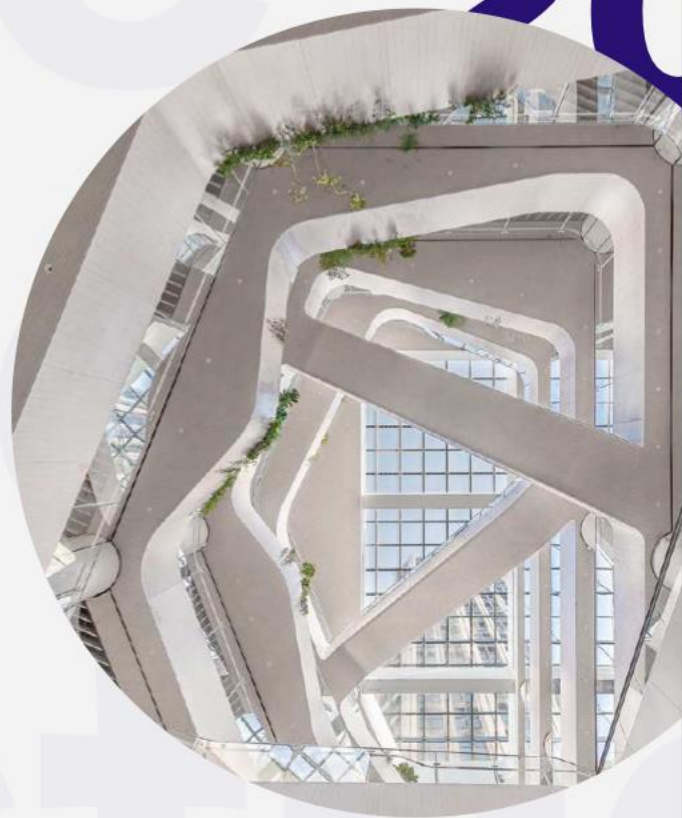


The Nexus student housing



Via dei Missaglia 97,
MILANO

The Nexus[®] conveys a sense
of connection, collaboration,
and interactivity.



Investment highlights

The Nexus Student Housing -an exciting urban regeneration project that promises to revitalize our city and deliver sizeable returns on investment. This project envisions the transformation of the urban area into a vibrant and sustainable community, creating opportunities for economic growth, job creation, and improved quality of life. The goal of this urban regeneration project is to breathe new life into a previously overlooked neighborhood and unlock its untapped potential. By leveraging architectural expertise, innovative urban planning, and strategic partnerships, we aim to reimagine this urban landscape and create a thriving destination that will not only benefit the local community but also serve as a magnet for businesses, residents, and visitors.

ADDRESS

Via dei Missaglia, 97 Milan

LOCATION

Milan South

AREA

9,316 sq.m. Project SL
8,873 sq.m. As Is SL

STATUS

Existing building to be renovated

CURRENT USE

Office (vacant)

INTENDED USE

Student Housing

ROOMS

507 rooms, (483 single rooms and 24 double rooms) for a total of 531 beds

BUILDING PERMIT STATUS

SCIA to be presented

DEAL TYPE

Base Strategy: Forward Purchase



Key Facts



Key

Investing in student housing in Milan offers the potential for capital appreciation over time.

Along Via dei Missaglia: in the south sector of the Milan municipality.

Nearest Universities:

- Bocconi University
- IULM University
- NABA University
- IED University

Further potential catchment:

- Puma House of Football AC Milan youth teams HQ
- Humanitas Clinic
- IEO European Institute of Oncology.

A secure project offering free market Student Accommodation, with 507 rooms for an overall of 531 beds, through the total refurbishment of an existing building.

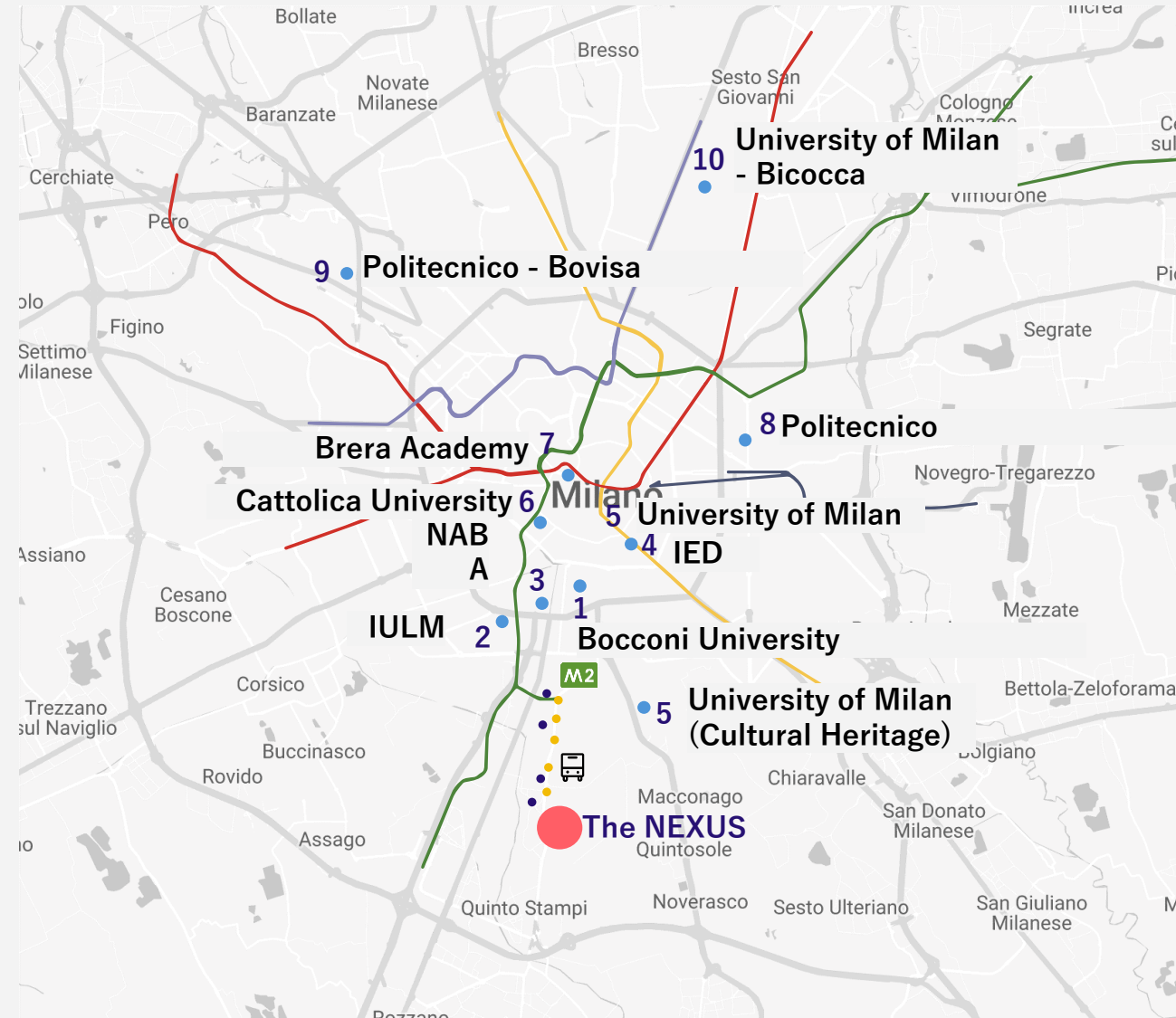
Key Facts

Accessibility and Connection with Milan's Universities

● MAIN Universities	DISTANCE By Public Transport
1 Bocconi University	30' (Light Metro 15)
2 IULM	20' (Light Metro 3/15 M 2)
3 NABA	30' (Light Metro 3)
4 IED	30' (Light Metro 15 , Bus 91)
5 University of Milan	30' (Light Metro 15 , Bus 94)
5 University of Milan Cultural Heritage district	20' (Light Metro 15 , Bus 95)
6 Cattolica University	25' (Bus 230; M2)
7 Brera Academy	35' (Bus 230; M2)
8 Politecnico di Milano	45' (Bus 230; M2)
9 Politecnico di Milano– Bovisa campus	45' (Bus 230; M2)
10 University of Milan – Bicocca	1h (Bus 230; M2; M5)

- The NEXUS
- Bus stops 230
- Light Metro Stops 15 / 3

The presence of **two Light Metro lines and two bus stop in front of the student housing** location offers an easy and convenient connection to universities located in the south sector of Milan, including the prestigious Bocconi University, IED, NABA, and IULM within half an hour of travel time only.



The Asset

As at today the Property is a vacant building developed on 8 levels above ground and one basement floor.

The property was originally built with office use.

The property is constructed with load-bearing frame structure and curtain walls.

The property occupies 8,873 sqm of SL; the vertical connection is guaranteed by three stair-cases.

The project to be developed foresees the change of use and the renovation of the current asset into a **Student Housing** for a total of 9,316 SL **hosting 507 rooms, of which 483 single rooms and 24 double rooms for a total of 531 beds.**

The wide ground floor will include common areas dedicated to services: hall, café, chilling area, study room, gym, lockers area, and bike storage and a portion of the students' rooms.

The upper floors will host the rooms located along an inner corridor and ancillary areas; the 7th floor benefits from the presence of a wide terrace. The remaining part of the plan will host the students' rooms and part of the floor will be dedicated to study/living rooms.

The floors will benefit from external loggias that guarantee extra comfort areas for the students.

The rooms will all be equipped with private bathrooms and kitchenette.

The basement floor will host the laundry areas and the parking spaces.



The Project

- Parking (bikes)
- Technical spaces
- Hall/Reception
- Study rooms & entertainment
- Relax rooms
- Food & beverage
- Gym area
- Single room



Basement floor



Ground floor
22 Single rooms



Exclusive Brokers

JLL and AbitareCo have been appointed by an.gi.so Immobiliare Srl for the sale of the asset.



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The areas of the property listed in this document are indicative and have been reported according to the official cadastral and technical documents owned by the property, therefore, we decline any responsibility for their correctness and we recommend that inspections are carried out to confirm the measurements reported.

