

Press Release

**“LAD” LINATE AIRPORT DISTRICT:
A NEW NEIGHBOURHOOD NEXT TO THE IDROSCALO, OPEN
TO PASSENGERS AND TO ALL MILANESE**

Milan, 11 June 2024 – SEA and COSTIM today presented a project to transform the area adjacent to Linate Airport, overlooking the Idroscalo, into an innovative smart district called “**Linate Airport District**” (LAD). Following the recent modernisation of the Linate terminal, SEA aims to open up a previously inaccessible area to the city, with large green spaces and new buildings.

The aim of this project is to regenerate a previously restricted service area, transforming it into a publicly accessible space with direct access to the Idroscalo via the new M4 line that reaches Linate.

As outlined in the airport master plan, this new area will feature:

- a square with new service facilities, creating large interconnecting spaces with approximately 14,000 sqm of urban greenery;
- office and service buildings totalling approximately 24,000 sqm, modern and sustainable, meeting the highest standards of quality, sustainability and comfort for all users (LEED and WELL certified). One of these buildings will house SEA's administrative staff, now grouped in a single location, together with the new ENAC offices;
- a four-star hotel with 220 rooms to serve airport passengers and the surrounding area.

SEA has selected COSTIM, a leading property development and urban regeneration group, through a competitive process to carry out this significant development. COSTIM will invest more than €130 million to complete the project and will manage it until the end of the concession period.

The Linate Airport District will be included in the works to be handed over to the Italian state at the end of the concession period, on the same terms as other airport infrastructure.

Preliminary activities will begin as early as 2024.

The urban regeneration project, covering an area of approximately 38,000 sqm, will be developed by the special purpose vehicle Chorus Life Linate SpA, wholly owned by COSTIM, a company controlled by the POLIFIN Group under the sub-concession contract as developer of the regeneration works, and will be inspired by the “ChorusLife” concept. This “district of the future” model promotes sustainability, sharing and socialising, combining services and offering benefits to both airport functions and LAD users.

The “Linate Airport District” will be accessible to everyone, including airport operators and all Milan residents, also thanks to its proximity to the M4 Linate underground station, which is just a few stops from the city centre. This project will make it possible to connect the airport to captivating “green and blue” scenery, represented by the Idroscalo and by large green areas, offering opportunities for recreation and relaxation for Milan residents and others.

The design concept – devised by COSTIM’s Development division together with the Tectoo architecture studio – aims to enhance the presence of water and greenery in the urban context, emphasising nature and the quality and usability of spaces, partly thanks to the system of cycle and pedestrian paths interspersed with public squares and meeting places.

“With this project we are completing the restyling of Linate”, said Armando Brunini, CEO of SEA Milan Airports. “After the new layout of the terminal and the new technologies we have invested in, the latest of which is Face Boarding, to make boarding procedures faster and more practical, the Linate Airport District completes the services offered by the airport. We are improving the spaces and infrastructure for our employees and all other airport operators, making them accessible also to all citizens. In addition, this area will provide a direct link between the Idroscalo and the city, which will be easily accessible by underground without the need for a car.”

“We are enthusiastic to bring the experience and know-how of the ChorusLife Bergamo model to the new and ambitious Linate Airport District project in Milan. COSTIM is committed to the regeneration, development and management of an area with spaces that encourage sharing and socialisation between passengers and the surrounding community, also thanks to the extensive transport infrastructure system that will connect the project to the city centre”, said Davide Albertini Petroni, CEO of COSTIM. “The LAD will be equipped with innovative technologies such as the Smart Grid System and a digital platform for the management and use of technological services and facilities, ensuring a highly sustainable and interconnected environment.”