

Brugherio – Lombardie

NUDA PROPERTY - three-room apartment partially renovated

Property ID: IT252941766



www.von-poll.it

PURCHASE PRICE: 168.000 EUR • ROOMS: 3

Property ID: IT252941766 - 20861 Brugherio – Lombardiei

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT252941766 - 20861 Brugherio – Lombardiei

At a glance

Property ID	IT252941766
Floor	2
Rooms	3
Bedrooms	2
Bathrooms	2
Year of construction	1970

Purchase Price	168.000 EUR
Commission	Subject to commission
Total Space	ca. 100 m²
Equipment	Terrace, Balcony

Property ID: IT252941766 - 20861 Brugherio – Lombardiei

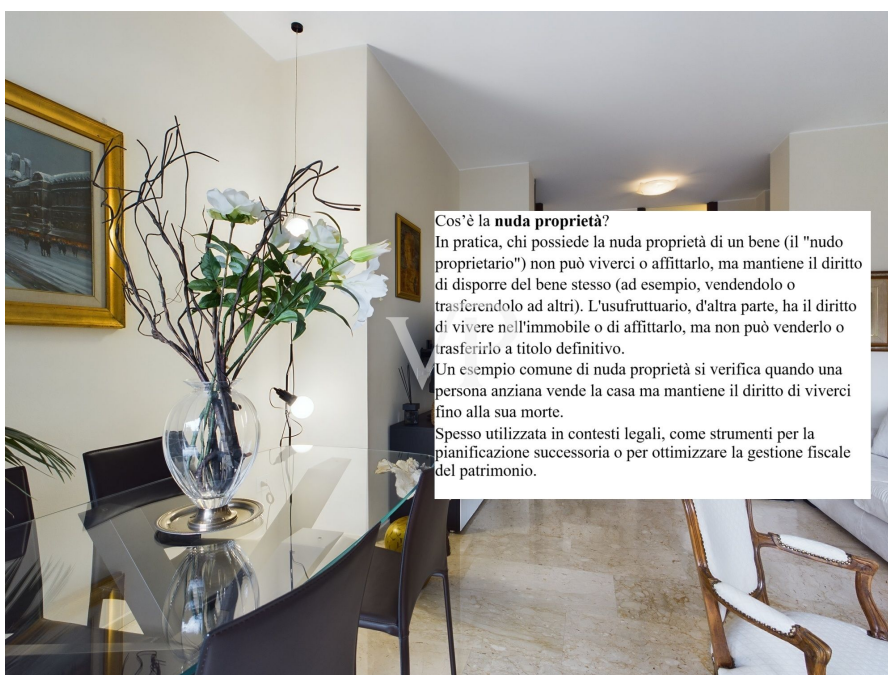
Energy Data

Type of heating	Underfloor heating
Energy certificate valid until	24.02.2034
Power Source	Block

Energy Certificate	Energy demand certificate
Final Energy Demand	203.15 kWh/m²a
Energy efficiency class	E

Property ID: IT252941766 - 20861 Brugherio – Lombardie

The property



Cos'è la nuda proprietà?

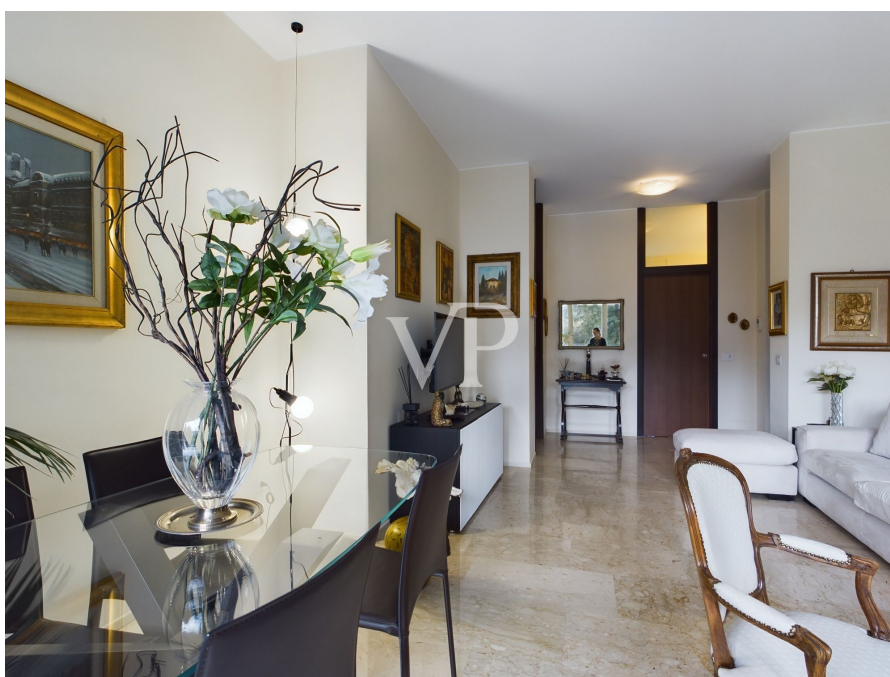
In pratica, chi possiede la nuda proprietà di un bene (il "nudo proprietario") non può viverci o affittarlo, ma mantiene il diritto di disporre del bene stesso (ad esempio, vendendolo o trasferendolo ad altri). L'usufruttuario, d'altra parte, ha il diritto di vivere nell'immobile o di affittarlo, ma non può venderlo o trasferirlo a titolo definitivo.

Un esempio comune di nuda proprietà si verifica quando una persona anziana vende la casa ma mantiene il diritto di viverci fino alla sua morte.

Spesso utilizzata in contesti legali, come strumenti per la pianificazione successoria o per ottimizzare la gestione fiscale del patrimonio.

Property ID: IT252941766 - 20861 Brugherio – Lombardie

The property



Property ID: IT252941766 - 20861 Brugherio – Lombardiei

The property



Property ID: IT252941766 - 20861 Brugherio – Lombardiei

The property



Property ID: IT252941766 - 20861 Brugherio – Lombardiei

The property



Property ID: IT252941766 - 20861 Brugherio – Lombardia

The property



Property ID: IT252941766 - 20861 Brugherio – Lombardei

The property



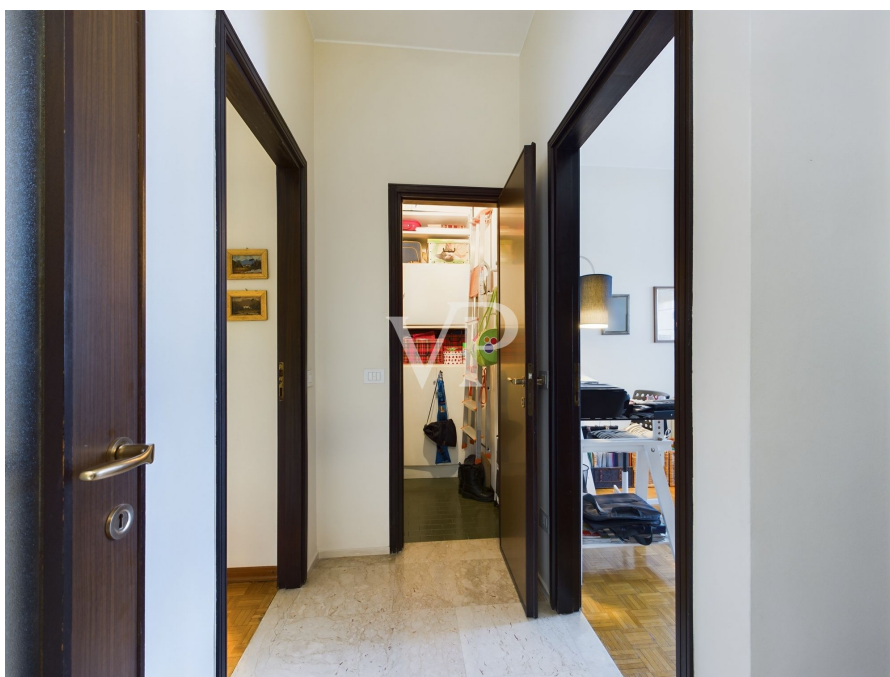
Property ID: IT252941766 - 20861 Brugherio – Lombardiei

The property



Property ID: IT252941766 - 20861 Brugherio – Lombardiei

The property



Property ID: IT252941766 - 20861 Brugherio – Lombardiei

The property



Property ID: IT252941766 - 20861 Brugherio – Lombardiei

The property



Property ID: IT252941766 - 20861 Brugherio – Lombardie

The property



Property ID: IT252941766 - 20861 Brugherio – Lombardiei

The property



Property ID: IT252941766 - 20861 Brugherio – Lombardia

The property



Property ID: IT252941766 - 20861 Brugherio – Lombardia

The property



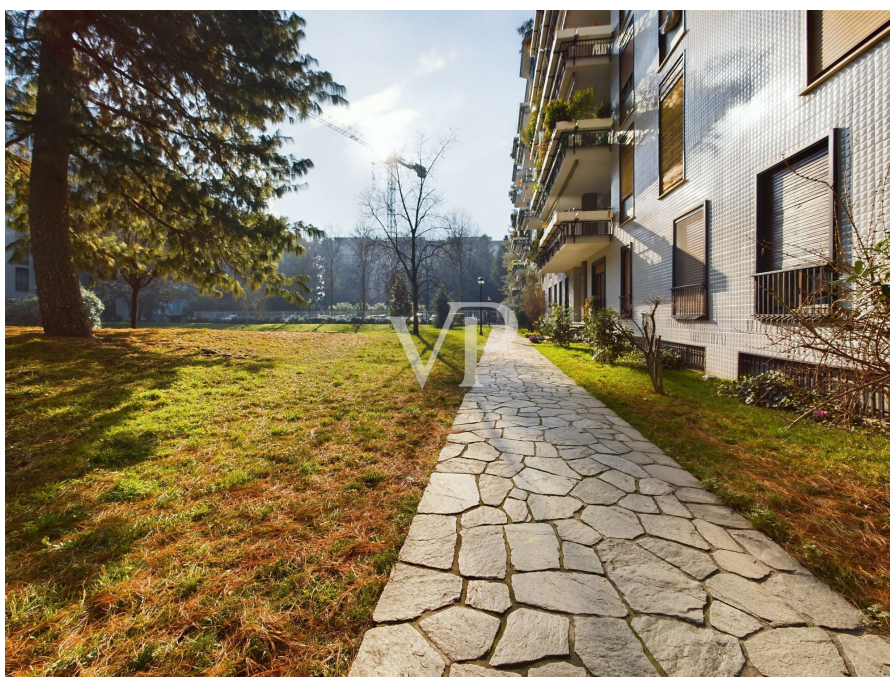
Property ID: IT252941766 - 20861 Brugherio – Lombardei

The property



Property ID: IT252941766 - 20861 Brugherio – Lombardia

The property



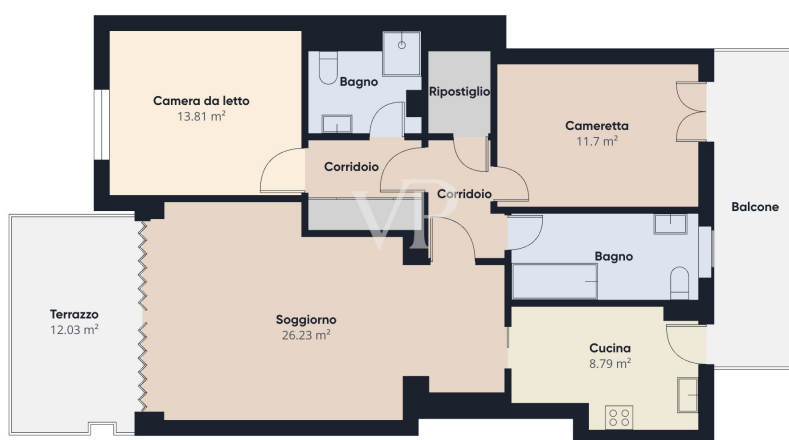
Property ID: IT252941766 - 20861 Brugherio – Lombardia

The property



Property ID: IT252941766 - 20861 Brugherio – Lombardiei

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.

Property ID: IT252941766 - 20861 Brugherio – Lombardiei

A first impression

In the residential complex curated by Edilnord Design Center under the direction of arch. Enrico Hoffer and the collaboration of various architects, there is the Meridiana residence, with all buildings having walls covered with glazed superklinker tiles in exclusive JOO ceramics, where we offer for sale a NUDA PROPERTY with sole usufructuary aged 81. It is a spacious three-room with well-distributed spaces, partially renovated (2017). The property is located on the second floor of seven total, of an elegant residential building of the seventies provided with daily concierge service. The building has also undergone a recent exterior renovation that included a dismantling of the tiles, which date back fifty years, and put back from scratch. The entrance on a large and bright living area, with floors in slabs of Perlato di Sicilia marble and with large French doors, which leads us to the terrace overlooking the inner courtyard. From the eat-in kitchen and the master bedroom there is access to the second large balcony. A hallway leads us instead to the sleeping area that includes two bedrooms covered with a panga-panga parquet wood flooring, the two bathrooms, one of which is windowed and both completely renovated in 2017. To finish we find a large storage room. Condominium expenses amount to €250.00 monthly and include management and maintenance costs, management of green spaces and common parts, centralized hot/cold water with boiler, burner, electric pumps and heat exchanger (located in the condominium's heating plant), plus concierge fees, cleaning and central heating with radiant ceiling panels. The state of preservation of the apartment is good, with modern and functional finishes that make the spaces cozy and elegant. The intercom unit is communicating with the switchboard in the concierge. The property is completed by an appurtenant cellar located on the -1 floor, useful for storing items and equipment, and a concierge service present at the entrance of the condominium. In addition, thanks to its strategic location, the apartment is well connected to the main services and transportation that allow easy access to the city center and surrounding areas. Moreover, the property is only 500 meters from the Cologno Nord green line (about 10 minutes walk). Included in the price complete furnishings! ENTIRE PROPERTY VALUE: € 230,000.00 BARE PROPERTY PRICE: € 168,000.00 3 GOOD REASONS TO CHOOSE IT: 1) EXCELLENT INVESTMENT 2) EXCELLENT CONTEXT 3) LARGE SPACES 3) SERVICED AREA 500 METERS FROM THE METRO GREEN LINE

Property ID: IT252941766 - 20861 Brugherio – Lombardiei

Details of amenities

- Terrace
- Electric awning on the terrace
- Air conditioning hot/cold in the rooms
- Elevator
- Underfloor heating
- All-day concierge service

Property ID: IT252941766 - 20861 Brugherio – Lombardiei

All about the location

The property is connected to the main services and means of transportation that allow easy access to the city center and surrounding areas, for example, just 500 meters away, we find the green line of the M2 subway (Cologno Nord Station).

Property ID: IT252941766 - 20861 Brugherio – Lombardiei

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Corso Italia 1 Milan
E-Mail: milano@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com