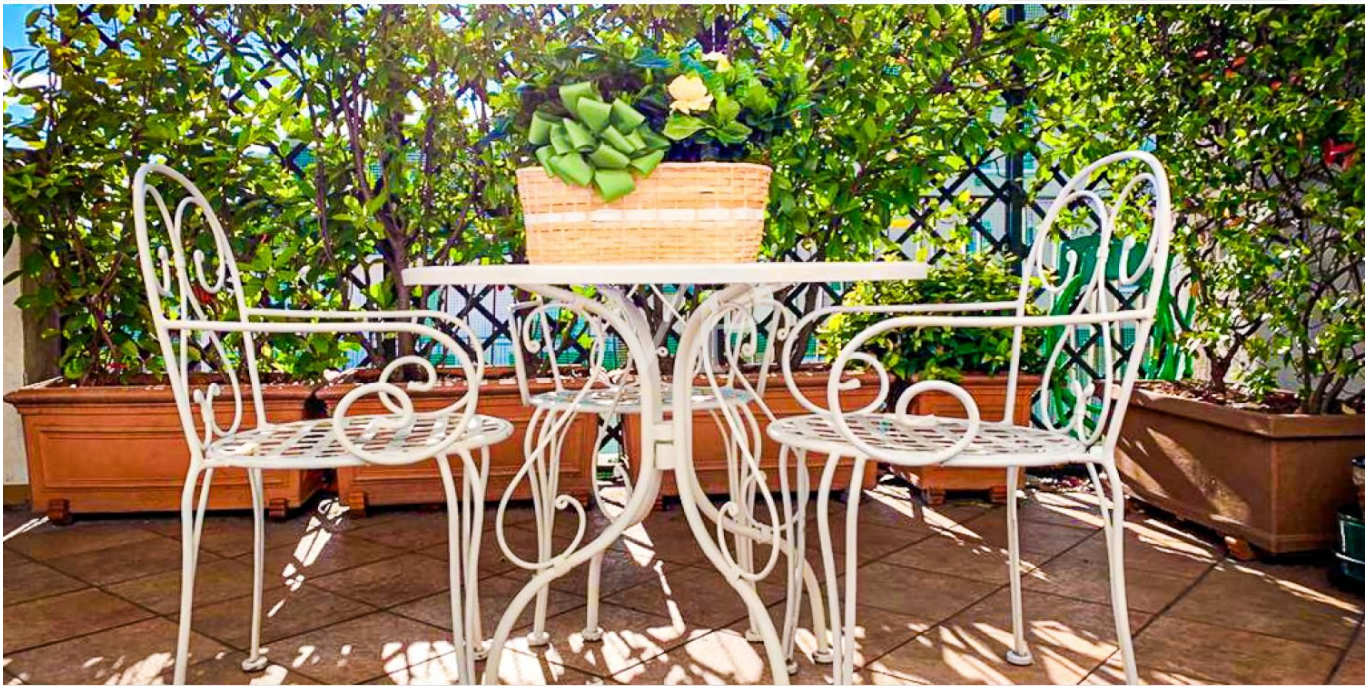


Milano

## Exclusive Two Bedroom Apartment with Private Terrace

Property ID: IT252941963



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

PURCHASE PRICE: 488.000 EUR • ROOMS: 2

Property ID: IT252941963 - 20137 Milano

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Property ID: IT252941963 - 20137 Milano

## 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 m²             |

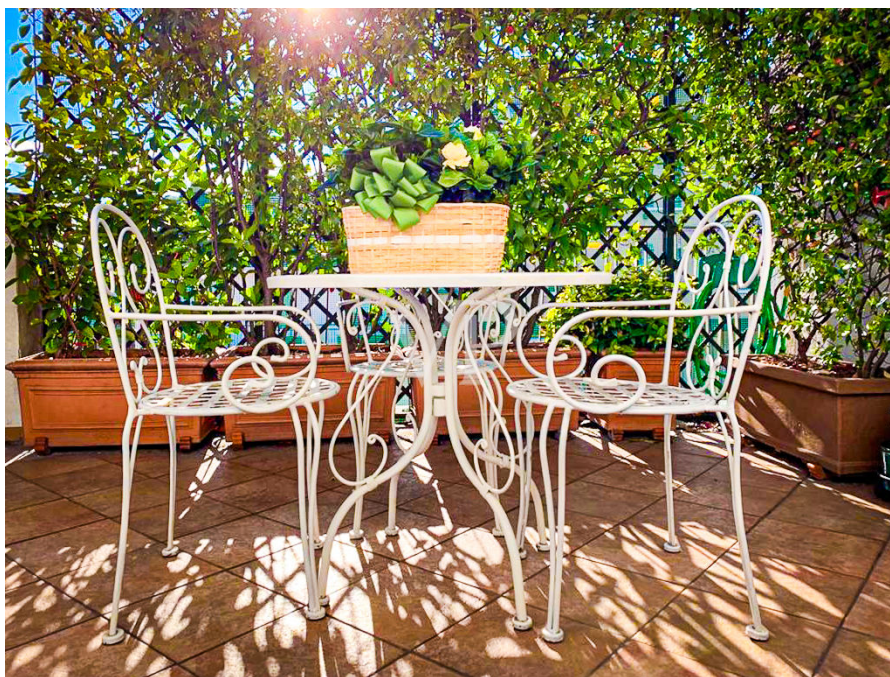
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## Energy Data

|                 |                    |                         |                           |
|-----------------|--------------------|-------------------------|---------------------------|
| Type of heating | Underfloor heating | Energy Certificate      | Energy demand certificate |
| Energy Source   | Light natural gas  | Final Energy Demand     | 89.40 kWh/m²a             |
|                 |                    | Energy efficiency class | D                         |

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## The property



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## The property



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## The property



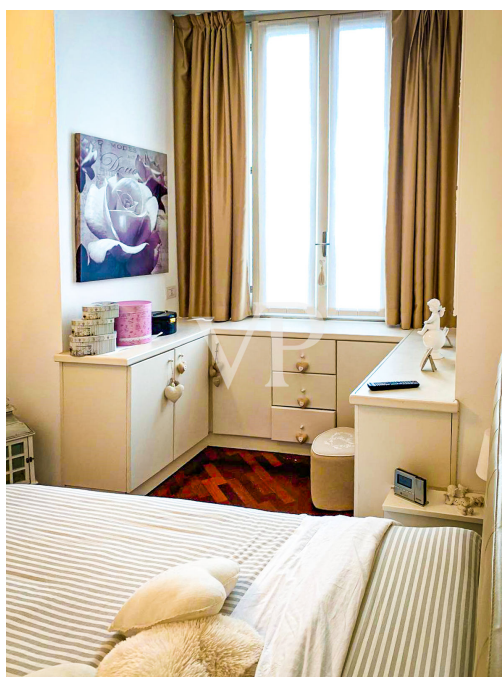
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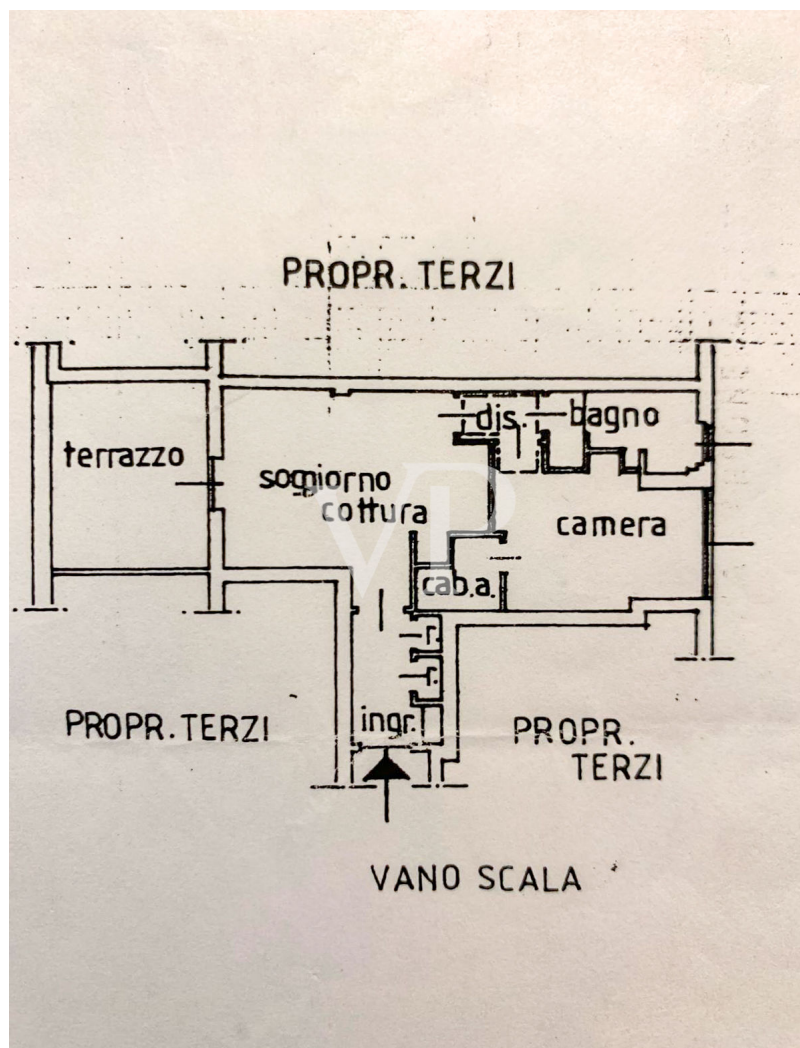
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## The property



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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 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.

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## 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)

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## 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.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To Disclaimer of von Poll Immobilien GmbH*

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