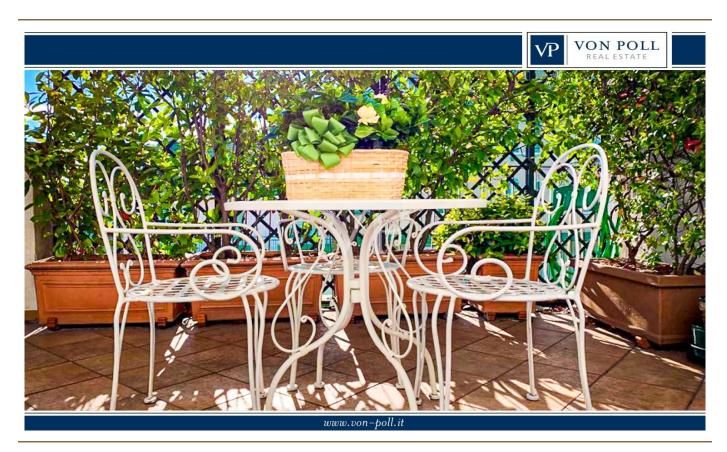


Exclusive Two Bedroom Apartment with Private Terrace

Milano

Property ID: IT252941963



PURCHASE PRICE: 488.000 EUR • ROOMS: 2



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At a glance

Property ID	IT252941963
Floor	6
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	1970

Purchase Price	488.000 EUR
Commission	Subject to commission
Total Space	ca. 60 m ²



Energy Data

Type of heatingUnderfloor heatingEnergy SourceLight natural gas

Energy Certificate	Energy demand certificate
Final Energy Demand	89.40 kWh/m²a
Energy efficiency class	D





The property

Property ID: IT252941963 - 20137 Milano



































The property





The property

VON POLL

VP







VP

VON POLL



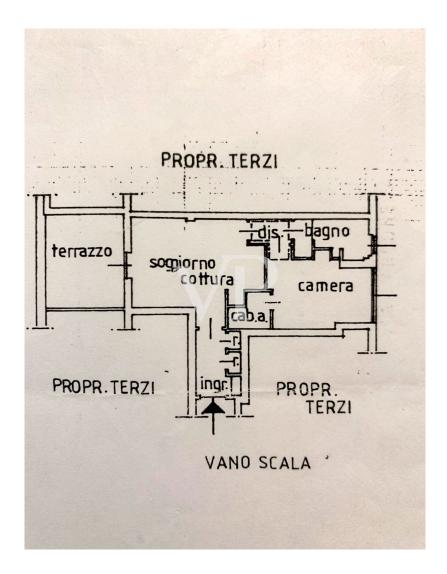








Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.



A first impression

In a quiet residential street with a reserved and cared-for atmosphere, we offer for sale an elegant two-bedroom apartment located on the sixth floor of an elegant building with an elevator. The apartment, characterized by a double east/west exposure, stands out for the natural brightness that caresses every room throughout the day. The living area, with a custom kitchen and well-proportioned living area, opens onto a private terrace: a rare and precious presence in this part of the city, ideal for moments of relaxation en plein air. Completing the property: a quiet and comfortable bedroom, a windowed bathroom, an attic of pertinence. Careful finishes and the presence of central underfloor heating provide modern and discreet living comfort. The area is perfectly connected to the rest of the city thanks to: surface transportation, railway link (Porta Vittoria stop), new M4 subway (Argonne and Forlanini). In the immediate vicinity are supermarkets, neighborhood boutiques, sports centers and educational institutions. An ideal solution for those seeking an elegant, functional space enhanced by a terrace - a rarity that adds value and uniqueness to this real estate proposal. Contact us for more information or to book a confidential viewing.



Details of amenities

Two-room apartment on the sixth floor with elevator

- Dual east/west exposure, providing natural light throughout the day
- Private terrace, a rarity in the area
- Custom-built kitchen with large living room
- Master bedroom
- Windowed bathroom
- Pertinent loft
- Custom-made furniture
- Central underfloor heating
- High-performance windows and doors for thermal and acoustic insulation
- Air conditioning system
- Heating included in the condominium expenses
- High-quality parquet floors
- Elegant and well-maintained context
- Strategic location, well served by public transport (rail link and M4 subway)



All about the location

The apartment is located on Via Azzo Carbonera, one of the most sought-after and popular areas of Milan, in a quiet and refined residential context, but at the same time well connected to all the main attractions of the city. The proximity to the center allows you to enjoy the serenity of a residential area without sacrificing the convenience of easily reaching the most dynamic and lively areas of Milan. Public transportation and connections: Passante Ferroviario, with the Porta Vittoria stop just a short walk away, provides quick access to other central and peripheral areas of the city, making travel fast and efficient. The M4 metro line, with Argonne and Forlanini stops, is a short distance away, offering convenient access to the city's most important areas and major points of interest. Surface transportation such as buses and streetcars complete the public transportation offerings, providing additional ease of access to surrounding areas. Services and amenities: Supermarkets, stores of all kinds, a gymnasium, and schools are located in the immediate vicinity, making this area particularly convenient for everyday life. The presence of boutiques, cafes, and restaurants makes it possible to enjoy a wide variety of choices for leisure and relaxation. The location, well served and central, is ideal for those who wish to live just minutes from Milan's green areas, such as the Indro Montanelli Public Gardens and Forlanini Park, thus offering a perfect combination of urban living and open spaces for personal well-being. A perfect balance of tranquility, accessibility and convenience that makes this residence an exclusive opportunity for those who wish to live in the heart of Milan, without sacrificing quality of life.



Contact partner

For further information, please contact your contact person:

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