



Via Bonarelli 2
Via Salvatore Salvo 1
San Donato Milanese
(Milan)

SPACES TO LET

/ LOCATION

The property is located in the **Municipality of San Donato Milanese**, within the prestigious **Metanopoli district**, conceived in the 1950s at the initiative of Enrico Mattei as an innovative model integrating residential areas, services and business functions.

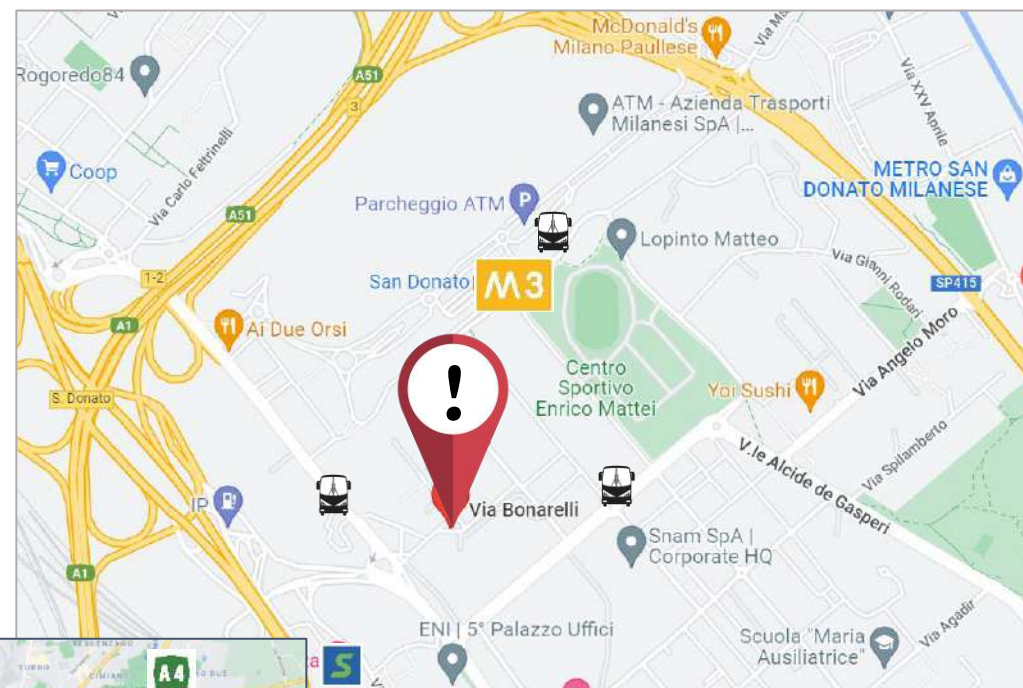
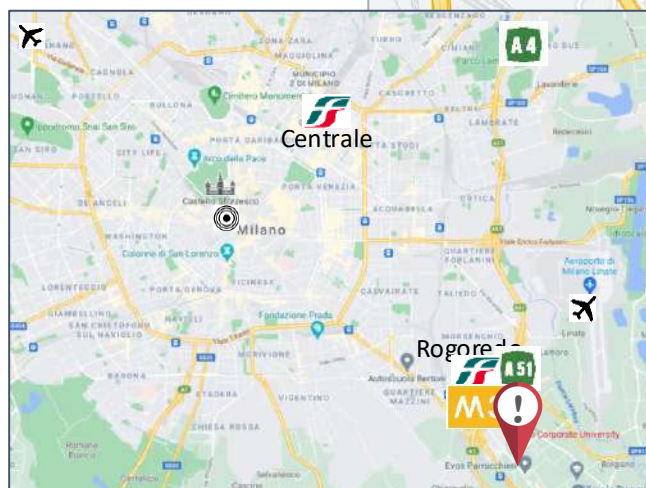
The area has an established **corporate and office-oriented profile**, hosting the headquarters of major Italian and international companies, including **ENI, BMW Italia and Cerved**, which contribute to its strategic importance within the Milan metropolitan area's business landscape.

The district is also undergoing significant residential development, including a project promoted by the Caltagirone Group, involving the construction of approximately 800 apartments, further confirming the area's ongoing evolution and growing appeal.

San Donato Milanese is also home to **major healthcare facilities of international standing**, reinforcing its role as a key hub for healthcare and advanced services. Finally, its proximity to Milan and its connections to major transport infrastructure make the area easily accessible and strategically positioned for business and corporate activities.

The property benefits from excellent accessibility, thanks to its proximity to **San Donato station on Metro Line M3, located approximately 550 metres away**, providing convenient access to Milan city centre and connections to the other metro lines.

The area is also served by **numerous surface public transport routes** and benefits from **easy access to the Eastern and Western Milan ring roads**, ensuring efficient connections to major urban hubs and the metropolitan area's main road infrastructure.



	Centre	7,2 km
	Underground - San Donato	500 m
	S. Donato city train	550 m
	Rogoredo Station	1,7 Km
	Central Station	11,9 Km
	Ring-road East / West	0,9 Km
	A1 Milano-Napoli motorway	1,3 Km
	Linate airport	8,5 km

/ DESCRIPTION



A stand-alone building designated for office, training and educational purposes, located in San Donato Milanese. The property comprises four above-ground floors and two basement levels, with a total gross area of approximately **10,081 sqm**, equivalent to **8,670 sqm on a weighted area basis**.

The property is in good condition, both structurally and in terms of its building systems, and features good-quality finishes. Its exterior façade is characterized by **continuous horizontal ribbon windows extending around the perimeter of each floor**, fitted with external sunshades that define the building's architectural identity while enhancing solar control.

Previously used as a training centre for a major international company, the building offers **functional features** that make it particularly suitable for **corporate occupiers, training providers and educational institutions**.

The premises are equipped with **emergency exits, tiered lecture rooms and infrastructure provisions for video projection systems**. These features enhance the property's suitability for training, educational and conference activities, while also supporting more traditional office use.

Floors	Offices	Warehouses	Staires/ elevators	Technical rooms	Balconies/ terraces	Total
3 Floor	1.521		101	13	46	1.681
2 Floor	1.524		102	13	42	1.681
1 Floor	1.523		101	13	44	1.681
Ground Floor	1.377		109	20	26	1.531
1 Basement level	1.276	173	102	418		1.969
2 Basement level		802	49	688		1.538
Total	7.221	975	563	1.165	157	10.081

32 outdoor car parks

/ IMAGES - outdoor



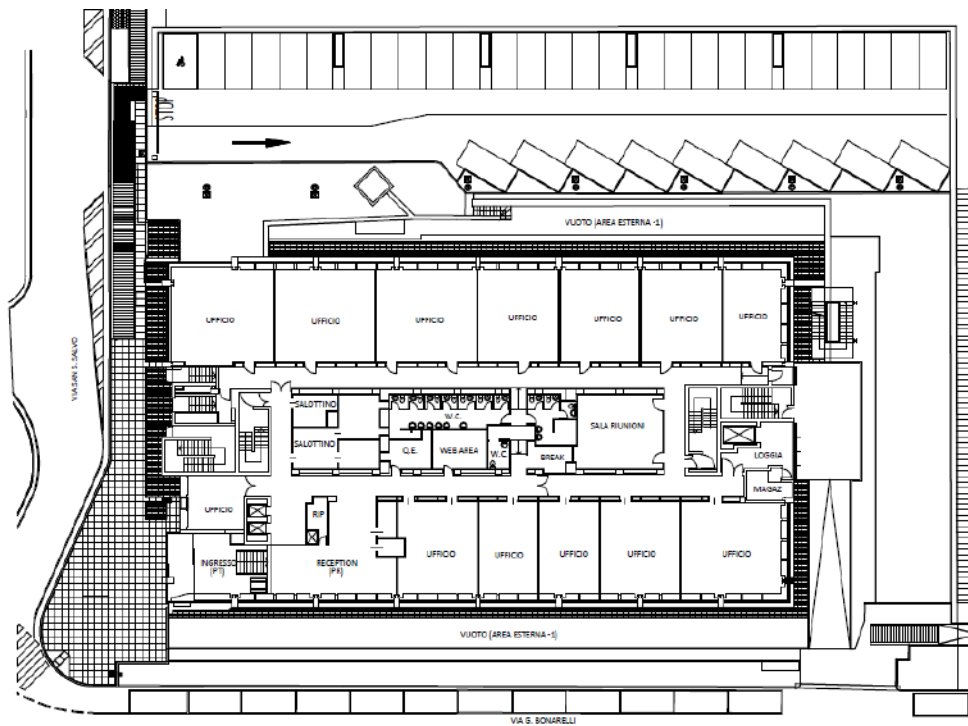
/ IMAGES - indoor



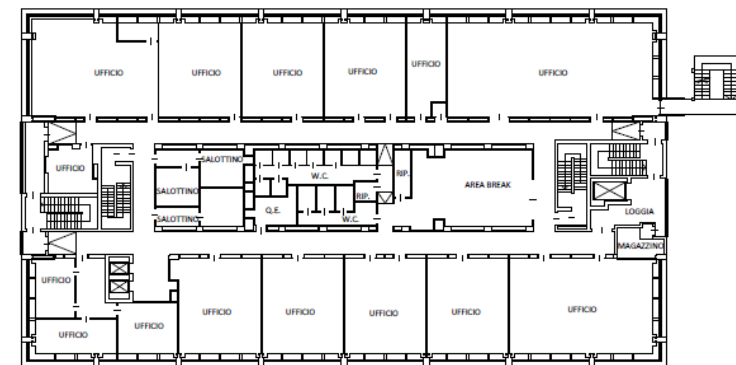
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/ PLANS



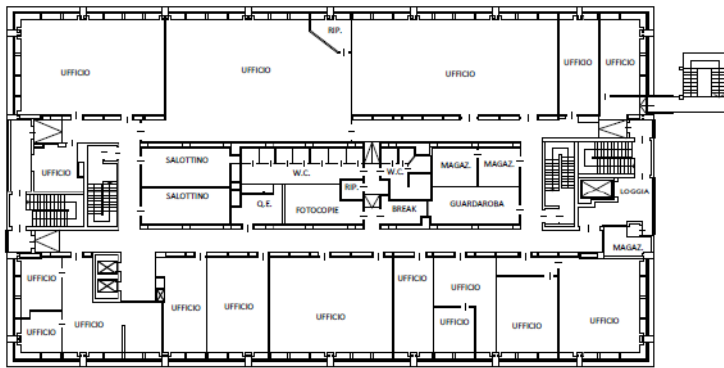
GROUND FLOOR/RAISED FLOOR



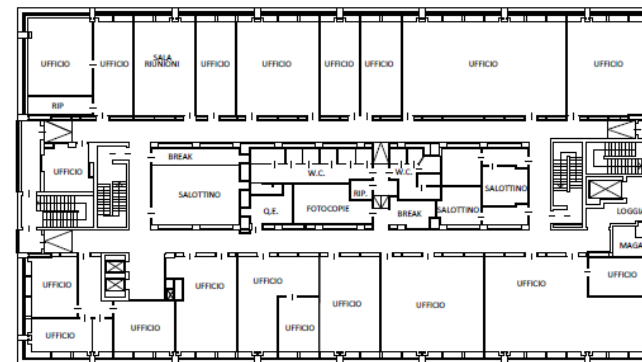
FIRST FLOOR

/ PLANS

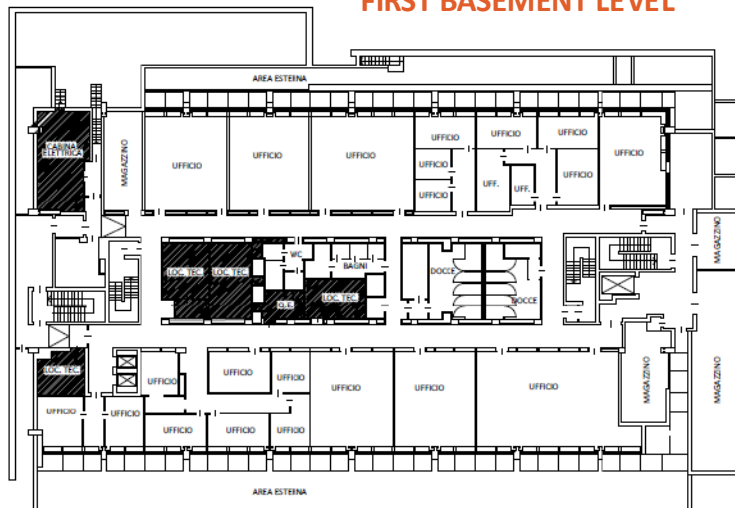
SECOND FLOOR



THIRD FLOOR



FIRST BASEMENT LEVEL



SECOND BASEMENT LEVEL



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