



# RETAIL PROPERTY PROJECTS GUIDE 2025

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](http://www.arcusrealestate.com)

#### WHERE / WHEN?

- | City: **Rome**
- | Region: **Lazio**
- | Developer(s): **Arcus Real Estate srl**
- | Owner(s)/Investor(s): **Westi srl**
- | Opening date: **2026**
- | Total GLA: **21,000 sqm Phase 1 + 11,000 sqm Phase 2**
- | Nb of brands/stores: **About 100 Phase 1 and about 140 with phase 2**
- | Catchment area: **6,2 ml inhabitants and 22 ml tourists**

#### D E S C R I P T I O N

As the latest development by Arcus Real Estate, Roma Outlet Village is currently in development and restyling. Targeting the intersection of international tourist flows, it aims to offer an extraordinary shopping experience in Rome. The project includes 21,000sqm of retail space in Phase 1 and an additional 11,000sqm 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 2026. Currently under development, Roma Outlet Village will 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**  
Outlet

**TYPE OF ASSET**  
Retail

**PRESENTED BY**  
Arcus Real Estate Srl  
[www.arcusrealestate.com](http://www.arcusrealestate.com)

#### WHERE / WHEN?

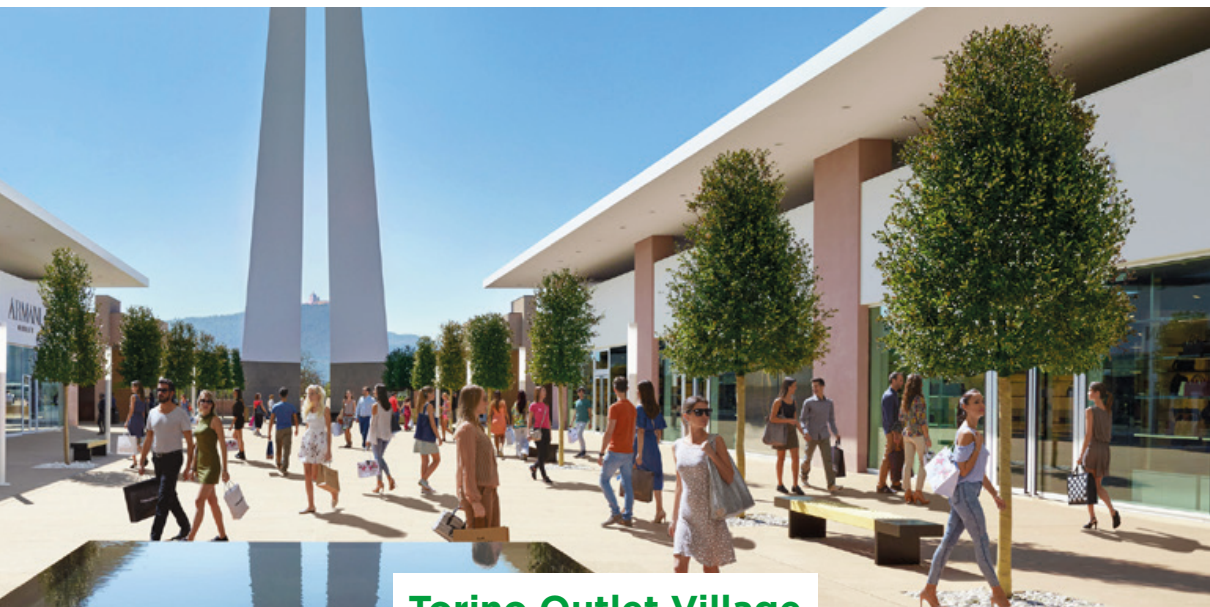
- | City: **Enna**
- | Region: **Sicily**
- | Developer(s): **Arcus Real Estate srl**
- | Owner(s) / Investor(s): **Sicily Outlet Village srl**
- | Opening date: **November 2010**
- | Total GLA: **36,000 sqm**
- | Nb of brands / stores: **177**
- | Catchment area: **4.8 ml inhabitants and 5 ml tourists**

#### 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. 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 6,000sqm 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 36,000sqm. 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](http://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 Q4 2025**
- | Total GLA: **31,000 sqm**
- | Nb of brands / stores: **150 with Phase 2**
- | Catchment area: **11 ml inhabitants and 13 ml tourists**

#### D E S C R I P T I O N

Torino Outlet Village opened in 2017 with a 20,000sqm 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 will soon end construction work on its Phase 2 extension, which will add an additional 11,000sqm of GLA (Gross Leasable Area) and almost 60 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



### Palazzo Argentina

**TYPE OF PROJECT**  
Refurbishment

**TYPE OF ASSET**  
Retail

**PRESENTED BY**  
BNP PARIBAS REAL ESTATE  
[realestate.bnpparibas.it](https://realestate.bnpparibas.it)

#### WHERE / WHEN?

- | City: **Milan**
- | Region: **Lombardy**
- | Owner(s) / Investor(s): **Banco BPM, Phoenix**
- | Opening date: **Open**
- | Total GLA: **1,750 sqm**
- | Nb of brands / stores: **1**

#### LOOKING FOR

Fashion & lifestyle retailers • People services

## D E S C R I P T I O N

Palazzo Argentina is located on Corso Buenos Aires in Milan, a strategic area well connected to the city centre and rich in commercial and tertiary activities. Accessibility is good by private transport and excellent by public transport: the property is easily reachable from Lima subway station (M1) and just 1 km from Milano Centrale railway station. The area is mainly characterised by commercial and residential buildings.

Built in the 1950s and renovated in 2019-2021, the building spans three above-ground floors and two underground levels. It consists of two independent units in both layout and systems, each with two lifts, and includes a retail section and a bank branch. The retail area has public access from the ground floor, with large commercial space, toilet area, and a central staircase flanked by two lifts leading to the upper floors. The first floor offers additional retail space with services, while the mezzanine hosts a smaller portion overlooking the first floor. The first basement includes more retail space and services, accessible via the main staircase and lifts. The second basement houses technical and storage rooms, reachable via a lift and service staircase.



**BNP PARIBAS  
REAL ESTATE**



## Palazzo Missori

### TYPE OF PROJECT

Refurbishment

### TYPE OF ASSET

Retail / Office / Leisure

### PRESENTED BY

**BNP PARIBAS REAL ESTATE**  
[realestate.bnpparibas.it](https://realestate.bnpparibas.it)

### WHERE / WHEN?

- | City: **Milan**
- | Region: **Lombardy**
- | Developer(s): **Dea Capital Real Estate Sgr**
- | Owner(s) / Investor(s): **Fondo Gamma**
- | Architect(s): **Park Associati**
- | Opening date: **August 2026**
- | Total GLA: **1,764 sqm**
- | Nb of brands / stores: **2**

### D E S C R I P T I O N

In the heart of Milan, the iconic 1930s Palazzo Missori has been transformed into a symbol of modern urban regeneration. Designed by Marcello Piacentini, the project blends historical elegance with contemporary design, creating a multifunctional space that includes offices, retail, and restaurants.

Respecting the building's original architecture while reimagining its interiors and upper floors, the renovation brings new life to the area. The addition of pedestrian zones and a private garden promotes wellbeing and community engagement.

Palazzo Missori is now a vibrant urban hub — a place to work, shop, and enjoy — redefining sustainability, being a candidate to obtain top certifications: LEED, BREEAM, WELL and WiredScore.

### LOOKING FOR

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



## Messina Shopping Centre

### TYPE OF PROJECT

New

### TYPE OF ASSET

Retail

### PRESENTED BY

CBRE

[www.cbre.it](http://www.cbre.it)

### WHERE / WHEN?

- | City: **Messina**
- | Region: **Sicily**
- | Developer(s): **ImmobiliarEuropea Spa**
- | Owner(s) / Investor(s): **ImmobiliarEuropea**
- | Architect(s): **Rossetti Engineering Srl**
- | Opening date: **2027**
- | Total GLA: **34,400 sqm**
- | Nb of brands / stores: **95**
- | Catchment area: **285,000 in 30 minutes**

### LOOKING FOR

Restaurant and F&B chains • Leisure concepts  
• ESG service providers (Solar panel) • BREEAM certification

## D E S C R I P T I O N

The Shopping Center will be the point of reference for the Messina area. The only modern structure in the area, for daily shopping and entertainment and, thanks also to the excellent road system, will attract customers from a catchment area where over 285,000 people live. The customer will have a complete shopping and entertainment experience, with the best national and international brands and will have a wide and diversified restaurant 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, which will allow the urban regeneration of an important area of the city, making the area newly accessible to the community. This project will create a positive and significant social impact, both directly through new job opportunities and indirectly through the new economic activities involved.



## Corso Vittorio Emanuele - Galleria Passarella

### TYPE OF PROJECT

Refurbishment

### TYPE OF ASSET

Retail

### PRESENTED BY

Colliers

<https://www.colliersitaly.it/it/properties/333/galleria-passarella>

### WHERE / WHEN?

- | City: **Milan**
- | Region: **Lombardy**
- | Owner(s) / Investor(s): **Investire SGR**
- | Availability: **Immediate**
- | Total GLA: **2,379 sqm**
- | Nb of brands / stores: **1**
- | Catchment area: **Duomo District**

### D E S C R I P T I O N

The property overlooks Corso Vittorio Emanuele II, the most important main street in Italy and one of the busiest and most recognisable commercial arteries in Europe. To add to its uniqueness, the property also enjoys a direct view of the recently renovated Piazza San Babila, with a sign visible on the square, a rare element with a strong branding impact. The location is exceptionally well served: the M1, M3 and new M4 metro stations are within walking distance, ensuring a steady flow of local and international visitors. The building has large corner windows extending over 20 metres, providing maximum visibility and constant natural light. It has a total of four levels, three for retail and one for storage, offering maximum versatility and functionality for high quality brands.

### LOOKING FOR

Fashion & lifestyle retailers • Leisure concepts



## Liberty 4

**TYPE OF PROJECT**  
Refurbishment

**TYPE OF ASSET**  
Retail

**PRESENTED BY**  
Colliers

<https://www.colliersitaly.it/en/properties/354/piazza-del-liberty>

### WHERE / WHEN?

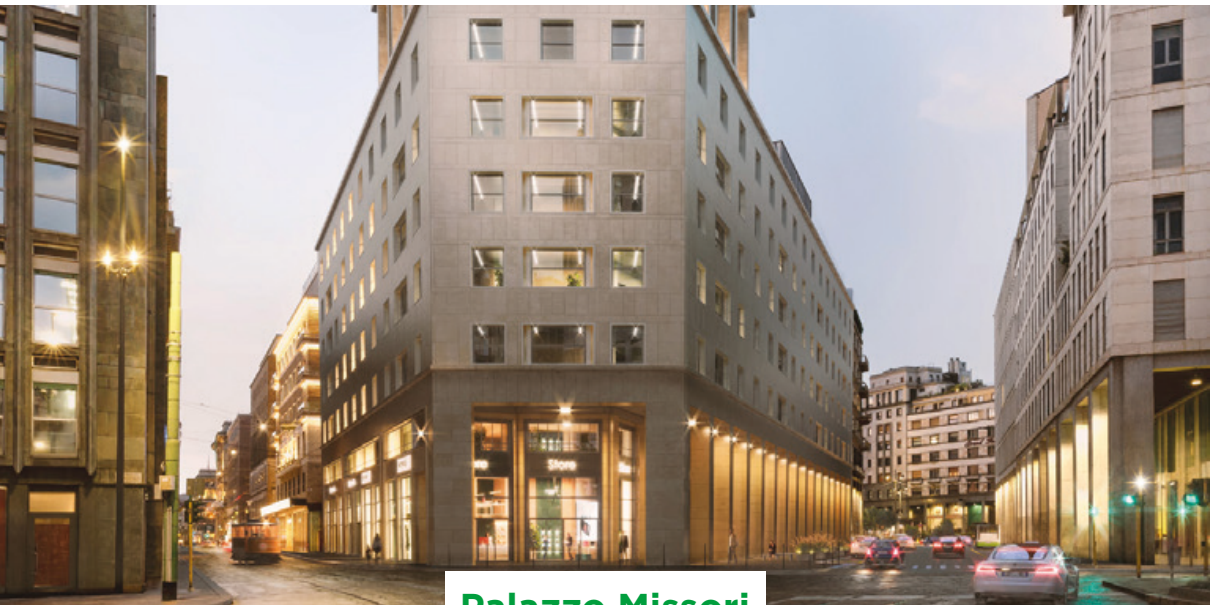
- | City: **Milan**
- | Region: **Lombardy**
- | Owner(s): **Savills IM / Hines**
- | Availability: **Q3 2025**
- | Total GLA: **464 sqm**
- | Nb of brands/stores: **1**
- | Catchment area: **Duomo District**

### D E S C R I P T I O N

Located in the heart of the city's business district, between Piazza San Babila, Corso Vittorio Emanuele II and the prestigious Quadrilatero della Moda, it enjoys a highly strategic position. Completely glazed, the space immediately attracts the attention of passers-by and offers unparalleled visibility in a highly prestigious context. The recent redevelopment of the square - designed by Norman Foster for the Apple Store - has transformed the area into a symbol of modernity and architectural innovation. Easily accessible thanks to its proximity to the M1/M4 San Babila metro station, it is a short walk from Piazza del Duomo and the main attractions of the city centre.

### LOOKING FOR

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



## Palazzo Missori

### TYPE OF PROJECT

New

### TYPE OF ASSET

Retail

### PRESENTED BY

Colliers

<https://www.palazzomissori.it/en/retail.html>

### WHERE / WHEN?

- | City: **Milan**
- | Region: **Lombardy**
- | Owner(s)/Investor(s): **DeA Capital SGR**
- | Architect(s): **Park Associati**
- | Opening date: **Q2 2026**
- | Total GLA: **1,764 sqm**
- | Nb of brands/stores: **2**
- | Catchment area: **Duomo District**

### D E S C R I P T I O N

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 • People services



## Portanuova: Via Capelli & Piazza Alvar Aalto

### TYPE OF PROJECT

New

### TYPE OF ASSET

Retail

### PRESENTED BY

Colliers

<https://www.colliersitaly.it/en/properties/362/piazza-gae-aulenti>

### WHERE / WHEN?

- | City: **Milan**
- | Region: **Lombardy**
- | Owner(s) / Investor(s): **Coima SGR**
- | Availability: **Immediate**
- | Total GLA: **apx. 1,500 sqm**
- | Nb of brands / stores: **4**
- | Catchment area: **Portanuova**

### LOOKING FOR

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

## D E S C R I P T I O N

In the heart of Portanuova, Milan's most modern and international district, retail space is available in Via Capelli and Piazza Alvar Aalto, two strategic and highly visible locations. Via Capelli connects Piazza Gae Aulenti to Corso Como and is characterised by a continuous flow of pedestrians thanks to the presence of exclusive residences, executive offices and commercial activities. An ideal setting for high-end brands seeking maximum exposure.

Piazza Alvar Aalto, the epicentre of the district, is surrounded by iconic architecture and the headquarters of major international companies. The spaces overlook lively outdoor areas and are perfect for experiential food and lifestyle formats. Portanuova is now an urban reference for innovation, design and sustainability: a unique opportunity to position yourself at the heart of the new Milan.



## Spazio Quadrilatero (Bagutta 20)

**TYPE OF PROJECT**  
Refurbishment

**TYPE OF ASSET**  
Retail / Office

**PRESENTED BY**  
Colliers

<https://spazioquadrilatero.it/en/>

### WHERE / WHEN?

- | City: **Milan**
- | Region: **Lombardy**
- | Owner(s) / Investor(s): **Praemia REIM ITALY SGR**
- | Architect(s): **Asti Architetti**
- | Availability: **Q4 2027**
- | Total GLA: **3,597 sqm**
- | Nb of brands / stores: **1**
- | Catchment area: **Luxury Fashion District**

### D E S C R I P T I O N

Spazio Quadrilatero is a rare and strategic opportunity for emerging or established luxury brands. Spread over seven levels, from the basement to the seventh floor, it covers a total area of 3,597 square metres. The four large windows facing Via Bagutta offer exceptional visibility on one of the most prestigious streets in the fashion district. It is the only floor-to-ceiling property currently available in the area, an element that enhances its exclusivity. The uniqueness of the offer is completed by a panoramic terrace on the top floor, which fully enhances the retail experience. Each environment has been carefully designed to ensure maximum functionality and flexibility to meet the needs of high-end boutiques seeking an iconic and distinctive location.

### LOOKING FOR

Fashion & lifestyle retailers • Restaurant and F&B chains • Corporate offices



## Spazio Trivulzio

**TYPE OF PROJECT**  
Refurbishment

**TYPE OF ASSET**  
Retail

**PRESENTED BY**  
Colliers

<https://www..it/en/properties/355/via-antonio-tolomeo-trivulziocolliersitaly>

### WHERE / WHEN?

- | City: **Milan**
- | Region: **Lombardy**
- | Owner(s): **CGI / Hines**
- | Availability: **Immediate**
- | Total GLA: **430 sqm**
- | Nb of brands/stores: **1**
- | Catchment area: **De Angeli**

### D E S C R I P T I O N

Located in Via Tolomeo Trivulzio, in a recently renovated complex, Retail Trivulzio offers modern and versatile spaces, ideal for commercial activities that require visibility and functionality. The five large windows on the street guarantee excellent visibility in an area with a strong residential vocation, with a good balance between tranquillity and urban liveliness. The De Angeli district is one of the most sought-after in Milan: rich in greenery, services and shopping streets, well connected to the centre thanks to the M1 underground.

### LOOKING FOR

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



## Verdi 2

**TYPE OF PROJECT**  
Refurbishment

**TYPE OF ASSET**  
Retail

**PRESENTED BY**  
Colliers

<https://www.colliersitaly.it/en/properties/326/via-giuseppe-verdi>

### WHERE/WHEN?

- | City: **Milan**
- | Region: **Lombardy**
- | Owner(s)/Investor(s): **Kryalos SGR**
- | Availability: **Q4 2025**
- | Total GLA: **1,080 sqm**
- | Nb of brands/stores: **1**
- | Catchment area: **Luxury Fashion District**

### D E S C R I P T I O N

Located in the heart of Milan, in front of 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 • Leisure concepts • People services



## Galleria Alberto Sordi

**TYPE OF PROJECT**  
Refurbishment

**TYPE OF ASSET**  
Retail

**PRESENTED BY**  
DILS

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

### WHERE / WHEN?

- | City: **Rome**
- | Region: **Lazio**
- | Developer(s): **Prelios SGR**
- | Owner(s) / Investor(s): **Fondo Megas**
- | Architect(s): **L22**
- | Total GLA: **10,789 sqm**
- | Nb of units: **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 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.



## The Medelan

**TYPE OF PROJECT**

Refurbishment

**TYPE OF ASSET**

Retail / Office / Leisure

**PRESENTED BY**

DILS

<https://www.themedelan.com>

### WHERE / WHEN?

- | City: **Milan**
- | Region: **Lombardy**
- | Developer(s): **PAREF**
- | Owner(s) / Investor(s): **Fidelidade**
- | Architect(s): **Genius Loci Architettura**
- | Total GLA: **14,900sqm**
- | 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 • Restaurant and F&B chains • Leisure concepts

## EUROCOMMERCIAL



## Carosello remerchandising project

### TYPE OF PROJECT

Redevelopment

### TYPE OF ASSET

Retail

### PRESENTED BY

**Eurocommercial Management Italia S.r.l.**  
[www.eurocommercialproperties.com](http://www.eurocommercialproperties.com)

### WHERE / WHEN?

- | City: **Carugate(MI)**
- | Region: **Lombardy**
- | Developer(s): **Eurocommercial Management Italia**
- | Owner(s)/Investor(s): **Eurocommercial Management Italia Gruppo Eurocommercial**
- | Opening date: **October 2024**
- | Total GLA: **11,000 sqm**
- | Catchment area: **1.2 million**

## D E S C R I P T I O N

During 2024, the Carosello shopping center underwent a major re-merchandising project that involved several Medium-Sized Units. The Inditex Group played a key role in the project, with the Zara store relocating to a new unit, tripling its surface area to implement its latest full format. Stradivarius also moved to a new unit, expanding its store, while Bershka seized the opportunity to open at Carosello for the first time. Media World and H&M were repositioned within the mall to units better suited to their latest formats. The project covered approximately 11,000 square meters of GLA and resulted in the opening of seven fully renovated stores. The project was completed in just seven months, from the end of March to the end of October 2024.

### LOOKING FOR

Fashion

CORSO  
VITTORIO  
EMANUELE

MANAGED BY  
**Investire**

EXCLUSIVE COLLIERS AGENT  
**Colliers**



## Corso Vittorio Emanuele - Galleria Passarella

**TYPE OF PROJECT**  
Refurbishment

**TYPE OF ASSET**  
Retail

**PRESENTED BY**  
Colliers

<https://www.colliersitaly.it/it/properties/333/galleria-passarella>

### WHERE/WHEN?

- | City: **Milan**
- | Region: **Lombardy**
- | Owner(s)/Investor(s): **Investire SGR**
- | Availability: **Immediate**
- | Total GLA: **2,379 sqm**
- | Nb of brands/stores: **1**
- | Catchment area: **Duomo District**

### D E S C R I P T I O N

The property overlooks Corso Vittorio Emanuele II, the most important main street in Italy and one of the busiest and most recognisable commercial arteries in Europe. To add to its uniqueness, the property also enjoys a direct view of the recently renovated Piazza San Babila, with a sign visible on the square, a rare element with a strong branding impact. The location is exceptionally well served: the M1, M3 and new M4 metro stations are within walking distance, ensuring a steady flow of local and international visitors. The building has large corner windows extending over 20 metres, providing maximum visibility and constant natural light. It has a total of four levels, three for retail and one for storage, offering maximum versatility and functionality for high quality brands.

### LOOKING FOR

Fashion & lifestyle retailers • Leisure concepts



## Piazza Loreto

### TYPE OF PROJECT

New

### TYPE OF ASSET

Retail / Leisure / Urban Transformation

### PRESENTED BY

Nhood Services Italy S.p.A.  
[loretoopencommunity.com/](http://loretoopencommunity.com/)

### WHERE / WHEN?

- | City: **Milan**
- | Region: **Lombardy**
- | Developer(s): **Nhood Services Italy S.p.A.**
- | Owner(s) / Investor(s): **Ceetrus**
- | Partners, consultants and Architect(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: **2027**
- | Total GLA: **8,000 sqm**
- | Nb of brands / stores: **+40**
- | Catchment area: **1.6 mil people within 15 minutes**

### LOOKING FOR

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

## D E S C R I P T I O N

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 CO<sub>2</sub>. Designed in BIM, it will be LEED and GBC certificated.



## Restyling of the 1<sup>st</sup> floor of the Rescaldina Shopping Mall

**TYPE OF PROJECT**  
Refurbishment

**TYPE OF ASSET**  
Retail/Leisure

**PRESENTED BY**  
Nhood Services Italy S.p.A.  
<https://nhood.it/>

### WHERE / WHEN?

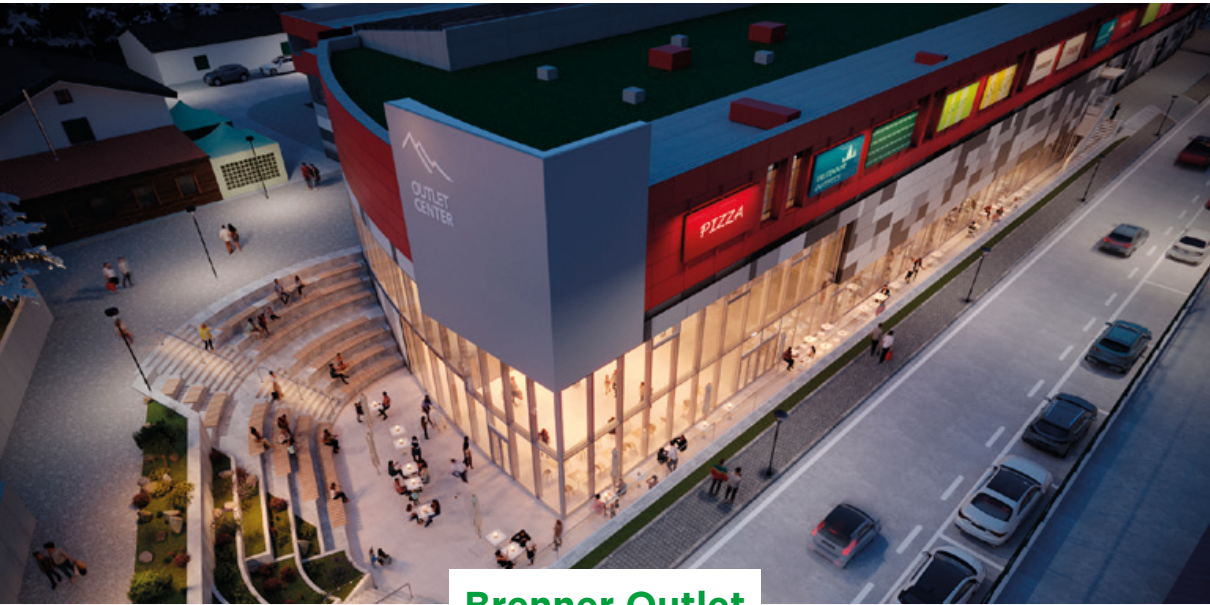
- | City: **Rescaldina, Milan**
- | Region: **Lombardy**
- | Developer(s): **Nhood Services Italy S.p.A.**
- | Owner(s)/Investor(s): **Ceetrus and Immobiliareuropea**
- | Opening date: **2026**
- | Total GLA: **11,000 sqm**
- | Nb of brands/stores: **>30**
- | Catchment area: **>1.3 mil people within 30 minutes**

### D E S C R I P T I O N

Rescaldina Shopping Center has been a key landmark for northwestern Lombardy for over twenty years, featuring 80 stores and open spaces for local associations. The renovation project for the first floor aims to revamp 11,000 sqm of GLA, focusing on four anchors: a Food Court of over 1,500 sqm linked to the Leisure area; a Services & Health offer; a Gym & Sports area – including Decathlon – and Fashion. A unique fusion of shopping, well-being, and entertainment, with a strong focus on social and environmental sustainability. The Center is Breeam In-Use certified.

### LOOKING FOR

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



## Brenner Outlet

### TYPE OF PROJECT

Extension/Refurbishment

### TYPE OF ASSET

Retail

### PRESENTED BY

Promos

[www.promosgroup.it](http://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: **2025-2028**
- | Total GLA: **3,800 sqm**
- | Nb of brands/stores: **14**
- | Catchment area: **1.2 mil. inhabitants in the radius of 60 minutes by car. 6 mil. inhabitants in the radius of 120 minutes by car. 20 mil. annually tourist flow.**

### LOOKING FOR

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

## 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 sqm. In 2023 the Centro obtained Breeam in use (BIU) certification.

The project of refurbishment and expansion will develop in two stages: the first will concern the creation of a food court, which will have 4 locations serving food and beverages on an area of 1,600 sqm, opening scheduled within the end of 2025.

The second stage will involve a complete restyling of the mall and the construction of a Premium Plaza of 2,400 sqm 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.



## Integrated Commercial Area Valmontone

### TYPE OF PROJECT

New

### TYPE OF ASSET

Retail

### PRESENTED BY

Promos

[www.promosgroup.it](http://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: **7 mil. inhabitants in the radius of 90 minutes by car**

### LOOKING FOR

Fashion & lifestyle retailers • Restaurant and F&B chains

## 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.

The construction site is now underway, and the project will be developed in two phases: Phase 1, set to open in 2025, and Phase 2, to be completed in 2026.

The development, covering over 15,000 sqm, will include medium-sized retail spaces with complementary product categories—GDO, food, fashion, and home furnishings. The tenant mix has been carefully designed to enhance the existing retail offering in the area, further increasing the region's attractiveness.



## Mondovicino Outlet Village

### TYPE OF PROJECT

Food court

### TYPE OF ASSET

Retail

### PRESENTED BY

Promos

[www.promosgroup.it](http://www.promosgroup.it)

### WHERE / WHEN?

- | City: **Mondovi'** (Cuneo)
- | Region: **Piedmont**
- | Developer(s): **Promos srl**
- | Owner(s) / Investor(s): **Tavolera Srl**
- | Opening date: **2026**
- | Total GLA: **1,500 sqm**
- | Nb of brands / stores: **6**
- | Catchment area: **5 mil. inhabitants in the radius of 90' by car**

### D E S C R I P T I O N

Mondovicino Outlet Village stands out for its strategic location, set in a unique geographical context between the Langhe region. With 90 stores featuring top brands, it is an attractive destination for visitors and a strategic opportunity for investors and brands.

In 2025/2026, the first food court within an outlet in Piedmont will be created. Covering an area of 1,500 sqm, six new restaurants will be established, all featuring outdoor seating and a diversified brand mix, combining international chains and local brands. The offering will be designed to meet the needs of a wide range of customers, catering to all moments of the day, from aperitifs to dinner.

### LOOKING FOR

Restaurant and F&B chains



## BIM

**TYPE OF PROJECT**  
Refurbishment

**TYPE OF ASSET**  
Retail

**PRESENTED BY**  
Savills, CBRE  
[bim-milano.com](http://bim-milano.com)

### WHERE/WHEN?

- | City: **Milan**
- | Region: **Lombardy**
- | Owner(s)/Investor(s): **Kervis SGR**
- | Total GLA: **1,480 sqm**
- | Nb of brands/stores: **6**
- | Catchment area: **Bicocca**

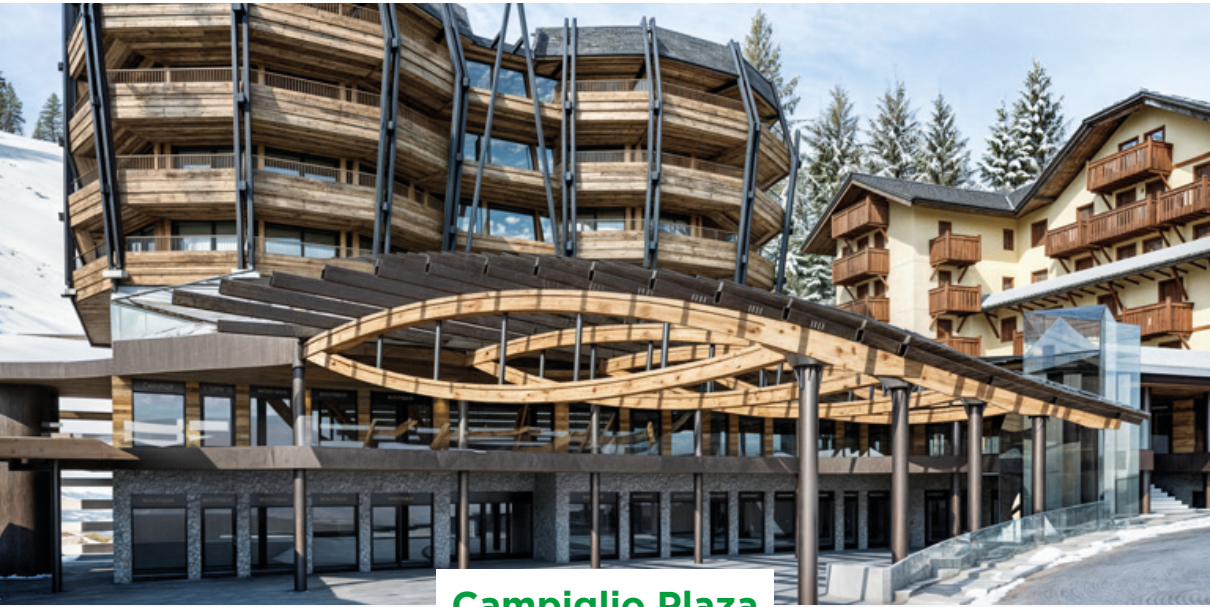
### D E S C R I P T I O N

Nestled in a 6,000 sqm green lung, BIM is a sustainable, efficient and ethical urban regeneration project in the heart of Bicocca, which objective is to become the district's new landmark capable of expanding the boundaries between the city, shopping and nature. It is divided into 4 office buildings while the retail spaces cover the ground floor, creating strategic synergies to enhance the community, already involved with numerous cultural events and social initiatives.

It is a candidate for LEED Platinum, BREEAM Excellent, WELL Gold and WiredScore enabled certifications.

### LOOKING FOR

Leisure concepts • People services



## Campiglio Plaza

### TYPE OF PROJECT

New

### TYPE OF ASSET

Retail

### PRESENTED BY

Savills

[en.savills.it](http://en.savills.it)

### WHERE / WHEN?

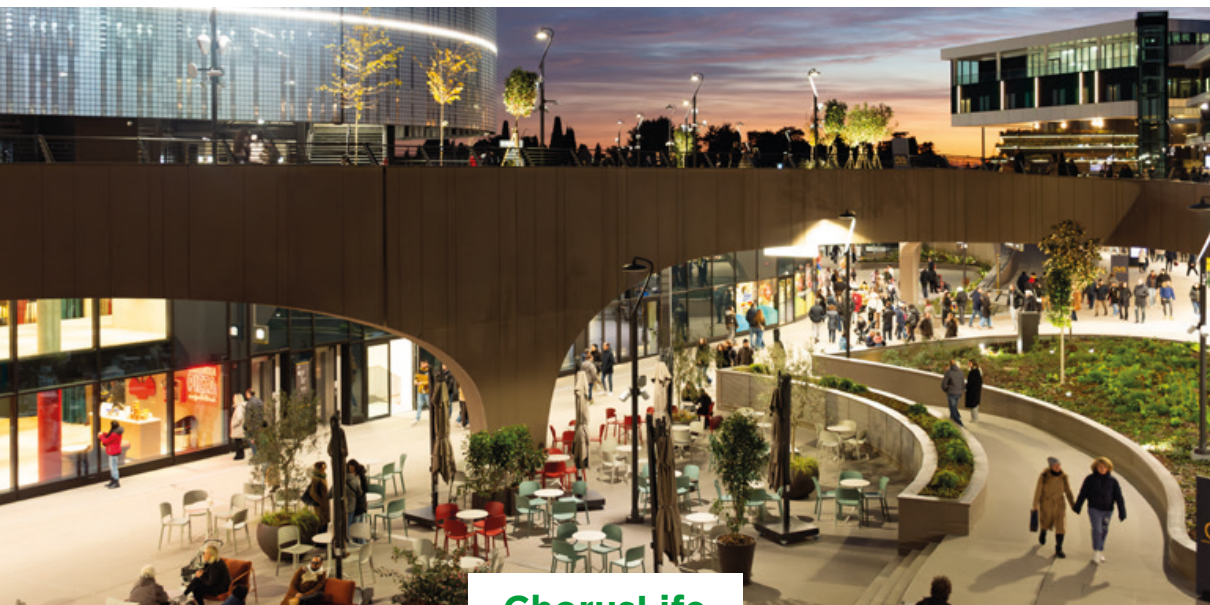
- | City: **Madonna di Campiglio**
- | Region: **Trentino Alto Adige**
- | Owner(s)/Investor(s): **Roseto**
- | Opening date: **Q3 2025**
- | Total GLA: **815 sqm**
- | Nb of brands/stores: **8**

## D E S C R I P T I O N

Campiglio Plaza overlooks the renowned Piazza Righi, the beating heart of the enchanting setting of Madonna di Campiglio: the place to be destination with a strong identity, able to offer unique experiences thanks to its beautiful landscape and premium services. A unique project, where the elegance of 11 elite residences is synergically combined with the retail world, emphasising the importance of tradition, sustainability and customised experiences. The perfect mix of shopping destination and luxury lifestyle, elegance and worldliness.

### LOOKING FOR

People services • Luxury & premium retailers



## ChorusLife

### TYPE OF PROJECT

New

### TYPE OF ASSET

Retail/Leisure

### PRESENTED BY

Savills

[choruslife.com](https://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 retail**
- | Nb of brands/stores: **20**
- | Catchment area: **2.5 Millions**

## D E S C R I P T I O N

ChorusLife Bergamo is not just a real estate development project, but an innovative smart district model that facilitates the territory regeneration and the progress of society. A new urban pole, just a few minutes from the city centre, a system of services dedicated to citizens, residents, visitors and professionals with: 10,000sqm of retail spaces, 4\* Superior Radisson Blu Hotel with a panoramic rooftop restaurant, food & beverage area, a 6,500-seat Arena for sport, corporate events and live shows, 74 prestigious residences and a wellness spa of almost 9,000 square meters. ChorusLife Bergamo is an innovative urban regeneration project that combines wellness, entertainment and quality of life in a smart, modern, sustainable environment that is strongly connected to the excellence of its territory.

### LOOKING FOR

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



## Manifattura Tabacchi

### TYPE OF PROJECT

Refurbishment

### TYPE OF ASSET

Retail/Residential

### PRESENTED BY

Savills

[www.manifatturatabacchi.com](http://www.manifatturatabacchi.com)

### WHERE/WHEN?

- | City: **Florence**
- | Region: **Tuscany**
- | Owner(s)/Investor(s): **Aermont & CDP**
- | Total GLA: **11,000 sqm**

## D E S C R I P T I O N

The ambitious redevelopment project launched in 2016 aims to revitalise the former cigar factory by transforming it into a new hub dedicated to people and culture, with high-level offices, residences, hotel, student house and ateliers with a focus on green spaces. The 11,000 square metres dedicated to shops, studios and restaurants will be fundamental to the urban context, populated by Polimoda students and workers from the various headquarters, including Synlab and EY in the near future, as well as residents and visitors.

### LOOKING FOR

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



## Piazzetta Giordano

**TYPE OF PROJECT**  
Refurbishment

**TYPE OF ASSET**  
Retail

**PRESENTED BY**  
**Savills, Rustioni&Partners**  
[en.savills.it](http://en.savills.it) | [www.rustioni-partners.com](http://www.rustioni-partners.com)

### WHERE/WHEN?

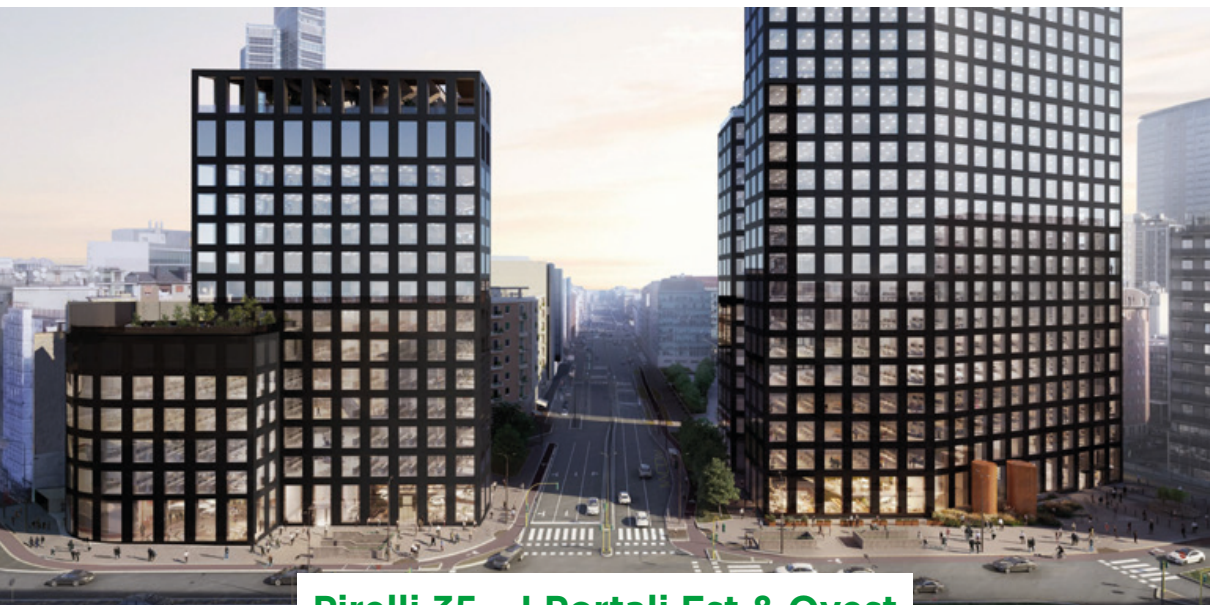
- | City: **Milan**
- | Region: **Lombardy**
- | Owner(s)/Investor(s): **Banor Capital**
- | Total GLA: **1,370 sqm**
- | Nb of brands/stores: **1**
- | Catchment area: **City Center**

### D E S C R I P T I O N

Piazzetta Umberto Giordano lies discreetly tucked away behind Piazza San Babila, in the heart of the city. This intimate and private plaza is well connected to prominent landmarks, offering a serene retreat amidst the bustling city. Historically, it served as the site of an underground car parking facility; however, the parking lot has been decommissioned and closed for an extended period, allowing the plaza to evolve into a quaint and tranquil space that reflects the charm and heritage of its surroundings, now ready to host a new retail activity after the refurbishment project.

### LOOKING FOR

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



## Pirelli 35 – I Portali Est & Ovest

### TYPE OF PROJECT

Refurbishment

### TYPE OF ASSET

Retail

### PRESENTED BY

Savills, Italia Fudosan Real Estate  
en.savills.it | www.ifmilano.com

### WHERE / WHEN?

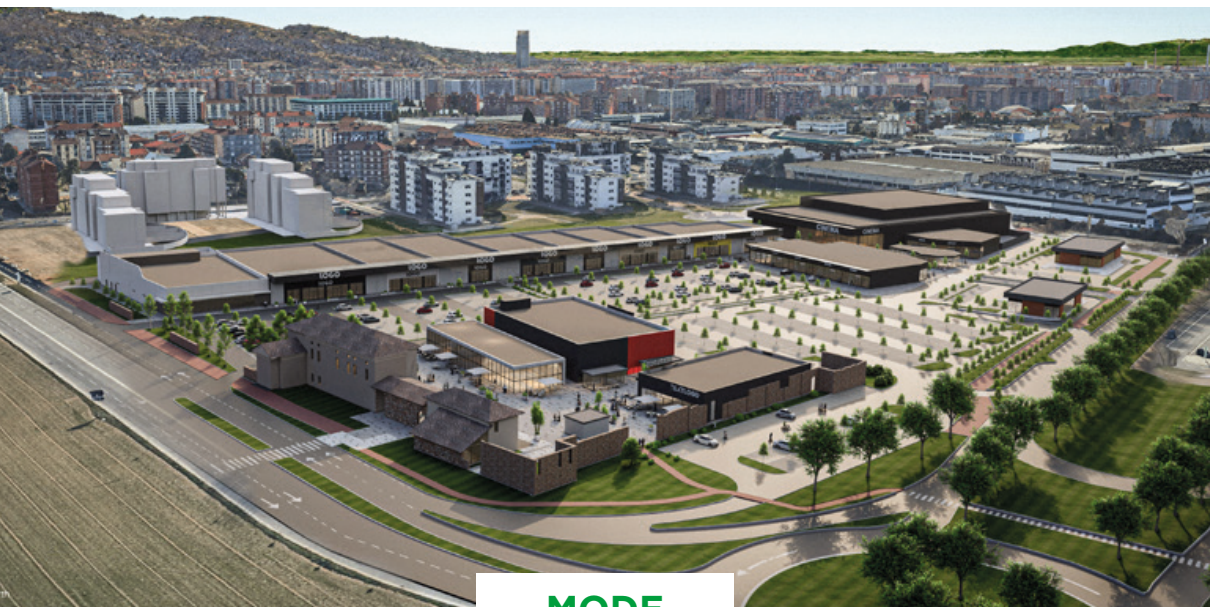
- | City: **Milan**
- | Region: **Lombardy**
- | Owner(s)/Investor(s): **Coima SGR**
- | Total GLA: **2,470 sqm**
- | Nb of brands/stores: **10**
- | Catchment area: **Porta Nuova, Isola, Gae Aulenti**

## D E S C R I P T I O N

The Porta Nuova project places great emphasis on regeneration, sustainability, connectivity, green areas and social inclusion, achieving the prestigious LEED Platinum and WELL Gold certifications. The retail units, located between the former Telecom headquarters in Via Pirelli and the twin towers in Via Melchiorre Gioia, are equipped with dehors and provision for flues, with six of them ready for delivery. The upper floors of the buildings host numerous headquarters and offices, accommodating more than 6,000 workers.

### LOOKING FOR

Restaurant and F&B chains • People services



## MODE

### TYPE OF PROJECT

New

### TYPE OF ASSET

Retail/Leisure

### PRESENTED BY

**SOGI SRL**  
mode.to.it

### WHERE/WHEN?

- | City: **Turin**
- | Region: **Piedmont**
- | Developer(s): **SOGI SRL**
- | Architect(s): **Conterosso**
- | Opening date: **Q4 2026**
- | Total GLA: **20,400 sqm**
- | Nb of brands/stores: **30/35**
- | Catchment area: **More than 1,000,000**

### D E S C R I P T I O N

MODE Shopping District is a retail park that develops a GLA of 20,400sqm: 11,000sqm of retail units, over 4,000 sqm of F&B units and a next-generation multiplex of 9 rooms and about 1,100 seats.

The project includes the redevelopment of an existing historic farmhouse in the shopping area.

### LOOKING FOR

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



## Bariblu Retail Park

**TYPE OF PROJECT**

New

**TYPE OF ASSET**

Retail

**PRESENTED BY**

Svicom SpA Società Benefit

[www.svicom.com](http://www.svicom.com)

### WHERE / WHEN?

- | City: **Triggiano (BA)**
- | Region: **Puglia**
- | Asset manager: **Leucosia/Global mutual**
- | Architect(s): **Mygg**
- | Opening date: **2026**
- | Total GLA: **4,500 sqm**
- | Nb of brands / stores: **4**
- | Catchment area: **703,299 in. (up to 30 min.)**

### D E S C R I P T I O N

BaribluRetail Parkis scheduled to open in 2026, near the city of Bari, adjacent to the ring road, in the outer area of the well-known Bariblu Shopping Center.

The site will be easily accessiblethanks to a new road network designed to improve connectivity. The project includes four medium-sized retail units, which will enrich the area's commercial offering with new fashion, home goods, and leisure options.

A dedicated leisure area featuring padel courts will further enhance the customer experience.

### LOOKING FOR

Fashion & lifestyle retailers • Leisure concepts



## Castel Romano

**TYPE OF PROJECT**  
Refurbishment

**TYPE OF ASSET**  
Retail

**PRESENTED BY**  
**Svicom SpA Società Benefit**  
[www.shoppingvillagecastelromano.com](http://www.shoppingvillagecastelromano.com)

### WHERE / WHEN?

- | City: **Rome**
- | Region: **Lazio**
- | Asset manager: **Leucosia**
- | Architect(s): **Mygg**
- | Opening date: **2012**
- | Total GLA: **26,866 sqm**
- | Nb of brands / stores: **48**
- | Catchment area: **520,201 inhab. (up to 30')**

### 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

Castel Romano Shopping Village hosts a mix of international and national brands, including JD, H&M, OVS, LUBE, SCARPE&SCARPE, JYSK, TEDI and Mondo Convenienza.

Over the next two years, the asset will undergo a strategic repositioning aimed at enhancing its overall offering.

The merchandising mix will place a strong focus on food & beverage, with a wide and diverse range of options.

The new Food Promenade will be seamlessly integrated into a revitalized environment featuring green areas, children's play zones, and a shading system designed to improve the overall pedestrian experience within the mall.



## Mongolfiera Foggia

**TYPE OF PROJECT**  
Refurbishment

**TYPE OF ASSET**  
Retail

**PRESENTED BY**  
Svicom SpA Società Benefit  
[www.mongolfierafoggia.it](http://www.mongolfierafoggia.it)

### WHERE/WHEN?

- | City: **Foggia**
- | Region: **Puglia**
- | Developer(s): **Finsud**
- | Owner(s)/Investor(s): **Finsud**
- | Architect(s): **Finsud**
- | Opening date: **2025**
- | Total GLA: **30,745 sqm**
- | Nb of brands/stores: **68**
- | Catchment area: **354,000 inhab. (up to 30')**

### LOOKING FOR

Fashion & lifestyle retailers • Restaurant and F&B chains

## D E S C R I P T I O N

Mongolfiera Foggia Shopping Center is located in one of the city's main commercial areas and hosts 59 stores, featuring both national and international brands.

The refurbishment project includes the reconfiguration of part of the hypermarket (about 4,000 sqm), with the creation of four medium-sized retail units dedicated to fashion, home, and personal care, along with a new food court that will feature five restaurants showcasing prominent national and international brands. The new retail spaces will be accessible from the side façade, which will be completely renovated to enhance the entrance and create a more modern and welcoming atmosphere.



## Parma Promenade

**TYPE OF PROJECT**  
Refurbishment

**TYPE OF ASSET**  
Retail/Leisure

**PRESENTED BY**  
**Svicom SpA Società Benefit**  
[www.eurofundgroup.com/it/progetti/parma-promenade](http://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 S.à.r.l.**
- | Architect(s): **Broadway Malyan, MYGG, Studio Zanlari**
- | Opening date: **Spring 2026**
- | Total GLA: **43,885 sqm**
- | Nb of brands/stores: **75**
- | Catchment area: **346,968 inhab.(up to 30')**

### LOOKING FOR

Fashion & lifestyle retailers • Food retailers

## D E S C R I P T I O N

Parma Retail is an existing shopping center with a GLA of approximately 40,000 sqm, now undergoing a major transformation to become the first outdoor "Promenade" in Italy entirely dedicated to shopping and leisure, in a truly unique location.

The refurbishment will place a strong emphasis on sustainability, carbon footprint reduction, and energy efficiency.

In addition to the international and national tenants already operating in the center - including OVS, TEDi, Pepco, Terranova, and Cislfa - the project will welcome leading brands in fashion, food & beverage, and leisure, such as Primark, JD Sports, Kiabi, Dental pro, New Yorker and Doppio Malto.

The ground floor will be fully dedicated to retail, while the first floor will focus on food & beverage, leisure, health, and fitness, featuring approximately 15,000sqm of leisure space (both indoor and outdoor), including 13 padel courts.



## Distretto Tematico Genova

### TYPE OF PROJECT

Urban transformation Project

### TYPE OF ASSET

Mixed Use (Retail/ Residential/ Hospitality/ Food/ Leisure/ Student Housing)

### PRESENTED BY

Genova Sviluppo Srl

## WHERE/WHEN?

- | City: **Genoa**
- | Region: **Liguria**
- | Developer(s): **Genova Sviluppo Srl**
- | Owner(s)/Investor(s): **Genova Sviluppo Srl**
- | Opening date: **Q4 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 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 retailers • Restaurant  
and F&B chains • Leisure concepts • People services  
• Corporate offices • Other : Entertainment



## Frosinone Urban Center

### TYPE OF PROJECT

New

### TYPE OF ASSET

Mixed Use (Retail/Leisure/Food/Leisure/Thematic and naturalistic Park)

### PRESENTED BY

Sviluppo Service Srl

### WHERE/WHEN?

- | City: **Frosinone (RM)**
- | Region: **Lazio**
- | Owner(s)/Investor(s): **Pac2000**
- | Architect(s): **Lombardini22**
- | Opening date: **Q2 2027**
- | Total GLA: **35,000 sqm**
- | Nb of brands/stores: **80**
- | Catchment area: **300,000**

## D E S C R I P T I O N

With a strategic location, Frosinone Urban Center is the new hub for shopping, entertainment, food court, sociability. A new area, close to the city and open to the future, full of novelties and ideas. The next place to be: modern, appealing, unique.

With its catching area covering a total of 350,000 inhabitants, Frosinone Urban Center aims to be the new place of interest for shopping and lifestyle.

### LOOKING FOR

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



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