



**Bosconavigli**

I've lived here a long time.  
Season after season, leaf after  
leaf, I've seen many things change,  
but now I'm sure  
that my 'home' is about to  
become a new place of beauty  
in the great city of Milan.

My home is called Bosconavigli.  
It's the place where you live  
immersed in nature and close to  
the water flowing through the  
Naviglio Grande canal.

It's where you can enjoy life  
in the city while respecting the  
natural environment, where living  
is green, sustainable and with  
exclusive services and amenities.  
It's the place where the future  
of the city never forgets the  
good things of the past.

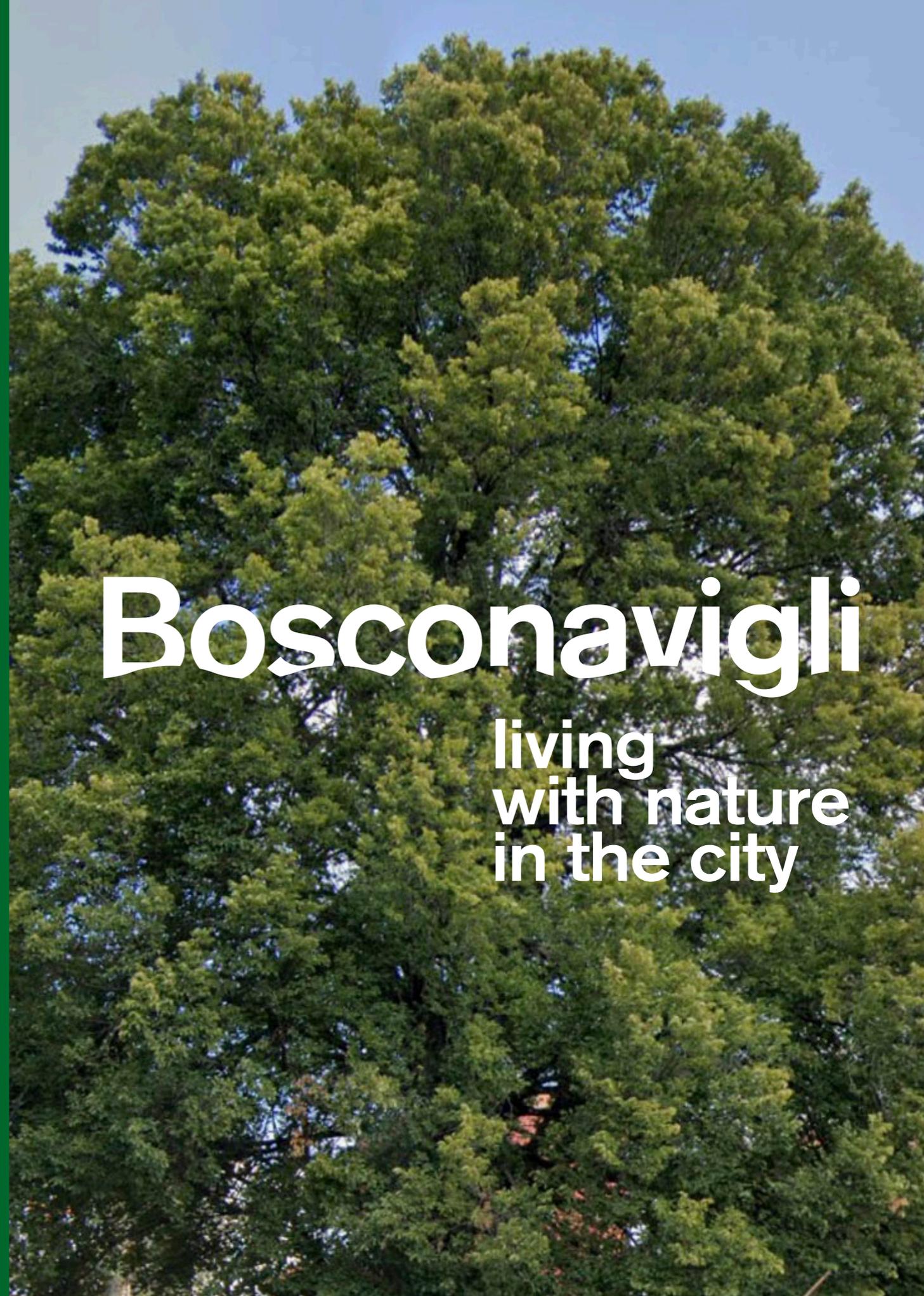
**Bosconavigli is my home and your  
home in the beating heart of Milan.**

The Bosconavigli Elm



- \* The huge Elm (*Ulmus Pumila*) in Via San Cristoforo is centuries-old and roughly 20 metres in height, with a luxuriant crown about 18 metres in diameter. This natural landmark bears witness to the area's development over the years. The project intends to conserve it, protect it and promote its value.

**Bosconavigli**  
living  
with nature  
in the city



# Home is a forest

with the redevelopment of the railway yards, the urban forestation and the regeneration of the public spaces, Bosconavigli is becoming a gateway between the fashion and design district and the Naviglio Grande residential and leisure area, opening out towards the Ticino river basin. Born out of an idea by Stefano Boeri, Bosconavigli is a residential project by Stefano Boeri Architetti and Arassociati, with AG&P for the design of the outdoor green spaces.

# in a large urban park

Bosconavigli is an elegant open courtyard building in the architectural tradition of Lombardy. It has a step-back design and is open towards Via San Cristoforo and the huge centuries-old elm. Bosconavigli is at the heart of a large private and public park with tree-lined avenues, and neighbours onto the green area of the Alzaia Naviglio Grande. Greenery shapes the architecture and brings it to life.

The main facades are punctuated by balconies featuring plants, trees and shrubs of various heights. The large descending terraces on the roof are full-fledged hanging gardens. The entrance to the condominium courtyard has a large, elegant, double-height canopy, while at its base the courtyard's internal spaces are connected to the private park around it and the redeveloped public spaces along Via San Cristoforo.



# Tradition and innovation

Bosconavigli combines the tenets of traditional Milanese architecture with the principles of sustainability and ecology. The grand plant-inhabited facades dialogue with the surroundings and improve the energy performance of the building.

Green architecture, made famous by the Bosco Verticale (Vertical Forest) residential towers, uses nature to model the private and communal spaces, the loggias and balconies, the hanging gardens and the terraces. At Bosconavigli, every apartment overlooks an attractive and peaceful oasis of green.





# Homes full of light and natural scents

The inner courtyard is overlooked by loggias in a play of solids and voids, ensuring plenty of indirect natural light whatever the season. Designed to protect against direct summer sunlight, they maintain a naturally constant temperature indoors.

The grand facades are characterised by a system of staggered balconies featuring plants and trees. Aromas, fragrances and

the increased biodiversity will embrace the building and contribute to its microclimate. The technological systems also work to achieve environmental sustainability, with photovoltaic panels cladding the entire roof of the entrance canopy, plus rainwater harvesting and geothermal energy systems, all of which make the building more efficient and welcoming as a whole.

# Townhouses with large gardens

Bosconavigli townhouses are exclusive homes on three levels with large private gardens.

Access is autonomous and independent, both from the park and the building. Privacy and convenience are guaranteed. The townhouses have a day zone with

eat-in kitchens and double-height living rooms, and a night zone with bathrooms. They are designed for people who love the pleasures of independence and privacy but also insist on the comfort of a residential setting served by exclusive amenities.



# Green penthouse on every floor

Bosconavigli's step-back design features penthouse on every floor, offering magnificent views and terraces surrounded by tall trees and gardens planted with many different species.

These secluded hanging gardens are personalised with custom projects featuring high-quality finishes and customisable fittings, for an open-air lifestyle in harmony with nature.

On the 10th floor there are spacious penthouse on two levels, with large terraces from which to enjoy a unique panorama of the city in a refined and natural environment.



# Every apartment has a balcony in flowers

All the Bosconavigli apartments have generous external spaces designed to extend the indoor living areas. The facades are characterised by jutting balconies with planters and greenery. The inner loggias look out over the condominium's green areas and can only be described as outdoor living spaces, arranged for optimum exposure. With its enveloping forms, the architecture

creates a private and protected habitat that's unique and exclusive but also looks out on its surrounds. This iconic and highly prestigious courtyard building nestling in greenery caters to the most innovative and elegant modern lifestyles. All the units – accessed by six stairwells with double lifts – have generous, flexible spaces that meet new living needs.



# Functional and stylish interiors

The design concepts proposed by Stefano Boeri Architetti and Arassociati promote an idea of modern living that will maintain a recognisable style over time.

Across their different types and floor areas, these settings all have the same linearity and soft tones.

Dark wood furnishings with pale fabrics featuring a minimalist design are set against textured plaster walls and ceilings and oakwood parquet flooring (straight laid or French herringbone). Living rooms and loggias form an understated interior-exterior continuum.

The interiors feature a contemporary take on the refined, comfortable atmosphere of middle-class homes. The colours and materials strive for sensitivity and tonal progression. The finishings and accessories, some glossy and others matt, create a modulated harmony between the variety of colour tones.

The furniture partnership with Molteni&C | Dada is a guarantee of high quality and sophisticated uniqueness in residential settings that combine Italian craftsmanship with a contemporary international spirit.

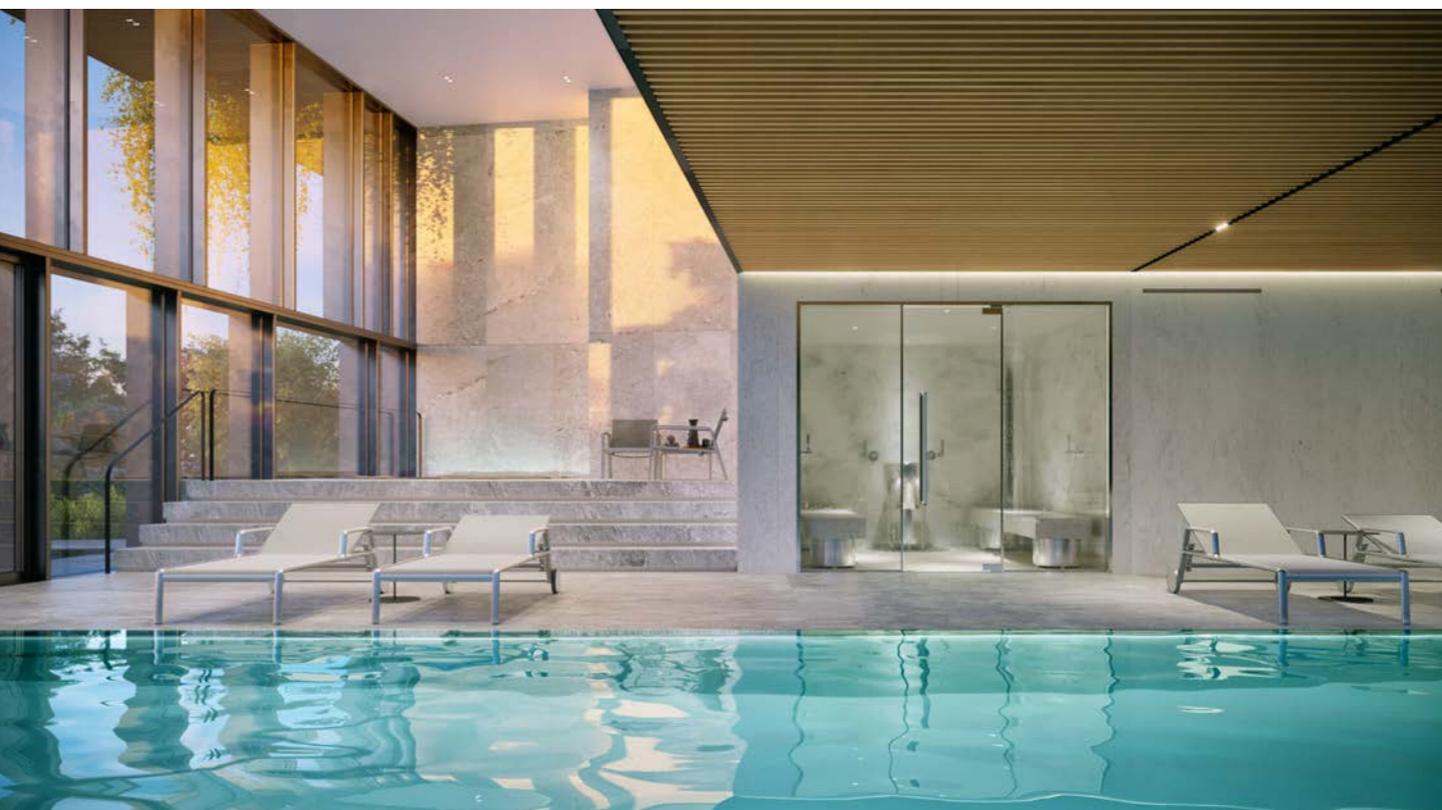




# Wellness in the pool Fitness in the gym

Bosconavigli is enhanced by exclusive leisure-oriented amenities. For workouts and body care, there's a big gym featuring high-end equipment in a stylish ambience offering an exciting atmosphere and easy connectivity. A space designed for all-round wellbeing. The over 3,000-square-metre condominium park has a running track and a fitness circuit.

To recharge your batteries and level up your wellness, Bosconavigli also offers other amenities: a spa with a steam room, a large hydromassage tub, a relaxation area and an 18-metre indoor pool so that you can go for a swim while enjoying a relaxing view of the park. Harmony and wellness close to hand.





# Fitness on the naviglio Wellness in the park

Living in Bosconavigli also brings unique access to the Naviglio Grande area and the system of canals, cycleways and footpaths that takes you to the agricultural parks of southern Milan.

This is a great opportunity for jogging, workouts and sport, with lush green cycleways and footpaths in an urban context steeped in history and tradition. Ten minutes from Bosconavigli on foot are Milan's main boat clubs, which offer water sports on the canal, including canoeing and bike sharing, and plenty of space for functional training, indoor rowing and sport.



# A forest full of welcome amenities

## A protected oasis for children

A haven of peace and quiet, full of colours and fragrances, offering shade in summer, benches to sit on and a children's play space.

The kids area is Bosconavigli's enchanted garden, minus the goblins and elves, but the kids will have plenty of fun all the same.

## A high-class co-working space

Innovation is at home at Bosconavigli, which provides a welcoming space for co-working. A pleasant, simple but always functional environment that's a good alternative to a home office.

If you feel good you work better too, so to take a break there's the park, the gym, the swimming pool and, last but not least, the book club.



# A forest full of exclusive amenities



## An efficient concierge service

The entrance hall, waiting rooms, lifts, corridors and passageways form Bosconavigli's people flow system. Stylish spaces with understated finishes dialogue with the natural forms of the courtyard and gardens. The complex's pleasant atmosphere is backed up by the efficiency of the concierge service



## Communal services and spaces

Bosconavigli is a large construction project, but also a highly effective organism. In addition to the beauty and plant life all around, it offers a huge range of dedicated spaces and useful services. The functional living arrangements include a delivery area, bike spaces for each hall, and stroller parking.

# Old Milan, creative Milan

A short distance from the Alzaia del Naviglio Grande, the church of San Cristoforo and the Darsena (old canal port), Bosconavigli is looking ahead.

It isn't a picture postcard from the past. But a beautiful picture of the near future, where the joys of living, exclusiveness and the comforts of technological innovations and amenities also mean empathising with the surrounding ecosystems.



## A stone's throw from Fashion and Design

Bosconavigli is in Milan's Creative District and rubs shoulders with the Via Tortona-Porta Genova area, with which it shares a vision of this new urban development scenario that defines the area's identity between past and future, between memory and innovation. As a key location for collateral events during the Salone del Mobile, the district is home to some major players in the world of 'Made in Italy' fashion and design. The area also has a powerful cultural offering, including the MUDEC Museum of Cultures, the Armani Silos – an exhibition space dedicated to the career of Giorgio Armani – and BASE, a vibrant 3,500-square-meter creative incubator.





- 1 Bosconavigli
- 2 courtyard
- 3 great Elm
- 4 private park
- 5 private park kids area
- 6 Via San Cristoforo cycleway and footpath
- 7 public park
- 8 Alzaia Naviglio Grande
- 9 Naviglio Grande canal
- 10 Church of San Cristoforo
- 11 future Parco Lineare
- 12 public park
- 13 Via Tortona
- 14 direction for new M4 metro stations Tolstoj and Washington Bolivar
- 15 direction for Romolo M2 metro station

# A green area for a new idea of the city

## The green Milan of 2030

The inclusion of Bosconavigli in the Forestami project is currently under study. The project envisions the planting of 3 million trees by 2030, in a strategic green initiative to combat the effects of climate change. This too is part of the Green Milan of the future.

## Parco Lineare, a major new green space

The green future of the railway yards will also take in Bosconavigli, immersing the entire area in the green and wooded expanse of the Parco Lineare.

## All service just 15 minutes away

Bosconavigli nestles between high density urban fabric and a low residential density green area characterised by the presence of the Naviglio.

It is well served by public transport, which makes it possible not only to use neighbourhood services but also paves the way to its becoming a prototype for “15 minutes to the centre” developments. Retail, work, relaxation, sport, culture and leisure spaces can all be reached in around 15 minutes on foot, by bicycle or other forms of ‘soft mobility’. Everything on your doorstep.

## Public transport and cycle paths

From the doorstep, it takes 10 minutes to reach the Washington-Bolivar or Tolstoj stations (MM4), and a new suburban railway stop, Canottieri Olona, is currently under study.

For bike lovers, Bosconavigli is very close to the Alzaia Naviglio cycle and pedestrian path that connects to the fully redeveloped Via San Cristoforo, with a cycle path providing easy access to the city centre.



# The pleasure of sustainability

Bosconavigli's great green lung guarantees a lifestyle with a constant focus on sustainability.

Shrubs and trees act as a natural barrier against noise pollution and particulates, releasing oxygen and absorbing CO<sub>2</sub>. This makes Bosconavigli, and the centuries-old Elm, a unique and constantly changing landmark for Milan, because its plant species will blossom and grow with careful tending, modifying the appearance of the building as the seasons change.

Bosconavigli will be home to:

**over 170 trees**  
**more than 8,000 shrubs and trailing plants**

Great biodiversity with over

**60 species planted**

Annually they absorb

**23,000 Kg of CO<sub>2</sub>**

The greenery will make Bosconavigli more beautiful and improve the quality of life of the people who live there.

**3,550 sqm private park**

**7,850 sqm public park**

With a home in Bosconavigli, it will be like having a living, sustainable organism all of your own.



The vegetation system filters particulates to fight pollution.



It reduces the building's energy consumption to ensure its thermal inertia.



It mitigates noise pollution to offer a beautifully comforting ambience.



And it protects the building against sunlight, absorbs CO<sub>2</sub>, generates oxygen and guarantees a high level of biodiversity. biodiversità.



# Italian made green

There's a quintessentially Italian way of approaching design. A fount of inventiveness flows out from the central idea to inform every aspect of the project. It innovates and surprises as a whole and in the smallest details. This is how Made in Italy wows the world yet again.

Bosconavigli is a project by contemporary architecture firms based in Milan, but well known on the international scene as the exponents of a Milanese school capable of being at once rigorous, eclectic and innovative.

In this sense, Bosconavigli builds on the huge success of the Bosco Verticale (Vertical Forest) model. Designing a building not only

as beautiful architecture but also as a complete and living organism, capable of preserving the typical traits of Lombard tradition.

The focus on forms and materials, systems and sustainability is balanced by the sobriety and rigour of the beautifully designed communal spaces and various residential units, not to mention the furnishings, finishes and details.

Stefano Boeri's idea has been developed by architects of undisputed professionalism and incredible inventiveness: Stefano Boeri Architetti, Arassociati and AG&P Greenscape, renowned for their projects all over the world.

With Bosconavigli, the show goes on.

From an idea by [Stefano Boeri](#)

a project by

**BOERI**  
STEFANO  
BOERI  
ARCHITETTI

and

A R A  
S S O  
C I A  
T I -

and

**AG&P**  
greenscape

# All the friends of the Elm

The Bosconavigli project springs from and grows around the landscape's natural heritage, as if seeking to camouflage itself in its surroundings.

From the solitary elm, the greenery pervades the courtyard, with extensive lawns and large raised beds hosting perennials that blossom in different seasons, plus various types of trees.

Bosconavigli is decked out with a multitude of trees on the facades, roofs, hanging gardens, balconies and loggias, where the luxuriance of the shrubs and the climbing and trailing plants is assured by capacious built-in planters.

On the north side of Bosconavigli is the residents' garden, which is fenced off and protected by evergreen hedging alternating with slender trees. It has shady rest area, small lawns and special corners with safety paving and wooden platforms for kids to play on.

On the south side of the building there's a private park for residents, offering a green area for recreation and sports adjacent to the pool and gym.

Beyond the areas reserved exclusively for the building, the landscape project includes the greenscaping of a large tract of public land and the future creation of the Linear Park. All the green areas will have automated irrigation systems fed by rainwater tanks.



# All the greenery of Bosconavigli

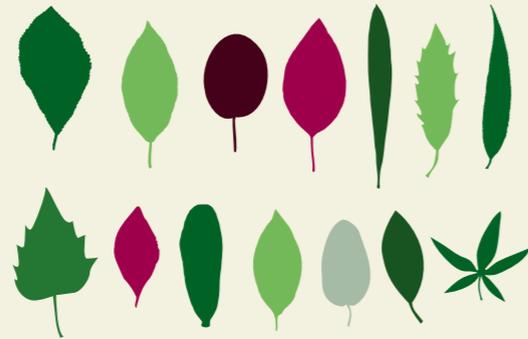
## Trees

*Amelanchier canadensis*  
*Acer palmatum*  
*Acer palmatum 'Purpurea'*  
*Arbutus unedo*  
*Betula utilis*  
*Cercis siliquastrum*  
*Cornus controversa*  
*Cornus florida*  
*Corylus colurna*  
*Corylus avellana*  
*Corylus maxima 'Purpurea'*  
*Crataegus crus galli*  
*Crataegus laevigata 'Paul'sScarlet'*  
*Fagus sylvatica purpurea*  
*Lagerstroemia indica*  
*Ligustrum lucidum*  
*Liriodendron tulipifera fastigiata*  
*Magnolia soulangeana*  
*Osmanthus armatus*  
*Quercus ilex*  
*Parrotia persica*  
*Parrotia persica 'Vanessa'*  
*Phillyrea latifolia*  
*Pinus sylvestris*  
*Prunus 'Accolade'*  
*Prunus serrulata 'Amanogawa'*  
*Punica granatum*  
*Pyrus calleryana 'Chanticleer'*  
*Sorbus aucuparia 'Joseph Rock'*  
*Sorbus aria 'Lutescens'*



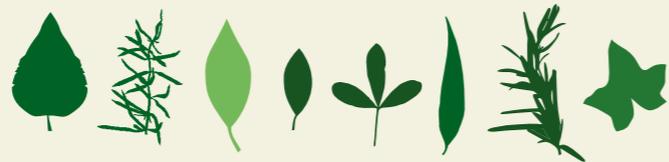
## Shrubs

*Cornus alba 'Elegantissima'*  
*Cornus alba 'Sibirica'*  
*Cotinus coggygria*  
*Loropetalum chinense*  
*Nerium oleander*  
*Osmanthus spp.*  
*Phillyrea angustifolia*  
*Philadelphus virginialis*  
*Photinia x fraserii*  
*Pittosporum tobira*  
*Syringa vulgaris*  
*Teucrium fruticans*  
*Viburnum lucidum*  
*Vitex agnus castus*



## Trailing plants

*Abelia grandiflora 'Prostrata'*  
*Asparagus spergeri*  
*Ceratostigma plumbaginoides*  
*Cotoneaster salicifolia*  
*Jasminum nudiflorum*  
*Plumbago auriculata spp*  
*Rosmarinum officinalis 'Prostratus'*  
*Hedera helix hibernica*



## Ground cover plants

*Alchemilla mollis*  
*Ceratostigma plumbaginoides*  
*Geranium spp*  
*Loriope muscari*  
*Pakisandra terminalis*



## Small shrubs and Perennials

*Gaura lindheimeri 'Alba'*  
*Gaura lindheimeri 'Geyser Pink'*  
*Myrtus communis 'Tarentina'*  
*Nandina domestica*  
*Nepeta 'Six Hills Giant'*  
*Perovskia atriplicifolia*  
*Pinus mugus 'Mops'*  
*Pittosporum tobira 'Nanum'*  
*Rosmarinus officinalis*



From an idea by **Stefano Boeri**

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ARCHITETTI

and

A R A  
S S O  
C I A  
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and

AG&P  
greenscape

an initiative from

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Milan•0



exclusive marketing agent

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partners

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**Molteni & C** | **Dada**

**BANCO BPM**



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