



SANTA
MARIA SEGRETA

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Designed by Gio Ponti and dating from 1929–1931, the building stands as an elegant and timeless example of early modern Milanese classicism, masterfully combining monumentality, refined proportions, and understated authority.

Positioned within the very heart of Milan's CBD and Historic City Centre, just moments from Piazza del Duomo, the Asset enjoys an unrivalled location at the intersection of heritage, prestige, and connectivity.

Arranged over eight upper floors and two basement levels, the property extends to approximately 3,830 sq.m of gross area.





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01

FROM HERITAGE TO CONTEMPORARY EXCELLENCE



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01

From Heritage to Contemporary Excellence

1929 - 1931

Austerity, classicism, and controlled access defined the original 1929 - 1931 design concept of the building by Gio Ponti and Emilio Lancia. Conceived as a single, unified structure, it rises over eight floors above ground, with the top floor set back from the main façade line - a style particularly suited at the time to banks and insurance institutions – the building was constructed to host the headquarters of Banca Unione.

The building is developed with a reinforced concrete structure, with façades clad in serizzo stone slabs that convey the appearance of a unified block of abstract classicism.

1946 - 1950

During the post-war reconstruction years (1946 - 1950), the façade underwent significant alterations to adapt the building to new functional requirements, resulting in the loss of the elegant original street-level elevation. The once featured four windows with stone sills and geometric pediments, together with a distinguished main entrance framed by a full-round arch and decorated with period sculptures, as illustrated in the drawings to the right. In their place, long display-style windows were introduced, and the original main entrance was removed entirely, with little regard for the architectural integrity of the original composition.



2016 - 2019

Between 2016 – 2019 the building underwent a profound refurbishment, designed and delivered by Il Prisma to host the HQ of the current tenant.



Today, by contrast, the principles guiding the building's redesign are openness, interaction, and permeability - encouraging positive new dynamics within a place historically associated with savings and investment. Il Prisma has therefore transformed the property into a brighter and more transparent workplace. The ground floor openings have been reimaged as showcase windows, the sober façade has been subtly integrated with the tenant's branding, and previously inaccessible roof areas have been converted into terraces and panoramic viewpoints over the city. From the new volume crowning the building, conceived as a boardroom, occupiers can enjoy sweeping views of Milan's evolving skyline above the historic urban fabric.





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02

LOCATION



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02 Location

The Asset occupies an unrivalled position at the crossroads of luxury retail, world-class business, and historic charm.

Set in the heart of Milan's Historic Centre, approximately 400 meters from Milan's cathedral, this area has historically been one of Milan's most important business destinations, where many companies have decided to establish their HQs, representing also a sought-after and attractive residential destination. This highly accessible area offers also numerous services and amenities, such as cafes, fine restaurants, shops, banks among others, making it a truly vibrant and attractive place.





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02 Location

Set within one of Milan's most prestigious and vibrant districts. A landmark destination in the heart of the city centre, it has consistently attracted leading international occupiers and institutional investors alike. The surrounding area offers a rare and dynamic blend of prime office headquarters, elegant residential palazzi, renowned high-street retail, and exceptional dining destinations, creating one of the most prominent and sought-after environments in the city.

Perfectly positioned between Duomo di Milano and Castello Sforzesco, The Asset is just a short walk from Piazza della Scala, the iconic Galleria Vittorio Emanuele II, and the world-renowned Quadrilatero della Moda.



02 Location

Accessibility

The Asset enjoys an excellent CBD location, with outstanding access to public transport; it is within a short walking distance of Cordusio, Duomo and Cadorna metro stations (M1 and M2 lines), as well as several tram and bus routes, providing fast and convenient connections across the city and to Milan’s main transport hubs - including railway and air transport.

Distances		
	meters	(in minutes)
 CORDUSIO	70	1
 DUOMO	400	5
 CADORNA Railway Station		5
 CENTRALE Railway Station		12
 GARIBALDI Railway Station		18
 MILANO LINATE	25	30
 MILANO MALPENSA	60	55





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Milan's most established
financial address,
offering enduring
prestige and sustained
long-term appeal



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03

THE ASSET



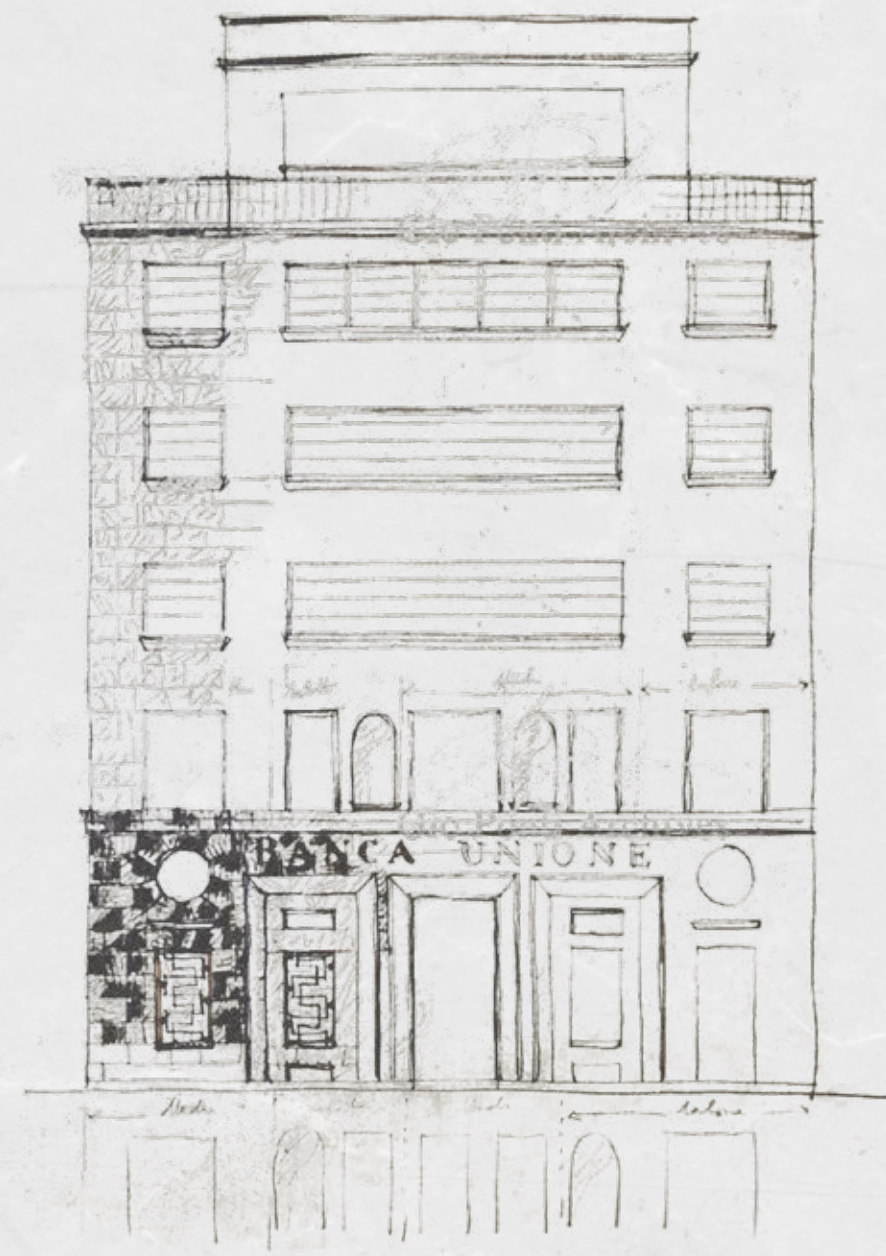
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03 The Asset

Originally conceived by Gio Ponti and Emilio Lancia between 1929 and 1931, the Asset is an architectural landmark of early modern Milanese classicism.

Designed as a unified and monumental structure, the building extends over eight floors above ground - with the uppermost level elegantly recessed from the main façade line - and comprises approximately 3,830 sq.m of gross area.

Between 2016 and 2019, the property underwent a comprehensive refurbishment led by Il Prisma, repositioning it as the headquarters of the current tenant and transforming it into a contemporary workplace of the highest standard.



The redevelopment reinterpreted the building's historic identity through principles of openness, transparency, and connectivity, creating a brighter and more dynamic environment while respecting its original architectural character.

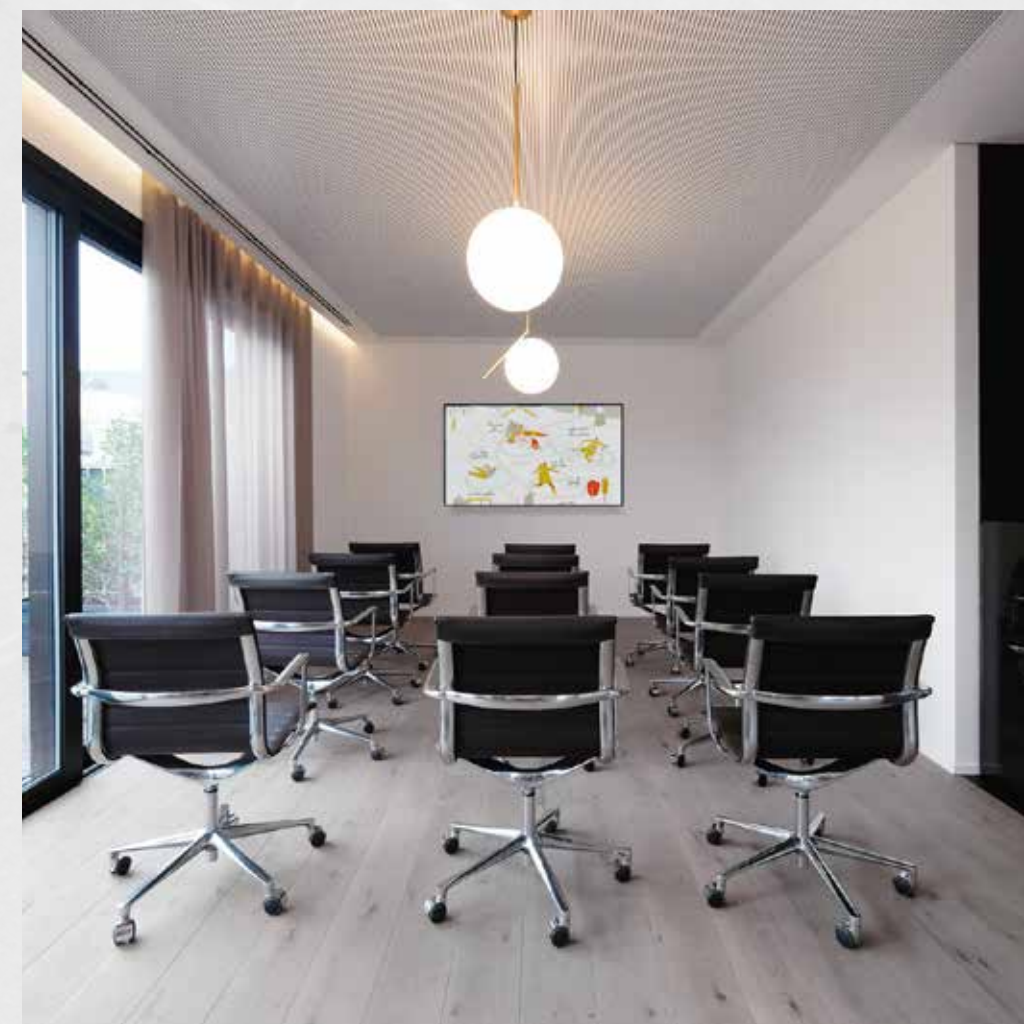
Key interventions included the reconfiguration of the ground floor into a more transparent and welcoming frontage, the creation of panoramic terraces from previously inaccessible roof areas, and the addition of a striking top-floor boardroom volume offering sweeping views across Milan's skyline.



03 The Asset



Internally, the office accommodation has been thoughtfully arranged across open-plan workspaces and private offices, with contemporary materials and design choices carefully balancing innovation with heritage.



The refurbishment also delivered a complete upgrade of the building's technical and energy performance, with all systems replaced by next-generation technologies and insulation enhancements implemented throughout.



As a result, the Asset now meets the highest standards of efficiency, functionality, and sustainability, and is proudly LEED Gold Certified.





03 The Asset

Technical Specification



Electrical system serving the office areas, retail units, and common areas.



Heating and cooling HVAC systems, including No. 2 Air Handling Units (AHUs).



Primary air system



Access control



4-pipe air conditioning and ventilation system



Plumbing and sanitary systems serving both the office areas and the restaurant unit.



Backup power supply



Fire detection system



Video surveillance system



Emergency lightning



Offices: raised floors & false ceiling



Vertical circulation core: 2 elevators and 1 staircase



LEED Gold Certification



03 The Asset

Area
Breakdown

Floor	Office	Retail I	Retail II	Storage	Vertical cores	Terraces	Technical rooms	Total Gross Area
	sq.m	sq.m	sq.m	sq.m	sq.m	sq.m	sq.m	sq.m
B2	-	-	-	228	59	-	198	485
B1	277	31	12	60	38	-	52	470
Ground	115	314	11	-	30	-	-	469
Mezzanine	-	78	-	-	-	-	44	122
F1	352	-	-	-	38	63	-	453
F2	361	-	-	-	40	-	-	401
F3	361	-	-	-	40	-	-	401
F4	361	-	-	-	40	-	-	401
F5	241	-	-	-	24	115	14	393
F6	69	-	-	-	7	82	78	235
Total Gross Area	2,138	422	23	287	314	259	386	3,830





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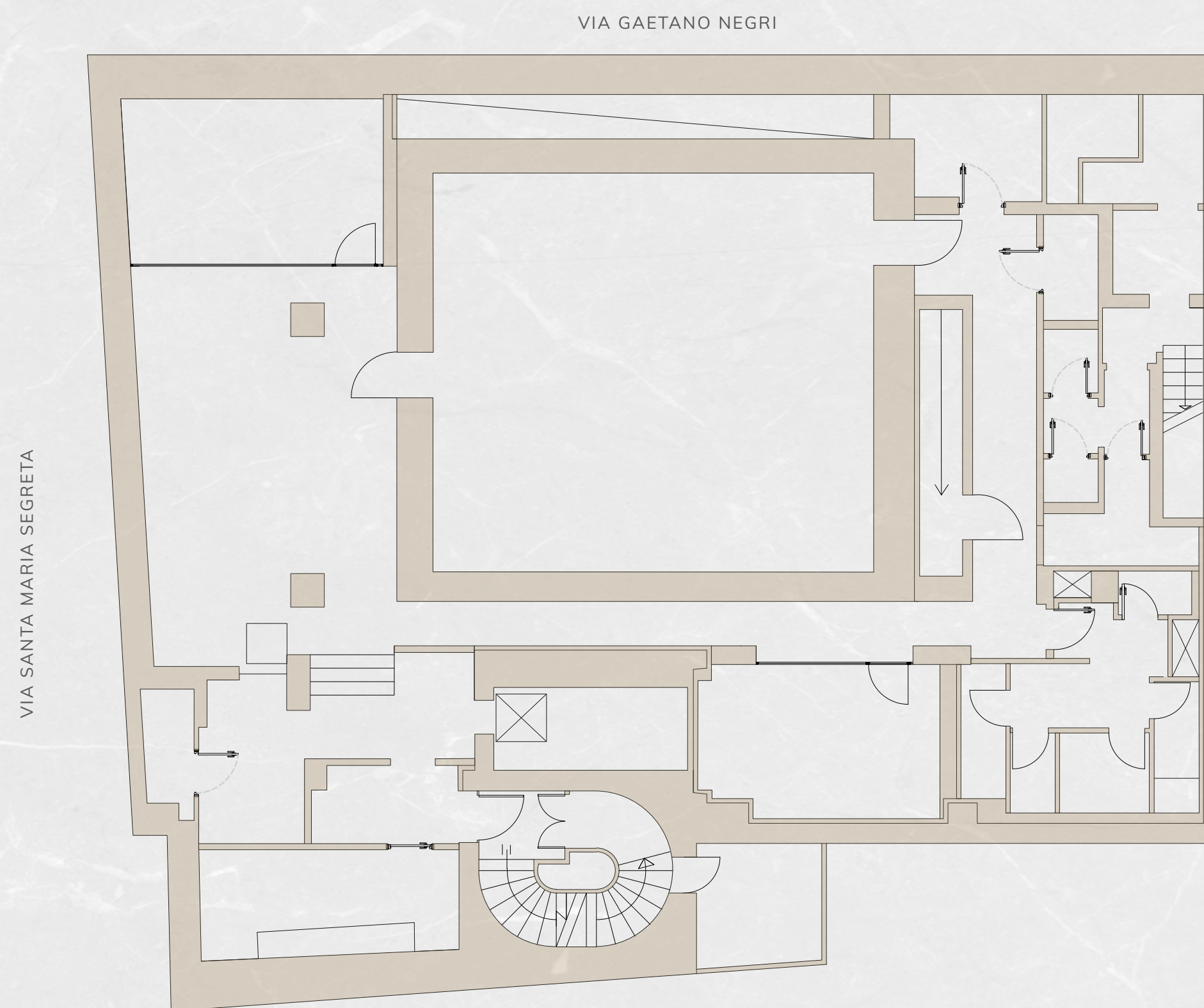
03 The Asset

Floor Plans

Basement - 2



Basement - 1



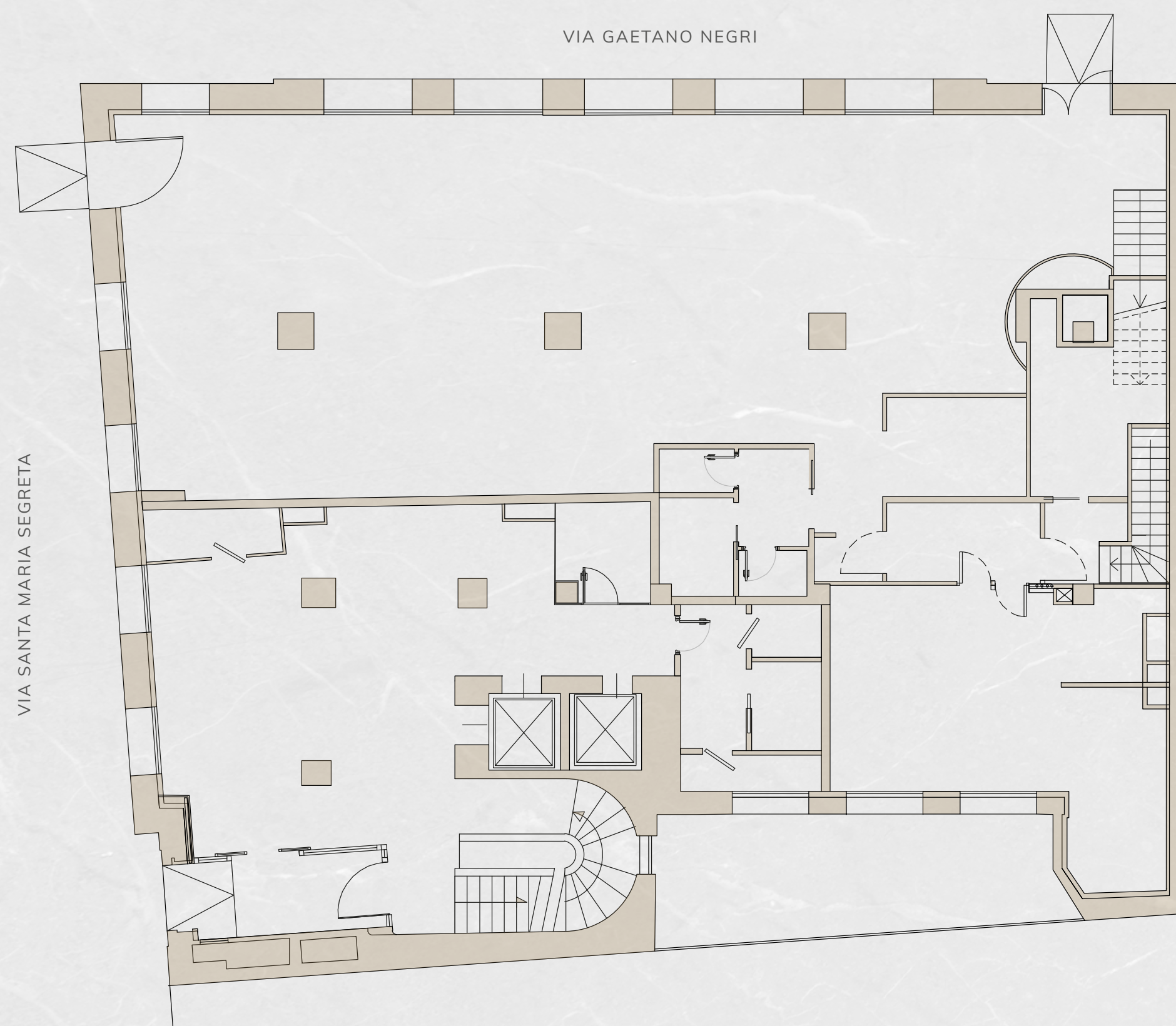


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03 The Asset

Floor Plans

Ground Floor



Ground Floor

The layout represents a potential hypothesis of reconversion of the retail unit into new reception/meeting rooms/common areas



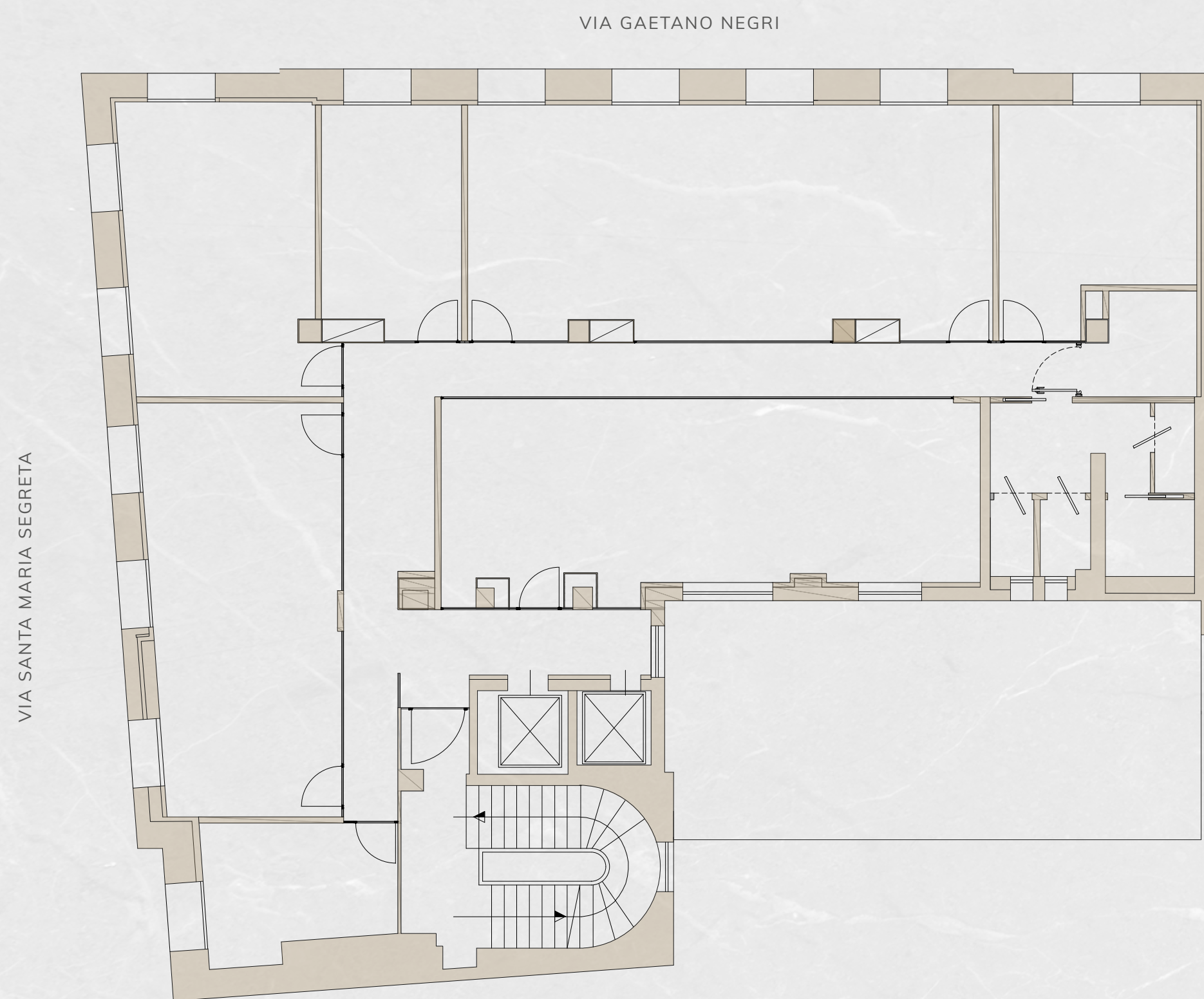


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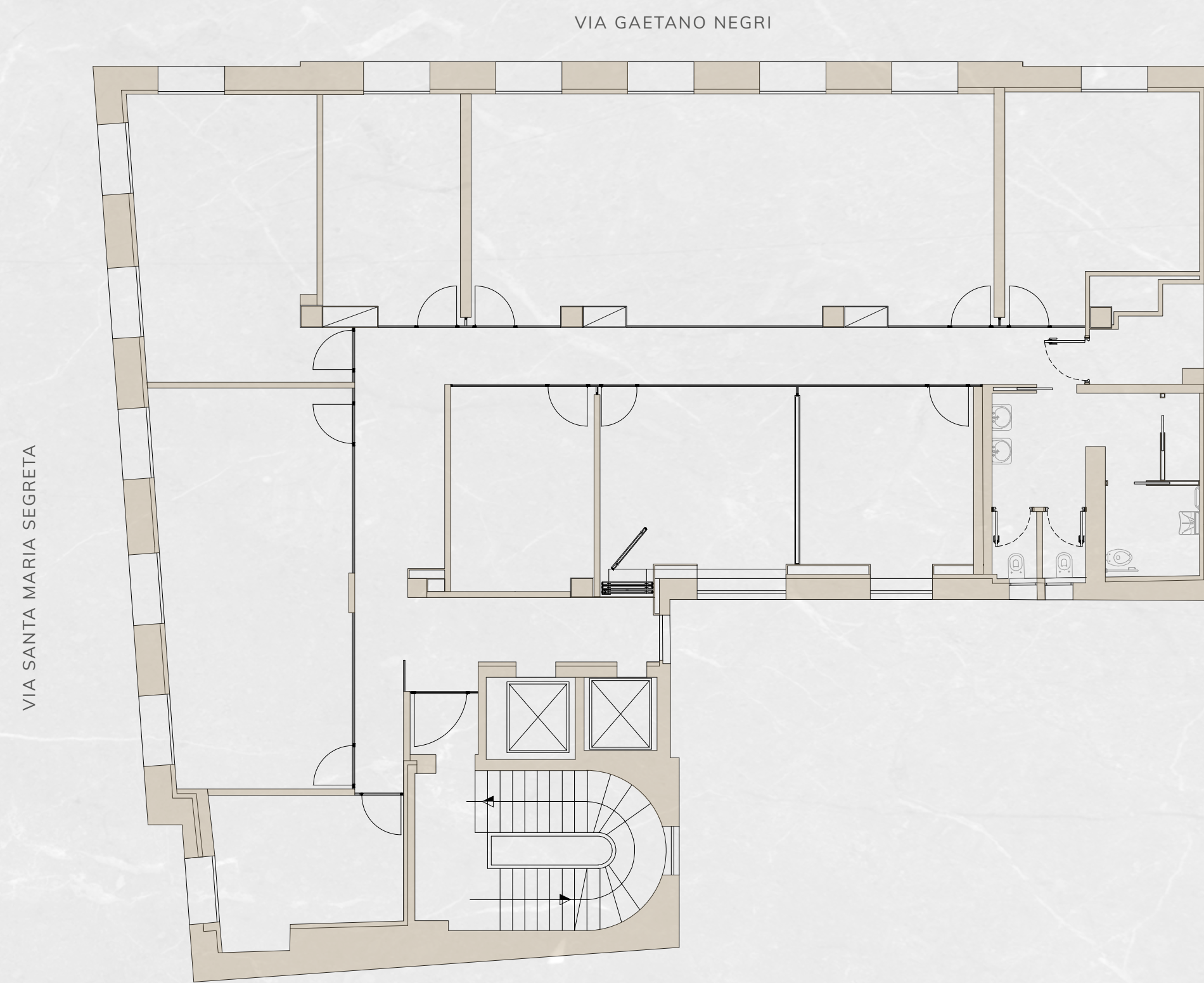
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Floor Plans

First Floor



Second Floor



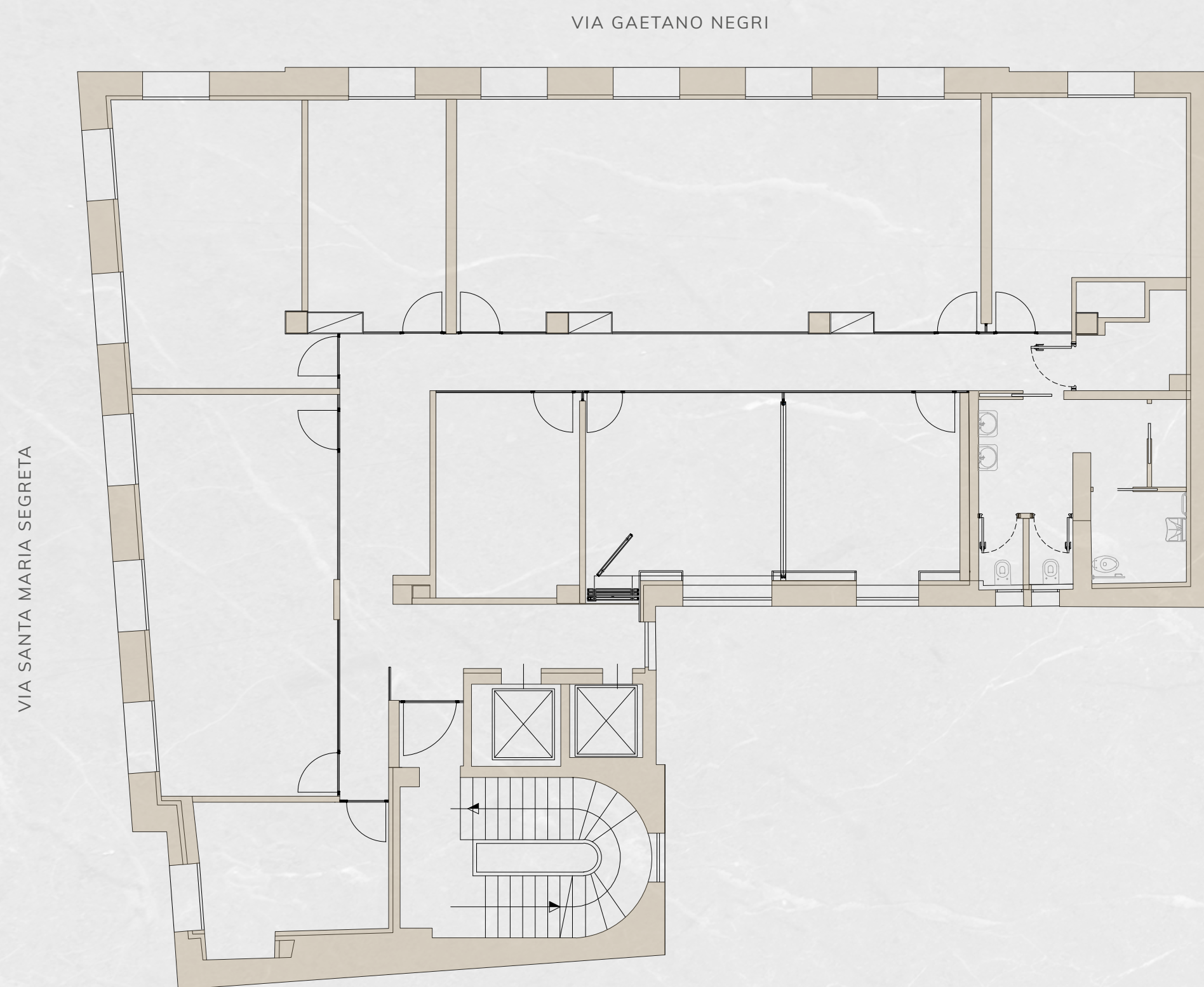


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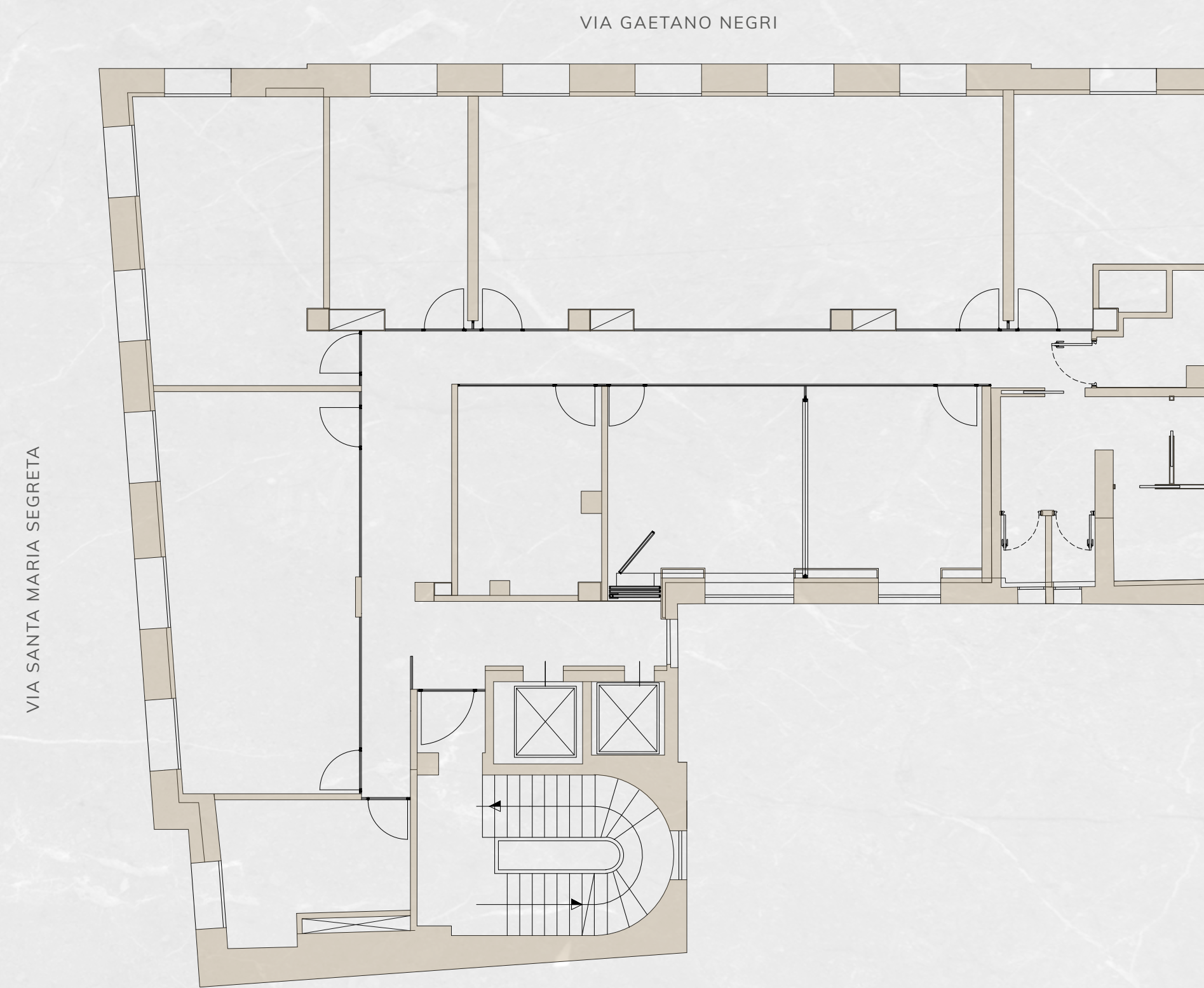
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Floor Plans

Third Floor



Fourth Floor



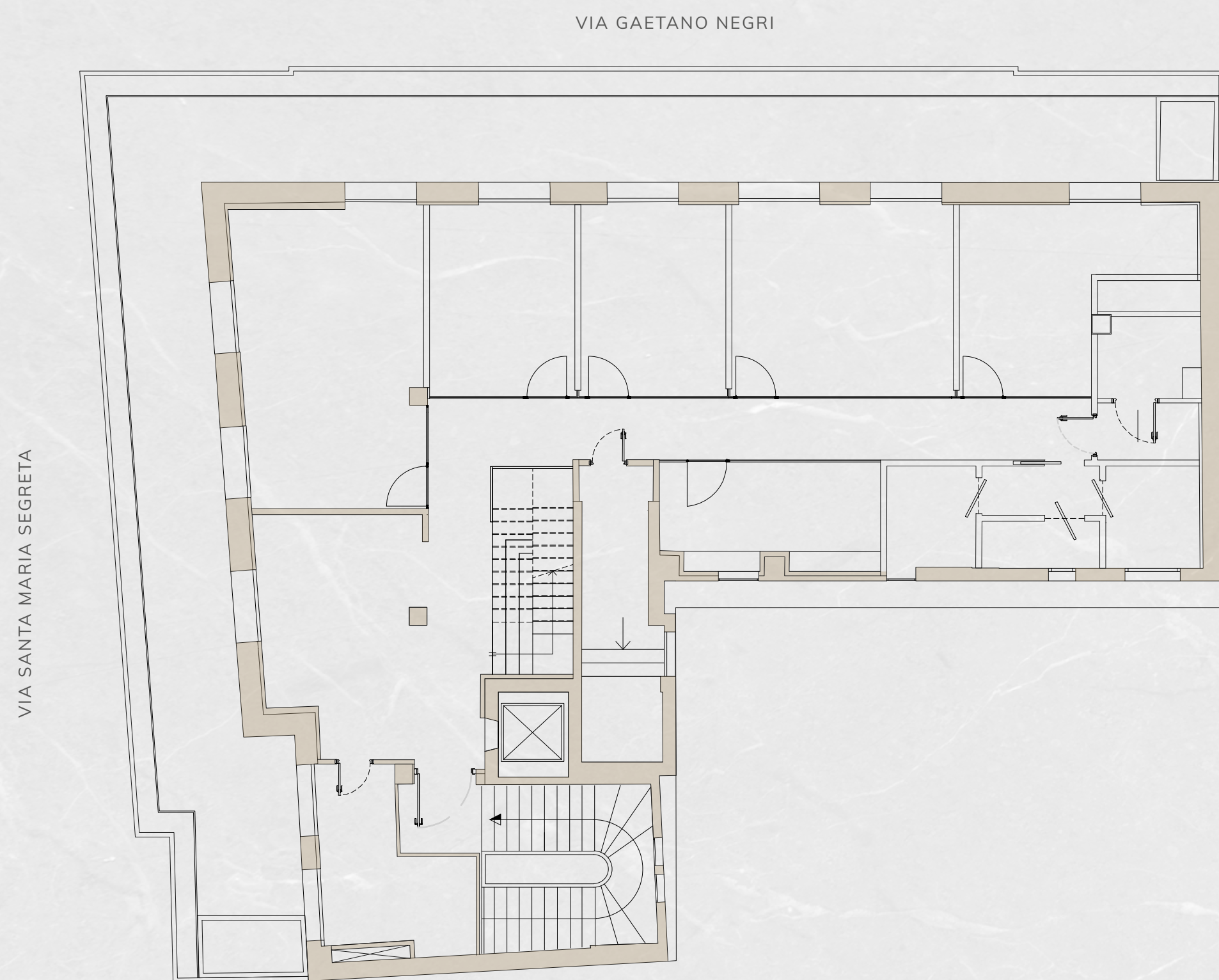


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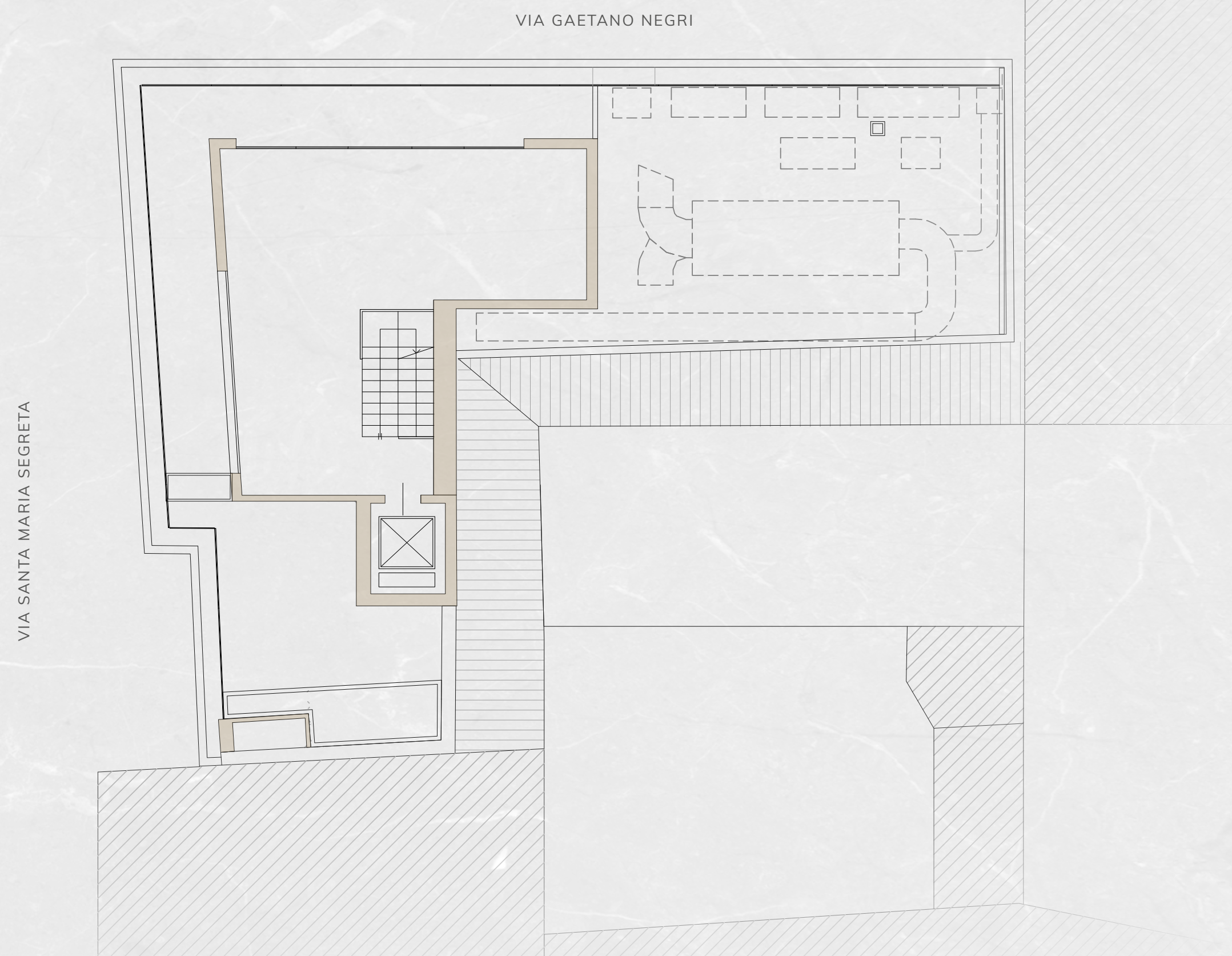
03 The Asset

Floor Plans

Fifth Floor



Sixth Floor





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Exclusive Agents



+39 02 802921

office@dils.com
dils.com

Piazza Armando Diaz, 7
20123 Milan



+39 02 63799799

office.italy@cushwake.com
cushmanwakefield.com

Via Filippo Turati, 16/18
20121 Milan

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