



RETAIL PROPERTY PROJECTS GUIDE 2026

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

www.arcusrealestate.com

WHERE / WHEN?

- | City: Rome (Sant'Oreste)
- | Region: Lazio
- | Developer(s): Westi S.r.l. (Part of Odissea Group)
- | Management: Arcus Real Estate (Stilo Immobiliare e Finanziaria Spa, holding Percassi Group)
- | Owner(s)/Investor(s): Westi S.r.l. (Part of Odissea Group)
- | Architect(s): Studio De8
- | Opening date: Fall 2026 (Phase 1)
- | Total GLA: 21,000 sqm Phase 1 + 11,000 sqm Phase 2
- | Nb of brands/stores: Approx. 90 (Phase 1)
- | Catchment area: 6.8 million residents within 120 minutes

LOOKING FOR

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

D E S C R I P T I O N

Strategically located on the A1 motorway, Roma Outlet Village is the new outlet of the Italian capital. Opening in second half of 2026, it will feature 90 stores in Phase 1, expanding to 150 upon completion. Designed with Italian elegance and sustainability at its core, the Village will integrate international fashion and lifestyle brands with premium hospitality and guest services. With a strong tourist appeal and a wide metropolitan catchment area, it will position Rome as a key hub for luxury outlet retail in Southern Europe.



Sicilia Outlet Village

TYPE OF PROJECT

Existing / New Development (already open, ongoing leasing)

TYPE OF ASSET

Retail

PRESENTED BY

Arcus Real Estate

www.arcusrealestate.com

WHERE / WHEN?

- | City: Agira (Enna)
- | Region: Sicilia
- | Developer(s): Westi S.r.l. (Part of Odissea Group)
- | Management: Arcus Real Estate (Stilo Immobiliare e Finanziaria Spa, holding Percassi Group)
- | Owner(s) / Investor(s): Westi S.r.l. (Part of Odissea Group)
- | Architect(s): Studio De8
- | Opening date: 2010
- | Total GLA: 36,000 sqm
- | Nb of brands / stores: Approx. 170
- | Catchment area: 5 million residents within 90 minutes

LOOKING FOR

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

D E S C R I P T I O N

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. 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 Armani, Polo Ralph Lauren, Hogan, Tod's, Dolce & Gabbana, Michael Kors, Hugo Boss, Ermanno Scervino, Nike, Adidas, Lacoste, Pinko and many more.



Torino Outlet Village

TYPE OF PROJECT

Existing / New Development (already open, ongoing leasing)

TYPE OF ASSET

Retail

PRESENTED BY

Arcus Real Estate

www.arcusrealestate.com

WHERE / WHEN?

- | City: **Settimo Torinese (Turin)**
- | Region: **Piedmont**
- | Developer(s): **Westi S.r.l. (Part of Odissea Group)**
- | Management: **Arcus Real Estate (Stilo Immobiliare e Finanziaria Spa, holding Percassi Group)**
- | Owner(s) / Investor(s): **Orion Capital Partners**
- | Architect(s): **Claudio Silvestrin Architects**
- | Opening date: **2017**
- | Total GLA: **32,000 sqm**
- | Nb of brands / stores: **Approx. 140**
- | Catchment area: **4.5 million within 90 minutes (Italy, France, Switzerland)**

LOOKING FOR

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

D E S C R I P T I O N

Torino Outlet Village, designed by Claudio Silvestrin, is a landmark destination for Northern Italy and the cross-border region with France and Switzerland. With around 140 boutiques offering international fashion and lifestyle brands, the Village combines minimalist architecture with premium shopping and hospitality. Easily accessible from Turin, Milan, and major airports, it benefits from a broad international catchment area. Sustainability initiatives include energy-efficient design, EV charging stations, and eco-friendly operations.

RIVIERA DEL GUSTO



Le Befane Shopping Centre

TYPE OF PROJECT

Food Court Project

TYPE OF ASSET

Retail

PRESENTED BY

CBRE

www.cbre.it

WHERE / WHEN?

- | City: Rimini
- | Region: Emilia Romagna
- | Developer(s): Idea Srl (Coopsette Scarl)
- | Owner(s)/Investor(s): Union Investment
- | Architect(s): Studio T.I. Rimini
e Design International London
- | Opening date: 2005
- | Total GLA: 51,959 sqm
- | Nb of brands/stores: 126
- | Catchment area: 405,000 people within 30 minutes

DESCRIPTION

Le Befane shopping center is planning an important restyling project of its food court, which will lead to the birth of "La Riviera del Gusto", a new space renewed in identity, offer and experience for visitors.

The project will include a complete intervention: the food court will be enlarged (1 new F&B unit and 1 additional service unit) and will change its look, expanding the seating areas and introducing new service and entertainment elements. The common areas will also be completely renovated with new finishes, materials and furnishing solutions, in line with a more modern and welcoming design, together with an overall increase in seating.

LOOKING FOR

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

CBRE



Gran Shopping Mongolfiera Molfetta

TYPE OF PROJECT

Restyling

TYPE OF ASSET

Retail

PRESENTED BY

CBRE

www.cbre.it

WHERE / WHEN?

- | City: **Molfetta**
- | Region: **Puglia**
- | Opening date: **2008**
- | Total GLA: **36,121 sqm**
- | Nb of brands/stores: **110**
- | Catchment area: **683,731 people within 30 minutes**

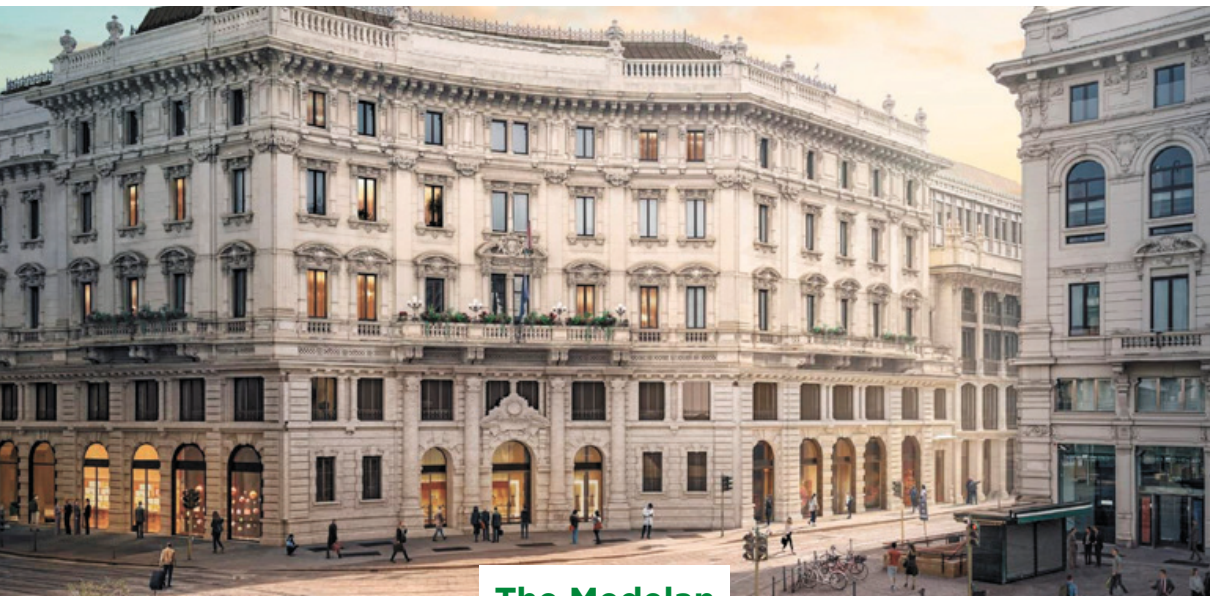
LOOKING FOR

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

D E S C R I P T I O N

CBRE has completed the restyling of Gran Shopping Molfetta, further strengthening the shopping center's positioning. The project involved a comprehensive redesign of the interior spaces, now featuring a contemporary design, a greater focus on sustainability, and the introduction of natural elements throughout the mall. The center now presents a more refined and harmonious image thanks to the updated lighting and color palette of the walls. The food court has been made larger and more welcoming by removing physical barriers, while new relaxation areas offer comfortable seating and mobile device charging stations. The project also includes a completely updated wayfinding system, designed to optimize orientation, visibility, and safety, and a reorganization of parking flows, significantly improving the overall visitor experience. Great attention has also been paid to security: the center has implemented an internal and external video surveillance system and updated the entire building's alarm system to ensure maximum levels of control and security.

CBRE



The Medelan

TYPE OF PROJECT
Refurbished

TYPE OF ASSET
Retail

PRESENTED BY
CBRE
www.cbre.it

WHERE / WHEN?

- | City: Milan
- | Region: Lombardy
- | Owner(s) / Investor(s): Fondo Broggi
- | Total GLA: 2,400 sqm

D E S C R I P T I O N

The Medelan stands as a magnificent example of Art Nouveau architecture, where fully refurbished and exclusive spaces find their highest expression. Designed to meet the expectations of top-tier retailers and leading companies, the building offers state-of-the-art specifications and holds the most sought-after certifications. The available retail units, featuring storefronts along Via Tommaso Grossi, are arranged over three levels—ground floor, first floor, and basement—and are distinguished by exceptional flexibility, allowing for a wide range of size and layout configurations. Overlooking Piazza Cordusio, The Medelan asserts itself as a true landmark thanks to its prime and highly strategic location along one of Milan's main pedestrian routes to the historic city centre. Just steps from the Duomo and Castello Sforzesco, and in close proximity to Teatro alla Scala, the property is set within one of Milan's most iconic districts, surrounded by emblematic shopping destinations such as the vibrant Galleria Vittorio Emanuele II and the prestigious Quadrilatero della Moda.

LOOKING FOR

Fashion & lifestyle retailers • Leisure concepts

CBRE



Messina Shopping Centre

TYPE OF PROJECT

New

TYPE OF ASSET

Retail

PRESENTED BY

CBRE

www.cbre.it

WHERE / WHEN?

- | City: **Messina**
- | Region: **Sicily**
- | Developer(s): **ImmobiliarEuropeaSpa**
- | Owner(s) / Investor(s): **ImmobiliarEuropea**
- | Architect(s): **Rossetti Engineering Srl**
- | Opening date: **2028**
- | Total GLA: **34,417 sqm**
- | Nb of brands/stores: **95**
- | Catchment area: **285,000 people within 30 minutes**

D E S C R I P T I O N

The Shopping Center will be the reference point of the Messina area. The only modern structure in the area, for daily shopping and entertainment and, thanks also to the excellent road network, will attract customers from a basin where over 285,000 people live. The customer will enjoy a complete shopping and entertainment experience, with the best national and international brands and will have a wide and diversified catering offer. A modern shopping center, with extended opening hours, a novelty with a strong impact compared to the traditional commerce present in Messina.

The shopping center is a strategic investment by ImmobiliarEuropea, an urban regeneration operation that will revolutionize the southern sector of the city of Messina, now a development area. This project will create a positive and significant social impact, both directly through employment and indirectly through the economic activities involved.

LOOKING FOR

Fashion & lifestyle retailers • Restaurant and F&B chains
 • Leisure concepts ESG service providers (Solar panel),
 BREEAM Certification

CBRE



Orefici 15

TYPE OF PROJECT
Refurbished

TYPE OF ASSET
Retail

PRESENTED BY
CBRE
www.cbre.it

WHERE / WHEN?

- | City: Milan
- | Region: Lombardy
- | Owner(s) / Investor(s): KryalosSGR
- | Total GLA: 1,000 sqm

LOOKING FOR

Fashion & lifestyle retailers • Leisure concepts

D E S C R I P T I O N

CBRE is appointed to market the spaces at Orefici15, a recently redeveloped historic building that seamlessly blends architectural charm with contemporary functionality. The property has been designed to welcome brands seeking to express their identity in the vibrant heart of the city. The building hosts a high-profile mix of offices and retail spaces, including the iconic Starbucks Reserve Roastery. The prestigious retail unit is arranged over three levels (basement, ground floor, and first floor), offering flexible and customizable spaces with a total surface area of approximately 1,000 sq m.

Orefici15 enjoys exceptional visibility and benefits from a constant pedestrian flow throughout the year.

Via Oreficiis one of the busiest pedestrian streets in the city center, serving as a natural link between Piazza Cordusio and Piazza Duomo. The area is currently at the center of a major urban regeneration project involving Piazza Cordusio and the surrounding streets. This transformation includes the restoration of the square's historic layout, the expansion of pedestrian areas, the reorganization of traffic flows, and the enhancement of public spaces—further reinforcing its role as a strategic hub for shopping, fashion, and Milanese design.

CBRE



Parma Promenade

TYPE OF PROJECT
Relaunch Strategy

TYPE OF ASSET
Retail

PRESENTED BY
CBRE
www.cbre.it

WHERE / WHEN?

- | City: **Parma**
- | Region: **Emilia Romagna**
- | Developer(s): **Parma Promenade Opco**
- | Owner(s) / Investor(s): **Eurofund Group and Signal Capital Partners**
- | Architect(s): **Broadway Malyan & MYGG**
- | Opening date: **2013**
- | Total GLA: **43,775 sqm**
- | Nb of brands/stores: **75**
- | Catchment area: **450,000 people within 30 minutes**

LOOKING FOR

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

D E S C R I P T I O N

The Parma Promenade center is undergoing a profound 360-degree renovation process, aimed at transforming it into a contemporary destination capable of combining shopping, entertainment and leisure. The center is now the subject of an important architectural and functional redevelopment, which will lead to the creation of the first shopping resort in Italy.

CBRE is leading the center's relaunch strategy, developing a totally new communication plan –offline and digital –and defining a new visual and narrative identity, designed to intercept a wider and more contemporary audience, in line with the project's aspirational positioning. This path will culminate in a high-impact launch event, designed to officially sanction the rebirth of Parma Promenade and strengthen its attractiveness for both the local community and visitors to the Emilia area.



Galleria Alberto Sordi

TYPE OF PROJECT
Refurbishment

TYPE OF ASSET
Retail

PRESENTED BY
Dils, Savills

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

WHERE / WHEN?

- | City: **Rome**
- | 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

D E S C R I P T I O N

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 9 million visitors each year, Galleria Alberto Sordi is one of the most renowned Rome's shopping destinations.

In this great open-air museum, Galleria Alberto Sordi is a must-see.



Porta Vittoria

TYPE OF PROJECT
Refurbishment

TYPE OF ASSET
Retail

PRESENTED BY
Dils, Rustioni & Partners

WHERE / WHEN?

- | City: Milan
- | Region: Lombardy
- | Owner(s)/Developer(s): Prelios SGR SpA – Fondo Niche
- | Design Project(s): Design International
- | Opening date: Q3/Q4 2026
- | Total GLA: 12,000 sqm
- | Nb of brands/stores: 27

LOOKING FOR

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

D E S C R I P T I O N

Porta Vittoria introduces a contemporary retail destination within one of Milan's most dynamic and evolving neighbourhoods. The project offers modern commercial spaces designed to serve a vibrant residential community while attracting visitors from the surrounding urban area.

Set within a lively mixed-use environment, the retail units benefit from strong visibility, generous storefronts and a natural flow of residents and visitors throughout the day. The layout encourages pedestrian movement and creates an accessible, welcoming setting for shops, services and neighbourhood amenities.

Combining contemporary architecture with functional design, Porta Vittoria offers flexible spaces supported by convenient access and on-site parking, ensuring comfort for both retailers and customers.

In this rapidly transforming district, Porta Vittoria represents a compelling opportunity within one of Milan's emerging neighbourhood hubs.



The Medelan

TYPE OF PROJECT

Refurbishment

TYPE OF ASSET

Retail/Office/Leisure

PRESENTED BY

Dils

www.themedelan.com

WHERE/WHEN?

- | City: Milan
- | Region: Lombardy
- | Developer(s): PAREF
- | Owner(s)/Investor(s): Fidelidade
- | Architect(s): Genius Loci Architettura
- | Total GLA: 14,900 sqm
- | Catchment area: Milan historical city centre

D E S C R I P T I O N

Located in the heart of Milan historical city centre, The Medelan hosts 14,900 square meters of Retail area composed by 2 medium-sized surfaces facing Piazza Cordusio, 4 medium-sized ones overlooking Via Tommaso Grossi and 2 units on Via Santa Margherita.

On the top floor terrace, with a panoramic view of the city, there is the restaurant "Horto".

There is also a fascinating Speakeasy space in the basement, with an independent entrance directly from the ground floor.

LOOKING FOR

- Fashion & lifestyle retailers • Beauty • Design
- Leisure concepts

EUROCOMMERCIAL



Collestrada

TYPE OF PROJECT

Relaunch of the mall, refurbishment of medium and large size stores

TYPE OF ASSET

Retail

PRESENTED BY

Eurocommercial

www.eurocommercialproperties.com

WHERE / WHEN?

- | City: Perugia
- | Region: Umbria
- | Developer(s): ECP Collestrada srl
- | Owner(s) / Investor(s): ECP Collestrada srl
- | Opening date: 2026
- | Total GLA: 22,000 sqm
- | Nb of brands / stores: 7
- | Catchment area: 494,000

D E S C R I P T I O N

The first phase of the project focused on the hypermarket, which was downsized and underwent a full refurbishment, completed in March 2025. One month later, MediaWorld opened a new store in the space made available by the reduction of the hypermarket, featuring a smaller footprint and reflecting its latest store format.

Zara, having relocated and expanded with its most recent concept, opened its only store in the Region in September 2025; H&M subsequently opened its new store in November 2025 in the unit previously occupied by Zara.

Overall, the project has strengthened the attractiveness of Collestrada Shopping Centre as a leading destination, also thanks to the upcoming opening of Primark (also the only one in the Region), expected by the end of the year.

EUROCOMMERCIAL



I Gigli

TYPE OF PROJECT

Refurbishment of the retail areas following the exit of the Panorama hypermap

TYPE OF ASSET

Retail

PRESENTED BY

Eurocommercial

www.eurocommercialproperties.com

WHERE / WHEN?

- | City: **Campi Bisenzio (Florence)**
- | Region: **Tuscany**
- | Developer(s): **Immobiliare2011 srl**
- | Owner(s) / Investor(s): **Immobiliare2011 srl**
- | Opening date: **Octobre 2026**
- | Total GLA: **17,800 sqm**
- | Nb of brands / stores: **9**
- | Catchment area: **1,1million**

D E S C R I P T I O N

The spaces vacated by the Panorama hypermarket have been reorganised with the introduction of two megastores. Zara has relocated to a larger unit, where it opened its new store on 19 September 2025, featuring its latest concept. In addition, Lefties is set to open soon, marking its first store in Tuscany.

This initiative aims to enhance the shopping centre's attractiveness and profitability, also through the redevelopment of the unit previously occupied by Zara and the reconfiguration of the Retail Park units. In this context, the reintroduction of a grocery specialist is planned to replace Scarpe & Scarpe and Roadhouse Grill, which will in turn be relocated to other premises.



Le Gru

TYPE OF PROJECT
Extension

TYPE OF ASSET
Retail

PRESENTED BY
Klepierre
le-gru.klepierre.it

WHERE / WHEN?

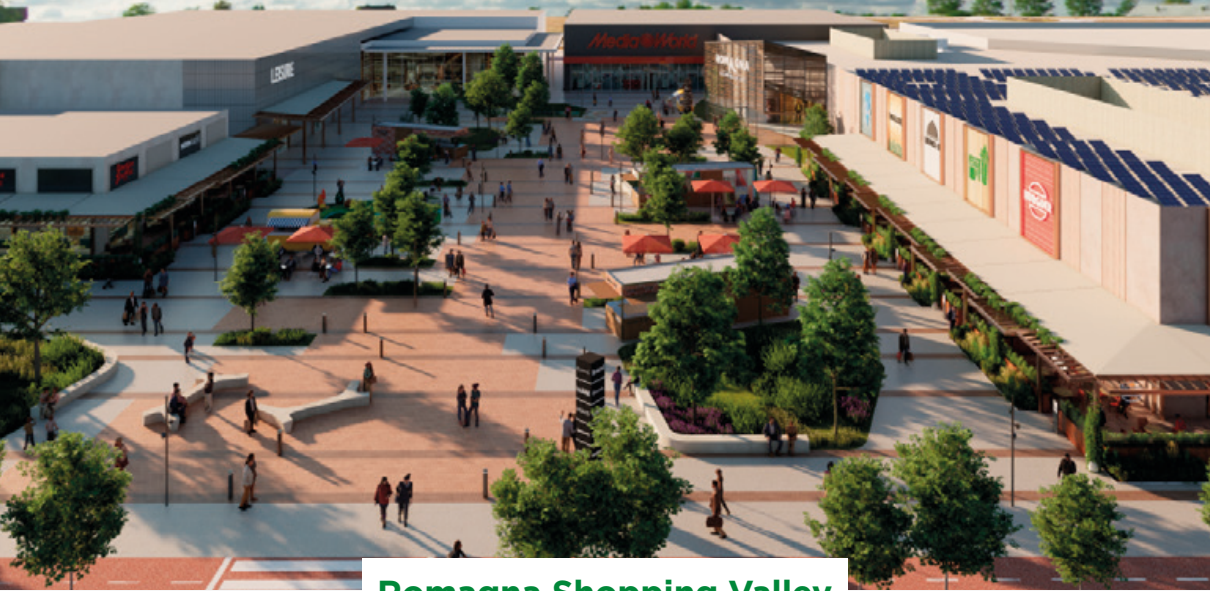
- | City: Turin
- | Region: Piedmont
- | Owner(s) / Investor(s): Klepierre S.A.
- | Architect(s): H2G.
- | Opening date: 2027
- | Total GLA: 75,000 sqm
- | Nb of brands/stores: 150
- | Catchment area: 1.7 Mln

D E S C R I P T I O N

The expansion project marks the final stage of a development path aimed at reinforcing Le Gru's position as the region's leading shopping centre. The project focuses on three strategic goals: delivering a clear and intuitive customer journey; creating a contemporary, experience-driven Food Court; and offering iconic spaces for key brands through a balanced and attractive tenant mix. The development follows principles of sustainability, reduced environmental impact, and energy efficiency.

LOOKING FOR

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



Romagna Shopping Valley

TYPE OF PROJECT

Extension

TYPE OF ASSET

Retail

PRESENTED BY

Klepierre

romagna-shoppingvalley.klepierre.it

WHERE / WHEN?

- | City: **Savignano sul Rubicone**
- | Region: **Emilia Romagna**
- | Owner(s) / Investor(s): **Klepierre S.A.**
- | Architect(s): **L35**
- | Opening date: **2027**
- | Total GLA: **72,000 sqm**
- | Nb of brands/stores: **90**
- | Catchment area: **530,000 residents**

D E S C R I P T I O N

The Extension project represents the latest step in an evolution process aimed at further strengthening the centre's positioning. The intervention includes the reconfiguration of an existing area and the development of a new 6,700 sqm GLA extension, designed to enhance the overall offer. The goal is to attract strong brands and expand the currently undersized food offering, supporting footfall and performance growth. At the heart of the project is a new outdoor plaza, connected to the UCI cinema, creating a dedicated food hub and a more seamless relationship between the centre and the leisure area.

LOOKING FOR

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



Ca' Mest্রে

TYPE OF PROJECT

Property & Leasing Management

TYPE OF ASSET

Retail

PRESENTED BY

Nhood
nhood.it

WHERE / WHEN?

- | City: **Mestre, Venice**
- | Region: **Veneto**
- | Developer(s): **Nhood**
- | Owner(s) / Investor(s): **Commerz Real Investmentgesellschaft GmbH**
- | Total GLA: **13,817 sqm**
- | Nb of brands/stores: **10**
- | Catchment area: **420K people within 30 minutes**

D E S C R I P T I O N

Originally established as Coin Department Stores, the center became Le Barche Shopping Center in 1996, becoming a key shopping destination in Mestre. After a major restyling carried out between 2022 and 2024, it reopened on June 6, 2024, under the new name Ca' Mest্রে. Today the shopping center covers an area of 13,817 sqm, hosting the historic Coin store and a Pam supermarket. The property represents an important reference point for residents of the surrounding areas and is located in a strategic area just a short walk from the city center, well connected by tram and bus lines. Since December 2025, Nhood has been managing and leasing the center's spaces on behalf of the owner Commerz Real, providing its management and advisory expertise in partnership with a new international partner.

LOOKING FOR

- Fashion & lifestyle retailers • Digital Native Vertical Brands • Restaurant and F&B chains • Leisure concepts • People services



Restyling Food Court Neapolis

TYPE OF PROJECT
Refurbishment

TYPE OF ASSET
Retail

PRESENTED BY
Nhood
nhood.it

WHERE / WHEN?

- | City: Naples
- | Region: Campania
- | Developer(s): Nhood
- | Owner(s) / Investor(s): Ceetrus
- | Architect(s): BBA-Architetti & Partners
- | Opening date: Q4 2026
- | Total GLA: 23,000 sqm
- | Nb of brands/stores: 71
- | Catchment area: 1.9 million people within 30 minutes

LOOKING FOR

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

D E S C R I P T I O N

For sixteen years, the Neapolis Shopping Center has been a landmark in Campania, with its 71 stores and spaces open to local associations. The redevelopment project was conceived with the aim of profoundly renewing the visitor experience and strengthening the mall's position as a hub for shopping, leisure, and socializing. The key element of the transformation is the creation of a new food court, designed as a modern, welcoming space offering a wide range of culinary options. The project aims to introduce a balanced mix of national and international brands, innovative formats, regional cuisine, and healthy options, creating an environment capable of attracting different target audiences throughout the day. The area will be designed as a true central square, with bright spaces, functional surfaces, contemporary furnishings, and a coordinated offering that encourages visitors to stay and socialize. The new food court therefore represents a strategic investment for the growth of Neapolis, enhancing its identity and strengthening its competitiveness in the local retail market.



CENTRO COMMERCIALE
RESCALDINA



Restyling of the 1st Floor of the Rescaldina Shopping Mall

TYPE OF PROJECT
Refurbishment

TYPE OF ASSET
Retail/Leisure

PRESENTED BY
Nhood
nhood.it

WHERE / WHEN?

- | City: Rescaldina, Milano
- | Region: Lombardia
- | Developer(s): Nhood
- | Owner(s)/Investor(s): Ceetrus and Immobiliareuropa
- | Architect(s): Rossetti Engineering
- | Opening date: Q4 2026
- | Total GLA: 11,000 sqm
- | Nb of brands/stores: 20 new stores
- | Catchment area: 1.3 million people within 30 minutes

LOOKING FOR

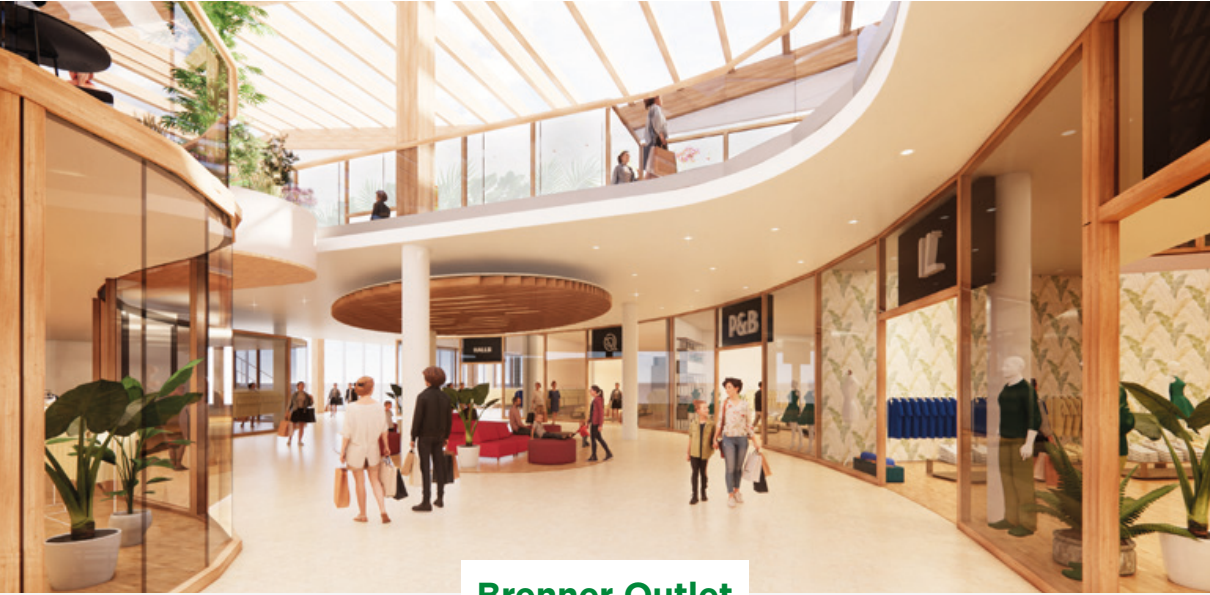
- Fashion & lifestyle retailers • Sport Services
- Restaurant and F&B chains • Leisure concepts
- People services

D E S C R I P T I O N

The Rescaldina Shopping Center has been a landmark in northwestern Lombardy for over twenty years, with its 80 stores and spaces open to local associations. With the new restyling project, the center will add 20 additional stores, offering an even more comprehensive experience. The first-floor renovation will cover 11,000 m² of GLA, focusing on four main areas:

- A Food Court of over 1,500 m² with adjoining Leisure spaces;
- Services & Health;
- Gym & Sports, including spaces dedicated to Decathlon;
- Fashion.

The result will be a unique fusion of shopping, wellness, and entertainment, with a focus on social and environmental sustainability. The center is also BREEAM In-Use certified, confirming its commitment to sustainable and quality practices.



Brenner Outlet

TYPE OF PROJECT
Refurbishment

TYPE OF ASSET
Retail

PRESENTED BY
PROMOS
www.promosgroup.it

WHERE / WHEN?

- | City: **Brennero (BZ)**
- | Region: **Trentino Alto Adige**
- | Developer(s): **PROMOS**
- | Owner(s) / Investor(s): **Invesco Real Estate**
- | Architect(s): **Lombardini 22 Spa**
- | Opening date: **2027**
- | Total GLA: **2,400 sqm**
- | Nb of brands/stores: **10**
- | Catchment area: **1.2 M Inhabitants in the radius of 60 minutes by car, 6 M inhabitants in the radius of 120 minutes by car, 20 M annually tourist flow.**

D E S C R I P T I O N

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 Brenner Outlet has 66 stores on an area of 16,000 sq.mt. In 2023 the Centro obtained Breeam in use (BIU) certification.

At the end of 2025, the new Food Court was inaugurated, with four bars and restaurants across 1,400 sqm. The second stage will involve a complete restyling of the mall and the construction of a Premium Plaza of 2,400 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.

LOOKING FOR

Fashion & lifestyle retailers



Area Commerciale Valmontone

TYPE OF PROJECT

New

TYPE OF ASSET

Retail

PRESENTED BY

PROMOS

www.promosgroup.it

WHERE / WHEN?

- | City: Valmontone (RM)
- | Region: Lazio
- | Developer(s): PROMOS
- | Owner(s) / Investor(s): PROMOS Development srl
- | Opening date: 2026/2027
- | Total GLA: 15,600 sqm
- | Nb of brands/stores: 10
- | Catchment area: 7 m inhabitants in the radius of 90 minutes by car

D E S C R I P T I O N

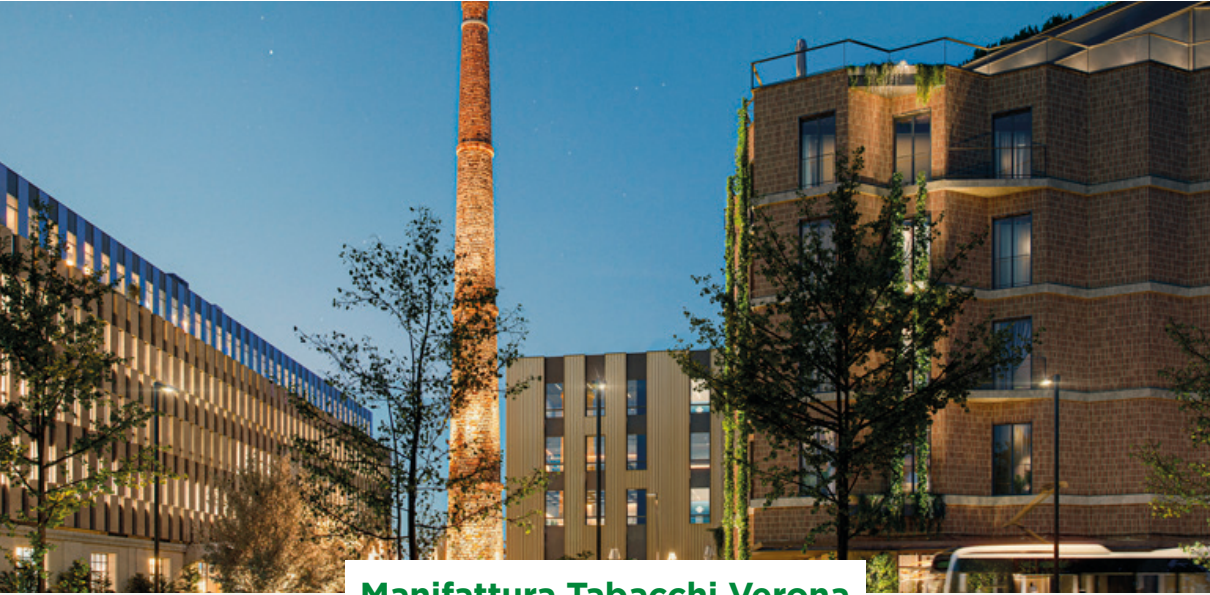
The new Valmontone Commercial Area will be built on a 60,000 sqm site in a strategic location near the A1 Rome/Naples Highway, helping to transform the area into one of the most important integrated commercial hubs in Central-Southern Italy.

Phase 1 has already been completed and marks the launch of the project, with McDonald's opening at the end of 2025 and a supermarket scheduled for 2026. Phase 2 will add 12,600 sqm of new retail space, with opening planned for the first half of 2027.

The overall development, covering more than 15,000 sqm, will host medium-sized units across grocery retail (GDO), food, fashion, and home furnishings, with a complementary tenant mix designed to enhance and strengthen the area's retail offer and attractiveness.

LOOKING FOR

Fashion & lifestyle retailers



Manifattura Tabacchi Verona

TYPE OF PROJECT

Urban Regeneration

TYPE OF ASSET

Retail, F&B, leisure, offices and hotels

PRESENTED BY

Rustioni&Partners

www.rustioni-partners.com

WHERE / WHEN?

- | City: **Verona**
- | Region: **Veneto**
- | Developer(s): **VR.RE**
- | Owner(s) / Investor(s): **Supernova**
- | Architect(s): **Snøhetta**
- | Opening date: **2028**
- | Total GLA: **40,000 sqm**
- | Nb of parking spaces: **900**
- | Nb of brands/stores: **22**
- | Catchment area: **724,000 inhabitants in 30' driving**

D E S C R I P T I O N

Strategically located, Manifattura Tabacchi is the hinge between the southern gateway to Verona, Veronafiere and the regeneration of the former railway yard. Soft mobility is at the heart of the initiative, with internal pedestrian and cycle paths winding through a system of squares, including the symbolic Piazza della Ciminiera, a pedestrian bridge and a public square south of the site that will connect the Manifattura Tabacchi to Veronafiere, as well as the stop planned on Viale del Lavoro as part of the new city trolleybus line. The project envisages energy-efficient buildings also thanks to the use of renewable energy technologies, in line with the highest LEED certification standards.

LOOKING FOR

Corporate offices/headquarters for companies

- Supermarket • Retailers • Food & beverage
- People services shops



BiM

TYPE OF PROJECT
 Refurbishment

TYPE OF ASSET
 Retail

PRESENTED BY
 Savills, CBRE
bim-milano.com

WHERE/WHEN?

- | City: Milan
- | Region: Lombardy
- | Owner(s)/Investor(s): Aermont Capital, Kervis SGR
- | Total GLA: 3,400 sqm
- | Nb of brands/stores: 12
- | Catchment area: Bicocca

D E S C R I P T I O N

BiM, Where Bicocca Meets Milan, is a major urban regeneration project covering an entire city block; designed by Piuarch and Antonio Perazzi, it aims to redevelop the buildings through a retrofitting approach, creating an area of over 50,000 m² comprising office space, retail shops, green spaces and gardens. It is proposed as a genuinely sustainable redevelopment model, transforming the spaces into Class A premises and meeting the highest ESG and sustainability standards. The spaces at Pirelli 10 are open to the public, whilst work on Innovazione 3 is due to be completed in January 2027.

LOOKING FOR

- Restaurant and F&B chains • Leisure concepts
- People services



ChorusLife

TYPE OF PROJECT
New

TYPE OF ASSET
Retail/Leisure

PRESENTED BY
Savills
choruslife.com

WHERE / WHEN?

- | City: **Bergamo**
- | Region: **Lombardy**
- | Developer(s): **Costim**
- | Owner(s)/Investor(s): **ChorusLife S.p.A., Polifin Group**
- | Architect(s): **Joseph Di Pasquale**
- | Opening date: **October 2025**
- | Total GLA: **10,000 sqm**
- | Nb of brands/stores: **30**
- | Catchment area: **2.5 ml**

D E S C R I P T I O N

ChorusLife is an innovative urban regeneration project that combines wellbeing, entertainment and quality of life in a connected, modern and sustainable environment, yet one that is deeply rooted in the excellence of its local heritage. A new urban hub just a few minutes from the city centre, offering a range of services for citizens, residents, visitors and professionals: 10,000 m² of retail space, a 4* Superior hotel with a panoramic rooftop restaurant, F&B areas, a 6,500-seat arena for events and major live shows, high-end residences and a 9,000 m² immersive spa.

LOOKING FOR

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



Leccio Outlet

TYPE OF PROJECT
Refurbishment

TYPE OF ASSET
Retail

PRESENTED BY
Savills

WHERE/WHEN?

- | City: Reggello (FI) – Fraz. Leccio
- | Region: Tuscany
- | Owner(s)/Investor(s): Holding 1 S.r.l. (ANAV Investment Group)
- | Architect(s): Joseph Di Pasquale
- | Opening date: October 2025
- | Total GLA: 6,752 sqm
- | Nb of brands/stores: 19
- | Catchment area: Tuscany

D E S C R I P T I O N

Leccio Outlet is a renowned destination for luxury shopping. Thanks to its location in an area characterized by a high concentration of high-end fashion brands, it now attracts millions of visitors, including a significant number of high-end international tourists. The asset will undergo a redevelopment project aimed at improving connectivity with other retail establishments in the area and making the visitor experience more enjoyable and comprehensive. The project will involve the construction of new stores, the upgrade of common areas, and the creation of pedestrian walkways. Plans also include expanding the food and beverage offerings to create a major attraction for all visitors to the complex.

LOOKING FOR

Food&Beverage • Fashion e Beni per la Persona.



Manifattura Tabacchi

TYPE OF PROJECT

Extension/Refurbishment

TYPE OF ASSET

Retail/Residential

PRESENTED BY

Savills

www.manifatturatabacchi.com

WHERE / WHEN?

- | City: Florence
- | Region: Tuscany
- | Owner(s)/Investor(s): Aermont & CDP
- | Total GLA: 11,300 sqm
- | Nb of brands/stores: 30

D E S C R I P T I O N

The renovation project involves the redevelopment of the historic Florentine industrial area by 2028: 16 buildings - ca. 110,000 m² - will be transformed into state-of-the-art offices and shops, places of learning, designer residences, cultural venues and lush public parks. A new creative district for the city, globally connected and firmly focussing on the future. 11,300 m² dedicated to boutiques and restaurants, essential to the urban fabric, frequented by Polimoda students and employees from various headquarters, including Synlab and EY, as well as future residents and visitors.

LOOKING FOR

- Fashion & lifestyle retailers • Leisure concepts
- People services • Pop up & temporary stores



CC Tanit

TYPE OF PROJECT
Refurbishment

TYPE OF ASSET
Retail

PRESENTED BY
Savills

www.galleriatanit.it

WHERE / WHEN?

- | City: Sassari
- | Region: Sardinia
- | Owner(s) / Investor(s): BPER Banca
- | Total GLA: 22,000 sqm
- | Nb of brands/stores: 35
- | Catchment area: Sassari

D E S C R I P T I O N

The Tanit Shopping Centre has undergone a major refurbishment project involving the renovation and reorganisation of approximately 2,000 m² on the first floor. The aim was to streamline footfall patterns within the mall, create a new, contemporary food court and accommodate a medium-sized retail space. Upon project completion, the mall has been modernised and enhanced with new shops, restaurants and amenities. The new plaza features a food court with comfortable seating, designed as a social hub for studying, working or taking a break.

LOOKING FOR

- Fashion & lifestyle retailers
- People services
- Homeware & Design



Le Terrazze

TYPE OF PROJECT
Shopping Centre

TYPE OF ASSET
Retail

PRESENTED BY
Sonae Sierra
www.le-terrazze.it

WHERE / WHEN?

- | City: **La Spezia**
- | Region: **Liguria**
- | Developer(s): **Sonae Sierra**
- | Owner(s) / Investor(s): **Le Terrazze Shopping Centre 1 - Talea**
- | Architect(s): **Sonae Sierra / Reify**
- | Opening date: **21st of March 2012**
- | Total GLA: **38,500 sqm**
- | Nb of brands / stores: **100**
- | Catchment area: **301,325**

LOOKING FOR

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

D E S C R I P T I O N

Le Terrazze shopping centre, opened in 2012, stands out for its innovative architecture developed in harmony with the surrounding landscape, closely connected with the local geographic configuration. A unique shopping centre in the Liguria Region, focuses on innovation not only in terms of design but also in sustainability: natural furnishings made from materials such as wood and make use of low-consumption LED lighting. The terrace is an authentic urban oasis, a welcoming space whose carefully designed areas and the wide variety of plants in the vertical garden highlight an ecological approach.

BREEAM In-Use certified, with “Excellent” ratings for both Asset Performance and Building Management, reflects a solid and continuously improving environmental management model. Key actions include the full conversion of internal lighting in common areas to LED technology, the regulation of water flow in taps, and the reduction of water used by toilets in the common restrooms.



Gli Orsi

TYPE OF PROJECT

New/Extension/Refurbishment

TYPE OF ASSET

Retail/Hospitality/Office/Residential/Leisure

PRESENTED BY

Sonae Sierra
www.gliorsi.it

WHERE/WHEN?

- | City: Biella
- | Region: Piedmont
- | Developer(s): Sonae Sierra
- | Opening date: 30th October 2008
- | Total GLA: 41,200 sqm
- | Nb of brands/stores: 105
- | Catchment area: 171,428

D E S C R I P T I O N

The Gli Orsi shopping center, opened in 2008, stands out for its innovative architecture inspired by the local historical and cultural heritage. Its name recalls the heraldic symbol of Biella and its strong connection to the local area, while the design pays tribute to nature and the city's textile tradition.

Certified BREEAM In-Use, the center promotes sustainability and energy efficiency through new investments in electric heat pumps, photovoltaic panels, and measures aimed at reducing water consumption.

LOOKING FOR

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



Centro Marche

TYPE OF PROJECT

Extension/Refurbishment

TYPE OF ASSET

Retail/Leisure

PRESENTED BY

Svicom S.p.a. Società Benefit

WHERE / WHEN?

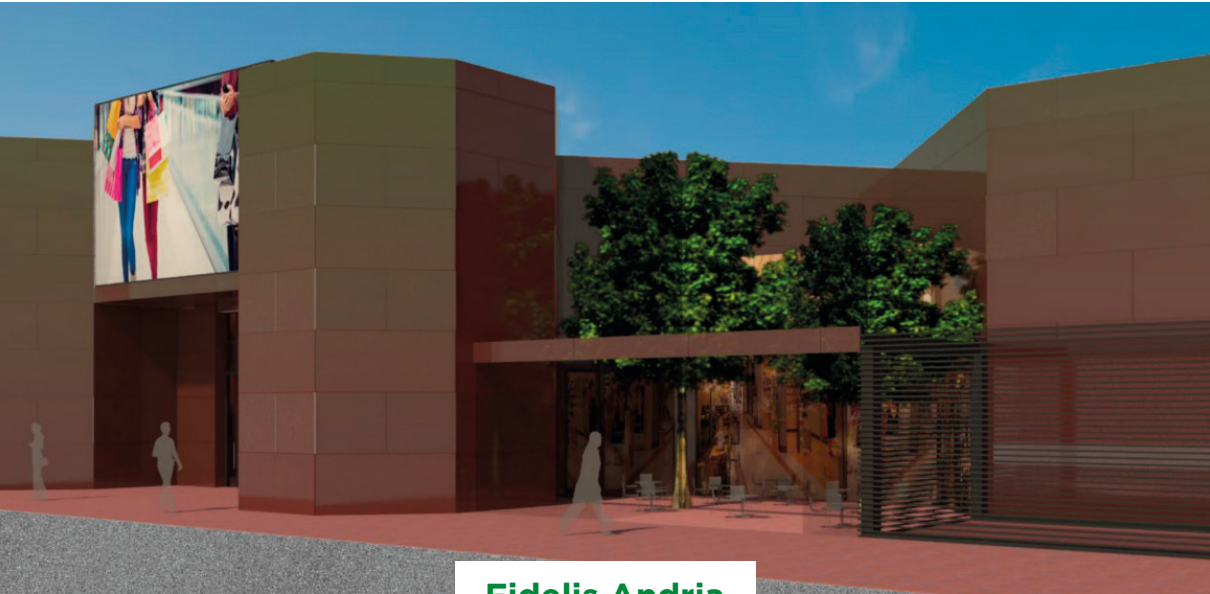
- | City: **Camerano (AN)**
- | Region: **Marche**
- | Developer(s): **Eurofund**
- | Owner(s)/Investor(s): **Frasers, Eurofund Retail Holdco I Sarl**
- | Architect(s): **BroadwayMalyan, Mygg**
- | Opening date: **4Q 2027**
- | Total GLA: **34,111 sqm**
- | Nb of brands/stores: **72**
- | Catchment area: **up to 30': 390,000**

D E S C R I P T I O N

Centro Marche is the refurbishment and extension of Grotte Center, designed to become the only Retail & Leisure Resort in the region, with a total GLA of 34,111 sqm. Alongside existing brands such as Decathlon, H&M, Calliope and Terranova, new tenants in the F&B, fashion and leisure sectors will join the scheme, including a Primark store of over 3,700 sqm. The centre will offer outdoor areas designed to provide guests and families with a unique experience combining shopping, gastronomy and leisure.

LOOKING FOR

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



Fidelis Andria

TYPE OF PROJECT
Refurbishment

TYPE OF ASSET
Retail/Leisure

PRESENTED BY
Svicom S.p.a. Società Benefit

WHERE/WHEN?

- | City: **Andria**
- | Region: **Puglia**
- | Developer(s): **Cannillo Group**
- | Owner(s)/Investor(s): **Cannillo Group**
- | Architect(s): -
- | Opening date: **4Q 2026**
- | Total GLA: **12,000 sqm**
- | Nb of brands/stores: **more than 40**
- | Catchment area: **up to 30': 594,000**

D E S C R I P T I O N

Fidelis Andria is the result of the complete refurbishment of the Mongolfiera Andria shopping center. The new mall is undergoing a transformation aimed at strengthening its role within the local area, featuring new entrances, an outdoor promenade, and a renovated food court designed to extend evening visits through new dining and leisure concepts. With 9 new food outlets and 7 medium-sized units, CC Fidelis is being reborn as an innovative indoor retail park with approximately 12,000 sqm of GLA.

LOOKING FOR

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



Parma Promenade

TYPE OF PROJECT
Refurbishment

TYPE OF ASSET
Retail/Leisure

PRESENTED BY
Svicom S.p.a. Società Benefit

www.eurofundgroup.com/it/progetti/parma-promenade

WHERE / WHEN?

- | City: Parma
- | Region: Emilia Romagna
- | Developer(s): Eurofund
- | Owner(s)/Investor(s): Signal, Eurofund Retail Holdco I Sarl
- | Architect(s): Broadway Malyan, MYGG, Studio Zanlari
- | Opening date: September 2026
- | Total GLA: 43,885 sqm
- | Nb of brands/stores: 75
- | Catchment area: up to 30': 346,968

D E S C R I P T I O N

Parma Retail is an existing retail destination with approximately 40,000 sqm of GLA, set to become Italy's first open-air "Promenade" dedicated to shopping and leisure. The refurbishment project will focus on sustainability, CO₂ emissions reduction, and energy efficiency. Alongside existing brands, new tenants will include Primark, HalfPrice, JD Sports, Mango, Calliope, Normal, Legami, Doppio Malto and La Piadineria. The ground floor will be dedicated to retail, while the first floor will host food & beverage, health, and fitness offerings, with 15,000 sqm devoted to indoor and outdoor leisure activities, including 9 padel courts.

LOOKING FOR

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



Scalo Nizza

TYPE OF PROJECT

New

TYPE OF ASSET

Retail

PRESENTED BY

Svicom S.p.a. Società Benefit

WHERE / WHEN?

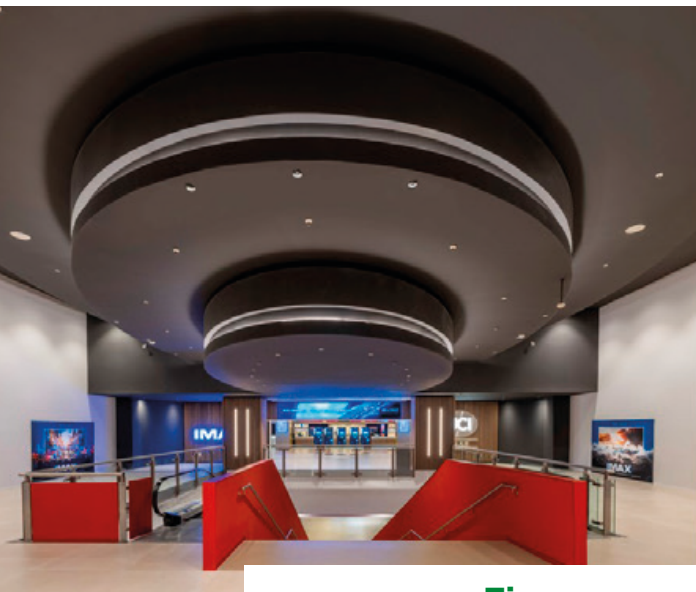
- | City: **Torino**
- | Region: **Piemonte**
- | Developer(s): **Nova Coop**
- | Owner(s) / Investor(s): **Nova Coop**
- | Architect(s): **Nova Coop**
- | Opening date: **May 2027**
- | Total GLA: **10,000 sqm**
- | Nb of brands/stores: **20**
- | Catchment area: **up to 20': 1,075,000**

D E S C R I P T I O N

Developed by Nova Coop, Scalo Nizza is a major urban regeneration project transforming the former Vallino rail yard in the heart of Turin, just steps from Porta Nuova Station. Spanning more than 32,000 square meters, the development will introduce student housing, retail and dining spaces, services, green areas, public plazas, and new pedestrian and cycling routes, creating a vibrant and connected new urban destination.

LOOKING FOR

Restaurant and F&B chains



Fiumaranuova

TYPE OF PROJECT

New/Extension/Refurbishment

TYPE OF ASSET

Retail

PRESENTED BY

Cushman & Wakefield

<https://www.cushmanwakefield.com/it-it/italy>

WHERE / WHEN?

- | City: **Genova (GE)**
- | Region: **Liguria**
- | Owner(s)/Investor(s): **FIUMARANUOVA SRL**
- | Architect(s): **Cushman & Wakefield Project & Development Services Team**
- | Opening date: **2001**
- | Total GLA: **approx. 41,000 sqm of total retail GLA + approx. 75,235 sqm of parking**
- | Catchment area: **over 120 shops + multiplex cinema + bowling + food & beverage**
- | Catchment area: **Genoa and its province**

D E S C R I P T I O N

The Project & Development Services Team at Cushman & Wakefield supports Fiumaranuova Srl since 2019 through a coordinated and multidisciplinary approach, assisting the Ownership throughout the entire value enhancement cycle of the Centre. From defining redevelopment strategies to developing ESG proposals, from brand pilotage to design and technical coordination, the Team ensures a comprehensive and consistent vision. This ongoing oversight guarantees quality, process control, and the ability to adapt to evolving market contexts, strengthening the Centre's attractiveness, competitiveness, and role within its local area.

LOOKING FOR

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



Normal

NORMAL, shopping centre 'il Centro' Arese (MI)

TYPE OF PROJECT

New

TYPE OF ASSET

Retail

PRESENTED BY

C & W (U.K.) LLP Italy

www.cushmanwakefield.com/en/italy

WHERE / WHEN?

- | City: Arese (Milan)
- | Region: Lombardia
- | Tenant: NORMAL
- | Opening date: 6th May, 2026
- | Total GLA: 660 sqm
- | Catchment area: Lombardia

D E S C R I P T I O N

NORMAL is a well-known Danish brand, founded in 2013, primarily focused on the sale of branded personal care and cosmetic products. Thanks to a significant expansion plan, NORMAL stores are now successfully present in ten European markets with over 1,000 stores.

C&W LLP is exclusively representing NORMAL in its development plan across the entire network of Italian shopping centers. Thanks to its deep knowledge of the retail market, C&W LLP has supported NORMAL in opening 15 stores, including the new store within the Shopping Centre 'il Centro' in Arese and also the first high street flagship store on Via Torino in Milan in December 2025.

NORMAL's retail future in Italy is both ambitious and concrete, with a target of reaching 40 store openings by the end of 2026.

C&W LLP is honored to support them in this mission.



Store Pop Mart – Via Del Corso 11, Rome

TYPE OF PROJECT

New

TYPE OF ASSET

Retail

PRESENTED BY

Cushman & Wakefield

www.cushmanwakefield.com/en/italy

WHERE / WHEN?

| City: Roma

| Region: Lazio

| Developer(s): POP MART ITALY S.R.L.

| Architect(s): Cushman & Wakefield Project & Development Services Team

| Opening date: 26th November 2025

| Total GLA: 350 sqm

| Catchment area: Rome/Lazio

D E S C R I P T I O N

Cushman & Wakefield supported POP MART in the opening of its store at Via del Corso 511 in Rome. The project involved the Retail and Project & Development Services teams, from location scouting to design and project management. The store spans over 350 sqm, with more than 160 sqm of retail space across two levels, in a high-visibility location. The project confirms the firm's integrated approach to retail real estate and its ability to enhance international brands in prime urban contexts.

LOOKING FOR

Retailment

mapic[®]
Retail Leasing Hub **ITALY**

27-28
MAY
2026

RHO
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