

Milano – Missori

## Exclusive loft of design, silence and elegance near the Duomo

Property ID: IT252942112



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 1.749.000 EUR • LIVING SPACE: ca. 180 m<sup>2</sup> • ROOMS: 5

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT252942112 |
| Living Space         | ca. 180 m²  |
| Available from       | 27.05.2025  |
| Rooms                | 5           |
| Bedrooms             | 3           |
| Bathrooms            | 4           |
| Year of construction | 1950        |
| Type of parking      | 1 x Other   |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 1.749.000 EUR         |
| Commission     | Subject to commission |
| Total Space    | ca. 200 m²            |

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## Energy Data

|                                |                 |
|--------------------------------|-----------------|
| Type of heating                | Central heating |
| Energy certificate valid until | 31.05.2030      |

|                                                      |                           |
|------------------------------------------------------|---------------------------|
| Energy Certificate                                   | Energy demand certificate |
| Final Energy Demand                                  | 127.69 kWh/m²a            |
| Energy efficiency class                              | D                         |
| Year of construction according to energy certificate | 1950                      |

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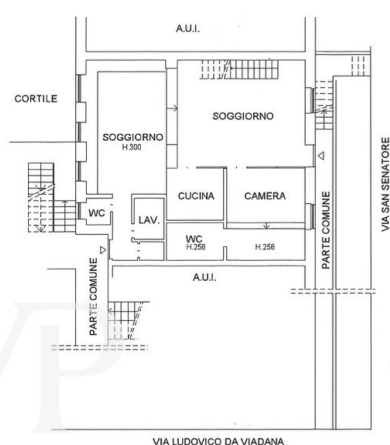
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## Floor plans

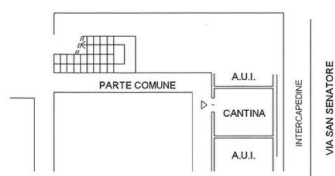
Scala 1:200



PIANTA PIANO TERRA  
H. 314



PIANTA PIANO PRIMO INTERRATO  
H. 270



PIANTA PIANO SECONDO INTERRATO  
H. 225



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.

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## A first impression

A stone's throw from Piazza Missori, on Via San Senatore is the independent access with a small outdoor green space to this original living solution. In a 1950s building, the loft is on 2 levels. On the ground floor we find the large living area with dining area and living room illuminated by three large windows and furnished with light oak furniture and with custom-made sofas suspended on Egyptian marble elevation. Two opaline glass walls separate this area from the kitchen also furnished with light oak and Egyptian marble furniture and a bedroom with private bathroom with double shower. All floors on the ground floor are sand-colored Egyptian marble slabs.. Near the second entrance is a guest bathroom lined with gold Bisazza marble and a utility room with attached laundry room. A freestanding glass staircase with oak steps leads to the upper floor where there are two master rooms with respective bathrooms, one with a bathtub and the other with a shower. The floors are all solid oak parquet floors made in a herringbone pattern with dual-color frames. The loft is characterized by a fine and elegant attention to detail and the presence of advanced technological and home automation systems.

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## Details of amenities

Alarm system  
Video surveillance system  
Wired network system  
Rotating parking space in the courtyard  
Central heating system  
Split air conditioning  
All-day concierge service  
Pay garage presence within walking distance

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## All about the location

Via Ludovico Da Viadana is located in one of the most central and prestigious areas of Milan, a short walk from the Duomo. The area is well served by public transportation (MM3 Missori, streetcars and buses), as well as offering schools, universities, supermarkets, pharmacies and the Policlinico Hospital in the immediate vicinity. Elegant, quiet and perfectly integrated context in the urban fabric of the historic center.

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## Contact partner

For further information, please contact your contact person:

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