

Milano – Missori

# PENTHOUSE APARTMENT IN HISTORIC BUILDING WITH EXCLUSIVE TERRACE OF 210 SQM

Property ID: IT252941907



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PURCHASE PRICE: 2.600.000 EUR • LIVING SPACE: ca. 160 m<sup>2</sup> • ROOMS: 5

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT252941907 |
| Living Space         | ca. 160 m²  |
| Floor                | 2           |
| Rooms                | 5           |
| Bedrooms             | 3           |
| Bathrooms            | 3           |
| Year of construction | 1950        |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 2.600.000 EUR         |
| Commission     | Subject to commission |
| Total Space    | ca. 255 m²            |
| Usable Space   | ca. 184 m²            |
| Equipment      | Terrace               |

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## Energy Data

|                 |                    |                         |                           |
|-----------------|--------------------|-------------------------|---------------------------|
| Type of heating | Underfloor heating | Energy Certificate      | Energy demand certificate |
| Energy Source   | Light natural gas  | Final Energy Demand     | 182.86 kWh/m²a            |
|                 |                    | Energy efficiency class | D                         |

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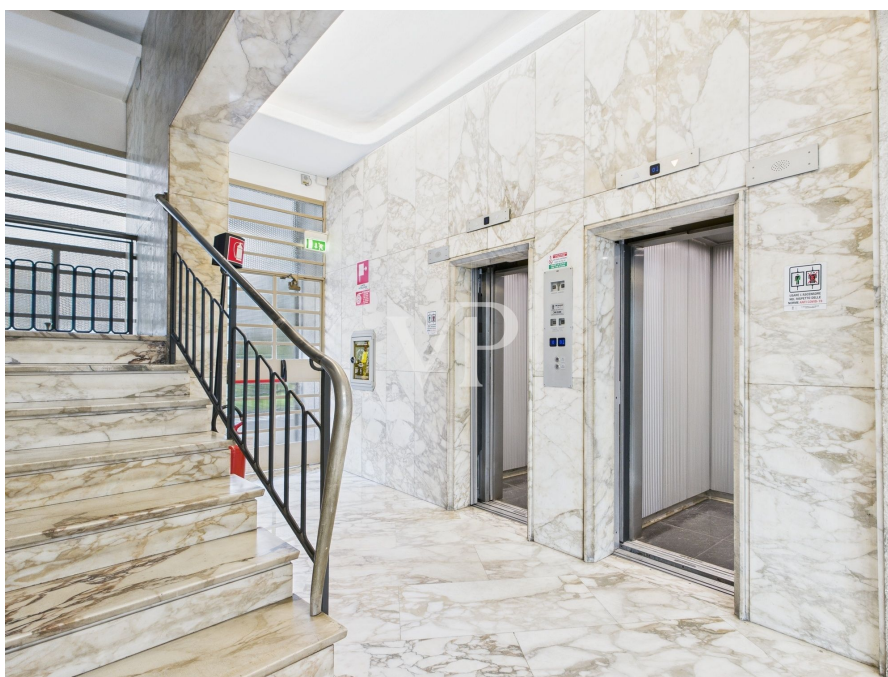
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## Floor plans



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

At the beginning of Corso Italia, in the heart of Milan's historic center, a stone's throw from the Basilica of Sant'Eufemia and the historic Piazza Missori and Piazza Duomo, we propose an extraordinary solution with an exclusive terrace of 214 Mq, which surrounds the entire house. The building represents one of the most emblematic architectural works of Luigi Walter Moretti, among the greatest exponents of 20th-century architecture. Famous for his contribution to post-war reconstruction between 1949 and 1955 in Milan and Rome, Moretti revolutionized the building scene by introducing an innovative architectural language that was destined to become an authentic classic over time. The building, located in a position of greater privacy from city traffic, is protected by the office for monument protection and has undergone a delicate and valuable restyling, which has given it a more modern look and restored it to its full splendor, in perfect alignment with the style of Milan's historic center. The property has a reception desk with concierge service available throughout the day and a double elevator, ensuring comfort and safety for residents. The apartment is on the second floor and is on one level, with an internal living area of 200 square meters. The spaces are cleverly distributed to make the most of the natural light, enhanced by the triple exposure south, east and west. It is presented in an excellent condition and is finely furnished. The presence of the large terrace of 214 square meters, which surrounds the property on all sides, is an element of exclusivity and uniqueness in the real estate scene in Milan, especially in the historic center. The external area of the apartment, overlooking the interior of the building, also offers a striking view of the Velasca Tower, one of the iconic symbols of the Missori district. This space is developed as a delightful roof garden, wrapped in lush climbing plants of Jasmine, Hydrangeas, roses, fruit trees and is enriched by the presence of a pergola that protects it. This place is perfect for relaxing with friends and family both when the sun is shining and during the days of light rain or, simply, to enjoy total quiet, in complete privacy, given the apartment's private location. In detail, the entrance opens onto a refined hallway, designed to harmoniously distribute the rooms. On the right side is the sleeping area, which houses the master bedroom and a second bedroom, both overlooking one side of the terrace, as well as two large windowed bathrooms, of which the main one embellished with a comfortable Jacuzzi tub. On the left side, there is a third bedroom, the third bathroom and the eat-in kitchen, also overlooking the side portion of the terrace. Finally, the hallway leads to the majestic double reception room, a room of great breadth and sophistication. This opens onto the main portion of the terrace, giving a scenic overlook. The entire residence is enveloped by large sliding windows that, when opened, merge the interior with the elegant terrace, creating a unique and hyper-bright space.

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## Details of amenities

The apartment, in perfect condition, is furnished with a refined style and meticulous attention to detail. All spaces are optimized thanks also to the custom-made closets in the bedrooms.

The apartment is made more secure by the provision of a triple burglar alarm system: one general, one perimeter and one at the entrance door to the terrace.

It has an energy class D, which guarantees good performance in terms of thermal insulation and efficiency.

Central heating and ducted air conditioning ensure a high level of comfort and functionality. The condominium boiler has just been replaced.

The eat-in kitchen, with a porcelain tile floor, was custom designed by a carpenter, who used modern design and high functionality.

Throughout the rest of the house an elegant cherry wood parquet floor was laid on the floor, and the terrace floor was completely waterproofed.

The window frames, made of fine white lacquered wood, are equipped with shatterproof double glazing.

The apartment's amenities include the possibility of taking over the lease of a cellar and a convenient parking space inside the building.

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## All about the location

Corso Italia in Milan is part of a residential context of great charm and history, strategically located in the heart of the city. The building is located just a 10-minute walk from Piazza del Duomo, the Royal Palace, and just 5 minutes from Piazza Giuseppe Missori, famous for the remains of the historic crypt of the church of San Giovanni in Conca, one of Milan's most important early Christian houses of worship. The Corso runs through the heart of the Missori neighborhood of the same name, also known for the Basilica of Sant'Eufemia dating from 472 A.D. and the Torre Velasca, a skyscraper built in the 1950s, an iconic building symbol of Postmodernism, also the backdrop for films set in Milan. Less than a 10-minute walk takes one to Milan State University. A 15-minute walk will take you to Bocconi University and the Università Cattolica del Sacro Cuore, internationally renowned universities with diverse fields of study. The area offers a wide range of commercial activities of all kinds, bars, restaurants, pharmacies, supermarkets, as well as renowned schools such as St Louis High School in Via Olmetto. Well connected by public transportation, the neighborhood is served by the Missori M3 (yellow line), Duomo M1 (red line) and M4 Santa Sofia (recently opened blue line) subway stations, as well as numerous surface transportation. This apartment represents a truly unique opportunity for those who want to live in the heart of Milan, in an exclusive and refined context, with all comforts and services at hand.

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## Contact partner

For further information, please contact your contact person:

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