

DURINI 15

People
Design
Experience

Durini 15:
Open up to
new business
dimensions



Durini 15:
a refined gem
in the heart
of Milan

Sophisticated elegance

The charming combination of historical external features and modern state-of-the-art internal spaces.

Redesigned by **Asti Architetti and Morrey Smith**, Durini 15 is the perfect location for **representative offices and showrooms**.

The harmonious blend of **clean lines and iconic features, modern finishes and historical elements** result in an efficient and functional building re-imagined with a focus on the **wellbeing** of its occupiers.





Unparalleled views of Milan

Inspiring premises for first-class organisations.

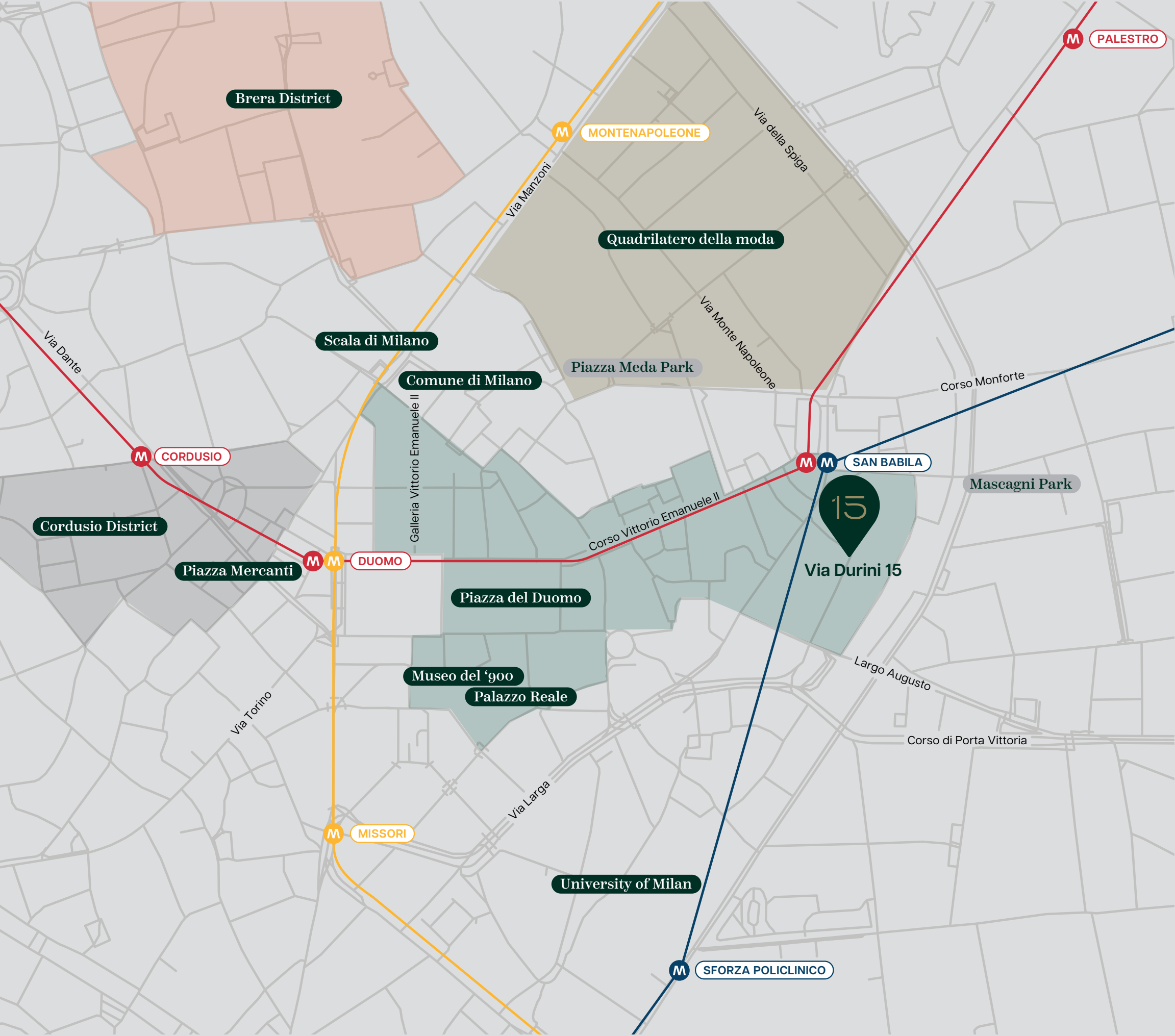
Offices filled with natural light through newly designed glass facades and superb terraces **overlooking the city centre.**

Echoes of the past, a taste of the future

At the crossroads of Milan's great history and its incredible ability to embrace modernity, **a harmonious fusion of tradition and innovation** that defines its **unique identity**.

From **San Babila to Via Durini**, a stroll through the story of Milan where **history, culture and glamour meet**, surrounded by historic buildings, high fashion boutiques, starred restaurants and art galleries.





DURINI 15:
Everything Milan can offer
right on your doorsteps.

		
San Babila M1-M4	200 m	1 min
Via Monte Napoleone	400 m	5 min
Duomo M1-M3	500 m	7 min
Università Statale	600 m	8 min

		
Linate Airport	7 km	13 min
Centrale FS	3 km	15 min
Garibaldi FS	4 km	16 min

The building boasts superb **connectivity to all services and transport networks**, conveniently accessible by metro, surface transport or bike.

VIA DURINI:

The centre
of the design district.



Durini 15 lies in the heart of **Milan's prestigious Design District**, synonymous with **luxury, elegance and creativity**. The surrounding streets host a variety of experiences showcasing outstanding **contemporary design** as seen in the showrooms and events and especially during **Milan Design Week**.

The District gives space to the major interior design brands, attracting visitors all year round.



Durini 15: Where Design meets functionality

A dialogue between contemporaneity and history

New functional spaces complemented by exclusive terraces.

Its **architectural design** began with the redevelopment of an already existing building and advanced along two axes: conservative for the exterior façade, evolutionary for the creation of new spaces, such as the **6th and 7th floors and the terraces**.





A charming welcome experience

State-of-the-art lobby designed by internationally renowned studio Morey Smith.

The **lobby**, with its functional spaces and particular focus on design, creates an immediate **atmosphere of elegance** and professionalism.

OFFICES EFFICIENT LAYOUT

Occupiers wellbeing at the centre of the design concept.

The offices were conceived as **mod-ular, functional** spaces. The choice of **superior finishes** and the **expansive win-dows** create a comfortable space full of light, while the **flexible layout** encourages collaboration and discussions among colleagues, responding to specific needs to achieve a **work life balance**.







Light as an essential element of design

Exclusive light-filled offices on the top two floors.

The light, the windows and the outstanding views of the **Duomo** are undoubtedly what make Durini 15 so beautiful. The well-designed and modern spaces have a clear purpose: to increase creativity, foster an elegant experience and become a source of inspiration for the people who work in this place every day.



EXCLUSIVE AND SCENIC TERRACES

Relax, recharge and get inspired in an informal and elegant space.

Durini 15's **terrace** is a **multi-purpose space**, an **oasis of relaxation and wellbeing**. It's the ideal place for informal meetings, company events, or to simply enjoy a break in the open air with a unique view over the city. A unique space to stimulate ideas and recharge.







A green haven in the city centre

*Disclaimer: LEED Platinum e Well Platinum certifications pending.



The architectural design has **sustainability and energy efficiency** at its core, in line with the most advanced international standards.

The building with efficient cooling and heating systems, low energy lighting and a focus on resource management. Durini 15 aims to obtain **LEED Platinum e Well Platinum** certifications.

	USE	SQM
7	Office/Terrace	384
6	Office/Lodge	486
5	Office/Lodge	527
4	Office	527
3	Office	527
2	Office	527
1	Office/Terrace	587
M	Retail	78
0	Office/Retail/Courtyard	685
-1	Retail	769
-2	Storage	707
TOT.		5.804



GROUND FLOOR SQM
685



FIRST FLOOR SQM
587



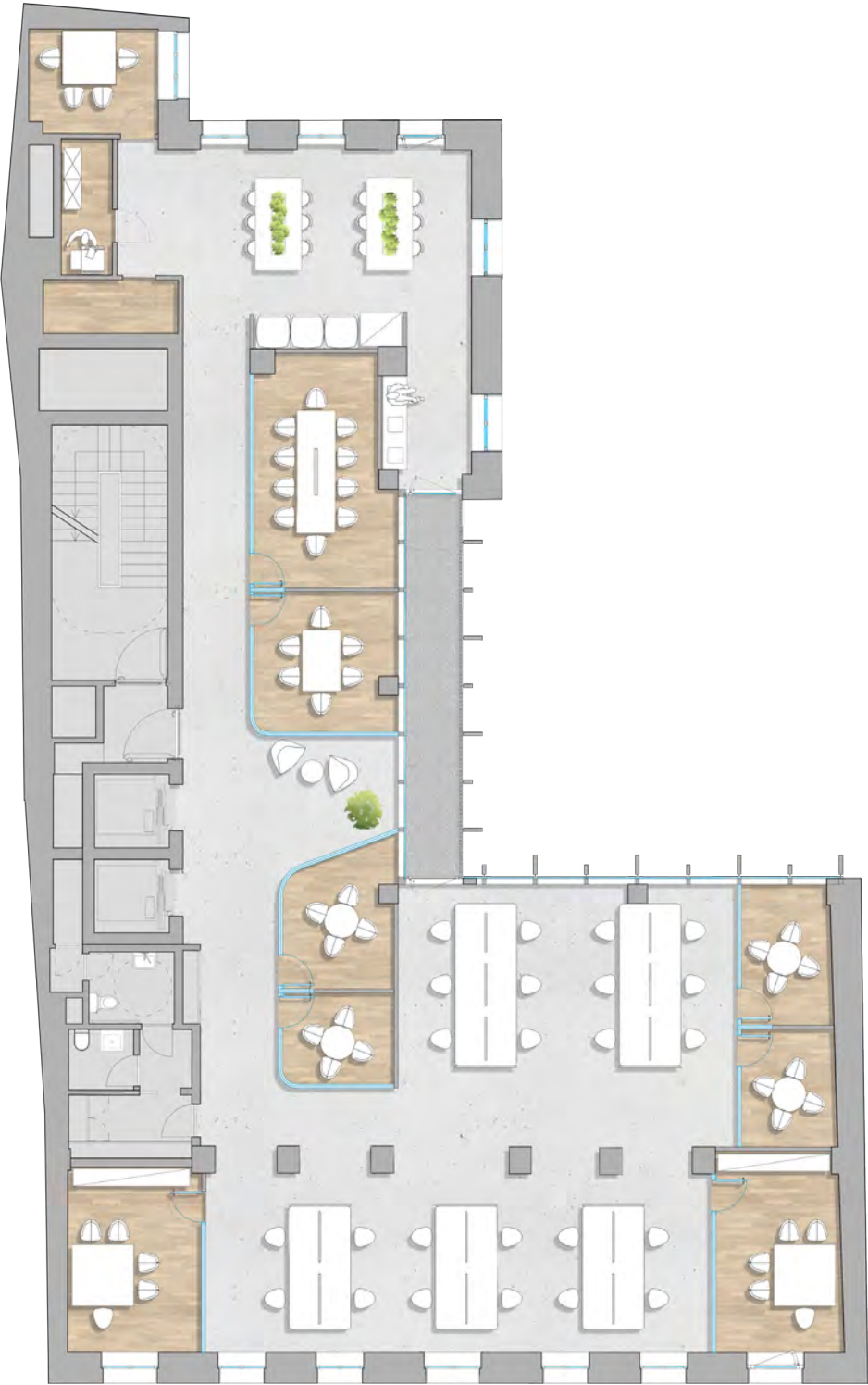
SECOND FLOOR SQM
527



THIRD FLOOR SQM
527



FOURTH FLOOR SQM
527



FIFTH FLOOR SQM
527



SIXTH FLOOR
CORPORATE

SQM

486



SIXTH FLOOR
FLEX

SQM

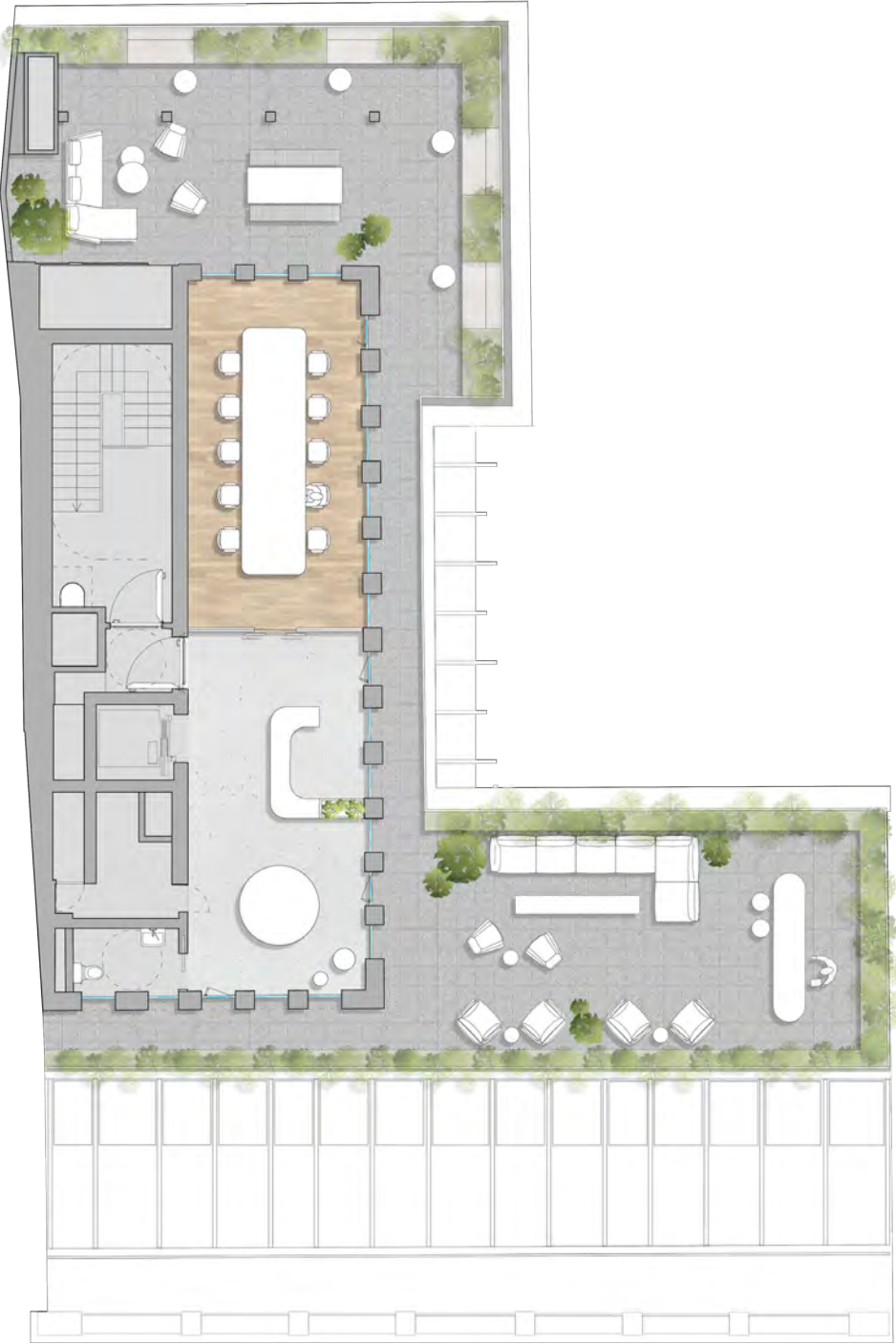
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SEVENTH FLOOR
CORPORATE

SQM

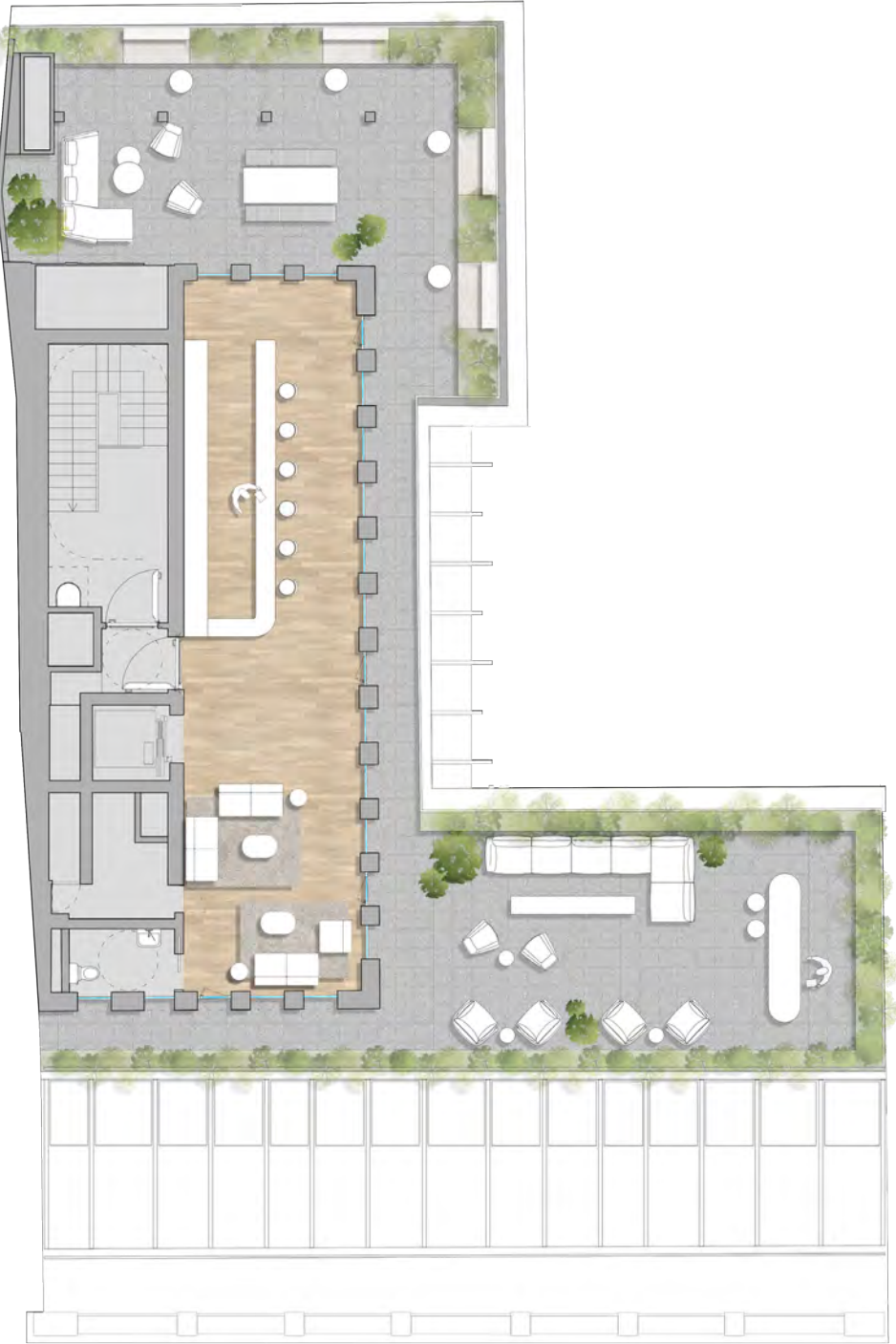
384



SEVENTH FLOOR
SKYBAR

SQM

384



GENERAL NOTES

Max occupancy 356 pers. distributed over floors 1-7.

About 490 m2 of terraces and balconies distributed over the office floors F1-F7. About 109 m2 of courtyard for exclusive use by retail unit on GF.

Net internal height of 4.8M for office lobby and 4.6M for retail on the ground floor.

Double lift systems exclusively for the offices, each with a maximum capacity of 12 people. One lift serves B2-F7 and the other B2-F6.

The offices will be delivered in CAT.A status including raised floors (without finishings), bespoke false ceilings designed with plasterboards and modular panels. Lavatories complete with sanitary fittings and taps of ready to use.

The lobby will be delivered complete with flooring, panelling, bespoke false ceilings, wainscoting and reception desk according to a high-level interior design

The retail spaces will be delivered ‘shell and core’ with a bathroom block "ready to use" and an overall MEP equipment to obtain "fit for use" certification.

MECHANICAL SYSTEMS

Centralized HVAC plants made by high performance heat-pumps using ground-water for energy saving while serving 4-pipe ceiling fan-coil units in all office/retail spaces as well as in the lobby.

Centralized Air Handling system made by high performance AHU units serving ceiling ducts and distribution and heat recovery units in all office/retail spaces as well as in the lobby. Separated AHU system for retail unit.

FIRE PROTECTION, ELECTRICAL AND SPECIAL SYSTEMS

Centralized Fire & Safety system made by sprinklers, smoke detectors and EVAC to meet requirements of the approved Fire Prevention design based on an open-space layout.

Office lighting made by LED integrated in bespoke false ceilings.

Low Voltage power supply at floor level in all office spaces. Predisposition for: Access control, TVCC and access badge readers.

BMS for a general management of the centralized HVAC/AHU/Fire & Safety plants & systems, Access control and lighting, substantially to monitor energy consumption and security of the building.

ENVIRONMENTAL CERTIFICATIONS

LEED V4 core and shell - Platinum

WELL V2 core – Gold targeting Platinum



Retail

03



New space, endless allure and opportunities

Your brand at Durini 15.

Retail spaces on the ground floor are Durini 15's jewel in the crown.

Strategically located in the bustling city center, perfect for **maximizing the visibility of your brand**.





The indoor courtyard

Warm and elegant.

The **indoor garden** integrates harmoniously with the surroundings and improves air quality with its plants and flowers, adding a **touch of class and chic**.

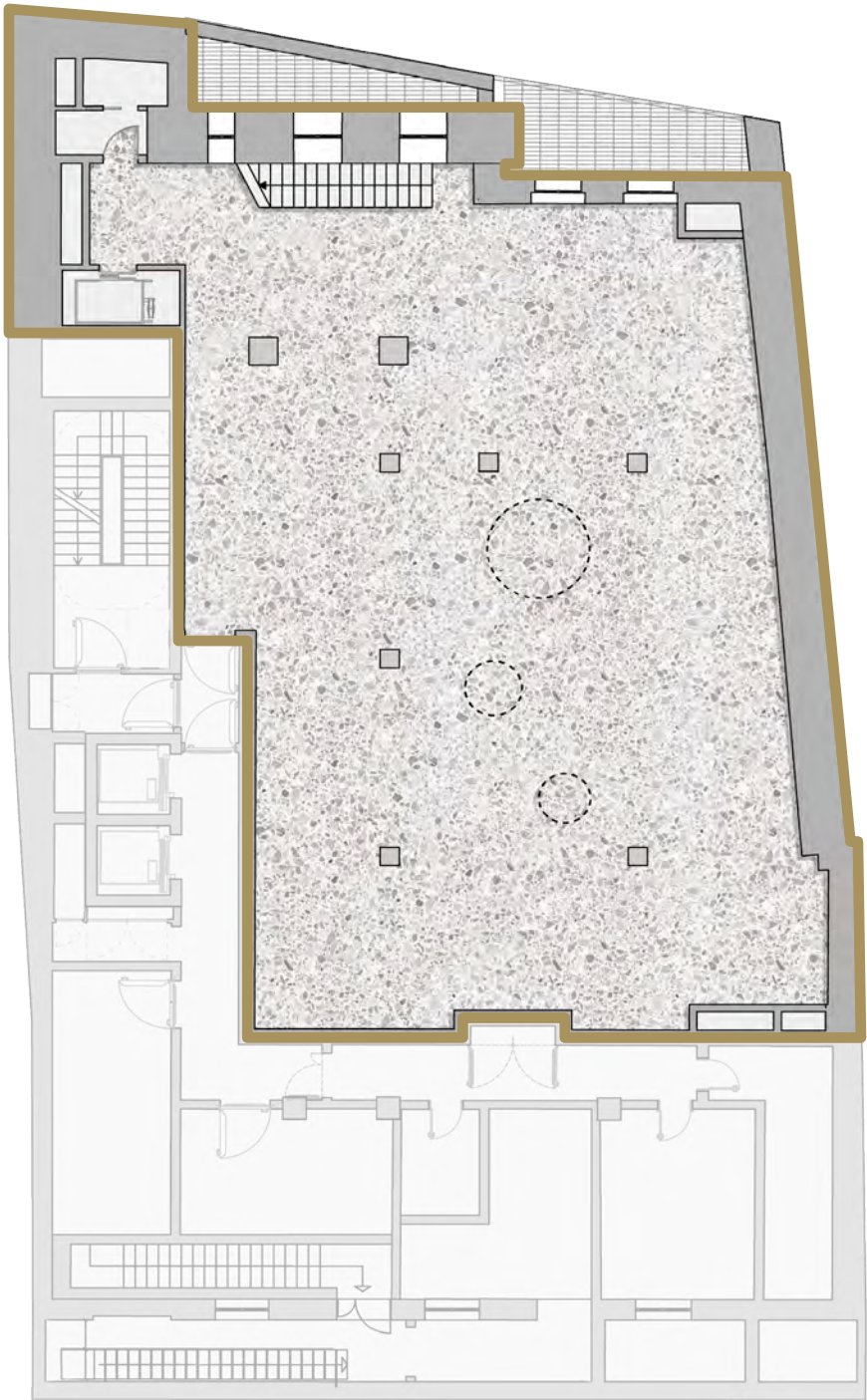


MEZZANINE
RETAIL SQM
78

GROUND FLOOR
RETAIL
RETAIL SQM
530



BASEMENT
FLOOR -1
RETAIL SQM
472



OFFICE AND RETAIL AGENTS



+39 02 802921

office@dils.com
retail@dils.com
dils.com

Piazza Armando Diaz 7,
20123 Milano



+39 02 63799799

office.italy@cushwake.com
retail.italy@cushwake.com
cushmanwakefiel.com

Via Filippo Turati 16/18,
20121 Milano

MANAGER



HANAMI INVESTMENT FUND

MAIN DESIGNER



BRANDING &
CGI VISUALIZATION



DEVELOPER



INTERIOR DESIGNER

MoreySmith

