



Portanuova

Retail district

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About Portanuova

Via Capelli

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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 Porta Nuova project starting in 2005.

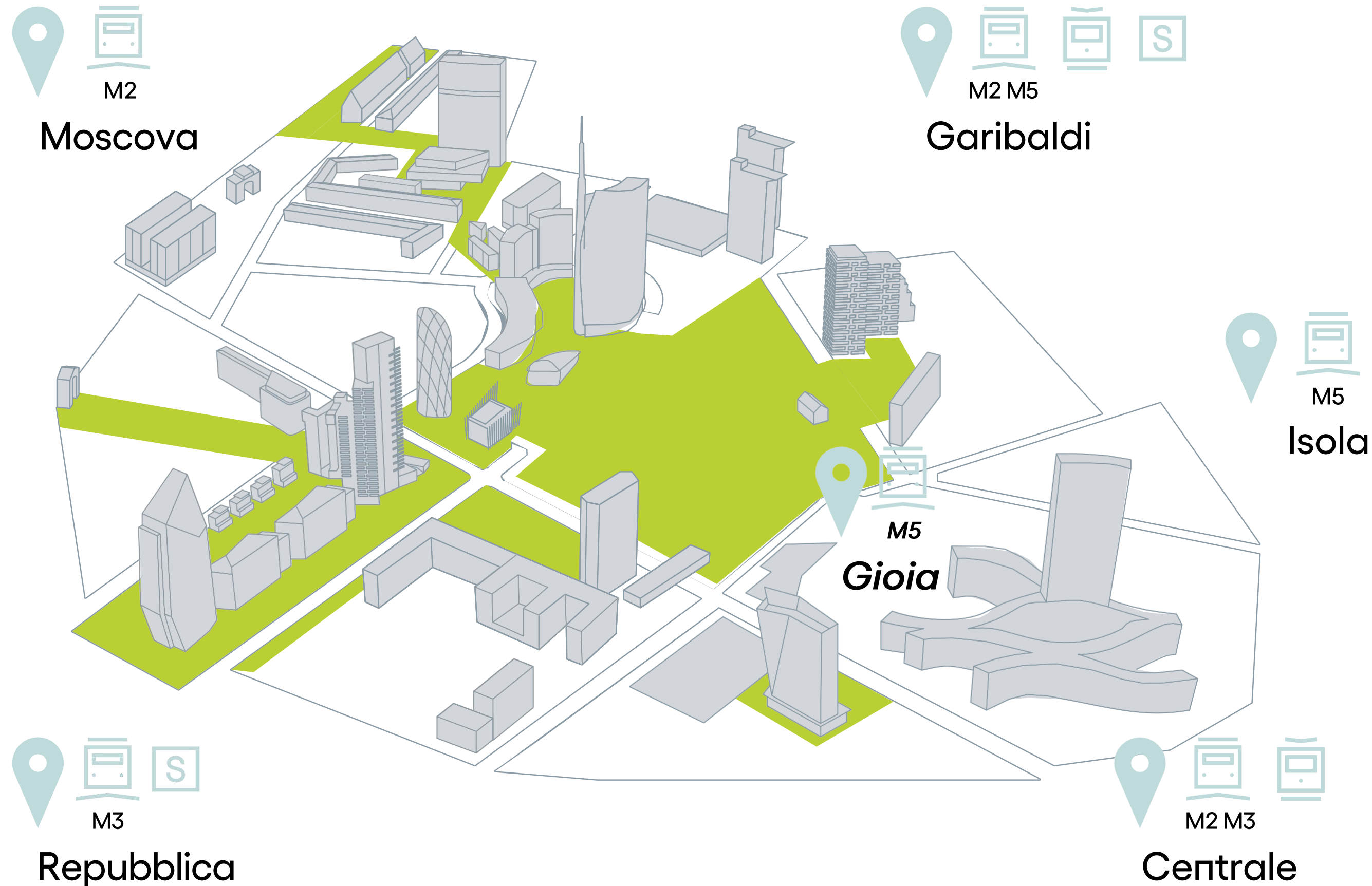
Portanuova is designed to integrate contemporary architecture, green spaces and sustainability, with buildings designed by world-famous architects such as Stefano Boeri (Bosco Verticale), Cesar Pelli (UniCredit Tower and Piazza Gae Aulenti), Michele De Lucchi (Pavillion Unicredit current Fondazione Giangiacomo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



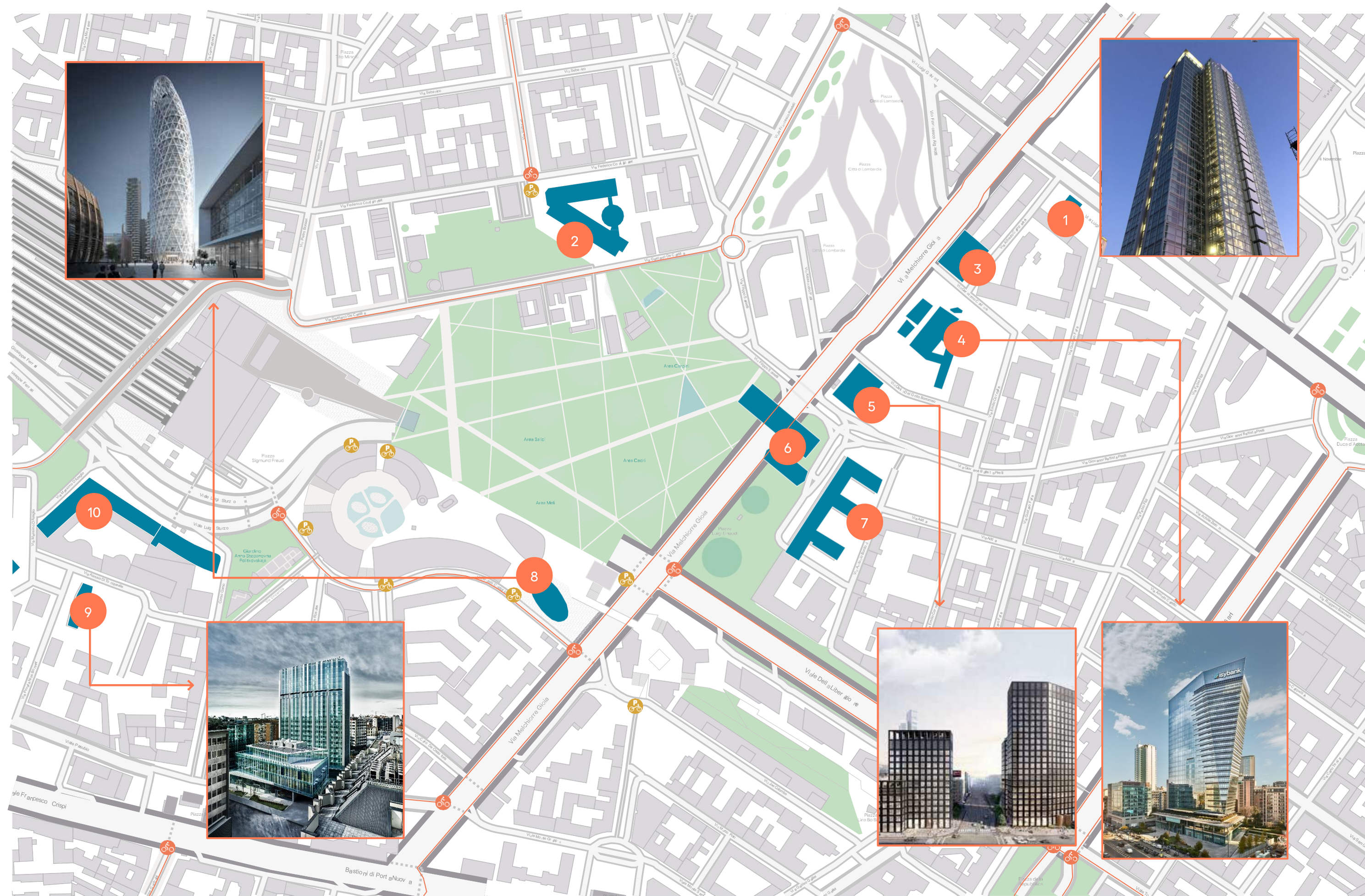
Directly connected to 3 of the main Milanese **bicycle paths**



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

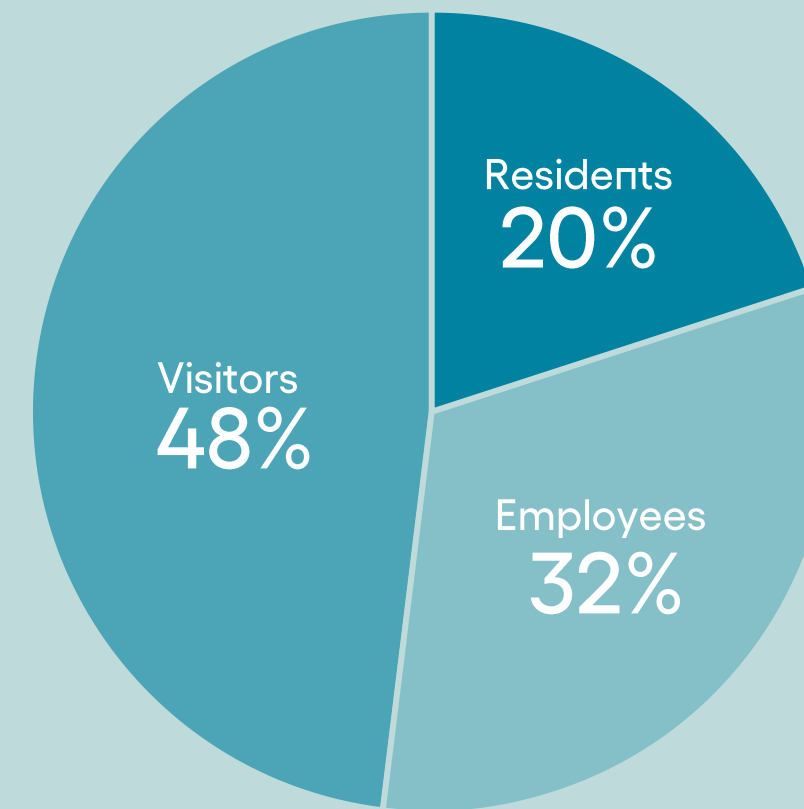
#Nature

#Education

#Wellness

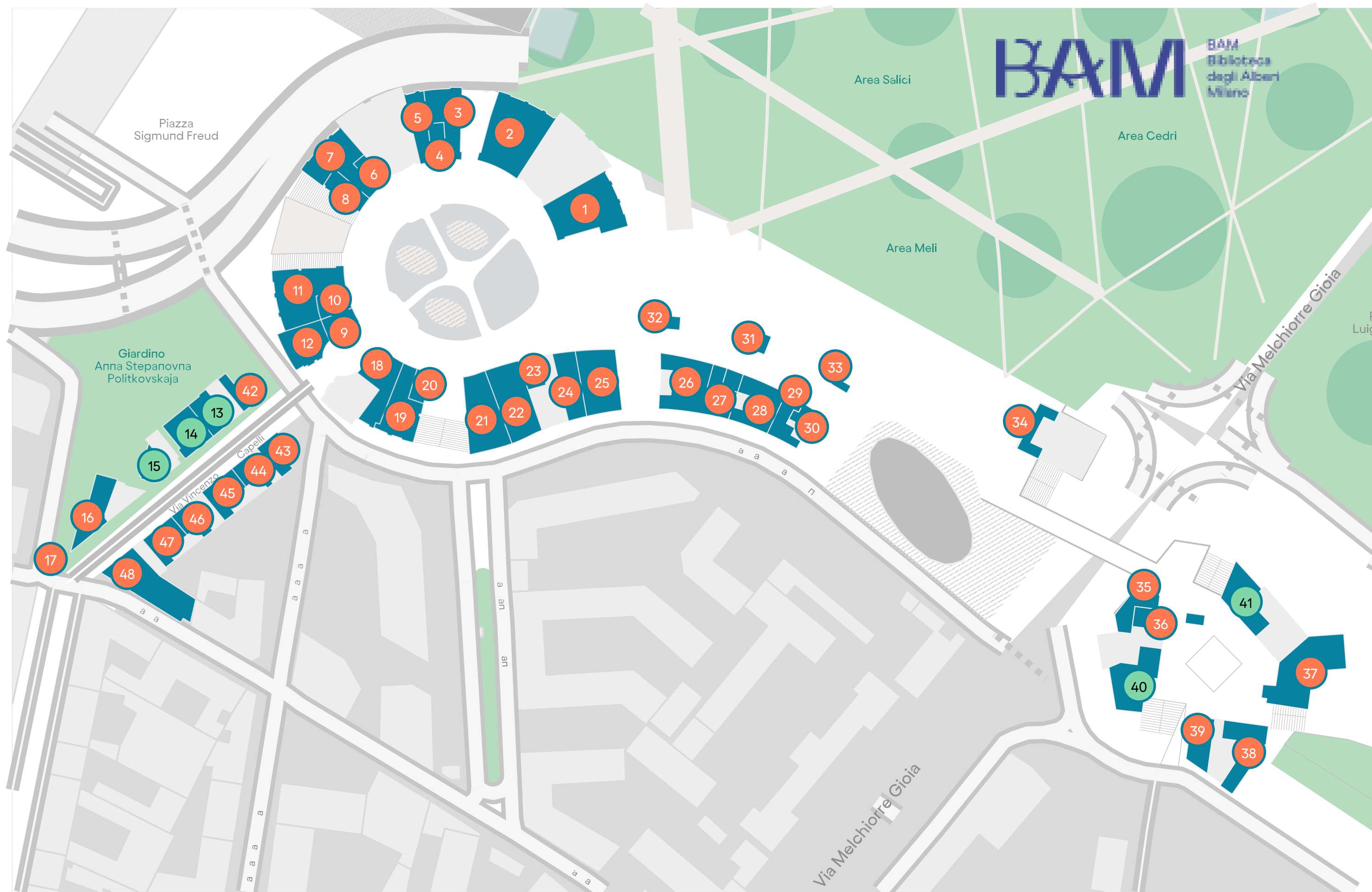
Events include outdoor classical music *concerts* for an audience of 6,000 people, *BAM talks*, *yoga* and *fitness classes*.

Footfall Breakdown



Portanuova retail units

Gae Aulenti, Via Capelli and Alvar Aalto



1. RedFeltrinelli
2. UniCredit
3. El&N
- 4/5. Lego
6. Swatch
7. TIM
8. Venchi
9. Pandora
10. Mango
11. Legami
12. Isokinetic
13. Available (no f&b)
14. Available (no f&b)
15. Available (no f&b)
16. Levi's
17. Civic – Pop up
18. Tesla
19. Dyson
20. Moleskine
21. Under Armour
22. Sephora
23. Ecoalf
24. Colmar
25. Illy
26. Nike
27. Gallo
28. Muji
29. Ottica Bergomi
30. Grom

31. Uniqlo
32. Big Spaces - Pop up
33. Pet PWR – Pop up
34. Pandenus
35. Bullfrog
36. Baunilla
37. IYO
38. Tripstillery
39. Panino Giusto
40. Available (f&b)
41. Aavailable (f&b)
42. Maison Margiela
43. Verga
44. Verga
45. Verga
46. Quore Italiano
47. Quore Italiano
48. Temporary space



Via Capelli

UNIT 13

LOCATION LINK 

KEY FIGURES

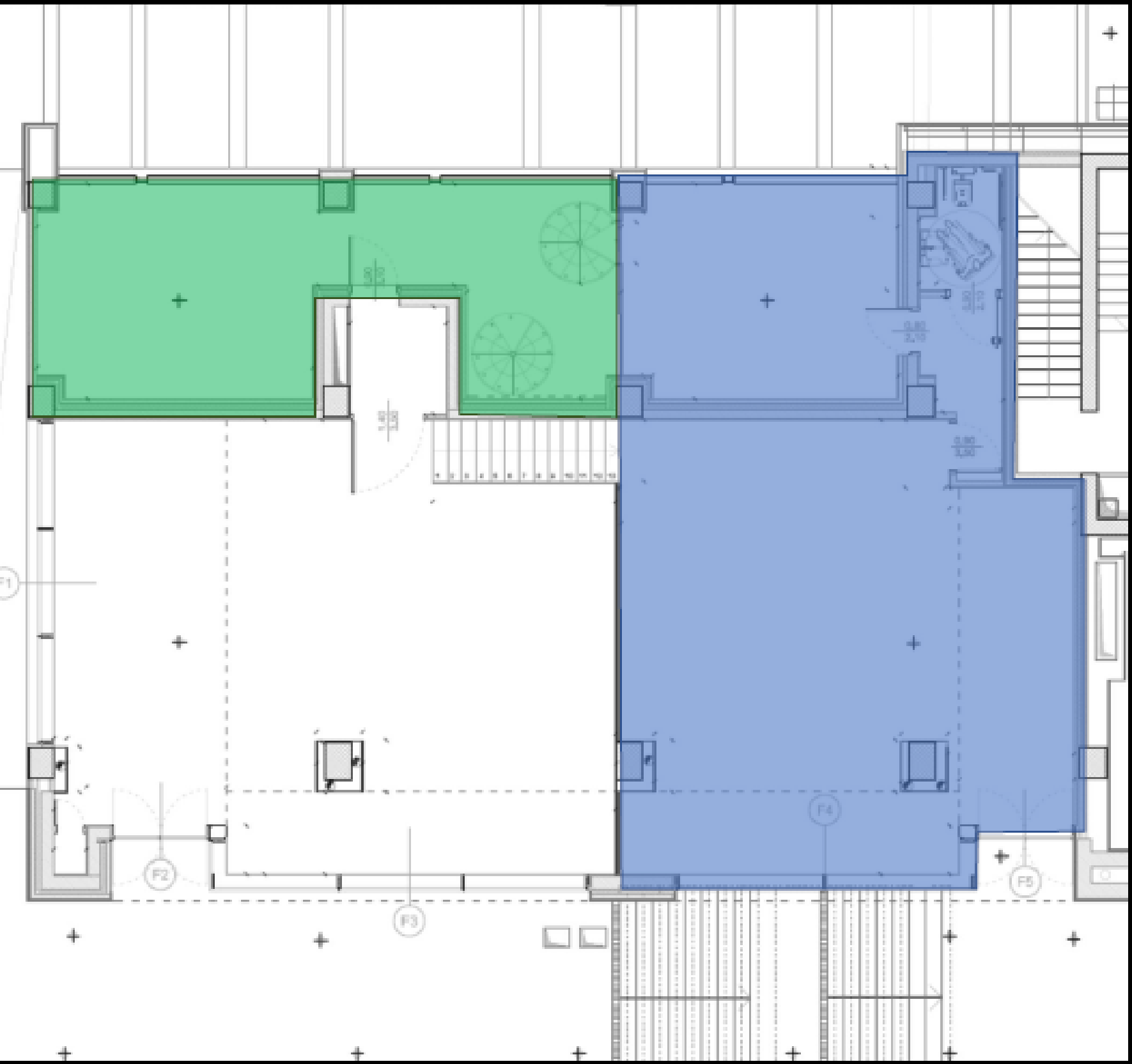
	Use	GLA (sq.m)
Ground Floor	Retail	93
Basement	Storage	198
Annual Asking Rent/sq.m	Annual Asking Rent	
1.300	125.000 Euro	
Extractor fan	no	
Delivery date	immediate	
Delivery conditions	As is	



UNIT 13

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

GROUND FLOOR PLAN



BASEMENT PLAN

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



UNIT 14

LOCATION LINK 

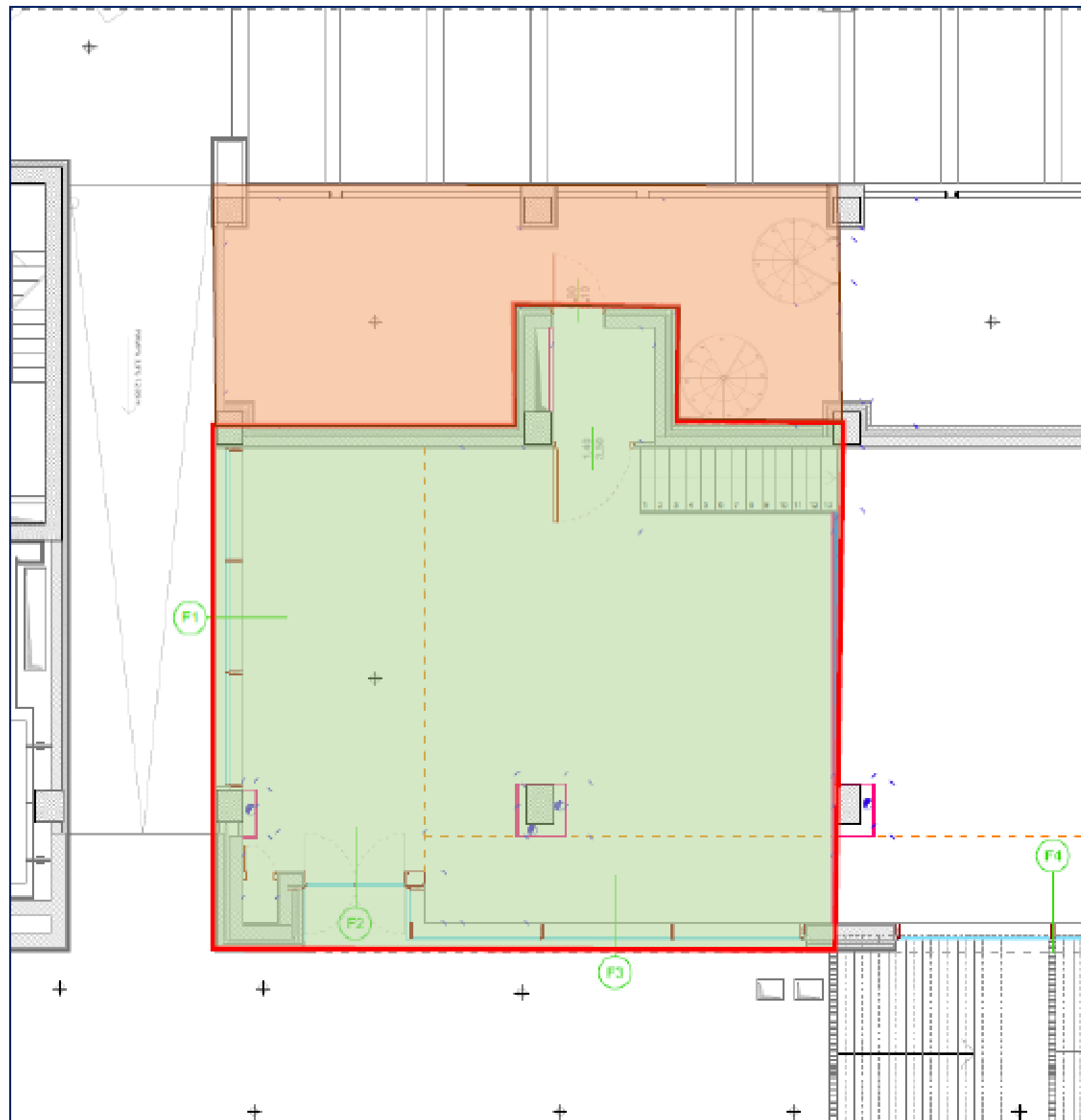
KEY FIGURES

	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	



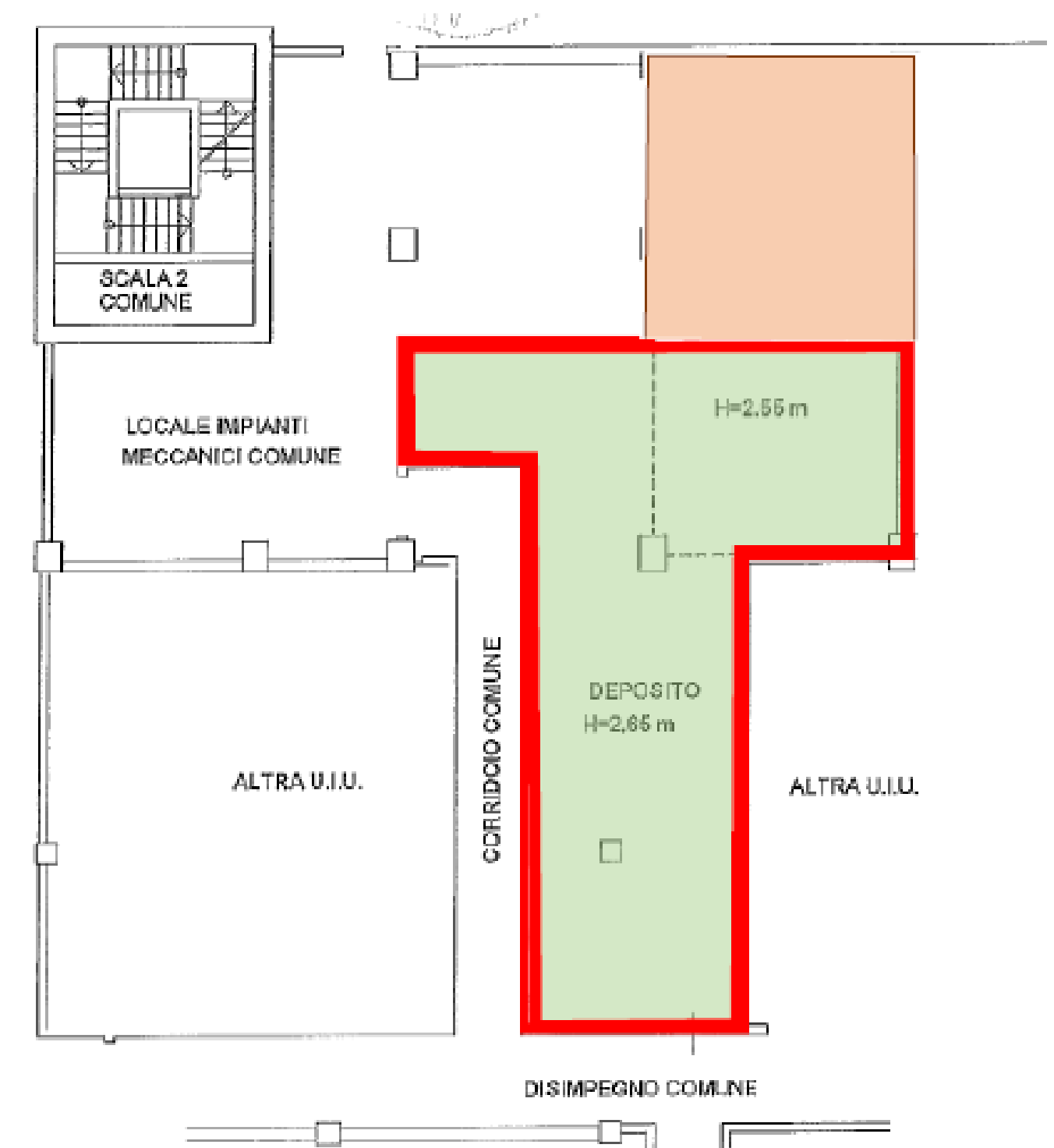
UNIT 14

GROUND FLOOR PLAN



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

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

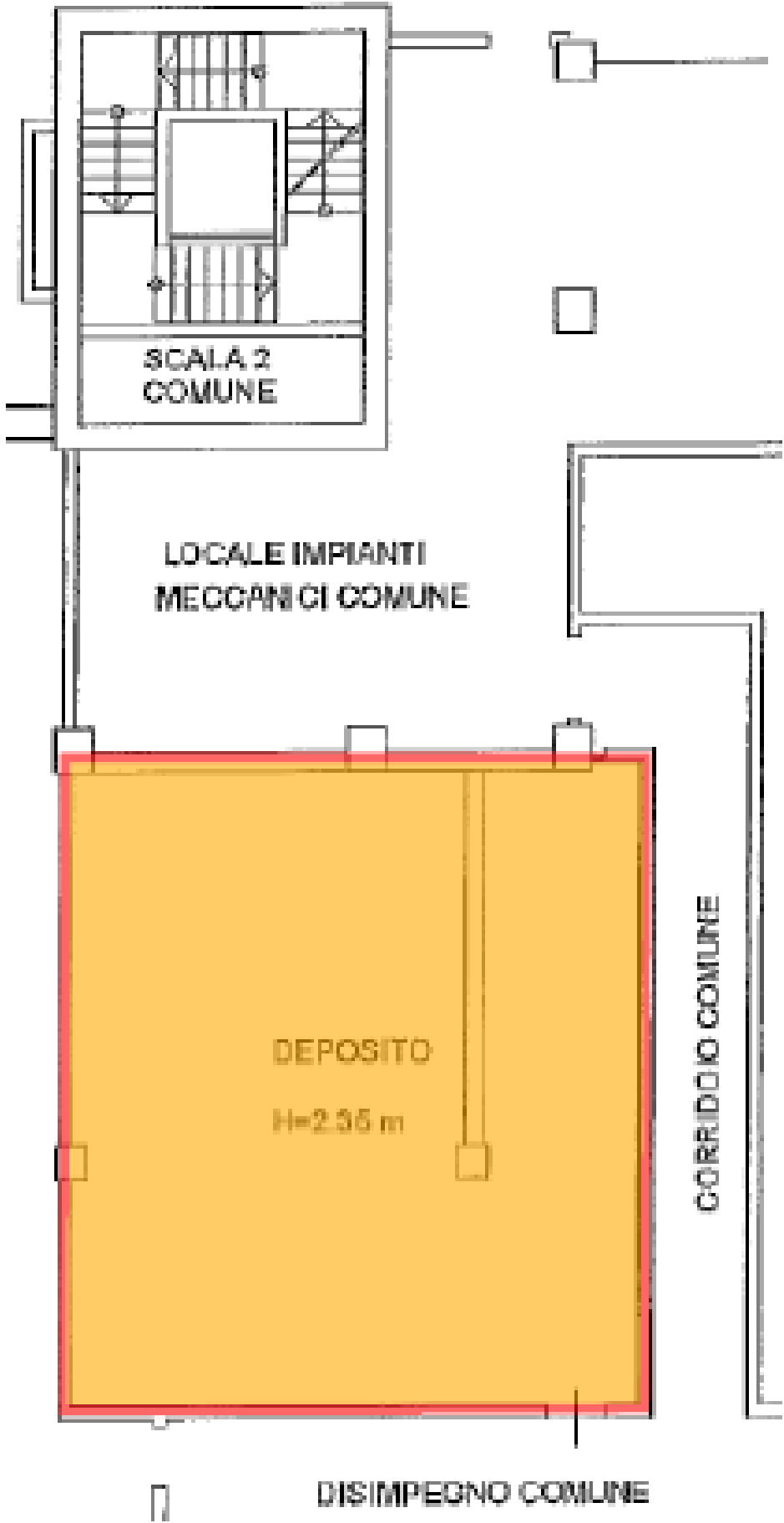
LEGENDA		
SIMBOLO	DESCRIZIONE	
	Locali RS	83 mq



Mepp. 172

BASEMENT PLAN

LEGENDA		
SIMBOLO	DESCRIZIONE	
	Locali Magazzino	98 mq



Portanuova



Thank you.

COLLIERS ITALY

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Portanuova is a development by

