

HOTELLERIE
ICONS

10

Tocq Hotel
Milano

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“The Icons series is both a journey and a recounting of the hotel industry across ever-changing natural and urban settings. At each step, a new hotel invites you to discover its context and its deep connection with it. Moods, services and ideas define its identity and attractiveness.

This new volume takes you to Milan, in one of the city’s most vibrant and fast-changing areas, where business, nightlife, art, culture and creativity intertwine.

With its essential, sophisticated and metallic design, the Tocq Hotel is as welcoming and dynamic as the district where it is located. A project open to the city, it is the result of the engaging and challenging collaborative work that this book is about to tell.”

Giulia Longo

COO, Colliers Global Investors Italy SGR

TQ

THE VISION

Two authoritative opinions about the Tocq Hotel and the hotel industry

THE IDEA

The multifaceted character of an innovative business hotel

THE LANDSCAPE

A scenario blending art, fashion, culture and design

THE CONVERSATIONS

Let's hear it from the main players in the project

THE EXPERIENCES

From the veranda to the rooms, from the lounge bar to the meeting rooms

“THE TOCQ HOTEL IS AN IMPORTANT AND ICONIC BUILDING LOCATED IN ONE OF THE MOST VISIBLE AND INTERNATIONALLY RENOWNED MILAN DISTRICTS. ITS FULL REDEVELOPMENT MARKS A MAJOR STEP IN THE ATTENTIVE AND SELECTIVE ENHANCEMENT OF FONDAZIONE ENPAM’S ASSETS WE’VE BEEN PLANNING AND IMPLEMENTING FOR SOME TIME. IT IS ALSO OUR WAY TO CONTRIBUTE TO THE DEVELOPMENT AND PRESTIGE OF A CITY WHICH WE FEEL A VERY TIGHT CONNECTION TO. IN ITS NEW FORM, THE TOCQ HOTEL IS THE BEST EXPRESSION OF OUR VALUES. IT’S AN IMPORTANT MEETING AND BRIDGING POINT FOR PROFESSIONAL RELATIONS AND ACTIVITIES, LEISURE TIME AND HOLIDAYS, AND TESTIFIES OUR UTMOST ATTENTION TO THE QUALITY OF OUR PROJECTS, THE SERIOUSNESS OF OUR RELATIONSHIPS AND OUR RESPECT FOR OUR CLIENTS.”

Alberto Oliveti
President, Enpam

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FONDAZIONE ENPAM

Established in 1937, Fondazione Enpam (acronym for Ente Nazionale di Previdenza e Assistenza Medici) is the social security and assistance entity for physicians and odontologists, providing its services to its members and their relatives and survivors. A non-profit foundation under private law, it is self-administered and sustainable and headquartered in Rome, Italy.

TQ

“THE HOTEL INDUSTRY PLAYS A VALUABLE ROLE IN ENHANCING THE EXTRAORDINARY HERITAGE OF ITALIAN ART, CULTURE, NATURE AND CREATIVITY. IN DOING SO, IT IS ESSENTIAL TO GRASP THE EVOLUTION OF LIFESTYLES, CITIES AND TRAVELLING HABITS, SO AS TO OFFER AN INNOVATIVE HOSPITALITY EXPERIENCE CONVEYING THE VIBES AND PECULIARITIES OF EACH PLACE. MILAN IS AN INCREASINGLY DYNAMIC AND TRANSFORMING URBAN ENVIRONMENT AND THE TOCQ HOTEL IS STRATEGICALLY LOCATED IN THE NEW BUSINESS DISTRICT: IT AIMS AT BEING A REFERENCE POINT FOR THOSE WHO WISH TO EXPERIENCE THE CITY IN ALL ITS FACETS, FROM BUSINESS TO DESIGN, FROM FASHION TO THE LIVELY CULTURAL LIFE. A HOTEL THAT IS BOTH TRULY ITALIAN AND INTERNATIONAL, JUST LIKE MILAN.”

Ofer Arbib

CEO, Colliers Global Investors Italy SGR

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COLLIERS GLOBAL INVESTORS ITALY SGR

Colliers Global Investors (CGI) is a leading investment management company with a focus on quality real estate assets across Europe. It has offices in the UK, France, Belgium and Italy. The Harrison Street brand is also part of the group and focuses exclusively on alternative real estate assets in the US and Europe. Colliers Global Investors is part of Colliers' international network.

TO



UN BUSINESS HOTEL POLIEDRICO ALLA SCOPERTA DELLA CITTÀ

A MULTIFACETED BUSINESS HOTEL TO DISCOVER THE CITY

AS ELEGANT AS AN ITALIAN HOME. DEEPLY CONNECTED TO ITS SURROUNDINGS. DYNAMIC AND SOPHISTICATED. A HOTEL FOR THOSE WHO WISH TO EXPERIENCE THE BEST OF MILAN, WITH A WEALTH OF SERVICES TAILORED AROUND A GUEST'S NEEDS.

* * *

Italian design with attention to detail and an international vibe. A sophisticated urban refuge as cosy as a home, and a perfect starting point to discover the city. The business hotel of reference in Milan's new business centre for entrepreneurs, managers and freelancers. Ideal also for leisure visitors coming from Europe and the world to spend a weekend or a short, intense stay of shopping, food experiences, artistic events and fashion.

A place where to meet and relax, with a veranda where you can sip an aperitif, rooms designed to provide the utmost comfort, an always-open restaurant for a rich and delicious breakfast or a light lunch between meetings.

Lounge areas for holding informal meetings, working peacefully or chatting and relaxing before heading to the theatre or an art exhibition, and meeting rooms with all the latest equipment.

Plus a lot of different services to help you experience the city's most exciting events and delight you with an unforgettable stay.



TQ

SCENARI URBANI DOVE TUTTO È IN MOVIMENTO

URBAN SCENARIOS WHERE EVERYTHING IS IN MOTION

FASHION, ART AND DESIGN, CULTURE AND TRENDS, HISTORY AND DYNAMISM MAKE MILAN ONE OF EUROPE'S MOST INTERESTING AND EVER-CHANGING CITIES. A FERMENT YOU CAN FULLY SAVOUR WHEN IN THE GARIBALDI-PORTA NUOVA DISTRICT.

The Bosco Verticale skyscraper and the Sforzesco Castle. The Pinacoteca Ambrosiana museum and the concept stores of Corso Como. A few steps from the Tocq Hotel, the constant motion of stimulating, curious, creative Milan can be felt everywhere.

Located in the heart of the Garibaldi-Porta Nuova district, a hub of business and international corporations but also a workshop for culture and trends, the Tocq offers guests everything they need to enjoy the day at their own pace and to the rhythm of the metropolis.

A run through the greenery of Sempione park and the Biblioteca degli Alberi. A stroll among the noble palaces of Brera or the ultra-contemporary architecture in and around Piazza Gae Aulenti. Shopping at the trendy shops near the hotel and in the temple of fashion of Via della Spiga and Via Montenapoleone, plus the unforgettable gourmet

experiences of Michelin-starred chefs, innovative street food stalls and historic osterias.

Close to the Tocq you will savour the charm of the Isola district, with its trendy clubs, the evocative Casa della Memoria museum and jazz concerts. Or you can switch to an evening at La Scala or one of the exhibitions held at the many museums and galleries that make Milan so lively.

FROM THE NEIGHBOURHOOD TO THE WHOLE CITY

Just a few minutes from the Garibaldi train station, the Tocq makes it easy to reach any part of the city, on foot or by the underground or train. From the Duomo to the airports, from trade fairs to business meetings.

Natural escapes





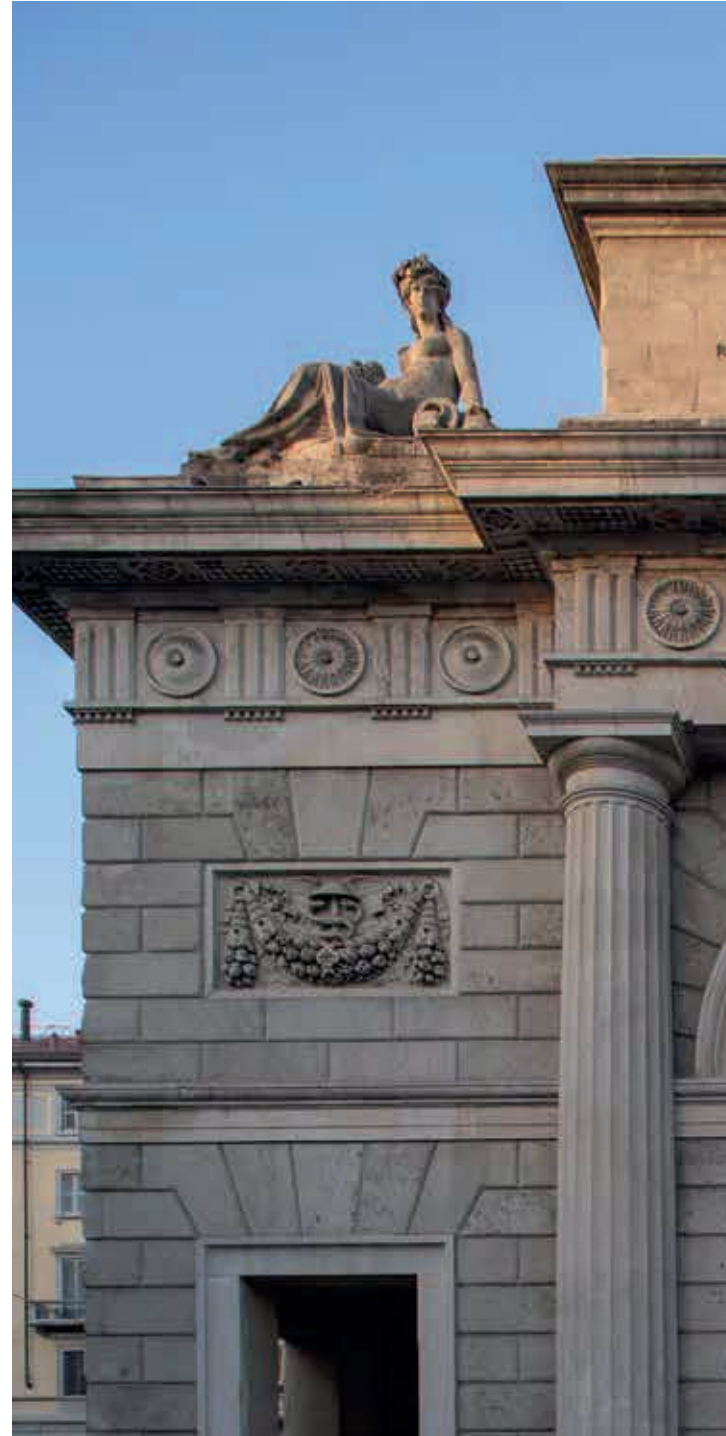
“WORDS, PICTURES AND FRAGRANT NOTES”

* * *

Between the pages of this story, a surprise.
Unexpected olfactory sensations recalling your special moments at the Tocq.
The sense of smell is the most powerful, the oldest developed by humans.
It acts on the pre-rational, communicates with the unconscious and guides instinct.
It resonates directly with your emotions, awakens memories,
stimulates creativity and imagination.
Surrender to the fragrant notes, and immerse yourself completely
into an atmosphere and an experience.
Touch lightly, breathe, relax.

TQ





The fresh, bright scent of freshly mown grass:
it feels like strolling through a tree-lined road and the nearby Library of Trees.

* * *

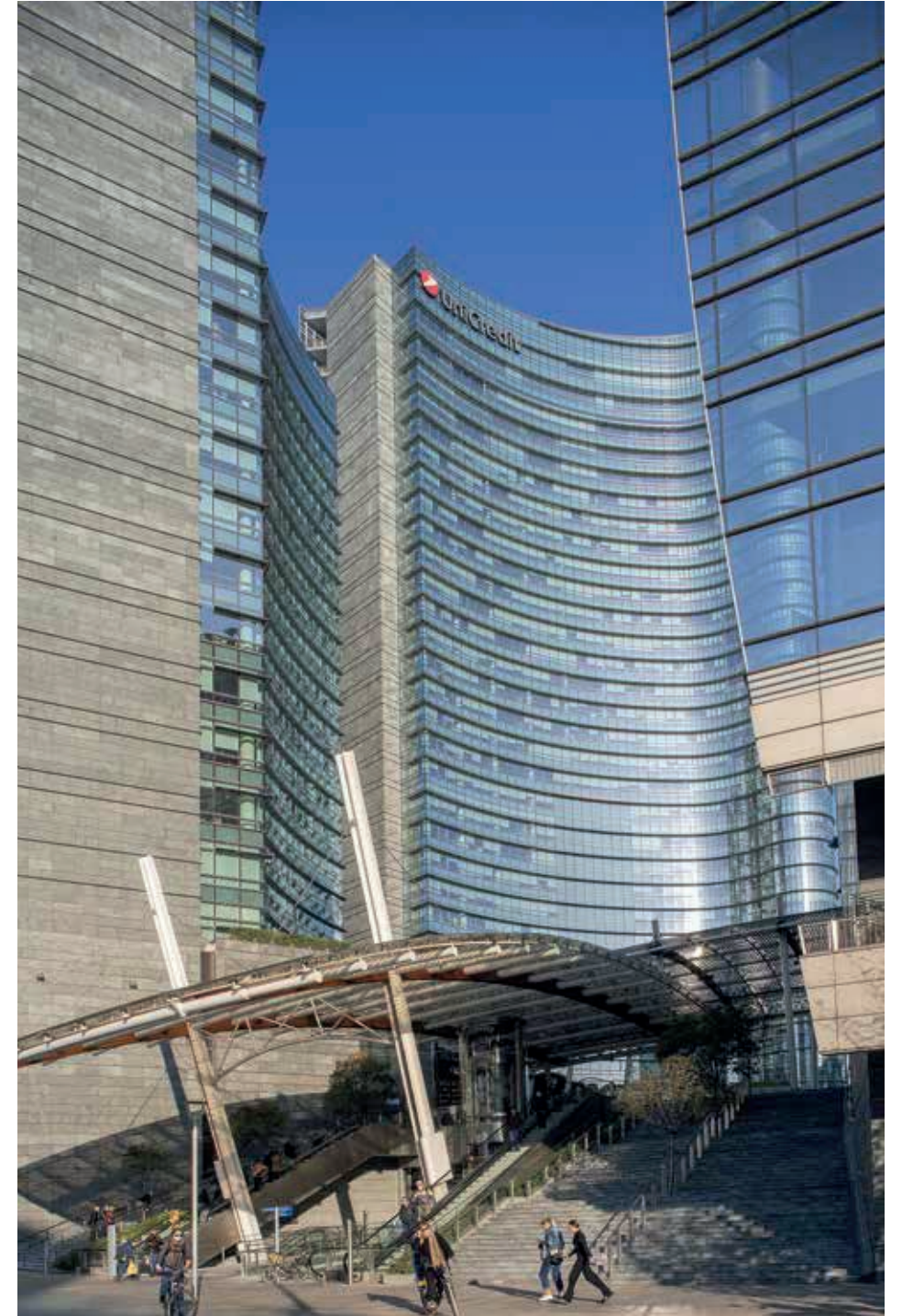
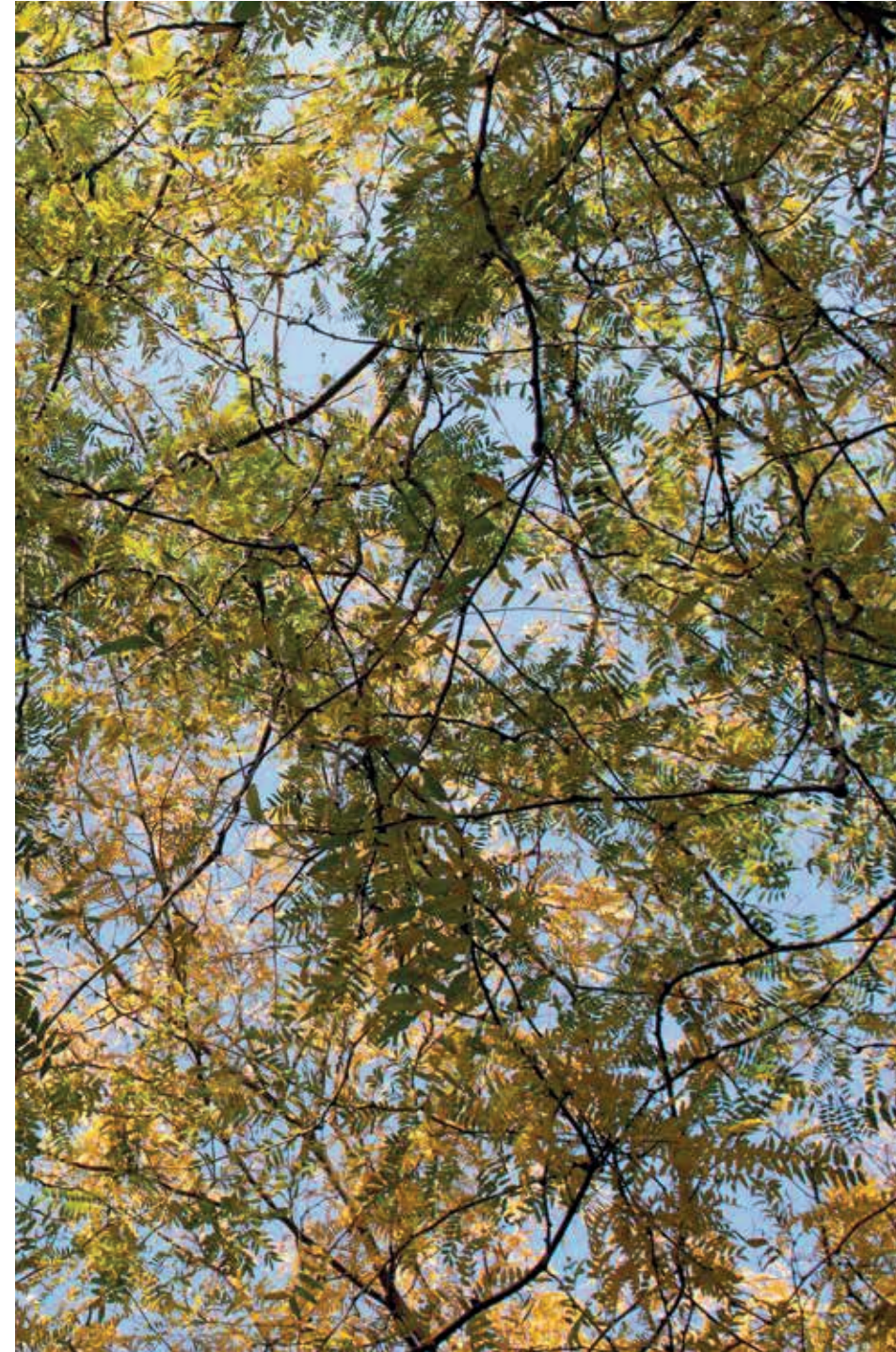
fresh

clean

intense

* * *

TQ





DAY AND NIGHT

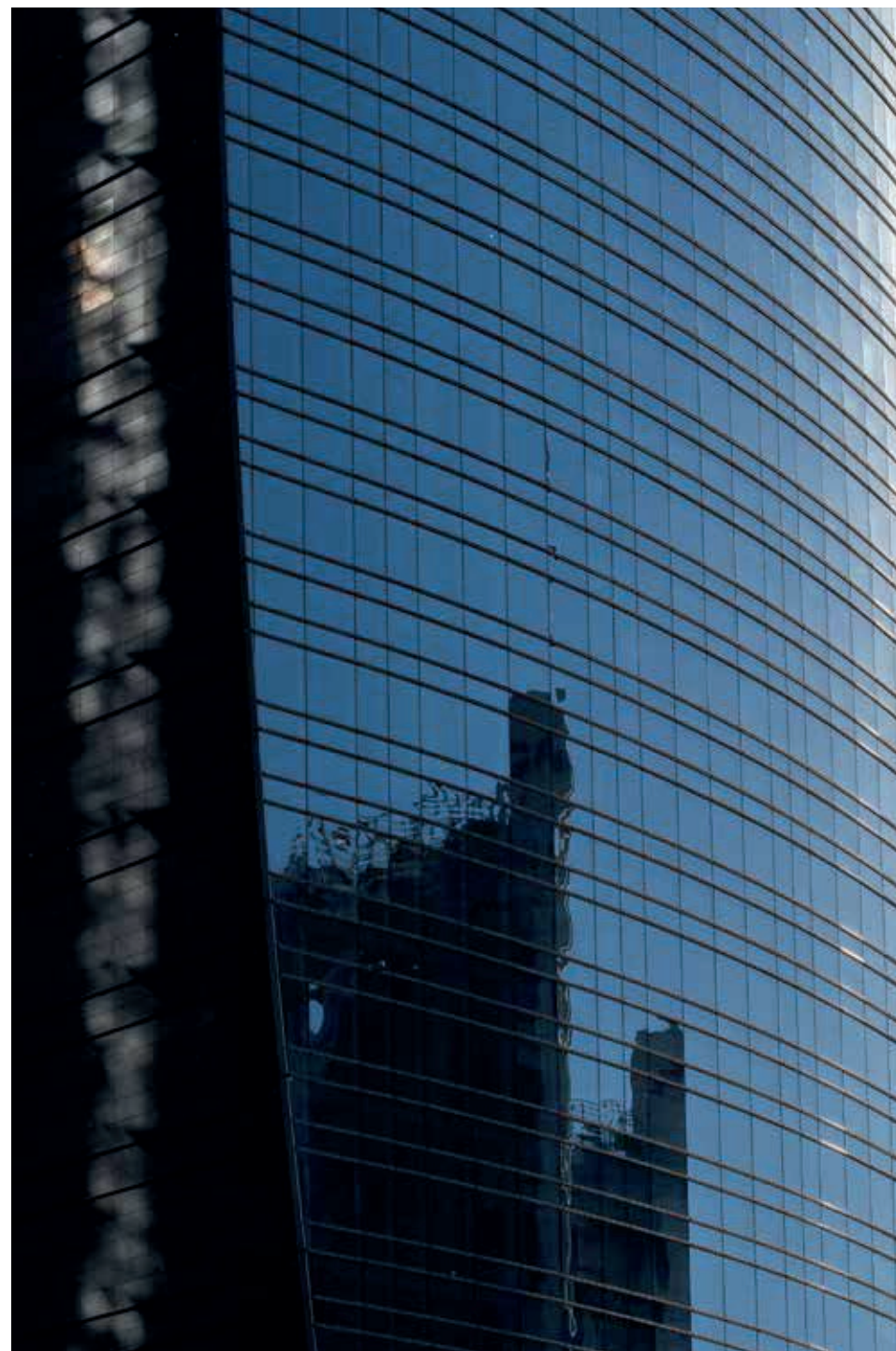
The iconic architecture of Gae Aulenti square, the pulsating life of the district with its trendy clubs, the pleasure of getting lost among the historic buildings in a city that ceaselessly offers stimuli and surprises and attracts visitors from all over the world.

Living the rhythm



SLANCI VERTICALI E VIE ELEGANTI

ELEVATIONS AND ELEGANT STREETS



IL VALORE DELL'IDENTITÀ NEL NUOVO CENTRO DEGLI AFFARI

THE VALUE OF IDENTITY IN THE CITY'S NEW BUSINESS CENTRE

CONCEIVED AS A BUSINESS HOTEL RIGHT FROM THE START AND WITH STILL A GREAT POTENTIAL TO EXPRESS IN AN AREA THAT HAS RAPIDLY GROWN INTO THE CITY'S NEW BUSINESS HUB, THE TOCQ HAS AN EVEN MORE DEFINED IDENTITY NOW. LET'S HEAR ABOUT IT FROM COLLIERS GLOBAL INVESTORS ITALY'S PROJECT MANAGERS: ANDREA GUCCIONE, SENIOR ASSET MANAGER, AND VINCENZO SCERBO, SENIOR FUND MANAGER & HEAD OF ASSET MANAGEMENT.

* * *

How do you wish to communicate the identity of the new Tocq Hotel?

V. Scerbo: We worked to make it the business hotel of choice in a district that is attracting an increasing number of major Italian and international companies, from digital corporations, banks and insurance institutions to pharmaceutical groups.

Our goal was to make the Tocq the perfect destination for brief, comfortable stays just a short walk from Milan's Central Business District. The hotel is also great for holding business events in the basement meeting rooms, with great care given to catering services and especially breakfast, a key moment in a manager's hectic day. The hotel is also highly attractive because of its fully renovated interior atmosphere and design.

How did you decide what you needed to do?

A. Guccione: The manager, as an expert in the complex dynamics of the hotel business, gave us the most valuable advice and actively participated in every stage of the process. At the heart of our project was the redevelopment of plants and systems for a higher level of efficiency and comfort. Equally important was the sophisticated and creative interior design that involved both the rooms and the common areas.

How much does the newly-created volume of the terrace affect the hotel's identity?

A. Guccione: It is a very evocative environment that characterizes the Tocq in a unique way. The manager's request was to expand the common areas, and we initially thought of building an extra floor on the roof. We then opted for a veranda structure, which is a strong element of identity and also proves more functional and versatile. Located on the first floor, it is easily accessible from the meeting rooms below. Since it is adjacent to the restaurant, it allows us to increase the number of tables and seats as required or to host private and corporate events, even open-air, as the glass walls can be opened. Because of its flexibility, this space really makes a difference in terms of quality of service and hospitality.

What is the Tocq's role in an area with such a significant presence of properties?

V. Scerbo: A hotel with a strong personality like the Tocq is indispensable and complementary to the many properties you'll find in the area. Right next to it there is a garage, which has become an additional service. There are also many office buildings, including the multifunctional ED.G.E. complex. Furthermore, we encourage synergies and mutual exchanges with the neighbouring tenants resulting in a truly virtuous circle.

ITALIAN ICONS OF THE HOTEL INDUSTRY

3,380 rooms, four regions (Lombardy, Lazio, Valle d'Aosta and Sardinia), six managers. These are the numbers of the hotellerie effort of Colliers Global Investors Italy

SGR, extremely diversified by type of accommodation, from a large resort on the Mediterranean to the urban resort and the business hotel in the city centre.

TALENTI E COMPETENZE IN SINERGIA

TALENTS AND SKILLS WORKING IN SYNERGY

THE REDEVELOPMENT OF THE TOCQ HOTEL, A LIVING ENTITY IN A FAST-MOVING SCENARIO, REQUIRED A NUMBER OF DIFFERENT SKILLS. ALESSANDRO DAL FERRO, HEAD OF PROJECT MANAGEMENT AT COLLIERI ITALIA, DETAILS THIS COMPLEX AND MULTIFACETED PROCESS.

What were your criteria in managing the redevelopment?

The hotel industry is a very dynamic sector, where trends and demands are quick to change. Therefore, a key starting point is to gather stimuli and insights from the manager, who lives in direct contact with the market on a daily basis. These indications were all the more important when it came to planning the redevelopment of the Tocq Hotel, which had been affected by the deep transformation of the area.

How did your work group come together?

Our task is to identify the activities, skills and players that will make up the team through careful selection and organization of tenders,

along with the management of design and construction activities with the Works Management team. The strength of the Tocq team was in the solid hotel industry expertise of each member, from the design company to the interior design studio and the construction company.

What was your most exciting challenge?

A true orchestration of the different skills and stages, from design to final execution. We had to take purpose, budget constraints and timings into account to get the best performance result. We fully achieved our goal with the Tocq Hotel: a strong image and a high level of comfort and efficiency in compliance with the project's budget and timeframe.

HOSPITALITY EXPERTS

Colliers Italia has several renovation projects to its credit, totalling 3,800 rooms. A highly qualified team of architects and

engineers constantly oversees all design and implementation stages with a strong focus on activities, quality, time and cost.



IL LINGUAGGIO SENSORIALE DELL'ESSENZIALITÀ

THE SENSORY LANGUAGE OF ESSENTIALITY

GREENERY INSERTS, CAREFULLY SELECTED HIGH-DESIGN FURNISHINGS AND A DELIBERATELY SOBER AND ENVELOPING COLOUR AND MATERIAL PALETTE. ARCHITECT ELENA BOZZINI, WHO DESIGNED THE INTERIOR OF THE TOCQ HOTEL WITH HER STUDIO TEAM, DISCUSSES THE SENSORIAL ESSENTIALITY THAT WELCOMES GUESTS AT THE HOTEL.

What are the aesthetic codes that inspired the interior design?

I would say sophisticated simplicity. The architects and designers who are part of my studio and I wanted to create a refined and welcoming dimension, avoiding any space overload and focusing on an essential trend-free thus totally contemporary style. We're in the city of design, surrounded by architectural icons, and the Tocq is in a conversation with its context, drawing on the harmony

between functionality and beauty that has always made Italian design so distinguished.

What mood were you aiming to create?

Everything contributes to creating the cosy, authentic atmosphere of an Italian yet international home. A few calm and restful colours such as forest green, mustard and burnt-earth orange, the light quality of metal and the elegant essences of Canaletto walnut and black-stained oak wood, together with a balanced distribution of designer chairs and furniture, picked with the same attention you'd give when furnishing a private home.

What's the feeling you get when you step in the Tocq?

That of being in a dynamic house that is open to the city. The Tocq is a stone's throw from the Biblioteca degli Alberi and the Bosco Verticale. All the common areas feature stabilized greenery around



Discovering architecture



RECEPTION/LOUNGE

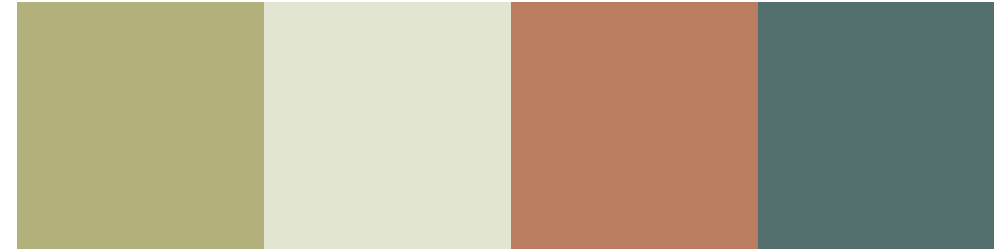
- /Metallic
- /Natural
- /Dynamic
- /Cosy

Openness

Motion



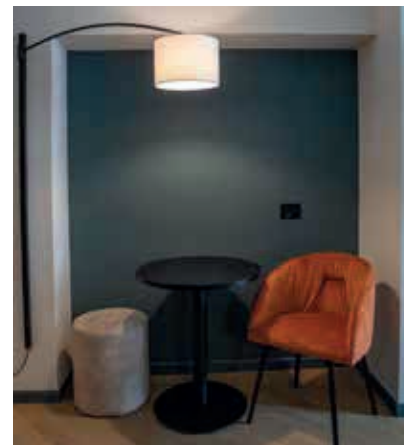
Soothing colours



SUITE

- /Balanced
- /Calm
- /Refined
- /Personal

Thoughtful choices



the pillars that enriches the environment with the sensorial experience of feeling outside while being inside. It is the same openness you enjoy when you step in, via the full-height window dividing the hall from the bar area. As you enter one space or the other, you have a perception of the space on the other side. Each area expands and becomes larger than it is in reality.

How important was the quest for comfort in your design?

In this type of hotel, true luxury is comfort. A customer must feel completely at ease, not only inside their room where they can get some proper rest and work comfortably on their computer, but also when in the common areas. The Tocq aims at being a cosy urban refuge designed around guests, with lots of small- and large-scale details of care. Managers and business people have everything they need in terms of concentration and smart working features both in their rooms and in the common areas, which are enriched with reserved and semi-private zones for their meetings, either

virtual or in presence. For leisure guests who come to Milan for fashion and shopping purposes, the open cupboards in the rooms offer the pleasure of admiring their purchases as if they were in a boutique.

DESIGN CULTURE

The Bergère 19 reading armchair by Patricia Urquiola, the Scrittarello desk by Achille Castiglioni, the Connecticut coffee table by Jens Risom. These are

some of the pieces of high design sensibly placed in the shared spaces and rooms, a sign of cultured and accurate research in interior design.

UNA FINESTRA SULLA CITTÀ

A WINDOW ONTO THE CITY

AN INTERNATIONAL-CLASS HOTEL IN THE BEATING HEART OF MILAN WHERE YOU CAN ENJOY UNFORGETTABLE EXPERIENCES, AS TOLD BY FRANCESCO ASTOLFI, MARKETING MANAGER OF TOCQ HOTEL, IN THE FATTORE ITALIA PORTFOLIO.

* * *

Why do your guests choose the Tocq?

We are in an amazing location and we want to be in every way a window to the discovery of the city. Once an empty town at weekends, Milan has now become a pole of attraction in many ways. It is an international destination for business, but also for art, culture, cuisine and shopping. And in the new business district of Garibaldi-Porta Nuova everything is close at hand: from gourmet restaurants to the clubs of Corso Como, a hub of creativity and nightlife, to the most futuristic and interesting architecture. In symbiosis with the city, the Tocq also sports an

amazing covered veranda, which extends the restaurant area with an open air space when the weather gets milder: a brand new environment that is literally set in the skyline, where you can enjoy moments of relaxation while immersed in the beating heart of the urban landscape.

Which audience types are you targeting?

The Tocq has always had a business appeal, which has now been enhanced, refined and fine-tuned to the fulfil the new needs of our guests. 80% of them are business people from all over the world. But the current trend is to mix the purposes of a stay: business of course, but also leisure time, such as an aperitif in the surrounding area, an art exhibition, a dinner out to enjoy some exquisite food experiences. The remaining 20% of our guests come for a weekend or a few days in town. They are mostly couples and young people, freelancers or entrepreneurs, especially European, who are attracted to the city lifestyle,

design, fashion and culture. Milan mainly attracts leisure visitors for both short and long stays, a multifaceted audience that also includes visitors of the Fiera Milano exhibition centres and the San Siro stadium.

How do you help guests discover the city?

Located just a few steps from the Porta Garibaldi station, the Tocq is the perfect starting point for discovering Milan by walking the neighbourhood and reaching pretty any place of interest in town. The carefully designed interiors welcome you like a cosy modern home, but you can also explore the outside world by following our suggestions: at the reception desk you'll find all the information and booking services you need, from concerts to cultural events and restaurants, along with updates displayed on the animated totems in the reception. Every month, we send out our newsletter with some interesting suggestions for experiencing the city at its best.

How important are your services?

Very much, because we want to shape the perfect stay around each guest, who can make even the most special requests via their personal web area page before arrival. A bouquet of flowers in the room, seats at a theatre show, a special bed pillow, their favourite drink in the minibar. Everything is possible, as we want to make their experience unforgettable by taking care of details that really make the difference.

ECO-FRIENDLY ATTENTIONS

The Tocq Hotel respects the environment, along with its guests. To limit the use of plastic, personalised refillable Tocq water bottles and solid shampoos and

soaps are provided in each room. All formulas of the amenities line are 100% natural with no added chemicals.

NUOVE CONNESSIONI CON LO SCENARIO URBANO

NEW CONNECTIONS WITH THE URBAN SCENARIO

A VERANDA OVERLOOKING THE CITY AND A NEW LEVEL OF COMFORT AND EFFICIENCY. GENERAL PLANNING ENGINEER MATTEO MOLteni DESCRIBES THE LOGIC BEHIND A REDEVELOPMENT THAT WAS ACCURATELY DESIGNED TO INTEGRATE THE HOTEL INTO THE URBAN FABRIC AND MEET THE CURRENT REQUIREMENTS OF THE HOTEL INDUSTRY.

How did you approach the expansion project for the restaurant?

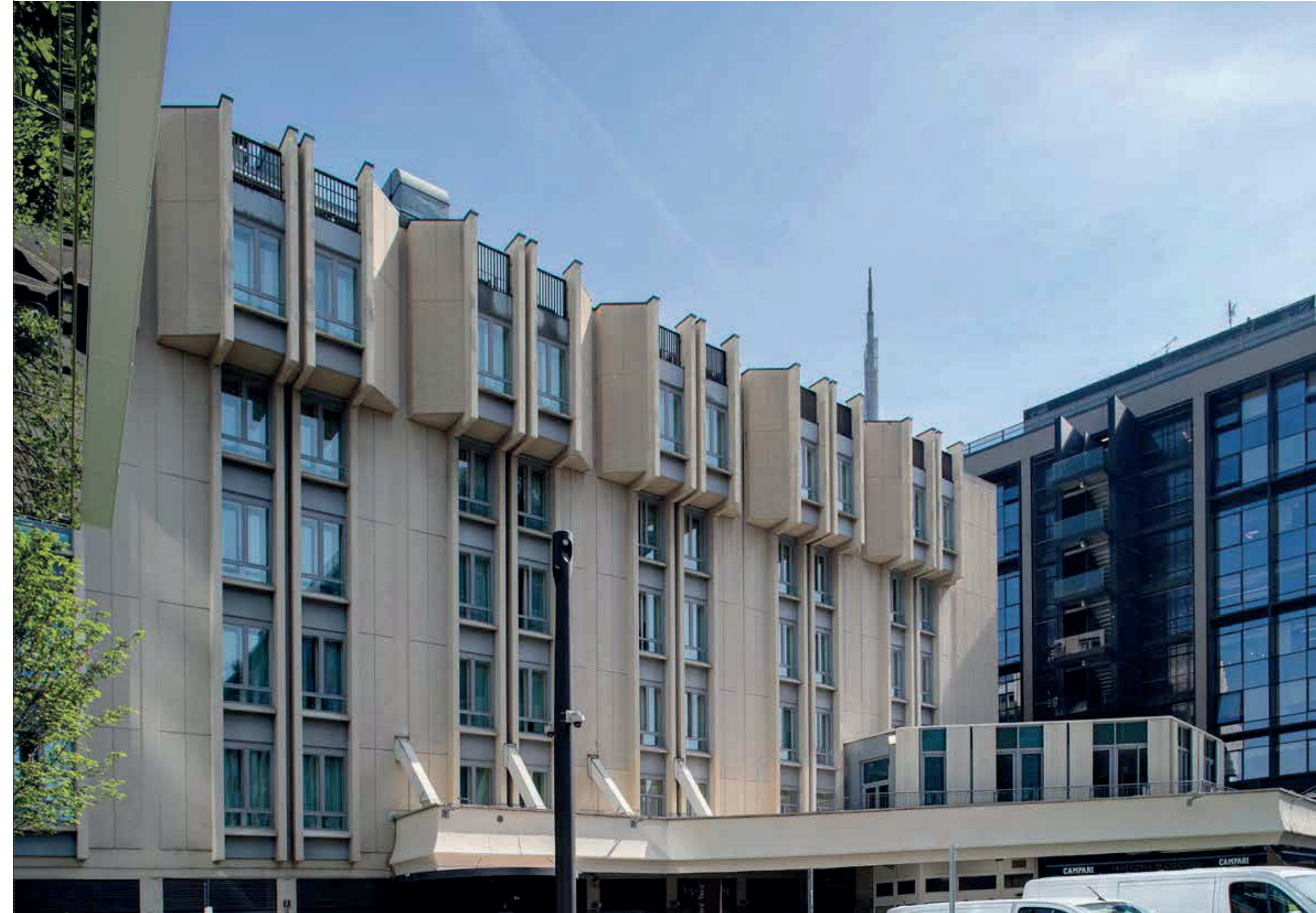
We obtained a new, significant volume from the existing terrace by creating a fixed roof and by wrapping the entire perimeter with opening windows. The result is a flexible and permeable space. A veranda which, especially in summer, connects to the remaining part of the terrace. This was a complex structural operation, which required careful investigation of the spaces below. In order not to overload them and at the same time ensure adequate solidity, we opted for a dry roof with lightweight panels and a steel structure for the entire volume.

How does the extension interact with the urban context?

The Landscape Commission of the Municipality of Milan requested that we'd harmonise the new environment with the main body of the hotel, so as to integrate it visually with the surrounding scenery. We therefore inserted sunshade covers behind which the opening windows run. The shape and colour of these elements recall the façade of the building. Since they're made of micro-perforated aluminium, they also maintain the permeability characteristic and the feeling of openness that the client wanted this space to provide.

How did you act at plant and system level?

For the veranda, we built a dedicated and independent URV cooling and heating system, which best responds to the flexibility of this type of environment. For the hotel building we upgraded the existing system, thus increasing comfort and efficiency. In particular, we split the air conditioning system via 13 heat pumps with diversified management options, in order to control consumption and improve energy efficiency. The same logic was





behind the replacement of all fan coils in the rooms, which can now be modulated according to their actual use by guests, and the renovation of all lighting fixtures. The fire-fighting and air sanitation systems have also been updated.

Did the redevelopment also involve the reorganisation of the interior spaces?

On the sixth floor, we transformed the existing flats by multiplying the number of rooms to increase the hotel's capacity. The number of rooms has also been increased on the first floor, where the restaurant is located, while the layout has remained unchanged on floors from second to fifth. In addition, we renovated the finishes throughout the hotel as per the architect's design.

QUIET AND EFFICIENT

The Tocq Hotel is equipped with absorption heat pumps arranged in an array. This choice optimises the overall

dimensions, guarantees efficiency in the production of heat and cold, and relies on low-noise systems.



THE EXPERIENCES



GEOMETRIES WITH A PERSONALITY

The dynamic elements of the façade were the inspiration for the new Tocq Hotel logo. A graphic character extrapolated from the very lines of the building with a strong metaphorical value: a door that opens and invites you in, a window onto Milan.

Discovering architecture



ATMOSFERE DI LUCE E DESIGN
IN UNA DIMENSIONE AUTENTICAMENTE
ITALIANA E INTERNAZIONALE

LIGHT AND DESIGN IN A TRULY ITALIAN AND INTERNATIONAL ATMOSPHERE

TQ



TQ

RECEPTION E HALL, BENVENUTO CON STILE

THE RECEPTION AND THE LOBBY: A STYLISH WELCOME

A WARM, EFFICIENT AND PERSONAL WELCOMING EXPERIENCE FOR BUSINESS AND RELAXATION. OPEN AND BRIGHT SPACES WHERE NOTHING IS LEFT TO CHANCE AND YOU NATURALLY FEEL AT HOME.

The refined metallic gleam of brass everywhere and green and neutral tones as dominant colours. Bright, welcoming spaces and a feeling of natural refinement when you step in at the ground floor. The reception desk has three posts to provide guests with an even more accurate service. From trip suggestions and reservations for a dinner at a Michelin-starred restaurant or an art exhibition to information for accessing the meeting rooms. In the background, an animated totem details the most interesting events in town. The intimate and cosy atmosphere is also found in the lobby lounge area. An open bookcase, a comfortable lounge, calibrated lighting. Every object and furnishing piece is the result of a thoughtful choice. These are interiors where you can totally feel at ease and relax between a business meeting and a tour of the surroundings and the town.

REFINED PERSPECTIVES

Pleasantly fluid and cosy spaces,
softly styled and modern interiors.
Right from the entrance,
the Tocq shows a great passion
and care for design.

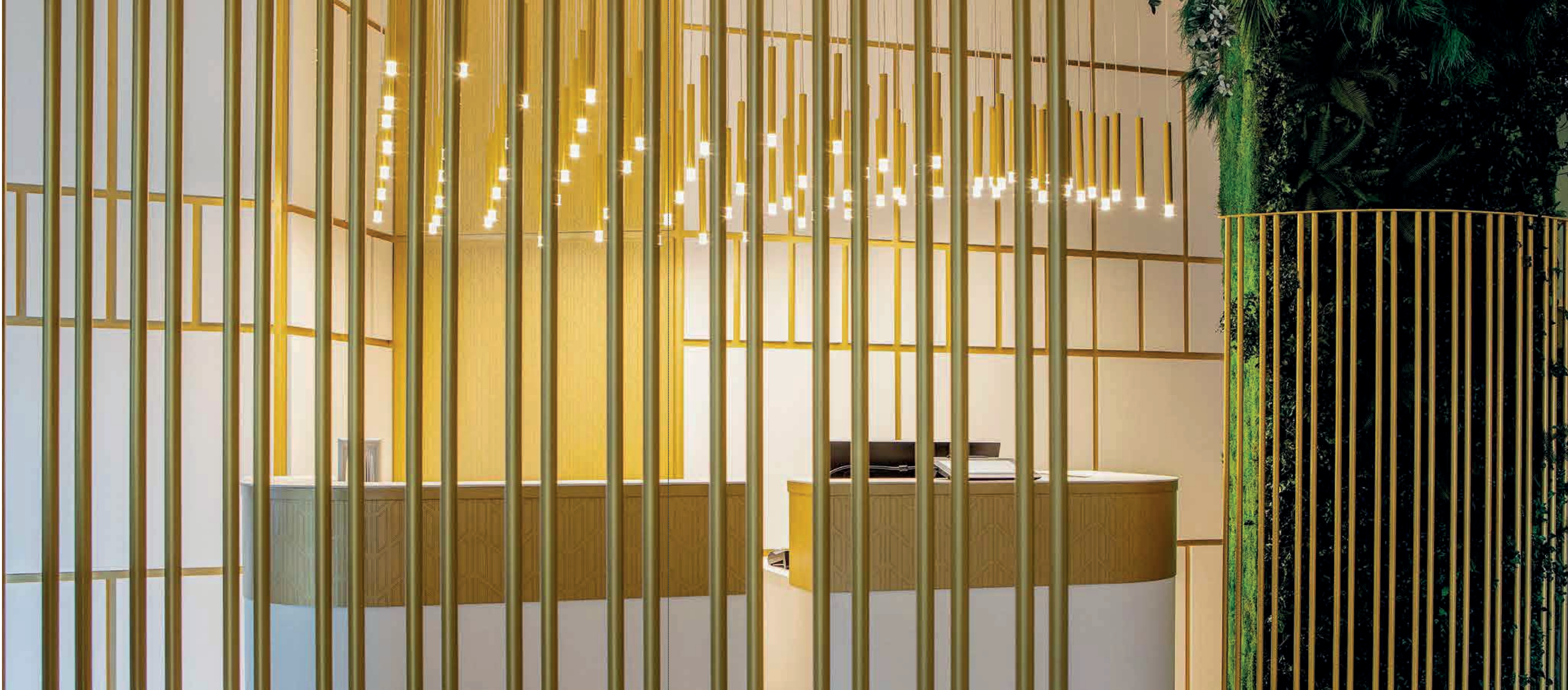


LIGHT SCENERIES

Diaphragms of light and metal lightly define the space, creating a continuous connection across the rooms. A sophisticated and original style, with references to greenery and nature.



Discovering lights





THE EXPERIENCES

SOFT ESSENTIALITY

Rounded lines for the reception desk and seatings. A modern, essential and timeless interior design for an intimate and relaxing atmosphere.



LASCIARSI AVVOLGERE
DA PICCOLI, RIGENERANTI
TOCCHI DI NATURA

LET YOURSELF BE ENVELOPED BY SMALL,
REGENERATING TOUCHES OF NATURE

TQ





THE EXPERIENCES

“IMMERSE YOURSELF IN THE GREENERY AND
ENJOY A REJUVENATING RELAXING FEELING”

* * *

Touch lightly, breathe, relax.

TQ





A run in the park or a mindfulness session on the lawn nearby the hotel:
enjoy the pleasant scent of mown grass.

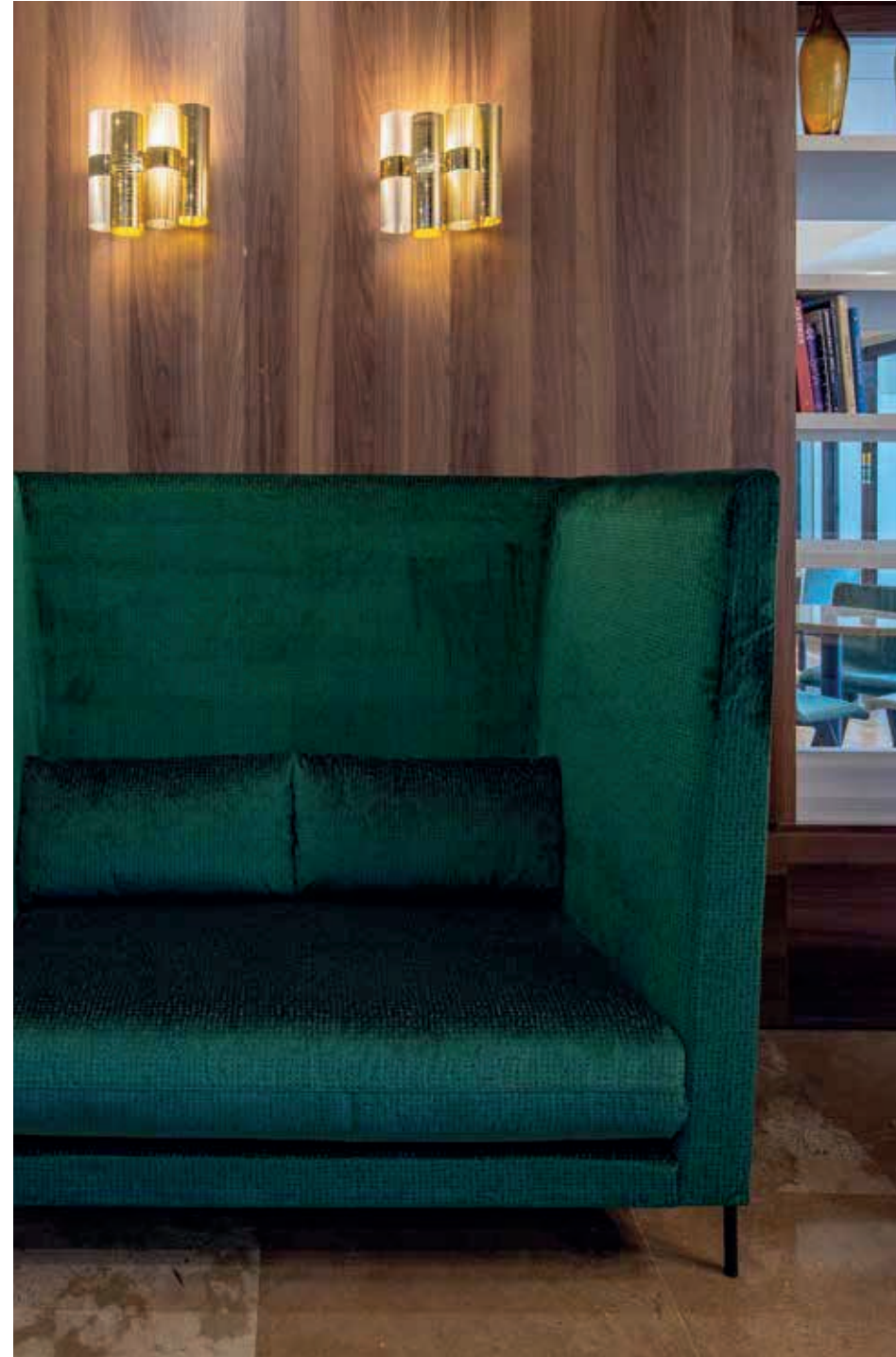
rejuvenating
solar
beneficial

TQ









PERSONAL STYLE

Fresh flowers, refined wall sconces, inviting velvet armchairs with deep, comfortable seats. Islands and corners with a personal style where everything invites you to relax, meet and chat.

Indulging in a break



COME NEL LIVING
DI UNA CASA ITALIANA

THE PLEASURE OF MEETING AND CHATTING LIKE IN AN ITALIAN LIVING ROOM

TQ

RITI SOFISTICATI AL LOUNGE BAR

SOPHISTICATED RITUALS AT THE LOUNGE BAR

TONED-DOWN COLOURS AND ESSENTIAL FURNISHINGS. FROM COFFEE TO APERITIFS, THE IDEAL PLACE FOR A REGENERATING BREAK OR AN INFORMAL BUSINESS MEETING.

You will see it from the lobby, gazing through the floor-to-ceiling glass window and the open bookcase. The essential wooden counter, the sober round tables and the comfortable seatings. A cascade of pendant lights, all made in brass just like the elements surrounding the columns covered in stabilised greenery. Every detail in the lounge bar invites you to take a break. A private and contemporary dimension, perfect for a business conversation or just having a coffee and planning the day ahead or maybe enjoying the all-Milanese ritual of the aperitif. And to enhance the interior's cadence, the space opens onto the scenographic glass staircase that, maintained in its original version, leads you to the restaurant and the veranda on the first floor.

MILANESE AND INTERNATIONAL

The lounge bar welcomes guests to a dynamic and harmonious setting, where they'll find the right atmosphere to regenerate alone or with others.

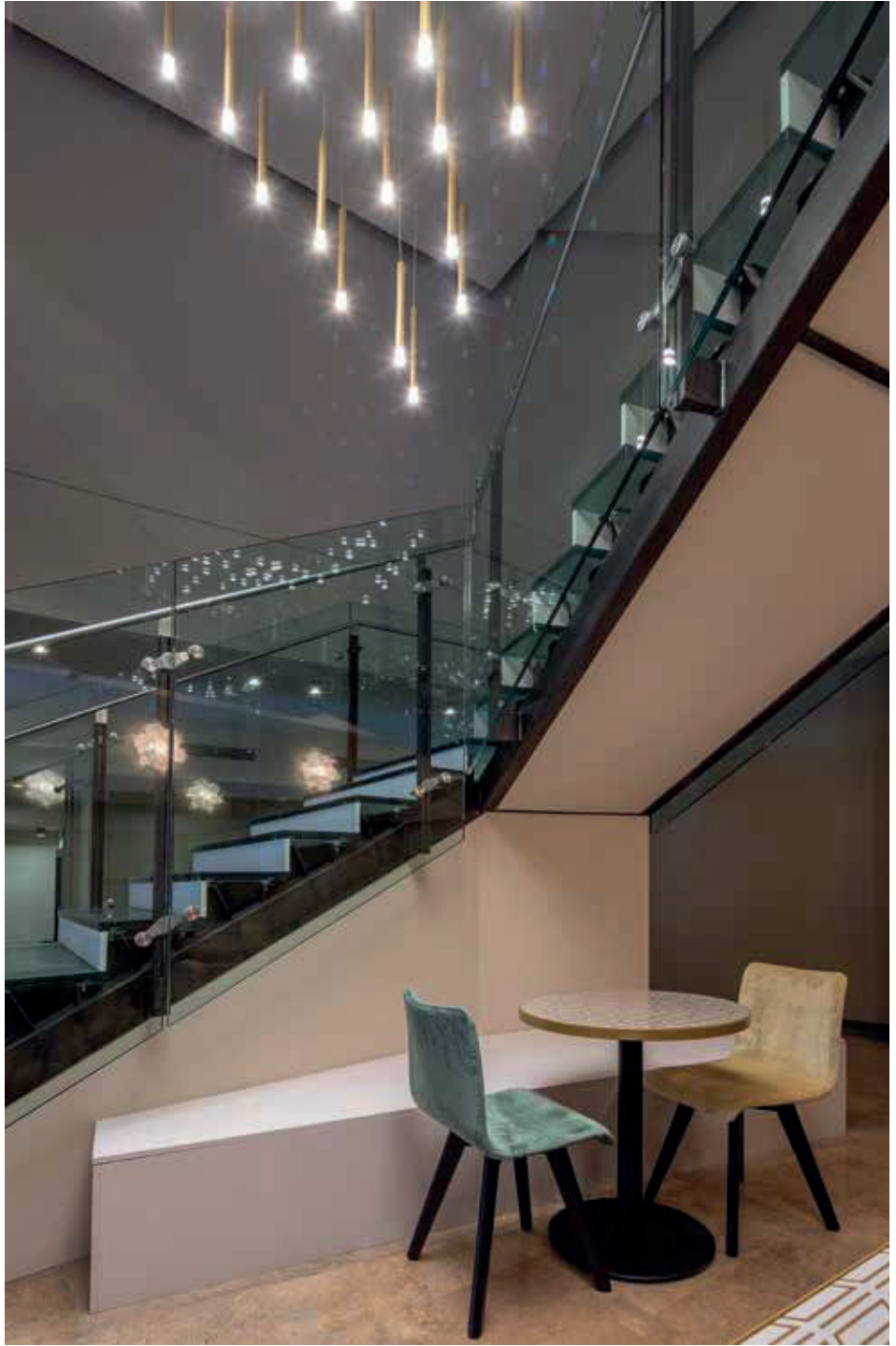
Emotions to savour

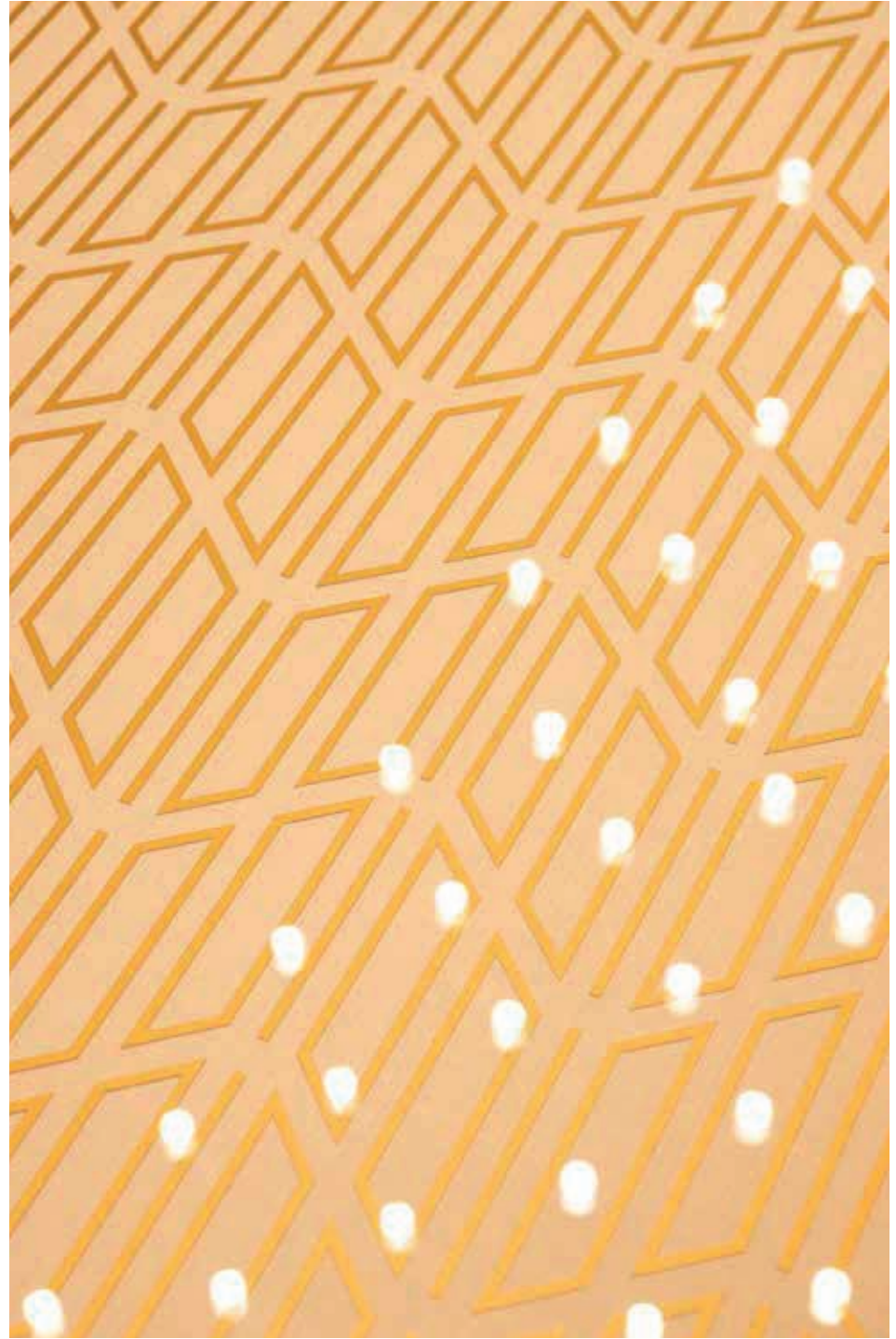




THE EXPERIENCES









THE EXPERIENCES

ATMOSFERE CONFORTEVOLI E RISERVATE

COMFORTABLE AND INTIMATE ATMOSPHERES

ORIGINAL CHARM

In the corridors leading to the rooms, the original floors have been retained because of their material elegance.



SPAZI PERSONALI DOVE IL RITMO RALLENTA.
OGNI CAMERA È DISEGNATA
COME UN NIDO ELEGANTE E SILENZIOSO

PERSONAL SPACES WHERE YOU CAN SLOW DOWN THE PACE.
EACH ROOM IS DESIGNED AS AN ELEGANT, QUIET HIDEAWAY

TQ



TQ

COMFORT ASSOLUTO NEL CUORE DELLA METROPOLI

ABSOLUTE COMFORT IN THE HEART OF THE METROPOLIS

CONTEMPORARY INTERIORS AS COMFORTABLE AS A PRIVATE HOME. DIFFERENT ROOM TYPES FOR ANY NEED AND WISH, WHERE FUNCTIONALITY AND AESTHETICS PLEASANTLY BLEND.

The soft, soothing colours, the natural materials such as wood, the iconic design pieces: all the elements pleasantly envelop guests in an elegant setting. Soundproofed and equipped with a night blackout system, the 122 rooms spread over the hotel's 6 floors are your perfect refuge after a demanding meeting or a day spent at art exhibitions or shopping. Spacious and bright interiors where you'll feel pampered with services and care, such as your favourite pillow. A quiet and peaceful oasis that is also designed for smart working and maximum concentration, offering a refined desk, ultra-fast wi-fi connection and a TV set that can be connected to your own devices.

SOOTHING BALANCE

Attention to detail, comfortable harmony for all rooms and suites, combining contemporary design and natural materials.







COMFORTABLE VERSATILITY

A carefully designed 38 m² space.
A suite where you can relax
and is also perfect as an elegant
personal office where everything is
smart working-ready, from the desk
to the fast wi-fi connection.



JUNIOR SUITE “SNUGGLE”,
INTERNI PRIVATI PER RIPOSARE
E CONCENTRARSI

‘SNUGGLE’ JUNIOR SUITE, PRIVATE INTERIOR SPACE FOR REST AND CONCENTRATION



TQ

FAMILY & FRIENDS, IL PIACERE DELLA LUCE NATURALE

FAMILY & FRIENDS, THE PLEASURE OF NATURAL LIGHT

OPEN AND EMBRACING

44 m² for a true two-room flat,
designed with designer and custom-made
furniture. Elegant coffee-coloured
details on the walls.





THE EXPERIENCES

PRECIOUS MOMENTS

The feeling of spaciousness is amplified by the delightful terrace, perfect for relaxing while reading a book or having a private aperitif.





CROMIE CALDE E DETTAGLI DI PREGIO

WARM COLOURS AND FINE DETAILS



CONTEMPORARY REFLECTIONS

The bathroom is also spacious and comfortable, with a large, bright wall mirror.

TQ

CAMERA EXECUTIVE ROOMY, ARMONIE DI DESIGN

EXECUTIVE ROOMY, DESIGN HARMONIES

A REFINED SPACE

24 m² where every object and piece of furniture helps create an environment to be savoured in every detail.





SENSAZIONI DI PROFONDO
BENESSERE
FEELINGS OF PROFOUND WELL-BEING



TQ

CAMERA
SUPERIOR STYLISH,
DOVE TUTTO
È RELAX

STYLISH SUPERIOR ROOM,
WHERE EVERYTHING IS RELAXATION

TINY YET BIG ATTENTIONS

22 m² and a warm, cosy atmosphere.
where you can enjoy pleasant
moments of relaxation and indulge
in small, gratifying pleasures, such
as breakfast served in your room.





"A NEW, BUSY DAY BEGINS AT THE TOCQ
AND YOU CAN SMELL BREAKFAST IN THE AIR"

* * *

Touch lightly, breathe, savour.

TQ



E
SCOPERTA



A nice breakfast in bed or a do-it-yourself coffee,
treat yourself to a mouth-watering break.

* * *

caressing

delicious

soft

* * *

TQ

THE LUXURY OF COMFORT

Selected sheets and fabrics
for the soft-headed bed
and a coffee corner for your
daily rituals.



OGNI PARTICOLARE
È UNA PIACEVOLE SCOPERTA

EVERY DETAIL IS A PLEASANT DISCOVERY



GIOCHI CONTINUI FRA INTERNO
ED ESTERNO PER UNA CONVIVIALITÀ
RAFFINATA E DINAMICA

A SEAMLESS INTERPLAY BETWEEN INTERIORS AND EXTERIORS
FOR A REFINED AND DYNAMIC CONVIVIALITY

TQ



TQ

SAPORI ECLETTICI E RITMO CONTEMPORANEO

ECLECTIC FLAVOURS AND A CONTEMPORARY RHYTHM

AN INFORMAL AND SOPHISTICATED SPACE THAT CAN BE MODULATED ACCORDING TO YOUR WISHES. FROM BREAKFAST AND THROUGHOUT THE DAY AND EVENING, WITH FRESH SEASONAL DISHES.

The day at the Tocq begins with a delicious and rejuvenating breakfast. A rich buffet, sweet and savoury, traditional and contemporary, for a moment that people from Milan really love to enjoy. Healthy dishes, fresh fruit and vegetables, juices and Asian recipes meet the taste buds of international guests. The Up & Down restaurant, with its eat-all-day formula, is open at any time of the day and can be modulated to your wishes on an impromptu basis. A light and informal lunch after a meeting, with free-to-compose poke recipes revisited in a Mediterranean key and a small but carefully curated menu of hot seasonal dishes. An original dinner or an alternative aperitif with colleagues, as a couple or with friends. A refined offer for an eclectic environment that expands into the charming veranda.

COSMOPOLITAN AND SOPHISTICATED

The attention to details such as dishes is matched with the sophistication of the design. Natural colours, the warmth of wood, the elegance of metal.





“THE DELICIOUS NOTES OF
AN IRRESISTIBLY GOURMAND SCENT
WELCOME YOU TO AN INVITING BREAKFAST”

* * *

Touch lightly, breathe, relax.

TQ





Let yourself be enveloped by the fragrance of freshly-baked croissants
and haute patisserie pastries.

* * *

voluptuous

aromatic

fragrant

* * *

TQ







THE EXPERIENCES

IL GUSTO DI UNA CONVIVIALITÀ SOFISTICATA E INFORMALE

THE TASTE OF A SOPHISTICATED AND INFORMAL CONVIVIALITY

Emotions to savour



TQ

APERITIVO IN VERANDA, FRA I GRATTACIELI

AN APERITIF ON THE VERANDA SURROUNDED BY SKYSCRAPERS

A SPACE OF GLASS AND LIGHT NESTLES IN A GROVE OF SKYSCRAPERS. CONNECTED TO THE RESTAURANT AND TERRACE, THE VERANDA BECOMES A LANDMARK FOR HOTEL GUESTS AND THE MILANESE SCENE.

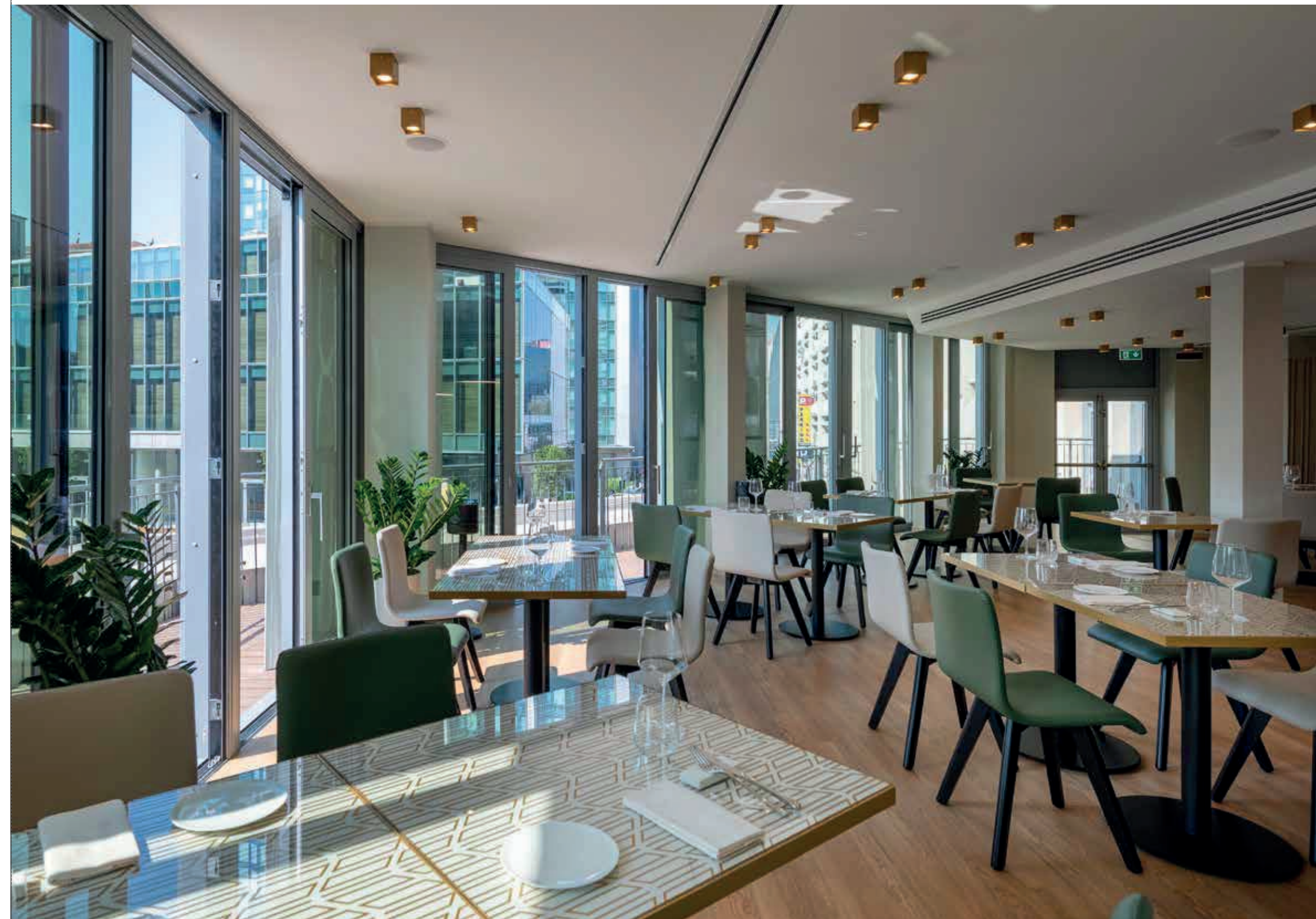
A natural extension of the restaurant, the Tocq's veranda is a unique place in town. Designed to blend in with the urban landscape, it becomes an element of attraction and a distinguishing mark, also accessible to outside guests.

The enveloping windows can be opened to enjoy an even brighter environment when the warmer season comes. An evocative and dynamic setting in which you can enjoy a dinner or sip a drink or a glass of wine, picked from a high-level food and wine offering. Versatile and flexible, the veranda is transformed into a sophisticated and original setting for corporate events, a cocktail party or a hangout with friends.

STYLE DETAILS

The original pattern covering the tables, as in the lounge bar, restaurant and veranda, echoes the hotel's logo.

Emotions to savour









THE EXPERIENCES

UNO SPAZIO ECLETTICO CHE INVITA ALLA SOCIALITÀ

AN ECLECTIC SPACE THAT ENCOURAGES SOCIALISING



A UNIQUE SETTING

The ideal place to make every
meeting a special event.



RELAXATION OPEN AIR

Teak slats and lounge sofas
for a cosy urban oasis
where you can sip a drink
or attend an event.

Living the rhythm



UNA VERANDA AFFACCIATA SULLO SKYLINE

A VERANDA OVERLOOKING THE CITY SKYLINE

VIVERE L'ENERGIA DELLE IDEE
E DELL'INNOVAZIONE NEL CENTRO
STRATEGICO DELLA CITTÀ

EXPERIENCING THE ENERGY OF IDEAS AND INNOVATION
IN THE STRATEGIC CORE OF THE CITY

TQ



TQ

INCONTRI PRIVILEGIATI NEL FULCRO DEL BUSINESS

PRIVILEGED MEETINGS IN MILAN'S NEW BUSINESS HUB

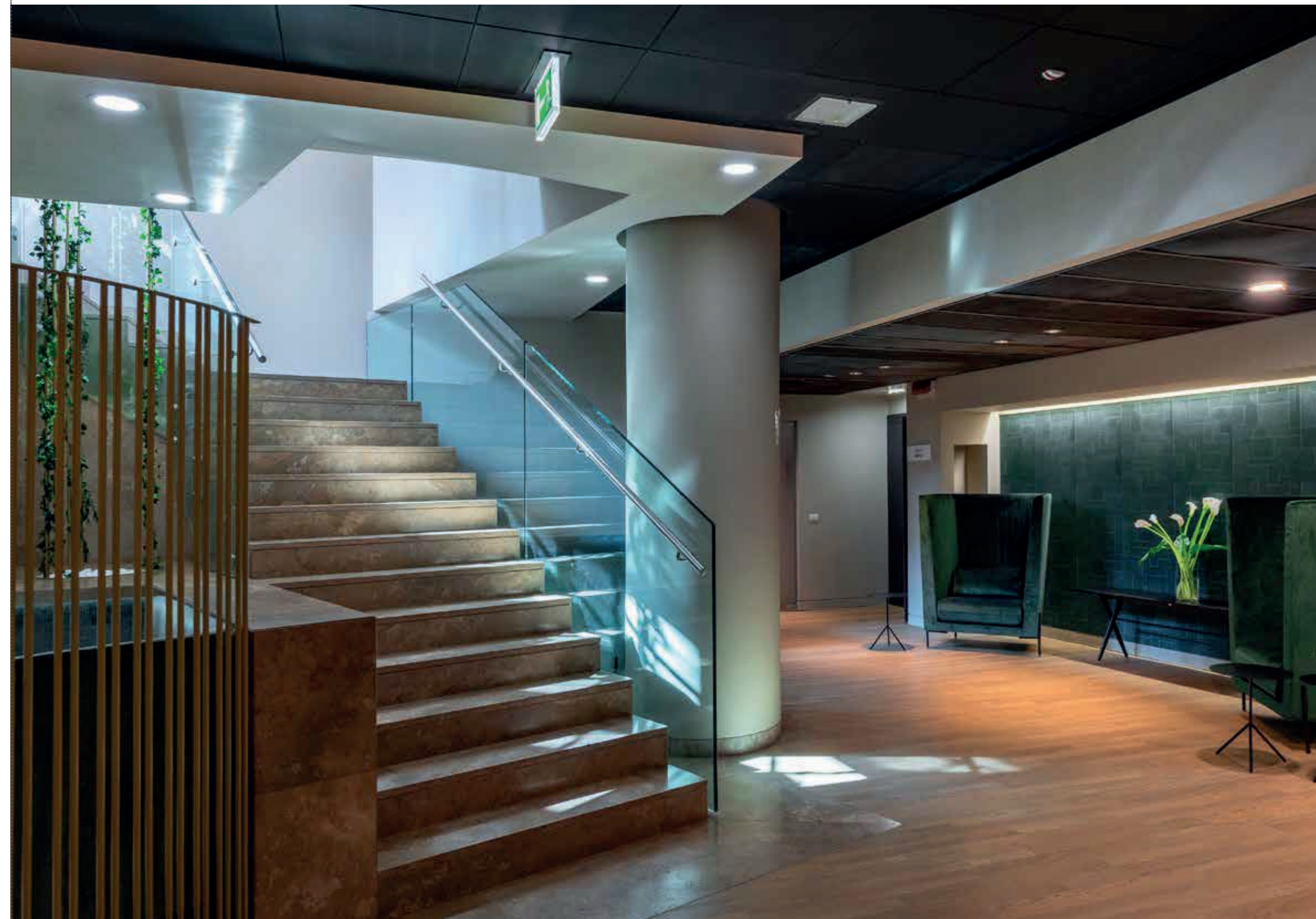
6 MEETING ROOMS LOCATED IN THE HOTEL BASEMENT, READY TO ADAPT TO YOUR EVERY NEED. STRATEGICALLY LOCATED CLOSE TO THE MOST IMPORTANT INTERNATIONAL COMPANIES AND GROUPS.

Meet, exchange ideas, produce innovation. It all happens at the Tocq, the business hotel par excellence located in Milan's new business district, where a lot of major international companies have their headquarters. In an easy-to-reach location, it welcomes managers, consultants and entrepreneurs to a modern and fully refurbished space. Perfect for conferences, training courses, team-building events, private meetings.

The 6 meeting rooms of different sizes, all with the most advanced equipment and facilities, offer configurations that suit your every need. From the Duomo Meeting Room, the largest boardroom with 100 seats and a functional reception and registration area, to the quiet and comfortable interiors of the Porta Nuova Meeting Room, for more private meetings and training courses. And in-between meeting rooms, you'll find small corners and lounges for an impromptu and informal catch-up or to build your concentration before a meeting.

EFFICIENT ELEGANCE

Discreet style and atmospheric design also for the business meeting area.





THE EXPERIENCES





SPAZI VERSATILI PER OGNI INCONTRO

VERSATILE SPACES FOR EVERY MEETING

HIGH-TECH FLEXIBILITY

Alongside the plenary hall, you'll find meeting rooms of different sizes, all complete with innovative equipment.





TAVOLE TECNICHE

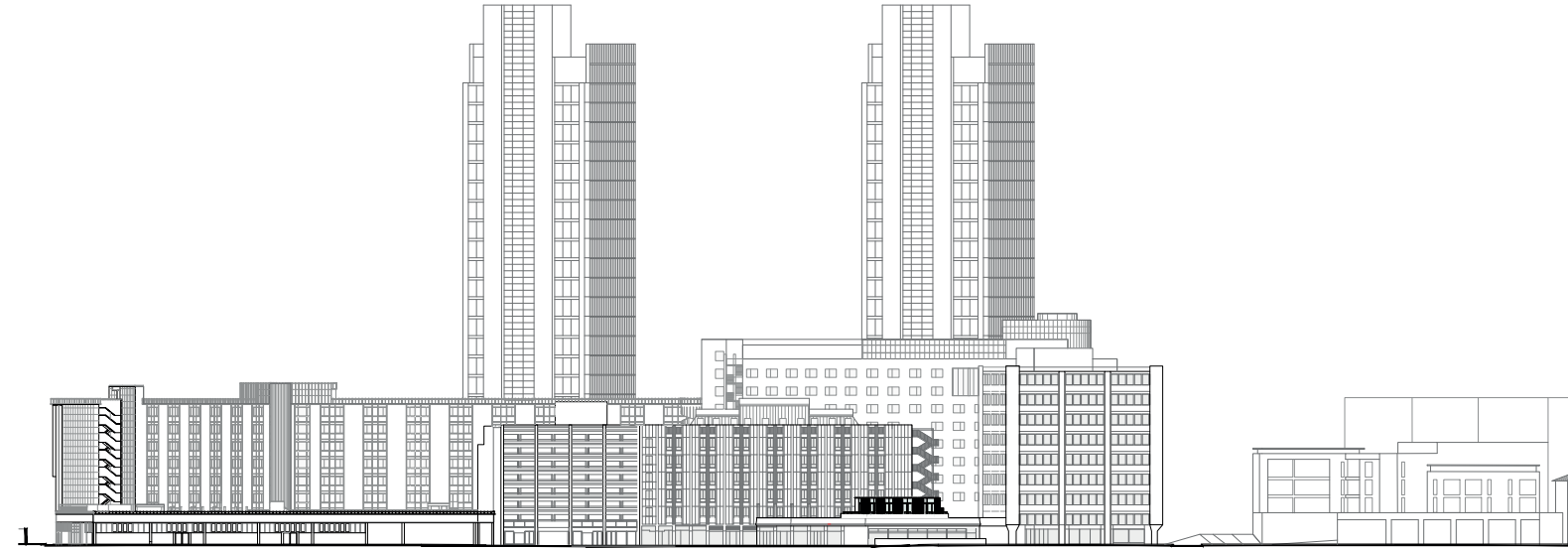
TECHNICAL BOARDS

TQ



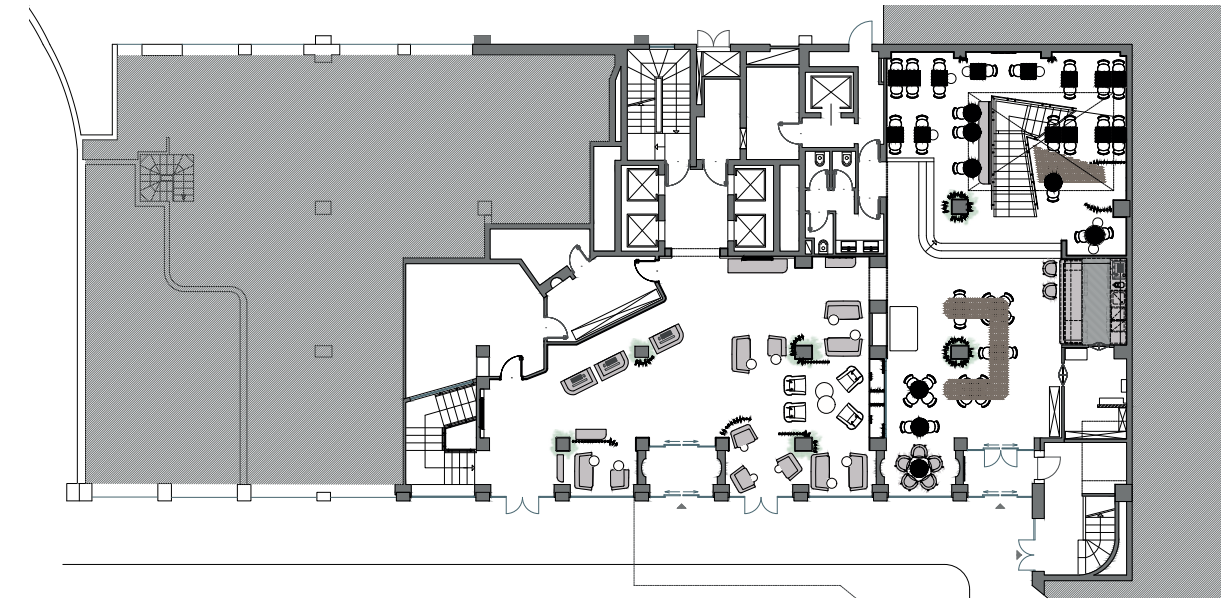
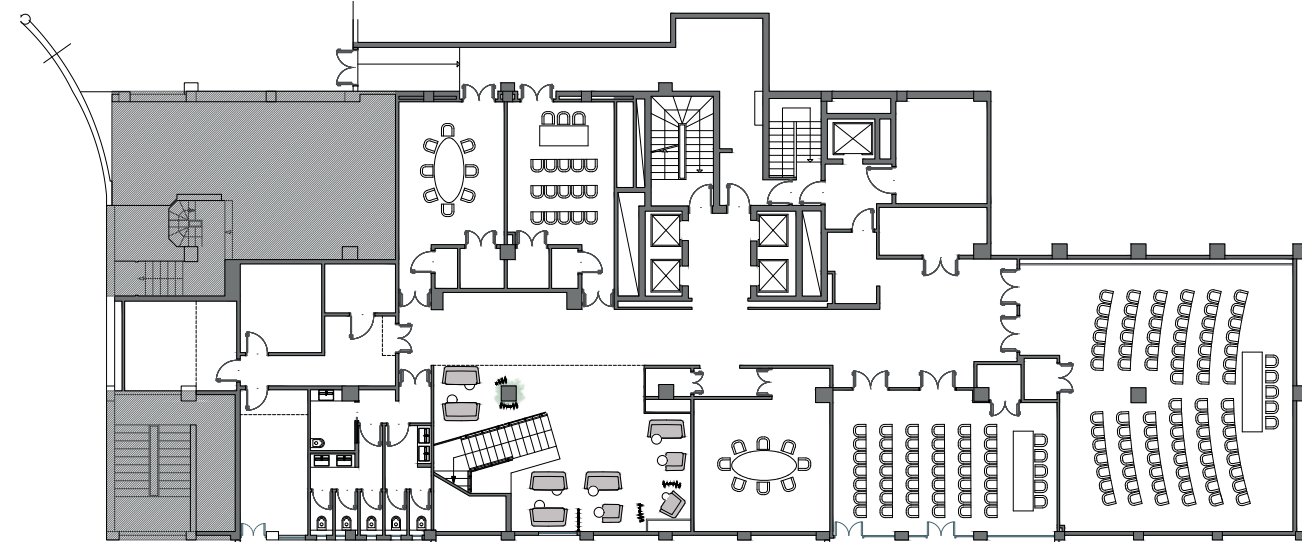
TOCQ HOTEL, PERSPECTIVE DRAWINGS

Front view, via Tocqueville (south side)
Main perspective drawing, detail (side view, via Tocqueville)



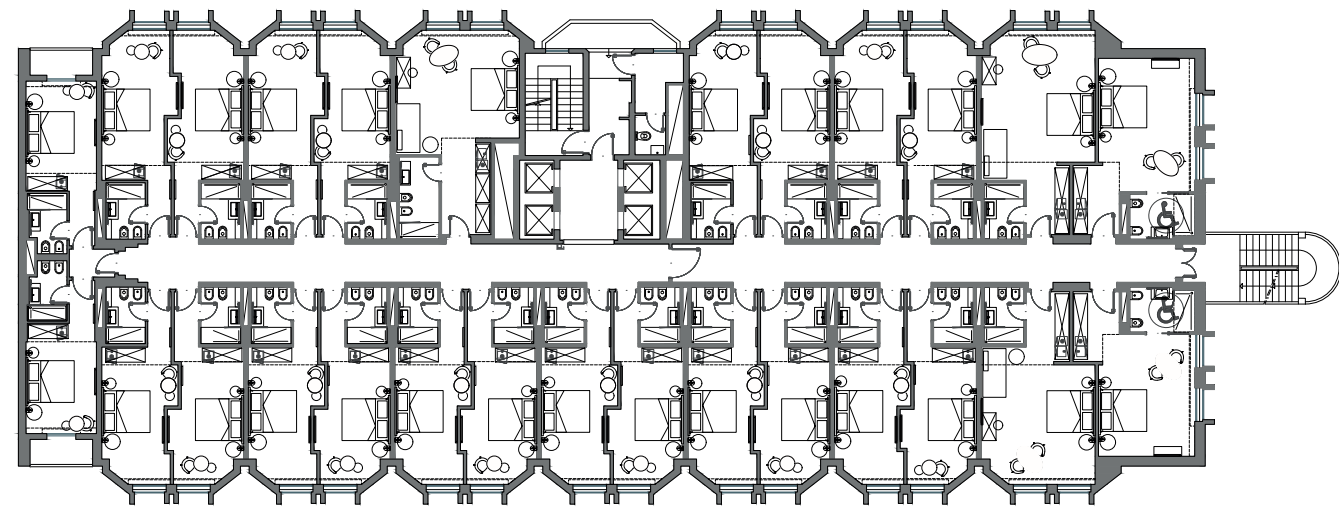
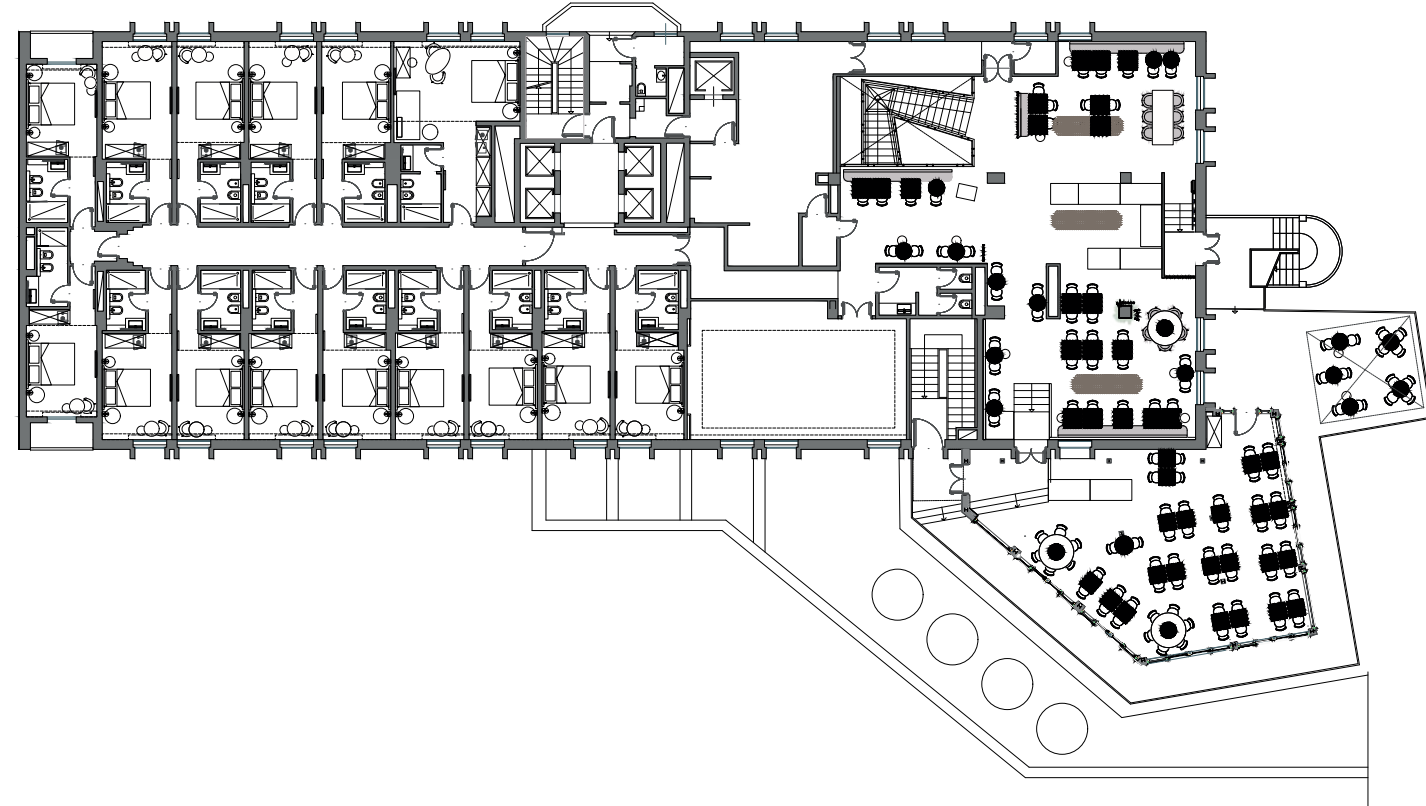
TOCQ HOTEL, FLOOR PLANS

Basement floor
Ground floor



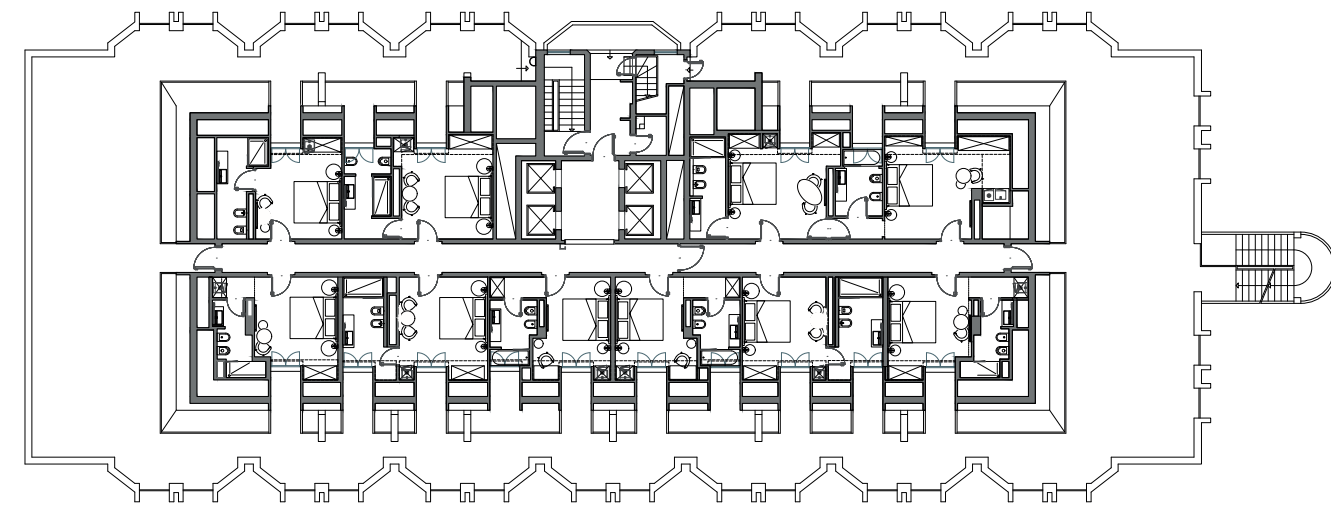
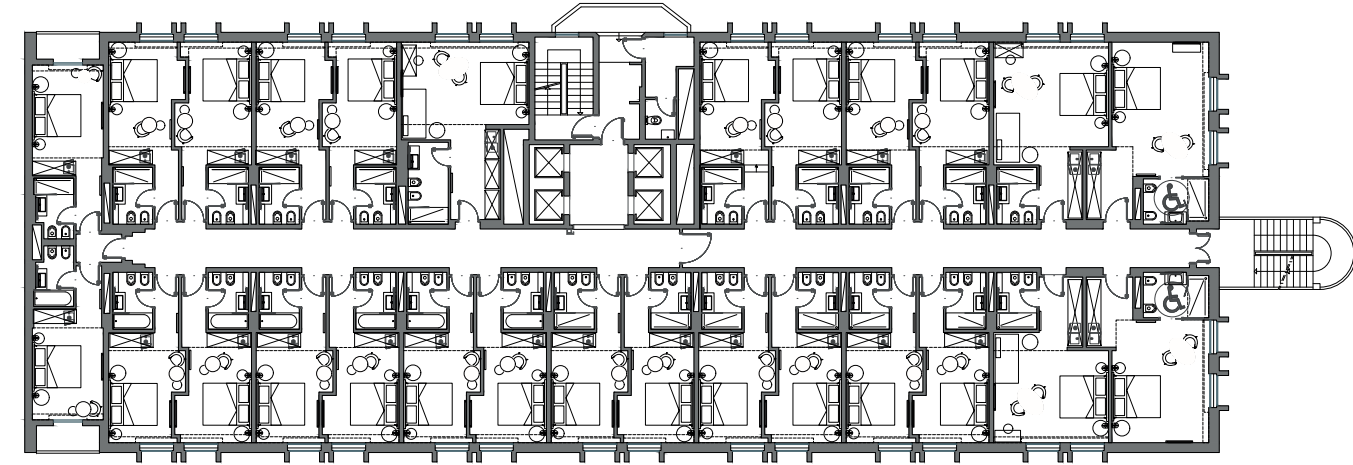
TOCQ HOTEL, FLOOR PLANS

First floor
Typical floor plan (second to fourth floor)



TOCQ HOTEL, FLOOR PLANS

Fifth floor
Sixth floor



RINGRAZIAMENTI

ACKNOWLEDGEMENTS

STUDIO BOZZINI

* * *

Founded in 1986, Studio Bozzini specialises in the hospitality sector and manages the whole design process, from concept to on-site realisation, developing both the architectural and technological aspects and the interior design project. The team deals with feasibility studies, engineering coordination, purchasing office, and construction and art direction.

GENERAL PLANNING

* * *

Founded in 1970, General Planning is a leading engineering and architecture company in the integrated design field. With an in-house staff of 80 architects, engineers and technicians, it provides design, project and construction management services for the tertiary, healthcare, industrial and research sectors.

FATTORE ITALIA

* * *

Fattore Italia is a hospitality management platform serving institutional investors. The organisation is structured as a team dedicated to the management of hotels (Fattore Italia) and student residences and 'luxury hostels' (Campus X). The platform currently manages over 3,000 rooms, divided into the two branches of hotel hospitality and student housing.

COLLIERS ITALIA

* * *

Colliers Italia (NASDAQ, TSX: CIGI) is a leading professional services and investment management company in the real estate industry. With operations in 62 countries, over 17,000 professionals work to provide clients with specialised investment and real estate advice.

TQ

GLOSSARIO

GLOSSARY

BANQUETING

Service for the preparation of events, whether private or business, including menu and set-up. From gala dinners and business lunches to banquets for parties and celebrations.

BUFFET

It consists of various serving plates from which guests can choose for themselves. A hotel can offer a breakfast or dinner buffet, for example.

CONCIERGE

Since the Middle Ages, this term of French origin has referred to the person who received guests in palaces and castles. Today it is used for the ambassador of a hotel, who's in charge of customer reception with empathy, efficiency and kindness, but also of fulfilling the most diverse requests, from booking services to suggestions on local attractions.

CONGRESS CENTRE

The hotel area dedicated to business meetings, conventions, training sessions.

HOTEL MANAGER

The manager of the hotel and staff. Their role is fundamental in giving the hotel its character and distinctive elements.

KING SIZE BED

The largest double bed, usually found in suites and more luxurious rooms.

LOBBY

Area shared by all guests as a common meeting place, located on the ground floor near the reception.

LOUNGE

A space intended for guest leisure and relaxation, furnished with sofas, armchairs, tables and a bathroom.

LOUNGE BAR

It is characterised by an informal and relaxed atmosphere. Ideal for drinks and quick meals.

MAÎTRE

The person responsible for waiter services in catering areas.

MEETING ROOM

Part of the Congress Centre, which generally includes several meeting rooms. It is the space dedicated to meetings and business events.

PLENARY HALL

The main hall of the Congress Centre, with the largest capacity and the equipment for major meetings. It requires a careful planning of entrances and exits, darkening and soundproofing.

QUEEN SIZE BED

Particularly comfortable double bed, larger than the usual double bed.

RECEPTION

The place where incoming guests and visitors are greeted at the hotel. It is a hotel's business card, essential for giving a positive first impression.

SUITE

A luxury flat consisting of two or more rooms, plus a sleeping area. It may also include a bar area and a dining area.

VERANDA

A shared space that can be used for bar, dining and relaxation.

Owner
FONDAZIONE ENPAM
ANTIRION GLOBAL FUND, HOTEL SUB-FUND

Tenant
FATTORE ITALIA SRL

Developer
COLLIERS GLOBAL INVESTORS ITALY SGR

Advisor and Project Management
COLLIERS ITALIA

Integrated design and work supervision
GENERAL PLANNING SRL

**Concept refurbishment hotel design,
Interior Design & Space Planning, Art Direction**
STUDIO BOZZINI - ARCHITECT ELENA BOZZINI

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