



Portanuova

Retail district

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About Portanuova

Piazza Alvar Aalto

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About Portanuova

The new architectural landmark of Milan

In the 1990s and early 2000s, the Portanuova 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 Portanuova project starting in 2005.

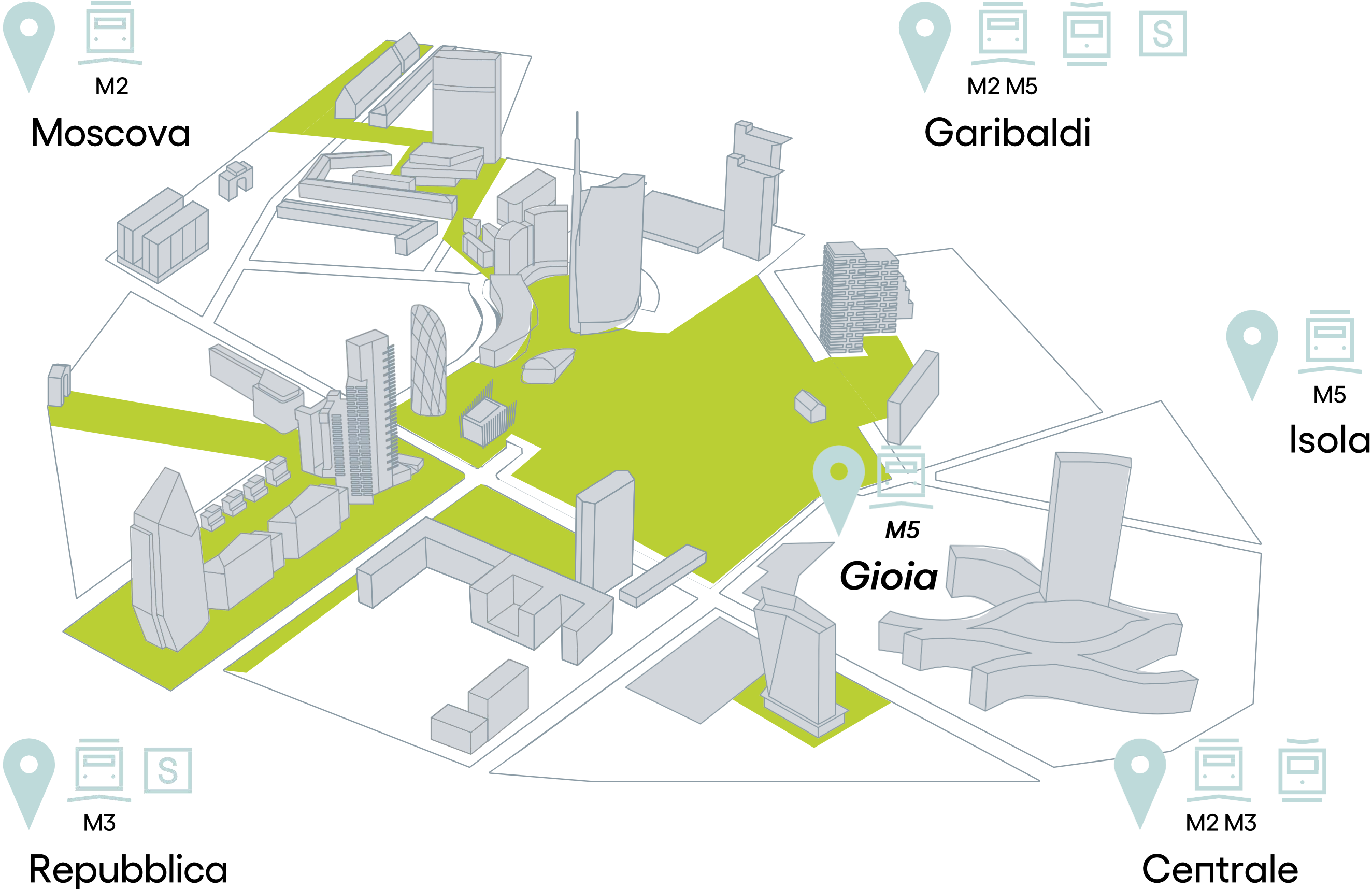
Portanuova is designed to integrate contemporary architecture, green spaces and sustainability, with buildings designed by world-famous architects such as Stefano Boeri (Bosco Verticale), Cesar Pelli (UniCredit Tower and Piazza Gae Aulenti), Michele De Lucchi (Pavillion Unicredit current Fondazione Giangiacomo Feltrinelli)





The complex has been awarded more than 10 prizes, including the MIPIM Award 2018 as Best Urban Regeneration Project. In 2020, the entire Portanuova district became the world's first neighbourhood to obtain both LEED and WELL for Communities certification.



The most connected site in Italy

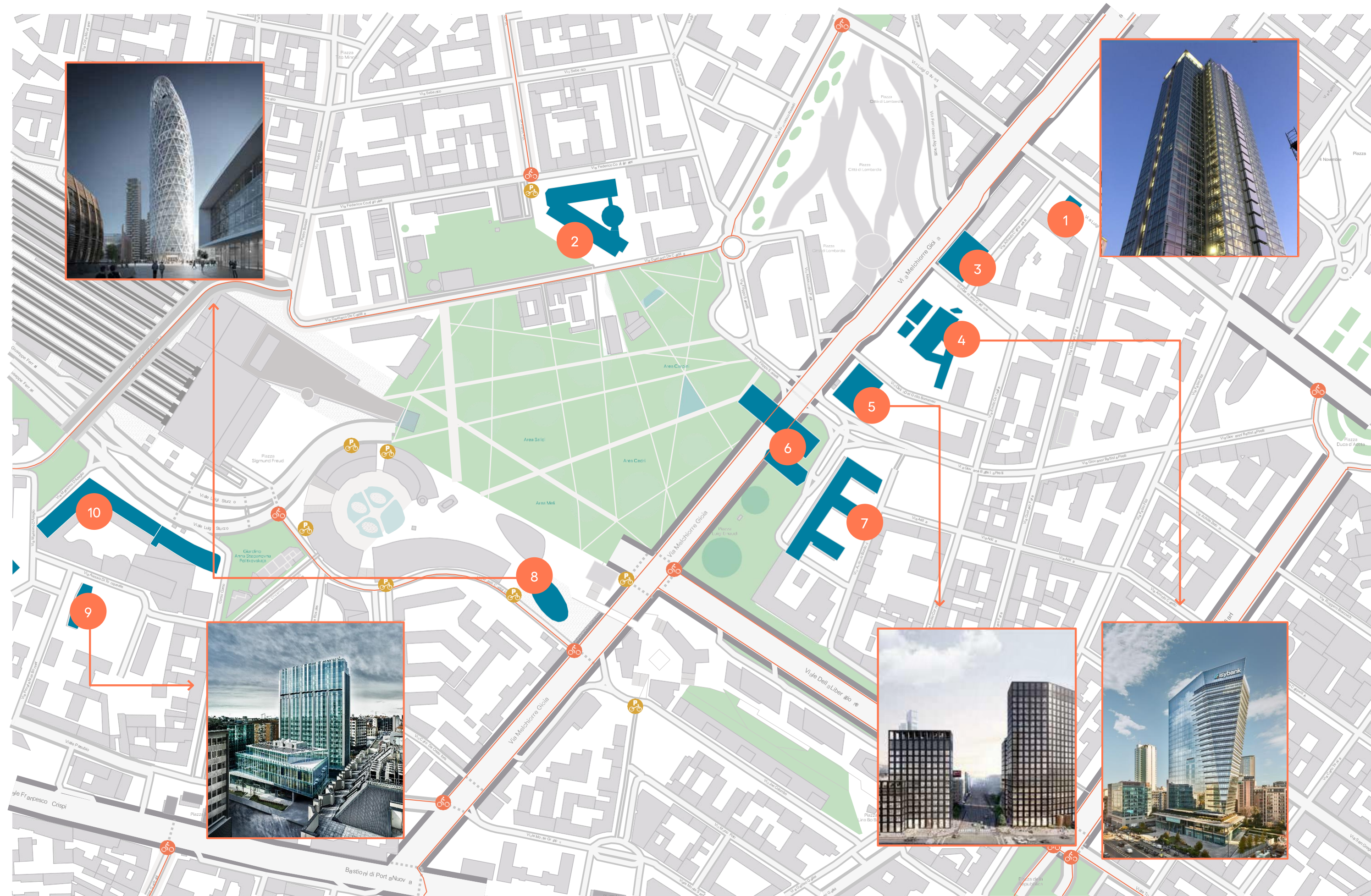
Public transport and facilities at walking distance



-  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 shot* 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:

#Openairculture

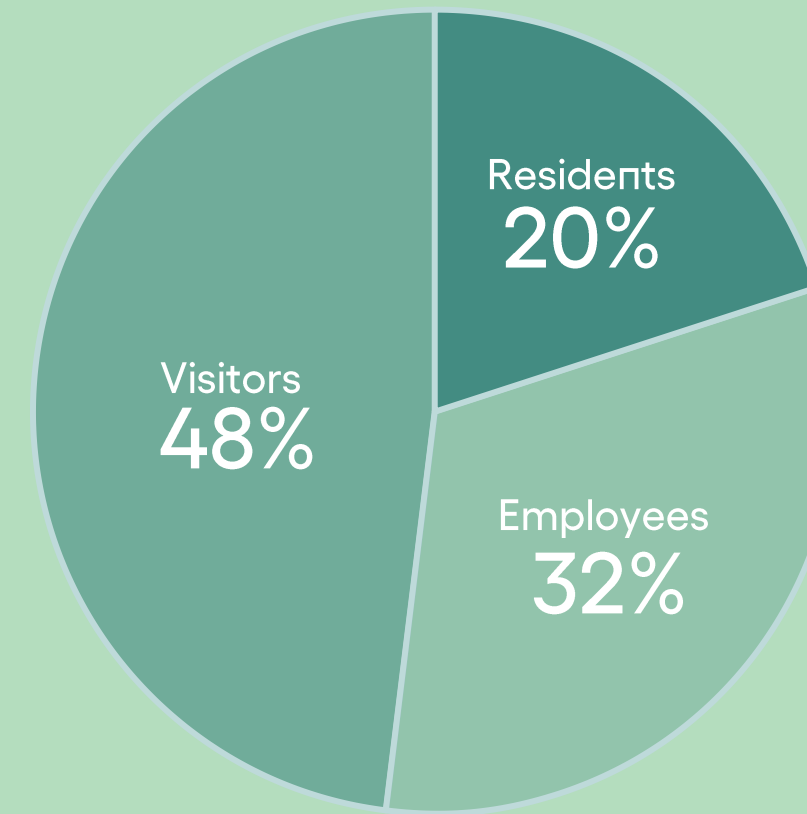
#Nature

#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. Panino 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 | |



Piazza Alvar Aalto

UNIT 40

[LOCATION LINK](#) 

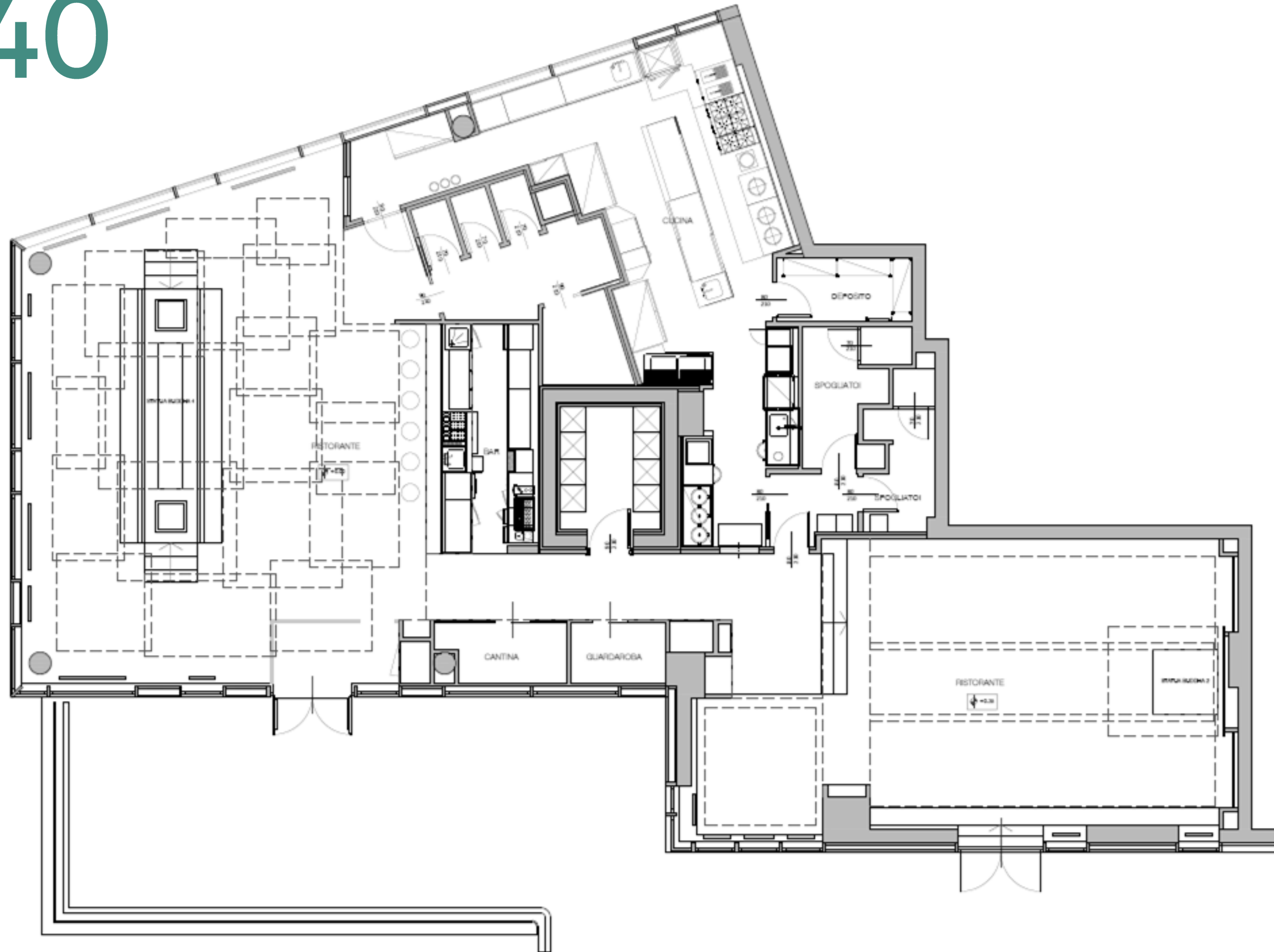
KEY FIGURES

	Use	GLA (sq.m)
Ground Floor	Retail	345
Ground Floor (External Space)	Retail Outdoor	100
Basement	Storage	118
Annual Asking Rent/sq.m	Annual Asking Rent	
500	170.000 Euro	
Extractor fan	yes	
Delivery date	immediate	
Delivery conditions	As is	



UNIT 40

GROUND FLOOR PLAN



UNIT 41

[LOCATION LINK](#) 

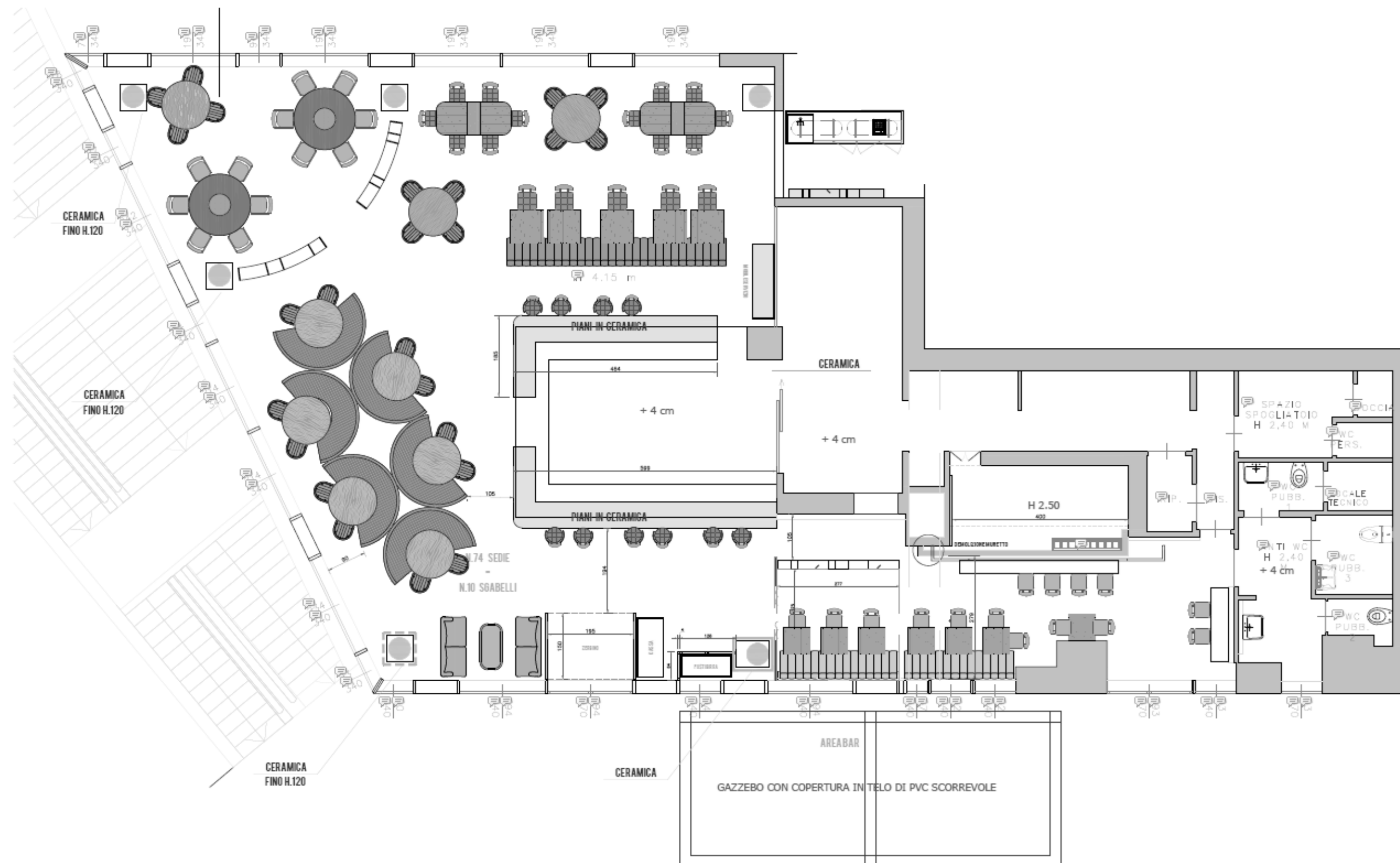
KEY FIGURES

	Use	GLA (sq.m)
Ground Floor	Retail	313
Ground Floor (External Space)	Retail Outdoor	100
Basement	Storage	118
Annual Asking Rent/sq.m	Annual Asking Rent	
600	190.000 Euro	
Extractor fan	yes	
Delivery date	immediate	
Delivery conditions	As is	



UNIT 41

GROUND FLOOR PLAN



Portanuova

Colliers

Thank you.

COLLIERS ITALY

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Portanuova is a development by



COIMA

Real Estate, since 1974