

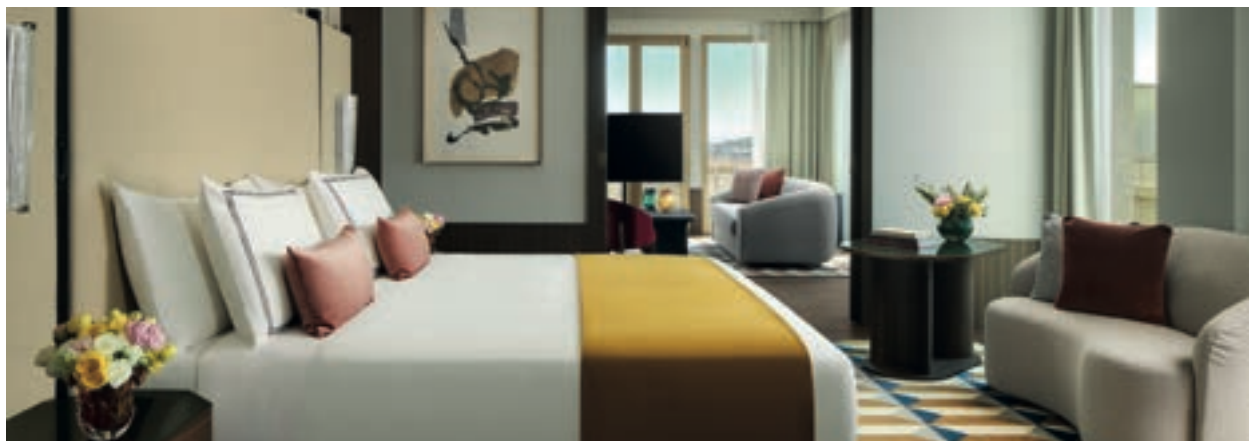


A NEW CONCEPT OF
TIMELESS ELEGANCE
IN THE HEART
OF MILAN



TIVOLI
PRESIDENT
MILANO HOTEL

tivolihotels.com



W E L C O M E T O T I V O L I P R E S I D E N T M I L A N O

Fully refurbished in 2026, Tivoli President Milano redefines urban luxury in Italy's fashion capital, offering an elevated hospitality experience where timeless elegance meets contemporary design. Ideally located in the vibrant heart of Milan, the hotel sits just a 10-minute walk from the Duomo, Galleria Vittorio Emanuele II and Teatro alla Scala. Nestled between Via Montenapoleone and the prestigious Quadrilatero della Moda, and overlooking Via Durini—Milan's iconic design district—it places guests at the crossroads of fashion, culture and creativity.

The property is a reimagined 1960s landmark and a distinctive example of Milanese Brutalist architecture, originally designed by renowned architects Figini and Pollini. Today, the building has been entirely transformed under the direction of acclaimed interior designer Rodrigo Izquierdo, who has infused the spaces with a refined contemporary vision. Clean lines, curated details, soft tones and premium materials reflect Milan's signature blend of heritage and innovation.

The hotel features 239 rooms, including 60 luminous suites and junior suites, many with private balconies overlooking the dynamic cityscape. Spacious layouts and elegant interiors create a distinctive sense of place, combining comfort and style. Select accommodations (including the Duomo Suites and the Presidential Suite) offer breathtaking views of the Duomo. The Presidential Suite extends across 150 sqm and includes a private rooftop terrace, providing an exceptional setting for exclusive events and special occasions. Overlooking Largo Augusto, guests can wake up to views of the historic Colonna del Verziere, a landmark that recalls the square's origins as Milan's historic fruit and vegetable market.

The culinary offering reflects the richness of Italian lifestyle and international flair. Guests can start the day with an elegant international breakfast featuring Italian espresso, specialty coffees, fine teas and a wide selection of sweet and savory options, served in a refined setting that also lends itself to private events. Dining experiences will soon be elevated with the opening of a new signature restaurant by celebrated chef Natale Giunta, offering views over the Duomo. A prominent name in Italian gastronomy and television personality, Giunta brings his acclaimed concept CitySea—reimagined as City Milano—to the city. Inspired by Sicilian tradition, the menu will feature premium meats, the finest seafood and sophisticated sushi creations, complemented by an extensive wine list and curated beverages.

In the meantime, the Lobby Bar & Bistrot offers a relaxed yet sophisticated atmosphere with international cuisine, Italian-inspired dishes and all-day dining options. The bar presents a refined selection of Italian coffee, signature cocktails, prestigious wines and light bites, ideal for both informal meetings and after-work moments.

Wellbeing is at the core of the Tivoli experience. Guests can stay active in the fully equipped Technogym fitness center, already open, or unwind at the Tivoli Wellness Club (opening soon). This exclusive sanctuary will feature a dedicated longevity and recovery area with advanced treatments including Zerobody dry flotation and cryotherapy by Starpool, as well as molecular hydrogen therapy. The experience will be complemented by a wet area and a treatment room designed for deep relaxation and regeneration. Surrounded by the creative energy of Milan, the hotel offers direct access to the nearby Durini Design District, home to leading showrooms, galleries and cultural landmarks. A serene refuge in the heart of the city, Tivoli President Milano celebrates the finest Italian lifestyle through sophisticated gastronomy, curated experiences and signature hospitality.



LOCATION

Situated at Largo Augusto, close to Via Montenapoleone and Via della Spiga, the hotel is less than a 10-minute walk from San Babila (lines M1 – M4) and Duomo (Lines M1 – M3) metro stations, and just steps from the city's iconic landmarks such as the Duomo, Galleria Vittorio Emanuele II, and La Scala Theatre.

Milano Centrale railway station is 3 km away and easily reached by metro in under 15 minutes. Milano Linate Airport is only 7 km away (15 minutes by car or direct M4 Metro), while Malpensa and Bergamo airports are reachable in under an hour.

This prestigious location offers unparalleled access to Milan's finest boutiques, restaurants, and cultural attractions.

GPS: 45.46306850000001°N 9.197936700000014°E

ACCOMMODATION

239 rooms and suites, including:

- Deluxe Room
- Premium Room
- Premium Room with View
- Premium Room XL
- Premium Terrace Room
- Junior Suite with View
- Junior Suite Executive
- Corner Suite
- Suite
- Suite with View
- Family Suite
- Duomo Suite
- Presidential Suite

ACCOMMODATION

DELUXE ROOM

Thoughtfully designed, this is your ideal urban retreat. The perfect balance between comfort and functionality is achieved through thoughtful amenities and refined touches.



PREMIUM ROOM

In this refined room, contemporary elegance and thoughtful design blend to create a sophisticated environment for a relaxing and memorable stay.



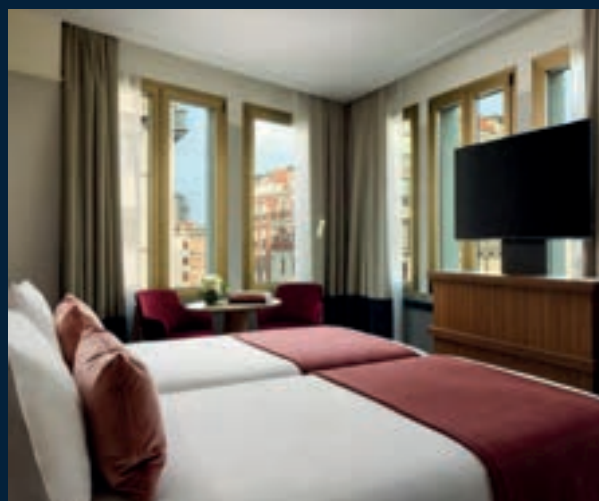
PREMIUM WITH VIEW

Enjoy a scenic stay in an elegant room that lets you experience the city while indulging in peaceful, refined comfort.



PREMIUM XL ROOM

Your comfort expands in this spacious room where sophistication meets purposeful design. Every detail and amenity is selected for your comfort, allowing you to experience the finest Milanese living.



PREMIUM TERRACE ROOM

This privileged room allows you to take in the city and invites you to embrace the beauty of slow-living with an Italian al fresco cocktail on your private terrace.



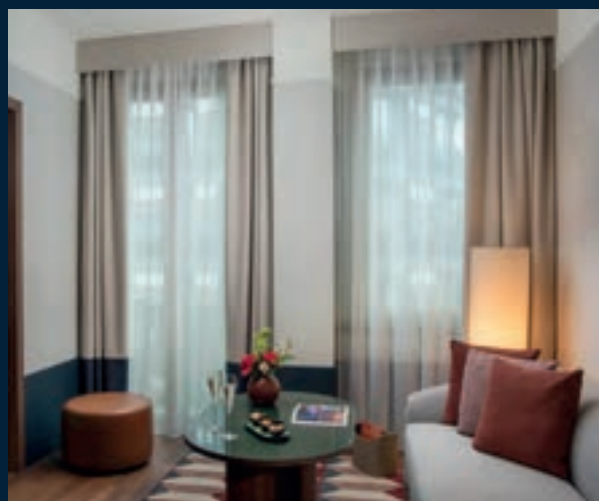
JUNIOR SUITE VIEW

Stay in the moment and take in the city's skyline from the comfort of this spacious suite. With a combined area for rest and relaxation, and thoughtful furnishings, this room was designed for you to unwind in quiet luxury.



JUNIOR SUITE EXECUTIVE

Discover a suite that offers a sanctuary of style and comfort. With distinct areas for rest and relaxation, this space is meticulously designed with premium furnishings and refined amenities, providing you with a truly elevated experience of Milan.



CORNER SUITE

The Corner Suite offers refined elegance with panoramic views and a serene, soundproofed layout. Premium finishes like green marble, wood accents, and pale stone evoke warmth and quiet sophistication.



SUITE

Time and space expand within this exceptional residential-style sanctuary. Experience Milan like never before with a timeless suite that features contemporary Italian design and separate living and sleeping areas.



SUITE WITH VIEW

A sophisticated refuge designed for effortless living, where carefully curated interiors provide an elegant retreat. Here, large windows frame glimpses of Milan's architectural beauty, offering you a private space to feel at home in the heart of the city.



FAMILY SUITE

A contemporary retreat designed for families and groups, where two interconnecting bedrooms offer both privacy and connection. The suite's elegant layout blends refined materials and warm textures to create a space that feels both intimate and expansive.



DUOMO SUITE

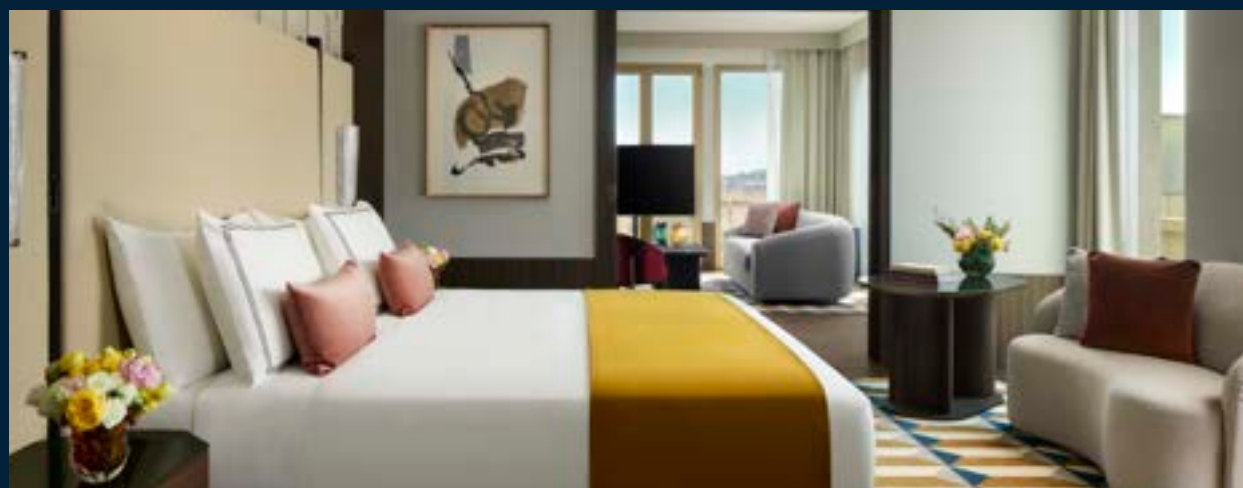
Wake each morning to one of the most inspiring views in the world. This magnificent suite is a sanctuary designed for pure tranquillity and comfort, offering an intimate and unparalleled perspective of Milan's historic cathedral.



PRESIDENTIAL SUITE

The 150 sqm Presidential Suite is the perfect setting for a stay dedicated to relaxation and wellbeing, while also serving as an exceptional venue for private events and exclusive celebrations. Located on the 8th floor, it enjoys a privileged position with breathtaking views over the entire city, enhanced by a stunning terrace offering amazing views of the Duomo. Thoughtfully designed to combine elegance and comfort, the suite features spacious, well-defined areas, including a refined living space and a fully equipped cooking area: ideal for both intimate moments and stylish gatherings. Guests can also enjoy a private gym with a panoramic view and an infrared sauna, along with three elegant bathrooms that ensure maximum comfort and privacy.

Completing this extraordinary experience is a private connection to the hotel's rooftop (opening soon), making the Presidential Suite a true urban retreat in the heart of Milan, where style, exclusivity, and the city's grandeur come together seamlessly.



ROOM TYPES SUMMARY

ROOM TYPE	BED TYPE	AREA	MAXIMUM ROOM OCCUPANCY
Deluxe Room	King, Queen or Twin beds	19 m²	2 adults
Premium Room	King, Queen or Twin beds	22 m²	2 adults
Premium View Room	King, Queen or Twin beds	22 m²	2 adults
Premium XL Room	King, Queen or Twin beds	32 m²	2 adults
Premium Terrace Room	King, Queen or Twin beds	25 m²	2 adults
Junior Suite View	King or Twin beds	35 m²	2 adults (3 total incl. children)
Junior Suite Executive	King beds	36 m²	2 adults (3 total incl. children)
Corner Suite	King or Twin beds	41 m²	2 adults (3 total incl. child)
Suite	King or Twin beds	40 m²	2 adults (3 total incl. child)
Suite View	King or Twin beds	47 m²	2 adults (3 total incl. child)
Family Suite	King or Twin beds	59 m²	4 adults (5 total incl. children)
Duomo Suite	King or Twin beds	69 m²	2 adults (3 total incl. child)
Presidential Suite	King bed	145 m²	2 adults (3 total incl. child)

HOTEL FACILITIES

- Indoor parking (off-site)
- Accessible parking
- Non-smoking hotel
- Laundry service
- Express laundry service
- Dry cleaning service
- On-demand ironing service
- Room service 24 hours
- Wake-up service
- Reception team 24 hours
- Concierge services
- Guest Relations services
- Baggage hold
- Bell staff
- Business Centre / Work area
- Meeting rooms and conference facilities
- Event planning staff
- Banquet and celebration services
- Café-Bar
- Breakfast buffet
- Catering services
- Delivery service from local restaurants
- Restaurant City Milan by Natale Giunta (opening soon)
- Lobby Bar & Bistrot
- Free WiFi throughout the hotel
- High-speed WiFi available
- Rooftop (opening soon)
- Accessible rooms and facilities
- Wheelchair access
- Air conditioning
- Safe deposit box
- Ironing room
- Multilingual staff
- Towels and water provided
- Complimentary national/international press



LEISURE FACILITIES

- Technogym Fitness Center
- Tivoli Wellness Club (opening soon)
- Technogym fitness center with treadmills, bikes, weights, balance balls
- Towels and water provided
- Concierge for cultural and leisure experiences
- Babysitting service (on request)
- Guest Relations – personalized leisure planning
- Multilingual staff for local recommendations
- Pet-friendly services (on request)
- Private terrace with Duomo view (in select suites)

SURROUNDING ATTRACTIONS

- Duomo Cathedral – 10 min walk
- Durini Design District – 1 min by walk
- Teatro alla Scala – 10 min walk
- Galleria Vittorio Emanuele II – 5 min walk
- Brera Art District – 15 min walk
- San Babila metro station – 2 min walk
- Shopping district (Via Montenapoleone) – 5 min walk
- Lake Como day trips – concierge available
- Fashion tours and personal shopper (on request)

RESTAURANTS & BARS

TIVOLI MORNING ROOM

Guests can enjoy a refined and abundant selection designed to suit every taste and preference, featuring a variety of freshly pressed juices, artisanal pastries, cheeses, cold cuts, seasonal fruit, yoghurt and à la minute hot dishes. The experience is complemented by an extensive beverage offering, including different varieties of Italian coffee, specialty brews and a curated selection of fine teas.

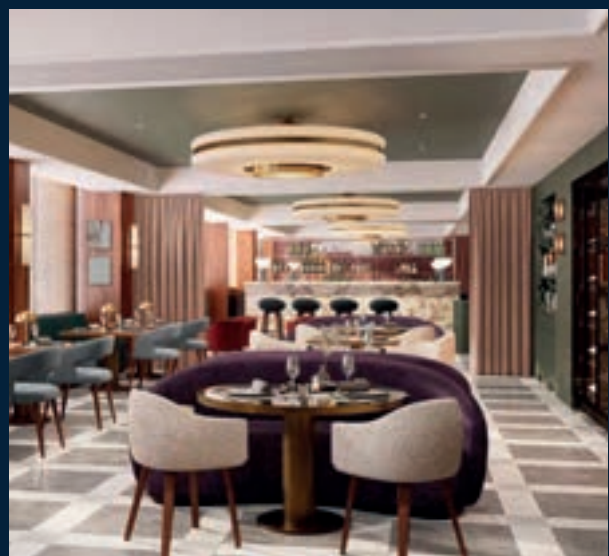
A dedicated sweet and savoury section ensures a balanced and indulgent start to the day, while a superfood corner offers nutritious and wholesome options for health-conscious guests.

Adding a distinctive local touch, the Milanese corner showcases traditional specialties available year-round, allowing guests to discover authentic flavours of the city. The experience is further enriched by a seasonal corner, regularly updated to reflect the freshest ingredients and changing culinary inspirations. The elegant breakfast room also provides a versatile setting, ideal for hosting private events. Early bird breakfast is available upon request, with options tailored to dietary requirements and cultural preferences.



CITY MILANO RESTAURANT BY NATALE GIUNTA (opening soon)

Dining at Tivoli President Milano will soon be elevated with the opening of a new signature restaurant overlooking the Duomo. Helmed by celebrated chef Natale Giunta—renowned figure in the Italian gastronomic scene and well-known television personality—the concept brings his acclaimed CitySea vision to Milan, reimagined as City Milano. Inspired by Sicilian culinary traditions and interpreted through a contemporary, refined lens, the restaurant will offer a sophisticated menu featuring premium meats, the finest seafood and elegant sushi creations. The experience will be complemented by an exceptional selection of fine wines and curated beverages, creating a vibrant and upscale dining destination set against one of Milan's most iconic backdrops.



HOTEL LOBBY BAR AND DEHORS

Unwind in the elegant Lobby Bar, where relaxation meets refined taste. Enjoy a curated selection of wines and cocktails, accompanied by delicious finger food and light lunch options — perfect for a stylish aperitif or a casual bite throughout the day. The bar also includes an outside area on Largo Augusto pedestrian square.



ROOFTOP (opening soon)

An elegant rooftop space with a maximum capacity of 54 guests, directly connected to the Presidential Suite, will be available soon. Ideal for private celebrations, corporate events, DJ sets, and live music. Available as a standalone venue or combined with the suite for a truly exclusive experience.



TIVOLI WELLNESS CLUB

Opening soon, this exclusive wellness sanctuary is designed as a refined urban retreat dedicated to relaxation, regeneration and longevity. The space will feature a fully integrated approach to wellbeing, with a strong focus on recovery and advanced treatments.

Guests will enjoy a dedicated longevity area equipped with state-of-the-art technologies, including Zerobody dry flotation and cryotherapy systems by Starpool, alongside innovative molecular hydrogen therapy. The experience is further enhanced by a tranquil wet area and a private treatment room, creating an immersive environment where body and mind can fully unwind—an elegant complement to Milan's vibrant energy.



TIVOLI KIDS

At Tivoli President Milano, children are welcomed with care and attention.

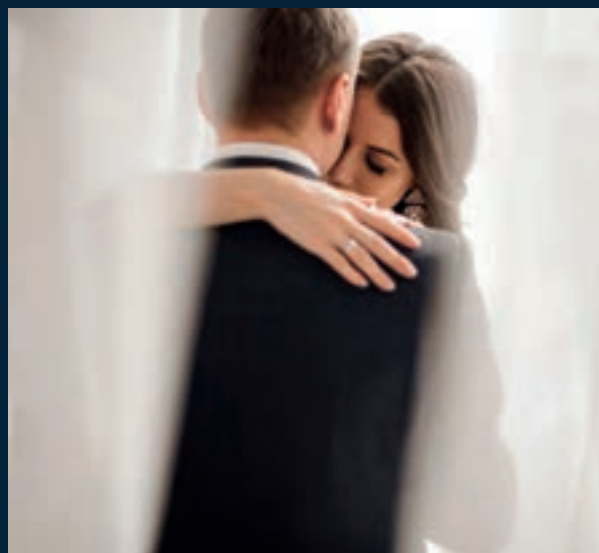
Our Guest Relations team is available to assist families with tailored recommendations and experiences, including cultural activities, and personalized services to ensure a memorable stay for all ages.



TIVOLI WEDDINGS

Tivoli President Milano does not feature a traditional wedding venue, it offers refined spaces ideal for intimate receptions and stylish gatherings.

From the elegant restaurant to beautifully arranged private rooms and a rooftop (opening soon) with panoramic views of the city, each setting provides a sophisticated backdrop for unforgettable moments. Whether it's a romantic dinner, a cocktail celebration, or a private toast overlooking the Duomo, our team is here to help you create a bespoke experience tailored to your vision.



TIVOLI SHAPE

Breathe deeply, workout, renew yourself. Our fitness center is designed to support your wellness routine even while traveling.

Equipped with modern training machines including treadmills, stationary bikes, weight machines, and free-standing weights, the space offers everything you need for a complete workout. Balance balls, towels, and water are also provided to ensure comfort and convenience.

Open daily from 6:00 AM to midnight, the gym is ideal for both fitness enthusiasts and those looking to stay active during their stay.



MEETINGS & EVENTS

Host successful meetings and events in our versatile spaces equipped with the latest audiovisual technology. Perfect for corporate functions and private celebrations, with personalized service and event planning support. We have 2 meeting rooms (Monforte and Sforza) which can be connected 40 sqm + 40 sqm.

The property also includes six exclusive Duomo Suites, perfectly suited for intimate meetings, private events and high-end gatherings, enhanced by stunning views of the city's most iconic landmark. For truly exceptional occasions, the 150 sqm Presidential Suite, combined with a rooftop terrace (opening soon), is offered as a unique and prestigious venue—ideal for celebrations, exclusive parties and bespoke events.

Additional spaces such as the restaurant and the breakfast room further enrich the event portfolio, providing elegant and versatile settings for a wide range of experiences in the heart of Milan.



SUPPORT INFRASTRUCTURES

- 2 meeting rooms with natural light (Presidential Suite and 6 Duomo Suites suitable for events and meetings)
- High-speed WiFi and modern AV equipment
- Coffee break and catering options
- Rooftop available soon for events

MEETING ROOMS PLAN

NAME	SIZE	AREA	BANQUET	COCK- TAIL	SCHOOL	THEATRE	U SHAPE	CABARET	NATURAL DAYLIGHT
Meeting Room Monforte	7.10 x 5.70 x 2.5 m	40 m²	24	25	15	25	14	18	Yes
Meeting Room Sforza	7.10 x 5.70 x 2.5 m	40 m²	24	25	15	25	14	18	Yes
Room Monforte +Sforza	14.10 x 5.70 x 2.5 m	80 m²	48	80	36	70	36	48	Yes
Duomo Suites *6 available	8.50 x 2.70 x 3.0 m	23 m²	12	20	8	15	12	–	Yes
Breakout Suite 130	5.60 x 3.70 x 3 m	20 m²	–	–	–	–	12	–	Yes



TIVOLI
PRESIDENT
MILANO HOTEL

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