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**ITALY**

MiCo, Milan, Italy  
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# The Italian Retail Property projects Guide!

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

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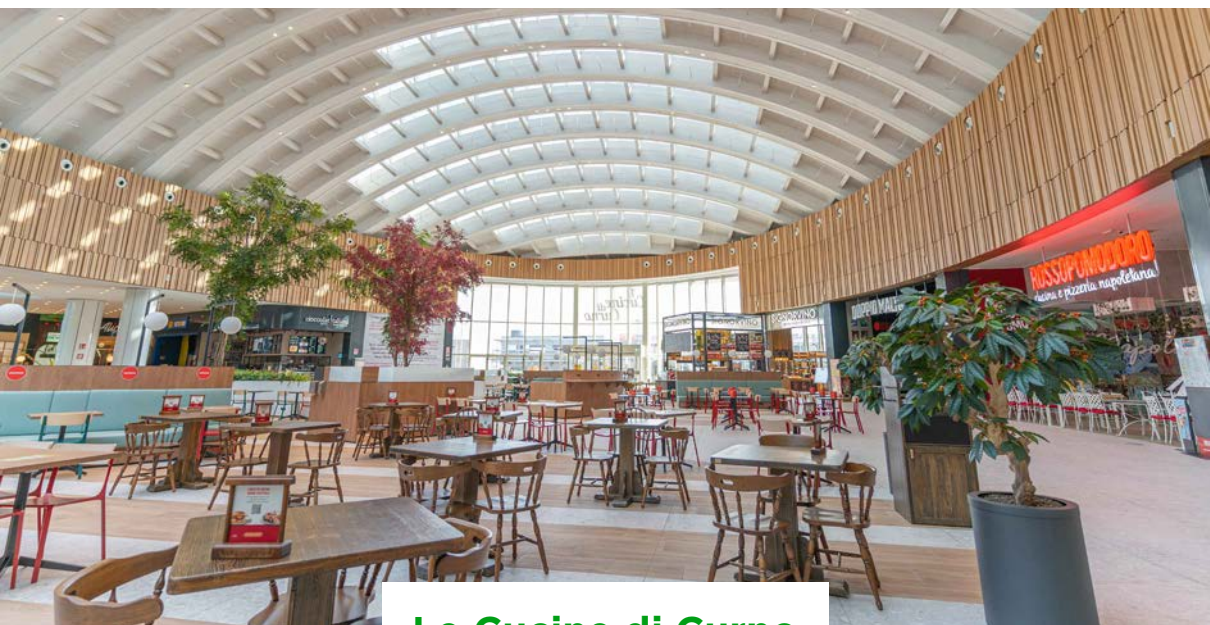
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## EUROCOMMERCIAL



### Le Cucine di Curno

#### TYPE OF PROJECT:

Extension

#### TYPE OF ASSET:

Retail

#### PRESENTED BY:

Eurocommercial Properties

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

#### WHERE / WHEN?

| City: Curno, Bergamo

| Region: Lombardy

| Developer(s): Eurocommercial Properties

| Owner(s)/Investor(s): Eurocommercial Properties

| Architect(s): One Works

| Opening date: November 2019

| Total GLA: 5,000 smq

| Nb of brands/stores: 17

| Catchment area: 481,000

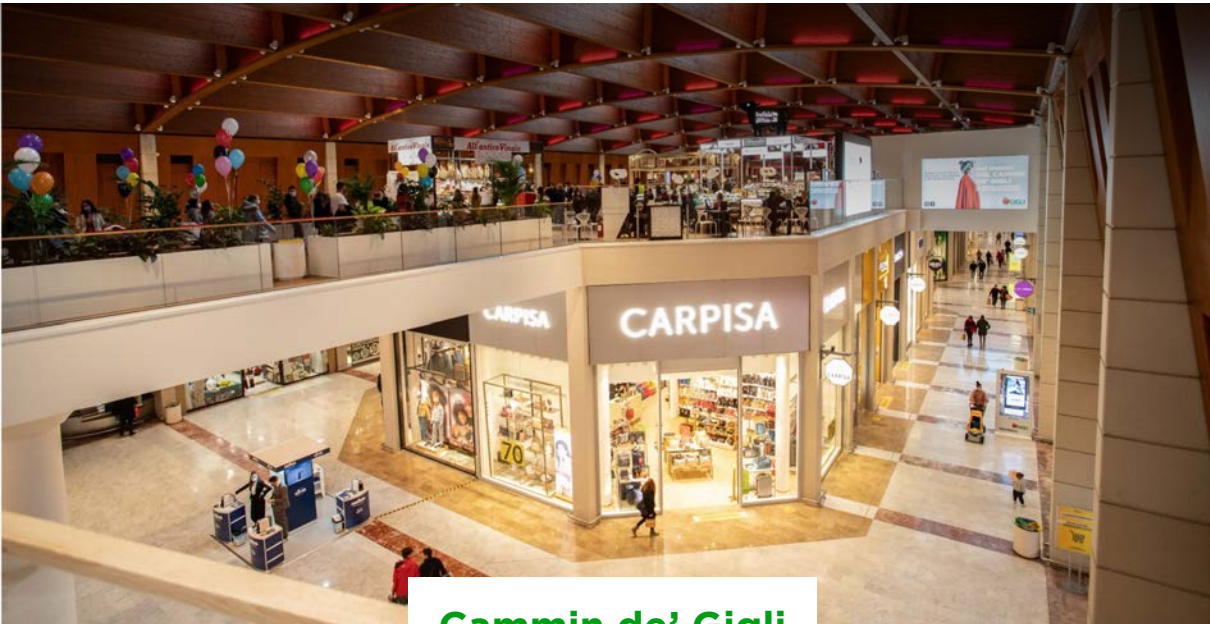
#### LOOKING FOR:

**Fashion & Lifestyle Retailers •  
Restaurant And F&B Chains**

## DESCRIPTION

A real estate development intended for catering, entertainment and the offer of innovative services, where architecture, sustainability and functionality have been integrated to satisfy a varied and increasingly demanding clientele. In just under 10 months and with an investment of over 10 million euros, a 5,000m<sup>2</sup> building was built housing 17 dining units and 600 seats, two multi-storey car parks with a total of 1,100 seats, a photovoltaic system and plants and architectural solutions according to the criteria of the BREEAM International protocol. The project obtained the certification with a "Very Good" rating.

## EUROCOMMERCIAL



### Cammin de' Gigli

#### TYPE OF PROJECT:

Extension

#### TYPE OF ASSET:

Retail

#### PRESENTED BY:

Eurocommercial Properties

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

#### WHERE / WHEN?

- | City: Campi Bisenzio, Florence
- | Region: Tuscany
- | Developer(s): Eurocommercial Properties
- | Owner(s)/Investor(s): Eurocommercial Properties
- | Architect(s): Design International
- | Opening date: December 2020
- | Total GLA: 1,572 smq
- | Nb of brands/stores: 7
- | Catchment area: 1,139,000

#### LOOKING FOR:

**Fashion & Lifestyle Retailers • Digital  
Native Vertical Brands • Leisure  
Concepts**

## DESCRIPTION

An extension and redevelopment project which in December 2020 saw the inauguration of the Cammin de 'Gigli, a pedestrian link between the two restaurant plazas on the first floor, Corte Tonda and Corte Lunga. In addition to new services for the public, including a beauty centre, a barber shop and a co-working area, there are four restaurant kiosks and a large Jurassic-themed "Giglisauri" kids area. A project of great architectural and functional value that aims to increase the attractiveness of the shopping centre thanks to, amongst many things, the integration of different services and entertainment functions.





## Roma Termini station - Refurbishment Project

### TYPE OF PROJECT:

**Refurbishment**

### TYPE OF ASSET:

**Retail**

### PRESENTED BY:

**Grandi Stazioni Retail**  
[www.gsretail.it](http://www.gsretail.it)

### WHERE / WHEN?

| City: Rome  
| Region: Lazio  
| Developer(s): **Grandi Stazioni Retail**  
| Owner(s)/Investor(s): **Grandi Stazioni Retail**  
| Architect(s): **L35**  
| Opening date: **2023**  
| Total GLA: **47,800 sqm**  
| Nb of brands/stores: **170**  
| Catchment area: **10 min, 36,000 residents + 83,000 daytime population**

### LOOKING FOR:

**Fashion & Lifestyle Retailers •  
Restaurant And F&B Chains**

## DESCRIPTION

**A** great example of urban regeneration for the whole station of Roma Termini. The refurbishment will comprise of: bringing to light the remaining of Mura Serviane in the historical Atrium; the refurbishment of windows and facades of Galleria Gommata and the introduction of two new holes on the floor to improve the connection with the underground floor and facilitate customer journey.

The underground floor will be completely redesigned too thanks to the refitting of floor, ceilings, lighting and windows.

A complete restyling intervention for the biggest railway station of Italy.



## Il Terrazzo – Food Hall of Torino Porta Nuova Station

### TYPE OF PROJECT:

**New**

### TYPE OF ASSET:

**Retail**

### PRESENTED BY:

**Grandi Stazioni Retail**  
[www.gsretail.it](http://www.gsretail.it)

### WHERE / WHEN?

| City: **Turin**  
| Region: **Piedmont**  
| Developer(s): **Grandi Stazioni Retail**  
| Owner(s)/Investor(s): **Grandi Stazioni Retail**  
| Architect(s): **Paolo Lucchetta - Retail Design**  
| Opening date: **Autumn 2021**  
| Total GLA: **2,000 sqm**  
| Nb of brands/stores: **13**  
| Catchment area: **10 min, 50,500 residents + 81,000 daytime population**

## DESCRIPTION

The new food hall of Torino Porta Nuova's station will be characterized by a great attention to design and elegance, energy saving and sustainability. The area will host a diversified food offer, with 13 new restaurants for all tastes and for every moment of the day. The new food hall, called Il Terrazzo, with over 2,000 sqm of restaurants, bars and services for citizens and travellers, will be overlooking the platforms and the historical atrium, and will have 7 different access points.

### LOOKING FOR:

**Restaurant And F&B Chains**



## Food Hall of Napoli Centrale station

### TYPE OF PROJECT:

**New**

### TYPE OF ASSET:

**Retail**

### PRESENTED BY:

**Grandi Stazioni Retail**  
[www.gsretail.it](http://www.gsretail.it)

### WHERE / WHEN?

- | City: **Naples**
- | Region: **Campania**
- | Developer(s): **Grandi Stazioni Retail**
- | Owner(s)/Investor(s): **Grandi Stazioni Retail**
- | Architect(s): **L22**
- | Opening date: **September 2021**
- | Total GLA: **3,500 sqm**
- | Nb of brands/stores: **15**
- | Catchment area: **10 min, 39,000 residents + 28,000 daytime population**

### LOOKING FOR:

**Restaurant And F&B Chains**

## DESCRIPTION

An ambitious refurbishment project involving around 3,500 sqm of currently unused spaces in Napoli Centrale station, located between platform floor and mezzanine, that will create a brand-new food hall and further entrances for the station itself.

The offer will be diversified and innovative to meet customers' needs even for the most demanding ones, thanks to locations dedicated to quality food and local tastes. This, together with free Wi-Fi, phone charging areas and other services, will transform the area into a new lounge for waiting and entertainment.





## Livorno Porta A Mare – Officine Storiche

### TYPE OF PROJECT:

**Refurbishment**

### TYPE OF ASSET:

**Retail • Residential • Leisure**

### PRESENTED BY:

**IGD SIIQ SPA**

[www.gruppoigd.it/en/immobile/officine-storiche/](http://www.gruppoigd.it/en/immobile/officine-storiche/)

### WHERE / WHEN?

| City: **Livorno**

| Region: **Tuscany**

| Developer(s): **IGD SIIQ SPA**

| Owner(s)/Investor(s): **IGD SIIQ SPA**

| Architect(s): **Cobolli Gigli e Monico Srl**  
e Retail Design

| Opening date: **2022**

| Total GLA: **15,000 smq**

| Nb of brands/stores: **40**

| Catchment area: **280,000**

### LOOKING FOR:

**Fashion & Lifestyle Retailers • Digital  
Native Vertical Brands • Restaurant And  
F&B Chains • Leisure Concepts • People  
Services**

## DESCRIPTION

In a unique context such as that of a waterfront located in the heart of Livorno, the center of the project of recovering of the historic Orlando shipyards is represented by Officine Storiche, where in addition to a varied retail offer, will be add a wide food offer, which will benefit from large dehors positioned on the docks overlooking the marina, an offer of fitness and wellness spaces with swimming pools, gym and spa; innovative entertainment offer, playground areas and placement of sports associations and nautical centers.





## Maximall Pompeii

### TYPE OF PROJECT:

**New Shopping Resort project**

### TYPE OF ASSET:

**Retail • Hospitality • Leisure**

### PRESENTED BY:

**Irgenre Group, Irgen Retail Management**  
[www.maximall.it/pompeii/](http://www.maximall.it/pompeii/)

### WHERE / WHEN?

| City: Torre Annunziata (NA)  
| Region: Campania  
| Developer(s): Irgenre Group  
| Owner(s)/Investor(s): Irgenre Group  
| Architect(s): Design International  
| Opening date: March 2023  
| Total GLA: 42.250 sqm GLA Retail e  
7.000 sqm GLA no Retail  
| Nb of brands/stores: 130, 30 Food &  
sale Cinema 135 camere Hotel  
| Catchment area: Campania, Basilicata;  
Calabria

### LOOKING FOR:

**Fashion & Lifestyle Retailers •  
Restaurant And F&B Chains • Leisure  
Concepts • People Services •**

## DESCRIPTION

Inspired by the structure that characterized the ancient city plan of Pompeii, the Maximall Pompeii complex was born from the idea of creating a pole of tourist attraction, a real “hub”, near the archaeological site of Pompeii and all other areas of tourist interest in the area. The need to provide the visitor and tourist with an integrated premium service has led to architectural choices where multiple functions coexist within a single structure capable of creating involvement that gives a unique experience to the visitor as a primary element of attraction, excellent shopping with the exclusivity of the offer in much more.



## Le Colonne Shopping Center Food Court

### TYPE OF PROJECT:

**Refurbishment**

### TYPE OF ASSET:

**Retail**

### PRESENTED BY:

**Multi Italy S.r.l.**  
[www.multi.eu](http://www.multi.eu)

### WHERE / WHEN?

| City: Brindisi  
 | Region: Puglia  
 | Developer(s): Multi Italy S.r.l.  
 | Owner(s)/Investor(s): ): Closed-end  
 Real Estate Alternative Investment  
 Fund Reserved to Professional Investors  
 managed by Kryalos SGR Spa  
 | Architect(s): Lombardini 22  
 | Opening date: mid-September 2021  
 | Total GLA: 540 sqm  
 | No. of brands/stores: 4  
 | Catchment area: 290,000 inhabitants  
 up to 30' driving time

### LOOKING FOR:

**Restaurant and F&B chains**

## DESCRIPTION

The Shopping Center Food Court has been subject of a refurbishment and redevelopment that has led to the creation of 4 new restaurants (3 units + 1 kiosk) for a total GLA of 400 sqm, in addition at the two existing restaurants.

The project also included the construction of an external dehor that have expand the food court capacity. The food court project of Le Colonne is part of a broader redevelopment project that also involves the common area of the gallery, revising the layout and enriching the offer (Tesla recharging columns, outdoor children's play area, etc.)



## Forum Palermo Food Court, “Le Putie di Forum”

### TYPE OF PROJECT:

**Extension**

### TYPE OF ASSET:

**Retail**

### PRESENTED BY:

**Multi Italy S.r.l.**  
[www.multi.eu](http://www.multi.eu)

### WHERE / WHEN?

- | City: **Palermo**
- | Region: **Sicily**
- | Developer(s): **Multi Italy S.r.l.**
- | Owner(s)/Investor(s): **Multi Veste Italy 4 S.r.l.**
- | Architect(s): **TTDesign and Lombardini22**
- | Opening date: **April 2021**
- | Total GLA: **1,400 sqm**
- | No. of brands/stores: **8**
- | Catchment area: **900.000 inhabitants up to 30' driving time**

### LOOKING FOR:

**Restaurant and F&B chains**

## DESCRIPTION

Forum Palermo with its 134 stores and a total GLA of 49,400 square meters, is the favorite retail destination for both the inhabitants of Palermo and for the millions of tourists that visit the island every year. The Shopping Center is anchored by a 12,700-sqm Ipercoop hypermarket and it boasts a Cinema Multiplex, several medium and large units as MediaWorld, McDonalds, Cislfa, H&M, Stradivarius, Pull&Bear, Bershka, a new and expanded Food Court that welcomes 9 million visitors per year, with over 11 national and international brands, thus offering a modern and qualified Food & Beverage offer that meets the increasingly demanding visitor's requirements.





## Merlata Bloom

**TYPE OF PROJECT:**  
New • Refurbishment

**TYPE OF ASSET:**  
Retail • Leisure

**PRESENTED BY:**  
Ceetrus/Nhood  
[www.merlatabloommilano.com](http://www.merlatabloommilano.com)

### WHERE / WHEN?

| City: Milano  
| Region: Lombardia  
| Developer(s): Merlata Svilluppo  
| Owner(s)/Investor(s): ): Ceetrus Italy S.p.A., IMMOBILIAREUROPEA S.p.A., SAL SERVICE S.r.l.  
| Architect(s): Callison RTKL  
| Opening date: 2022  
| Total GLA: 70.000 sqm  
| No. of brands/stores: +150  
| Catchment area: 3.600.000 inhabitants

### LOOKING FOR:

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

## DESCRIPTION

Merlata Bloom Milano is a smart and innovative place that will be located in Arexpo, in one of the most evolving areas of the city of Milan. The project combines technology and sustainability, entertainment and services, daily life, commerce and encloses in 70,000 square meters a unique mix of brand and experimental stores: 150 experiential shopping spaces, 5 food areas, 10,000 square meters of entertainment and culture, 20,000 sqm of Urban Farm in a location that offers maximum accessibility from the highways and by metro, in total harmony with the urban park.



## Rescaldina

### TYPE OF PROJECT:

**Extension**

### TYPE OF ASSET:

**Retail**

### PRESENTED BY:

**Ceetrus/Nhood**  
[www.centrorescaldina.it](http://www.centrorescaldina.it)

### WHERE / WHEN?

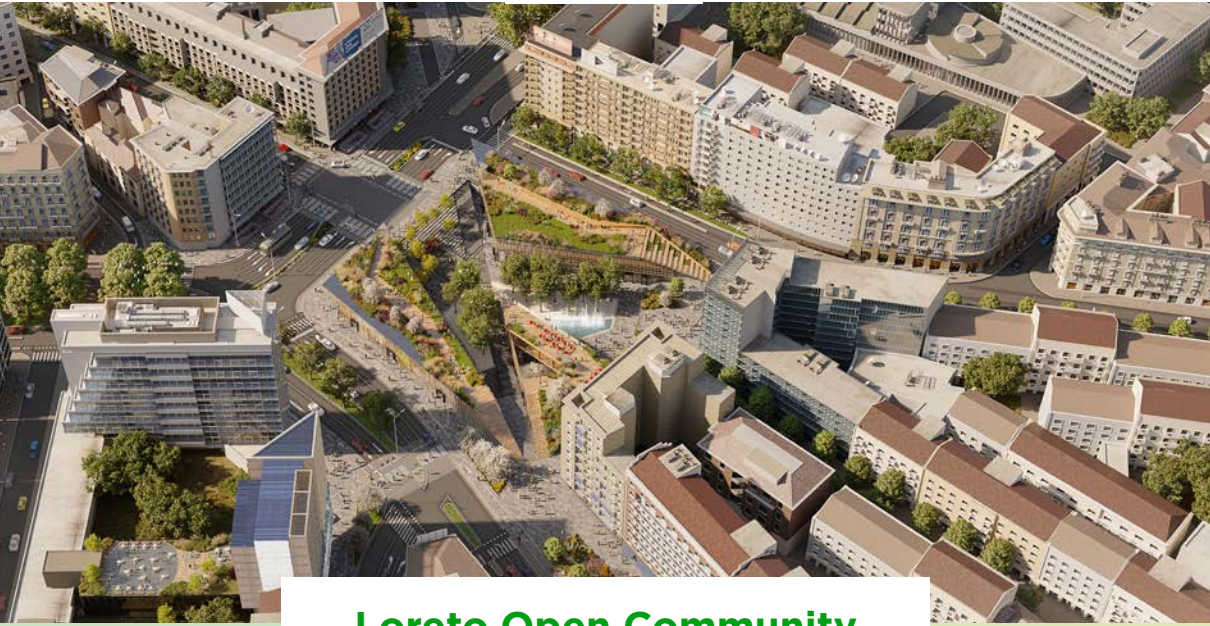
- | City: **Milano**
- | Region: **Lombardia**
- | Developer(s): **Ceetrus Italy S.p.A.**
- | Owner(s)/Investor(s): **: Ceetrus Italy S.p.A.**
- | Opening date: **2024**
- | Total GLA: **45.000 sqm**
- | No. of brands/stores: **155**
- | Catchment area: **1.407.957 inhabitants**

### LOOKING FOR:

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

## DESCRIPTION

The Rescaldina Shopping Center doubles its size thanks to the expansion project that will base the new offer of the center on entertainment and transform the gallery into a destination point of the latest generation. The new concept will focus on hospitality, well-being and eco-sustainability and will target a heterogeneous target. The architectural project is based on the elements of nature both for the definition of the settings and for the choice of colors and materials and immerses the visitor in four different atmospheres: water, air, forest, mountain.



## Loreto Open Community

### TYPE OF PROJECT:

**Refurbishment**

### TYPE OF ASSET:

**Retail Urban • Requalification**

### PRESENTED BY:

**Ceetrus/Nhood**

<https>

### WHERE / WHEN?

| City: **Milano**

| Region: **Lombardia**

| Developer(s): **CEETRUS Management & Development Srl CEETRUS Italy Sp**

| Opening date: **2026**

| Total GLA: **24.000 smq of public space**

| Catchment area: **3.080.169**

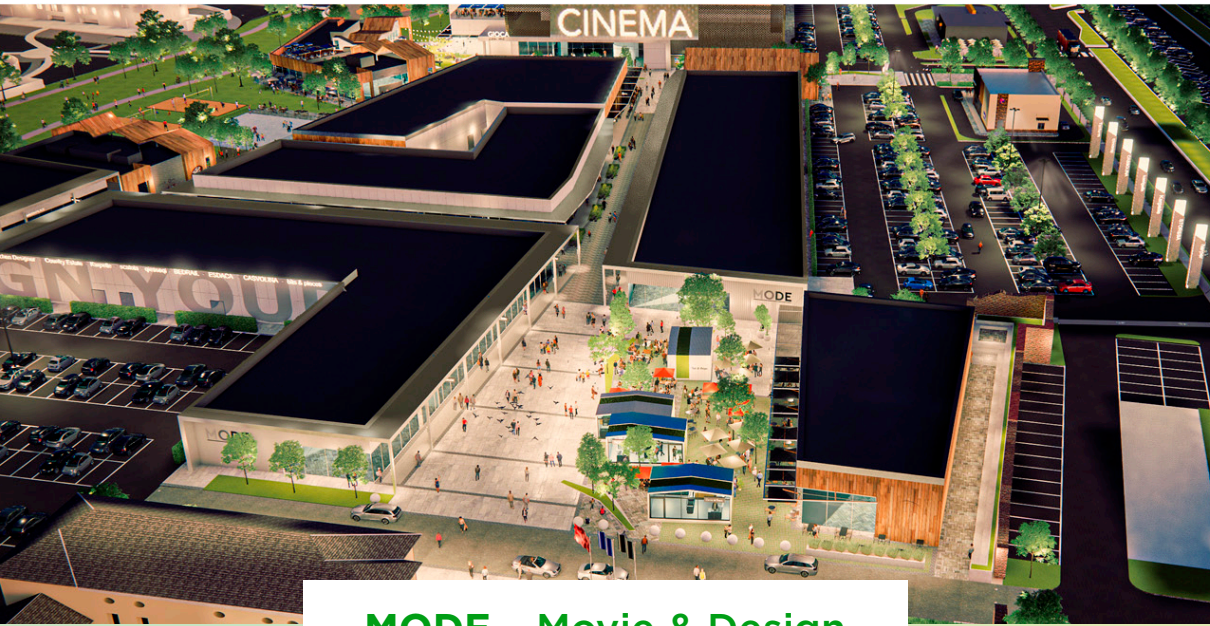
### LOOKING FOR:

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

## DESCRIPTION

The LOC - LORETO OPEN COMMUNITY project, winner of the C40 Reinventing Cities call, will transform Piazzale Loreto, from a large urban void to “Piazza a Cielo Aperto”, an accessible and inclusive public space, a smart and sustainable neighborhood on a human scale. The new urban district will host hybrid and multifunctional spaces dedicated to trade and leisure, food and sport, offices, coworking areas and a district kindergarten. LOC will create a large interactive Hub that will host a lively schedule of activities and events that will give back to the city of Milan a lively and attractive environment.





## MODE – Movie & Design

### TYPE OF PROJECT:

**New**

### TYPE OF ASSET:

**Retail • Leisure**

### PRESENTED BY:

**SOGI Srl**

[rocchia.it/portfolio-progetti/MODE](http://rocchia.it/portfolio-progetti/MODE)

### WHERE / WHEN?

- | City: Grugliasco (Turin)
- | Region: North Italy
- | Developer(s): ROCCHIA TEAM Srl
- | Owner(s)/Investor(s): SOGI Srl
- | Architect(s): Concept H2G (Birmingham MI, US)
- | Opening date: 2<sup>nd</sup> semester 2023
- | Total GLA: 20,400 sqm
- | Nb of brands/stores: 50
- | Catchment area: 20' about 950,000 ab

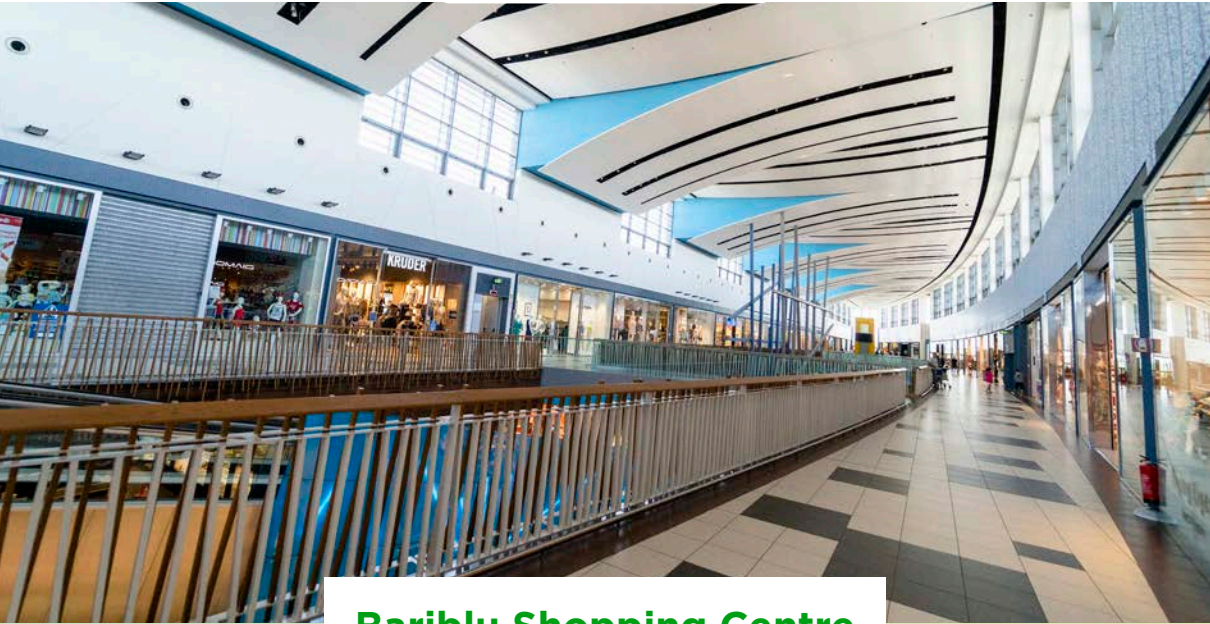
### LOOKING FOR:

**Restaurant And F&B Chains • Leisure Concepts • People Services • Home & Design Retailers**

## DESCRIPTION

In front of the shopping center “Shopville Le Gru”, MODE is an innovative concept:

- The first “Home & Design District” in Piedmont, with over 25 home and design retailers;
- A new generation 9-screen multiplex and a FEC dedicated to the world of virtual reality;
- A food court of over 4,500 square meters;
- A green area of over 10,000 square meters with outdoor entertainment and installations;
- More than 5,000 square meters of public squares for events will be held.



## Bariblu Shopping Centre

### TYPE OF PROJECT:

**Refurbishment**

### TYPE OF ASSET:

**Retail**

### PRESENTED BY:

**Svicom**

[bariblu.com](http://bariblu.com)

### WHERE / WHEN?

| City: Triggiano (BA)

| Region: Puglia

| Owner(s)/Investor(s): **Davidson Kemper**

| Architect(s): **Design international**  
(only for the refurbishment)

| Opening date: **2007**

| Total GLA: **35,000 sqm**

| Nb of brands/stores: **99**

| Catchment area: **640,000**  
(within 30 mins)

### LOOKING FOR:

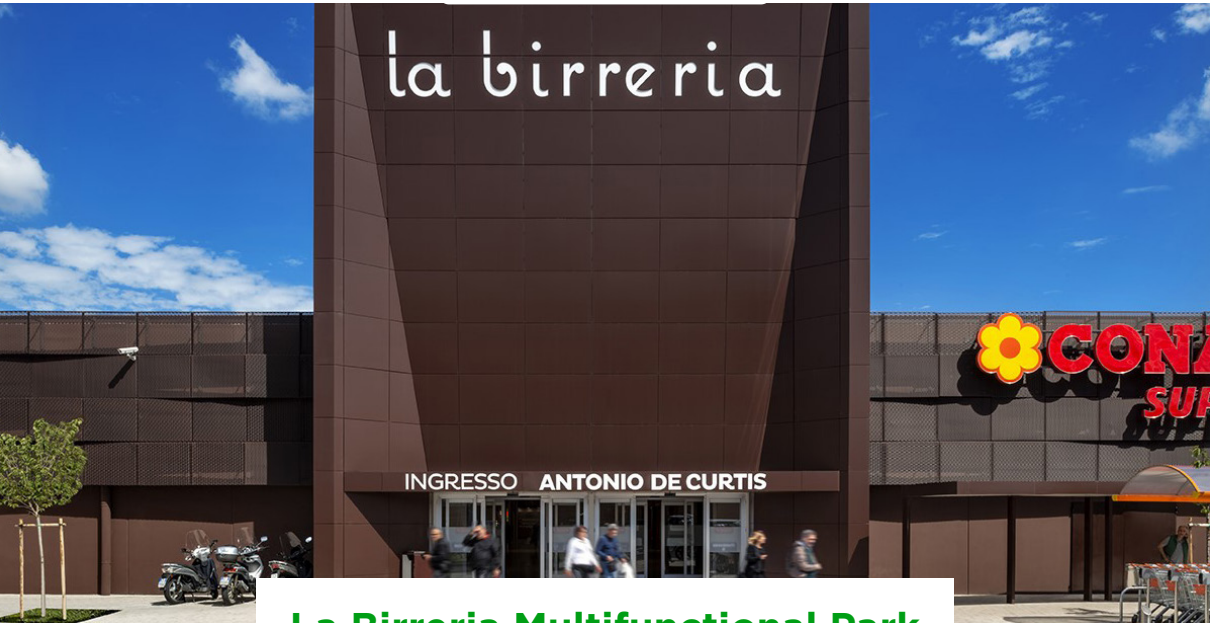
**Fashion & Lifestyle Retailers • Digital  
Native Vertical Brands • Restaurant And  
F&B Chains • Leisure Concepts • People  
Services**

## DESCRIPTION

**Bariblu Shopping Center** is located close to the city of Bari, near the ring road.

The shopping centre is located in a largely urban catchment area with a high population density.

It currently has 99 shops plus a Carrefour hypermarket, and the main brands include Zara, OVS, H&M, Expert, Happy Casa, Cislfa, Azzaro, New Yorker and Pittarosso. From 2022 the shopping centre will undergo a major redevelopment involving the creation of a new food court, the introduction of new medium surface stores and an increase in national and international brands.



## La Birreria Multifunctional Park

### TYPE OF PROJECT:

Refurbishment

### TYPE OF ASSET:

Retail • Hospitality • Residential • Leisure

### PRESENTED BY:

SVICOM

bariblu.co

### WHERE / WHEN?

| City: Naples

| Region: Campania

| Developer(s): SVICOM

| Owner(s)/Investor(s): Gruppo Cualbu

| Opening date: 24.04.2019

| Total Mall GLA: 19,571 sqm

| No. of brands/stores: 63

| Catchment area: 2,200,000 within 30 mins drive, 24,000 within 15 mins walk

### LOOKING FOR:

Digital Native Vertical Brands •  
Restaurant and F&B chains • Leisure  
concepts • Personal services

## DESCRIPTION

The Multifunctional Complex, which historically housed the Peroni beer production facility, is a regeneration project for an industrial site with the aim of restoring to the area the focal point and meeting place that it had been for the city over the years.

Among the current activities and businesses and those opening soon, the park contains:

- Shopping mall
- Urban Green Park
- 24-hour gym
- Restaurants, Kiosks
- Private homes
- Cultural and recreational centre
- Multi-specialist Medical Centre





## Le Mura

### TYPE OF PROJECT:

**Refurbishment**

### TYPE OF ASSET:

**Retail**

### PRESENTED BY:

**SVICOM**

centrocommercialelemura.it  
www.svicom.com

### WHERE / WHEN?

| City: **Ferrara**

| Region: **Emilia Romagna**

| Developer(s): **SVICOM SRL**

| Owner(s)/Investor(s): **Kryalos Sgr S.P.A.**

**BNP Paribas REIM Sgr**

| Architect(s): **Mygg**

| Opening date: **06/1997**

| Total GLA: **23,053 sqm**

| No. of brands/stores: **46**

| Catchment area: **132,000**

### LOOKING FOR:

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

## DESCRIPTION

Located in a residential area, integrated into the urban area, close to main roads leading to the city centre. Soft restyling planned starting in the last few months of 2021 with the aim of relaunching in spring 2022, as an element of real estate enhancement (use of space, environment, general comfort) and commercial enhancement (new merchandising offer for customers), whose drivers are **Modernity, Quality, New Structuring And Radical Services, Digital Innovation.**

A centre with a high quality attraction due to both services and brands on a national and international scale, attentive to family needs.

**DISCOVER THE MAIN RETAIL PROPERTY PROJECTS  
IN ITALY AT**



**START TO CONNECT WITH  
THE MAIN ITALIAN RETAIL PROPERTY COMPANIES ON**

