

Milano – Corso Genova

## Excellent investment of elegant NUDA PROPERTY with garage within walking distance of the Dockyard

Property ID: IT252941899



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

PURCHASE PRICE: 790.000 EUR • LIVING SPACE: ca. 90 m<sup>2</sup> • ROOMS: 3

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## At a glance

Property ID	IT252941899
Living Space	ca. 90 m²
Floor	3
Rooms	3
Bedrooms	2
Bathrooms	1
Year of construction	1900
Type of parking	1 x Garage, 80000 EUR (Rent)

Purchase Price	790.000 EUR
Commission	Subject to commission
Total Space	ca. 111 m²
Usable Space	ca. 108 m²
Equipment	Balcony

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Light natural gas	Final Energy Demand	107.37 kWh/m²a
Energy certificate valid until	03.10.2033	Energy efficiency class	D



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## The property



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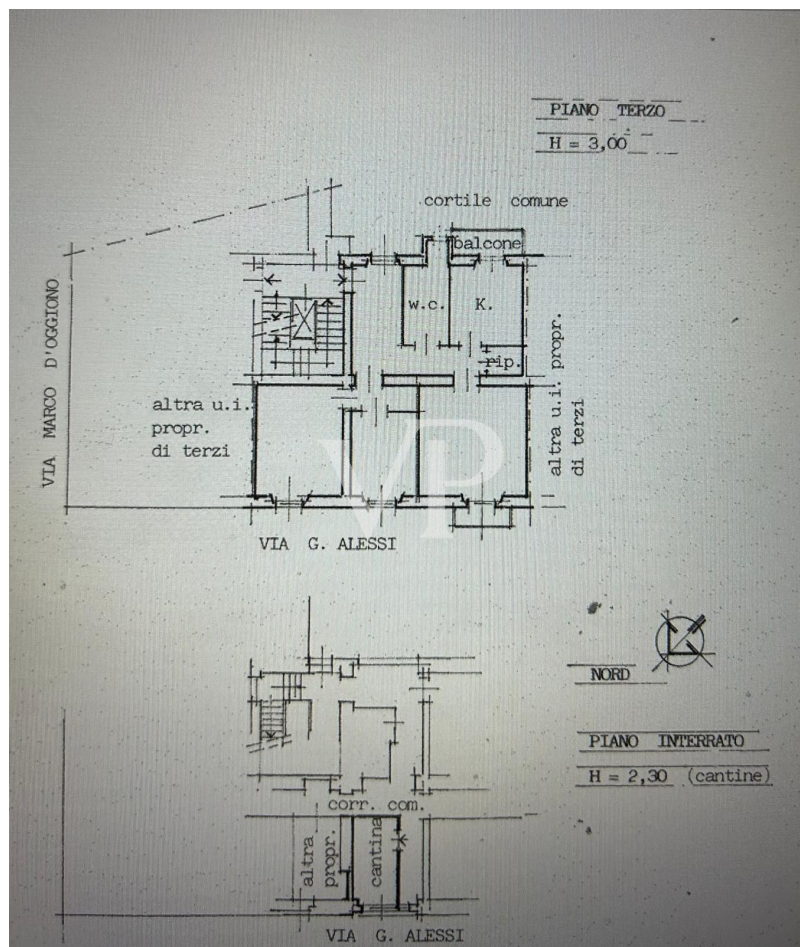
## The property



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## 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.



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## A first impression

In Via Galeazzo Alessi, in the center of Milan, in a strategic location just a step away from the historic Basilica of Sant'Ambrogio, the Columns of San Lorenzo and the Darsena dei Navigli, we offer in exclusive, the BARE OWNERSHIP (with only 92-YEAR-OLD USUFRUCTUARY) of a delightful three-room apartment of 111 square meters on the third floor with elevator and with the only garage present in the entire condominium. The early 1900s Art Nouveau-style building, located in a quiet and safe street, is currently undergoing renovation involving the roof and is in good condition in all common parts, in perfect alignment with the style of the historic center of Milan. The property is equipped with a front desk with concierge service available for half days, ensuring comfort and security for residents. This apartment represents a truly unique INVESTMENT OPPORTUNITY in the heart of Milan, in an exclusive context, with all amenities and services at your fingertips. The property unit located on a high floor, is in good condition and has a double south-north exposure. The southern orientation illuminates the apartment with natural light throughout the day. The exterior facing onto a quiet street and the interior facing onto the condominium courtyard infuse every room with an atmosphere of tranquility, making the apartment a true oasis of peace and well-being. In detail, upon entering, we find an entrance hall on hallway, exploited with a large closet, which leads us to the sleeping area with two bedrooms, of which the master bedroom, of generous size. Continuing, we find the large living room with balcony, again on the right side of the apartment. On the left side we find a functional large windowed bathroom equipped with a bathtub and shower and the convenient eat-in kitchen with the second outdoor outlet open view of the inner courtyard. A practical storage room and a shoe rack complete the interior layout of the property. A pertinent cellar is also owned and, at an additional cost of 80,000 euros, the only garage in the building is available, a very convenient and exclusive pertinence in an area where finding parking is extremely difficult. Both located inside the building and easily accessible.

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## Details of amenities

The apartment is carefully furnished with attention to detail, and all spaces have been optimized, thanks to the presence of custom-made wardrobes in the bedrooms and entrance area. The features of the apartment include double-glazed windows for better insulation and an autonomous heating system, with the boiler replaced in 2018.

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## All about the location

This property, ideal as an investment, is situated in a highly charming residential area. Located on a quiet street at the beginning of Area C, it enjoys a strategic position in the heart of the city. In close proximity are the soon-to-be-opened Parco dell'Anfiteatro Romano, the Darsena dei Navigli, the Columns of San Lorenzo, and the Basilica of Sant'Ambrogio. The area is one of the liveliest in Milan, known for its exclusive boutiques, vibrant food scene, nightlife, and rich cultural and artistic heritage. The location ensures easy access to public transportation, including the metro (M4 De Amicis and M2 Sant'Agostino), as well as several bus and tram lines, providing quick connections to all parts of the city, including Linate Airport. The Università Cattolica del Sacro Cuore is just a 10-minute walk away, while the Bocconi, IULM, and Statale universities are also easily accessible in a short time. Additionally, the area is rich in essential services, shops, and green spaces like the Conca del Naviglio gardens and Parco Solari, offering opportunities for leisure and outdoor relaxation. With immediate access to all the services offered by the vibrant city of Milan, this property offers the perfect balance of exclusivity, tranquility, and practicality, making it an excellent choice for a real estate investment.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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Corso Italia 1 Milan  
E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

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