

EX RAVARINI CASTOLDI

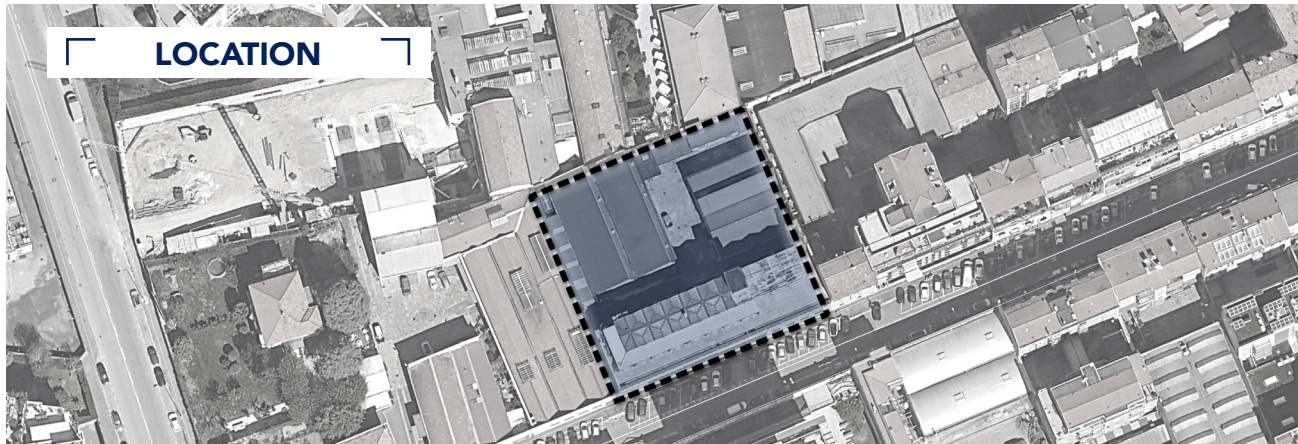
Milano (IT)



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Via Gardone is located in the area called Porta Romana, specifically south of the former railway station. It is a dynamic and vital area, already undergoing transformations and where the redevelopment of the former railway station and the development of Symbiosis will lead to an urban regeneration of the whole area, thanks as well to the connections with the historic center. The property, currently for industrial use, will be expanded and turned into residential property, featuring private parking lots, common areas, cellars and service rooms.



Milano (MI), Via Gardone 20, Immobile "Ex Ravarini Castoldi" (brownfield)



Project Development Data	
Buildable area	2.605 sqm
Gross Floor Area	3.929 sqm
Urbanization cost 1°/2°	Tbd
Property units	35
Parking spaces	49

Urban Planning Parameters	
Land area	2.605 sqm
Buildable area	2.605 sqm
Intended use	Residential



PLANNING PROCESS

- Building permit



STRENGTH

- Proximity to strategic city point such as the Prada Foundation / Bocconi University



OPPORTUNITY

- Rapid intervention time
- Possible synergies with the context, also in view of the Milano Cortina 2026 Olympics



Distance and time

City center	 3.8 km
A1 motorway	 4.6 km
Linate (MI)	 8 km
MI Centrale	 6.6 km
M3 Brenta	 0.8 km
Pzza Bonomelli	 0.3 km

