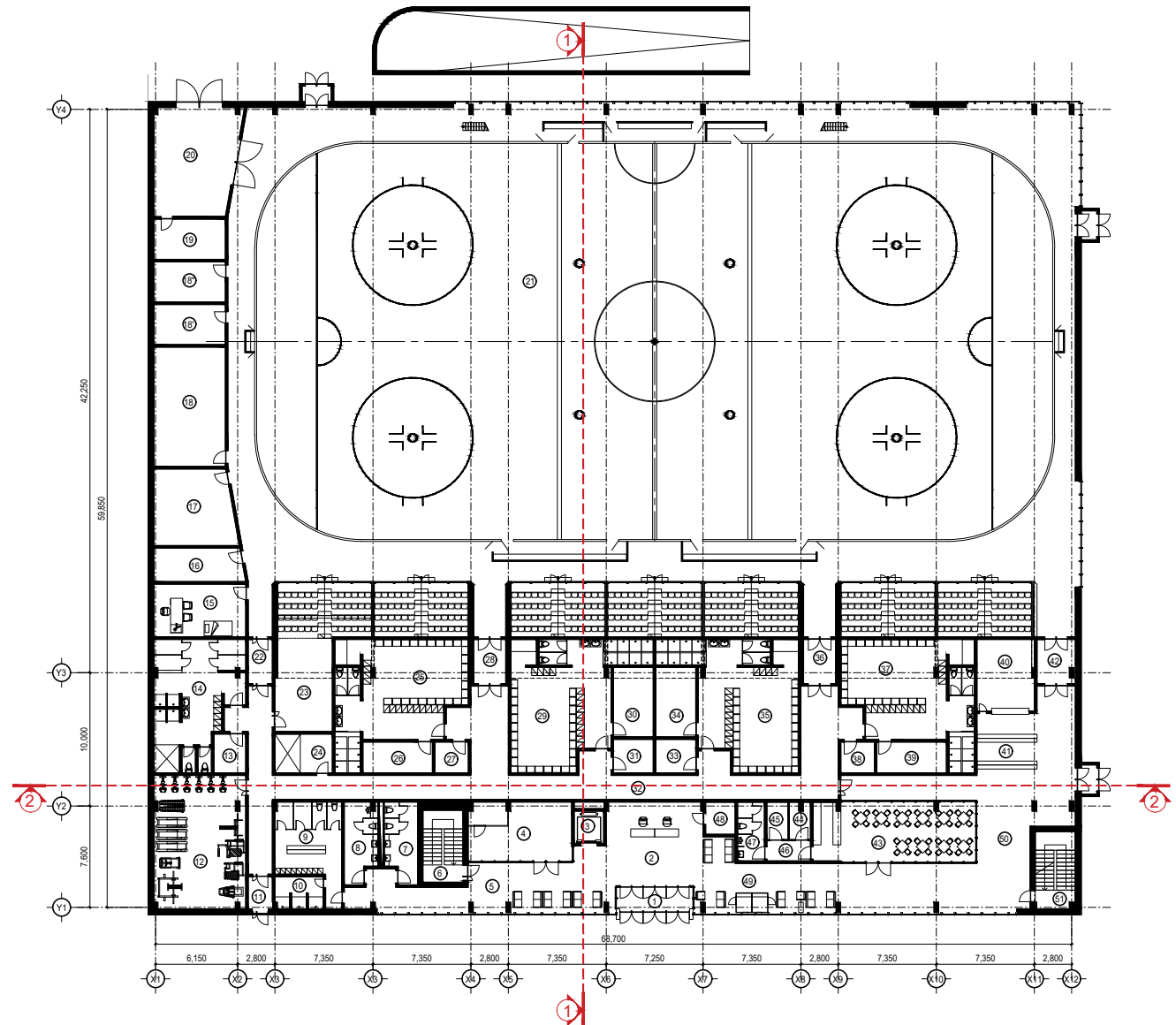
Darkhan Ice Hockey Arena

Preliminary Design (Ulaanbaatar, 2021-22)

Client: **Mongolian Ministry of Finance**

Role: **Design Architect**

The design for the Ice Hockey Arena in Darkhan aims to define the street line and create a more sheltered space in front of the building's entrance. The simple volume is clad with metal panels, and the colour palette has been extracted from the tones of ice and glaciers. The design had been approved by the regional council, but, unfortunately the Ministry of Finance (who issued the briefing) lacked the funding to build it.



3D render view



3D render view

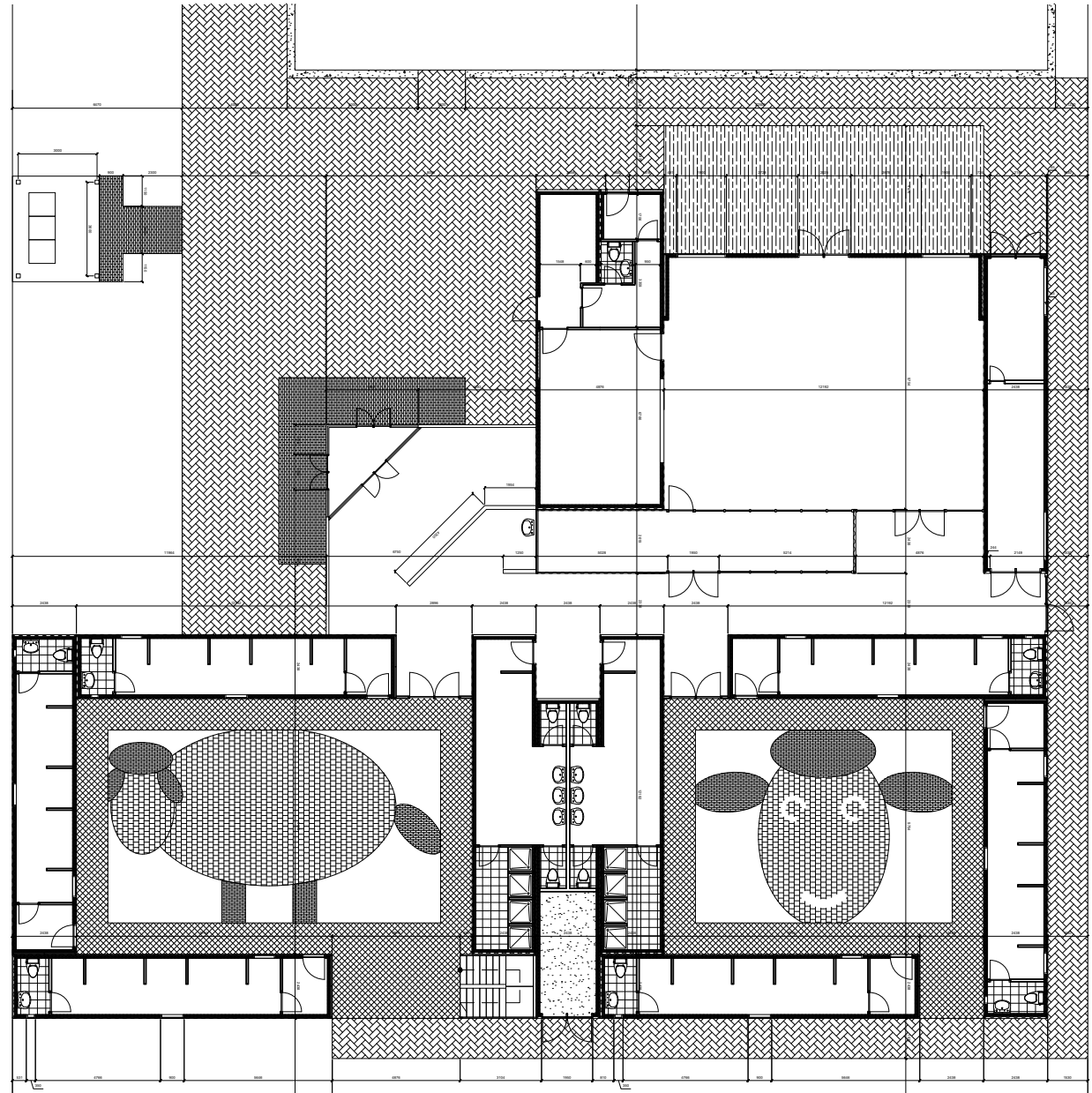


Workers Accommodation

Design development (Bulgan, 2018-19)

Client: **PRECOM LLC**
Role: **Design Architect**

The design for the workers' accommodation facilities of a meat-producing company is structured around the assembly of 50 HQ containers, and it is located in a desert area of the Bulgan region in Mongolia. The containers are assembled around two inner courtyards where the paving features a sheep graphic. Construction work started in 2021.



3D render view



3D render view



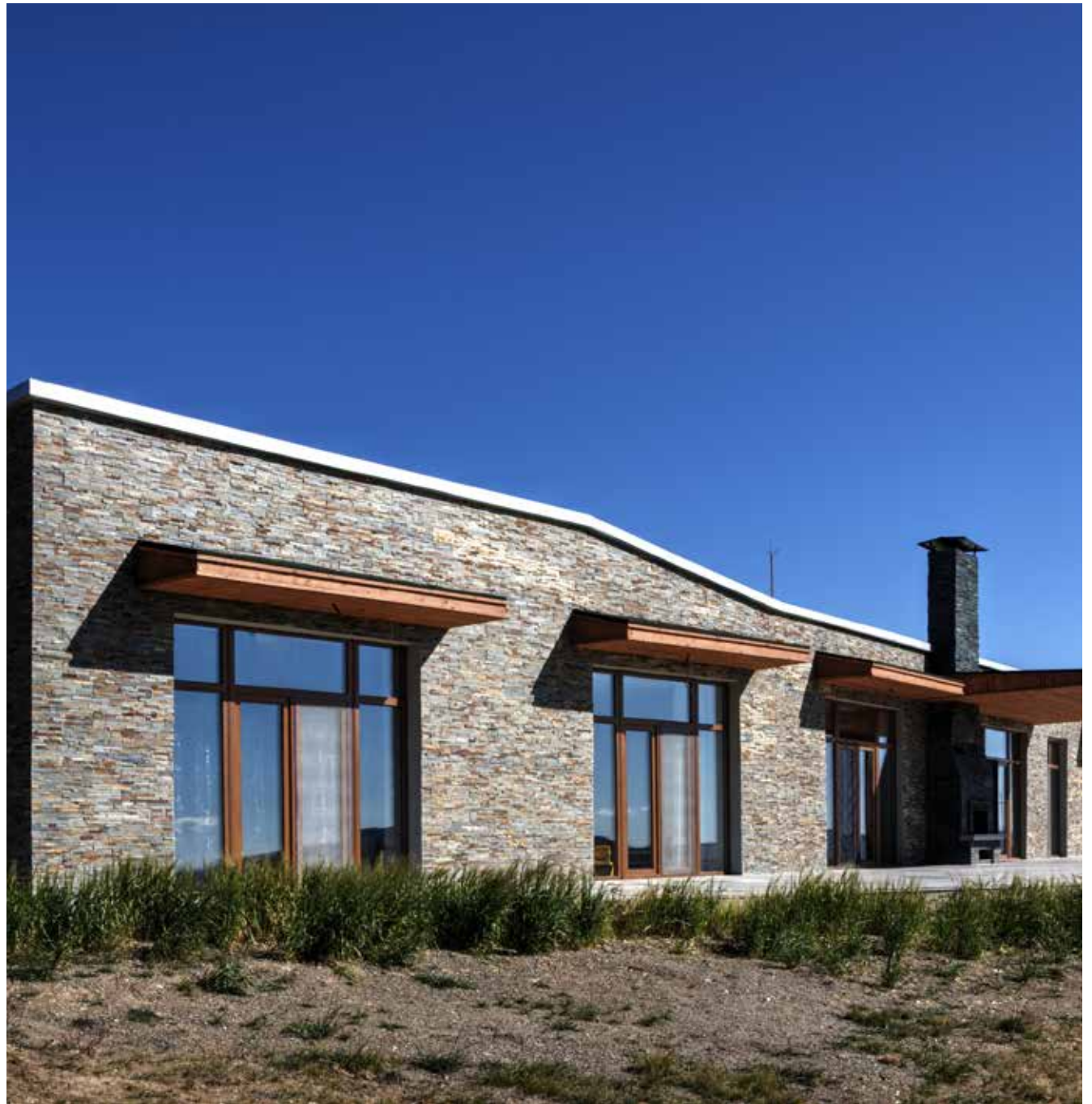
PP Villa

Design development (Ulaanbaatar, 2014)

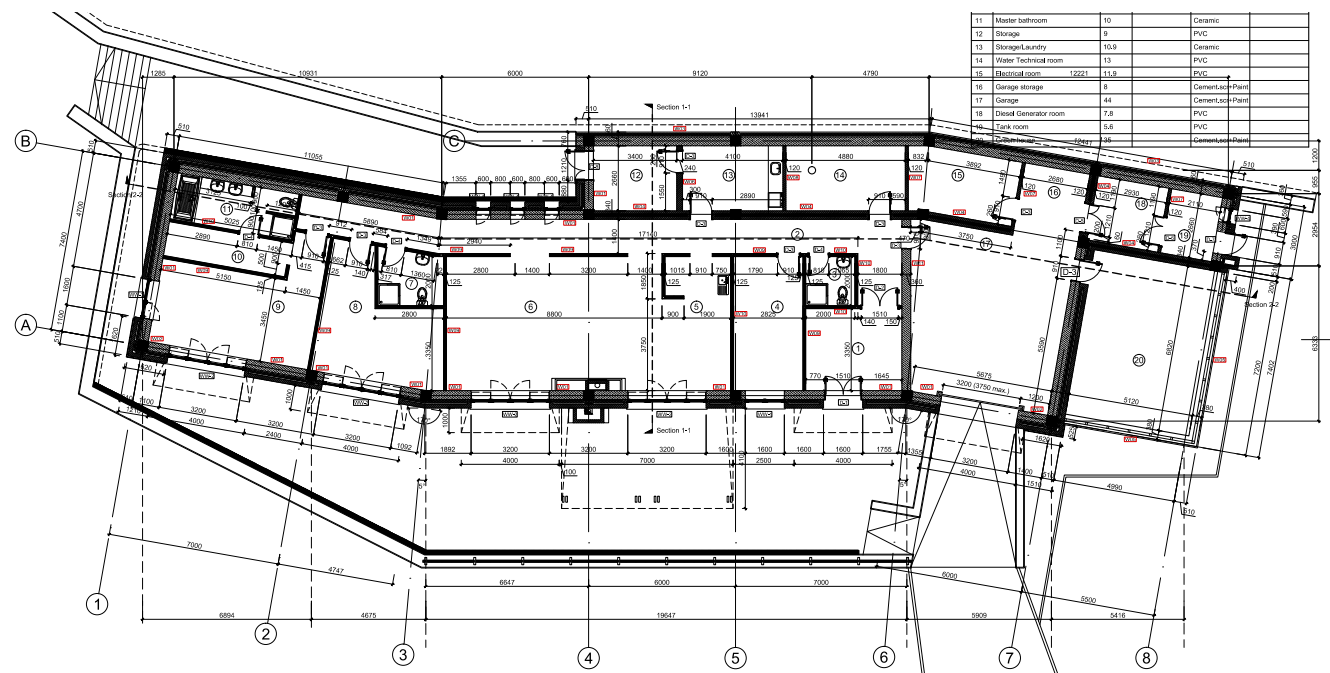
Client: **Private**

Role: **Design Architect**

The house was designed as a simple volume with slight bends to follow the local morphology of the land. The corridor and the technical utility rooms have been placed to the north, while all the other rooms face south. The client took the liberty of adding and modifying some minor details.



Floor plan



South elevation



M-8 Villa

Design development (Ulaanbaatar, 2014)

Client: **Private**

Role: **Design Architect**

The house's design is based on a simple distribution of functions. A horizontal, square block, which houses the communal spaces, intersects the other two pitched blocks. These are perpendicular to the first and accommodate the bedrooms and the upper storey. Stone, wood, metal, and glass merge into a simple, dynamic representation of the dialogue between nature and industrialisation.



Bird view



South elevation



Spanish Village

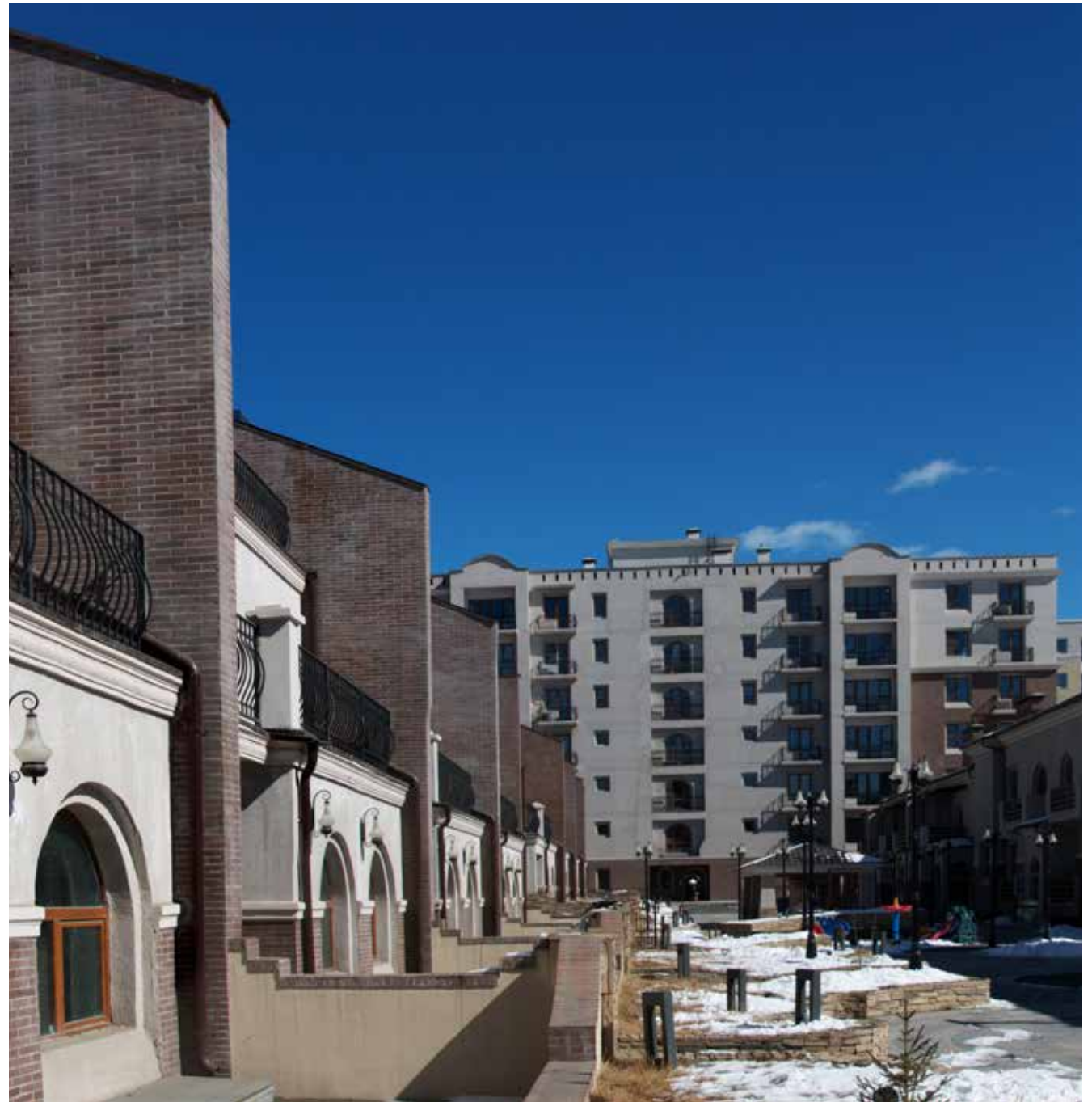
Design development (Ulaanbaatar, 2010-11)

Client: **Private**

Role: **Design Architect**

The residential compound, composed by 22 dwellings (townhouses, semi detached houses and a 7-storey apartment building) is designed around an inner pedestrian courtyard while all entrances are distributed on a perimeter access road.

By specific request of the client, the design wants to mimic some "Spanish" and Mediterranean details for a warmer and more sober atmosphere.



North access



The courtyard



Taigam Altai Tower

Concept Design (Ulaanbaatar, 2012)

Client: **Taigam Altai LLC**

Role: **Design Architect**

Concept design for a twenty-one storey office tower located on a plot just next to a very busy junction. The concept, presented in two very different options, aimed to create a strong and attractive landmark in a part of the city that was still under development at that time.

Regrettably, the plot remains undeveloped today.



Panorama Resort

Concept Design (Ulaanbaatar, 2009)

Client: **Private**

Role: **Design Architect**

Concept design for a luxury resort with a twenty-six storey, five stars hotel tower, sports centre and conference centre.

Both of the two different options of the concept aimed to present a strong iconic landmark for the entire valley where the plot is located.



Edelweiss Hotel

Interior Design Renovation (Ulaanbaatar, 2018)

Client: **New Juulchin World LLC**

Role: **Design Architect**

A challenging project to be accomplished on a budget before the tourist season. The complete renovation works aimed to transform the old and obsolete design into a more competitive market challenger.

My team, assisted by hotel management expert Mr. Gary Biondo, achieved the goals by adding minimal contemporary elements and distributing the investment into the more revenue-effective areas of the hotel. All done to the full satisfaction of the Client.

The rooms, located at the four cardinal points, have been referred to specific colour schemes that emphasise the natural light: yellows to the east, pinks to the west, blues to the north and more greys to the south.

Two years after re-opening, the hotel has achieved stable financial performance, despite Covid restrictions.

The design has proved to be smart, low maintenance and appreciated by guests and patrons.

Reception area (top)

Main atrium before renovation (below) and after (right)



The new dining area



Two examples of the newly renovated rooms



Gobi Cashmere Flagship Store

Interior Design (Ulaanbaatar, 2016-17)

Client: **Gobi Cashmere Corporation**

Role: **Design Architect**

Full interior design works (from schematic to design development phase) on 1780 Sq metres for the flagship store of Gobi Cashmere, one the biggest cashmere producers in the world.

The shop sits in one of the most prestigious location of the city centre of Ulaanbaatar.

Due to a very limited budget, some fine details and materials were simplified and replaced during construction.



3D render view (below) and executed work (right)



The shawls and scarves area



Interior views



Arig Bank Headquarters

Interior Design (Ulaanbaatar, 2015)

Client: **Arig Bank**

Role: **Design Architect/Construction Supervision**

Full interior design works (from schematic to design development phase) on 1540 Sq metres for the headquarters of Arig Bank.

A rustic brick wall is the leitmotif of the design and it shows its presence everywhere, balancing the wooden walls and glazed partitions of the rooms.

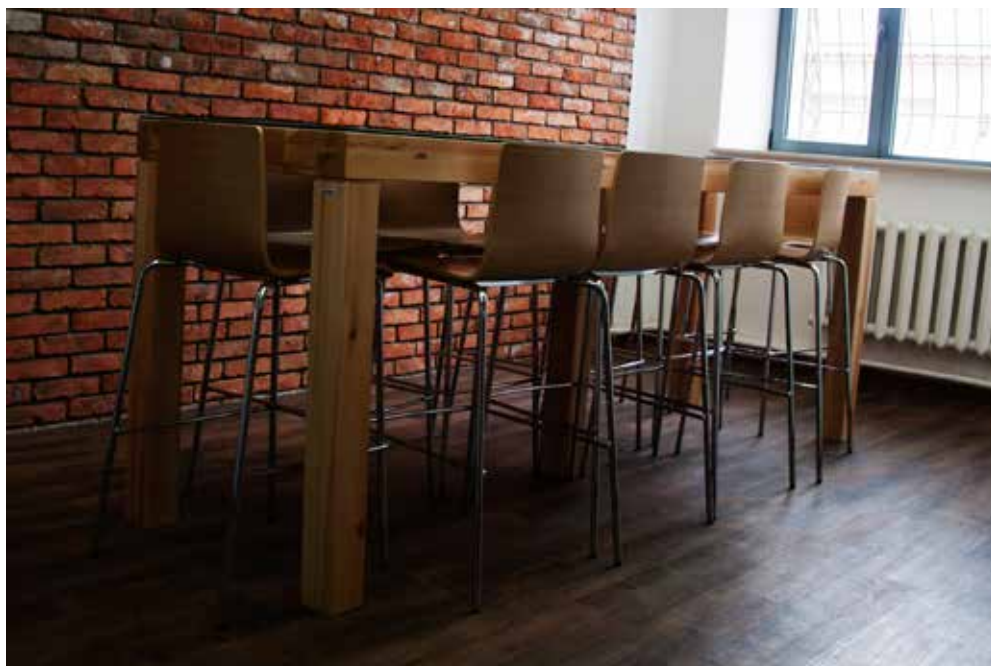
Interior views



Interior view



Interior views





www.degiovannini.it
www.degiovannini.eu

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