



# Portanuova

Retail district

Portanuova is a development by

Index

# About Portanuova

## Via Capelli

1. Unit 13
2. Unit 14
3. Unit 15



# About Portanuova

The new architectural landmark of Milan

In the 1990s and early 2000s, the Porta Nuova area was characterised by disused industrial spaces, abandoned railways and a degraded urban fabric. There was a need for a plan to revitalise the area, better connecting it with the rest of the city.

Coima SGR was founded in 1974 by the Catella family and played a key role in the planning, development and management of the Porta Nuova project starting in 2005.

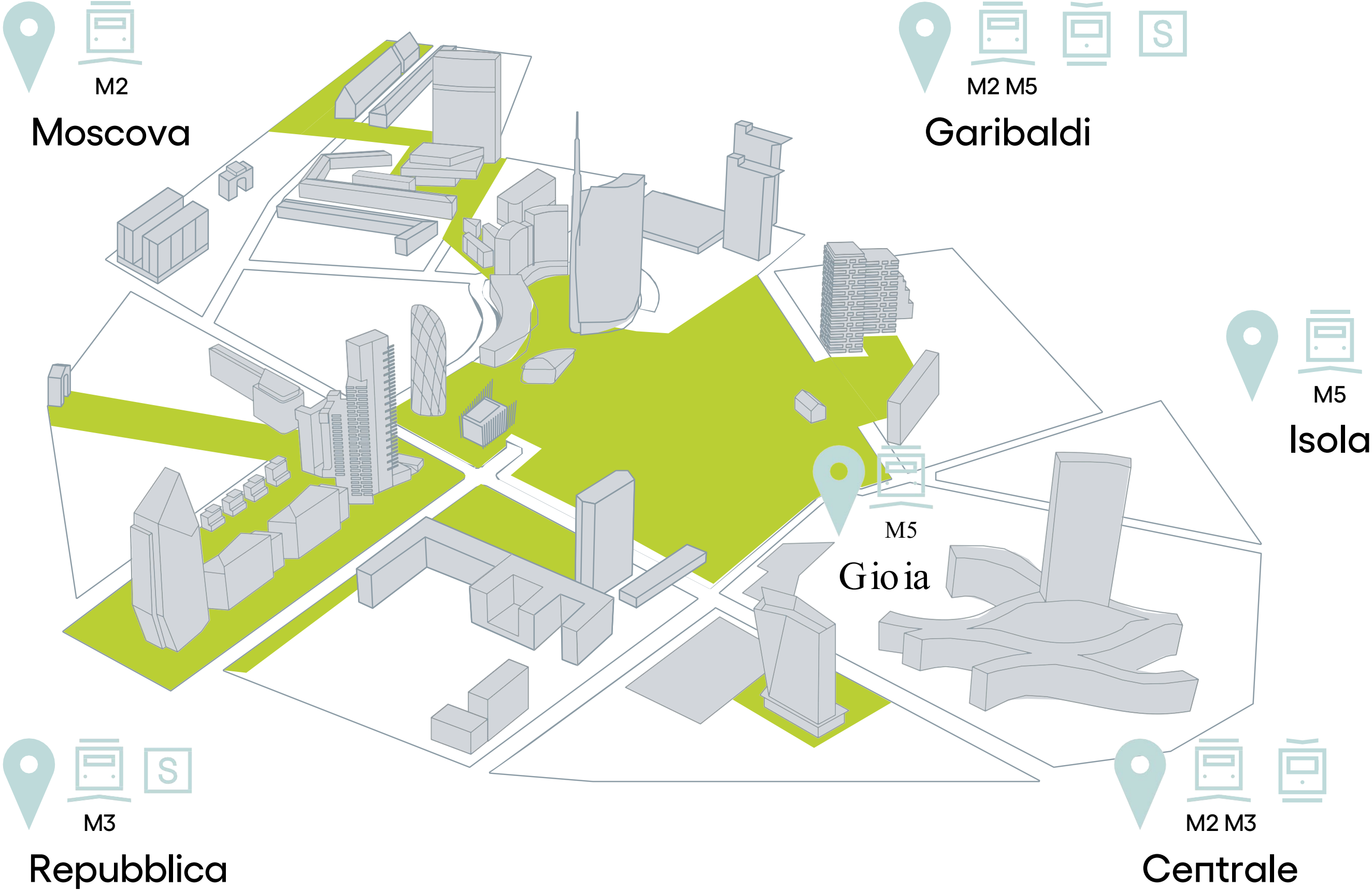
Porta Nuova is designed to integrate contemporary architecture, green spaces and sustainability, with buildings designed by world-famous architects such as Stefano Boeri (Bosco Verticale), Cesar Pelli (UniCredit Tower), Michele De Lucchi and Gae Aulenti.





The complex has been awarded more than 10 prizes, including the MIPIM award 2018 as Best Urban Regeneration Project, and is set and ready to become the world's first LEED and WELL certified community.



# The most connected site in Italy

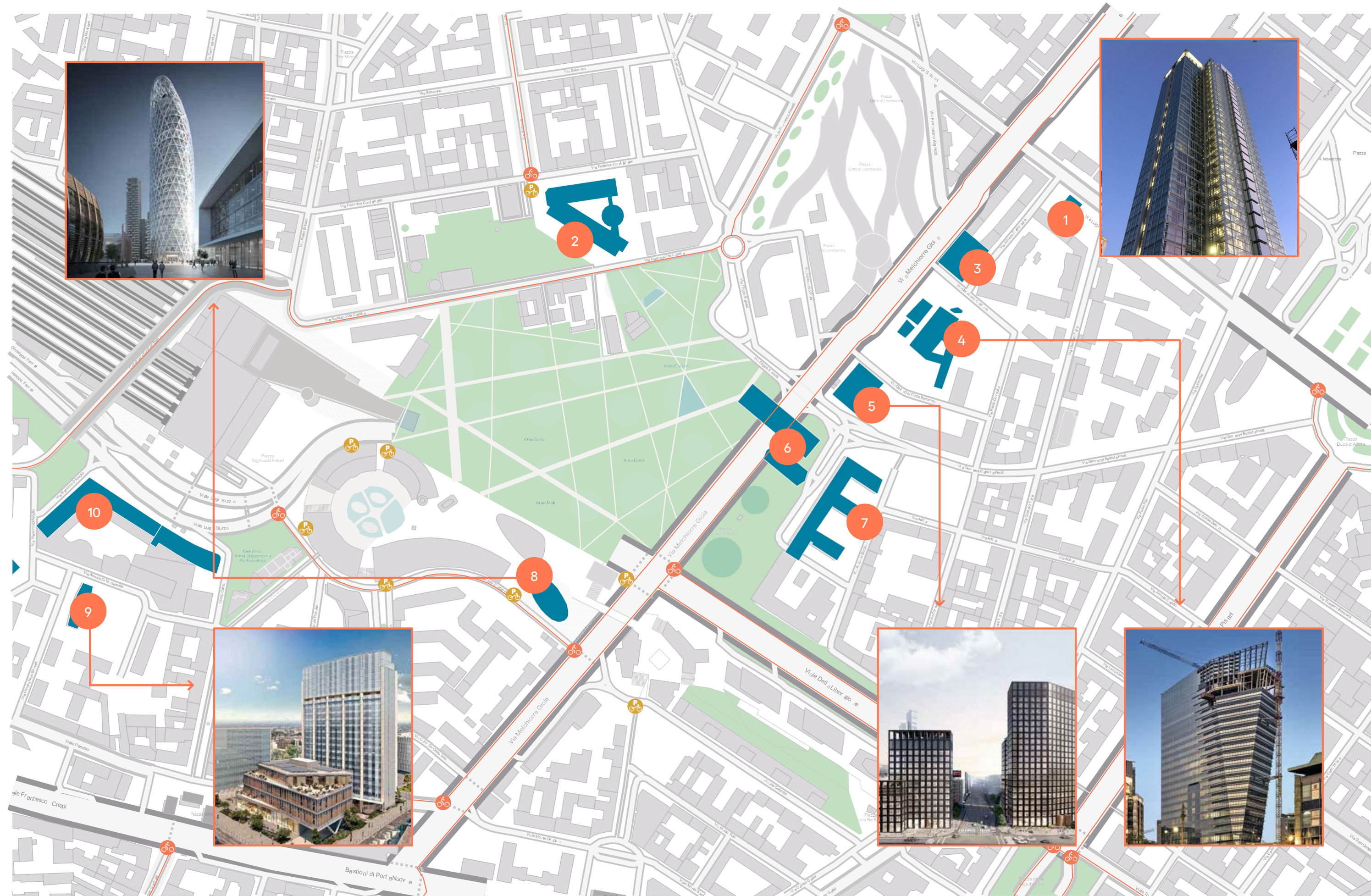
Public transport and facilities at walking distance



-  4 subway lines
-  High speed trains Centrale and Garibaldi Railway Stations
-  Directly connected to 3 of the main Milanese bicycle paths
-  More than 2000 public parking spaces

# Catchment area: offices

Predict growth of employees resulting from +200,000 sqm of new developments in pipeline or under construction



- 1 Torre Galfa
- 2 De Castilla 23
- 3 The Gate
- 4 Gioia 22
- 5 Gioia 20
- 6 Pirelli 39
- 7 Pirelli 35
- 8 Unipol HQ
- 9 Corso Como Place
- 10 The Edge

High-end residential units in iconic buildings

## Residential component



400 units whose top price is of 20,000€ / sqm and with an average price per unit of 1.6M.



70% of the Portanuova residential clients moved from the Quadrilatero Area.



The district is less than 1 km from Isola and 1.5 km from Brera.



Bosco Verticale is the most photographed residential building in Italy.



## Engagement & cultural programme

# BAM

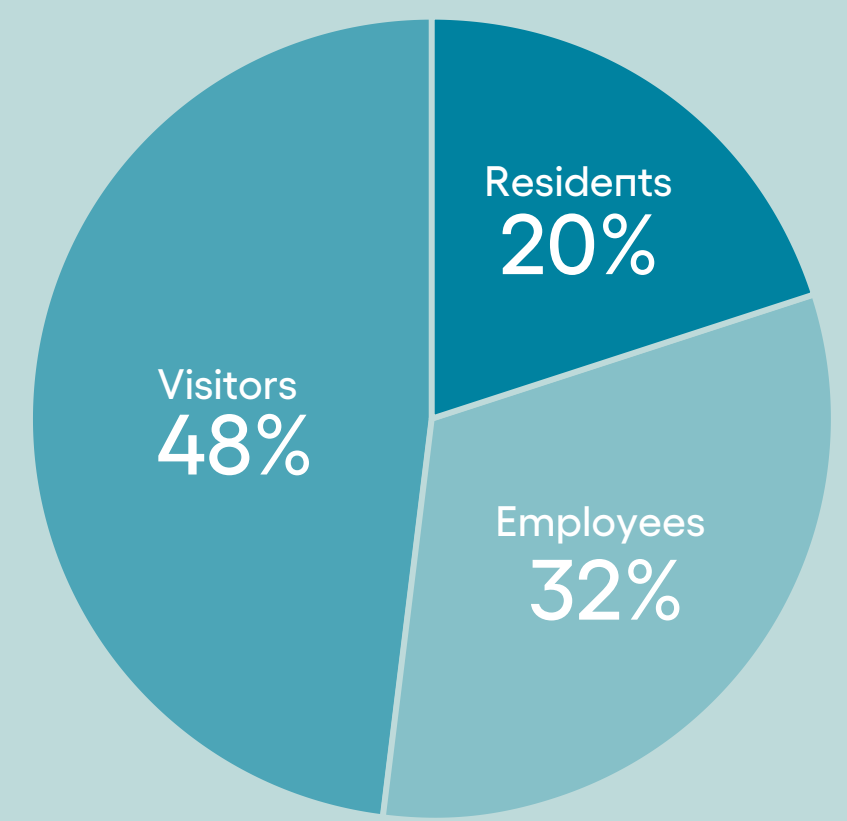
Activities include maintenance, cleaning, security and the production and management of a unique cultural programme.

The cultural programme includes more than 300 inclusive and free events per year, related to the main 4 pillars:

- # Open air culture
- # Nature
- # Education
- # Wellness

Events include outdoor classical music concerts for an audience of 6,000 people, BAM talks, yoga and fitness classes.

## Footfall Breakdown



# Portanuova retail units

Gae Aulenti, Via Capelli and Alvar Aalto



- |                        |                         |
|------------------------|-------------------------|
| 1. RedFeltrinelli      | 31. Uniqlo              |
| 2. UniCredit           | 32. Big Spaces - Pop up |
| 3. El&N                | 33. Pet PWR – Pop up    |
| 4/5. Lego              | 34. Pandenus            |
| 6. Swatch              | 35. Bullfrog            |
| 7. TIM                 | 36. Baunilla            |
| 8. Venchi              | 37. IYO                 |
| 9. Pandora             | 38. Tripstillery        |
| 10. Mango              | 39. Parino Giusto       |
| 11. Legami             | 40. Available (f&b)     |
| 12. Isokinetic         | 41. Aavailable (f&b)    |
| 13. Available (no f&b) | 42. Maison Margiela     |
| 14. Available (no f&b) | 43. Verga               |
| 15. Available (no f&b) | 44. Verga               |
| 16. Levi's             | 45. Verga               |
| 17. Civic – Pop up     | 46. Quore Italiano      |
| 18. Tesla              | 47. Quore Italiano      |
| 19. Dyson              | 48. Temporary space     |
| 20. Moleskine          |                         |
| 21. Under Armour       |                         |
| 22. Sephora            |                         |
| 23. Ecoalf             |                         |
| 24. Colmar             |                         |
| 25. Illy               |                         |
| 26. Nike               |                         |
| 27. Gallo              |                         |
| 28. Muji               |                         |
| 29. Ottica Bergomi     |                         |
| 30. Grom               |                         |





# Via Capelli

# UNIT 13

[LOCATION LINK](#) 



## KEY FIGURES

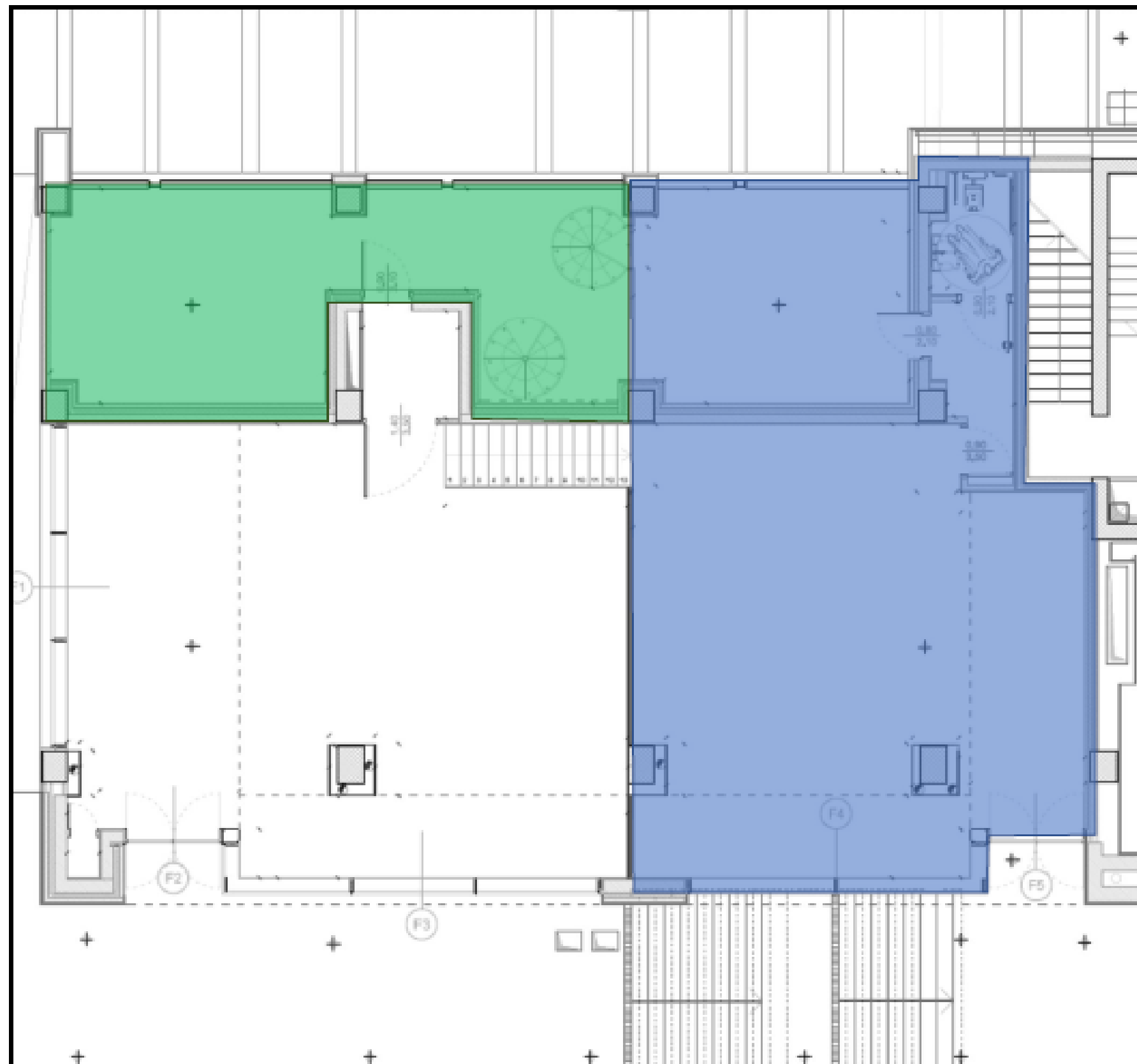
	Use	GLA (sq.m)
Ground Floor	Retail	93
Basement	Storage	198
Annual Asking Rent/sq.m	Annual Asking Rent	
1.300	125.000 Euro	
Extractor fan	no	
Delivery date	immediate	
Delivery conditions	As is	



# UNIT 13

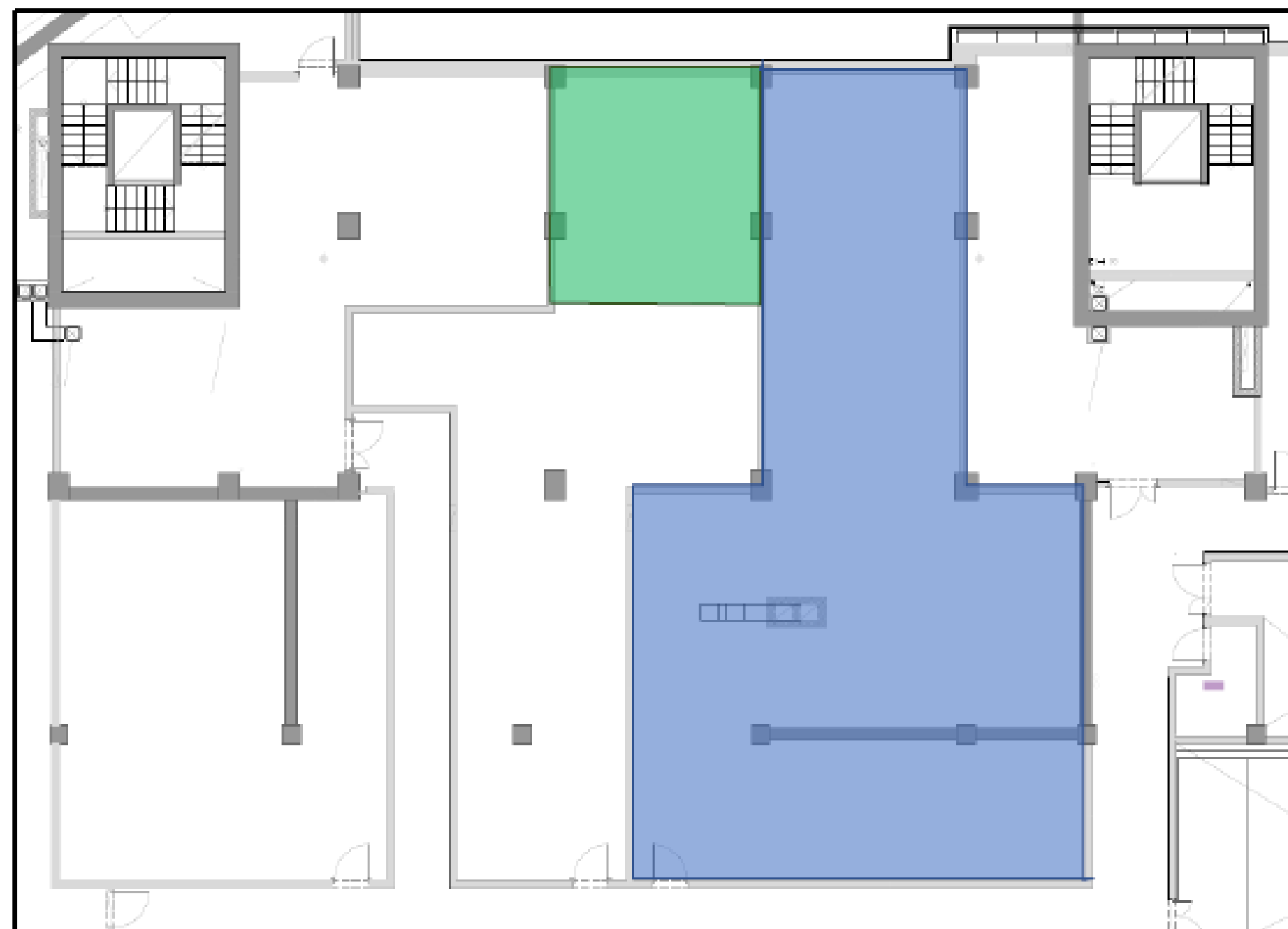
GROUND FLOOR PLAN

LEGENDA		
SIMBOLO	DESCRIZIONE	
	Locali RS	94 mq
	Area in comune con conduttore adiacente	



BASEMENT PLAN

LEGENDA		
SIMBOLO	DESCRIZIONE	
	Locali Magazzino	198 mq
	Area in comune con conduttore adiacente	



# UNIT 14



[LOCATION LINK](#) 

## KEY FIGURES

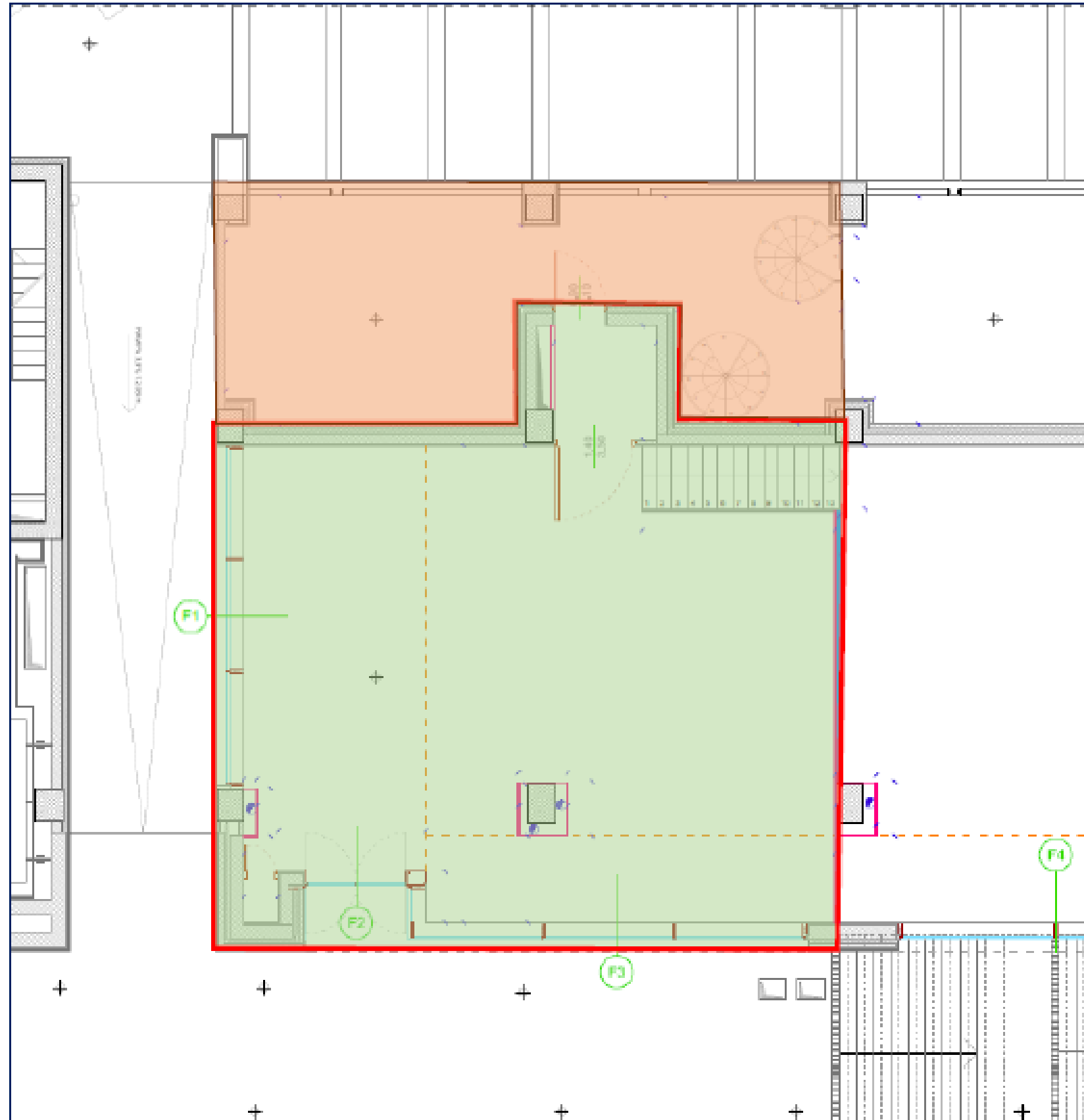
	Use	GLA (sq.m)
Ground Floor	Retail	113
Basement	Storage	148
Annual Asking Rent/sq.m	Annual Asking Rent	
1.500	170.000 Euro	
Extractor fan	no	
Delivery date	immediate	
Delivery conditions	As is	



# UNIT 14

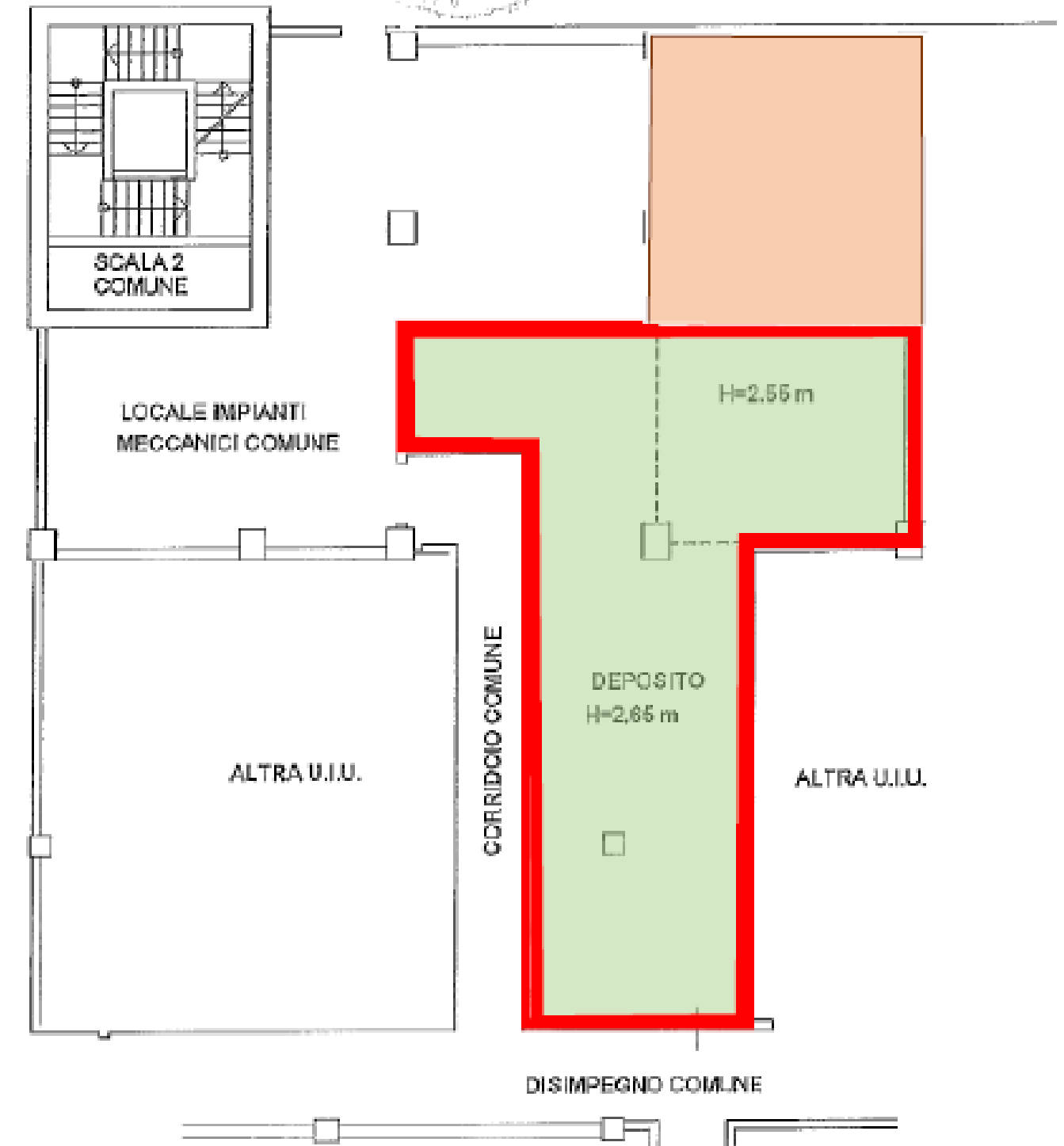
LEGENDA		
SIMBOLO	DESCRIZIONE	
	Locali RS	113 mq
	Area in comune con conduttore adiacente	

GROUND FLOOR PLAN



BASEMENT PLAN

LEGENDA		
SIMBOLO	DESCRIZIONE	
	Locali Magazzino	148 mq
	Area in comune con conduttore adiacente	



# UNIT 13+14

GROUND FLOOR PLAN



# UNIT 15

[LOCATION LINK](#) 


## KEY FIGURES

	Use	GLA (sq.m)
Ground Floor	Retail	83
Basement	Storage	98
Annual Asking Rent/sq.m	Annual Asking Rent	
1.300	110.000 Euro	
Extractor fan	no	
Delivery date	immediate	
Delivery conditions	As is	



# UNIT 15


GROUND FLOOR PLAN

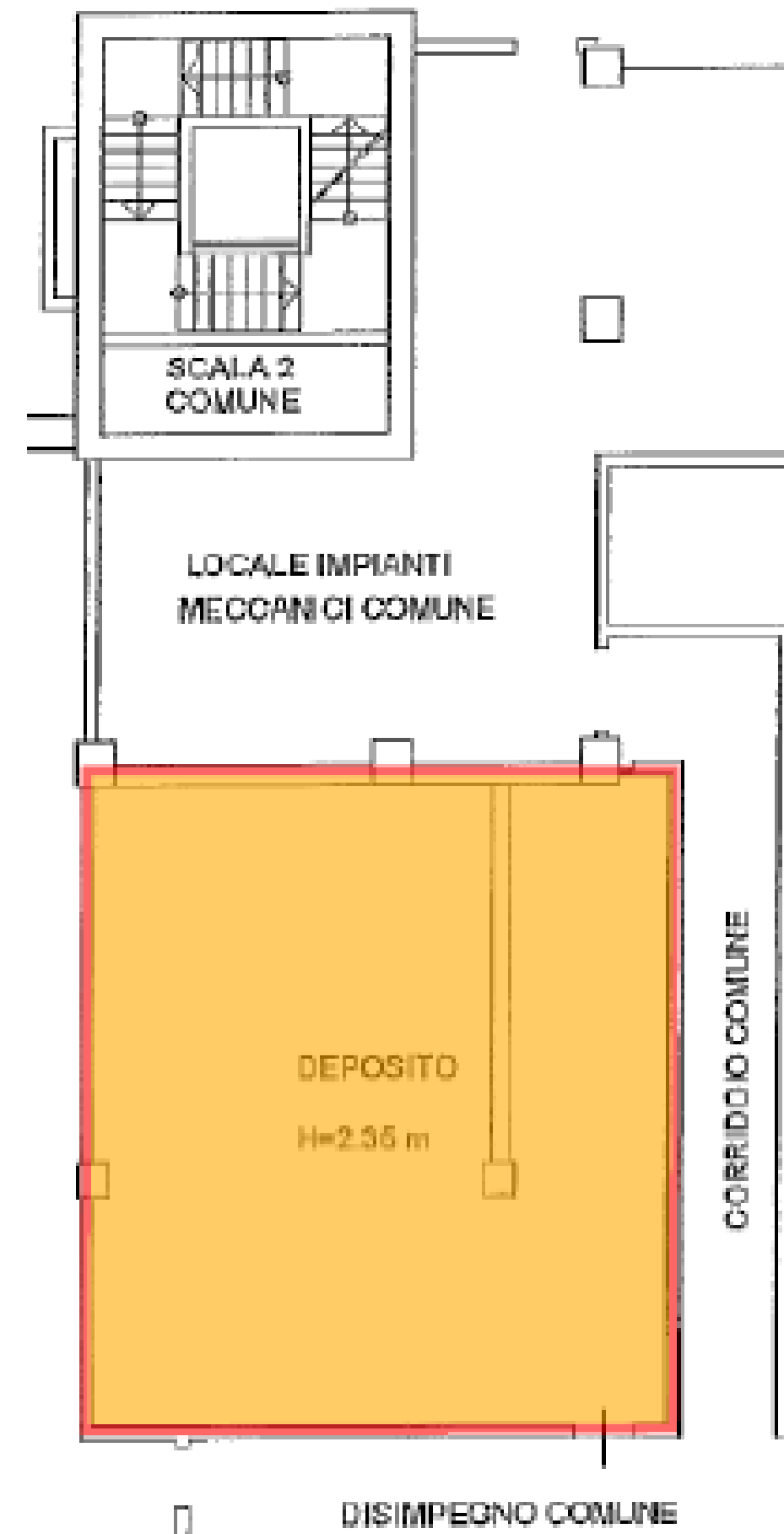
LEGENDA		
SIMBOLO	DESCRIZIONE	
	Locali RS	83 mq



Mepp. 172

BASEMENT PLAN

LEGENDA		
SIMBOLO	DESCRIZIONE	
	Locali Magazzino	98 mq





# Thank you.

COLLIERS ITALY

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Portanuova is a development by



**COIMA**

Real Estate, since 1974