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Residenza San Celso: Redefining Elderly Care Through Urban Regeneration in Milan

Residenza San Celso represents a landmark urban regeneration project in Milan, delivering a state-of-the-art nursing home within a densely built-up residential area near the iconic San Siro stadium. The development replaced an old school and transformed the site into a next-generation facility for elderly care, while also redeveloping the surrounding street, green areas, and infrastructure.

The project was developed and realised by Health Invest, a company with more than 25

years of experience in consultancy, research, development, design, and delivery of nursing homes, rehabilitation clinics, and senior housing. Its multidisciplinary team manages the full project lifecycle, from permits and financing to construction and operations. Beyond new developments, Health Invest also supports the modernisation and reorganisation of existing facilities, working with banks, leasing companies, and investment funds. With Residenza San Celso, Health Invest has demonstrated its ability to combine architectural

quality, innovative technology, and sustainability into a facility that sets new standards in elderly care.

FACILITIES AND ACCOMMODATION

Residenza San Celso provides 120 beds for non-self-sufficient elderly residents. These are divided into six self-contained units of 20 beds each, accommodated in 96 single rooms and 12 double rooms, all with en-suite bathrooms. The focus on privacy and comfort—favouring single rooms and



suites—contrasts with many traditional facilities that rely on shared rooms, establishing a new benchmark for hospitality-standard senior care.

DESIGN AND RESIDENT EXPERIENCE

Every aspect of the project was conceived to create a safe, stimulating, and homelike environment. Residents arrive through a pergola-covered garden and outdoor lounge area, leading to a bright reception hall with a spacious lounge and bar corner. The building's communal spaces include winter gardens, a glass-enclosed restaurant with an internal kitchen, and areas for rehabilitation, therapy, and social activities.

Amenities include a multipurpose events lounge, a modern rehabilitation gym with terrace, medical and therapy rooms, a central infirmary, a chapel, and a hairdresser/podiatrist salon. Each residential floor integrates hotel-style furnishings with discreet medical functionality, alongside lounges, dining rooms, gyms, tea lounges, and private meeting areas. The top floor houses the "Elite" unit, featuring superior, junior, and senior suites with refined layouts, large terraces, and exceptional levels of comfort.

Below ground, parking is provided for visitors and staff, with technical and support facilities such as laundry, storage, and staff rooms.

INNOVATION AND SUSTAINABILITY

Health Invest integrated advanced architectural and technological solutions to ensure operational efficiency and long-term resilience. Building automation allows remote monitoring and control of heating, cooling, lighting, and blinds.

The project achieved Italy's top energy class rating (A4) and LEED Gold certification. Around 65% of energy demand is met through renewable sources including photovoltaic panels, district heating, and a water-source heat pump. High-performance insulation, radiant panel climate control, and LED lighting further enhance energy efficiency and reduce environmental impact.

OUTCOMES AND IMPACT

Within a constrained urban context, Residenza San Celso has successfully delivered a modern, functional, and welcoming care environment

that prioritises residents' well-being, privacy, and dignity. The project has been positively received by residents, families, and regulatory authorities, and is regarded as a reference model for elderly care facilities in metropolitan settings.

