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Superstudio Maxi, Milan



RETAIL PROPERTY PROJECTS GUIDE!

A selection of leading Italian projects showcased at MAPIC Italy. Discover who they are looking for!

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Roma Outlet Village

TYPE OF PROJECT

New

TYPE OF ASSET

Retail

PRESENTED BY

Arcus Real Estate Srl

www.arcusrealestate.com

WHERE / WHEN?

- | City: Rome
- | Region: Lazio
- | Developer(s): Arcus Real estate srl
- | Owner(s)/ Investor(s): Westi srl
- | Opening date: 2025
- | Total GLA: 21,000 sqm Phase 1 + 11,000 sqm Phase 2
- | Nb of brands/stores: more than 140
- | Catchment area: 6,2 ml inhabitants and 22 ml tourists

DESCRIPTION

As the latest development by Arcus Real Estate, Roma Outlet Village is currently in the stages of development and restyling. Targeting the intersection of international tourist flows, it aims to offer an extraordinary shopping experience in Rome. The project includes 21,000 m² of retail space in Phase 1 and an additional 11,000 m² in Phase 2. The Village will showcase luxury, designer, and contemporary fashion across its more than 140 stores and is planned to open within the end of 2025. Currently under development, Roma Outlet Village is poised to become a significant retail and tourist attraction.

LOOKING FOR

Fashion & lifestyle retailers • Digital Native Vertical Brands • Restaurant and F&B chains



Sicilia Outlet Village

TYPE OF PROJECT

Extension

TYPE OF ASSET

Retail

PRESENTED BY

Arcus Real Estate Srl

www.arcusrealestate.com

WHERE / WHEN?

| City: Enna

| Region: Sicily

| Developer(s): Arcus Real estate srl

| Owner(s)/ Investor(s): Sicily Outlet Village srl

| Opening date: November 2010

– New Phase April 2024

| Total GLA: 36,000 sqm

| Nb of brands/stores: 177

| Catchment area: 4.8 ml inhabitants

and 5.2 ml tourists

DESCRIPTION

Opened in 2010 and strategically located in the heart of Sicily, on the highway between Palermo and Catania, Sicilia Outlet Village is the first and only outlet village in Sicily. With its Baroque Sicilian architectural style, it's a prime shopping destination for both the local population and tourists. It has recently undergone an expansion of 6,000 m² and, with the inauguration of the new Phase 3, it now offers more than 170 stores of the best Italian and international designer brands across an area of 36,000 m². Key features of the Village include a single location offering premium brands such as Gucci, Armani, Polo Ralph Lauren, Hogan, Tod's, Dolce & Gabbana, Michael Kors, Hugo Boss, Ermanno Scervino, Nike, Adidas, Lacoste, Pinko, and many more.

LOOKING FOR

Fashion & lifestyle retailers • Digital Native Vertical Brands • Restaurant and F&B chains



Torino Outlet Village

TYPE OF PROJECT

Extension

TYPE OF ASSET

Retail

PRESENTED BY

Arcus Real Estate Srl

www.arcusrealestate.com

WHERE / WHEN?

- | City: Turin
- | Region: Piedmont
- | Developer(s): Arcus Real estate srl
- | Owner(s)/ Investor(s): Torino Fashion Village srl
- | Architect(s): Claudio Silvestrin
- | Opening date: March 2017 - New Phase 2025
- | Total GLA: 31,000 sqm
- | Nb of brands/stores: 145 with Phase 2
- | Catchment area: 11 ml inhabitants and 13 ml tourists

DESCRIPTION

Torino Outlet Village opened in 2017 with a 20,000 m² center arranged on a single, open-air level, featuring a 290-meter-long promenade and 90 stores of the finest brands, including Adidas, Armani, Coach, Ferrari, Gucci, Dolce&Gabbana, Michael Kors, Nike, Roberto Cavalli, Blumarine, and many more. Located close to the city of Turin, the outlet has recently commenced construction work on its Phase 2 extension, which will add an additional 11,000 m² of GLA (Gross Leasable Area) and almost 55 new stores. The opening of the new Phase 2 is scheduled for the second half of 2025. Thanks to its innovative architectural design, prime location, and excellent brand mix, Torino Outlet Village is one of the key players in the premium outlet sector in Italy.

LOOKING FOR

Fashion & lifestyle retailers • Digital Native Vertical Brands • Restaurant and F&B chains



Dante 17

TYPE OF PROJECT

New

TYPE OF ASSET

Retail / Office

PRESENTED BY

Colliers

www.colliers.com

WHERE / WHEN?

- | City: Milan
- | Region: Lombardy
- | Owner(s) / Investor(s): Itay Properties
- | Total GLA: 4,220 sqm
- | Nb of brands / stores: 3
- | Catchment area: Cordusio District

DESCRIPTION

Located in the heart of Milan, Via Dante is a perfect combination of elegance and history. Its location is strategic, close to the city's main shopping and business streets. The building offers prestigious retail space with large windows providing exceptional visibility. The area benefits from excellent accessibility and is within easy reach of iconic landmarks such as the Castello Sforzesco and Piazza Duomo. The recent refurbishment has focused on sustainability and well-being, with the aim of achieving LEED and WELL certification.

LOOKING FOR

Fashion & lifestyle retailers • Restaurant and F&B chains



Galleria Subalpina

TYPE OF PROJECT

Refurbishment

TYPE OF ASSET

Retail

PRESENTED BY

Colliers

www.colliers.com

WHERE / WHEN?

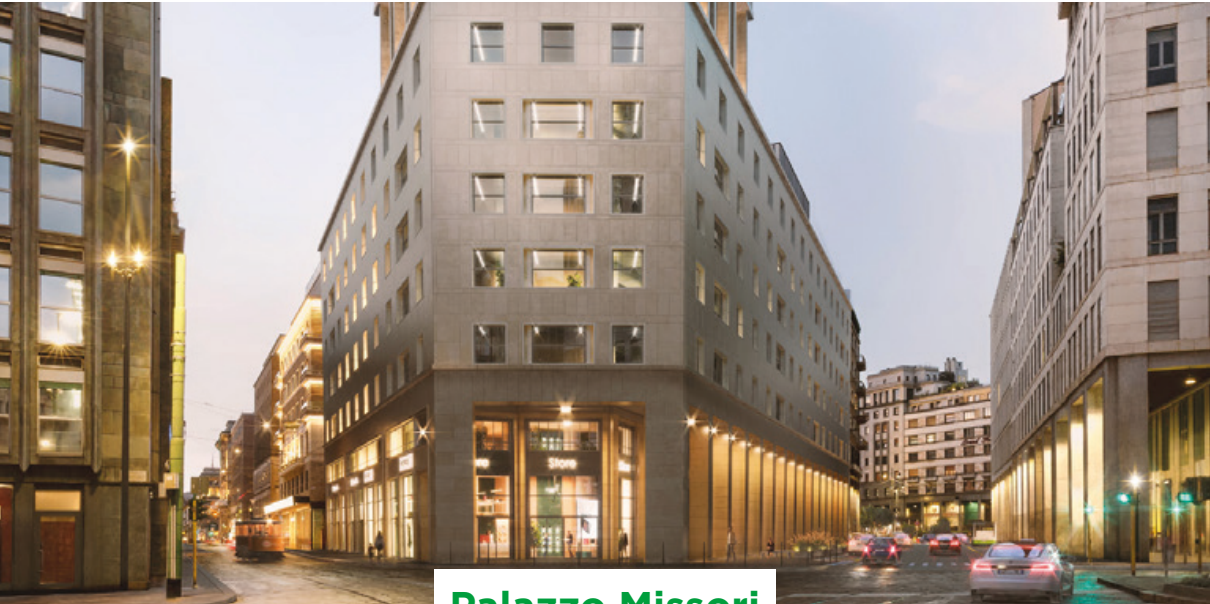
- | City: Turin
- | Region: Piedmont
- | Owner(s) / Investor(s): Kryalos SGR
- | Total GLA: 6,000 sqm
- | Nb of brands / stores: 20+
- | Catchment area: City Center

DESCRIPTION

The Galleria Subalpina, located in the heart of Turin, between Piazza Castello and the Royal Palace, was designed by architect Pietro Carrera in 1873. Throughout the 20th century, this historical building has seen various phases of expansion and renovation. In 2023, it underwent a restyling that combined modernity and tradition, transforming it into a centre for sharing and socializing. Today, it is a renowned shopping destination in Turin, currently housing 24 retail units occupying a total of approximately 6000 square metres of retail space.

LOOKING FOR

Fashion & lifestyle retailers • Restaurant and F&B chains



Palazzo Missori

TYPE OF PROJECT

New

TYPE OF ASSET

Retail

PRESENTED BY

Colliers

www.colliers.com

WHERE / WHEN?

| City: Milan

| Region: Lombardy

| Owner(s)/ Investor(s): Dea Capital SGR

| Total GLA: 2,700 sqm

| Nb of brands/stores: 4

| Catchment area: Duomo District

DESCRIPTION

Palazzo Missori is a prestigious urban regeneration project centred on a historic building designed by Marcello Piacentini in 1938. Located in the heart of Milan's historic centre, close to the Duomo and Piazza Diaz, this initiative aims to preserve the historic value of the building while incorporating a contemporary vision, transforming it into a multifunctional complex. This complex includes four retail units with excellent space flexibility, distributed over the ground floor, mezzanine and first floor.

LOOKING FOR

Fashion & lifestyle retailers • Restaurant and F&B chains • Leisure concepts



Verdi 2

TYPE OF PROJECT

Refurbishment

TYPE OF ASSET

Retail

PRESENTED BY

Colliers

www.colliers.com

WHERE / WHEN?

| City: Milan

| Region: Lombardy

| Owner(s) / Investor(s): Kryalos SGR

| Total GLA: 1,080 sqm

| Nb of brands / stores: 1

| Catchment area: Luxury Fashion District

DESCRIPTION

Located in the heart of Milan, close to the Teatro alla Scala, Via Verdi 2 enjoys a privileged position between Duomo and Brera district. Easily accessible from the M1 and M3 metro lines, the building offers four large windows adjacent to the Fendi Casa flagship store. The interiors, characterised by large spaces and high ceilings, give the building a prestige that is further enhanced by its prestigious location.

LOOKING FOR

Fashion & lifestyle retailers • Restaurant and F&B chains



Carrefour Limbiate

TYPE OF PROJECT

Restyling & repositioning

TYPE OF ASSET

Retail

PRESENTED BY

Cushman & Wakefield

www.centrocarrefourlimbiate.it

WHERE / WHEN?

- | City: **Limbiate (MB)**
- | Region: **Lombardia**
- | Owner(s)/Investor(s): **Galleria Commerciale Limbiate S.r.l.**
- | Opening date: **2006; restyling completed in 2024**
- | Total GLA: **38,600 sqm**
- | Nb of brands/stores: **90**
- | Catchment area: **911,600 residents**

DESCRIPTION

The restyling project, promoted by the asset manager CBRE Investment Management and signed by Cushman & Wakefield, has an evocative name «The Rainforest» to emphasize the commitment to sustainability that characterized the original design of the centre. The new concept of the Center affects both internal and external spaces. The gallery has been upgraded with the renewal of the entrance portals, window fronts, flooring, toilets, lighting, furnishings, parking lots. A new food court has also been conceived as “community hub”: social spaces equipped with seats, tables and a play area for the little ones, designed with a focus on inclusiveness and safety. With a view to sustainable mobility, the installation of new bicycle racks is also planned.

LOOKING FOR

Fashion & lifestyle retailers • Restaurant and F&B chains • Leisure concepts • People services

Concept, design, project and construction management
Cushman & Wakefield.



DOT

TYPE OF PROJECT

Refurbishment

TYPE OF ASSET

Retail / Office

PRESENTED BY

Cushman & Wakefield
cushmanwakefield.it

WHERE / WHEN?

- | City: **Rome**
- | Region: **Lazio**
- | Developer(s): **Kryalos SGR**
- | Owner(s)/Investor(s): **Kryalos SGR**
- | Opening date: **Disponibile**
- | Total GLA: **1,800 sqm**
- | Nb of brands/stores: **1**

DESCRIPTION

Three different historic buildings merge in a unity characterised by style and immersed in a prestigious and elegant context. Ever since one of the liveliest areas in Rome.

The premises is in a strategic position at the corner between via del Tritone and via dei Due Macelli, overlooking largo del Tritone.

DOT is a space of convergence, inspiration, activity, thinking, and development.

LOOKING FOR

- Fashion & lifestyle retailers
- Leisure concepts
- Design & Arredamento

PORTE DI MESTRE



Porte di Mestre

TYPE OF PROJECT

Restyling & repositioning

TYPE OF ASSET

Retail

PRESENTED BY

Cushman & Wakefield
www.portedimestre.it

WHERE / WHEN?

- | City: Venice
- | Region: Veneto
- | Owner(s)/ Investor(s): Fondo Immobiliare Antirion Retail
- | Opening date: 1995; extension 2013; restyling completed in 2024
- | Total GLA: 55,500 sqm
- | Nb of brands/stores: 111
- | Catchment area: 330,000 residents

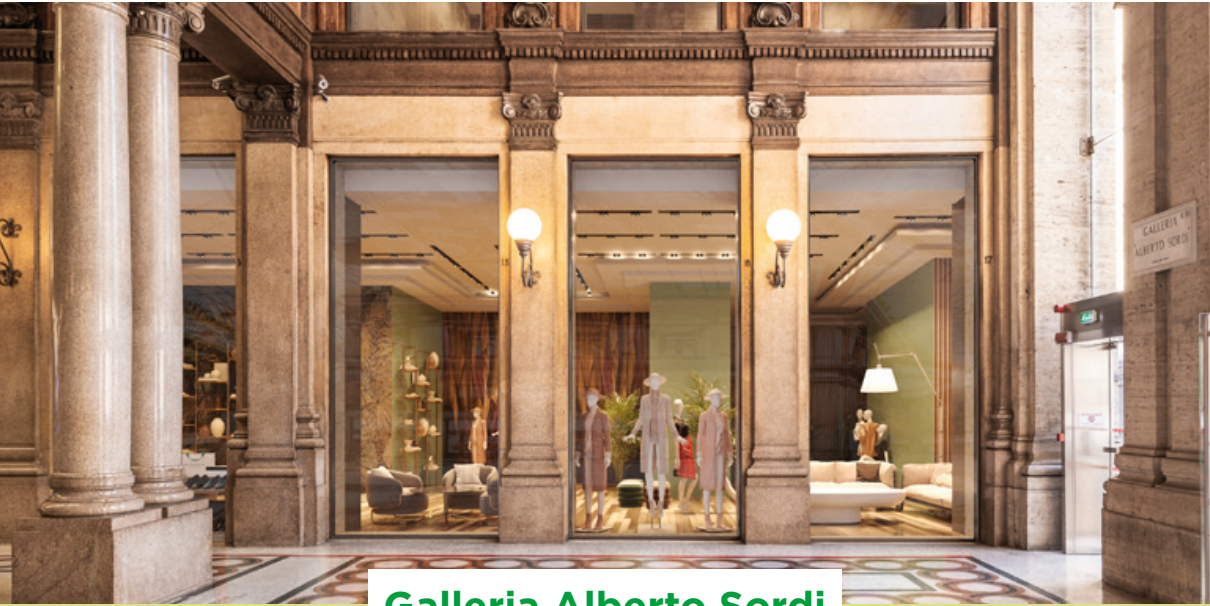
LOOKING FOR

Fashion & lifestyle retailers • Restaurant and F&B chains

DESCRIPTION

Porte di Mestre shopping center has undergone an extensive architectural and commercial redevelopment project, aimed at the strategic relaunch of the complex as a meeting point and a place of shopping, service, leisure and eating out for the city of Venice and its province. The project saw the various departments of Cushman & Wakefield - PDS, Retail Leasing and Property Management - integrate and work together with the common objective of consolidating the leadership and the attractiveness of Porte di Mestre in an increasingly more challenging market. The leasing strategy aims to address new lifestyle and consumption needs, based on emerging trends in terms of products, services and brands. To give visibility and value to the project's contents, also the Shopping Center's logo has been redesigned, to give way to a new storytelling and a new visual identity.

Concept and project management Cushman & Wakefield; design and construction management Reify.



Galleria Alberto Sordi

TYPE OF PROJECT

Refurbishment

TYPE OF ASSET

Retail

PRESENTED BY

Dils, Savills

<https://galleriaalbertosordi.com/en/>

WHERE / WHEN?

- | City: Roma
- | Region: Lazio
- | Developer(s): Prelios SGR
- | Owner(s) / Investor(s): Fondo Megas
- | Architect(s): L22
- | Opening date: Open
- | Total GLA: 10,789 sqm
- | Nb of brands / stores: 15

LOOKING FOR

- Fashion & lifestyle retailers • Home & Design retailers
- High Tech retailers • Digital Native Vertical Brands
- Services

DESCRIPTION

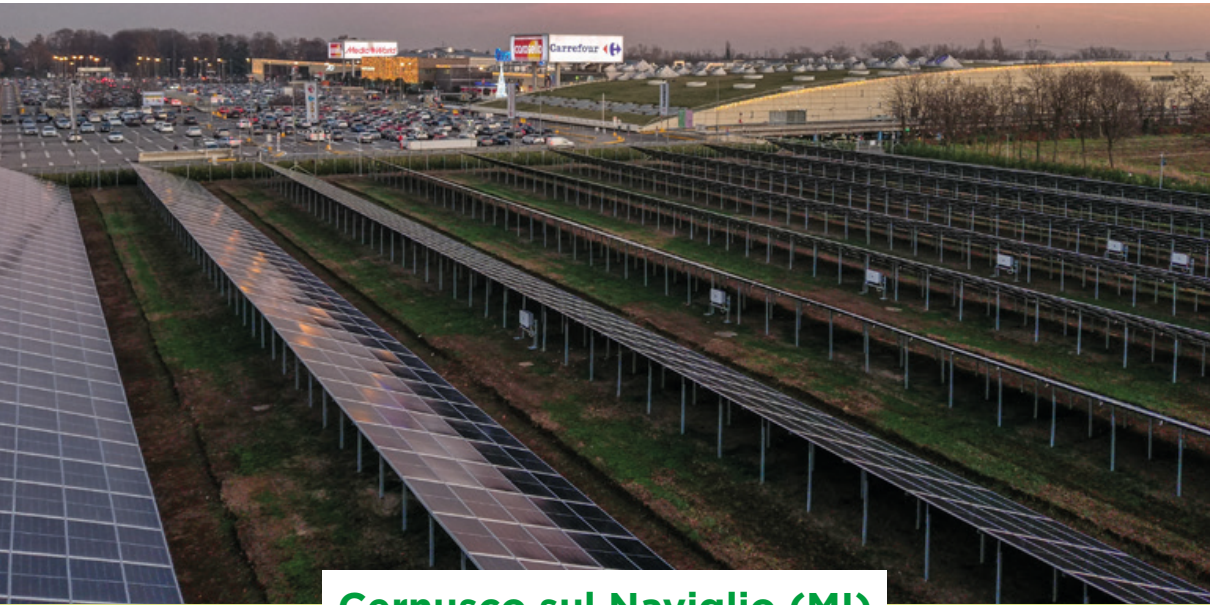
Galleria Alberto Sordi is unique in terms of history, location and physical characteristics. After a major restoration project, it regained its former glory to become one of the capital's most popular shopping destinations.

The asset also includes a conservative restoration of the facades, new furnishings and lighting that will give the Galleria an unprecedented splendour.

The central section lined with shops is filled with impressive friezes, chestnut wood, parquet flooring and precious polychrome marble.

The Galleria Alberto Sordi is not only aesthetically beautiful, but also functional: it retains its original charisma, combining it with innovation and environmental comfort.

With over 36 million visitors a year, Rome is one of the most important tourist destinations in the world. In this great open-air museum, Galleria Alberto Sordi is a must-see.



Cernusco sul Naviglio (MI)

TYPE OF PROJECT

Double-sided photovoltaic panels, serving the common areas of Carosello Shopping Centre

TYPE OF ASSET

Retail

PRESENTED BY

Eurocommercial

www.eurocommercialproperties.com

WHERE / WHEN?

- | City: Cernusco sul Naviglio (MI)
- | Region: Lombardy
- | Developer(s): Albasolar spa
- | Owner(s) / Investor(s): Eurocommercial Management Italia srl
- | Opening date: December 2023
- | Total GLA: 23,000sqm

DESCRIPTION

The new photovoltaic system, installed on lands owned by Eurocommercial, is located in Cernusco sul Naviglio in the proximity of the Shopping Centre Carosello. Improving sustainability and energy efficiency it is an important goal within Eurocommercial's ESG policy. This new facility, consisting of around 3,210 solar panels, was installed on an area adjacent to the parking lot of approximately 23,000 square meters, and will provide approximately 3,050 MWh per year, with a maximum power output of 2,118.60 kWp. The estimated cost reduction on purchased energy (€/kWh) is -56%, saving 942.15 tonnes of CO₂eq/year in terms of emissions, equivalent to 1,287 trees planted annually.

LOOKING FOR

ESG service providers (Solar panels)

EUROCOMMERCIAL



Fiordaliso

TYPE OF PROJECT

Extension and redevelopment project

TYPE OF ASSET

Retail

PRESENTED BY

Galleria Verde

www.eurocommercialproperties.com

WHERE / WHEN?

- | City: **Rozzano (MI)**
- | Region: **Lombardy**
- | Developer(s): **Gruppo Finiper**
- | Owner(s) / Investor(s): **Galleria Verde**
- | Architect(s): **Dunnett & Craven Architects**
- | Opening date: **September 2023**
- | Total GLA: **80,000sqm (incl. RP)**
- | Nb of brands / stores: **150 (excl. RP)**
- | Catchment area: **1.3 million**

DESCRIPTION

Fiordaliso underwent a significant redevelopment process completed with the renovation of the food court and the external hypermarket. The unit previously occupied by the hypermarket was partially converted into new commercial units and partially demolished and reclaimed to create a new entrance and a new multi-storey car park easily accessible by customers coming from Milan. The existing gallery, completely renovated, saw the introduction of new brands which made its commercial offering unique.

EUROCOMMERCIAL



I Gigli Shopping Center

TYPE OF PROJECT

Double-sided photovoltaic panels positioned on a shelter, serving the common areas of the I Gigli Shopping Center

TYPE OF ASSET

Retail

PRESENTED BY

Eurocommercial

www.eurocommercialproperties.com

WHERE / WHEN?

- | City: Campi Bisenzio (FI)
- | Region: Tuscany
- | Developer(s): Albasolar spa
- | Owner(s) / Investor(s): Immobiliare 2011 srl
- | Opening date: January 2024
- | Total GLA: 5,500 sqm

DESCRIPTION

The new photovoltaic system, installed on shelters over the car park of the I Gigli Shopping Centre, covers 355 parking spaces. Improving sustainability and energy efficiency it is an important goal within Eurocommercial's ESG policy. This new facility, consisting of around 2,645 solar panels, was installed on an area of approximately 5,500 square meters, adjacent to the shopping centre and will provide approximately 1,356 MWh per year, with a maximum power output of 1,084.45 kWp. The estimated cost reduction on purchased energy (€/kWh) is -50%, saving 418.87 tonnes of CO₂eq/year in terms of emissions, equivalent to 572 trees planted annually.

LOOKING FOR

ESG service providers (Solar panels)



Albergo Centrale

TYPE OF PROJECT

Refurbishment

TYPE OF ASSET

Hospitality

PRESENTED BY

Grandi Stazioni Retail

www.gsretail.it

WHERE / WHEN?

| City: Milan

| Region: Lombardia

| Developer(s): Grandi Stazioni Retail

| Owner(s)/Investor(s): Grandi Stazioni Retail

| Architect(s): Studio RMA - Arch. Roberto Murgia

| Opening date: 2027

| Total GLA: 3,200 sqm

DESCRIPTION

With its unique location in the heart of Milano Centrale railway station, the Hotel represents a pioneering project which redefines the travel experience and will gain its Operator international visibility.

The journey is not only crossing a space, but also stopping and meeting. Staying in Milano Centrale has become today a unique experience that completes the journey. A hotel with access both from the city on Piazza Luigi di Savoia and directly from the railway station. The rooms overlook on one side the square in front of the hotel (also subject to future redevelopment), and on the other a vertical garden created in the interior patio.

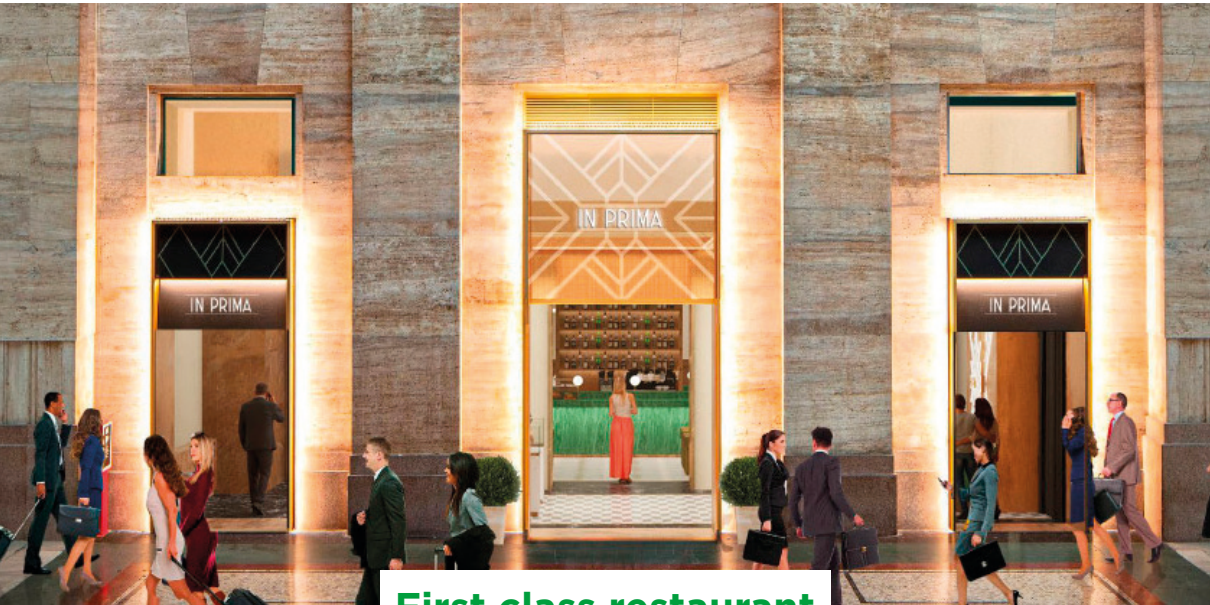
The hospitality experience itself becomes a journey.

The hotel will have direct access to a Michelin-starred first-class restaurant increasing its reputation and prestige.

LOOKING FOR

Hospitality Companies

GRANDI STAZIONI RETAIL



First class restaurant

TYPE OF PROJECT
Refurbishment

TYPE OF ASSET
Retail

PRESENTED BY
Grandi Stazioni Retail
www.gsretail.it

WHERE / WHEN?

- | City: **Milan**
- | Region: **Lombardia**
- | Developer(s): **SSP**
- | Owner(s)/ Investor(s): **GSR, SSP**
- | Architect(s): **UXUS**
- | Opening date: **September 2024**
- | Total GLA: **960 sqm**
- | Nb of brands/stores: **1**

DESCRIPTION

Milano Centrale, with its timeless architectural beauty, in an exclusive location, will be the perfect setting for a prestigious restaurant run by a famous Michelin-starred chef. In addition to being one of the largest railway stations in Europe, Milano Centrale is rapidly emerging as a new lifestyle destination; a crossroads of food, art, culture, and fashion. In this context, a new quality experience will emerge for citizens and travelers. Combining the timeless elegance of leisure time with the modern nostalgia of first-class travel, this experience will be a new gastronomic journey in pure glamorous style.

LOOKING FOR

Restaurant and F&B chains



GranRoma Repositioning

TYPE OF PROJECT

Refurbishment

TYPE OF ASSET

Retail

PRESENTED BY

Multi Italy S.r.l.

<https://multi.eu/>

WHERE / WHEN?

| City: Roma

| Region: Lazio

| Developer(s): GranRoma Commerciale S.r.l.

| Owner(s)/ Investor(s): Savills Investment

Management SGR S.p.a. per conto del Fondo Sulis

| Architect(s): Multi Italy, TTD Design

| Opening date: end 2023

| Total GLA: 30,700 sqm

| Nb of brands/ stores: 100

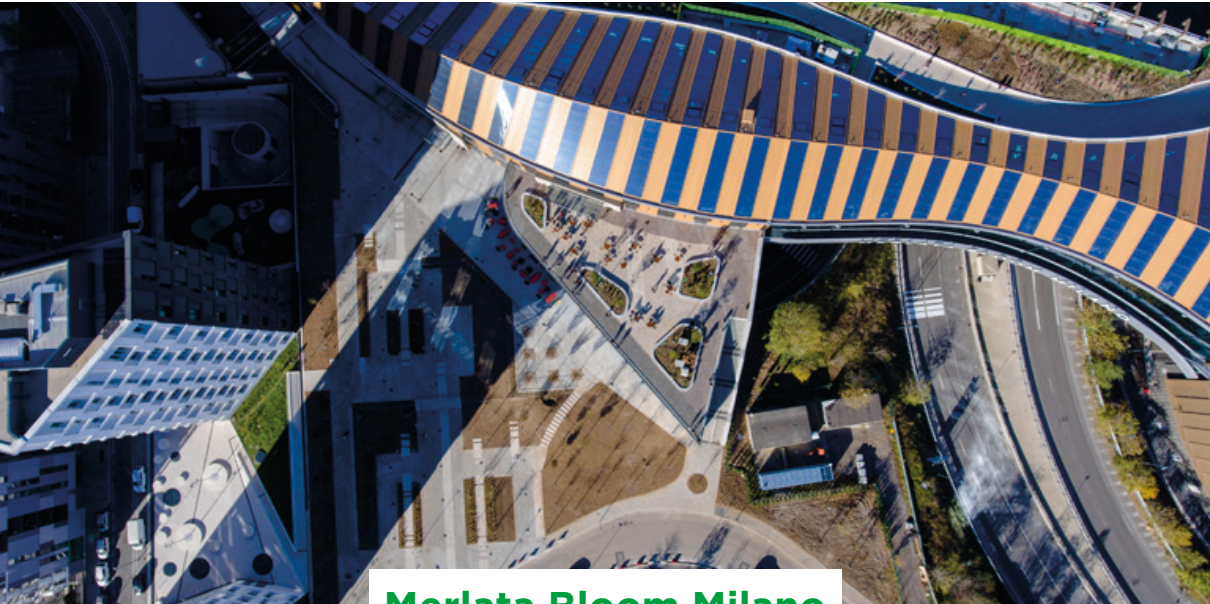
| Catchment area: 3,090,832 bacino di utenza (pers.)
fino a 30 minuti

LOOKING FOR

Fashion & lifestyle retailers • Restaurant and F&B chains/ Leisure concepts • People services • ESG service providers (Solar panel, Electric car recharging...)

DESCRIPTION

The project, which took place in several stages over two years, included the repositioning as a family shopping center, followed by the full letting of the GLA, and a new advertising campaign, positioning the center closer to the tastes of its guests. In addition to the new look & feel of the centre, new playground areas, co-working, event spaces, relaxation areas and outdoor green have been created. 22 electrified parking spaces and bicycle racks have been installed to facilitate green mobility. The project will lead to an upgrade of the BREEAM certification to Excellent level.



Merlata Bloom Milano

TYPE OF PROJECT

New

TYPE OF ASSET

Retail / Leisure

PRESENTED BY

Nhood Services Italy S.p.A

<https://www.merlatabloommilano.com>

WHERE / WHEN?

- | City: **Milan**
- | Region: **Lombardy**
- | Developer(s): **Merlata Mall S.p.A.**
- | Owner(s) / Investor(s): **Ceetrus, ImmobiliareEuropa, SAL Service**
- | Architect(s): **CallisonRTKL**
- | Opening date: **November 2023**
- | Total GLA: **70,000 sqm**
- | Nb of brands / stores: **210**
- | Catchment area: **3,600,000 people within 30 min.**

DESCRIPTION

Merlata Bloom Milano, the heart of the urban planning project in the northwest area of Milan, offers 70.000 square meters of innovation. With 210 commercial spaces, including F&B concepts, Esselunga superstore, Decathlon and NOTORIOUS cinema, it is a new "high street" destination in Milan, generating 2.000 direct and indirect occupancies. Its balance with the surrounding urban park is ensured by the public plaza, a Sky Garden, the bike path and an iconic, sustainable architecture aligned with the principles defined by the European taxonomy of DNSH. A unique fusion of shopping, entertainment, and sustainability.

LOOKING FOR

Fashion & lifestyle retailers • Digital Native Vertical Brands • Restaurant and F&B chains • Leisure concepts • ESG service providers (Solar panel, Electric car recharging...)



Piazza Loreto

TYPE OF PROJECT

New

TYPE OF ASSET

Retail / Leisure / Urban Transformation

PRESENTED BY

Nhood Services Italy S.p.A

<https://loretoopencommunity.com/>

WHERE / WHEN?

| City: Milan

| Region: Lombardy

| Developer(s): Nhood Services Italy S.p.A.

| Owner(s) / Investor(s): Ceetrus

| Architect(s) & Partner(s): Arcadis Italia Srl,
Metrogramma Milano Srl, Andrea Caputo, MIC-HUB,
LAND Italia Srl, SIST - Studio Ingegneria Strutturale
Organte & Bortot, MANENS - TIFS, Temporiuso Srl,
FROM, SIEMENS, IGPDecaux, Helexia

| Opening date: 2026

| Total GLA: 8,000 sqm

| Nb of brands / stores: 40+

| Catchment area: 1,600,000 people within 15 min.

LOOKING FOR

Fashion & lifestyle retailers • Digital Native Vertical Brands • Restaurant and F&B chains • ESG service providers (Solar panel, Electric car recharging...)

DESCRIPTION

Winner of the C40 Reinventing Cities tender, Piazza Loreto project will transform the current square Piazzale Loreto - an historical and central traffic junction - into a welcoming, inclusive, smart, and sustainable public place full of services, retail and F&B concepts, together with events and temporary exhibits. Designed with an integrated approach involving local communities, it responds to the theme of Resilience and climatic adaptation in line with the 2030 UN Agenda goals. Piazza Loreto is the first example of the regeneration of an existing square in the middle of a city, realized by the partnership between Public and Private players. It will be a hub with tall trees and green areas able to mitigate the heat island effect and absorb CO2. Designed in BIM, it will be LEED and GBC certificated.



Città Sant'Angelo Outlet Village

TYPE OF PROJECT

Extension

TYPE OF ASSET

Retail

PRESENTED BY

Promos

www.promosgroup.it

WHERE / WHEN?

- | City: **Città Sant'Angelo (Pescara)**
- | Region: **Abruzzo**
- | Developer(s): **Promos srl**
- | Owner(s)/ Investor(s): **GWM**
- | Architect(s): **Design International**
- | Opening date: **2024**
- | Total GLA: **30,000 sqm**
- | Nb of brands/stores: **130**
- | Catchment area: **2.5M inhabitants in the radius of 90 minutes by car, 7M annually tourist flow**

DESCRIPTION

Inaugurated in late 2009 and strategically located in a zone easily reached from the A14 motorway and from the Pescara airport and train station, the Città Sant'Angelo Outlet Village is the first Factory Outlet Center to open on the Adriatic riviera.

It currently occupies an area of 25.000 sq.mt. but, thanks to the new development plan that will involve another 5,000 sq.mt. (due to open by the end of 2024), the center will soon have a GLA of 30,000 sq.mt., with space for more than 120 stores.

It will be a great opportunity to relaunch the center, both for the mall itself and for the area that hosts it because, in its new, expanded dimension, the Outlet will be able to enjoy and significant increase in the flow of visitors.

LOOKING FOR

Fashion & lifestyle retailers • Restaurant and F&B chains • Leisure concepts • People services



Outlet Center Brenner

TYPE OF PROJECT

Extension/refurbishment

TYPE OF ASSET

Retail

PRESENTED BY

Promos

www.promosgroup.it

WHERE / WHEN?

- | City: **Brennero (BZ)**
- | Region: **Trentino Alto Adige**
- | Developer(s): **Promos srl**
- | Owner(s)/ Investor(s): **Invesco Real Estate**
- | Architect(s): **Lombardini 22 spa**
- | Opening date: **2028**
- | Total GLA: **3,600 sqm**
- | Nb of brands/stores: **16**
- | Catchment area: **1.2M inhabitants in the radius of 60 minutes by car. 6m inhabitants in the radius of 120 minutes by car. 20M annually tourist flow.**

LOOKING FOR

Fashion & lifestyle retailers • Restaurant and F&B chains • People services

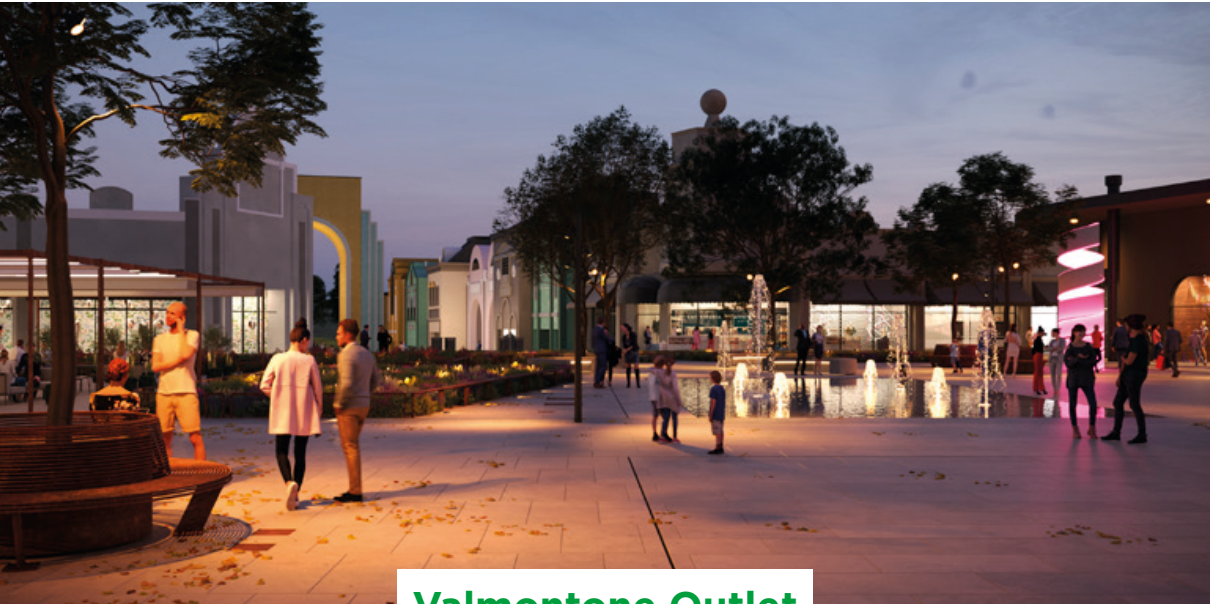
DESCRIPTION

Open since 2007 and located in a strategic zone, on the Alpine border between Italy and Austria on the busiest highway between Italy and Germany, the Outlet Center Brenner has 66 stores on an area of 16,000 sq.mt. In 2023 the Centro obtained Breeam in use (BIU) certification.

The project of refurbishment and expansion (due to be completed by 2028) will develop in two stages: the first will concern the creation of a food court, which will have 6 locations serving food and beverages on an area of 1,600 sq.mt.

The second stage will involve a complete restyling of the mall and the construction of a Premium Plaza of 2,000 sq.mt. with 10 new "high-range" brand stores.

The development contemplates the redesign of several areas that will take account of ESG factors, with the application of solar panels and led lighting for energy savings, the recovery of rainwater and the creation of a recharging area for electric vehicles that will be one of the largest in Italy.



Valmontone Outlet

TYPE OF PROJECT

Refurbishment

TYPE OF ASSET

Retail

PRESENTED BY

Promos

www.promosgroup.it

WHERE / WHEN?

- | City: Valmontone (Roma)
- | Region: Lazio
- | Developer(s): Promos srl
- | Owner(s)/ Investor(s): DWS Grundbesitz GmbH
- | Architect(s): Lombardini 22 spa
- | Opening date: 2024
- | Total GLA: 46,000 sqm
- | Nb of brands/stores: 200
- | Catchment area: 7M inhabitants in the radius of 90 minutes by car. 20M annual tourist flow.

DESCRIPTION

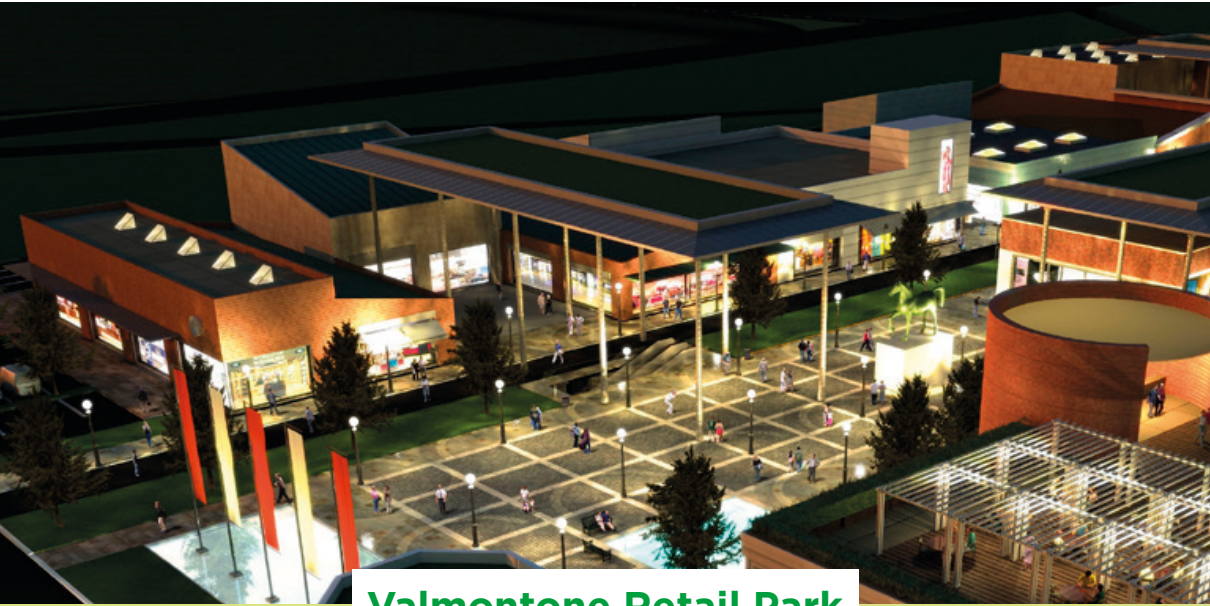
Inaugurated in 2003, Valmontone Outlet is just 40km from Rome and is now the most successful Italian Factory Outlet. On an area of 46,000 sq.mt., visitors can find a polyfunctional medical center, a food court and 200 stores that offer the widest variety of goods in the fashion, design, housewares and electronics sectors.

In 2023 the Center obtained Breeam in use (BIU) certification.

The revalorization project will include the refurbishment of the Central Plaza, located in a strategic position right at the heart of the Outlet, and will ensure high visibility, intercepting all the flows of visitors to the mall.

LOOKING FOR

- Fashion & lifestyle retailers • Leisure concept
- People services



Valmontone Retail Park

TYPE OF PROJECT

New

TYPE OF ASSET

Retail

PRESENTED BY

Promos

www.promosgroup.it

WHERE / WHEN?

- | City **Valmontone (Roma)**
- | Region: **Lazio**
- | Developer(s): **Promos srl**
- | Owner(s)/ Investor(s): **Promos Development Srl**
- | Opening date: **1° half 2025**
- | Total GLA: **15,600 sqm**
- | Nb of brands/stores: **9**
- | Catchment area: **7M inhabitants in the radius of 90 minutes by car. 20M annual tourist flow.**

DESCRIPTION

The Valmontone Retail Park will be built on an area of 50,000 sq.mt. and will include a supermarket, six medium-area stores and two food service facilities.

It is a project that aims to introduce commercial functions for the completion and valorization of the existing area (which now includes Valmontone Outlet, the Magicland Amusement Park and Acquapark) thus making it one of the most significant integrated malls in Central Italy and an important attraction, also for tourists, for the area.

LOOKING FOR

Fashion & lifestyle retailers • Restaurant and F&B chains



Distretto Tematico Genova

TYPE OF PROJECT

Urban transformation Project

TYPE OF ASSET

Mixed Use con Retail / Residenziale / Ricettivo / Leisure / Food / Student Housing

PRESENTED BY

Realia Srl

www.realiasrl.com

WHERE / WHEN?

- | City: **Genova**
- | Region: **Liguria**
- | Developer(s): **Genova Sviluppo Srl**
- | Owner(s) / Investor(s): **Genova Sviluppo Srl**
- | Architect(s): **Calliston RKTL**
- | Opening date: **Q2 2025**
- | Total GLA: **28,000 sqm**
- | Nb of brands / stores: **115**
- | Catchment area: **589,551**

D E S C R I P T I O N

In the heart of Genova, a major urban transformation project has been launched.

The brand new Genova's Waterfront will be enhanced by state-of-the-art retail, residential, offices, hotel and student housing, on a low environmental impact project.

LOOKING FOR

Fashion & lifestyle retailers • Restaurant and F&B chains • Leisure concepts • People services • Corporate offices • Entertainment



Frosinone Urban Center

TYPE OF PROJECT

New

TYPE OF ASSET

Retail / Leisure / Food / Thematic and naturalistic Park

PRESENTED BY

Realia Srl

www.realiasrl.com

WHERE / WHEN?

- | City: Frosinone (Ro)
- | Region: Lazio
- | Owner(s) / Investor(s): Pac2000
- | Architect(s): Lombardini 22
- | Opening date: Q1 2025
- | Total GLA: 35,000 sqm
- | Nb of brands / stores: 80
- | Catchment area: 350,000

D E S C R I P T I O N

In the heart of Genoa, a major urban transformation project has been launched.

The brand new Genoa's Waterfront will be enhanced by state-of-the-art retail, residential, offices, hotel and student housing, on a low environmental impact project.

LOOKING FOR

Fashion & lifestyle retailer • Restaurant and F&B chains • Leisure concepts • ESG service providers (Solar panel, Electric car recharging...)



Oasys

TYPE OF PROJECT
Nuovo Lifestyle Park

TYPE OF ASSET
Retail / Leisure / Food / Nature Park

PRESENTED BY
Realia Srl
www.realiasrl.com

WHERE / WHEN?

- | City: **Cisterna di Latina (LT)**
- | Region: **Lazio**
- | Developer(s): **Latina Sviluppo Srl**
- | Owner(s) / Investor(s): **Latina Sviluppo Srl**
- | Architect(s): **Calliston RKTL**
- | Opening date: **Q4 2026**
- | Total GLA: **49,000 sqm**
- | Nb of brands / stores: **140**
- | Catchment area: **900,000**

DESCRIPTION

A magical place in Cisterna di Latina, between the beaches of Sabaudia and the Garden of Ninfa, is the protagonist of this ambitious regeneration project.

From the former Manifatture del Circeo factories to a business park and nature theme park covering over 140,000 square metres: a lifestyle centre with a new business and leisure model based on the attractiveness of the location and the value of its retail offer.

LOOKING FOR

Fashion & lifestyle retailers • Restaurant and F&B chains • People services • Entertainment



Florence Outlet

TYPE OF PROJECT

Outlet center

TYPE OF ASSET

Retail & fashion and F&B

PRESENTED BY

Rustioni&Partners

www.rustioni-partners.com

WHERE / WHEN?

- | City: **Reggello (FI)**
- | Region: **Tuscany**
- | Developer(s): **Mandò Village S.r.l.**
- | Architect(s): **Gruppo Eurostudio**
- | Opening date: **Spring 2025**
- | Total GLA: **7,000 sqm**
- | Nb of brands/stores: **40**
- | Catchment area: **ca. 250,000 inhabitants**
in 30' driving

LOOKING FOR

Fashion & lifestyle retailers • Restaurants • Leisure & sport • People services

DESCRIPTION

Florence Outlet it is located among the Valdarnesi hills of Reggello, in an area surrounded by greenery and internationally renowned as the street of outlets and luxury, positioning itself with a distinctive and innovative offer compared to the competitive panorama.

The strategic position, close to the focal points of multiple areas of cultural and historical interest and its proximity to the motorway exit, already characterizes the area as one of the main Tuscan destinations for shopping and dining.

The structure is designed by essential shapes and a unique and contemporary approach, for a cosmopolitan and avant-garde identity, characterized by light-centric architecture, with transparent windows in harmony with the material verb of stone.

The offer that will be proposed will be aimed at a predominantly young target, in an environment where fashion and trend will melt. There will be a new and original style and shopping experience, an additional motivation to attract new customers in addition to the many who already reach the area every day attracted by the offer currently present.



WALTHERPARK
BOLZANO · BOZEN



WaltherPark

TYPE OF PROJECT

City centre urban redevelopment and mix-used project

TYPE OF ASSET

Retail & fashion, Hospitality, Offices, Residential, sport, leisure and parking

PRESENTED BY

WaltherPark

www.waltherpark.com

WHERE / WHEN?

- | City **Bolzano**
- | Region: **South Tyrol**
- | Developer(s): **SIGNA REM Italia**
- | Architect(s): **Sir David Chipperfield**
- | Opening date: **April 2025**
- | Total GLA: **35,000 sqm**
- | Nb of brands/stores: **90+**
- | Catchment area: **ca. 800.000 inhabitants**

LOOKING FOR

Fashion & lifestyle retailers • High Street Gallery
• Restaurants • Leisure & sport • People services
• Corporate offices, ESG service providers (river water cooling system)

DESCRIPTION

WaltherPark is ready to face the challenge of CO2 emissions and take responsibility. With our sustainability strategy we have set ourselves high goals for the next few years. WaltherPark is a key project for Bolzano city and a redevelopment project that will expand the city centre and regenerate the quarter with its new urban planning. The project includes apartments and penthouses, offices for South Tyrol Province as well as for corporate and private use, a new amazing high street gallery, a 4s hotel and new private and public parking spaces. Furthermore, with this project we will also deliver great infrastructure projects that will increase the attractiveness and the reachability of this new destination point. We have developed an intelligent system to use the water from the Isarco River flowing through Bolzano to cool the WaltherPark. The river serves us in two ways - we use its coldness and its power to create 92% renewable energy sources. We also use district Heating that will save 600 tonnes of crude oil and 1400 tonnes of CO2 per year. WaltherPark is striving to obtain LEED Gold certificate and it will also be awarded Clima House, the ClimaHotel and CasaClima Work & Life certificates by the CasaClima Agency.



Gli Orsi

TYPE OF PROJECT

Refurbishment

TYPE OF ASSET

Retail

PRESENTED BY

Sonae Sierra

www.sonaesierra.com

WHERE / WHEN?

- | City: Biella
- | Region: Piemonte
- | Developer(s): Sonae Sierra
- | Owner(s) / Investor(s): Sonae Sierra
- | Architect(s): Reify.
- | Opening date: November 2023
- | Total GLA: 41,011 sqm
- | Nb of brands / stores: 101

DESCRIPTION

The Gli Orsi Shopping Center in Biella recently inaugurated its new food-court, designed by Reify. with an investment of about €1 million. The restyling involved the common food-court area, of about 1,000 m², and the facing canopy, with about 550 m² of art installation. The entire food-court was improved through new furniture with integrated electrical outlets, lighting and greenery, new flooring and the enhancement of family areas and the creation of a stage designed to host events and musical entertainment. Sonae Sierra continues its commitment to sustainability: also for this project, the wood chosen for the benches, platform, parts of the planters and parts of the waste containers is 100 percent recycled.

LOOKING FOR

Fashion & lifestyle retailers • Restaurant and F&B chains • Leisure concepts



Il Mercato

TYPE OF PROJECT

New

TYPE OF ASSET

Retail / Leisure

PRESENTED BY

Sonae Sierra

www.sonaesierra.com

WHERE / WHEN?

- | City: **Reggio Emilia**
- | Region: **Emilia Romagna**
- | Developer(s): **Sonae Sierra, REI Consulting**
- | Owner(s)/ Investor(s): **La Galleria S.r.l.**
- | Architect(s): **Reify.**
- | Opening date: **April 2023**
- | Total GLA: **3,500 sqm**
- | Nb of brands/stores: **15 + 2 kiosks**
- | Catchment area: **370,451**

DESCRIPTION

The Reggio Emilia Market, a historic 1920s building owned by the City Council, is coming back to life thanks to a €6 million investment and a meticulous architectural intervention carried out by Sonae Sierra in partnership with REI Consulting. The project aims to create a true meeting and socializing point in the heart of the city, where sustainability, art and design will provide the backdrop for a rich food offer with a contemporary flavor. Il Mercato accommodates various operators including bars, cafes, kiosks, bookstore, gym and restaurants. Reify. has created spacious and bright indoor areas with shared seating designed to encourage social moments with friends and family. Similarly, outdoor patios have been planned to allow visitors to enjoy the wide range of good food and drinks while attending concerts and events en plein air.

LOOKING FOR

Fashion & lifestyle retailers • Restaurant and F&B chains • Leisure concepts



Le Terrazze

TYPE OF PROJECT
Refurbishment

TYPE OF ASSET
Retail

PRESENTED BY
Sonae Sierra

www.sonaesierra.com

WHERE / WHEN?

- | City: La Spezia
- | Region: Liguria
- | Developer(s): Sonae Sierra, ING
- | Owner(s)/ Investor(s): Sonae Sierra, Union Investment
- | Architect(s): Reify.
- | Opening date: 2023
- | Total GLA: 38,500 sqm
- | Nb of brands/stores: 90
- | Catchment area: 210,000

LOOKING FOR

Fashion & lifestyle retailers • Restaurant and F&B chains • Leisure concepts

DESCRIPTION

With a focus on energy efficiency, Le Terrazze underwent a full LED relamping, resulting in impactful energy savings.

The revitalization includes a brand new open-air food terrace and new seating areas, beautifully landscaped and thoughtfully integrated with digital amenities, offering shoppers a comfortable and connected experience.

Digital integration has taken center stage in the renovation, with LED walls, interactive totems, and new screens throughout the centre, enhancing the shopping journey with engaging content.

With a restyled entrance, Le Terrazze now welcomes visitors with a fresh and modern look, setting the stage for a unique retail experience.



Porte di Mestre

TYPE OF PROJECT
Refurbishment

TYPE OF ASSET
Retail

PRESENTED BY
Sonae Sierra

www.sonaesierra.com

WHERE / WHEN?

- | City: **Venezia**
- | Region: **Veneto**
- | Owner(s)/ Investor(s): **Colliers Global Investors Italy**
- | Architect(s): **Reify.**
- | Opening date: **2023**
- | Total GLA: **55,500 sqm**
- | Nb of brands/stores: **110**
- | Catchment area: **540,000**

LOOKING FOR

Fashion & lifestyle retailers • Restaurant and F&B chains • Leisure concepts

DESCRIPTION

Reify. presented the complete restyling of the Porte di Mestre Shopping Center, located in Venice and managed by Colliers Italia, following an investment of more than 10 million euros. The company was chosen to manage the integrated design and total renovation of the building-interior and exterior-in which the world's largest indoor go-kart track in a shopping center was built. The restyling involved the center in its entirety: inside, numerous changes were made-from layout to ceilings, floors to bathrooms, lighting to the food court in which an exposed ceiling was created to encourage natural light and lower energy costs, and new common areas were arranged that could be used for both business meetings and by families. Externally, a new terrace was created with a vertical garden equipped with seating and relaxation areas.