

Milano – Ortica

## Spacious renovated one-bedroom apartment in the Ortica area

Property ID: IT252942068



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PURCHASE PRICE: 275.000 EUR • LIVING SPACE: ca. 57 m<sup>2</sup> • ROOMS: 2

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT252942068 |
| Living Space         | ca. 57 m²   |
| Available from       | 22.07.2025  |
| Floor                | 1           |
| Rooms                | 2           |
| Bedrooms             | 1           |
| Bathrooms            | 1           |
| Year of construction | 1930        |

|                |                       |
|----------------|-----------------------|
| Purchase Price | 275.000 EUR           |
| Commission     | Subject to commission |
| Total Space    | ca. 74 m²             |

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## Energy Data

|                                |            |                                                      |                           |
|--------------------------------|------------|------------------------------------------------------|---------------------------|
| Energy certificate valid until | 03.06.2035 | Energy Certificate                                   | Energy demand certificate |
|                                |            | Final Energy Demand                                  | 77.06 kWh/m²a             |
|                                |            | Energy efficiency class                              | E                         |
|                                |            | Year of construction according to energy certificate | 1930                      |

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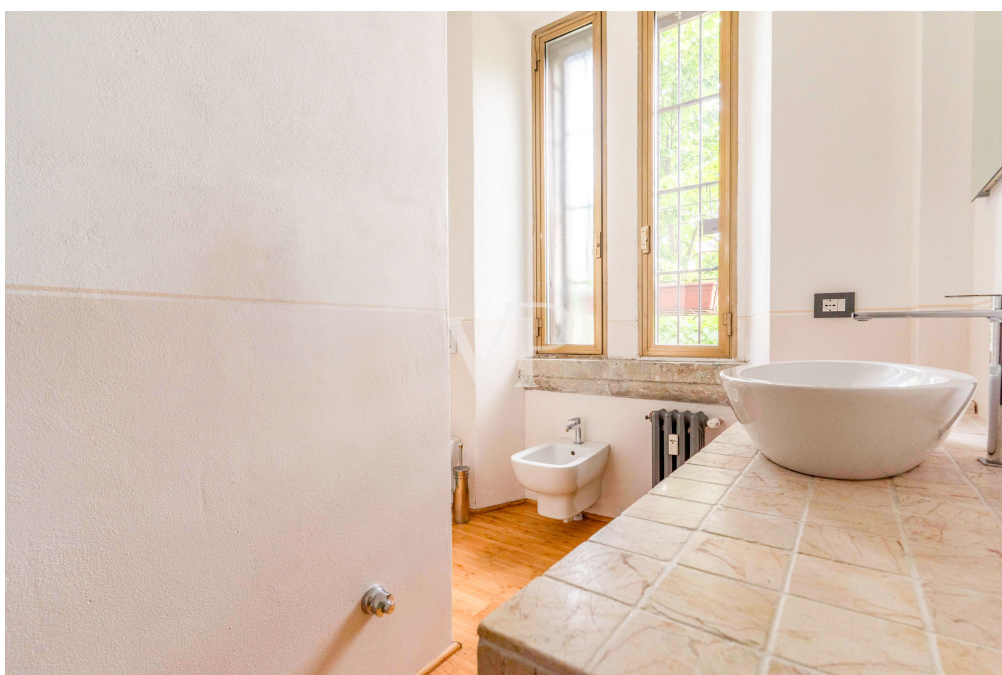
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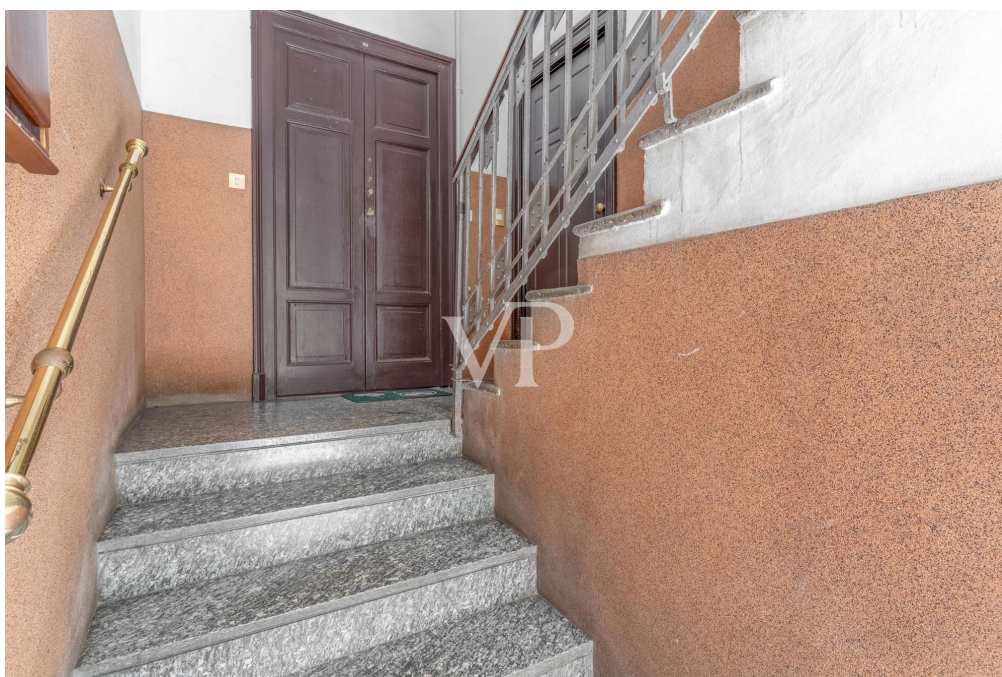
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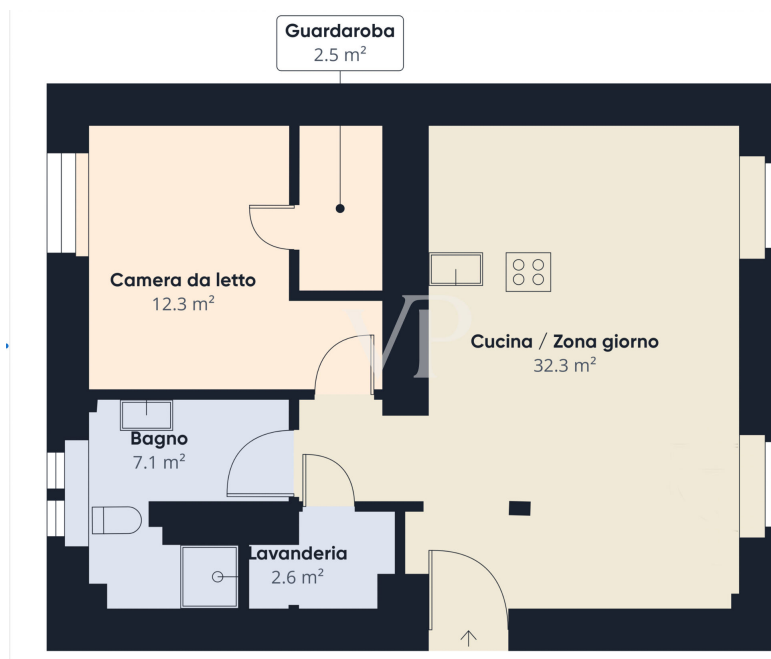
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## Floor plans



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

Inside a charming building dating back to 1930, once the residence of the State Railwaymen, we offer for sale a one-bedroom apartment of 74 square meters, completely renovated in 2021, including the renovation of the systems and screeds. The property is located in the heart of the Ortica district, a historic area undergoing strong redevelopment, well served and well connected to the rest of the city.

The apartment, with double exposure, is located on the mezzanine floor with convenient direct access from the condominium courtyard, also ideal for loading/unloading operations. The rooms are characterized by 3.30-meter-high ceilings, well-distributed spaces and neat finishes.

Composition:

Entrance on large openspace living area with open kitchen in industrial style with attention to detail (distinctive element of the environment), the sleeping area, separated by a round arch, consists of: master bedroom with adjoining walk-in closet and sound insulation (on ceiling and adjoining wall); large windowed bathroom, finished in pink marble, with shower stall and suspended sanitary, laundry room with provision for washer/dryer column and access to a storage room in height of about 4 square meters, completes the property a spacious cellar in the basement.

An ideal solution for those who want to live in a cozy and functional environment, within a period context full of charm, in one of the most authentic and evolving neighborhoods of Milan.

Ideal as an investment and young copies looking for a balance between urban life and relaxation.

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## Details of amenities

- Bamboo parquet flooring in all rooms
- Large windows with natural stone window sills
- Windowed basement cellar in the basement, equipped with electrical system
- Preparation for air conditioning system
- Condominium courtyard with possibility of loading/unloading and parking space option (purchase or rent)

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## All about the location

Via Camillo and Otto Cima 39 is located in Milan's Ortica neighborhood, a historic and vibrant area located in Municipality 3. Originally inhabited by railroad workers, as evidenced by the "ca' di becch" (pecking houses), the area has undergone significant urban transformation. Recently, two new residential blocks were built, one of which is adorned with a mural by the Orticanoodles depicting Anna Iberti, a symbol of post-referendum democratic Italy in 1946.

Ortica is renowned for the Or.Me (Ortica Memoria) art project, which through numerous murals tells the story of the neighborhood and the city. The area offers a variety of services and is well connected by public transportation and close to points of interest such as the Martinitt Theater.

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## Contact partner

For further information, please contact your contact person:

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