

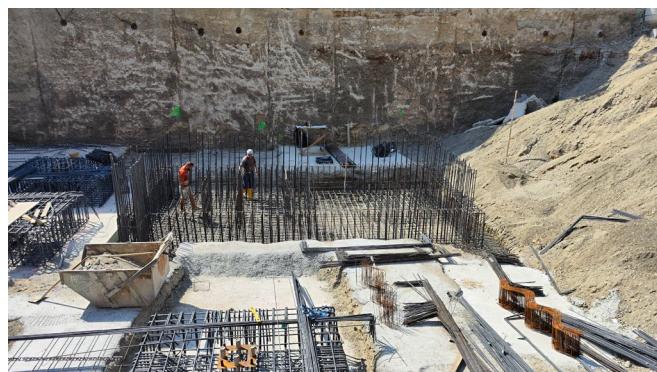
F.Ili Giacomet - New AUDI Dealership



2025

The project involved constructing a new flagship AUDI dealership in Milan, which required deep excavation of approximately ~8m below grade. The scope included the foundation slab, below-grade reinforced concrete (RC) perimeter walls, industrial floors, a stormwater storage tank, and a fire-fighting water tank. The site presented a significant hydrogeological challenge due to the groundwater table being approximately ~4 m below grade. This demanded a durable, permanent, and non-film-forming waterproofing solution for the mass concrete and critical joints.

The objective was to achieve full-depth, permanent concrete waterproofing for all below-grade and water-retaining elements, with secure healing for construction joints and cove fillets.



ABOUT THIS PROJECT:

Market Segment:
General Construction

Location:
Milan, Italy

Owner/Developer:
F.Ili Giacomet



Products Used:
Xypex Admix C-500 NF
Xypex Admix C-1000 NF
Xypex Concentrate

The Xypex Crystallization Technology was applied as an integral and complementary system:

Integral Waterproofing: XYPEX ADMIX C-1000 NF (and C-500 NF for industrial floors) was added directly to the fresh concrete for the foundation slab, perimeter RC walls, and the fire-fighting water tank. The Admix initiates an internal chemical reaction, forming a non-soluble crystalline structure that permanently fills capillary pathways, ensuring integral waterproofing and durability enhancement of the concrete mass.

Detail Treatment: XYPEX CONCENTRATE was applied as a cementitious slurry to all critical details, including coves/fillets at slab-wall transitions and all construction joints. Applied on a saturated surface-dry (SSD) substrate, this treatment provided a robust defense against ingress at discontinuities, complementing hydrophilic waterstops where present.

Rigorous QA/QC procedures were maintained throughout, covering batch traceability, admixture dosing control, fresh concrete testing, and continuous inspection of Concentrate application and curing.



The Xypex system successfully achieved the performance targets by providing permanent, full-depth protection and self-healing capabilities for non-structural micro-cracks. This dual system drastically reduced the leakage risk at sensitive details, protecting the reinforcement and ensuring the long-term integrity of the structure. The project was successfully completed, culminating in the official opening of the new dealership.

